

**APPROVED**

7-6-2021

BY THE CITY COUNCIL  
Amy M. Simpson CITY CLERK

***SPUD-1313 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 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.

This site will be developed in accordance with the regulation of the **R-4 General Residential District** ( OKC Zoning

Ordinance, 2020), except that the following restrictions will apply:

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

- Use Unit 8250.17 Residential Facilities for Dependent and Neglected Children
- Use Unit 8250.14 Low Impact Institutional: Neighborhood Related
- Use Unit 8250.15 Moderate Impact Institutional

The above use is permitted by-right and not subject to conditional use requirements.

In addition to the use listed above, certain uses, when accessory to the above uses, are permitted by right. These accessory uses include, but are not limited to: parking facilities, recreation/fitness center, gymnasiums, theater/auditorium;

cafeterias/snack bars; indoor and outdoor athletic facilities (including ball fields, tennis courts, swimming pools, and other athletic facilities); community garden area; and daycare facilities.

2. Maximum Building Height: Per Ordinance
3. Maximum Building Size: Per Ordinance
4. Maximum Number of Buildings: Per Ordinance
5. Building Setback Lines

Front: 25-feet

Rear: 15-feet

Sides: 15-feet

6. Sight-proof Screening: No less than a six-foot and no greater than an eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof and shall be solid and opaque.
7. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Trees shall be planted on 25-foot centers to shield the parking areas from residential uses and may be planted in the right of way with a revocable permit.
8. Signs:

#### 8.1 Freestanding Accessory Signs

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. The signs shall be covered with a managerial consistent with the commercial buildings they serve. No pole signs will be allowed.

Electronic Message Display signs shall not be permitted.

#### 8.2 Attached Signs

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

#### 8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

9. Access: There shall be three access points from NE 34th Street in this SPUD.
10. Sidewalks: Five-foot sidewalks shall be constructed on the arterial street with each development parcel or 6-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. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum of 70% brick veneer, rock or stone masonry. No more than 30% IEFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings shall be oriented such that the backs of the buildings are not facing towards any street.
2. Open Space: Unless modified herein yard requirements in this SPUD shall be the same as the base-zoning district.
3. Street Improvements: N/A
4. Other:

Lighting: 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.

Dumpsters: Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use.

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.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner's of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or and 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 in limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

