

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD -1645

MASTER DESIGN STATEMENT FOR

1620 NW 29th St.
Oklahoma City, OK

June 3, 2024
Revised July 17, 2024

OWNER and DEVELOPER
Sam Gresham
400 NW 23rd St.
Oklahoma City, OK 73103

SPUD-1645 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. 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-2 Medium Low Density Residential District**" (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. The following Use Units shall be permitted in this SPUD:

- 8200.13 Senior Independent Living
- 8200.14 Single Family Residential
- 8200.16 Two Family Residential: Dwelling units may be attached or detached

2. Maximum Building Height: Thirty-five (35) feet and two stories.

3. Maximum Building Size: Per R-2 base zoning

4. Maximum Number of Buildings: Per R-2 base zoning.

5. Building Setback Lines:
 - Front Yard: 20 feet
 - Side Yard: 5 feet
 - Rear yard: 10 feet
6. Sight-proof Screening: A 6'-0" tall sight proof wood fence will be installed along the east and south property lines and a 4'-0" tall decorative wood picket fence along the north property line.
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: Signs shall not be permitted in the SPUD
9. Access: There shall be one (1) driveway , a maximum of 12'-0" in width, from NW 29th Street.
10. Sidewalks: Any new sidewalks, if required, or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal requirements at the time of construction of this SPUD.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete board, architectural metal or wood, or other similar finishes. A maximum of 30% EIFS material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
2. Open Space: Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district, R-2.
3. Street Improvements: N/A
4. Other:
 - 4.1 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.

All lighting shall be internal and shall not affect adjacent properties.
 - 4.2 Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal code 2020, as amended.

- 4.3 Parking: The design and number of 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 2 spaces per dwelling unit shall be provided.
- 4.4 Common Areas: Maintenance of all common areas, private drainage easements, and islands/medians shall be the responsibility of the 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 shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.
- 4.5 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended.

- III. Supporting Documents
 - Exhibit A – Legal Description
 - Exhibit B – Master Development Plan

SPUD-1645 Exhibit A – Legal Description

Lots 13 and 14 in Block 2 of Westbrook Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 9 of Plats, Page 6.

SPUD-1645

Exhibit B

Master Development Plan

NEW HOUSE
1620 NW 29TH STREET
OKLAHOMA CITY, OK 73106

SAM GRESHAM
ARCHITECTURE
400 NW 23rd St., Suite B
Oklahoma City, OK 73103
405.842.2998

