

APPROVED

8-13-2024

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1638
MASTER DESIGN STATEMENT

May 01, 2024
Revised June 18, 2024
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PREPARED BY:

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SPUD-1638 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:

<i>8150.6.1</i>	<i>Community Garden</i>
<i>8150.6.4</i>	<i>Home Garden</i>
<i>8150.7</i>	<i>Rainwater Harvesting</i>
<i>8250.3</i>	<i>Community Recreation: Property Owners Association</i>
<i>8200.4</i>	<i>Live/Work Units, further limited to work uses 8300.1 and 8300.59</i>
<i>8200.12</i>	<i>Multiple-Family Residential</i>
<i>8200.14</i>	<i>Single-Family Residential</i>
<i>8200.15</i>	<i>Three- and Four- Family Residential</i>
<i>8200.16</i>	<i>Two-Family Residential</i>

Gatewood Urban Conservation Overlay District regulations will not apply to this SPUD.

2. **Maximum Building Height:** 35 feet

3. **Maximum Building Size:** Not to exceed 18,000 square feet per building. The front building façade length of buildings fronting North Ellison Avenue shall be a maximum of eighty (85) feet total.
4. **Maximum Number of Buildings:** There shall be a maximum of five buildings within this SPUD.
5. **Density:**
There shall be a maximum of 32 dwelling units within this SPUD
6. **Building Setback Lines**
West: 10 ft
East: 15 ft
South: 7 ft
North: 7 ft
7. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the North, South, and West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, or other decorative and/or any combination thereof and shall be solid and opaque. The fence may not be a chain link. Side yard fencing shall not extend past the front of the building units and may return to the building units or patio areas in line or behind the front plane of the building units and/or patio. Alternatively, a vegetative screen on the North and South boundary of the tract may be installed in the form of a fence with living vegetation. Along the north and south boundaries of the SPUD, a landscaped buffer no less than five feet in width planted with a series of evergreen plantings that will grow to a height of at least six feet and spaced in a manner to provide an impervious visual barrier.
8. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development. Trees shall be planted on North Ellison Avenue and shall meet the City of Oklahoma City's Landscape Ordinance Streetscape Buffer requirements.
9. **Signs:**
 - 9.1 **Freestanding Accessory Signs**
Per R-4 General Residential District (OKC Zoning Ordinance, 2020, as amended).
 - 9.2 **Attached Signs**
Per R-4 General Residential District (OKC Zoning Ordinance, 2020, as amended).
 - 9.3 **Non-Accessory Signs**
Non-accessory signs shall be prohibited.
 - 9.4 **Electronic Message Display Signs**
Electronic Message Display signs shall be prohibited.

10. **Access:** Access shall be via one (1) two-way drive to enter and exit from North Ellison Avenue. Permeable paving surfaces, such as unit pavers, decomposed granite drive, or recycled plastic grid systems installed below grade to reduce run-off and flooding, shall be allowed in the central shared drive of the site and shall not connect to the paved streets. A gravel drive shall not be permitted. Pervious paving for parking areas, driveways, pathways, and plazas is subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Access shall meet Fire Department requirements at permitting.

11. Sidewalks:

Sidewalks with a minimum width of five (5) feet shall be constructed on North Ellison Avenue, subject to the policies and procedures of the Public Works Department and ADA requirements.

Any 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, architectural metal, or wood and cementitious siding (including but not limited to the brand commonly known as James Hardie), 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.

Structures fronting North Ellison Avenue shall have entry doors, windows and porches that face the street.

2. **Open Space:** This SPUD shall have a minimum usable open space of 20%, defined as a landscaped area for residents to occupy passively or use actively, including passive spaces with trees, pathways for leisure, and spaces designed for active uses such as sports, exercise and play.
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.

To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

5. **Trash Collection:** Commercial dumpsters may be used within the development. Dumpsters shall be located at least 25 feet from residential uses abutting the SPUD and shall be located behind the rear wall of building fronting North Ellison Avenue. 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 a minimum of 1.25 spaces per dwelling unit shall be provided on-site. The number of required parking spaces may be reduced by utilizing any of the methods outlined in Chapter 59, Article X Section 10600.5, 2020, as amended.
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 may 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. Certain amenities such as, but not limited to, walks and benches, shall be permitted if installed in a manner that meets the requirements specified above.
8. **Drainage:** The 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: Conceptual Site Plan

SPUD-1638 Exhibit A – Legal Description

The South 135-feet of Lot Three (3) and the South 75-feet of Lot Six (6), in Block Three (3), of SUMMERS PLACE ADDITION. **AND** The South 60-feet of the North 75-feet of Lot Six (6), in Block Three (3), of SUMMERS PLACE ADDITION, to Oklahoma City, Oklahoma County, Oklahoma.

SPUD-1638 Exhibit B