### III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1313

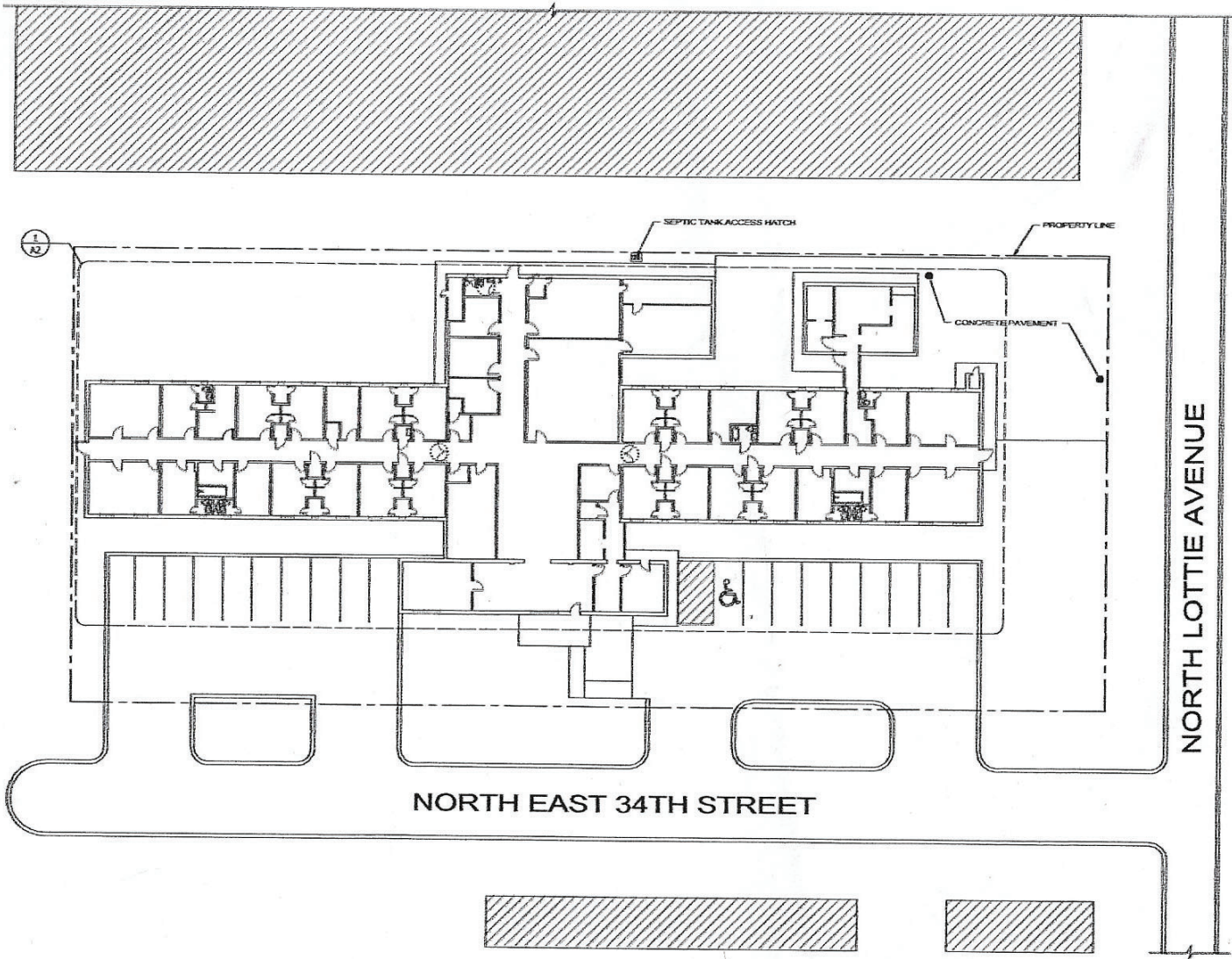
Exhibit A

The South ½ (Half) of Block No. 1 in ALVIRA HEIGHTS ADDITION to Oklahoma City, Oklahoma County Oklahoma according to the recorded plat thereof in Book 4692, Page 1728, containing 39,735 Sq. Ft. or 0.9122 Acres more or less. A subdivision of Block no. 14 ELLOTT PLACT ADDITION to Oklahoma City, Oklahoma.



**THE BELIEF CENTER**  
 1215 N4 34TH STREET  
 OKLAHOMA CITY, OK 73111

EXHIBIT B



NO.	DATE	ISSUE

Author:  
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 Fax:  

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PROJECT NO.  
 210102

DATE  
 January 28, 2021

DRAWING TITLE  
 SITE PLAN

DRAWING NO.  
 A1

1 SITE PLAN  
 Scale: 1/8" = 1'-0"

ORDINANCE NO. \_\_\_\_\_ 26,801 \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY.~~ AKS

~~EMERGENCY ORDINANCE~~

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

The South 1/2 (Half) of Block No. 1 in ALVIRA HEIGHTS ADDITION to Oklahoma City, Oklahoma County Oklahoma according to the recorded plat thereof in Book 4692, Page 1728, containing 39,735 Sq. Ft. or 0.9122 Acres more or less. A subdivision of Block no. 14 ELLIOT PLACE ADDITION to Oklahoma City, Oklahoma.

~~SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.~~

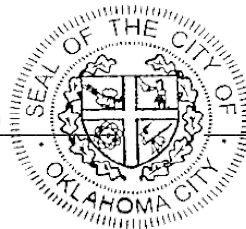
INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 8th day of June, 2021.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 6th day of July, 2021.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 6th day of July, 2021.

ATTEST:

Amy K Simpson  
CITY CLERK



Chicki Price  
VICE-MAYOR

REVIEWED for form and legality.

Susan Randall  
ASSISTANT MUNICIPAL COUNSELOR