

**APPROVED**

3-12-2024

BY THE CITY COUNCIL  
*Arny H. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**  
**SIMPLIFIED PLANNED UNIT DEVELOPMENT**  
**SPUD-1594**  
**MASTER DESIGN STATEMENT**

**December 27, 2023**  
**Revised January 29, 2024**  
**Amended by City Council on March 12, 2024**

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# **SPUD-1594 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-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

- 8200.14 Single-Family Residential
- 8200.16 Two-Family Residential
- 8200.15 Three- and Four Family Residential
- 8200.13 Senior Independent Living
- 8200.12 Multifamily Residential, maximum 10 units

2. **Maximum Building Height:** Two stories and 30 feet

3. **Maximum Building Size:** For primary structure 5,000 square feet per story. Porches and covered walkways shall not count toward maximum building size.
4. **Maximum Number Buildings:** One (1) multifamily building, otherwise per Code.
5. **Building Setback Lines**
  - Rear (East): 50 feet
  - Side (North): Minimum 10 feet, however stairway may encroach up 9 feet into the setback
  - Side (South): Minimum 8' 6", however stairway may encroach into entire setback.
  - Front (West) 11 feet, however covered porches/patios may encroach up to 5 feet in the front yard setback.
6. **Sight-proof Screening:** Sight-proof screening shall be in accordance with the base zoning district, except that a decorative metal fence and electric gate, maximum six (6) feet tall, shall be required along the north boundary of the SPUD where adjacent to the parking area. Sight-proof fence shall be on east and south property line.
7. **Landscaping:** The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development, except that the required landscaped buffer on the east side shall be a minimum four (4) feet in width.
8. **Signs:** Per the base district.

Non-Accessory Signs/Billboards and Electronic Message Display (EMD) signs are not permitted.
9. **Access:** No new driveways shall be allowed on Lottie Ave. Access shall be per Code, except that the number of driveways allowed on NE 14<sup>th</sup> Street for the multifamily residential use shall be limited to one.
10. **Sidewalks:** Sidewalks are existing on Lottie Ave and shall be repaired or replaced if damaged during construction. Sidewalks shall be provided along NE 14<sup>th</sup> Street in accordance with the City of Oklahoma City Municipal Code and ADA requirements in place at the time of development.

## 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, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Additionally, each first-floor apartment shall have a covered patio facing Lottie Ave. Each patio shall be a minimum of 5 feet x 12 feet.

2. **Open Space:** A minimum of 18% open space, defined as no buildings or paving, shall be provided.

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, 2020, as amended.

In addition, light poles shall be required along Lottie Avenue. Refer to Exhibit C for example of the light poles to be installed as located on Exhibit B.

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 Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that the maximum number of parking spaces required for the multifamily residential use shall be 13.

7. **Maintenance:** N/A

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

## 9. Other

9.1 Conform to Crime Prevention Through Environmental Design principles by:

- (a) Providing convenient, safe, well-marked and direct routes for pedestrian connections from the public street to building entrances;
- (b) Providing pedestrian scaled lighting for pedestrian circulation and visibility;
- (c) Providing effective lighting for vehicular traffic that does not overwhelm the quality of pedestrian lighting;
- (d) Framing open space with buildings that visually contain and provide for natural surveillance;
- (e) Providing for visibility around structures, screens, fences or enclosures to avoid the creation of areas of concealment.

9.2 Provide site illumination that is designed, located, and installed to achieve specific average footcandles in order to provide safe pedestrian and vehicle circulation as well as minimize adverse impacts on adjacent properties. This standard shall apply to light poles and/or wall mounted luminaries for all areas within the site to achieve the following standards:

- (a) Provide site illumination to achieve a maintained average of three footcandles (not less than .75 footcandles) throughout all parking areas;
- (b) Provide site illumination to achieve a maintained average of six footcandles (not less than 1.5 footcandles):
  - 1. Along pedestrian walkways and common areas;
  - 2. Within areas of concealment in need of visual access;
  - 3. At all building entries and exits.
- (c) Provide site illumination that is designed, located, and installed in a manner to minimize light trespass on adjacent properties by utilizing cutoff luminaries, house-side shields, and/or light-limiting accessories where needed.”

