

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1585
MASTER DESIGN STATEMENT

October 30, 2023
Revised December 6, 2023
Revised December 8, 2023
Revised December 27, 2023

PREPARED BY:

Ken Fitzsimmons, AIA
TASK design , inc.
405 . 625 . 2115
1300 NW 17th st.
OKC, OK 73106
task-design.com

SPUD-1585 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).

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.

This site will be developed in accordance with the regulation of the **R-2 General Residential District and the Gatewood UC Urban Conservation District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

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

- single family residential (8200.14)
- two family residential (8200.16)
- three and four family residential 8200.15
- multiple family residential 8200.12

2. Density: A maximum of four dwelling units are permitted.

3. Minimum lot size: 2,500 square feet. A maximum of two lots are permitted. If property is subdivided, a 10' wide, shared private utility easement, may be provided to allow driveway and utilities access, from individual lots to south and north ROWs/ easements. Private utility easement, where adjacent to subdivided lots, may be included in the tabulation of lot area.

4. **Maximum Building Height:** Single family per straight zoning. If more than single family or for subdivided lots then height shall be limited to 30-ft or 2 story.
5. **Maximum Building Size:** The maximum building lot coverage shall not exceed 75%. Adjacent private utility easement may be included in the tabulation of lot coverage.
6. **Maximum Number of Buildings:** There shall be a maximum of 2 individual structures with up to 2 dwelling units each.
7. **Building Setback Lines**
 - The minimum setback along NW 16th Street shall be 25 feet. A front porch may encroach up to 6' within this setback.
 - North (interior lot lines): 0 feet or as required by building and fire code.
 - South: 0 feet, or as required by building and fire code.
 - West: 5 feet, or as required by building and fire code.
 - East: 0 feet from an interior lot line, otherwise 5 feet from SPUD boundary.
8. **Sight-proof Screening:** Sight proof screening to be provided between parking spaces and driveways, adjacent to neighboring properties to the east and west of the SPUD boundary. Screen to be constructed of abutted or overlapping solid planks, panels or block materials per Section II.1. Screen to be 6' high minimum, 8' maximum above adjacent drive. Where there is head in vehicle maneuvering facing neighboring properties, then a 3' wide landscape buffer to be provided, adjacent to and in addition to the screen. Landscape buffer not required along shared private utility easement.
9. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. The existing tree along NW 16th Street to remain.
10. **Signs:** Signs are not permitted.
11. **Access:** On-site parking spaces may be accessed from existing drive approach from NW 16th Street. Only one driveway shall be permitted onto NW 16th Street. New lots within this SPUD are not required to have frontage on an approved street. Access to individual lots may be permitted from a private drive. Private drives are required to be contained within a platted private access easement.
12. **Sidewalks:** No new walks required. New accessible walkways to replace existing ones that are demolished or damaged during construction.

II. Other Development Regulations:

1. **Architecture:** The following materials are permitted: Painted fiber cement panel or siding, composite panel or siding, masonry, stucco, architectural metal panel which may be of a corrugated profile, polycarbonate panels, composite decking, exposed wood or metal, welded wire panels. Cladding may be attached with exposed fasteners.

No more than 30% EIFS is allowed.

Front building to have porch facing NW 16th Street.

Roof may be of any configuration, material or pitch.

Upper level window sill(s) along east/ west property lines, to be set 5'-0" min. above floor level.

2. Street Improvements: N/A

3. 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.

4. Dumpsters/ waste: No dumpsters will be allowed within the SPUD. Trash receptacles to be screened so not visible from street.

5. Parking: A minimum of two parking spaces shall be provided per structure. Covered parking and garage parking shall count toward the parking requirements.

A minimum aisle width of 24 feet shall be allowed for maneuvering for head in parking. A minimum aisle width of 10 feet shall be allowed for shared access drive to onsite parking. No minimum distance required between house and access drive(s) with a concrete curb or engineered barrier or foundation that extends 18" min. above drive.

Driveways and parking spaces, located on private property, may be constructed of compacted decomposed or crushed granite or screenings contained within concrete curb.

6. Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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, fences, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1585 Exhibit A – Legal Description

Lots 13 & 14 in Block 1 of JJ Baumann Addition to Oklahoma City, Oklahoma County, Oklahoma.

