

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1459**  
**MASTER DESIGN STATEMENT**

**August 09, 2022**

**PREPARED BY:**

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# **SPUD-1459 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 **AA Agricultural 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:

- 8150.5 Animal Raising: Personal
- 8150.2.1 Animal Raising: Chickens and Quail
- 8150.6.4 Home Garden
- 8150.6.5 Hoop House
- 8150.6.3 Greenhouse
- 8200.14 Single-Family Residential

2. **Maximum Building Height:**

In accordance with base zoning regulations at the time of development.

**3. Maximum Number of Buildings:**

In accordance with base zoning regulations in place at the time of development.

**4. Lot Size:**

Minimum of 1 Acre (43,560 square feet)

**5. Lot Coverage:**

Maximum of 50%.

**6. Building Setback Lines**

Front Yard: 40 feet

Rear Yard: 25 feet

Side Yard: 25 feet (except that existing shed and well house are permitted to encroach)

Corner Side Yard: N/A

**7. Sight-proof Screening:**

Not required

**8. Landscaping:**

In accordance with base zoning regulations in place at the time of development.

**9. Signs:**

Not allowed.

**10. Access:**

One (1) access permitted from NW 164<sup>th</sup> Street

**11. Sidewalks**

Not required.

**II. Other Development Regulations:**

**1. Architecture:**

In accordance with base zoning regulations at the time of development.

**2. Open Space:**

In accordance with base zoning regulations at the time of development.

**3. Street Improvements:**

Not required.

**4. Site Lighting:**

In accordance with base zoning regulations at the time of development. Location of site lighting shall be optimized to reduce light spill over to adjacent properties.

**5. Dumpsters:**

Not permitted.

**6. Parking:**

In accordance with base zoning regulations at the time of development.

**7. Drainage:**

In accordance with drainage regulations in place at the time of development.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

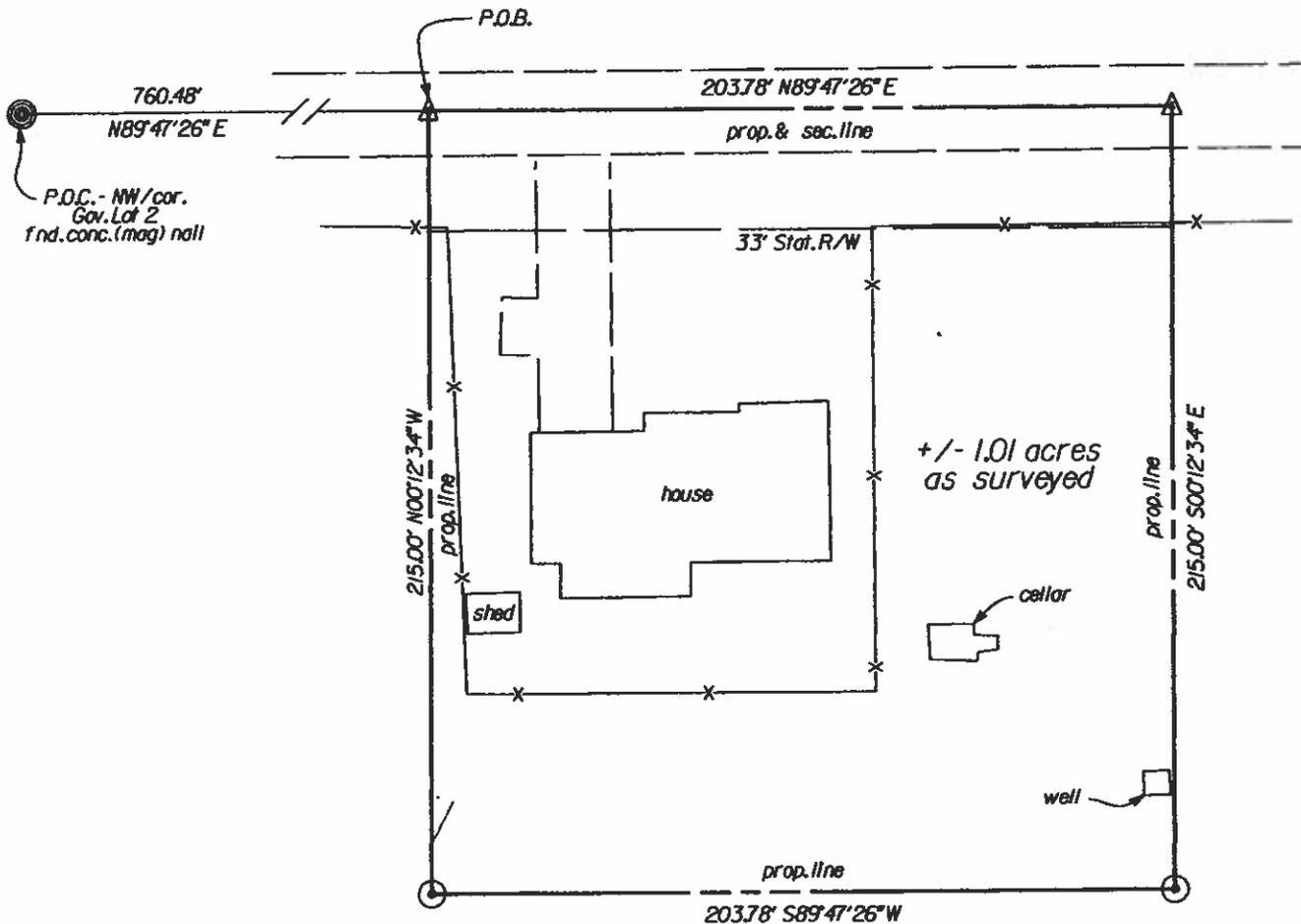
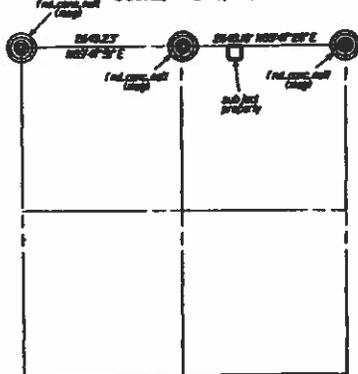
Exhibit A  
SPUD-1459  
Legal Description

