

APPROVED

8-15-2023

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1533

MASTER DESIGN STATEMENT FOR

1915 N. McKinley Ave.

April 26, 2023

June 15, 2023

June 23, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

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Oklahoma City, OK 73102

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SPUD-1533 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 regulations of the **R-1 Single-Family Residential District** and Gatewood Urban Conservation Districts (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all uses permitted under R-1, the following shall also be permitted: 8200.16 Two-Family Residential

There shall be a minimum lot size of 4,600 square feet for duplex buildings.

2. **Maximum Building Height:**

The maximum building height shall be 2 ½ stories and 35 feet in height.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district regulations.

4. Maximum Number of Buildings:

There shall be a maximum of one (1) primary structure with two (2) dwelling units within this SPUD.

5. Building Setback Lines

Front Yard: 25 feet

Rear Yard: 10 feet

Side Yard: 5 feet

Corner Side Yard: N/A

6. Sight-proof Screening:

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

7. Landscaping:

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

8. Signs:

8.1 Free Standing Accessory Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

Two (2) separate drives up to 12 feet in width are allowed from N. McKinley Ave and shall extend eighteen (18) feet beyond the front setback line which is 25 feet, and are not required to be connected.

10. Sidewalks

Sidewalks shall be extended along N. McKinley where not currently present.

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, or 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. Exposed metal or exposed concrete block buildings shall not be permitted. The home shall be oriented toward the street.

2. Open Space:

Open space shall be in accordance with the base zoning district.

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.

5. Dumpsters:

Dumpsters are not allowed except during construction. 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, 2020, as amended, except that one parking space shall be required per dwelling unit. Parking shall be permitted to be beyond the front building line.

7. 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.

8. 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

Exhibits B1-B4: Conceptual Site Plans

Exhibits C1-C-4: Renderings

Exhibit A
Legal Description

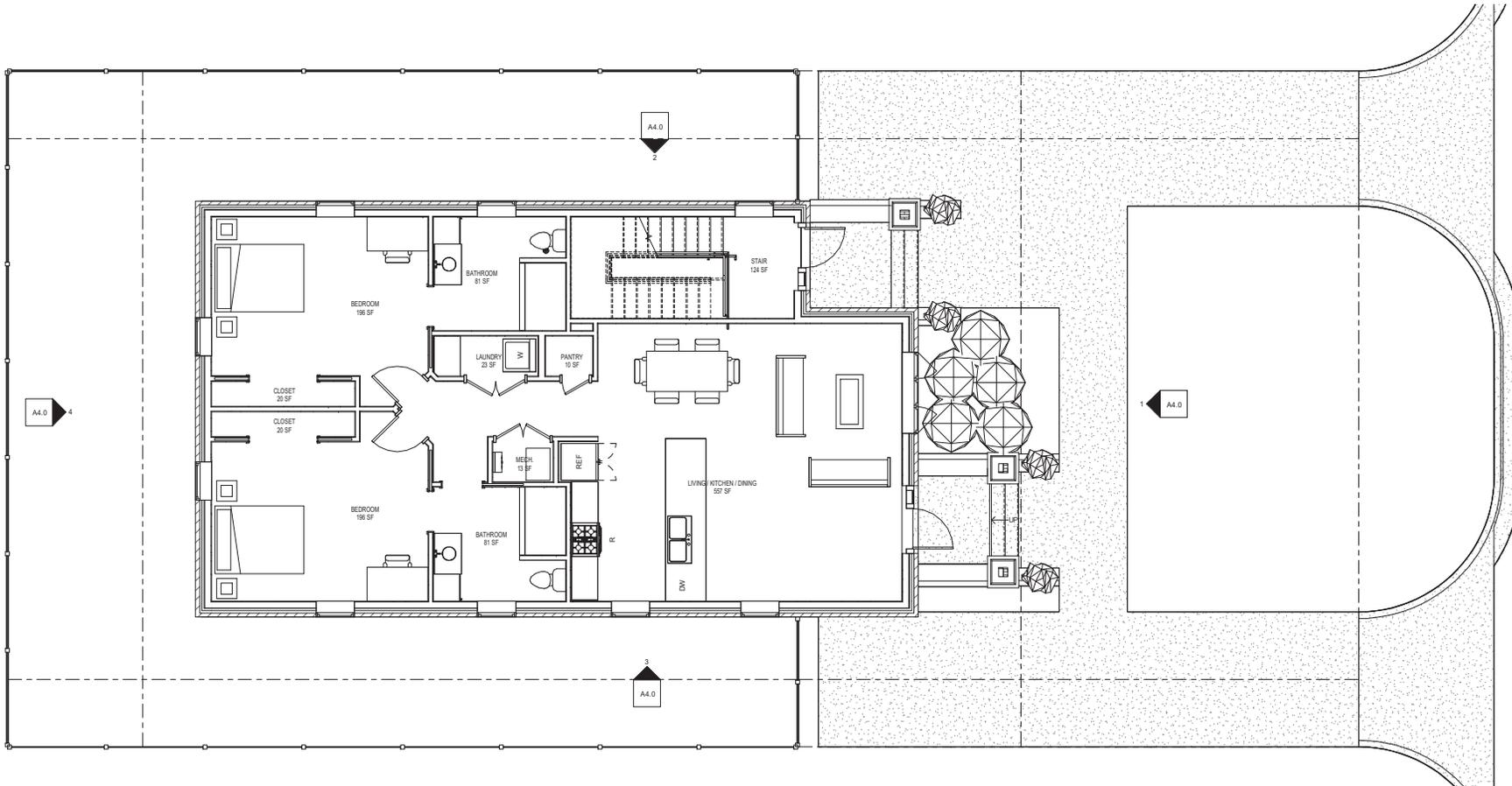
The South Fifty (50) feet of Lots Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), in Block Fifty-Six (56) of UNIVERSITY ADDITION, to Oklahoma City, Oklahoma County, according to the recorded plat thereof.

