

**APPROVED**

11-05-2024

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

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1657**

**MASTER DESIGN STATEMENT FOR**

**3217 N. Lindsay Ave.**

**June 27, 2024**  
**July 31, 2024**  
**August 27, 2024**

**PREPARED BY:**

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## **SPUD-1657 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 **R-4 General Residential 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:

All uses within the R-4 District shall be permitted within this SPUD, except that the maximum number of dwelling units shall be ten (10).

2. **Maximum Building Height:**

The maximum building height shall be two (2) stories and 35 feet.

3. **Maximum Building Size:**

The maximum building size shall be 7,000 square feet.

4. **Maximum Number of Buildings:**

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

**5. Building Setback Lines**

North: 10 feet  
South: 5 feet  
East: 25 feet  
West: 15 feet

**6. Sight-Proof Screening:**

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

**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, including streetscape buffer requirements.

**8. Signs:**

**8.1 Freestanding Accessory 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 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access may be taken from N. Lindsay Ave. and NE 32<sup>nd</sup> Street. A maximum of one (1) driveway per street may be permitted. Driveways shall be a maximum width of 18 feet.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on North Lindsay Avenue and NE 32<sup>nd</sup> Street, subject to the policies and procedures of the Public Works Department and ADA requirements.

**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% architectural metal, wood, or EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

**2. Open Space:**

Open space shall be in accordance with 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. To minimize light spillover on adjacent residential uses, outdoor lights be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

**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 located at least 50 feet away from adjacent residential uses to the north and south of the site.

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, except that there shall be a maximum of five (5) parking spaces, inclusive of the required ADA spaces.

**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

SPUD-1657 Exhibit A – Legal Description

Lot One (1), Block Zero (0) in DOWNING ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

# CONCEPT PROJECT FEASIBILITY

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frame

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Senior Assisted Living Facility  
3217 North Lindsay  
Oklahoma City, OK 73105

SPUD-1657 Exhibit B

## project scope

- 6,111 gross square feet (35 foot building height restriction)
- 2 level - 10 senior assisted living units
  - 10: studio units (341 s.f. avg)
- 5 total parking spaces (Level 1)
- Amenities
  - dining/ recreational (levels 1 and 2) (approximately 850 square feet)
  - kitchen (Level 1) (approximately 315 square feet)
  - office (Level 2) (approximately 315 square feet)
- two levels of residential units with dining/ recreational area per level
- conceptual representations are all preliminary and generic at this point to help understand feasibility
- no design intent, material selection, or aesthetic is a finalized product

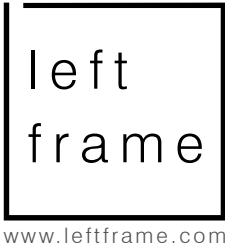


concept rendering

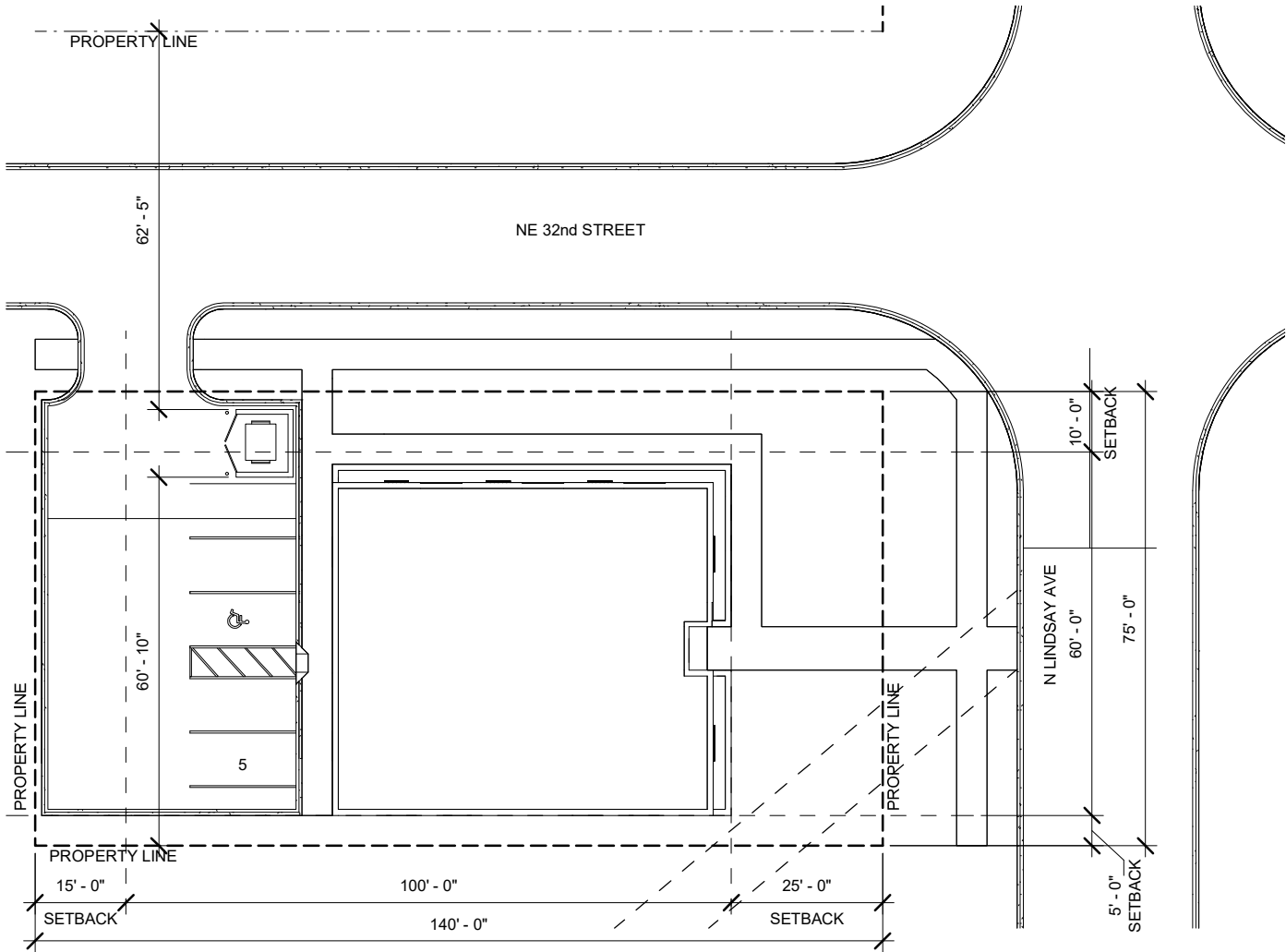
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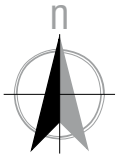
# CONCEPT PROJECT FEASIBILITY



