

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1553**

**MASTER DESIGN STATEMENT**

**NE Family Medical**

**June 26, 2023**

**PREPARED BY:**

Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
mzitzow@jaokc.com

# **SPUD-1553 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).*

## **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, which 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 **O-1, "Limited Office" District and/or R-3, "Medium Density Residential" 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:

- Administrative and Professional Offices (8300.1)
- Adult Day Care Facilities
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Child Care Centers (8300.25)
- Community Recreation: Property Owners Association (8250.3)
- Dwelling Units and Mixed Uses (8200.2)
- Family Day Care Homes (8300.40)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)

- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Medical Services: Restricted (8300.53)
- Murals (8250.16)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General\*
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

\*Subject to the HNO Healthy Neighborhood Overlay District requirements.

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Maximum Building Size:**

There shall be no maximum building size within this SPUD.

**4. Maximum Number of Buildings:**

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

**5. Building Setback Lines:**

North SPUD Boundary: 5 feet  
 East SPUD Boundary: 10 feet  
 South SPUD Boundary: 5 feet  
 West SPUD Boundary: 15 feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire code.

**6. Sight-proof Screening:**

O-1, "Limited Office" District:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. No internal screening shall be required.

R-3, "Medium Density Residential" District:

Sight-proof screening shall not be required for this SPUD.

**7. Landscaping:**

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

**8. Signs:**

**8.1 Freestanding Accessory Signs**

No pole signs will be permitted within this SPUD.

Freestanding signs shall be in accordance with the base zoning district.

**8.2 Attached Signs**

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

**8.3 Non-accessory Signs**

Non-accessory signs are not permitted in this SPUD.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs shall not be permitted in this SPUD.

**9. Access:**

Access shall be taken from N Martin Luther King Avenue via a maximum of one (1) private drive and from NE 19<sup>th</sup> Street via a maximum of two (2) private drives.

The existing drive along N Martin Luther King Avenue shall be permitted and may be used for access to the rear of the lot to service the proposed parking lot. The drive aisle may be permitted to be 12 feet in width.

**10. Sidewalks:**

Five-foot sidewalks shall be constructed on NW 19<sup>th</sup> Street or six-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

There is an existing five-foot sidewalk along N Martin Luther King Avenue. Should said sidewalk be damaged or removed during construction, the developer shall be required to make the necessary repairs and/or replace if necessary.

All sidewalks shall be in place prior to any occupancy certificates being issued.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

All structures constructed within this SPUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board or stone masonry. No more than 30% EIFS, stucco, wood, or architectural metal shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing towards any street.

The existing structure shall be deemed in conformance with this SPUD and shall be permitted.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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:**

Dumpsters (if provided) shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Said dumpster shall not be permitted within 50 feet from all property lines adjacent to residential uses.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

If development within this PUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

Lot 10 of this SPUD shall only be required four (4) parking spaces to service the medical office uses. Any other proposed use shall meet the parking requirements outlined within this SPUD.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Should this SPUD be developed with the R-3, “Medium Density Residential” District base zoning, garages and/or driveways shall count towards the parking requirements.

**7. Maintenance:**

Maintenance of the site shall be the responsibility of the developer and/or property owner.

**8. Drainage:**

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

**9. Platting:**

Platting shall be subject to the Oklahoma City Subdivision Regulations.

