

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1650**  
**MASTER DESIGN STATEMENT**

**Willow Trails**

**June 13, 2024**  
**Revised August 7, 2024**  
**Revised August 22, 2024**

**PREPARED BY:**

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## **SPUD-1650 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-1, "Neighborhood Commercial" 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:

- Administrative and Professional Offices (8300.1)
- 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
- Library Services and Community Centers (8250.11)
- Live/Work Units (8200.4)
- 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)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38) Food and Beverage Retail Sales (8300.41)
- Single Family Residential (8200.14)

**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: 10 feet

East: 0 feet

West: 10 feet

South: 10 feet

No buildings shall be permitted within 100 feet of the floodway of the tributary of Mustang Creek located within the SPUD site.

**6. Sight-proof Screening:**

Sight-proof screening shall be required for this SPUD along the north property line adjacent to proposed single-family homes and only where new development occurs.

This SPUD shall be permitted the use of coated/treated chain link fencing to secure the site and play area for the children.

**7. Landscaping:**

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

If developed as commercial, A 5-foot landscape buffer shall only be required along the north property line adjacent to single family homes and only where new development occurs. Any other uses shall meet the City of Oklahoma City Landscaping Ordinance.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

Shall be per the City of Oklahoma City signage regulations.

**8.2 Attached Signs**

Attached signs shall be in accordance with the C-1, "Neighborhood Commercial" District regulations.

**8.3 Non-accessory Signs**

Non-accessory signs are not permitted in this SPUD.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs shall not be permitted in this SPUD.

**9. Access:**

Access shall be taken from Titus Dr. via a maximum of two (2) private drives.

**10. Sidewalks:**

Sidewalks shall be constructed along SW 29<sup>th</sup> Street and along Titus Dr. as part of the Willow Trails development. 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:**

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted.

