

APPROVED

04-08-2025

BY THE CITY COUNCIL
Arny K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD - 1710
MASTER DESIGN STATEMENT

PREPARED FOR:

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SPUD-1710 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, as amended).

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.

1. This site will be developed in accordance with the use and development regulation of the **R-1 Single Family Residential District** (Oklahoma City Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:
2. **Minimum Lot Size:**
The minimum Lot Size within this SPUD shall be no less than Two Thousand Six Hundred (2,600) square feet.
3. **Minimum Lot Width:**
The minimum lot width within this SPUD shall be no less than forty-one feet (41') in width. Lots may have frontage onto NW 40th Street or onto the Common Lot A to be created in a plat such lots shall not be required to have frontage onto NW 40th Street.
4. **Maximum Building Height:**
The maximum building height shall not exceed twenty-six feet (26') in height.

5. Maximum Building Size:

The maximum building size for new residences shall not exceed 2,500 square feet exclusive of garages.

6. Maximum Number of Buildings:

The maximum number of buildings shall not exceed four (4) residential structures and four (4) attached / detached garages.

7. Building Setback Lines

Building Setback Lines for structures shall be as follows.

Front Yard: The front yard setback from the north exterior boundary of the SPUD shall be twenty feet (20').

Rear Yard: The rear yard setback from the south exterior boundary of the SPUD shall be ten feet (10').

Side Yard: The side yard setback from the east and west exterior boundaries of the SPUD shall be three feet (3') for any existing building built within three feet (3') and five feet (5') in all other instances.

Interior: The interior lot line setback within this SPUD shall be zero feet (0').

Setbacks in this SPUD district shall prevail over platted setback or building lines.

8. Sight-proof Screening:

The base zoning district regulations shall regulate the sight-proof screening of the exterior boundary of this SPUD. No interior screening shall be required.

9. Landscaping:

Landscaping shall comply with the City of Oklahoma City landscape ordinance in effect at the time of development.

10. Signs:

Signs shall be in accordance with the base zoning district regulations.

11. Access:

Shared/Cross Access between lots shall be permitted via a platted private access drive / access easement. Said drive may be constructed of a permeable surface such as decomposed granite (dg) with curbing to hold the dg in place. Lots may front onto the platted Common Lot A for their frontage requirement. There shall be one (1) access point from NW 40th Street to this SPUD.

12. 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 of this SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, metal or wood, or other similar type finish. EIFS (Exterior Insulation Finish System) material and exposed concrete block buildings shall not be permitted within this SPUD.

2. Open Space:

The maximum lot coverage, including accessory structures and non-permeable pavement within this SPUD shall not exceed seventy-five percent (75%).

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 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.

6. Parking:

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, as amended, except that garage spaces shall count toward parking requirements.

7. Maintenance:

Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, and walls, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

9. Garage Roof Decks:

Any garage roof decks which might be constructed shall be required to have sight-proof screening walls between such decks and the properties adjoining this SPUD.

III.Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Survey

Exhibit D: Aerial Photograph

Exhibit E: Proposed Replat

SPUD-1710 Exhibit A - Legal Description

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-Five (25), Putnam Heights Addition to the City of Oklahoma City.

