

APPROVED

3-11-2025

BY THE CITY COUNCIL

Cheryl K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1703

MASTER DESIGN STATEMENT FOR

City Care

December 12, 2024
Revised January 15, 2025

PREPARED BY:

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SPUD-1703 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 **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:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Group Residential (8200.3)*
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)*
- Multiple-Family Residential (8200.12)*
- Senior Independent Living (8200.13)*
- Single-Family Residential (8200.14)*
- Three- and Four-Family Residential (8200.15)*
- Two-Family Residential (8200.16)*

* Maximum density of 30 dwelling units permitted within this SPUD

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

Per base zoning district regulations.

4. Maximum Number of Buildings:

Per base zoning district regulations. Separation between structures shall be in accordance with fire code and building code requirements.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 60%.

6. Minimum Lot Size:

The minimum lot size within this SPUD shall be per code.

7. Minimum Lot Width:

The minimum lot width within this SPUD shall be 50-feet.

8. Building Setback Lines:

Northern Boundary:	5-feet
N Tuttle St:	10-feet
NW 1 st Terr:	10-feet
N Allen St:	10-feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

9. Sight-proof Screening:

Sight-proof fencing shall be per code.

10. Landscaping:

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

11. Signs:

Signage shall be per code.

12. Vehicular Access:

Access shall be per the subdivision regulations.

13. Sidewalks:

Five-foot sidewalks shall be constructed on NW 1st Terrace, N Allen Street, and N Tuttle Street 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 occupancy certificates being issued.

For existing sidewalks, should said sidewalks be damaged or removed during construction, the developer shall be required to make the necessary repairs and/or replace them if necessary.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

Per base zoning district regulations.

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:

Where applicable, dumpsters shall be consolidated where practical and 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 of all property lines adjacent to residential uses.

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.

0.75 parking spaces per dwelling unit shall be required. On-street parking shall be permitted to meet off-street parking requirements.

7. Maintenance:

Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners of Property Owners Association.

8. Drainage:

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

9. Subdivision:

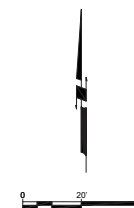
Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

SPUD-1703 Exhibit A – Legal Description

Lot Twelve (12), Block Six (6), WEST LAWN GARDEN ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof **AND** Lot Eleven (11) except the north 59.4 ft, Block Six (6), WEST LAWN GARDEN ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



City Care
SPUD-1703
Exhibit B
Conceptual Site Plan



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ENGINEERS SURVEYORS PLANNERS

12/10/24
Conceptual site plan showing feasible option
permitted under proposed rezoning