

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1591
MASTER DESIGN STATEMENT

1601 NE 15th Street

November 20, 2023
Revised January 4, 2024
Revised January 5, 2024

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Sute 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

SPUD-1591 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.

1. This site will be developed in accordance with the regulation of the **R-2, "Medium Low Density 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:

- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16), units are not required to be attached

A maximum of two dwelling units are permitted within the SPUD.

2. Maximum Building Height:

The maximum height of any building shall be 35 feet.

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

The maximum number of buildings shall be per the base zoning.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 60%.

6. Minimum Lot Size:

The minimum lot size within this SPUD shall be 3,000 square feet.

7. Minimum Lot Width:

The minimum lot width within this SPUD shall be 25 feet.

8. Building Setback Lines:

Front Yard: 15 feet

Side Yard: 5 feet

Rear Yard: 10 feet

Corner Side Yard: 5 feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

9. Sight-proof Screening:

Sight-proof fencing shall not be required for this SPUD.

10. Landscaping:

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

11. Signs:

Signage shall not be permitted for this SPUD.

12. Vehicular Access:

Access may be taken from NE 15th Street and/or N Jordan Avenue.

13. Sidewalks:

Sidewalks shall be per the base zoning district.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

N/A

6. Parking:

One (1) parking space per unit shall be required within this SPUD. Garages shall not be required within this SPUD. However, any garage, carport or other parking facility that is constructed, with the exception of driveway paving, shall be located behind the front wall of any primary dwelling.

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that drives shall be limited to 12 feet in width.

7. Maintenance:

N/A

8. Drainage:

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

9. Platting:

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

10. Other:

10.1 Common Areas: Not Required

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

1601 NE 15th Street

Lots Nineteen (19) and Twenty (20), of Block Six (6), in BATH HIGHLAND ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded Plat thereof.

As recorded in Book 15473, Page 1492, Oklahoma County, Oklahoma.



**SPUD-1591
1601 NE 15th St.**

Exhibit B
Conceptual Site Plan
+/-0.14 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS

1/4/24

Conceptual site plan showing feasible option permitted under proposed rezoning