

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, 2007).

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2007, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the * **District** (OKC Zoning Ordinance, 2007), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

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2. Maximum Building Height:
3. Maximum Building Size:

4. Maximum Number of Buildings:

5. Building Setback Lines

Front:

Rear:

Sides:

6. Sight-proof Screening:

7. Landscaping:

8. Signs:

9. Access:

II. Other Development Regulations:

1. Architecture:

2. Open Space:

3. Street Improvements:

4. Other:

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

For a Simplified PUD that is a single tract or parcel of land no more than five (5) acres in size, **and proposes to add uses that are not allowed in the proposed zoning district or modify development regulations to make them less restrictive**, the Master Development Plan shall consist of two (2) elements: the Simplified PUD application provided by the Development Services staff and a Master Plan submitted in accordance with the requirements of Section (3)(a) Master Development Plan Map

(a) Master Development Plan Map

The Master Development Plan Map shall be a graphic representation of the development plan for the area, drawn at an appropriate scale, at a maximum of one inch equals one hundred feet (1" = 100') on one (1) or more twenty-four inch by thirty-six inch (24" x 36") sheet(s). The purpose of the map is to conceptually portray the development commitments described in the PUD Design Statement. The complexity of the map information will depend upon the number and extent of varied land uses in the PUD.

A single-use PUD, for example, should require less graphic information than a mixed-use proposal, and it may be sufficient to outline and identify those general areas where conventional zoning district regulations will be utilized.

The Master Development Plan Map shall be submitted in accordance with the following:

- 1. Existing Conditions**
 - i.** General location and acreage in the PUD.
 - ii.** Sufficient information, including density of the surrounding area, to demonstrate the relationship of the PUD to adjoining land uses, existing or proposed.
 - iii.** Topography on 5 foot contours.
 - iv.** Common open space and natural resource areas on the site and connected to adjacent sites, such as native rock outcroppings, steep slopes, environmentally sensitive lands, wildlife habitats, stream corridors, and significant vegetation, including tree canopy and healthy mature trees.
 - v.** Specific location of right-of-way widths of adjacent arterial streets, and connectivity points with adjacent sites.
 - vi.** Areas where access to streets will be limited, and the number where appropriate.
- 2. Proposed PUD Elements**
 - i.** Land use designations for each distinct use in the PUD, including the identification of any public buildings, schools, and other public uses.
 - ii.** Public circulation system, including the general location of collector and local streets, pedestrian paths and bikeways.