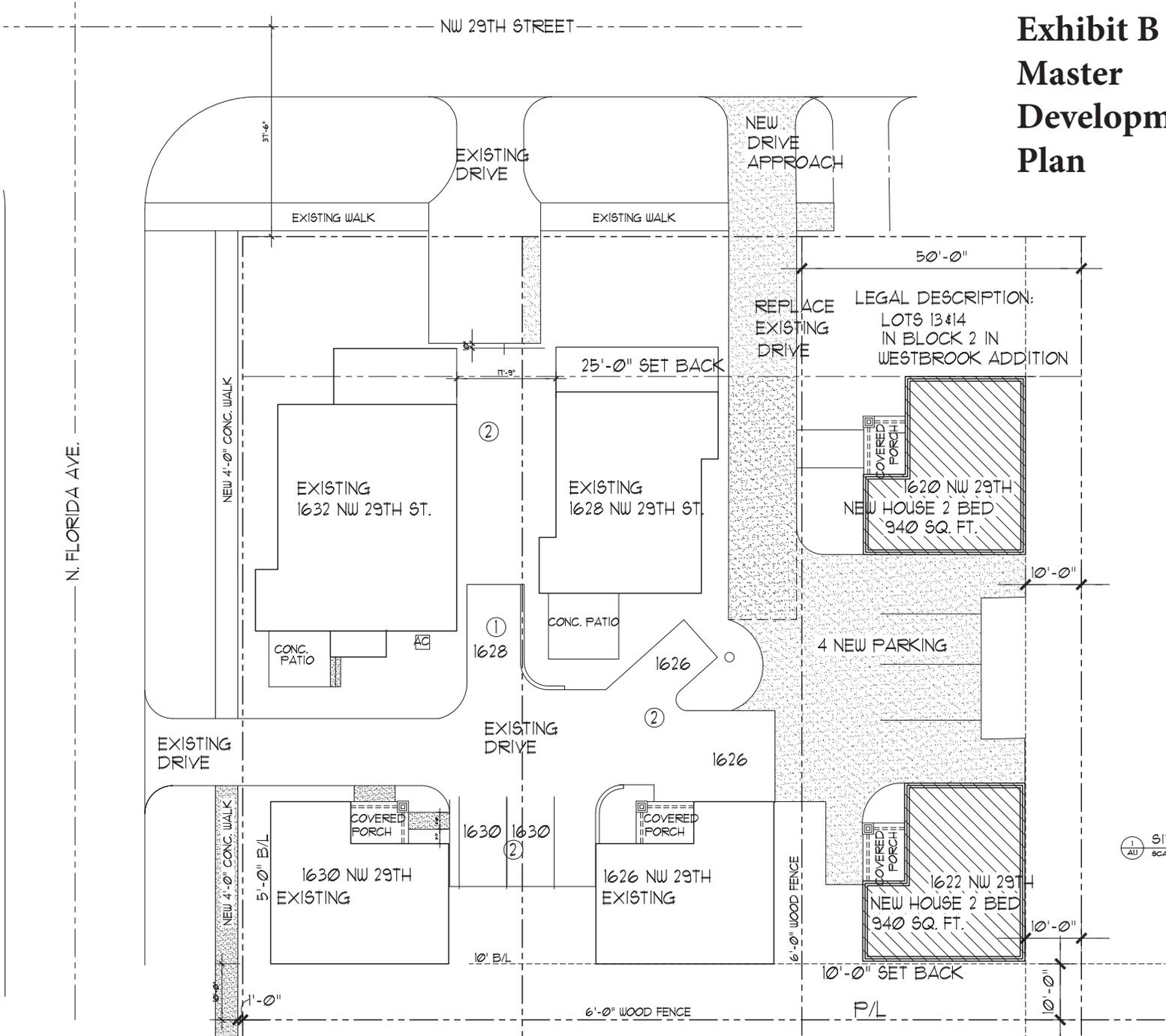


SITE PLAN
1620 NW 29TH STREET



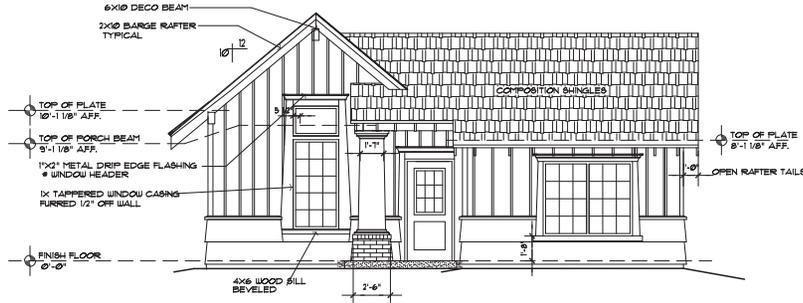
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DATE : 04.11.24
DRAWING NO.

A11

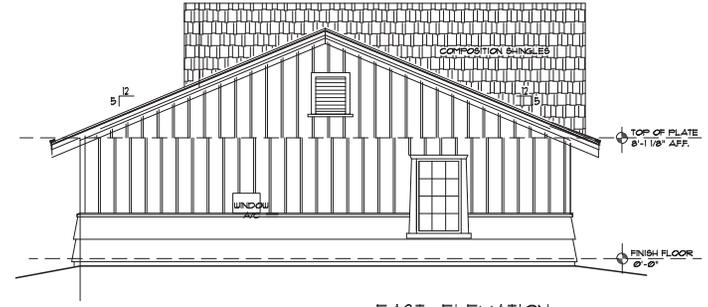


1 SITE PLAN
SCALE: 1/8"=1'-0"

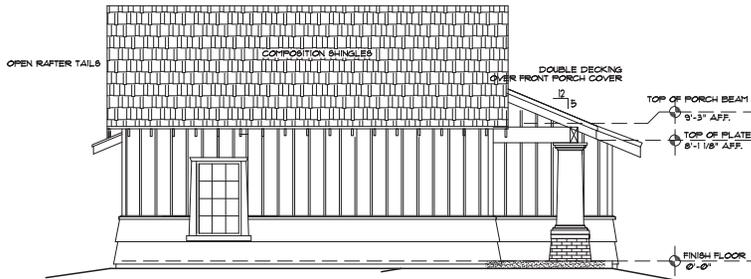
SPUD-1645 Exhibit B Continued



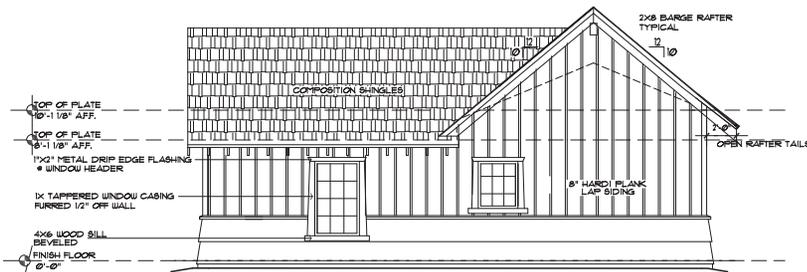
1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



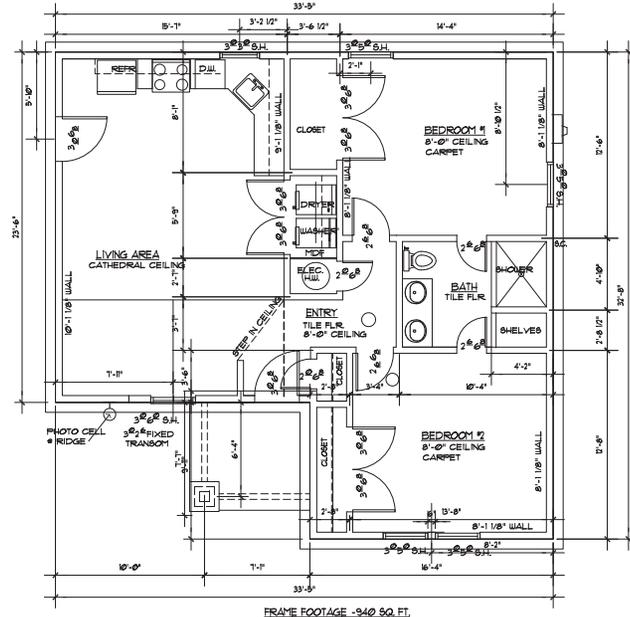
3 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



FRAME FOOTAGE - 340 SQ. FT.

5 FLOOR PLAN
SCALE: 1/4"=1'-0"

SAM GRESHAM ARCHITECTURE
 400 NW 23rd St., Suite B
 Oklahoma City, OK 73103
 405.842.2998
NEW HOUSE
 1620 NW 29th STREET
 OKLAHOMA CITY, OK 73106

ELEVATIONS AND FLOOR PLAN
 1620 NW 29TH STREET

PROJECT #: 240032
 DATE: 04.11.24
 DRAWING NO.

A21