

**APPROVED**

6-21-2022

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

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-(1402)**  
**CENTRAL PARK PLAZA**  
**MASTER DESIGN STATEMENT**  
**(April 18, 2022)**

**PREPARED BY:**

ELLIOTT ARCHITECTS  
ROB ELLIOTT  
900 NW 6<sup>TH</sup> STREET  
OKLAHOMA CITY, OK, 73106  
405-272-0600  
rob@elliottarchitects.com

# **SPUD-(1402) 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-3, Medium Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

There will be a maximum of six (6) dwelling units on the property.

The following use(s) will be the only use(s) permitted on this site:

8200.2. Dwelling Units and Mixed use.

8200.4. Live/Work units.

8200.12. Multiple-Family residential.

8200.13. Senior Independent Living.

8200.14. Single-Family Residential.

8200.15. Three- and Four-Family Residential.

8200.16. Two-Family Residential.

2. **Maximum Building Height:** The current building on site may remain and shall be deemed to conform to all relevant regulations. In the event any new structure is built, said structure shall meet the regulations of the R-3 Medium Density Residential District.
3. **Maximum Building Size:** The current buildings on site may remain and shall be deemed to conform to all relevant regulations. In the event any new structure is built, said structure shall meet the regulations of the R-3 Medium Density Residential District.
4. **Maximum Number of Buildings:** The current Buildings on site may remain and shall be deemed to conform to all relevant regulations. In the event any new structure is built, the maximum number of buildings on the site shall be three (3).

## 5. Building Setback Lines

Front Yard: Fifteen Feet (15') or the existing Building Setback Line

Rear Yard: 5 Feet

Side Yard: 5 Feet

6. **Sight-proof Screening:** Sight-proof Screening shall be a minimum of 6 feet and a maximum of 8 feet in height and be solid and opaque. It shall be of wood or masonry construction.
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, except as modified herein. Existing, health and mature trees shall be preserved to the greatest extent possible.

## 8. Signs:

8.1 **Free standing accessory signs:** none allowed

8.2 **Attached signs:** Attached signs for non-residential uses shall meet all requirements of the City of Oklahoma city's Sign Ordinance in place at the time of development.

8.3 **Non-Accessory Signs:** None allowed.

8.4 **Electronic Message Display signs:** None allowed.

9. **Access:** One access drive from North Barnes Avenue will be allowed.
10. **Sidewalks:** Existing sidewalks shall be repaired or replaced if damaged or removed subject to the policies and procedures of the Public Works Department.

## **II. Other Development Regulations:**

1. **Architecture:** Exterior finish materials of new building construction shall require a minimum of fifty percent (50%) of the exterior wall surfaces to be brick masonry, wood siding or composite siding of wood appearance, composition shingle roof with a minimum 6:12 slope.
2. **Open Space:** NA
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:** Roll-off dumpster are allowed during construction.
6. **Parking:** Off street paved parking shall be required at the ratio of 1 parking space per dwelling unit.
7. **Maintenance:** All property maintenance is the responsibility of the property owner or their designated representative.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