**10. Other: N/A**

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

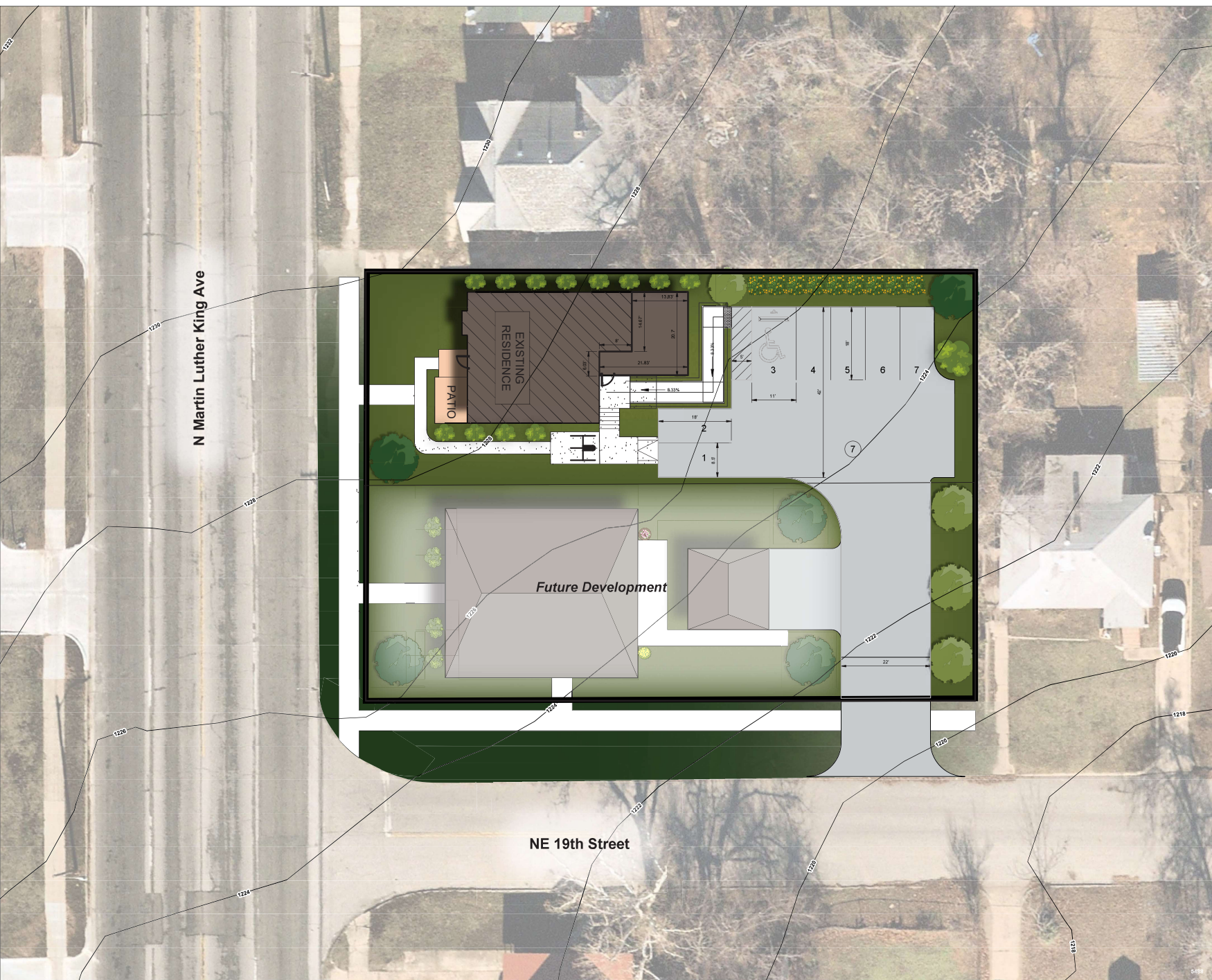
## **EXHIBIT A**

### **LEGAL DESCRIPTION**

Lot Ten (10), in Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof;

and

Lot Eleven (11), of Block Twenty (20), in CRESTON HILLS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 22, Page 91, including all right, title and interest in and to vacated streets and alleys abutting thereon.



## SPUD-1553 NE Family Medical

2000 & 2004 N Martin Luther King Ave.

Exhibit B  
Conceptual Site Plan  
+/- 0.36 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104

(405) 235-0075 FAX (405) 235-0076

ENGINEERS SURVEYORS PLANNERS

6/28/23

Conceptual site plan showing feasible option  
permitted under proposed rezoning