

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1468**  
**MASTER DESIGN STATEMENT**

~~August 29, 2022~~  
October 20, 2022

**PREPARED BY:**

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

405-265-0641  
[mark.grubbs@gc-okc.com](mailto:mark.grubbs@gc-okc.com)

# **SPUD-1468 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.

This site will be developed in accordance with the regulation of the **O-2 General Office District** (OKC Zoning Ordinance, 2020, as amended) and shall be subject to the regulations, guidelines and design review procedures of the Scenic River Overlay Design District (SRODD), except that the following restrictions will apply:

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

- a) Administrative and Professional Offices (8300.1)
- b) Child Care Centers (8300.25)
- c) Community Recreation: General (8250.2)
- d) Community Recreation: Restricted (8250.4)
- e) Dwelling Units and Mixed Uses (8200.2)
- f) Emergency Shelter & Feeding Site (8250.7) {Limited to women and children only and functions related to a women's shelter}
- g) Greenhouse (8150.6.3)
- h) Lodging Accommodations: Bed and Breakfast (8300.49)
- i) Lodging Accommodations: Commercial Lodging (8300.51)

- j) Low Impact Institutional: Neighborhood Related (8250.14)
- k) Medical Services: Restricted (8300.53)
- l) Personal Services: General (8300.58)
- m) Personal Services: Restricted (8300.59)
- n) Retail Sales & Services: General (8300.63) *{Limited to used goods, merchandise and services associated with a women's shelter}*
- o) Accessory buildings *{Limited to a receiving and/or storage buildings associated with a women's shelter}*

**2. Maximum Building Height:**

- a) Building height must comply with the O-2 General Office development regulations.

**3. Maximum Building Size:**

- a) Building size must comply with the O-2 General Office development regulations.

**4. Maximum Number of Buildings:**

- a) Number of buildings must comply with the O-2 General Office development regulations.

**5. Building Setback Lines**

Front Yard: 25 feet (along SW 11<sup>th</sup> and SW 10<sup>th</sup> Streets)

Rear Yard: N/A

Side Yard: 5 feet along the east boundary

Corner Side Yard: 10 feet along Youngs Boulevard

**6. Sight-proof Screening and Fencing:**

- a) A sight proof fence shall be provided along the east boundary and shall be permitted to extend beyond the building limit line up to street right-of-way. Said fence shall be cedar planks and limited to eight feet in height.
- b) Fencing along the west, south and north boundaries of the site shall be permitted and shall be decorative metal and not exceed eight feet in height.
- c) Mechanical equipment shall be screened from view.

**7. Landscaping:**

- a) Site and parking lot landscaping shall be provided as shown on the Conceptual Site Plan, Exhibit B, and shall include street trees which shall be permitted to be planted within adjacent rights-of-way, subject to approval of a Revocable Permit.
- b) Parking lot landscaping shall be provided per SRODD regulations, except that perimeter screening and/or buffering shall not be required.

## **8. Signs:**

### **8.1 Free standing accessory signs:**

Free-standing accessory signs shall be subject to the SRODD sign regulations.

### **8.2 Attached signs:**

Attached signs shall be subject to the SRODD sign regulations.

### **8.3 Non-Accessory Signs:**

Non-accessory signs are prohibited.

### **8.4 Electronic Message Display signs:**

Electronic message display signs are prohibited.

## **9. Access:**

- a) Access shall be from two driveways off of SW 10<sup>th</sup> Street. West driveway shall be a minimum 60 feet from Youngs Boulevard, measuring centerline to centerline.
- b) The existing driveway along Youngs Boulevard shall be permitted to remain.
- c) Access to SW 11<sup>th</sup> Street shall not be permitted.

## **10. Sidewalks**

- a) The sidewalk along both SW 11<sup>th</sup> Street and Youngs Boulevard shall be extended along the limits of the SPUD property per SRODD regulations, minimum 5 feet in width.
- b) The sidewalk along SW 10<sup>th</sup> Street shall be retained.

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

### **1. Architecture:**

Building facades shall consist of a minimum of 70% brick, rock, stone or other masonry, exclusive of doors and windows, and be similar to the building elevations depicted in Exhibit C.

### **2. Street Improvements:**

No street improvements will be required.

**3. Dumpsters:**

Dumpsters shall be screened from public view and shall be placed no closer than 10-feet from any residential structure or residentially zoned property.

**4. Parking:**

Parking shall conform to Chapter 59, Section 10600 of the OKC Municipal Code, except as otherwise provided herein:

- a) There shall be no more than ten parking spaces required for any use.

**5. Maintenance:**

Maintenance of all common areas and amenities shall be the responsibility of the owners of the property.

**6. Lighting:**

The site lighting shall be in accordance with the SRODD and Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**7. Drainage**

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for SPUDS, provided the SPUD is developed with drainage areas confined to common areas or private drainage easements. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C1-C4: Building Elevations

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**Women's Development Center Sanctuary**

All of Lots 11 through 18 in Block 3, Stockyards Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.





**\*\*Improvements shown are conceptual only.**  
 Final design to be determined at building permit stage.

**Proposed Site Plan**  
 scale: 1"=40'-0"







M A S S A R C H I T E C T S . B I G I D E A S .





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