EXHIBIT B1



816 NORTH WALKER, SUITE 100
 OKLAHOMA CITY, OK 73102
 VOICE: 405.625.1044
 WWW.STUDIOARC.COM

PRELIMINARY
 DRAWINGS
 NOT FOR
 CONSTRUCTION



1 | LEVEL 1
 1/4" = 1'-0"

1/12/22/2022 8:39:55 AM

McKinley Avenue Duplex
Esperanza Real Estate Investing

1915 N. McKinley Avenue
 Oklahoma City, Oklahoma

Revision		
#	Description	Date

Project Number
 Project Number Here
 Sheet Title

FIRST FLOOR

Date
 08/15/22

A2.1

EXHIBIT B2

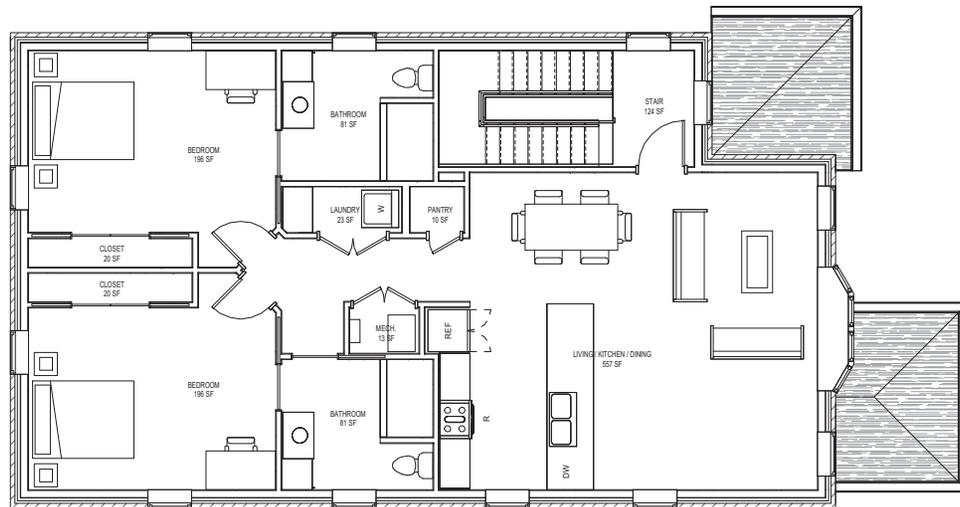


816 NORTH WALKER, SUITE 100
 OKLAHOMA CITY, OK 73102
 VOICE: 405.645.1044
 WWW.STUDIOARC.COM

PRELIMINARY
 DRAWINGS
 NOT FOR
 CONSTRUCTION

McKinley Avenue Duplex Esperanza Real Estate Investing

1915 N. McKinley Avenue
 Oklahoma City, Oklahoma



1 | LEVEL 2
 1/4" = 1'-0"

