

**APPROVED**

6-20-2023

BY THE CITY COUNCIL

*Arny H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1514**  
**MASTER DESIGN STATEMENT FOR**  
**1044 SW 44<sup>th</sup> St.**

**March 2, 2023**

**April 13, 2023**

**May 1, 2023**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbflaw.com](mailto:dmbox@wbflaw.com)

# **SPUD-1514 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
8300.12	Automotive: Parking Garages
8300.13	Automotive: Parking Lots, as a Principal Use
8300.24	Business Support Services
8300.25	Child Care Centers
8300.27	Communications Services: Antennas [limited to what is currently in place on the existing structure]
8300.29	Communications Services: Limited
8300.32	Convenience Sales and Personal Services
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8250.10	High Impact Institutional

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
8300.52	Medical Services: General
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 structure and any modification thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate heights of structures in this SPUD.

**3. Maximum Building Size:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the size of structures in this SPUD.

**4. Maximum Number of Buildings:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the number of structures in this SPUD.

**5. Building Setback Lines:**

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following shall apply:

**Front (SW 44<sup>th</sup> St.):** 25 feet

**Side (S. Douglas Ave.):** 0 feet

**Side (adjacent to neighbors):** Per base zoning district

**Rear (SW 45<sup>th</sup> Street):** 20 feet unless property is used for surface parking. In the event the property is used for surface parking, the setback shall be 0 feet and there shall be a six (6) foot screening requirement.

\*No setbacks shall be required for interior lot lines within this SPUD.

**6. Sight-proof Screening:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate screening requirements in this SPUD.

## **7. Landscaping:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable zoning regulations. In the event of a new structure, the subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. A landscape buffer will be required for all new development along SW 45<sup>th</sup> Street (see Code).

## **8. Signs:**

### **8.1 Free standing accessory signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, freestanding signs will be in accordance with the base zoning district regulations.

### **8.2 Attached signs**

Existing signage shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, attached signs will be in accordance with the base zoning district regulations.

### **8.3 Non-Accessory Signs**

Non-Accessory signs shall be prohibited.

### **8.4 Electronic Message Display signs**

Electronic Message Display signs will be in accordance with the base zoning district regulations.

## **9. Access:**

Existing access drives shall be permitted to remain and deemed to conform to application regulations, except that existing driveways on SW 45<sup>th</sup> Street shall not be widened, and no new driveways will be permitted on SW 45<sup>th</sup> Street. Additional access shall be taken from one (1) drive off of SW 44<sup>th</sup> St. and one (1) drive off of S. Douglas Ave.

## **10. Sidewalks**

Existing sidewalks shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, five (5) foot sidewalks shall be constructed on the arterial street, S Douglas Ave, and SW 45<sup>th</sup> St with each development parcel, subject to the policies and procedures of the Public Works Department.

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

### **1. Architecture:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, exterior building wall

finish on all main structures, exclusive of windows and doors, shall consist of brick veneer, rock or stone masonry, architectural metal cladding, 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 concrete block buildings and exposed metal buildings shall not be permitted.

**2. Open Space:**

Not applicable.

**3. Street Improvements:**

Street improvements shall not be required.

**4. Site Lighting:**

The existing structure and any modifications thereto shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:**

The existing dumper shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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:**

Existing parking shall be permitted to remain and deemed to conform to applicable regulations for the existing structure. In the event of a new structure, the design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be up to a 25% reduction in the number of parking facilities in addition to the reductions permitted through landscaping, bicycle parking, and motorcycle parking, as set forth in § 59-10600.5 of the Oklahoma City Municipal Code, 2020, as amended.

The proposed parking on the west side of S. Douglas Ave. may be counted towards the parking requirement for this SPUD. Parking shall not be required to be adjacent to the subject structure.

**7. Maintenance:**

Maintenance of the common areas 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 A  
LEGAL DESCRIPTION

All of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Eight (8), of ZEDNA ANN ADDITION, Blocks 4, 5, 6, 7, and 8, being a re-subdivision of part of Block 18, LINWOOD ADDITION, all of Block 10, and part of Block 11, LOWER'S SUBDIVISION, and Block 7 and the South Half of Block 2, ARVERNE HEIGHTS ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 27 of Plats, Page 8.

AND

All of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Eight (8), of ZEDNA ANN ADDITION, being a re-subdivision of the North Half of the West Half of Block 2, ARVERNE HEIGHTS ADDITION, the East 300 feet of the North Half of Block 6 and the West 450 feet of the South Half of Block 9 of MCCANN'S SOUTH HIGHLAND ADDITION and the East 400 feet of the North Half of Block 14, LINWOOD ADDITION, Oklahoma City, Oklahoma County, State of Oklahoma, as shown by the recorded plat thereof in Book 29 of Plats, Page 89.

Tract A

The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract B

The North Half (N/2) of the West 50 feet of the East 100 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract C

All of the North 150 feet of the West 95 feet of the East 250 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract D

The West 50 feet of the East 150 feet of the South Half (S/2), in Block Three (3) in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract E

The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract F

The West 50 feet of the East 200 Feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract G

The West 50 feet of the East 150 feet of the North Half (N/2), LESS AND EXCEPT the North 17 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

and

The East 5 feet of the West 100 feet of the East 250 feet of the North Half (N/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract H

The West 50 feet of the East 100 feet of the South Half (S/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract I

The East 50 feet of the South 150 feet in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



1044 SW 44TH SPUD CONCEPTS FEB 10 2023

## CONCEPTUAL OVERALL SITE PLAN

SCALE: 1" = 50'-0"

