

**APPROVED**

3-11-2025

BY THE CITY COUNCIL  
*Amy H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD-1701**

**MASTER DESIGN STATEMENT FOR**

*15901 N Rockwell Ave*

**December 12, 2024**  
**Revised January 15, 2025**  
**Revised January 23, 2025**

**PREPARED BY:**

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## **SPUD-1701 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).

### **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 which 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, "Community Commercial" District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses shall be made part of this SPUD:

- Administrative and Professional Offices (8300.1)
- Agricultural Supplies and Services (8300.4)
- Business Support Services (8300.24)
- Child Care Centers (8300.25), outdoor play area permitted
- Community Garden (8150.6.1)
- Community Recreation: General (8250.2), ancillary to a childcare facility
- Industrial, Light (8350.8), further limited to the east half (+/-382') of the subject site.
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)

- Medical Services: General (8300.52)
- Murals (8250.16)
- Participant Recreation and Entertainment: Indoor (8300.55), limited to uses ancillary to childcare
- Personal Services: General (8300.58)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Single Family Residential (8200.14)
- Wholesaling, storage and Distribution: Restricted (8350.16), further limited to the east half (+/-382') of the subject site.

There shall be no outdoor storage allowed within this SPUD.

**2. Maximum Building Height:**

The maximum height of any building shall be 40 feet.

**3. Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

N/A

**5. Building Setback Lines:**

North: 5 feet  
 East (N Rockwell Ave): 25 feet  
 West: 15 feet  
 South: 15 feet

**6. Sight-proof Screening:**

Sight-proof screening shall be required for this SPUD along the west and south property lines adjacent to existing single-family homes.

**7. Landscaping:**

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

A 5-foot landscape buffer shall only be required adjacent to the developable area of the SPUD/Permit.

**8. Signs:**

Signage shall be per the City of Oklahoma City Sign Code.

**9. Access:**

Access shall be taken from N Rockwell Avenue via a maximum of one (1) private drive.

Non-residential lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD is 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 right-of-way width of 20 feet for one-way and 24 feet for two-way drives.

**10. Sidewalks:**

There is an existing 5-foot sidewalk along N Rockwell Avenue. Should said sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk. All sidewalks shall be in place prior to any occupancy certificates being issued.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided 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 main structures fronting N Rockwell Ave., exclusive of windows and doors, shall consist of a minimum front façade of 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted. Metal buildings shall be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split fade block. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

**2. Open Space:**

Per base zoning district.

**3. Street Improvements:**

N/A

**4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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 consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

**6. Parking:**

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

An individual lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway.

**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.

**9. Subdivision:**

Subdivision shall be per the City of Oklahoma City Subdivision Regulations.

**10. Other:**

N/A

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

## SPUD-1701 Exhibit A – Legal Description

A tract of land being a part of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said NE/4; THENCE North  $00^{\circ}14'39''$  East, along and with the East line of said NE/4, a distance of 482.60 feet to the Northeast (NE) corner of the Plat ROCKWELL PARK SECTION 1 (SECTION 1) filed in Book PL72, PAGE 23, said point being the POINT OF BEGINNING; THENCE North  $89^{\circ}44'23''$  West, along and with the North line of said SECTION 1, a distance of 814.31 feet to the Northwest (NW) corner of Lot 1, Block 9 as shown on said SECTION 1, said corner also being a point on the East line of the Plat ROCKWELL PARK SECTION 2 (SECTION 2) filed in Book PL76, Page 47; THENCE North  $00^{\circ}15'37''$  East, along and with said East line of said SECTION 2, a distance of 243.57 feet to the Northeast (NE) corner of said SECTION 2; THENCE South  $89^{\circ}44'03''$  East, along and with the extended North line of said Section 2, also being the South lines of the Tracts of land described in the Quitclaim Deed filed in Book 7801, Page 0492, and the Warranty Deed filed in Book 14002, Page 87, a distance of 814.24 feet to a point on the East line of said Northeast Quarter (NE/4), also being the Southeast (SE) corner of said Tract described in said Warranty Deed; THENCE South  $00^{\circ}14'39''$  West, along and with said East line, a distance of 243.49 feet to the PONT OF BEGINNING.



**SPUD-1701**  
**15901 N Rockwell Ave**

Exhibit B  
Conceptual Site Plan

53 Total Parking Spaces  
+/-4.55 Acres



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ENGINEERS SURVEYORS PLANNERS  
12/10/24

Conceptual site plan showing feasible option  
permitted under proposed rezoning