A tract of land located in Government Lot Two (2) of Section Two (2), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian county, Oklahoma, more particularly described as follows: Commencing at the NW corner of said Gov. Lot 2 at a found concrete mag nail thence N89°47'26"E and along the north line of said Gov. Lot 2 a distance of 760.48' to the POINT OF BEFINNING; Thence continuing N89°47'26"E a distance of 203.78'; Thence S00°12'34"E a distance of 215.00'; Thence S89°47'26"W a distance of 203.78'; Thence N00°12'34"W a distance of 215.00' to the POINT OF BEGINNING.

**CERTIFICATE OF SURVEY**  
 a part of Gov. Lot 2  
 Section 2, T-13-N, R-5-W,  
 Canadian County, Oklahoma

EXHIBIT B

Vicinity Map  
 (not to scale)



**DESCRIPTION OF PROPERTY:**

A tract of land located in Government Lot Two (2) of Section Two (2), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the NW/corner of said Gov. Lot 2 at a found concrete (mag) nail, thence N89°47'26"E and along the North line of said Gov. Lot 2 a distance of 760.48 feet to the POINT OF BEGINNING; Thence continuing N89°47'26"E a distance of 203.78 feet; Thence S00°12'34"E a distance of 215.00 feet; Thence S89°47'26"W a distance of 203.78 feet; Thence N00°12'34"W a distance of 215.00 feet to the POINT OF BEGINNING.

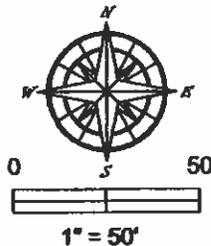
The above described tract contains +/-1.01 acres as surveyed.

Bearings shown hereon are referenced to the Oklahoma Coordinate System of 1983, 2011 adjustment, North Zone.

This property description was prepared on Sept. 3, 2021 by Matthew A. Sutterfield, Licensed Professional Land Surveyor No. 1962.

**SURVEYOR'S NOTES:**

This survey was performed without the benefit of a Title Commitment. No easements were provided or requested to be shown on the survey.



- ▲ - set conc. nail (mag) w/ cob477 washer
- ⊙ - set 1/2" Iron pin w/ m8477 cap