

APPROVED

1-30-2024

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

SPUD-1584

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
MASTER DESIGN STATEMENT

FOR

Salazar's NW 34th Street
Apartment Complex
3800 NW 34th Street
Oklahoma City, Oklahoma 73112

November 1, 2023
Revised December 18, 2023

PREPARED BY:

Mr. Charles W. Allen
Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
Oklahoma City, Oklahoma 73159
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Fax: (405) 681-4881
E-mail: callen@aeswins.com

FOR:

Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
Tel: (405) 265-4235

SPUD-1584 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, 2010).

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **R-3, Medium Density Residential 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:

Permitted Use Units: Three- and Four-Family Residential (8200.15)
Multiple structures are allowed on one lot/parcel within this SPUD.

2. Maximum Building Height: 2½ Stories or 35 Feet

3. Maximum Building Size: N/A
4. Maximum Number of Buildings: N/A
5. Building Setback Lines

North:	25' Front
South:	15' Rear
East:	10' Side
West:	20' Side
6. Open Space: Open space will be provided in the side and rear setbacks. A minimum of twenty percent (20%) open space shall be provided in this SPUD.
7. Sight-proof Screening: Sight-proof screening shall meet the City of Oklahoma City's requirements in place at the time of development.
8. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

There shall be a 20-foot landscape buffer along the western boundary of the SPUD that includes shade trees planted on 25-foot centers.

9. Signs:

9.1 Freestanding Accessory Signs

One freestanding monument sign shall be allowed in this SPUD.

Electronic Message Display signs shall not be permitted in this SPUD.

9.2 Attached Signs

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

9.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

10. Access: Access to the property is from NW 34th Street.
11. Sidewalks: No existing sidewalks are located in the surrounding area. A five-foot sidewalk shall be provided along NW 34th Street with connectivity to the apartment complex.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, split face block, rock or stone masonry. Architectural metal, stucco, wood, or concrete-board shall be permitted. Exposed concrete block finish buildings shall not be permitted.
2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.
3. Street Improvements: Half street improvements to NW 34th Street shall be provided along the South side of NW 34th Street and only in front of this of this SPUD.
4. Other:

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, 2010, as amended.

Dumpsters: One dumpster enclosure shall be provided for this SPUD. The location of the dumpster enclosure shall be as shown on the Master Development Plan.

Parking: This SPUD shall provide a minimum of two parking spaces per dwelling unit. The parking spaces shown on the Master Development Plan shall be deemed to satisfy the required parking for all uses within this SPUD. Parking will be located behind (south) of buildings that front NW 34th Street.

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.