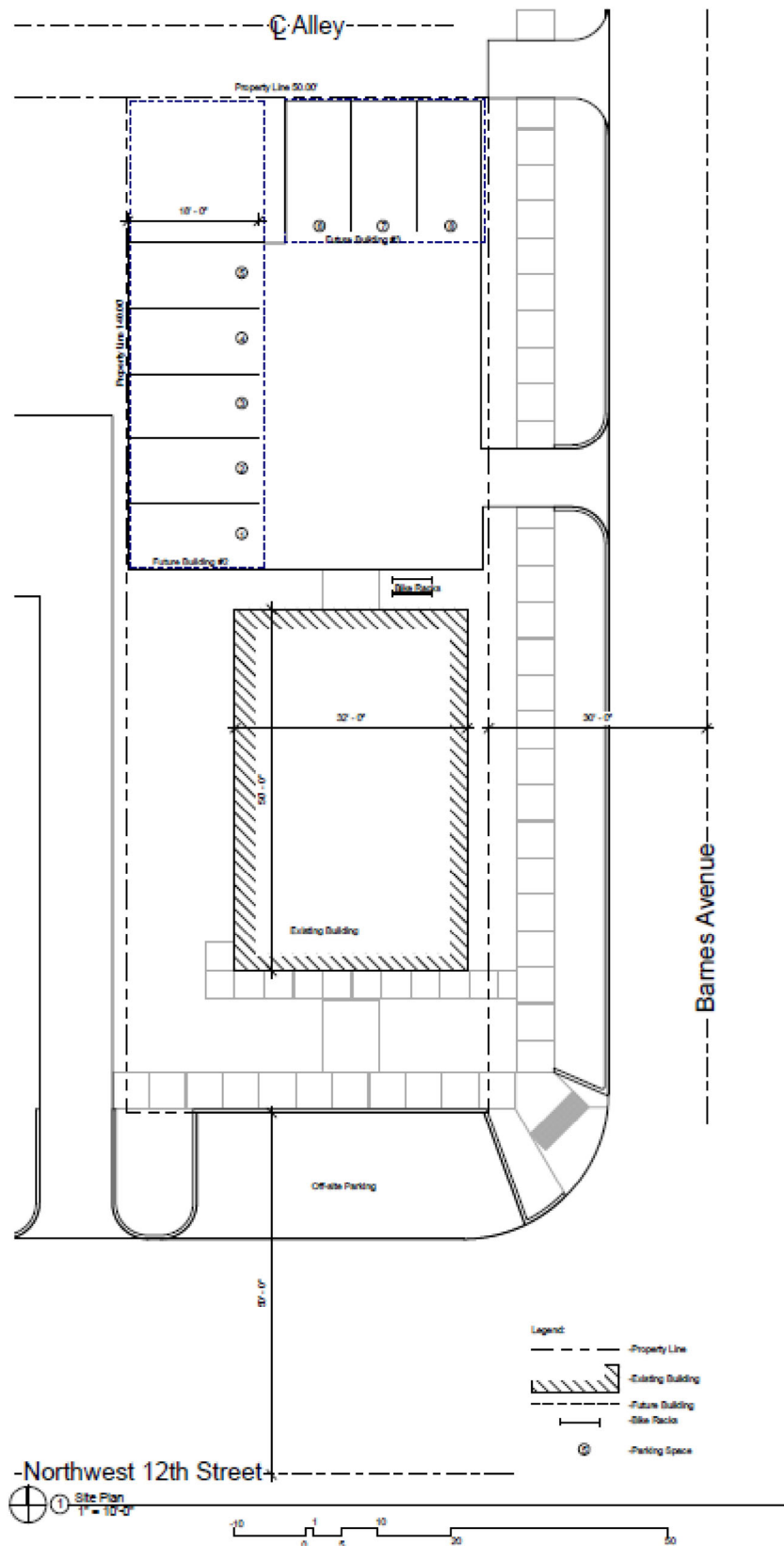
## **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A  
Legal Description  
SPUD-1402

Lots One (1) and Two (2), in Block Eighteen (18), of YOUNG'S ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



**Elliott Architects Inc.**  
 900 N.W. 4th Street - Oklahoma City, Oklahoma 73106  
 Phone: 405.272.0600  
 Fax: 405.272.0601  
 Email: info@elliottarchitects.com



DISCIPLINE:	CONSULTANT:	ADDRESS:	PHONE:
CIVIL			
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			

<b>Spud Master Development Plan</b>			
Central Park Plaza			
2201 Northwest 12th Street			
Oklahoma City, Oklahoma			
PROJECT: 22206			
DATE: 03/10/22			
REVISIONS #/DATE			
#	DATE	#	DATE
1		6	
2		7	
3		8	
4		9	
5		10	
SHEET:			
<b>A101</b>			