

**APPROVED**

8-13-2024

BY THE CITY COUNCIL

*Amy K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1637**

**MASTER DESIGN STATEMENT FOR**

**2312 NW 21<sup>st</sup> St.**

**May 14, 2024**

**June 18, 2024**

**PREPARED BY:**

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## **SPUD-1637 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-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-4 District shall be permitted within this SPUD, except that use unit 8200.12 Multiple-Family Residential shall be limited to a two-family and four-family structure. In the event the existing structures are removed from the subject property, they must be redeveloped within the same building footprint as currently exists unless the redevelopment consists of less density.

2. **Maximum Building Height:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. **Maximum Building Size:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines:**

The existing setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, setback lines shall be in accordance with the base zoning district.

**6. Minimum Lot Width:**

The minimum lot width shall be 80 feet.

**7. Sight-Proof Screening:**

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the screening regulations shall be in accordance with the base zoning district.

**8. Landscaping:**

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**9. Signs:**

**9.1 Freestanding Accessory Signs**

Freestanding signs will be in accordance with the base zoning district regulations.

**9.2 Attached Signs**

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

**9.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**9.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**10. Access:**

One access shall be taken from NW 21<sup>st</sup> Street. The driveway shall be a maximum width of twelve (12) feet.

**11. Sidewalks**

The existing sidewalk shall be permitted to remain and deemed to conform to applicable regulations. Any new sidewalks or repair/replacement of 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 SPUD.

## **II. Other Development Regulations:**

### **1. Architecture:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:**

The existing open space shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the open space shall be in accordance with the base zoning district.

### **3. Street Improvements:**

N/A.

### **4. Site Lighting:**

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, 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 located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

### **6. Parking:**

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the design and number of all 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 a minimum of one (1) parking space per dwelling shall be required.

### **7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**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 Site Plan

### **SPUD-1637 Exhibit A - Legal Description**

A part of the North Half (N/2) of Block Seven (7), in AURORA ADDITION to Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point on the North line of said Block 7, 195 feet East of the Northwest Corner thereof; Thence running South 150 feet; Thence running East 130 feet; Thence running North 42 feet; Thence running West 50 feet; Thence running North 108 feet; Thence running West 80 feet to the Point or Place of Beginning, according to the recorded plat thereof.

C/L NW 21st STREET

SPUD-1637  
Exhibit B

80.00'

2314

2312

EXISTING  
WD FENCE

EXISTING  
DUPLEX

PRIVATE  
FENCED  
YARD?

PRIVATE  
FENCED  
YARD?

PROPOSED  
STEPS/PRCH

FENCE W/ GATES?

DEMO  
PORTICO

24'

EXISTING CONCRETE LINE

25'

50.00'

EXISTING GRAVEL

DEMO  
OUTBLDG

8 PARKING SPACES

9'x18' TYPICAL

DEMO  
OUTBLDG

18'

OPTION  
DEMO  
OUTBLDG

DEMO  
OUTBLDG

16'-6"

PROP  
UTILITY

EXISTING  
QUADPLEX

2314 1/2

42.00'

130.00'

108.00'