

**APPROVED**  
11-2-10

BY THE CITY COUNCIL

*Chadman Henry* CITY CLERK

**SPUD- 582 MASTER DESIGN STATEMENT**

August 9, 2010

Revised September 24, 2010

Revised October 11, 2010

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 **DBD Downtown Business 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:

All uses permitted in the DBD District shall be permitted, including conditional and

**SPUD # 582**  
ADMINISTRATIVE AMENDMENT APPROVED  
BY THE DIRECTOR

ON JAN 10 2011

See page(s)

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accessory uses, subject to the applicable review procedures, if any.

2. Building Height: Per DBD regulations
3. Maximum Building Size: Per DBD regulations
4. Maximum Number of Buildings: Per DBD regulations
5. Building Setback Lines: Per DBD regulations
6. Sight-proof Screening: Per DBD regulations
7. Landscaping: Per DBD regulations
8. Signs: Per DBD regulations
9. Access: Per DBD regulations

## II. Other Development Regulations:

### 1. Architecture:

Building materials, other than glass and transparent areas of street facing façade, should be constructed of masonry materials, glass, steel, architectural metals, and/or stucco.

Building façade consisting of stucco is allowed on the second floor and each floor above the second floor. Stucco includes the façade material depicted on Exhibit D

### 2. Open Space: Per DBD regulations

### 3. Street Improvements:

On-street parking on NE 2<sup>nd</sup> Street, NE 3<sup>rd</sup> Street, N Walnut and N Oklahoma is permitted to be located in the right-of-way and designed as parking spaces angled to the curb. Maneuvering in the right-of-way is permitted. Loading in the right-of-way is permitted.

### 4. Downtown Design Review Committee

Development within this SPUD shall make application for a Certificate of Approval from the Downtown Design Review Committee. **The Downtown Design Review Committee shall review said application for compliance with the design standards of this SPUD.** If a specific provision within this SPUD is in conflict with a regulation or criteria of the Downtown Design District, the provision in the SPUD shall control and be applied by the Downtown Design Review Committee when reviewing an application for a Certificate of

Approval for development within this SPUD.

5. Waste Storage and Removal:

1. A trash container will only be allowed outside the building between the hours of 6:00 a.m. and 10:00 a.m.
2. The trash container may be placed outside of the building anytime between the hours of 6:00 a.m. and 10:00 a.m.; however, the trash container may not be outside of the building for a period exceeding two hours.
3. The project will have a trash compactor as part of its waste system.

III. Supporting Documents

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan  
Exhibit C: Conceptual Building Appearance  
Exhibit D: Stucco Building Façade Material