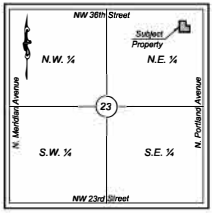
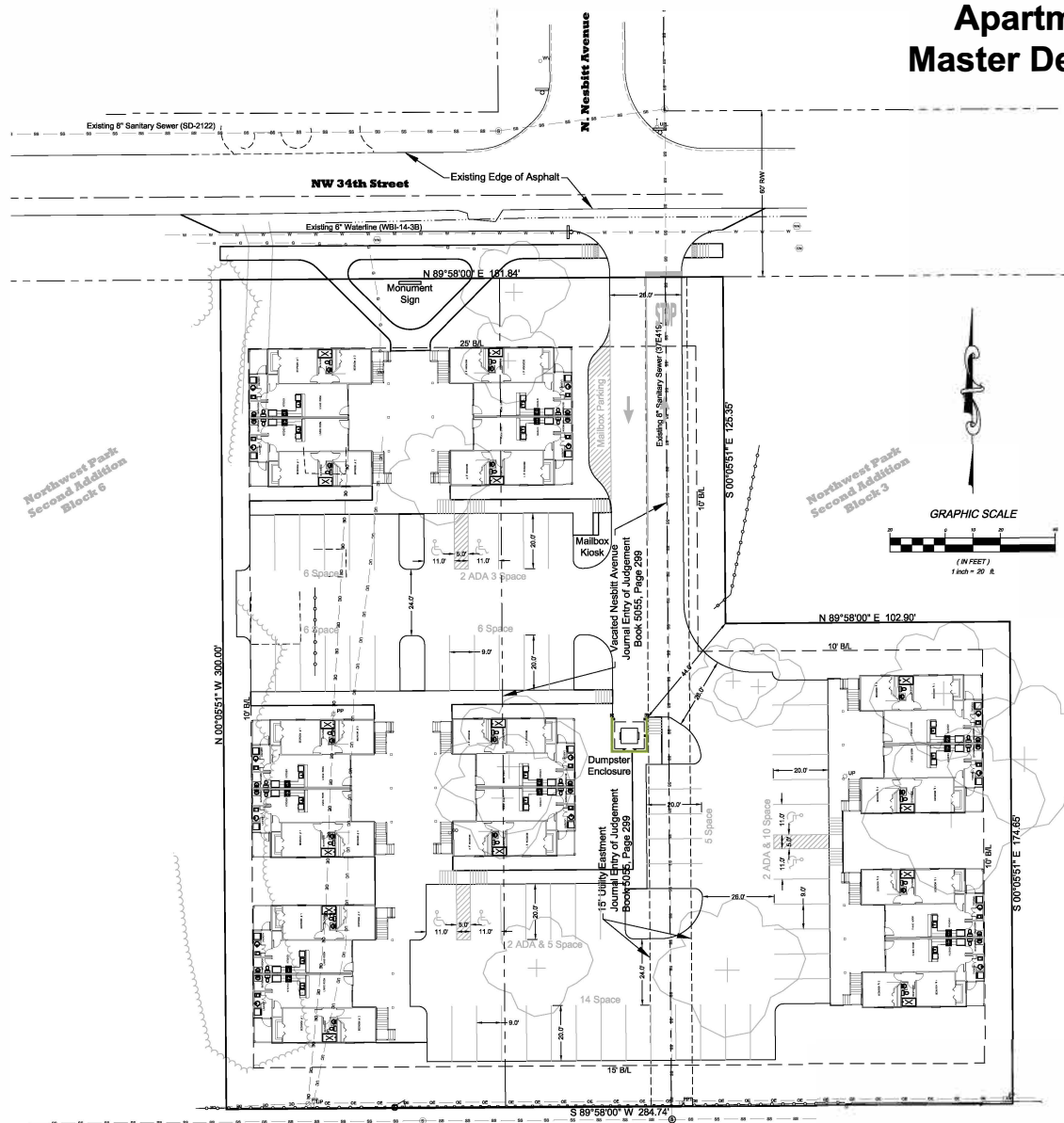
III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Master Development Plan
Exhibit C: Elevations, Renderings and Floor Plan

SPUD-1584 Exhibit A – Legal Description

East 101 feet of Lot or Block Six (6), NORTHWEST PARK SECOND ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof. **AND** A tract of land lying in and being a portion of Block 3, NORTHWEST PARK SECOND ADDITION, as recorded in Book 7118, Page 1574-1575 and the East Half of that portion of Nesbitt Avenue, a 60 foot platted right of way, said portion being vacated in document titled "Journal Entry of Judgment", recorded in Book 452, Page 350, lying adjacent to the West line of said Block 3, NORTHWEST PARK SECOND ADDITION, being a part of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said tract of land being more particularly described as follows: BEGINNING at a point in the centerline of said Nesbitt Avenue, said point being 30.00 feet S 89°58'00" W of the Northwest Corner of said Block 3, NORTHWEST PARK SECOND ADDITION; Thence N 89°58'00" E, along the North line of said Block 3, a distance of 50.84 feet to a point; Thence S 00°05'51" E, a distance of 125.35 feet to a point; Thence N 89°58'00" E, a distance of 102.90 feet to a point; Thence S 00°05'51" E, a distance of 174.65 feet to a point on the South line of said Block 3; Thence S 89°58'00" W, along the South line, a distance of 153.74 feet to a point; Thence N 00°05'51" W, a distance of 300.00 feet to the Point of Beginning.

Exhibit B ~ SPUD-1584 Salazar's NW 34th Street Apartment Complex Master Development Plan



Vicinity Map
Section 23, Township 12N, Range 4W
Not To Scale

Boundary & Topographic Survey

Boundary and Topographic Survey provided by Hale & Associates Survey Co., Inc.

