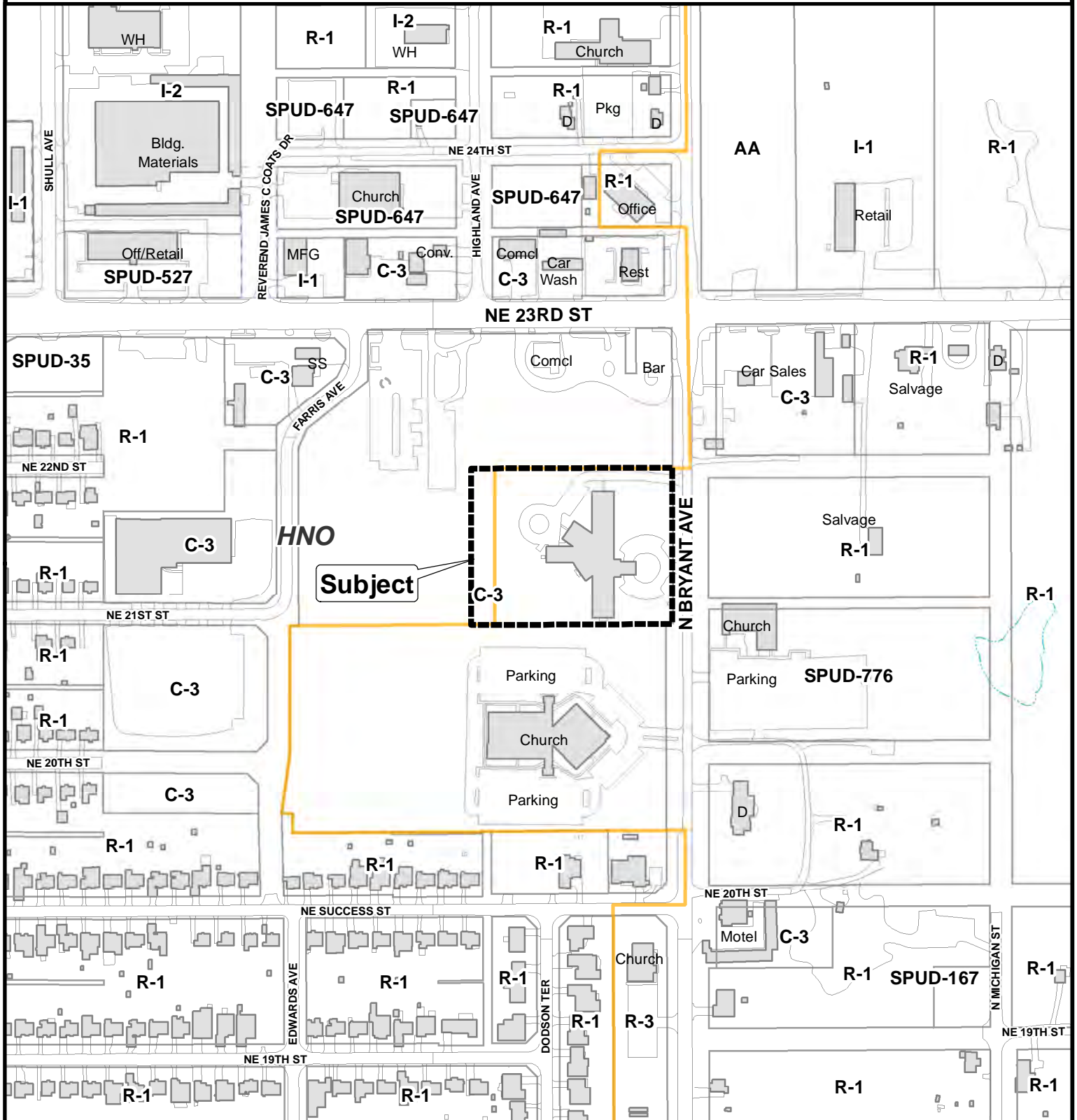
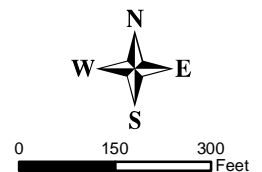


Case No: SPUD-1728 Applicant: Sticks and Stones Properties, LLC
Existing Zoning: C-3 / HNO
Location: 2201 N. Bryant Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____
MASTER DESIGN STATEMENT

March 26, 2025

PREPARED BY:

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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.