Exhibit B Site Plan

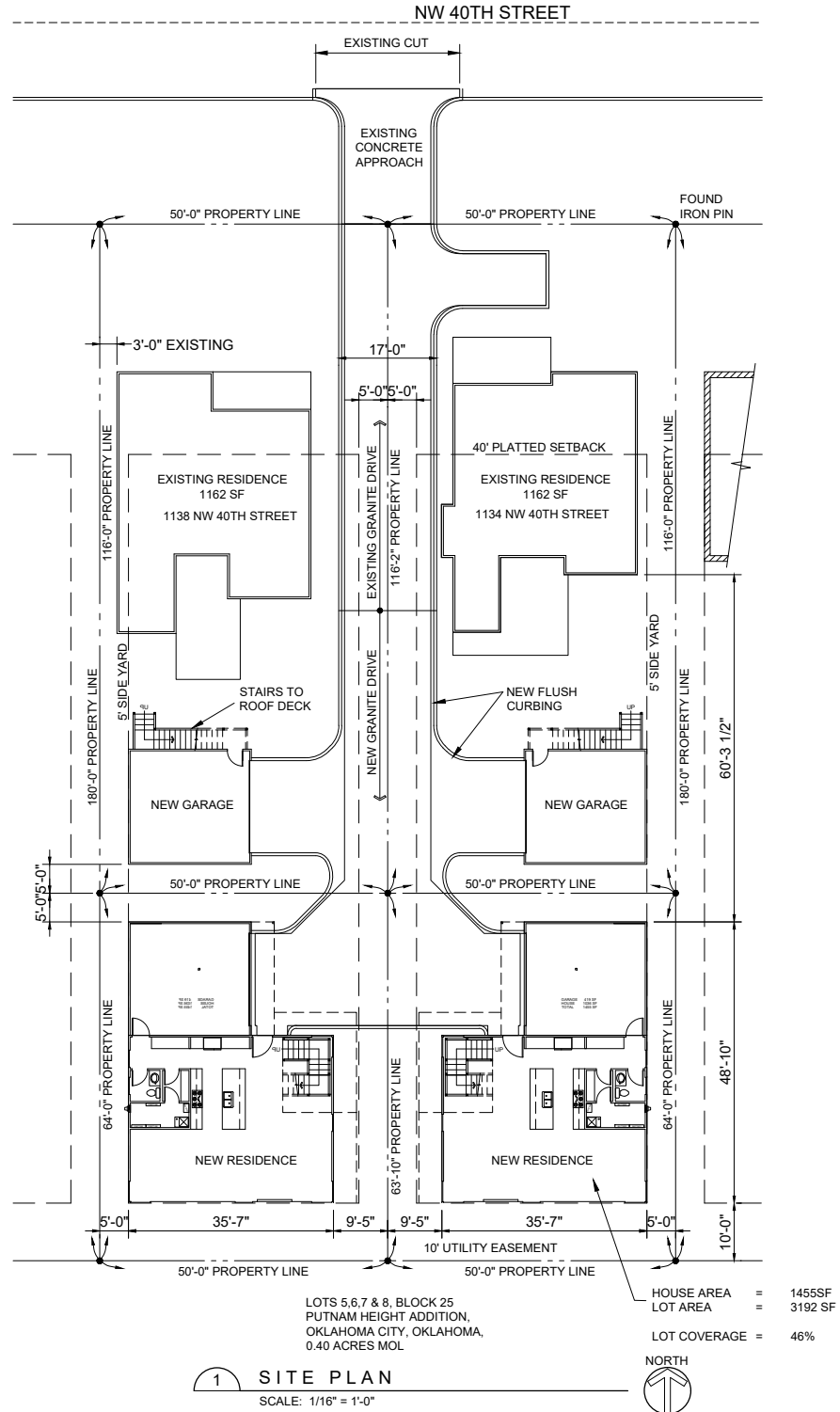
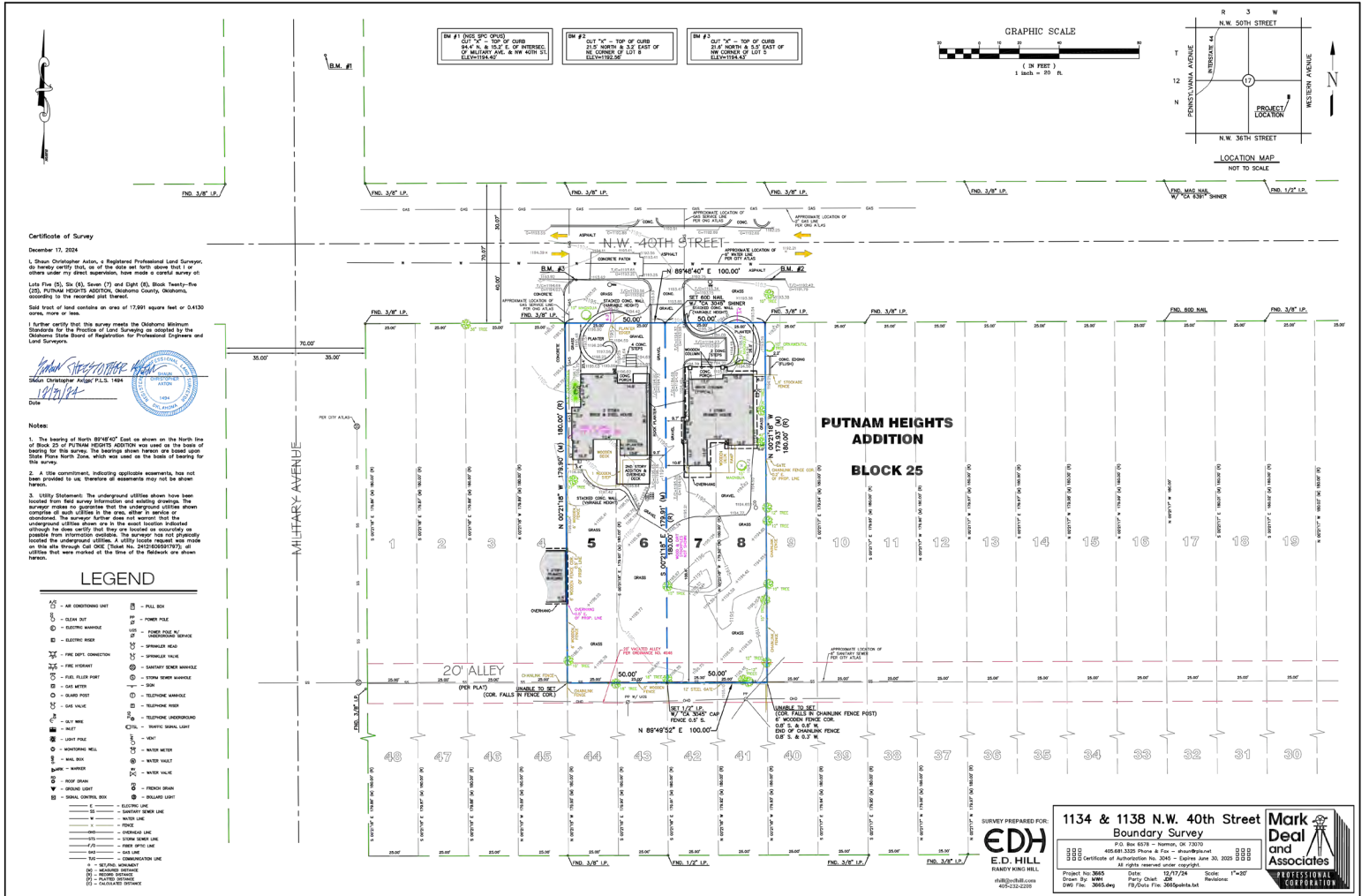