Legal Description

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Parking Requirements

Parking Required:		
28 Two Bedroom Units @ 2 Per Unit	56	
Parking Provided:		
Standard Spaces	55	
ADA Accessible	6	
Total Provided:	61	



THE UTILITIES ARE SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE COMPLETE RESPONSIBILITY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

PROJECT NO.	4461
FILE	4461Pre
DATE	11-01-2023
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	N/A
SHEET	1
OF 1	

Salazar's NW 34th Street
Apartment Complex
3800 NW 34th Street
Oklahoma City, Oklahoma 73112
Exhibit B ~ Master Development Plan

ENGINEERING
SERVICES, INC.
1601 West Oklahoma City, Oklahoma 73109
Tel: 405.461.4461 Fax: 405.461.4462

Salazar Commercial Properties, L.L.C.
209 E. Main Street
Yukon, Oklahoma 73099
(405) 265-4235

Exhibit C

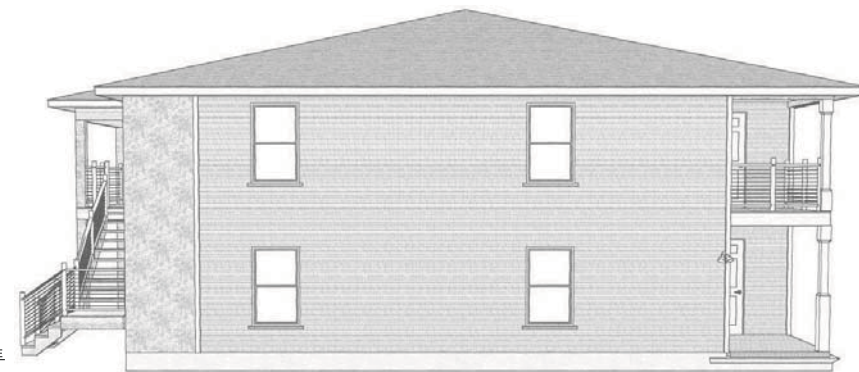
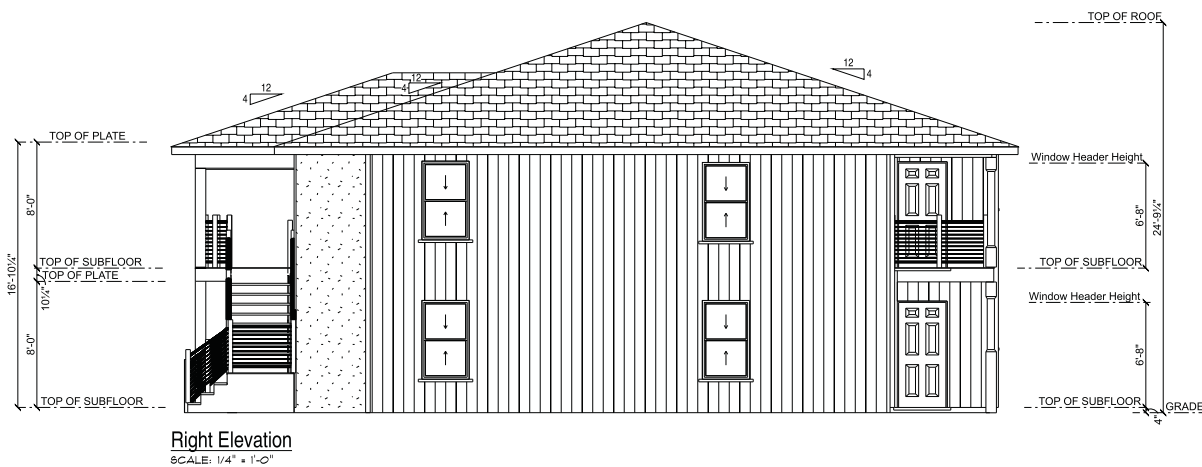
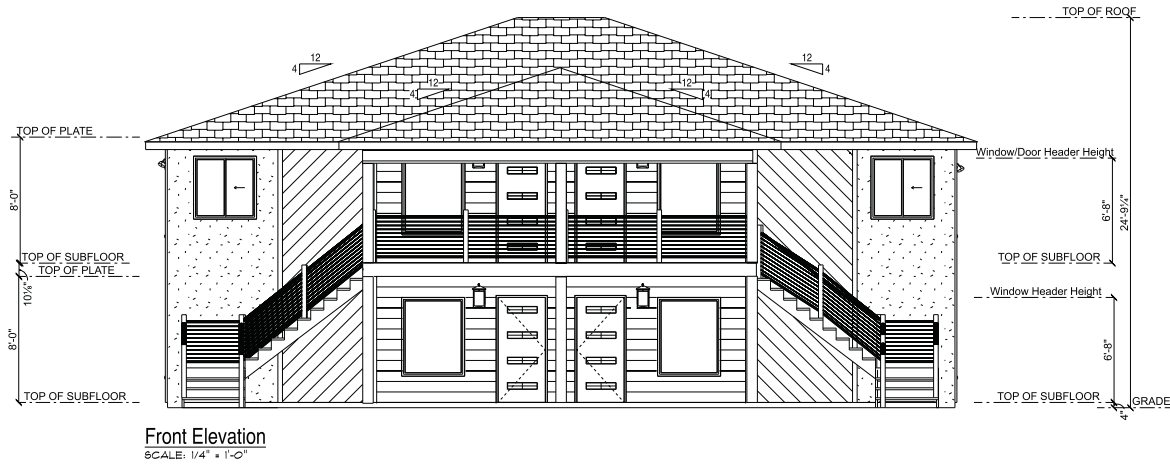
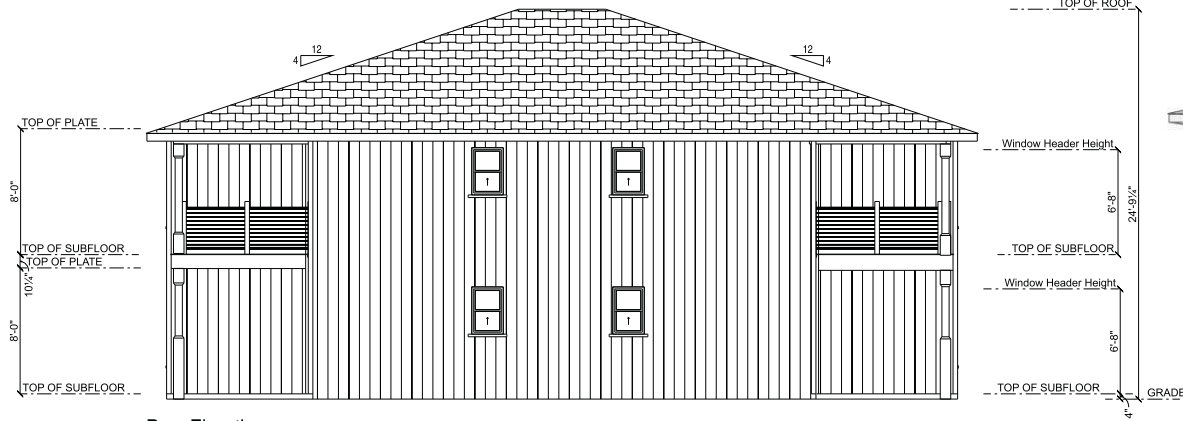
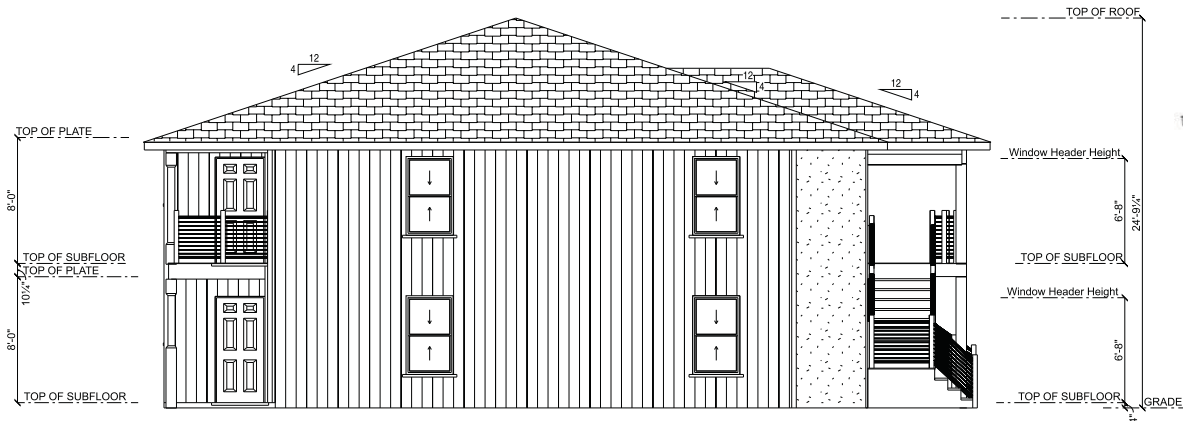
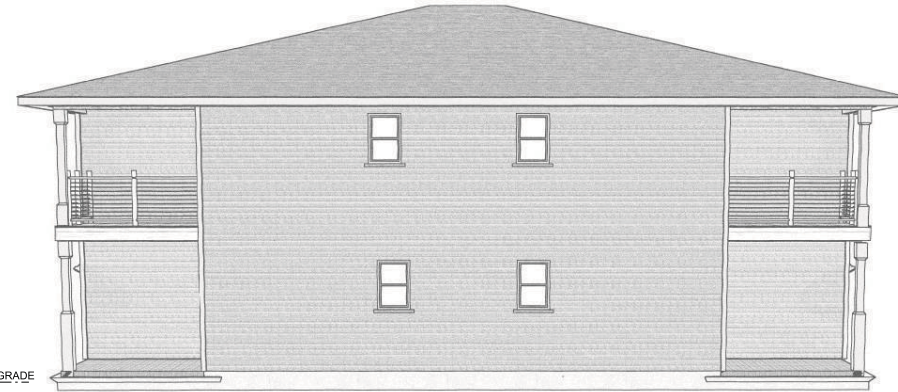