## III. Supporting Documents

Exhibit A: Legal Description

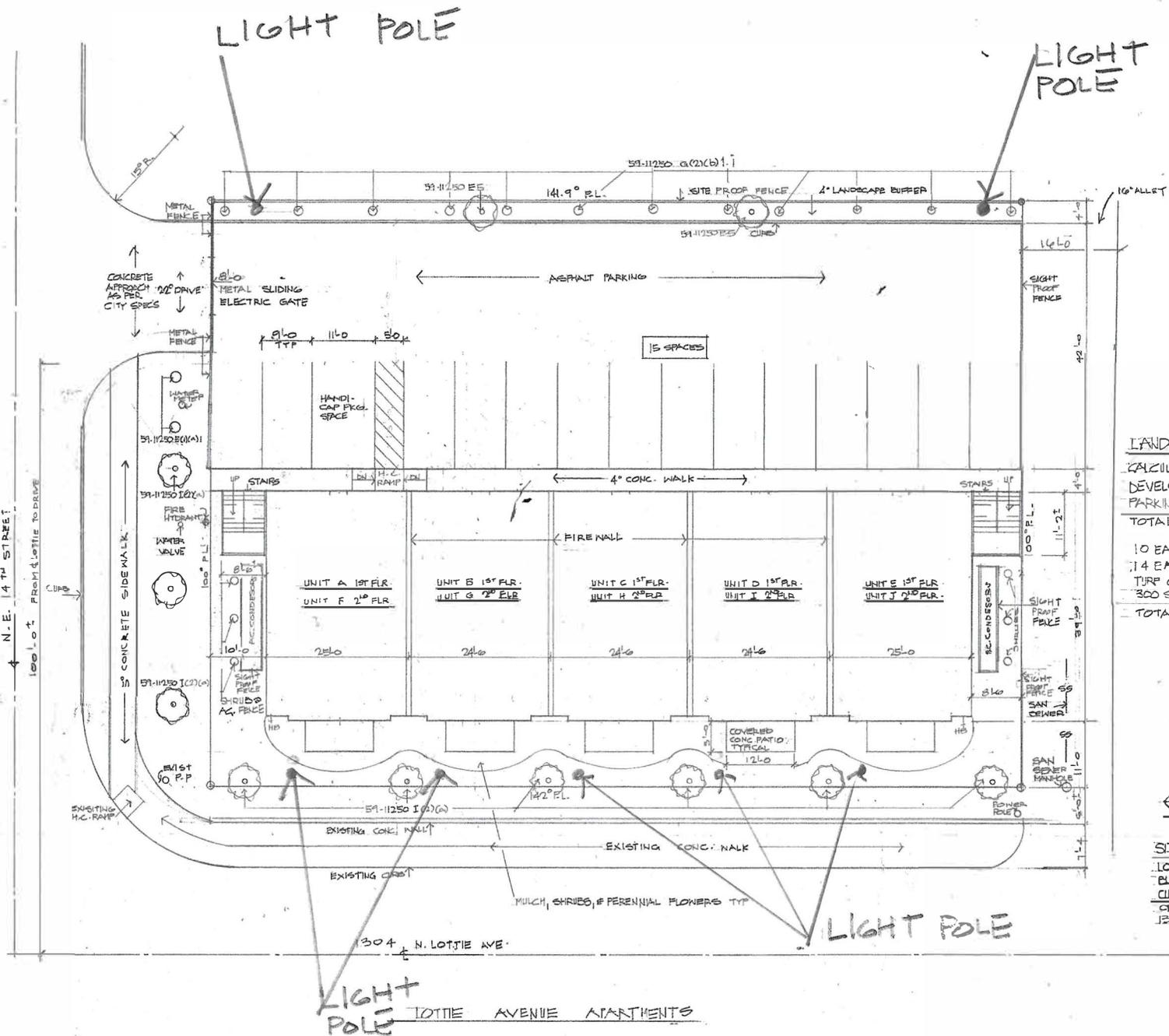
Exhibit B: Conceptual Site and Landscape Plan

Exhibit C: Example Light Poles

## **EXHIBIT A**

### **SPUD-1594 - LEGAL DESCRIPTION**

**Lots 15, 16, 17 and 18, in Block 10 of CULBERTSON EAST HIGHLAND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.**



**LANDSCAPE PLAN & CALCULATIONS**

**CALCULATIONS:**

DEVELOPED AREA	14,200 SF ÷ 200 = 71 PTS. REQ.
PARKING: 15 SPACES	2 PTS EACH = 30 PTS
TOTAL POINTS REQUIRED =	101 POINTS
10 EA. MEDIUM TREES	12 PTS EA. = 120 POINTS
14 EA. MEDIUM SHRUBS	2 PTS EA. = 28 "
TURF GRASS	2700 SF ÷ 9.300 SQD. = 285 POINTS
300 STD. 1/25"	75 POINTS
TOTAL POINTS SHOWN:	223 POINTS

**SITE PLAN**  
 LOT# 15, 16, 17, & 18  
 BLOCK 10  
 CLUBBERG'S EAST HIGHLAND ADDN.  
 OKLAHOMA CITY, OKLAHOMA, OK. COUNTY  
 1304 N. LOTTIE AVE.

**LIGHT POLE**  
**LIGHT POLE**  
**LIGHT POLE**  
 LOTTIE AVENUE APARTMENTS

