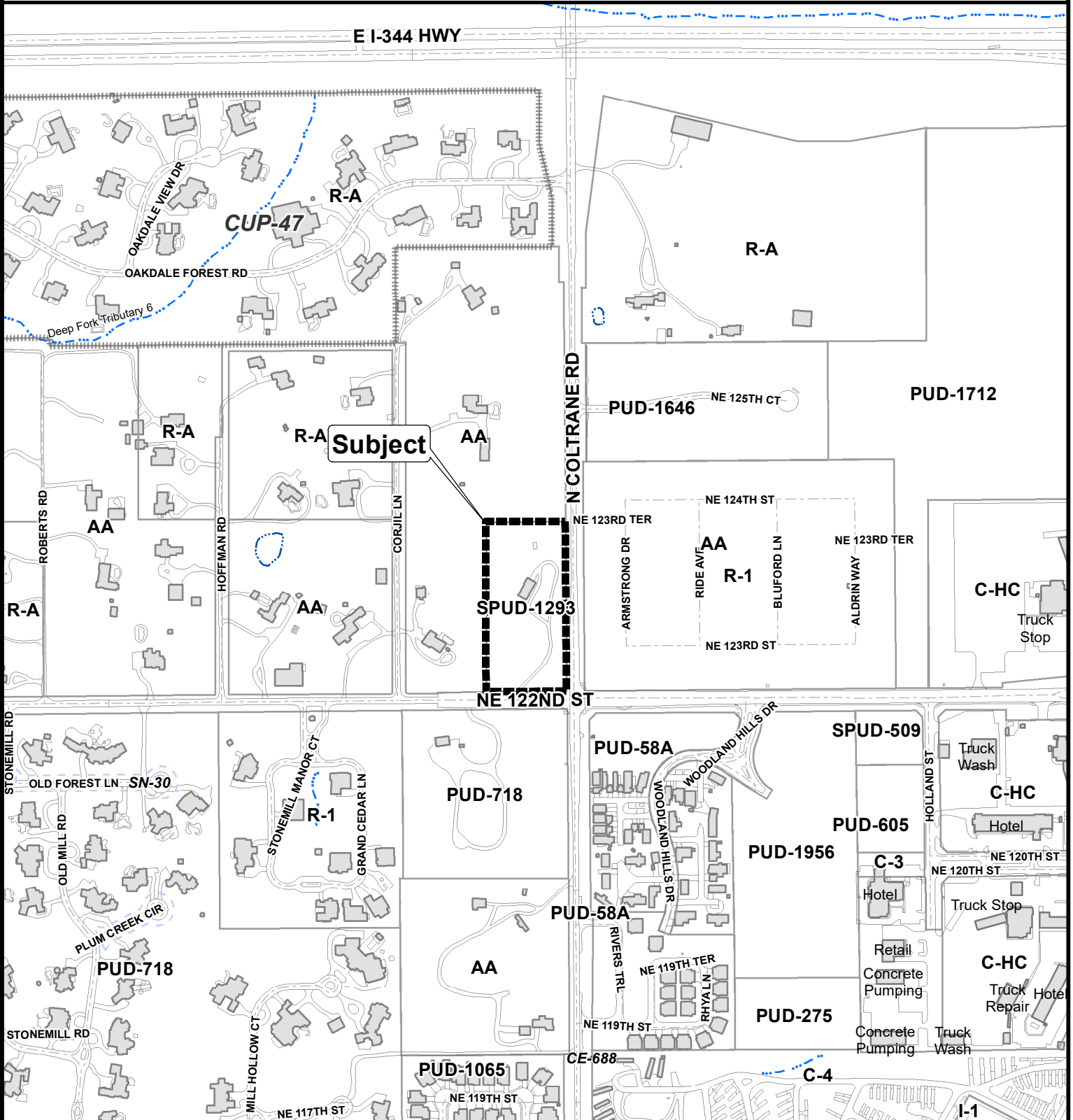


Case No: SPUD-1651

Applicant: Esperanza Real Estate Investments, LLC

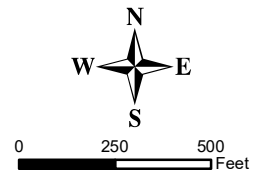
Existing Zoning: SPUD-1293

Location: 4235 NE 122nd St.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**4235 NE 122<sup>nd</sup> St.**

**June 13, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

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522 Colcord Drive

Oklahoma City, OK 73102

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[dmbox@wbflaw.com](mailto:dmbox@wbflaw.com)

## **SPUD- 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 **R-4 General 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:

- |         |  |
|---------|--|
| 8250.3  | Community Recreation: Property Owners Association  |
| 8250.13 | Light Public Protection and Utility: Restricted  |
| 8200.5  | Low Impact Institutional: Residential-Oriented   |
| 8200.12 | Multiple-Family Residential [limited to a maximum of 8 mansion homes with a maximum of 4 dwelling units per structure] |
| 8200.13 | Senior Independent Living  |
| 8200.14 | Single-Family Residential  |
| 8200.15 | Three- and Four- Family Residential  |
| 8200.16 | Two-Family Residential   |

2. **Maximum Building Height:**

The maximum building height shall be forty-five (45) feet.

**3. Maximum Building Size:**

The maximum building size shall be 8,000 square feet.

**4. Maximum Number of Buildings:**

There shall be a maximum of ten (10) structures within this SPUD.