Exhibit A  
LEGAL DESCRIPTION

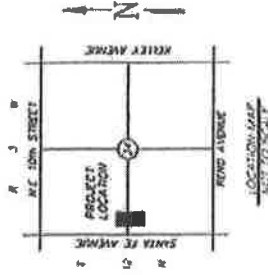
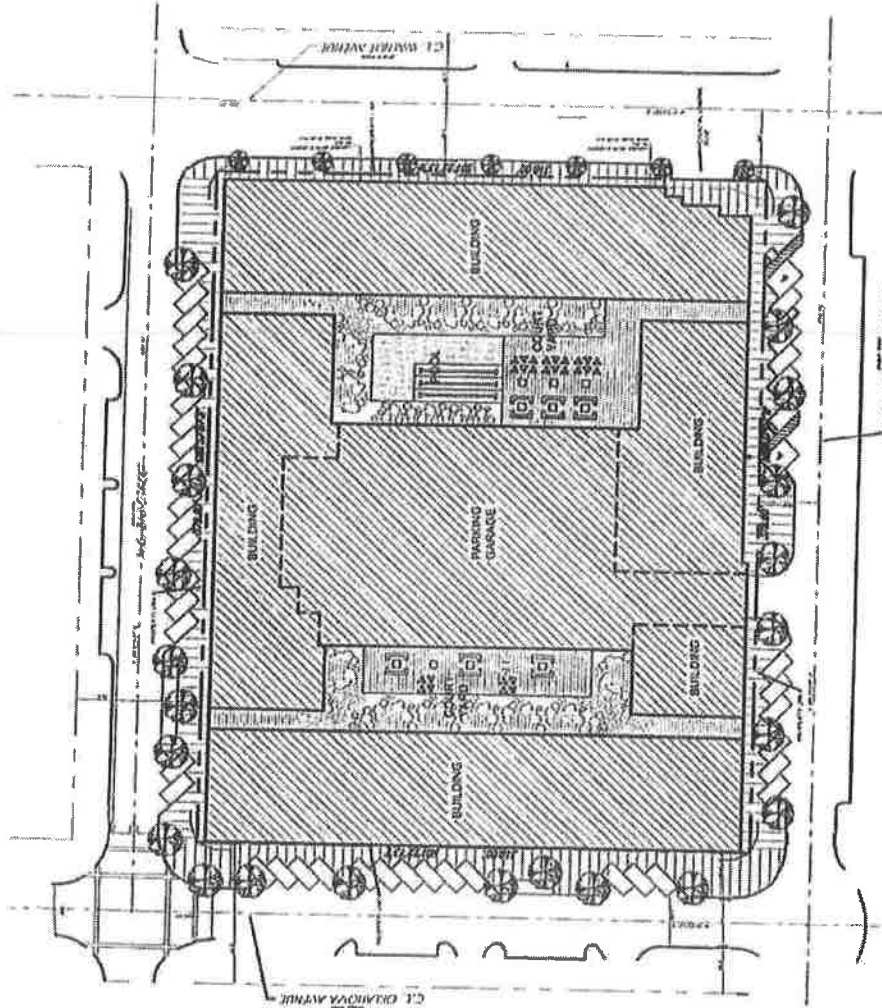
Lots 1 through 22, both inclusive, in Block 7 AND Lots 1 through 11, both inclusive, in Block 8, AND Lots 1 and 2, in Block 9, AND Lot 1 in Block 10, AND Lot 1 in Block 15, AND Block F AND Block G, MAYWOOD PARK ADDITION, SECTION I, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 66 of Plats, page 98.

# CONCEPTUAL SITE PLAN

## MAYWOOD PARK

### A SIMPLIFIED PLANNED UNIT DEVELOPMENT

ALL OF BLOCKS SEVEN (7), EIGHT (8), NINE (9), TEN (10), AND FIFTEEN (15),  
AND ALL OF BLOCKS F AND G, MAYWOOD PARK ADDITION SECTION 1,  
AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