Exposed untreated metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

**2. Open Space:** N/A

**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 the northern property line.

**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.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

**7. Maintenance:** N/A

**8. Drainage:**

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

**9. Platting:**

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

**10. Other:**

N/A

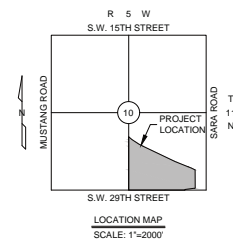
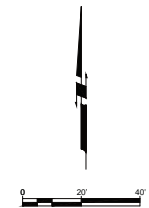
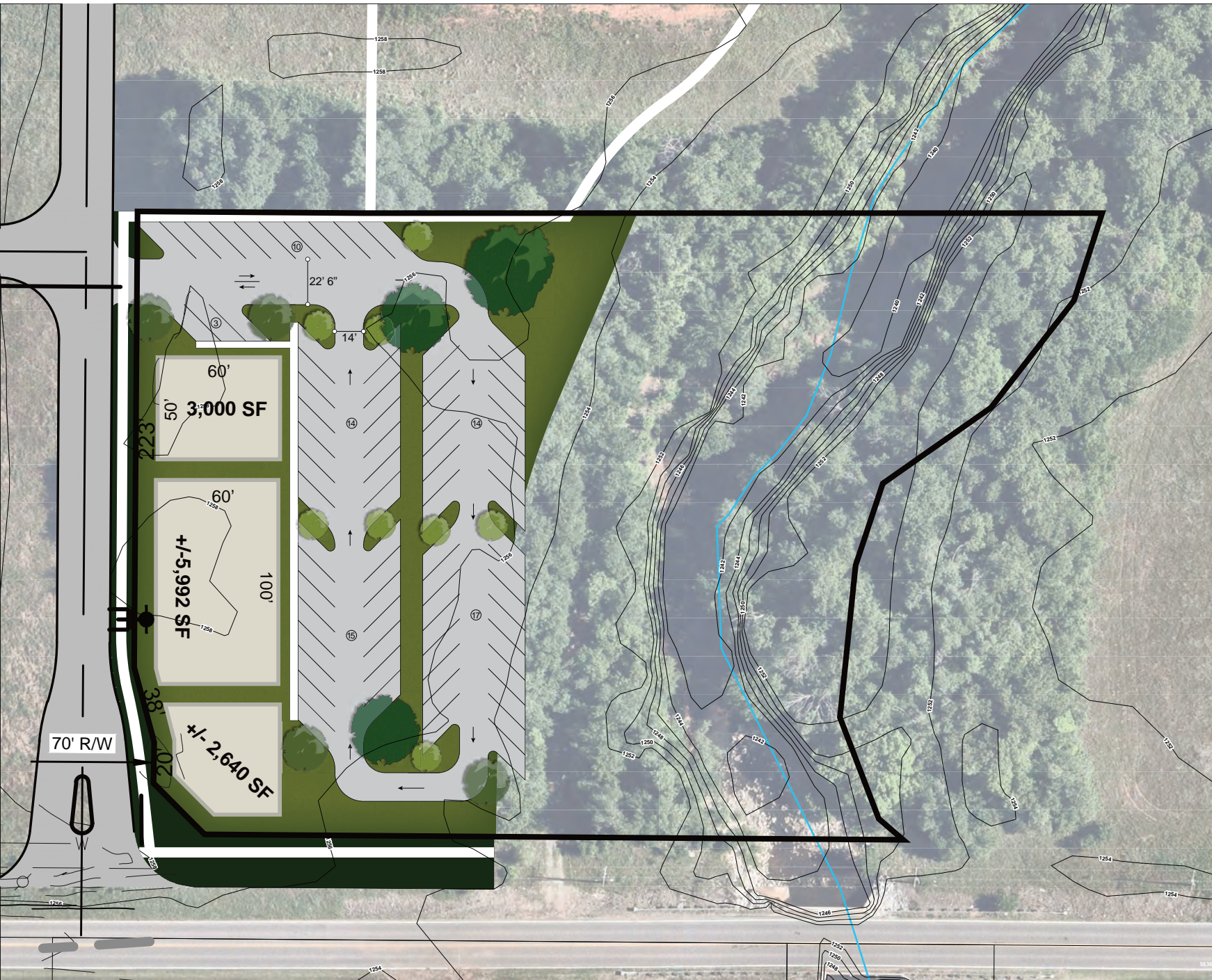
**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

## SPUD-1650 Exhibit A – Legal Description

A tract of land being a part of the Southeast Quarter (SE/4) of Section Ten (10), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southwest (SW) Corner of said SE/4; THENCE South 89°34'56" East, along and with the South line of said SE/4, a distance of 1,085.01 feet; THENCE North 00°25'04" East, departing said South line, a distance of 50.00 feet to the POINT OF BEGINNING; THENCE North 44°34'56" West, a distance of 35.36 feet; THENCE North 00°25'04" East, a distance of 19.91 feet; THENCE North 14°47'37" West, a distance of 38.11 feet; THENCE North 00°25'04" East, a distance of 223.32 feet; THENCE South 89°34'56" East, a distance of 472.16 feet; THENCE South 18°26'38" West, a distance of 42.35 feet; THENCE South 37°53'29" West, a distance of 65.35 feet; THENCE South 54°28'36" West, a distance of 65.75 feet; THENCE South 18°26'23" West, a distance of 42.28 feet; THENCE South 05°51'36" West, a distance of 74.89 feet; THENCE South 21°02'56" East, a distance of 53.21 feet; THENCE South 49°46'38" East, a distance of 15.63 feet; THENCE North 89°34'56" West, parallel with and 50.00 feet North of the South line of said SE/4, a distance of 342.36 feet to the POINT OF BEGINNING.





## SPUD-1650 Willow Trails

Conceptual Site Plan  
Exhibit B  
73 Parking Spaces  
12,000 Total SF



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ENGINEERS SURVEYORS PLANNERS

6/10/24  
Conceptual site plan showing feasible option  
permitted under proposed rezoning