

APPROVED

01/27/2026

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1786
MASTER DESIGN STATEMENT FOR

Plaza 15

October 2, 2025
Revised December 4, 2025
Revised December 11, 2025

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
6263

SPUD-1786 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-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:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. **Maximum Building Height:**

Maximum height of any building shall be 30-feet.

3. Maximum Building Size: Per Code.

4. Maximum Number of Buildings:

Per code, except that dwelling units may be attached or detached and on a common lot / parcel. Multiple buildings shall be permitted on one lot within this SPUD.

5. Maximum Lot Coverage:

The maximum lot coverage within this SPUD shall be 75%.

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 60-feet.

8. Building Setback Lines from SPUD Boundary:

North Setback:	25-feet
East Setback:	4-feet
South (front) Setback:	20-feet
West Setback:	4-feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

9. Sight-proof Screening:

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along SPUD boundaries adjacent to properties zoned for residential use. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

10. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development, except that the required landscape buffer shall be a minimum of 4 feet in width where abutting R-1, Single-Family Residential districts.

11. Signs:

Signage shall be per code.

12. Vehicular Access:

One driveway, a minimum of 14 feet in width, shall be permitted from NW 15th Street. Shared access via adjacent tracts may occur with recorded cross access agreements.

The maximum driveway width shall be 22 feet.

13. Sidewalks:

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

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 or stone masonry. No more than 30% EIFs, architectural metal, or wood shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

A minimum of 20% open space, defined as no buildings or parking, is required.

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. A dumpster trash enclosure shall

be provided in the center of the development a minimum of 23-feet from adjacent property lines.

6. Parking:

There shall be a maximum of 12 parking spaces required within this SPUD. 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.

Bicycle parking shall be provided. No less than four (4) bicycle parking stalls shall be required within this SPUD.

7. Maintenance:

Maintenance shall be the responsibility of the Property Owner.

8. Drainage:

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

9. Platting:

Platting shall be per the City of Oklahoma City Subdivision Regulations, as amended.

10. Density

A maximum of 8 dwelling units shall be permitted within this SPUD.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

SPUD-1786 Exhibit A - Legal Description

The East Half (E/2) of Lot Forty-Two (42) and all of Lots Forty-Three (43) and Forty-Four (44), in Block One (1), of J.J. BAUMANN'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PRELIM



PROJECT TEAM	
CLIENT	CHICK KIVIMOTO, LLC
ARCHITECT	DINNES
DATE	
PROJECT	
PLAZA 15	
DATE	
SITE PLAN	
DATE	DATE
1" = 10'-0" @ 24"X36"	PRELIMINARY
25715	ARCH 091

