

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, 2010).

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, 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, 2010), except that the following restrictions will apply:

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

SPUD Master Development Plan Map.

The SPUD Master Development Plan Map shall be drawn to a standard engineering scale and shall contain the following information:

1. North arrow.
2. All property lines.
3. All adjacent street and alley rights-of-way, showing the centerline of each and any street names.
4. The location of driveway approaches.
5. The off-street parking and maneuvering arrangement.
6. The location of existing and proposed buildings.

Related exhibits. Any other pertinent information/exhibits necessary for review, approval and administration of the PUD or SPUD.