Exhibit C Survey

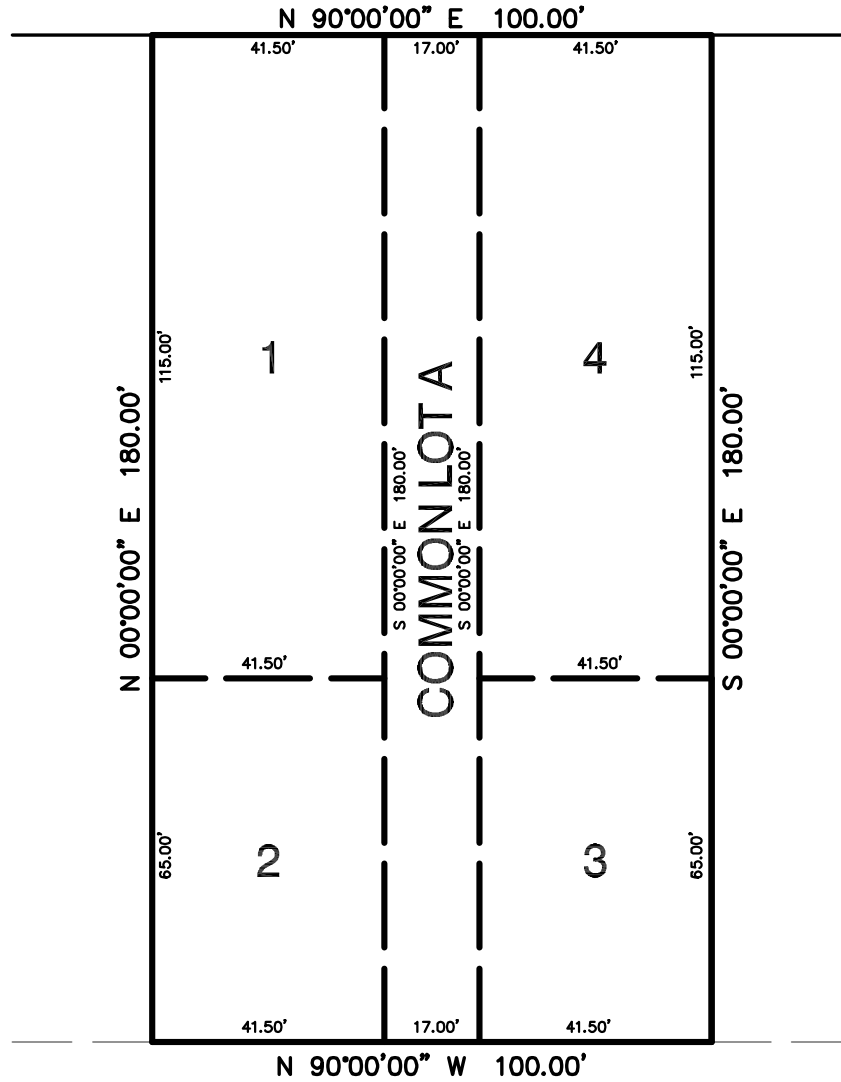


SPUD-1710 Exhibit D

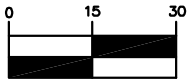


EXHIBIT "E"
PROPOSED REPLAT

N.W. 40TH STREET



GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.