

APPROVED

5-21-2024

BY THE CITY COUNCIL
Amy M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1588
MASTER DESIGN STATEMENT

12/14/2023
Revised 2/1/2024
Revised 3/5/2024



PREPARED BY:
Fallon Brooks-Magnus, AIBD
Jollybird Design
4312 N Classen Blvd.
OKC, OK 73118
(405) 655-8077
fallon@jollybird.design

SPUD-1588 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 regulation of the R-2 Medium-Low Density Residential District (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-2 base zoning district shall be permitted. In addition, the following use shall be permitted:

Three- and Four-Family Residential (8200.15)

2. **Maximum Building Height:**

Maximum building height shall be 25'.

No rooftop decks shall be permitted within this SPUD.

3. **Minimum Lot Size:**

The minimum lot size within this SPUD shall be 2,975 square feet.

4. Maximum Building Size:

If said building contains more than two (2) units, said units shall not exceed 400 square feet each. If only two units are built, they shall be allowed a maximum of 800 square feet each. If only one unit is constructed, it shall be allowed a maximum of 1,600 square feet.

5. Maximum Number of Buildings:

There shall be a maximum of one (1) building with a maximum of four (4) units within said building.

6. Building Setback Lines:

Front Yard (West): 10 feet, except garages shall be setback at least 20 feet from N Indiana Avenue

Rear Yard (East): 5 feet

Side Yard (South): 10 feet

Side Yard (North)(Alley): 0 feet

7. Sight-proof Screenings:

Sight-proof screening shall be in accordance with the base zoning district.

8. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9. Signs:

There shall be no signs within this SPUD.

10. Access:

Access shall be permitted by two drive aprons, separated by at least 15 feet of living landscaped area.

11. Sidewalks:

No sidewalks shall be required.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Concrete block buildings shall not be permitted.

2. Lot Coverage:

A maximum of 65% lot coverage shall be allowed in this SPUD.

3. Open Space:

A minimum of 35% open space shall be preserved.

4. Street Improvements:

N/A

5. 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.

6. Dumpsters:

No dumpsters shall be allowed within this SPUD. Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

7. Parking:

There shall be a minimum of 1 parking space per unit within this SPUD, garage parking may be counted toward the minimum. Up to two required spaces may meet the dimensions for compact cars.

8. Maintenance:

Maintenance of the common areas 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,

piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9. Drainage:

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

III. Supporting Documents

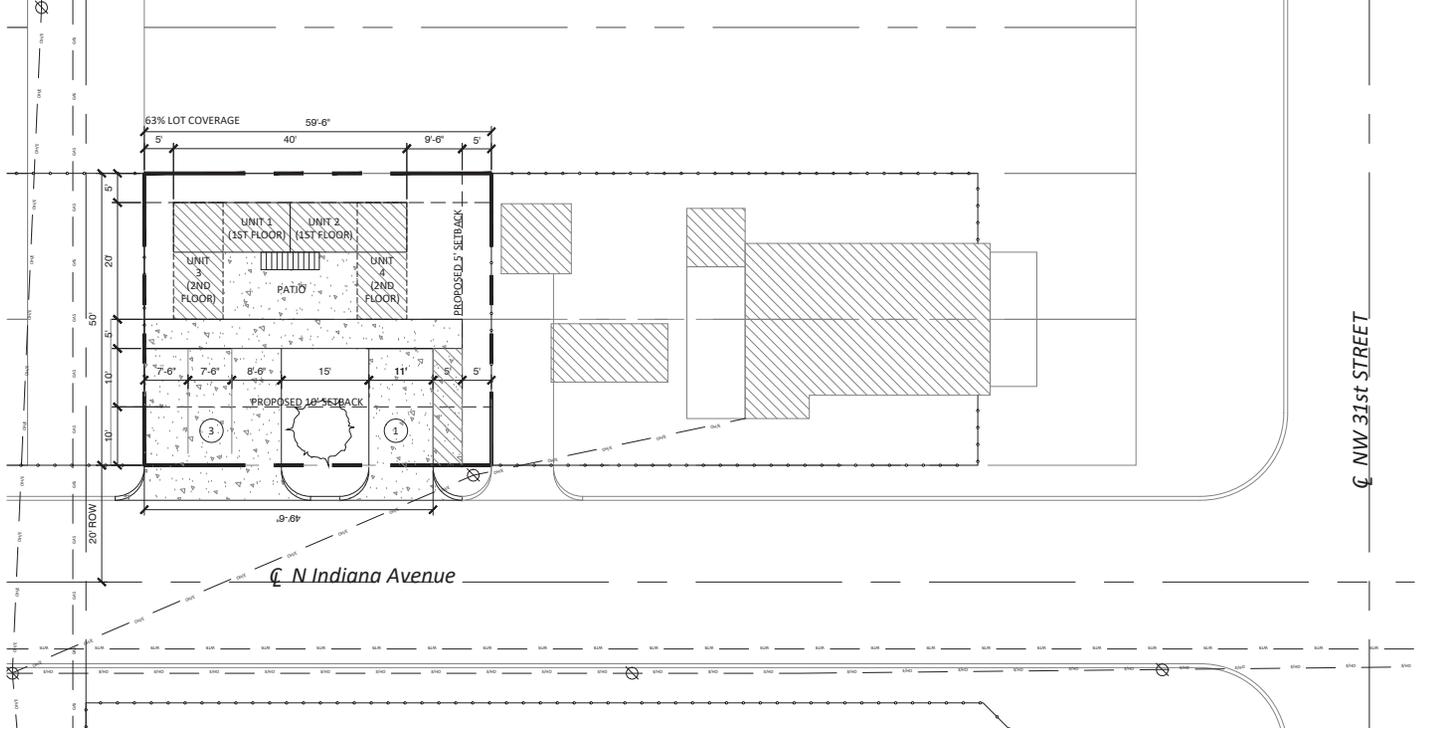
Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1588 Exhibit A – Legal Description

A part of the Southeast Quarter of Section 20, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. More specifically described as: The North Fifty-Nine and Five-Tenths Feet (N59 5/10') of Lots THIRTY-FIVE (35) and THIRTY-SIX (36), in Block FOURTEEN (14), of MILITARY PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma.

SPUD-1588 Exhibit B Site Plan



1
A PROPOSED SITE PLAN
1" = 10'-0"