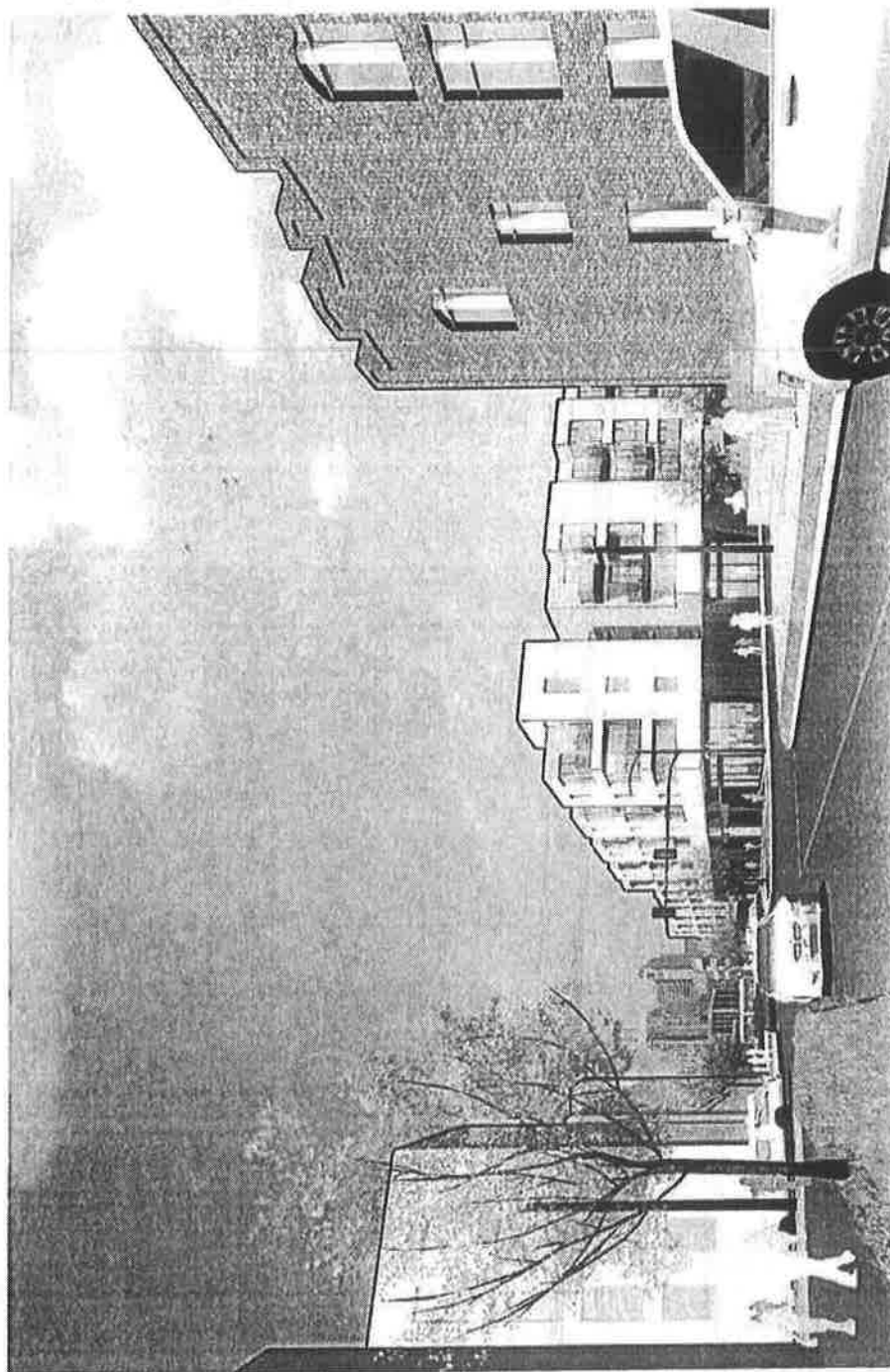
SCALE: 1" = 30'

OWNER/DEVELOPER  
CITY OF OKLAHOMA  
100 N. MAIN ST.  
OKLAHOMA CITY, OKLAHOMA 73102

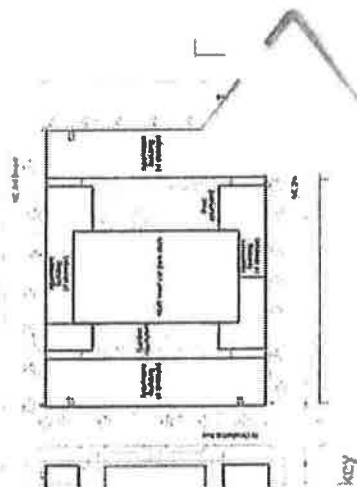
DESIGNED BY  
SUN & MOORE ARCHITECTS, P.C.  
315 N. MAIN ST.  
OKLAHOMA CITY, OKLAHOMA 73106  
(405) 233-7773

CONCEPTUAL SITE PLAN	
MAYWOOD PARK, A SIMPLIFIED PLANNED UNIT DEVELOPMENT	
ALL OF BLOCKS SEVEN (7), EIGHT (8), NINE (9), TEN (10), AND FIFTEEN (15), AND ALL OF BLOCKS F AND G, MAYWOOD PARK ADDITION SECTION 1, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA	
SUN & MOORE ARCHITECTS, P.C.	S.M.C.
315 N. MAIN ST. OKLAHOMA CITY, OKLAHOMA 73106 (405) 233-7773	
DATE: 10/1/03	BY: [Signature]
CHECKED BY: [Signature]	SCALE: 1" = 30'
SHEET NO. 1	

