

APPROVED

8-16-2022

BY THE CITY COUNCIL
Amy H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-(1404)
MASTER DESIGN STATEMENT

(03/13/2022)
Revised June 6, 2022

PREPARED BY:

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SPUD-(1404) 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.

This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

- 1. All uses permitted within the R-3 District are permitted on this site.**
- 2. Maximum Building Height:** 3 stories, max of 50 ft tall, may have a rooftop deck, terrace, and/or shade structure(s)
- 3. Maximum Building Size:** 3,500 square feet per dwelling unit.
- 4. Maximum Number of Buildings:** A maximum of four (4) dwelling units shall be allowed. Units may be attached or detached.
- 5. Building Setback Lines:** There shall be no setbacks required except as required by building and fire code. The area within sight-triangles may be developed.

6. **Sight-proof Screening:** Sight-proof screening is not required, but if installed shall meet the requirements of 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 **Freestanding accessory signs:** Freestanding signs shall not be permitted
 - 8.2 **Attached signs:** Per base zoning district.
 - 8.3 **Non-Accessory Signs:** Not permitted.
 - 8.4 **Electronic Message Display signs:** Not permitted.
9. **Access:** Access to all dwelling units shall be from the alley. No new driveways will be permitted on NW 1st Street.
10. **Sidewalks:** Sidewalks shall be provided and shall be repaired or replaced as necessary to meet Public Works requirements

II. Other Development Regulations:

1. **Architecture:** Per the base district. Homes shall be oriented toward a street.
2. **Open Space:** Per the base 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 permitted except during construction.
6. **Parking:** The design and number 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. Parking for individual units shall be located behind the homes that front NW 1st Street. Garages may count toward the parking requirement.

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. Other:

9.1 Minimum Lot Size: 3,000 sf

9.2 Maximum Lot Coverage: 100%

9.3 Minimum Lot Width: 25 ft

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A

Legal Description

The North 80-feet of LOTS 23 and 24 and all of LOTS 22 and 21, in BLOCK 16, PARKER and COLCORD ADDITION to Oklahoma City, Oklahoma County, Oklahoma, According to the plat recorded in Book 3 of Plats, page 9.

Exhibit B:
SITE PLAN CONCEPT
AT NW 1st ST & N KLEIN AVE

ZONE R3 PROPOSED
SINGLE FAMILY HOMES

PLEASE NOTE THAT PLAN IS
CONCEPTUAL. A SPECIFIC
LAYOUT FOR EACH LOT TO BE
DETERMINED.



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