

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANED UNIT DEVELEOPMENT
SPUD-1603
MASTER DESIGN STATEMENT

January 11, 2024
February 16, 2024
February 23, 2024

PREPARED BY:

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SPUD-1603 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 such zoning districts shall be language and regulations applicable to the referred 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 even 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, bloc, 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 part of this SPUD and the provisions of the Code in effect at this 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 regulations of the **R-3 Medium Density Residential District (OKC Zoning Ordinance, 2020, as amended)**, except that the following restrictions will apply:

1.1 Minimum Lot Size: Per the base zone, except that dwellings may be detached.

1.2 Minimum Lot Width: Shall be 50 feet.

2. **Maximum Building Height:** Per the base zone, except that a second dwelling constructed to the rear of the property shall be limited to 24' in height.
3. **Maximum Building Size:** Per base zone, except that a second dwelling shall not exceed 15% lot coverage. Any other accessory structure shall be subject to Accessory Structures per Chapter 59-12200.2. The lot coverage of all dwellings and accessory structure shall not exceed the base zone.
4. **Maximum Number of Buildings:** Two buildings, consisting of one duplex building and one detached accessory dwelling.

5. Building Setback Lines

Per the base zone, except that the rear setback is 3' adjacent to the alley. Dwellings shall meet building code requirements for separation distance between main structures.

6. **Sight-proof Screening:** Sight-Proof screening shall not be required.

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:** No freestanding or attached signs shall be provided.
9. **Access:** One access drive no wider than 12 feet shall be provided from S Clergern Avenue. If proposed as access to this SPUD, the existing alleyway must be improved in accordance with the City of Oklahoma City Paving Standards.
10. **Sidewalks:** *Existing only.* All reconstructed and existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) materials shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.
2. **Open Spaces:** Open space, defined as no buildings or paving, shall be 20%.
3. **Street improvements:** N/A
4. **Site Improvements:** N/A
5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
6. **Parking:** Two (2) parking spaces 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, except for 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.
7. **Maintenance:** N/A
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

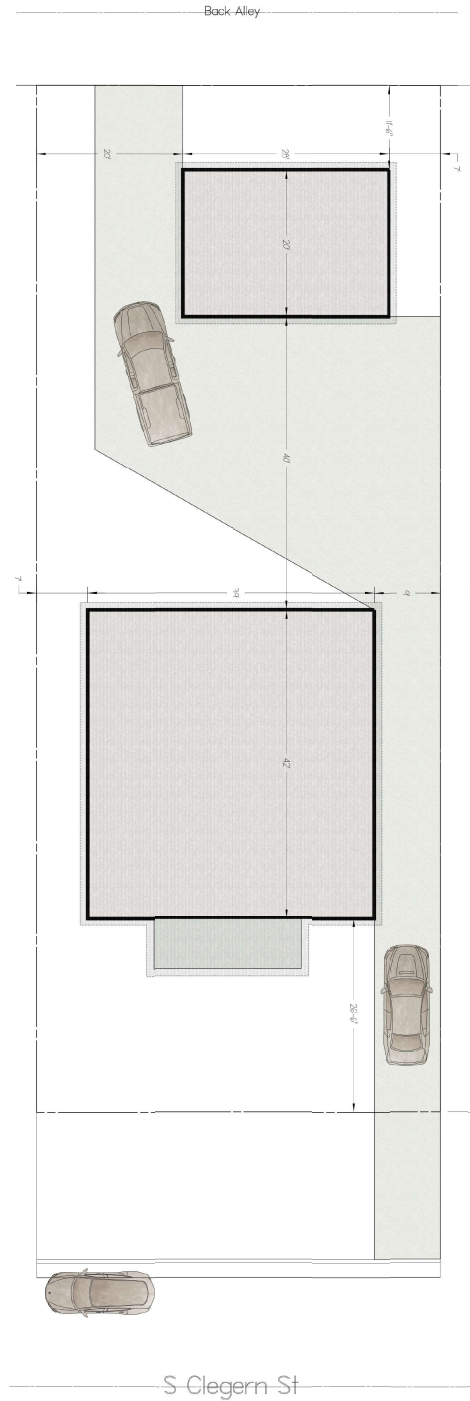
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

SPUD-1603 Exhibit A, Legal Description

Lots Eleven (11) and Twelve (12), of Block Two (2) in CANADIAN HEIGHTS ADDITION, being a Subdivision of Block One (1), VOLZ ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



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NELSON RESIDENCE

3023 S Clegern
Oklahoma City, OK

SCALE 1" = 8'
DATE 1/10/24
DRAWING # LS-00

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