

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1621
MASTER DESIGN STATEMENT

April 19, 2024
Revised May 1, 2024

PREPARED BY:

Red River Homes
Terry Moore
2129 W Hefner
Oklahoma City, Oklahoma 73120
405-620-4968
Terry@redriverokc.com

SPUD-1621 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 **C-3 Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8300.60 Personal Storage

2. **Minimum Lot Size:** The minimum lot size shall be per the base zoning district.
3. **Minimum Lot Width:** The minimum lot width shall be 20 feet.
4. **Maximum Building Height:** The maximum building height shall be one story and 20 feet.
5. **Maximum Building Size:** 9,000 square feet

6. **Maximum Number of Buildings:** The maximum number of buildings shall be ten (10).
7. **Building Setback Lines**
 - Front Yard: 5ft
 - Rear Yard: 5ft
 - Side Yard: 5ft
8. **Sight-proof Screening:** Screening requirements shall be in accordance with the base zoning district.
9. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
10. **Signs:**
 - 10.1 **Free standing accessory signs:**

Freestanding signs are not permitted.
 - 10.2 **Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.
 - 10.3 **Non-Accessory Signs**

Non-Accessory signs shall be prohibited.
 - 10.4 **Electronic Message Display Signs**

Electronic Message Display signs shall be prohibited.
11. **Access:** Access shall be from N MacArthur Blvd. Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.
12. **Sidewalks** Sidewalk requirements shall be those in place at the time of development.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space: Per the base zoning district.

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. Dumpsters shall be a minimum of 50 feet away from a residential 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 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, except that a total of six parking spaces shall be provided, including ADA spaces.

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

SPUD-1621 Exhibit A – Legal Description

An un-platted part of the NE/4 of Section 28, Township 12 North, Range 4 West of the Indian Meridian. Beginning at the SW/C of the E/2 of the S/2 of the NE/4 of the SE/4 of the NE/4; THENCE North 329.33' feet; THENCE West 330' feet; THENCE South 329.33' feet; THENCE East 330' to the Beginning. **AND** Beginning at the SE/C of the S/2 of the NE/4 of the SE/4 of the NE/4 THENCE West 330' feet; THENCE North 19.33' feet; THENCE East 330' feet; THENCE South 19.33' feet to the Beginning.

Layout 3

NUMBER OF UNITS	
SIZE	NUMBER OF UNITS
5X10	9
10X10	36
10X15	8
10X20	180
10X25	5
10X30	8
10X35	4
10X45	2
TOTAL UNITS	252

