

**APPROVED**

1-2-2024

BY THE CITY COUNCIL  
*Angie M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1561**  
**MASTER DESIGN STATEMENT**

**November 13, 2023**  
**Revised December 14, 2023**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Suite 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*

# **SPUD-1561 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 regulations of the **R-4, "General Residential" District** and the SYT Stockyards City Transitional Development Overlay 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:

- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12) for the purpose of placing multiple single-family homes on one lot.
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

**2. Maximum Building Height:**

The maximum height of any building within this SPUD shall be 35 feet.

**3. Maximum Building Size:**

There shall be no maximum building size within this SPUD.

**4. Maximum Number of Buildings:**

The maximum number of buildings within this SPUD shall be six (6). Accessory structures shall not be included within the maximum building limit.

**5. Building Setback Lines:**

North (SW 10th St.): 5 feet  
East (S Youngs Blvd.): 5 feet  
South: 5 feet  
West: 5 feet

**6. Sight-Proof Screening:**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along the south and west SPUD boundaries. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

Fences located along any street shall meet front yard fence requirements. All fencing shall be subject to the Stockyards City Transitional Development Overlay District guidelines and regulations.

**7. Landscaping:**

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development and shall be subject to the guidelines and regulations of the Stockyards City Transitional Development Overlay District.

The amount of required landscaping will be doubled along SW 10<sup>th</sup> Street and South Youngs Blvd. Required landscaping may be placed on private property.

**8. Signs:**

Signage within this SPUD shall be per the R-4, "General Residential" District regulations and shall be subject to the guidelines and regulations of the Stockyards City Transitional Development Overlay District.

No EMD signs shall be permitted within this SPUD.

**9. Access:**

Access shall be permitted via one (1) drive along either SW 10th Street or S Youngs Blvd.

The existing curb cut on SW 10<sup>th</sup> St shall be removed.

**10. Sidewalks:**

There is an existing five-foot sidewalk along SW 10th St. Should said sidewalk be damaged or removed during construction the developer shall be required to make necessary repairs and/or replace if necessary.

Five-foot sidewalks shall be constructed on S Youngs Blvd. or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any Certificates of Occupancy being issued.

Internal sidewalks shall be required to connect to the above mentioned sidewalks along SW 10<sup>th</sup> St and S Youngs Blvd.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

All structures constructed within this SPUD shall be subject to review and approval of a Certificate of Approval according to the Stockyards City Transitional Development Overlay District regulations and guidelines.

However, the proposed structures shall be permitted to be prefabricated buildings and installed on the property.

**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 not be required within this SPUD. This SPUD may be served by private trash service through the use of roll-out bins. Location and screening of the trash containers shall be subject to the guidelines and regulations of the Stockyards City Transitional Development Overlay District regulations and guidelines.

**6. Parking:**

The design 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.

No Parking shall be required within this SPUD. On-street parking may be sought for this development and shall be designed and approved in conformance with all application regulations, guidelines and procedures.

**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:**

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD. However, platting shall not be required if not developed as fee simple lots.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

**10. Other:**

**10.1 Maximum Number of Dwelling Units:**

The maximum number of dwelling units permitted within this SPUD shall be 12 units.

**10.2 Building Orientations:**

Buildings within this SPUD shall not be required to have doors facing SW 10<sup>th</sup> St or S Youngs Blvd. Building orientations shall be permitted as shown on the attached Exhibit B, Conceptual Site Plan.

