

**THE CITY OF OKLAHOMA CITY**  
**SIMPLIFIED PLANNED UNIT DEVELOPMENT**  
**SPUD-1463**  
**MASTER DESIGN STATEMENT FOR**  
**EXPANSION OF FACILITIES AT SKY RANCH ELEMENTARY SCHOOL**  
**9501 S Western Ave, Oklahoma City, OK 73139**  
**FOR MOORE PUBLIC SCHOOLS.**

**September 21, 2022**  
**November 2, 2022**  
**November 11, 2022**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbflaw.com](mailto:dmbox@wbflaw.com)

## **SPUD-1463 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. CONCEPT**

This SPUD provides for the continued operation of existing services, housing, and other programs for the benefit of children and young adults who are without parental supervision and would otherwise be homeless, as well as those engaged in the child welfare system and at risk of homelessness. Moore Public Schools, and the Moore Public Schools Foundation, through a partnership with Bridges, provides programs and services that focus on meeting housing and basic needs; education and job assistance; mentoring and life skills development; prevention and intervention services; and therapeutic care. See Exhibit B Conceptual Site Plan. Existing programs as described by Bridges' staff include the following:

2. The Use and Development Regulations of the **R-4 General Residential District** shall govern this SPUD, except as herein modified herein. In addition to those uses permitted by right in the **R-4 General Residential District** the following uses shall also be permitted within this SPUD:

Administrative and Professional Offices (8350.1)  
Adult Day Care Facilities (8300.2)

Child Care Centers (8300.25)  
Community Garden (8150.6.1)  
Home Garden (8150.6.4)  
Outdoor Sales and Display, and Outdoor Storage (8300.54)  
Residential Facilities for Dependent and Neglected Children (8250.17)  
to include those existing uses specifically identified in Section 1.0 herein as Family Junction Emergency Youth Shelter and Community Intervention Center (CIC), Supporting Kids in Independent Living (SKIL), Skills Education Program (SEP), Therapeutic Care, and Juvenile Re-Entry for Oklahoma County (JROC) Program, and similar future uses.

Urban Farm (8150.9)  
Participant Recreation and Entertainment: Indoor (8300.55)

On-site training and education for minors and young adults shall be permitted. Such authority shall include the phased construction and operation of facilities to accommodate such uses.

Housing for homeless and displaced young adults shall be permitted. Such authority shall include the phased construction and operation of up to 45 transitional two-family homes for homeless and displaced young adults.

A conceptual site plan that depicts the locations of existing and the proposed uses of the Property, marked as Exhibit B, is attached.

**3. Maximum Building Height:**

The maximum building height within this SPUD shall be 25 feet.

**4. Maximum Building Size:**

The maximum building size within this SPUD shall be a 10,000 ft.<sup>2</sup> community building.

**5. Maximum Number of Buildings:**

There shall be no maximum number of buildings within this SPUD.

**6. Building Setback Lines:**

As depicted on the Conceptual Site Plan (Exhibit B) a ten-foot building line set back shall be required along the North, South, West, and East boundaries of the Property.

**7. Sight-proof Screening:**

Screening shall not be required within this SPUD.

**8. Landscaping:**

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

## **9. Signs:**

### **9.4 Free Standing Accessory Signs**

There shall be one (1) freestanding monument sign in this SPUD.

All freestanding signs within this SPUD shall be ground (monument) signs with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

### **9.5 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

### **9.6 Non-Accessory Signs**

Non-Accessory signs will be in accordance with the base zoning district regulations.

### **9.7 Electronic Message Display signs**

Electronic Message Display signs will be prohibited.

## **10. Access:**

There shall be one access point from SW 94<sup>th</sup> Street. The street shall be a minimum of twenty-six (26) feet in width or no parking will be provided on both sides.

With respect to the 45 transitional two-family homes and the common area building with administrative offices, access to a public street by means of an approved street shall not be required.

A pedestrian system shall be organized and shown in the SPUD Master Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movement.

## **11. Sidewalks**

Interior pedestrian pathways and bikeways are proposed in this SPUD and are located and shown on the Conceptual Site Plan (Exhibit B). Subject to the policies and procedures of the Public Works Department, five-foot or six-foot sidewalks (if the sidewalk is constructed adjacent to the curb) shall be required as follows: Sidewalks along SW 94<sup>th</sup> St. shall be repaired or replaced as necessary to meet Public Works requirements. Such construction shall occur contemporaneously with the construction of the first phase of transitional two-family homes as the same are contemplated herein.

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

### **1. Architecture:**

A broad range of traditional and contemporary exteriors are planned for the transitional

two-family homes to be constructed on the Property in accordance with the provisions of this SPUD. Consequently, a broad range of tradition and contemporary exterior materials shall be permitted for such homes, to include, but not be limited to, brick veneer masonry, drivet, rock, stone, stucco, EIFS (Exterior Insulation Finish System), wood, cement fiber board, exposed metal, exposed concrete block, and 3-D printed concrete.

**2. Open Space:**

The Open space will consist of a continuous rear yard behind all the buildings and include a detention facility at the northwest corner. This open area will be 35% of the total land.

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams, except on existing buildings.

**5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from view. Roll off dumpsters, without screening, shall be permitted to be on site during any construction on site.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. With respect to the proposed 4.65 acres of proposed transitional houses, the young adults who will occupy such units will almost invariably not own an automobile, and therefore parking areas for each unit will not be required. The Master Development Plan depicts parking spaces that shall satisfy the required parking for all uses within this SPUD.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

#### **8. Drainage:**

The property within this Planned Unit Development is not located within the FEMA 100-year flood plain. A detention pond will be constructed on-site to mitigate increased runoff in accordance with the municipal code.

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

#### **9. DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this SPUD.

### **III. Supporting Documents**

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: CONCEPTUAL SITE PLAN

EXHIBIT C: CONCEPTUAL OPEN SPACE PLAN

## **Exhibit A**

### **Legal Description**

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4;

THENCE S00°27'15"E ALONG THE EAST LINE OF SAID NE1/4 FOR A DISTANCE OF 1486.80 FEET;

THENCE WEST FOR A DISTANCE OF 487.30 FEET;

THENCE NORTH FOR A DISTANCE OF 35.00 FEET;

THENCE WEST FOR A DISTANCE OF 110.00 FEET;

THENCE NORTH FOR A DISTANCE OF 85.00 FEET;

THENCE WEST FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH FOR A DISTANCE OF 735.22 FEET;

THENCE N89°53'03"W FOR A DISTANCE OF 280.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 18, SKY RANCH SECOND ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA;

THENCE NORTH FOR A DISTANCE OF 734.65 FEET. SAID POINT BEING THE NORTHEAST CORNER OF LOT 7, BLOCK 6, SKY RANCH ADDITION TO THE CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA;

THENCE EAST FOR A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 4.72 ACRES (205,781 SQUARE FEET) MORE OR LESS.

BEARINGS ARE BASED ON RECORD BEARINGS AS CALLED FOR IN A WARRANTY DEED RECORDED IN BOOK 338, PAGE 96 WITH THE CLEVELAND COUNTY CLERK'S OFFICE ON OCTOBER 31, 1966.





