

**APPROVED**

3-11-2025

BY THE CITY COUNCIL  
*Angie K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD-1704**

**MASTER DESIGN STATEMENT FOR**

*Ipanema Development*

**December 12, 2024**

**January 15, 2025**

**PREPARED BY:**

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**SPUD-1704 MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

**I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.12 Automotive: Parking Lots, as a Principal Use
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.2 Community Recreation: General
- 8250.2 Community Recreation: Property Owners Association
- 8250.4 Community Recreation: Restricted
- 8200.2 Dwelling Units and Mixed Uses
- 8250.11 Library Services and Community Centers
- 8250.12 Light Public Protection and Utility: General
- 8250.13 Light Public Protection and Utility: Restricted

8250.14	Low Impact Institutional: Neighborhood-Related
8300.53	Medical Services: Restricted
8250.16	Murals
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.62	Research Services: Restricted

**2. Maximum Building Height:**

The existing building shall be permitted to remain subject to Article 15 of the Oklahoma City Municipal Code, as amended. In the event of a new structure, the maximum building height shall be two (2) stories.

**3. Maximum Building Size:**

The existing building shall be permitted to remain subject to the Oklahoma City Municipal Code, as amended. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district regulations.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district regulations.

**5. Building Setback Lines:**

- North: 30 feet
- East: 15 feet
- South: 5-foot landscaped buffer strip and building line setback of 15 feet
- West: 5 feet

**6. Sight-Proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district regulations.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**8. Signs:**

**8.1 Freestanding On-Premise Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**8.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**8.3 Off-Premise Signs**

Off-Premise signs will be prohibited.

#### **8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

#### **9. Access:**

Access may be taken via shared access drive from NW 50<sup>th</sup> St. subject to Public Works policies, procedures, and regulations.

#### **10. Sidewalks:**

The existing sidewalk shall be permitted to remain. Replacement sidewalks shall be constructed in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

### **II. Other Development Regulations:**

#### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

#### **2. Open Space:**

Per base zoning district regulations.

#### **3. Street Improvements:**

N/A.

#### **4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

#### **5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

#### **6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

#### **7. Maintenance:**

Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the property owner or Property Owners

Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Topographic Survey

SPUD-1704 Exhibit A - Legal Description

Lot 3 of Marlowe's Subdivision, being part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, OK **AND** Lot 2 of Marlowe's Subdivision, being part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, OK.