All current buildings and improvements on this site shall be permitted to remain on site, and deemed permissible under this SPUD as currently constructed. All new buildings and improvements shall be in accordance with the Regulations set forth herein.

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 permitted within the R-4 General Residential District shall be permitted within this SPUD. In addition, the following uses shall be permitted within this SPUD:

- 8200.1. Congregate Care Housing and Convalescent Homes, shall be permitted by right.
- 8300.2. Adult Day Care Facilities, shall be permitted by right.

1.1 Minimum Lot Size:

N/A.

1.2 Minimum Lot Width:

N/A.

2. Maximum Building Height:

The maximum building height shall be per R-4 Regulations.

3. Maximum Building Size:

The existing building shall be permitted to remain on site and deemed to conform to the maximum building size requirements contained within the SPUD. If any new structure is built, it shall conform to the following: The maximum building size shall be per R-4 Regulations.

4. Maximum Number of Buildings:

Per R-4 Regulations.

5. Building Setback Lines:

North: Per R-4 Regulations.

East: Per R-4 Regulations.

West: Per R-4 Regulations.

South: No minimum building setback line.

6. Sight-proof Screening:

The existing building shall be permitted to remain on site and deemed to conform to the site-proof screening requirements contained within the SPUD. If any new structure is built, it shall conform to the following: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping and Screening Ordinance, as amended.

7. Landscaping:

The existing building shall be permitted to remain on site and deemed to conform to the landscaping requirements contained within the SPUD. If any new structure is built, it shall conform to the following: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping and Screening Ordinance, as amended.

8. Signs:

8.1 Free standing accessory signs

A freestanding sign structure currently exists on the property, which is setback approximately sixty feet from the southern access drive on Bryant Ave. The existing freestanding sign shall be permitted to remain and be utilized as currently constructed. In addition, there are two brick features existing on either side of the southern access drive on Bryant Ave, which shall be permitted to be used for signage. The combined total signage area utilized on the two brick features shall be no more than one-hundred square feet. Any additional signage constructed on the site shall be per R-4 regulations.

8.2 Attached signs

Per R-4 regulations.

8.3 Non-Accessory Signs

Non-Accessory signs shall not be permitted.

8.4 Electronic Message Display signs

Electronic Message Display signs shall not be permitted.

9. Access:

Access shall be taken from the two existing access points on N. Bryant Ave.

10. Sidewalks:

Sidewalks within this SPUD shall not be required.

II. Other Development Regulations:

1. Architecture:

The existing building shall be permitted to remain on site and deemed to conform to the architecture requirements contained within the SPUD. If any new structure is built, it shall conform to the following:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

N/A.

3. Street Improvements:

N/A.

4. Site Lighting:

All existing lighting shall be permitted to remain on site and shall be deemed to conform to any requirements contained within the SPUD. In the event that any new structure is built, it shall conform to the following:

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:

Per R-4.

6. Parking:

The existing parking as shown on the Site Plan attached as Exhibit B, shall be permitted to remain and shall be deemed to conform to any requirements contained within the SPUD, with respect to the use of the existing building under the following Use Units: Use Unit 8200.5 (Low Impact Institutional Residential-Oriented); 8200.1. Congregate Care Housing and Convalescent Homes; and 8300.2. Adult Day Care Facilities. In the event that any new

structure is built on the subject site, or the existing structure is used for any other Use Units not listed in this Section, the parking for those uses shall conform to the following:

Said parking regulations shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

N/A.

8. Drainage:

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

9. Other:

N/A.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