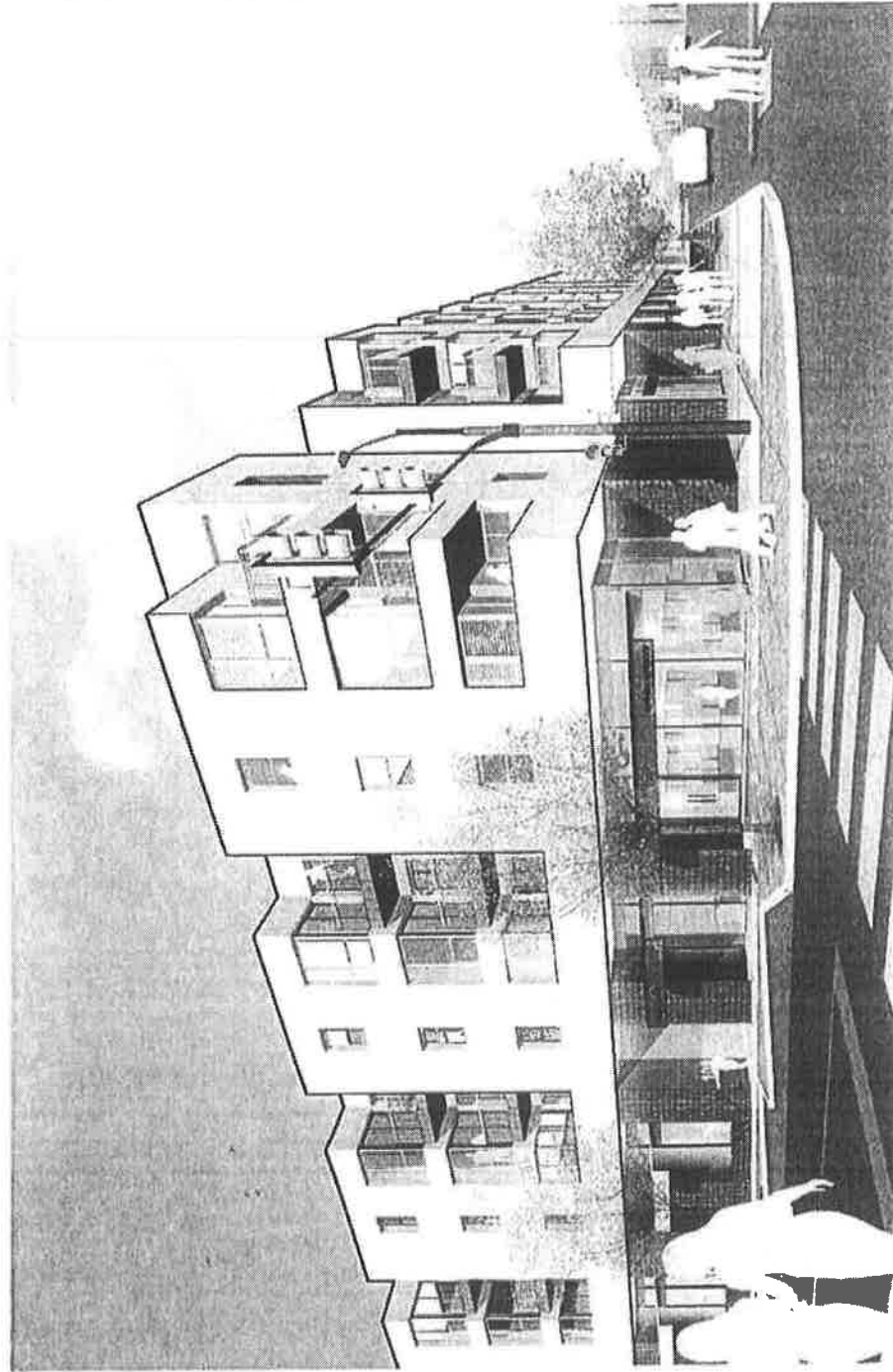
# I View in context



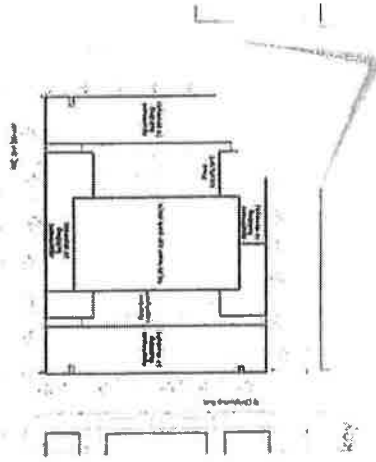
NE 2nd Street and N Walnut Avenue  
view looking west



