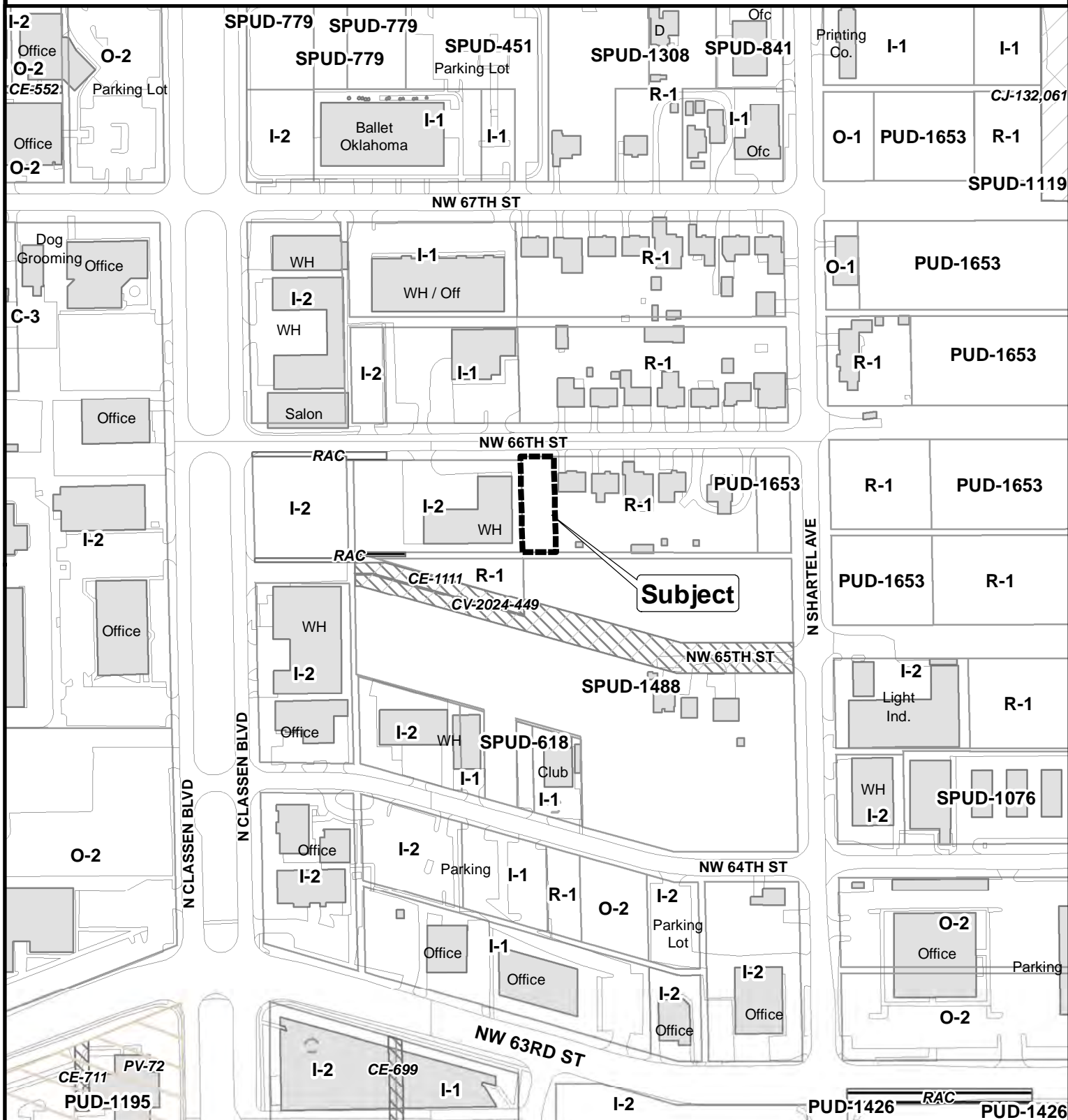


Case No: SPUD-1735

Applicant: The LTJ Living Trust

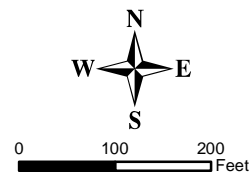
Existing Zoning: R-1

Location: 830 NW 66th St.



The City of  
OKLAHOMA CITY

**Simplified Planned  
Unit Development**



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-(\_\_\_\_\_)**

**MASTER DESIGN STATEMENT**

**NW 66<sup>th</sup> St. and N Classen Blvd.**

**May 1, 2025**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Sute 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*  
project #6030-001

# **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).*

## **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 **R-1, Single-Family 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:

- Single-Family Residential (8200.14)
- Live/Work Units (8200.4)
- Dwelling Units and Mixed Use (8200.2)
- Cultural Exhibits (8250.5) (to allow for an art studio/gallery)

2. **Maximum Building Height:**

Maximum height of any building shall be 35-feet and 3 stories.

**3. Maximum Building Size:**

Maximum building size shall be per code.

**4. Maximum Number of Buildings:**

N/A

**5. Maximum Building Coverage:**

The maximum building coverage within this SPUD shall be 60%.

**6. Minimum Lot Size:**

The minimum lot size within this SPUD shall be per code.

**7. Minimum Lot Width:**

The minimum lot width within this SPUD shall be per code.

**8. Building Setback Lines:**

Front Yard:	20-feet
East Side Yard:	5-feet
West Side Yard:	3-feet
Rear Yard:	5-feet

**9. Sight-proof Screening:**

Sight-proof fencing shall be required along the eastern property line.

**10. Landscaping:**

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

A five-foot landscape buffer shall be required along the eastern boundary adjacent to the proposed parking. Landscaping shall consist of evergreen plantings on 15' centers.

**11. Signs:**

Signage shall be per the base zoning district except that one attached sign no larger than 20 sf shall be permitted.

**12. Vehicular Access:**

One driveway shall be permitted from NW 66<sup>th</sup> Street.

**13. Sidewalks:**

Sidewalks shall be installed subject to the policies and procedures of the Public Works Department.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco, architectural metal or stone masonry. No more than 30% EIFs or wood shall be permitted. Architectural regulations do not apply to accessory structures.

Metal buildings shall be permitted within this SPUD.

**2. Open Space:**

N/A

**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:**

N/A

**6. Parking:**

The design 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. Five (5) parking spaces shall be deemed sufficient for the proposed uses permitted within this SPUD and as shown on the site plan.

**7. Maintenance:**

N/A

**8. Drainage:**

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

**9. Subdivision:**

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

**10. Other:**

**10.1 Common Areas:** Not Required

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

**830 NW 66<sup>th</sup> Street**

Lots 15 & 16, Block 2, SADLER SUBDIVISION OF NORTH OKLAHOMA CITY  
ADDITION, according to the plat recorded in Book 8 of Plats, Page 28.

As recorded in Book 15979, Page 1263, Oklahoma County, Oklahoma.





**SPUD-1735**

Exhibit B  
Conceptual Site Plan  
5 Parking Spaces



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PH: 405.233.8855 FAX: 405.233.8875

ENGINEERS SURVEYORS PLANNERS

5/1/25  
Conceptual site plan showing feasible option  
permitted under proposed rezoning