

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1679

MASTER DESIGN STATEMENT FOR

Patriot Custom Homes, LLC

Submitted: September 12, 2024

Revised: October 17, 2024

PREPARED BY:

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SPUD-1679 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 regulations of the **R-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except as modified herein.

Any aspects of the existing improvements on the Property that are nonconforming with the provisions of this SPUD shall be subject to the provisions of Chapter 59, Article XV of the Oklahoma City Municipal Code, 2020, as amended.

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

All uses within the **R-2 District** shall be permitted within this SPUD including uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

2. Maximum Building Height:

Building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

Maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

There shall be a maximum of two (2) dwellings, and they may be attached or detached.

5. Building Setback Lines:

Setback shall be in accordance with the base zoning district.

6. Sight-proof Screening:

Screening requirements shall be in accordance with the base zoning district.

7. Landscaping:

Landscaping in this SPUD shall be in accordance with the Chapter 59, Article XI, Section 59-11250 of the Oklahoma City Municipal Code, 2020, as amended.

8. Signs:

8.1 Free standing accessory signs

Free standing accessory signs shall be in accordance with the base zoning district.

8.2 Attached signs

Attached signs shall be in accordance with the base zoning district.

8.3 Off-Premise Signs

Off-Premise signs shall be prohibited.

8.4 Electronic Message Display signs

Electronic Message Display signs shall be prohibited.

9. Access:

Access to the site shall be in accordance with the Oklahoma City Subdivision Regulations, Oklahoma City Municipal Code, 2020, as amended, and Public Works policies and procedures.

10. Sidewalks

Sidewalks shall be provided in accordance with Chapter 59, Article XII, Section 59-12100 of the Oklahoma City Municipal Code, 2020, as amended, and with Public Works policies and procedures.

II. Other Development Regulations:

1. Architecture:

A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space requirements of the base zoning district shall be met.

3. Street Improvements:

N/A

4. Site Lighting:

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:

Parking shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

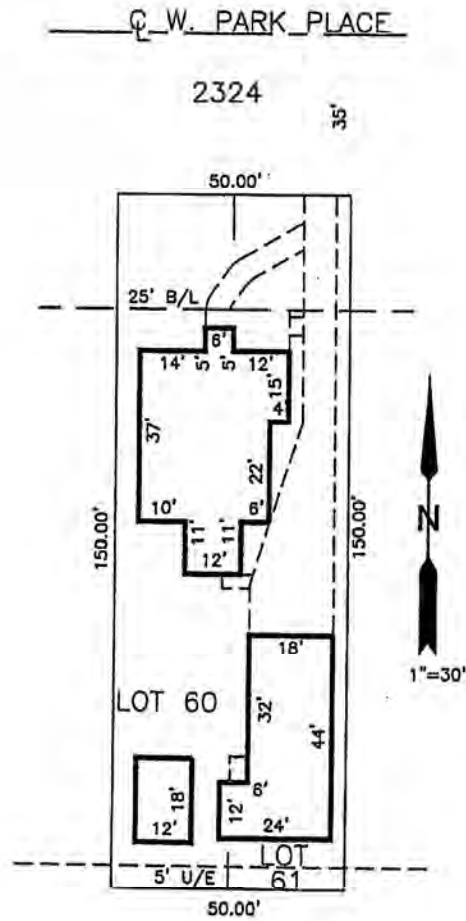
Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Aerial of Property

SPUD-1679 Exhibit A – Legal Description

All of Lots SIXTY (60) and SIXTY-ONE (61), of Block FOUR (4), of the AMENDED PLAT OF BLOCKS 4 TO 7 INC., & S. 1/2 OF BLOCKS 14 AND 15, YOUNG'S ENGLEWOOD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



SPUD-1679 Exhibit C

Aerial of Property