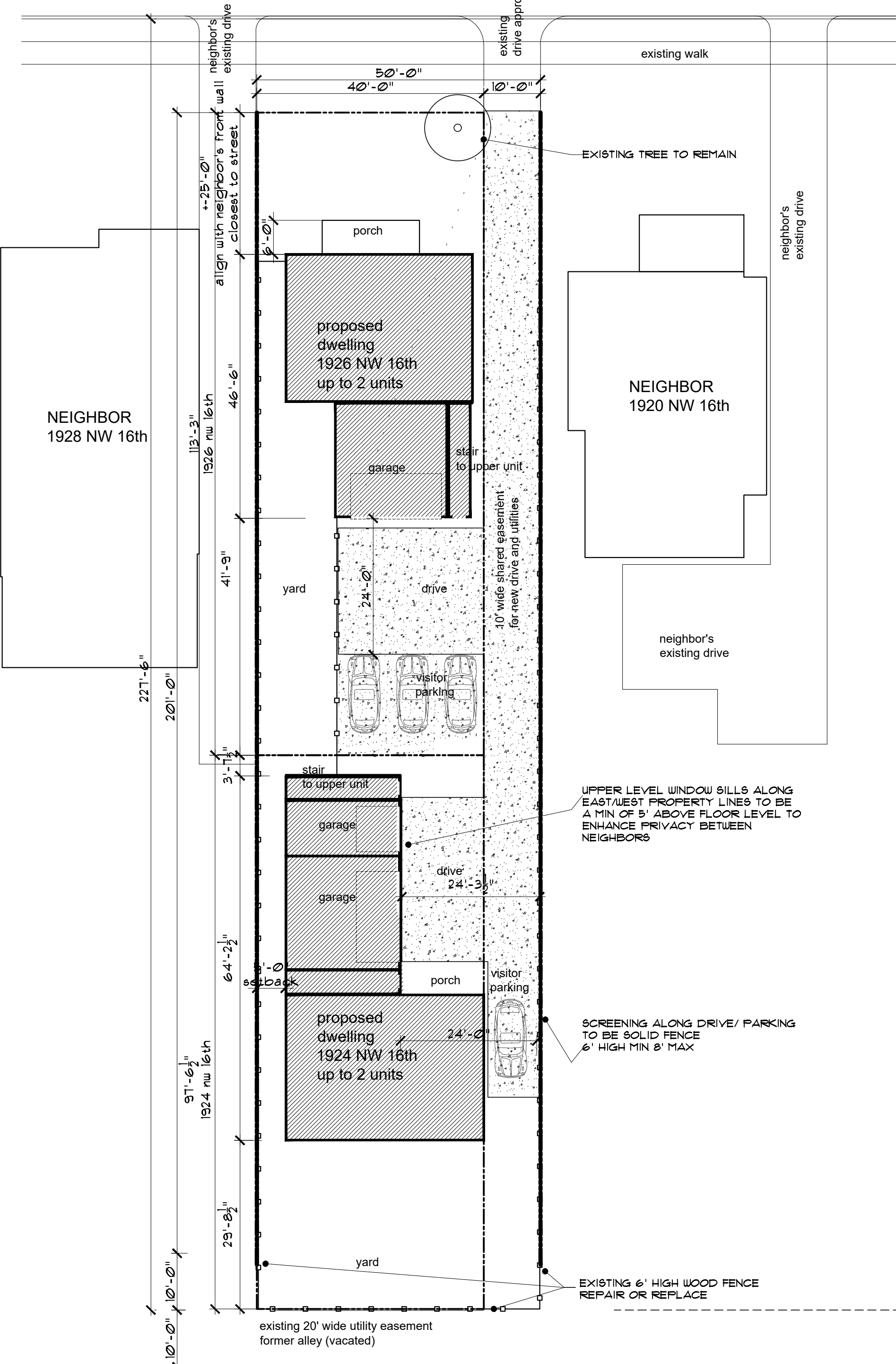


EXHIBIT B- SITE CONCEPT-1926 nw 16th st

SCALE: 1/16"=1'-0" dec 27 2023