Exhibit C



Rear Elevation
SCALE: 1/4" = 1'-0"



Left Elevation
SCALE: 1/4" = 1'-0"

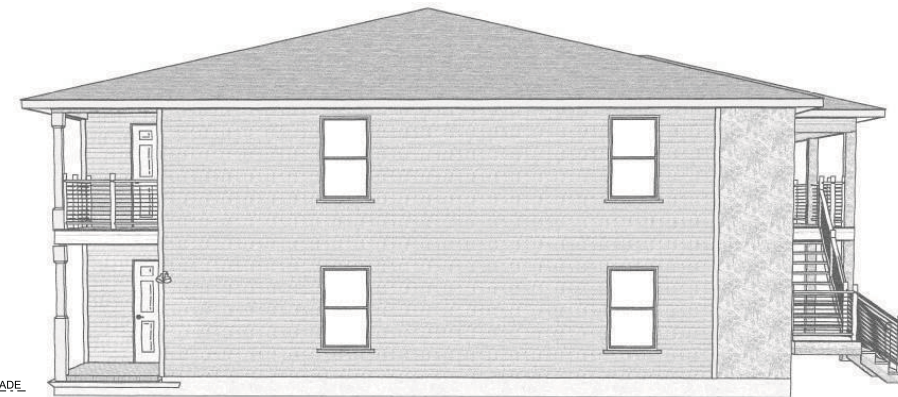


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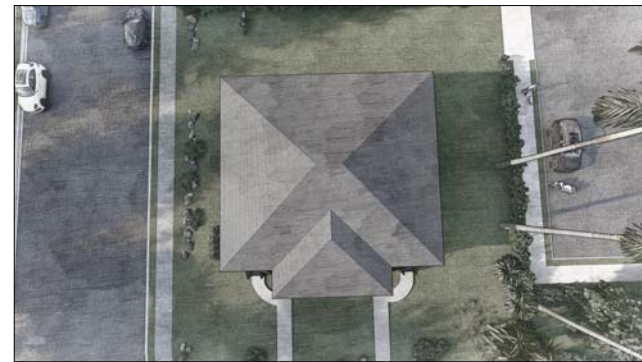


Exhibit C

