

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1830

MASTER DESIGN STATEMENT FOR

NW 49th St. & N Western Ave.

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PREPARED BY:

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SPUD- 1830 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:

All uses within the R-4 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

Maximum building height shall be three (3) stories.

3. **Maximum Building Size:**

Maximum building size shall be in accordance with the base zoning district.

4. **Maximum Number of Buildings:**

Maximum of two (2) buildings and 13 dwelling units shall be permitted within this SPUD.

5. **Building Setback Lines**

Front Yard:	15 feet (excluding porches in the front setback)
Rear Yard:	60 feet
Side Yard:	5 feet

6. Sight-Proof Screening:

An eight-foot-high capped wooden fence shall be required along the north, east, and west boundary of this parcel.

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. A minimum of two medium to large size street trees will be provided along NW 49th St. within 6 feet of the sidewalk.

8. Signs:

Signage within this SPUD shall be per code except that Off-Premise signs and EMD signs shall be prohibited.

9. Access:

Access may be taken from NW 49th St. via a driveway with a maximum of 18 feet in width.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial streets 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) and architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted.

Buildings shall provide clearly identifiable entries along NW 49th.

A minimum of two methods of building articulation shall be employed on all facades, including a choice of:

- Relief in the plane of the building wall (created through a combination of inward recesses and outward projections) each measuring a minimum depth of two (2) feet and spaced at intervals not to exceed 30 feet; or variation to the design of individual entryways or rooflines, including changes in parapet height; or
- A division into vertical bays to identify the individual width of dwelling units, tenant or occupant spaces at intervals not to exceed 30 feet; or
- Window surrounds, sills, or lintels that project from the plane of the surrounding wall and that contrast in color or material from the surrounding wall; or
- Other methods that achieve articulation as approved by the Planning Director.

2. Open Space:

A minimum of 25% open space, defined as no buildings or paving, shall be required within this SPUD.

3. Street Improvements:

Not required.

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:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Dumpsters are not allowed within this SPUD.

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, except that no more than 18 parking spaces shall be required.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, and islands / medians 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

Exhibit C: Renderings