11/22/2022 8:39:56 AM

Revision		
#	Description	Date

Project Number	
Project Number Here	
Sheet Title	
SECOND FLOOR	

Date	
08/15/22	

A2.2

EXHIBIT B3



816 NORTH WALKER, SUITE 100
OKLAHOMA CITY, OK 73102
VOICE: 405-605-1044
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PRELIMINARY
DRAWINGS
NOT FOR
CONSTRUCTION

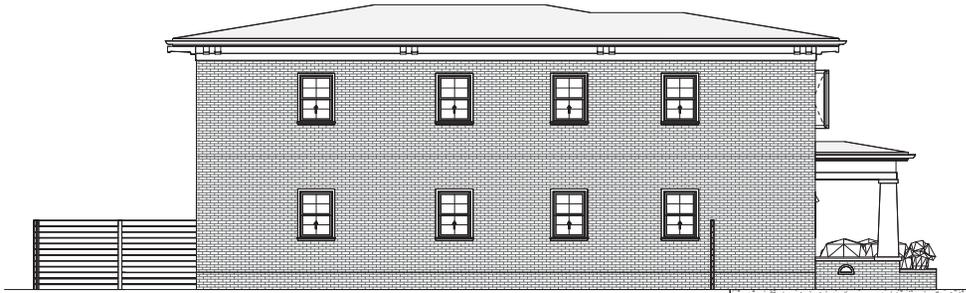
McKinley Avenue Duplex
Esperanza Real Estate Investing
1915 N. McKinley Avenue
Oklahoma City, Oklahoma

Revision		
#	Description	Date

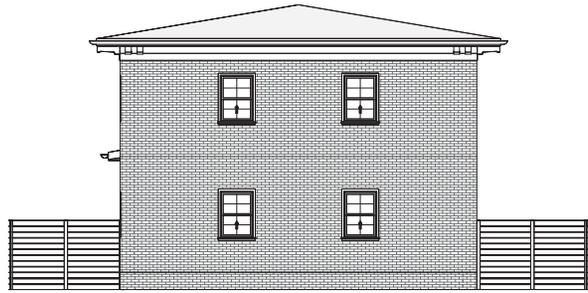
Project Number
Project Number Here
Sheet Title
EXTERIOR
ELEVATIONS

Date
08/15/22

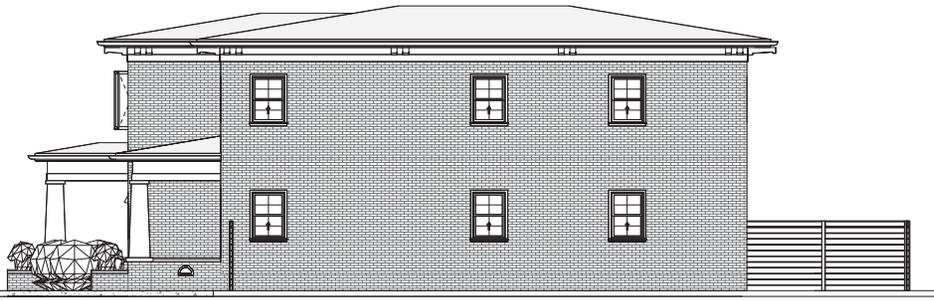
A4.0



3 | SOUTH ELEVATION
3/16" = 1'-0"



4 | WEST ELEVATION
3/16" = 1'-0"



2 | NORTH ELEVATION
3/16" = 1'-0"



1 | EAST ELEVATION
3/16" = 1'-0"



Esperanza Real Estate Investing

McKinley Avenue Duplex

1915 N. McKinley Avenue
Oklahoma City, Oklahoma

08/15/22

Conceptual Design

ARCHITECTURE

STUDIO ARCHITECTURE, P.C.
816 N. Walker Ave., Suite 100
Oklahoma City, Oklahoma 73102
TEL: 405-605-1044

PROJECT LOCATION









