

**APPROVED**

1-2-2024

BY THE CITY COUNCIL  
*Amy M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1571**  
**MASTER DESIGN STATEMENT**

~~September 13, 2023~~

November 14, 2023

**PREPARED BY:**



# **SPUD- 1571 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-1 Single Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except as otherwise noted:

The following uses will be the only uses permitted on this site:

- a) Single Family Residential (8200.14) to include an accessory two-car garage and single family garage apartment

2. **Building Height, Density and Lot Coverage:**

- a) Building height shall be limited to 30 feet and two stories.
- b) Accessory Structures: The maximum height for accessory structures shall be 24 feet. Balconies will face south and roof top terraces are not permitted.
- c) Density shall be limited to two single family units.
- d) Maximum lot coverage shall be fifty-five percent, including paved areas.

**3. Maximum Number of Buildings:**

- a) Two

**4. Building Setback Lines**

Front Yard: 25 feet

Rear Yard: 15 feet

Side Yard: 5 feet on east and west

Corner Side Yard: N/A

**5. Sight-proof Screening:**

- a) Not required

**6. Landscaping:**

- a) One tree with a minimum caliper size of two inches shall be provided on the site.

**7. Signs:**

- a) Free standing accessory signs

No sign permitted

- b) Attached signs

No sign permitted

- c) Non-Accessory Signs

Not permitted

- d) Electronic Message Display signs

Not permitted

**8. Access:**

- a) The site is limited to one driveway from NW 31<sup>st</sup> Street. The existing driveway width shall be permitted.

**9. Sidewalks**

- a) The existing sidewalk along NW 31<sup>st</sup> Street shall remain.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, vinyl or wood siding, or other similar type finish. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

Per ordinance

**3. Street Improvements:**

N/A

**4. Site Lighting:**

Per ordinance

**5. Dumpsters:**

Private

**6. Parking:**

No more than two parking spaces shall be required.

**7. Maintenance:**

Private improvements shall be maintained by the property owner.

**8. Drainage:**

Per ordinance

**9. Other:**

None

**III. Supporting Documents**

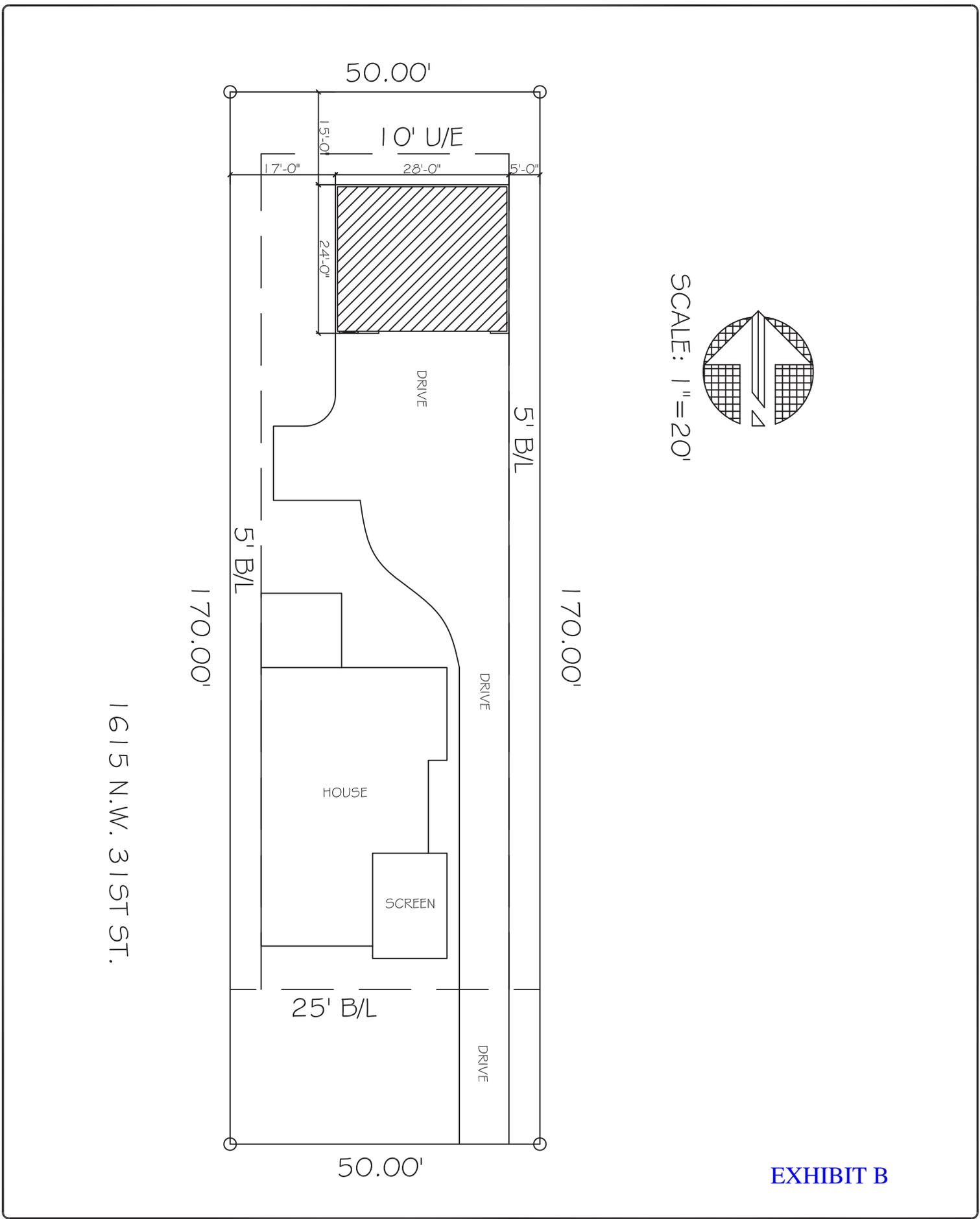
Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Building Elevation