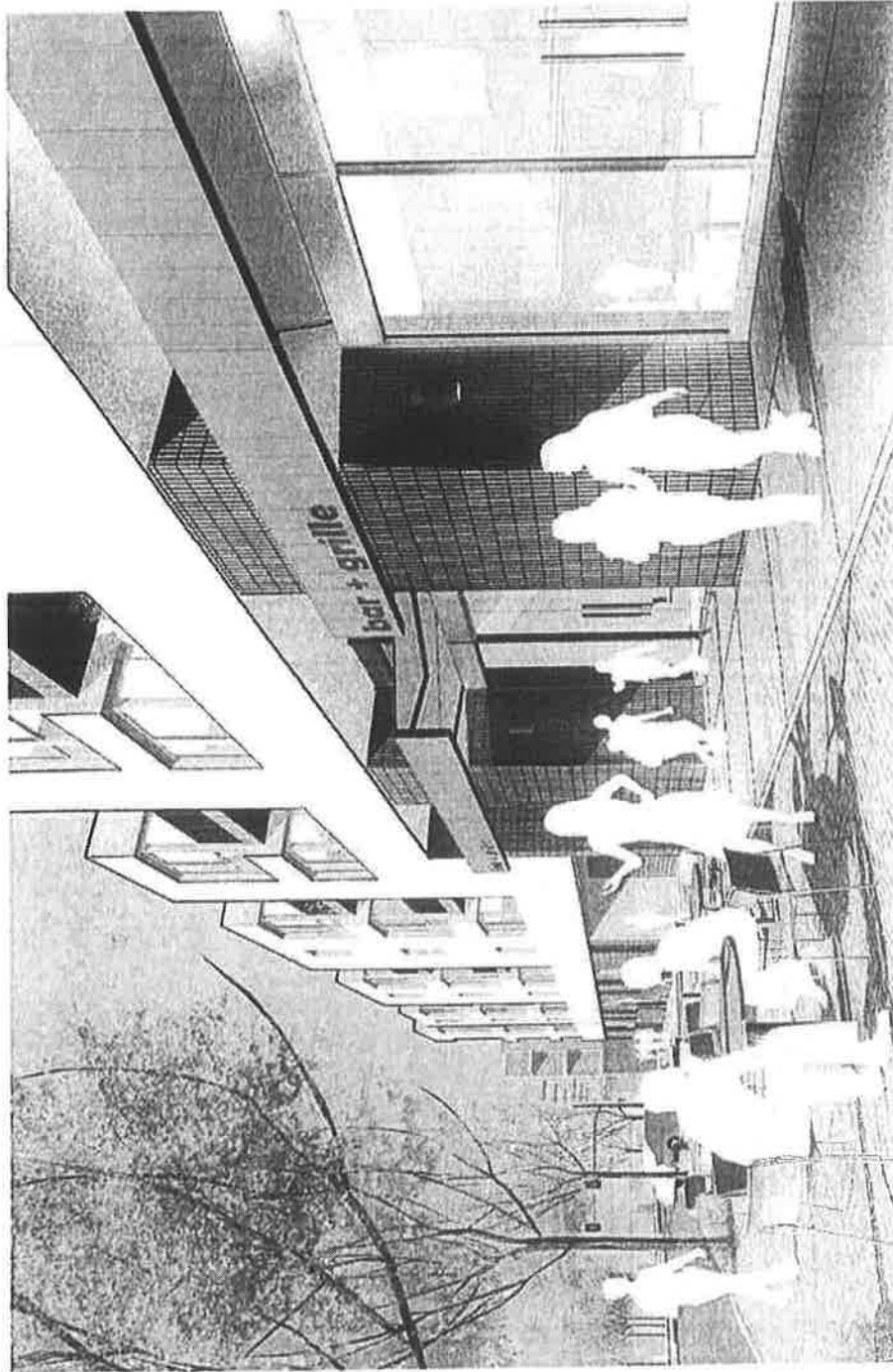
## 2 View in context



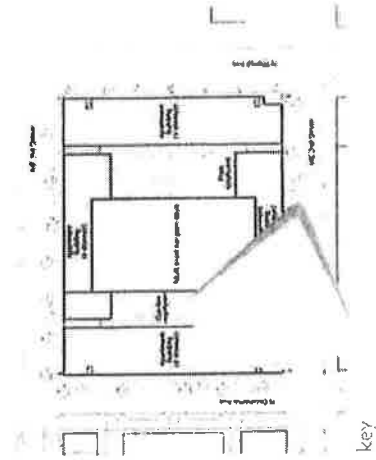
NE 2nd Street and N Walnut Avenue  
view looking north