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan  
Exhibit C: Elevations

**EXHIBIT A**

**LEGAL DESCRIPTION**

**1101 S Youngs Blvd.**

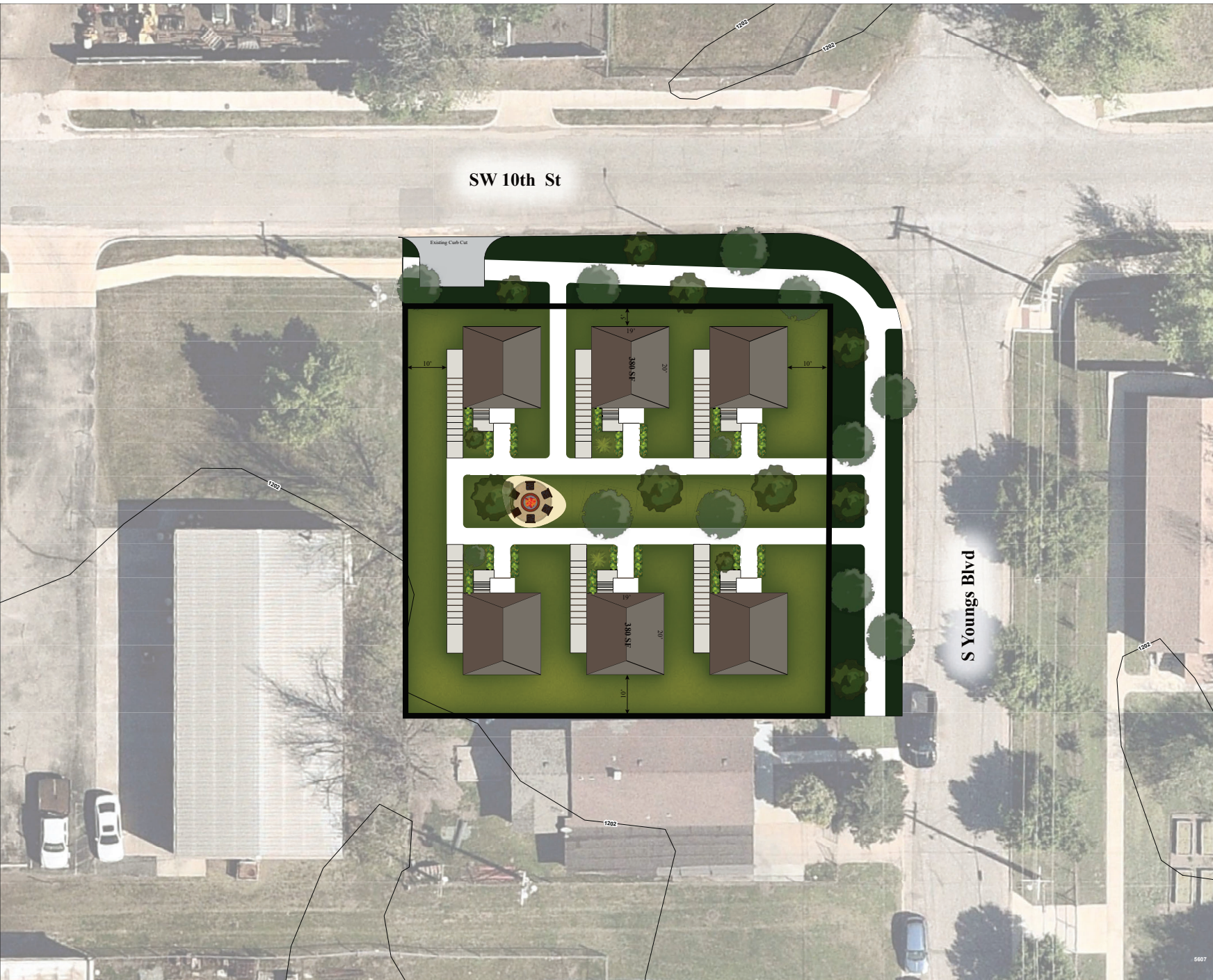
Block 2, the North 48 feet of Lots 1, 2, 3 and 4, Stockyards Addition to the City of Oklahoma City, Oklahoma County, Oklahoma.

As recorded in Book 12506, Page 778, Oklahoma County, Oklahoma.

**AND**

Block 2, the South 52 feet of the North 100 feet of Lots 1, 2, 3 and 4, Stockyards Addition to the City of Oklahoma City. Oklahoma County, OK.

As recorded in Book 12506, Page 773, Oklahoma County, Oklahoma.



**SPUD-1561**  
**1101 S Youngs Blvd.**

Exhibit B  
 Conceptual Site Plan

+/- .23 Acres



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS

8/14/23  
 Conceptual site plan showing feasible option  
 permitted under proposed rezoning





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Elevation 1 (Internal)



Elevation 2 (Internal)

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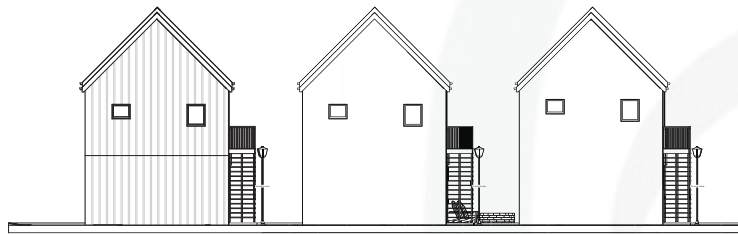
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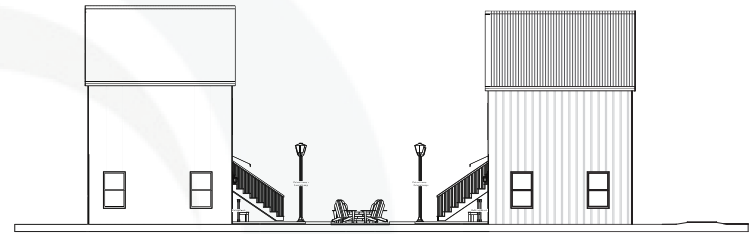
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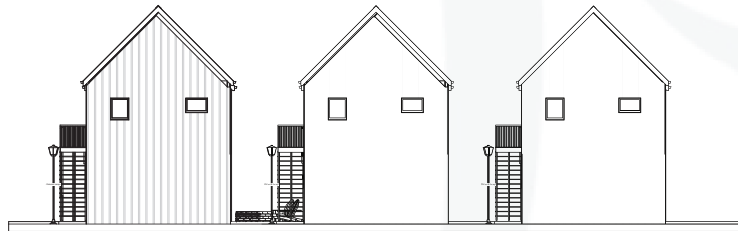
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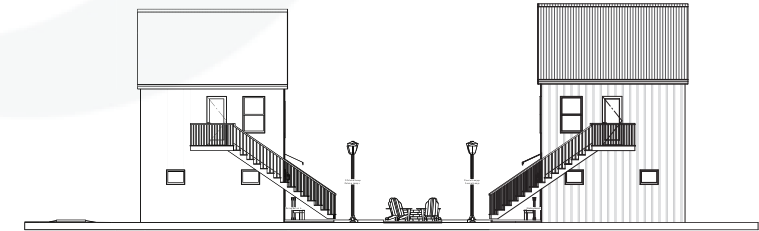
Elevation 3 (North - 10th)



Elevation 4 (East - Youngs)



Elevation 5 (South)



Elevation 6 (West)

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