**5. Building Setback Lines**

Front Yard: 25 feet

Rear Yard: 10 feet

Side Yard: 5 feet

**6. Sight-proof Screening:**

Sight-proof screening shall be in accordance with the base zoning district.

**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.

**8. Signs:**

**8.1 Free standing accessory signs**

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

**8.2 Attached signs**

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

**8.3 Non-Accessory Signs**

Non-Accessory signs will be prohibited.

**8.4 Electronic Message Display signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access may be taken from one (1) access drive off of NE 122<sup>nd</sup> St. and one (1) access drive off of Coltrane Ave.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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 (4)

foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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

### **1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:**

Open space shall be in accordance with the base zoning district.

### **3. Street Improvements:**

N/A.

### **4. Site 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.

### **5. Dumpsters:**

Dumpsters shall be 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 district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

### **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.

### **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:**

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

**III. Supporting Documents:**

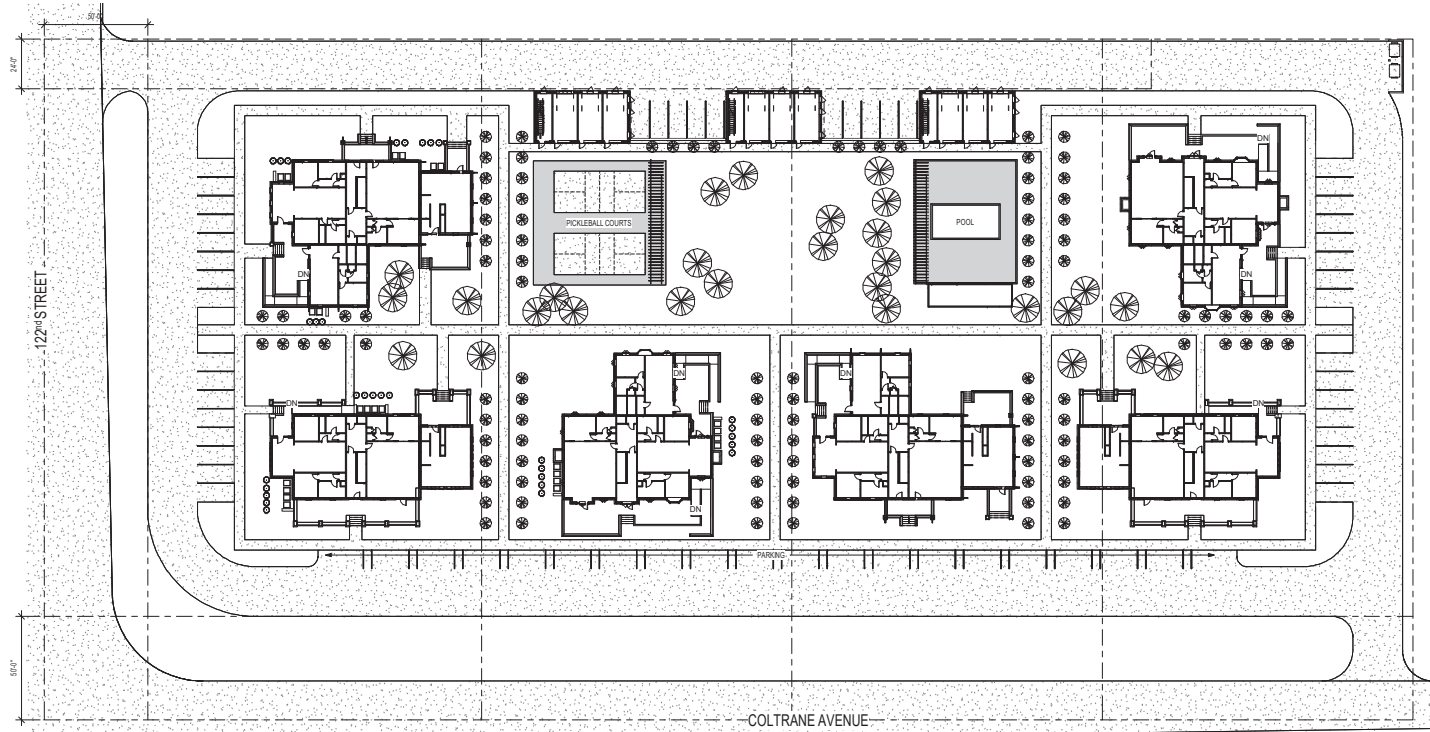
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1651 Exhibit A - Legal Description

A tract of land more particularly described as follows: Beginning at the Southeast Corner (SE/C) of Section Eighteen (18), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, thence West 328.855 feet; thence North 661.28 feet; thence East 329.005 feet thence South 661.71 feet to the point of beginning.

Exhibit B



1 | SITE PLAN  
1" = 30'-0"

10/4/2022 12:05:02 PM



ARCHITECTURE  
816 NORTH WALKER, SUITE 100  
OKLAHOMA CITY, OK 73102  
VOICE: 405.605.1044  
WWW.STUDIOARC.COM



122nd Street Development  
Esperanza Real Estate Investing

122nd Street and Coltrane Avenue  
Oklahoma City, Oklahoma

Revision		
#	Description	Date

Project Number  
Project Number Here  
Sheet Title  
SITE PLAN

Date  
XXXXXX

A1.0