

APPROVED
4-9-2024

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1581
MASTER DESIGN STATEMENT FOR
408 NW 30th St.

November 1, 2023
November 27, 2023
November 29, 2023
January 5, 2024
January 17, 2024
February 1, 2024
February 9, 2024
February 27, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

SPUD-1581 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, the Jefferson Park Urban Conservation District, and the HL, "Historic Landmark" 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:

8250.3	Community Recreation: Property Owners Association
8200.12	Multiple-Family Residential
8200.14	Single-Family Residential
8200.15	Three – and Four- Family Residential
8200.16	Two-Family Residential

*Use Unit 8300.51.1 *Lodging Accommodations: Home Sharing*, shall be expressly prohibited within this SPUD.

2. **Maximum Building Height:**

The maximum building height shall be 30 feet (2 and ½ stories) and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations. Rooftop patios shall be prohibited.

3. Maximum Building Size:

The maximum building size shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

4. Maximum Number of Buildings:

There shall be a maximum of three (3) buildings and a minimum of two (2) buildings within this SPUD.

5. Density:

There shall be a maximum of 18 dwelling units, which shall consist of a minimum of 14 one-bedroom units and a maximum of 4 two-bedroom units within this SPUD.

6. Building Setback Lines

West: 0 ft
East: 10 ft
South: 15 feet
North: 15 feet

7. Sight-proof Screening:

Sight-proof screening shall only be required to screen parking areas within this SPUD. Said sight-proof screening shall be a minimum of four feet in height. A vegetative screen on the south and west sides of the tracts shall be installed and maintained in the form of a fence with living vegetation or 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 and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations..

8. Landscaping:

The subject parcel shall meet Oklahoma City Landscape requirements. There shall be a minimum of one tree with a minimum of 2-inches in caliper planted on 25-foot centers along the frontage of N. Hudson Ave. and NW 30th St. Trees shall meet the City of Oklahoma City's Landscape Ordinance Streetscape Buffer requirements. Existing healthy mature trees that remain on the site may count toward the required tree count. The vegetative screening and tree requirements shall substitute for all other City of Oklahoma City Landscape Ordinance requirements. Special attention will be paid to landscaping or hardscaping at the property frontage that visually mitigates the scale between the building and the street.

9. Signs:

9.1 Freestanding Accessory Signs

Freestanding signs shall be prohibited.

9.2 Attached Signs

Attached signs shall be prohibited.

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 will be via a two-way drive that will enter and exit from N. Hudson Avenue only. The maximum driveway width shall be 22 feet.

11. Sidewalks:

A minimum of a five-foot sidewalk shall be constructed on local streets, including the reconstruction of existing damaged sidewalks, subject to the policies and procedures of the Public Works Department and subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

II. Other Development Regulations:

1. Architecture:

The architectural design will be based on and conform with styles found in Jefferson Park and Edgemere Park and will not cause any harm to the general features that define this historic district. A significant amount of attention will be given to the frontage design of any new buildings and the relationship between the architecture and its visual context. The new construction will be compatible with the existing historic architecture and blend in with the surrounding structures. This compatibility may include taking into account the size, shape, massing, and materials used for the new construction. In the event that dormers are utilized, they shall be located on the east and west elevations only. Any new building or exterior renovations beyond ordinary maintenance and repair, as defined in the Oklahoma City Municipal Code, 2020, as amended, and balconies, if installed, shall meet the regulations outlined within the Municipal Code in reference to the Historic Landmark Overlay and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

2. Open Space:

There shall be a minimum of 40% open space.

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, and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

5. Dumpsters:

Commercial dumpsters shall be permitted in accordance with Chapter 59, Article XII, Section 59-12200.4(E) of the Oklahoma City Municipal Code, 2020, as amended.

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 in the event the site is developed for multiple-family residential, there shall be a minimum of 30 parking spaces within this SPUD. On street parking shall not be used to satisfy parking requirements. Construction of parking spaces and associated features shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

7. Maintenance:

The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Amenities include but are not limited to: bicycle storage racks, wood shade pergola (open air), exterior seating including benches and picnic tables, and landscaped community areas. Street furniture located within a public street right-of-way shall be available for use by the public and subject to approval of one or more revocable permits.

8. Drainage:

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

9. Other:

If approved by the City of Oklahoma City Public Works Department, developer shall be required to work with the Public Works Department to install speed cushions on NW 30th St. Installation of said speed cushions shall not impose any cost to the neighborhood.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan Package

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOTS ONE (1), TWO (2), AND THREE (3), IN BLOCK TWENTY-FIVE (25) OF JEFFERSON PARK, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF.