### 3 View in context

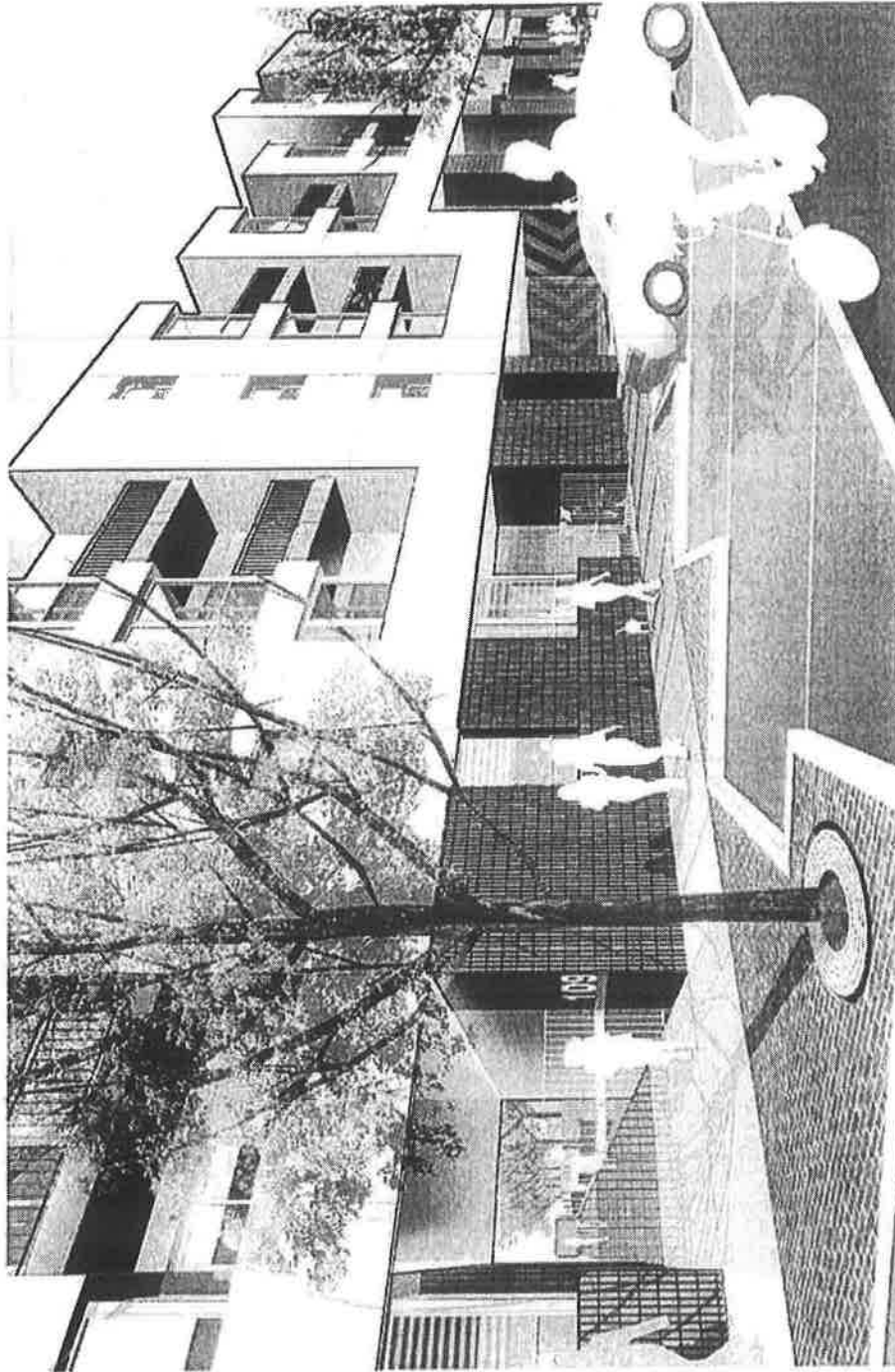


NE 2nd Street  
retail interface looking west

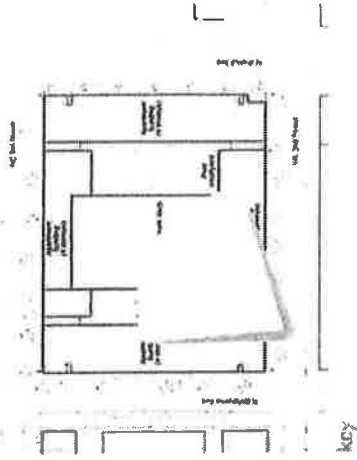


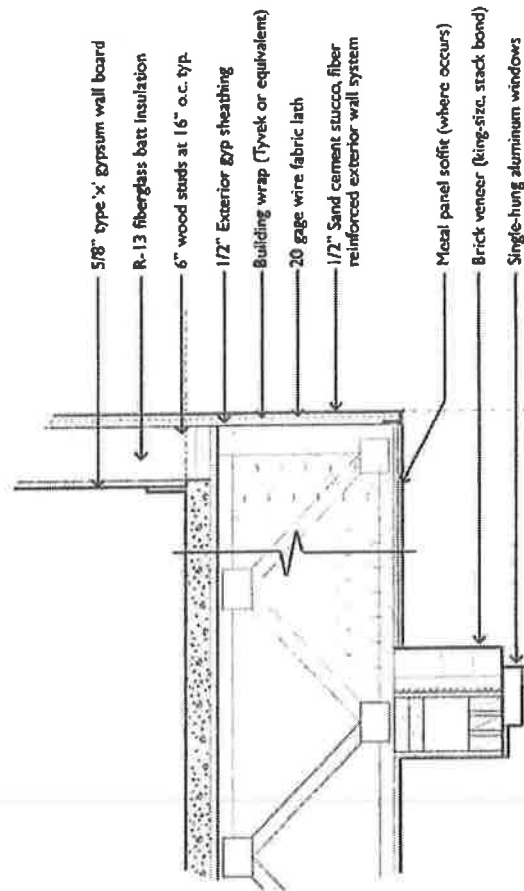


## 4 View in context



NE 2nd Street  
Street interface looking northeast





Typical Output:  $z^* = 1.0^{**}$

Section 01; Walnut Avenue  
looking north 3/8" = 1'-0"