conceptual floor plans

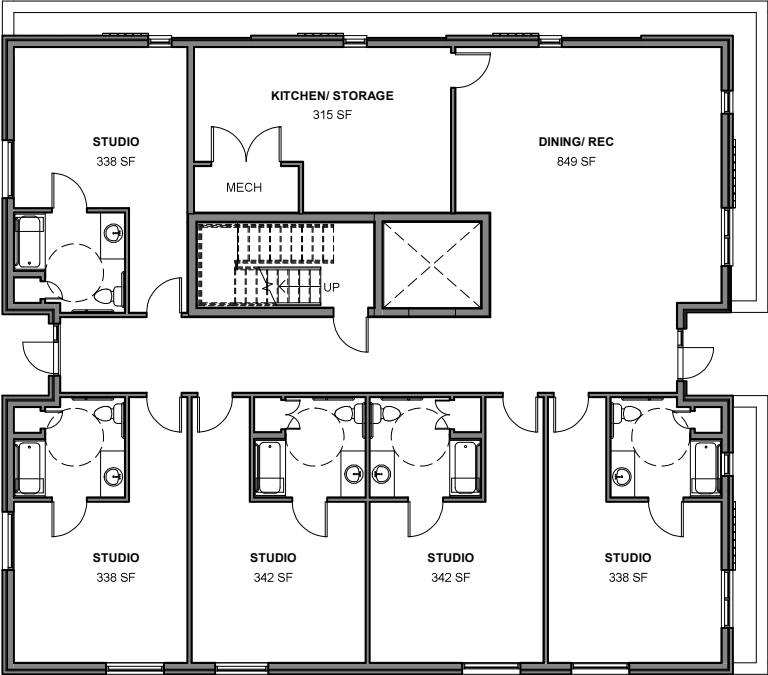


architectural site plan



# CONCEPT PROJECT FEASIBILITY

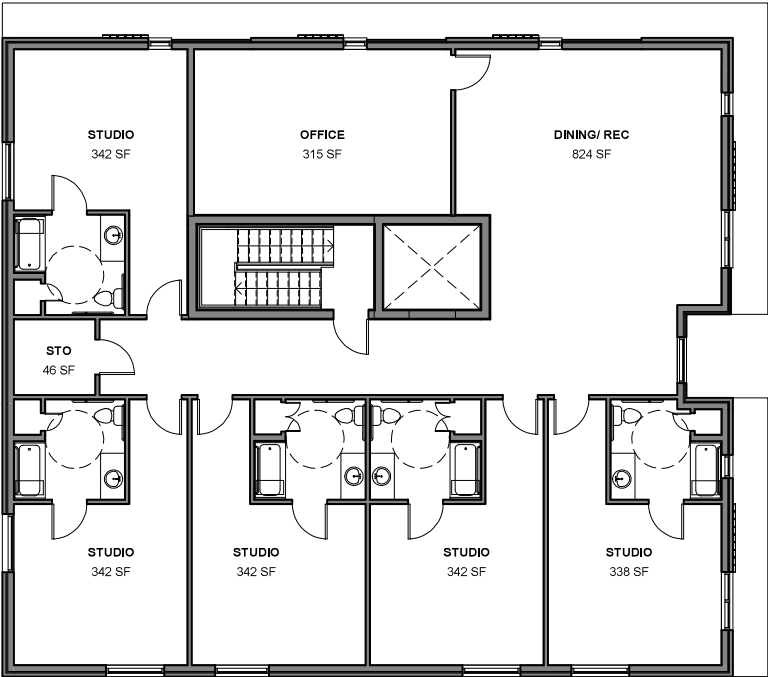
conceptual floor plans



first floor plan



concept rendering



second floor plan



concept rendering