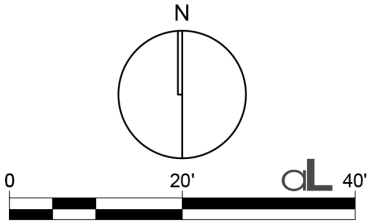
CENTER LINE OF NW 30TH STREET - 50' ROW WITH AN ADDITIONAL 17' UTILITY EASEMENT (33' TOTAL ROW)

EXHIBIT B



Open space including ROW:
(excluding parking lot & alley)
63% Green space & hardscape

Open space per code:
63% Open Space per code
24% landscape/hardscape
30 parking stalls min.

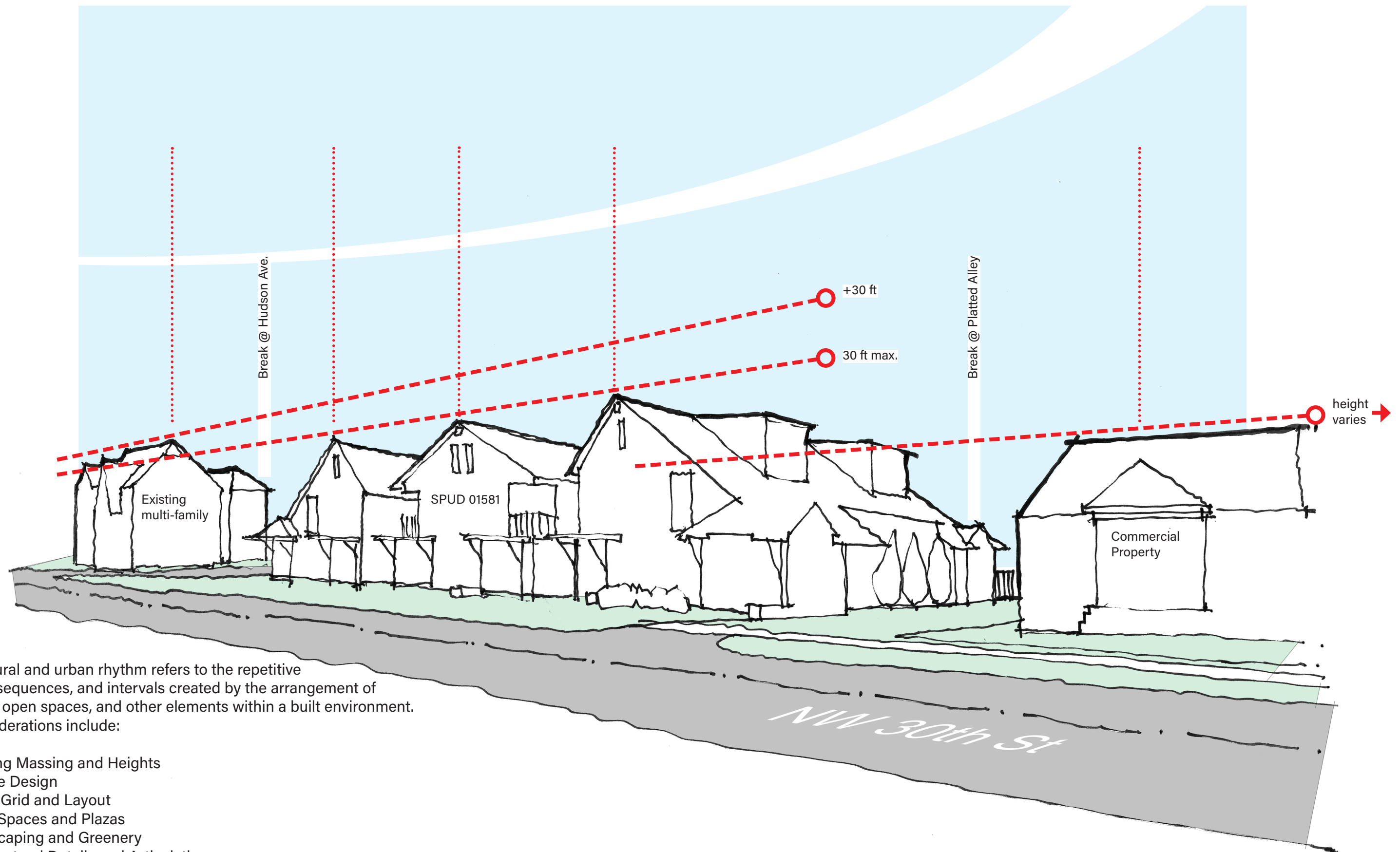




Conceptual View from NW30th and Hudson Ave.



Conceptual View from Sidewalk @ NW 30th Facing West



Architectural and urban rhythm refers to the repetitive patterns, sequences, and intervals created by the arrangement of buildings, open spaces, and other elements within a built environment. Key considerations include:

- Building Massing and Heights
- Facade Design
- Street Grid and Layout
- Open Spaces and Plazas
- Landscaping and Greenery
- Architectural Details and Articulation
- Transitions and Scale

Perceptual rhythm and height study - View from NW 30th facing SE

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