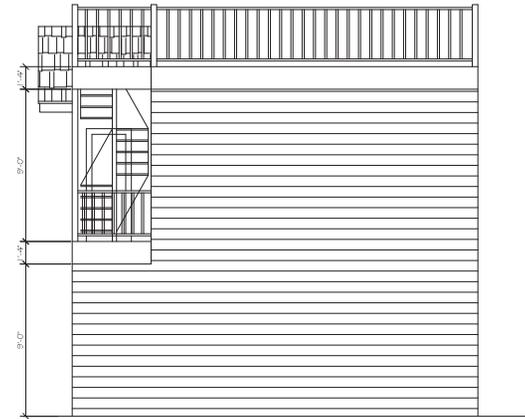
EXHIBIT A  
LEGAL DESCRIPTION  
1615 NW 31<sup>ST</sup> STREET

All of Lots 25 and 26 of Block 13 in MILITARY PARK ADDITION, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

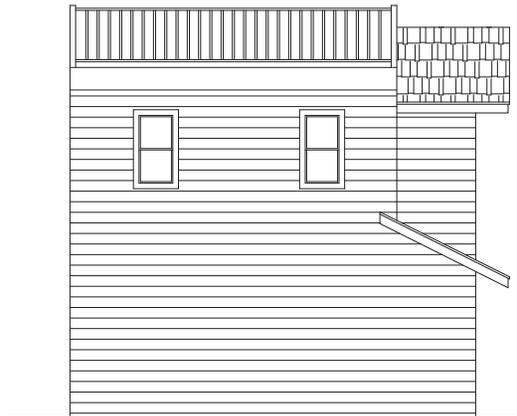




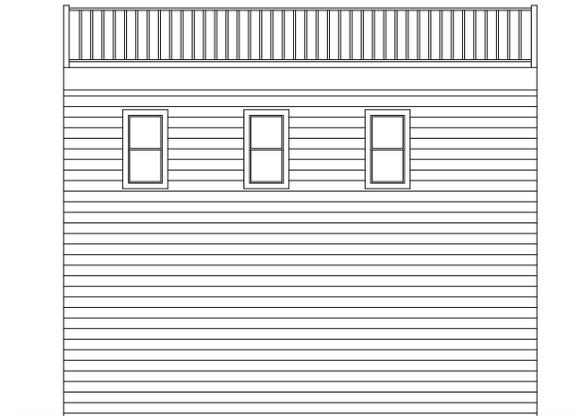
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

THESE PLANS ARE PROVIDED BY THE CUSTOMER AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE CUSTOMER. ALL RIGHTS RESERVED.

DATE: 7/31/2023

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

**FIENBERG GARAGE**

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FIRST FLOOR FRAME: 4'-0" vs. ft.  
 SECOND FLOOR FRAME: 6'-0" vs. ft.  
 BALCONY: 4'-0" vs. ft.  
 THIRD FLOOR: 5'-4" vs. ft.

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ELEVATIONS