

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1458
MASTER DESIGN STATEMENT

PREPARED BY:

Grubbs Consulting, LLC
1800 S. Sara Road
Yukon, OK 73099

405-265-0641
mark.grubbs@gc-okc.com

SPUD-1458 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. 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 **AA Agricultural District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

2. Lot Requirements:

- a) Minimum lot size shall be two acres (87,120 square feet).
- b) Minimum lot width along Ecker Drive shall be 150 feet.
- c) Maximum lot coverage shall be thirty-five percent.

3. Building Setback Lines

- a) Minimum front yard setback shall be fifty feet, measuring from adjacent street right-of-way
- b) Minimum rear yard setback shall be twenty-five feet.
- c) Minimum side yard setback shall be twenty feet.

4. Access:

Access shall be from Ecker Drive.

5. Sidewalks

Sidewalks are not required.

II. Other Development Regulations:

1. Drainage:

Drainage improvements will be in accordance with applicable sections of the Oklahoma City Municipal Code. Private drainage ways will be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, as such exists on the date of approval of this SPUD. Any such private drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance of such drainage ways will be the responsibility of the property owners within the SPUD.

III. Supporting Documents

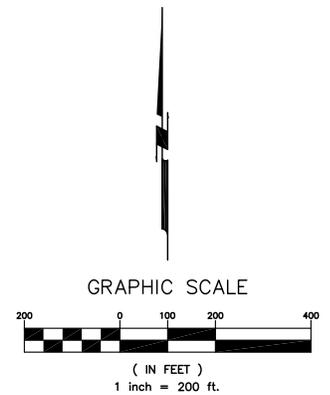
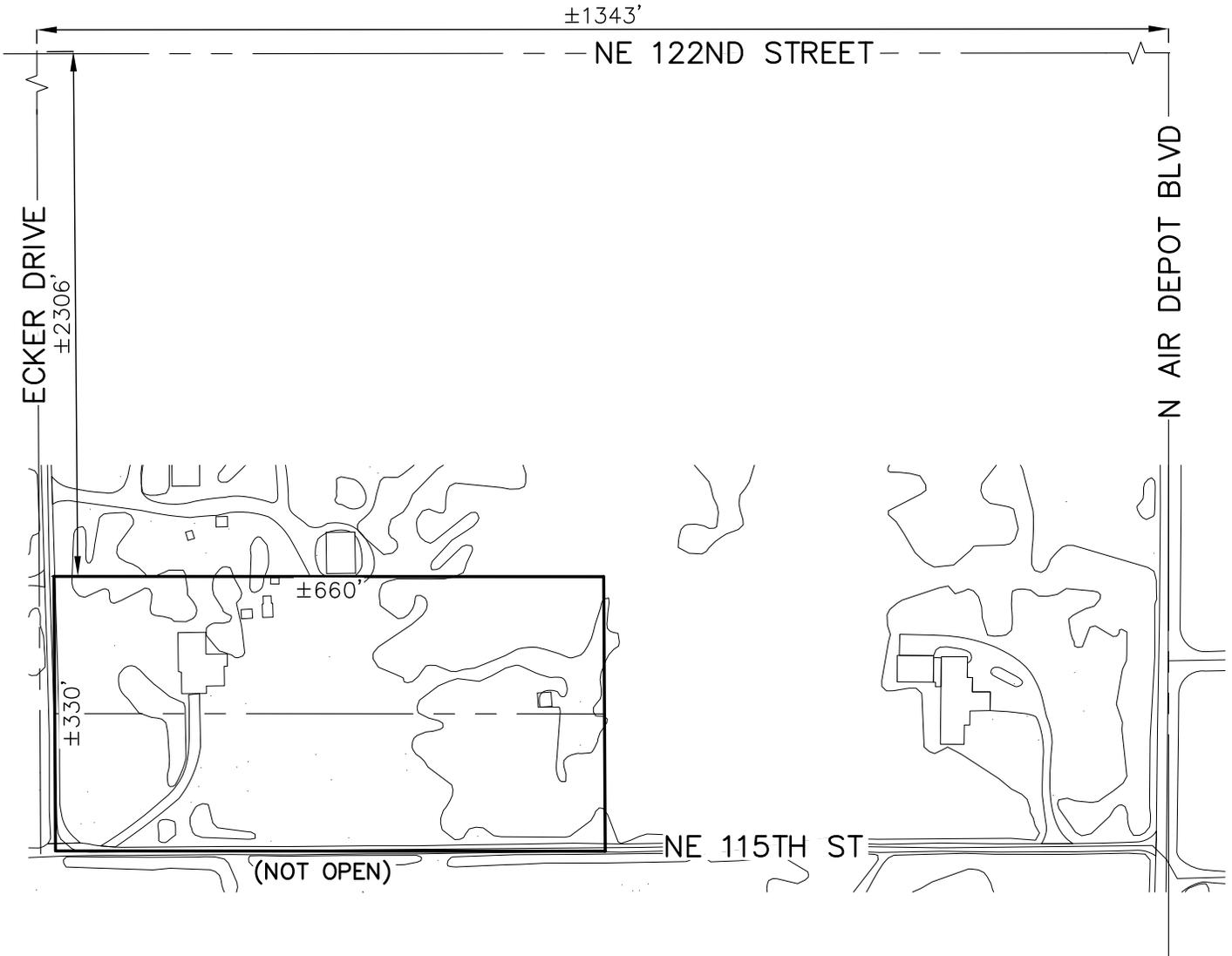
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT A
LEGAL DESCRIPTION
11600 ECKER DR.

The South Half (S/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, in Oklahoma County, Oklahoma, according to the Government Survey thereof.

EXHIBIT "B"



Proj. No.: 22-065
Date: 09/06/2022
Scale: (Horiz.) 1"=200'
(Vert.) N/A
Drawn By: JNB
Checked By: TM
Approved By: MCG

11600 ECKER DRIVE
OKLAHOMA CITY
OKLAHOMA COUNTY, OKLAHOMA
CONCEPTUAL LAYOUT

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

FIGURE NO.
B