

APPROVED

3-12-2024

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1589
MASTER DESIGN STATEMENT

Revised December 6, 2023
Revised January 4, 2024

PREPARED BY:

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SPUD-1589 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.

1. This site will be developed in accordance with the regulation of the **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable, unless otherwise noted herein:

The following use(s) will be the only use(s) permitted on this site:

- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)
- Three- and Four-Family Residential (8200.15)
- Multi-Family Residential (8200.12)
- Community Recreation: Property Owners Association (8250.3)
- Community Garden (8150.6.1)

1.1 Minimum Lot Size: 2,500 square feet

1.2 Minimum Lot Width: 22 feet

2. **Maximum Building Height:** Maximum building height for dwellings located along the north SPUD boundary will be 28' and two stories. The remaining buildings in the SPUD will be a maximum height of three stories and 35' feet.
3. **Maximum Building Size:** 1,000 square feet.
4. **Maximum Number of Buildings:** No more than 20 buildings will be allowed within the SPUD boundary; multiple structures will be allowed on a lot/parcel.

5. Building Setback Lines

5.1 For the SPUD boundary:

South: 15'

North: 10'

East and West 5'

5.2 For individual lots to be platted: No minimum setbacks required, other than those required by utilities, building and fire codes.

6. **Sight-proof Screening:** Sight-Proof Screening shall not be required in this SPUD; However, if provided, it shall be in accordance with 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. If the site is developed as a tiny home/cottage court community, the following changes to the landscape code are required: the southern SPUD boundary shall include a minimum of 6 medium or large-size trees; the northern SPUD boundary shall include a minimum of 3 large or medium-size trees. The eastern and western boundaries shall contain shrubbery and/or trees that will grow to a minimum height of six feet. All landscaping will count toward site development points and the above requirements shall substitute for residential buffers and screening and parking lot points.
8. **Signs:** A maximum of one residential development identification/freestanding sign shall be permitted. The sign shall be a maximum of 5 feet in height with a maximum display area of 24 square feet. Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves. Turf grass shall not be used to satisfy this requirement.

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

8.2 Non-Accessory Signs: Non-Accessory Signs are not allowed.

8.3 Electronic Message Display signs: Electronic Message Display signs are specifically prohibited in this SPUD.

9. Access: The subject parcels shall be accessed from East Park Place, with a maximum of two drives. If this development is platted, dwellings shall not be required to have access from a public street. If the parcel is developed with two or fewer dwellings per lot, one driveway per lot shall be allowed.

10. Sidewalks:

A five-foot sidewalk shall be constructed along E Park Place.

II. Other Development Regulations:

1. Architecture: Exposed metal, except for architectural metal, or exposed concrete block buildings shall not be permitted.

2. Open Space: An open space courtyard a minimum of 4,400 square feet shall be centrally located in the development and shall satisfy the common open space requirements of the base zone.

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 shall be consolidated and located within an area screened by a decorative fence or masonry wall of sufficient height to screen the dumpster from view. The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development, with the exception that the dumpster will be placed at the southwestern boundary of the site. At this location only, the dumpster may be a minimum of 5 feet from a property line adjacent to a residential zone.

6. Parking: A minimum of one parking space shall be provided per dwelling. Parking spaces will be located within the SPUD boundary but are not required to be on the same platted lot as dwellings they are serving.

7. **Maintenance:** 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.
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: Conceptual Renderings

SPUD-1589 Exhibit A – Legal Description

Lots 34 through 38, both inclusive, in Block 5, of GARDEN OAKS SECOND ADDITION to Oklahoma City, Oklahoma County, Oklahoma.

Exhibit B:
SPUD-1589

