

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1522
MASTER DESIGN STATEMENT

April 27, 2023

PREPARED BY:

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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).

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, which 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.

This site will be developed in accordance with the regulation of **R-1 "Single-Family Residential" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-1 "Single-Family Residential" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14)

2. Maximum Building Height:

Maximum height of any building shall be 35 feet.

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 3,000 sf.

4. Minimum Lot Width:

The minimum lot width within this SPUD shall be 50 feet.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 75%.

6. Building Setback Lines:

North: 10 feet

East (N Shartel Ave): 10 feet

West: 5 feet

South (NW 68th St): 20 feet

The garage setback on N Shartel Ave. shall be a minimum of 18 feet from the back of sidewalk.

Setbacks between internally divided parcel shall be zero (0) feet, except as required by building and fire codes.

The setbacks contained within this SPUD shall supersede any platted setbacks.

7. Sight-proof Screening:

Sight-proof fencing shall not be required for this SPUD. However, a up to a 6-foot fence shall be permitted along N Shartel Ave.

8. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

9. Signs:

Signage shall not be permitted for this SPUD.

10. Vehicular Access:

Two (2) driveways shall be permitted from N Shartel Ave.

11. Sidewalks:

Five-foot sidewalks shall be constructed on N Shartel Ave. and NW 68th St. or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Platting:

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD. Lot lines may be adjusted to realign the location of homes prior to the platting stage.

5. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The design and number 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. Other:

7.1 Lighting: N/A

7.2 Dumpsters: N/A

7.3 Common Areas: Not Required

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

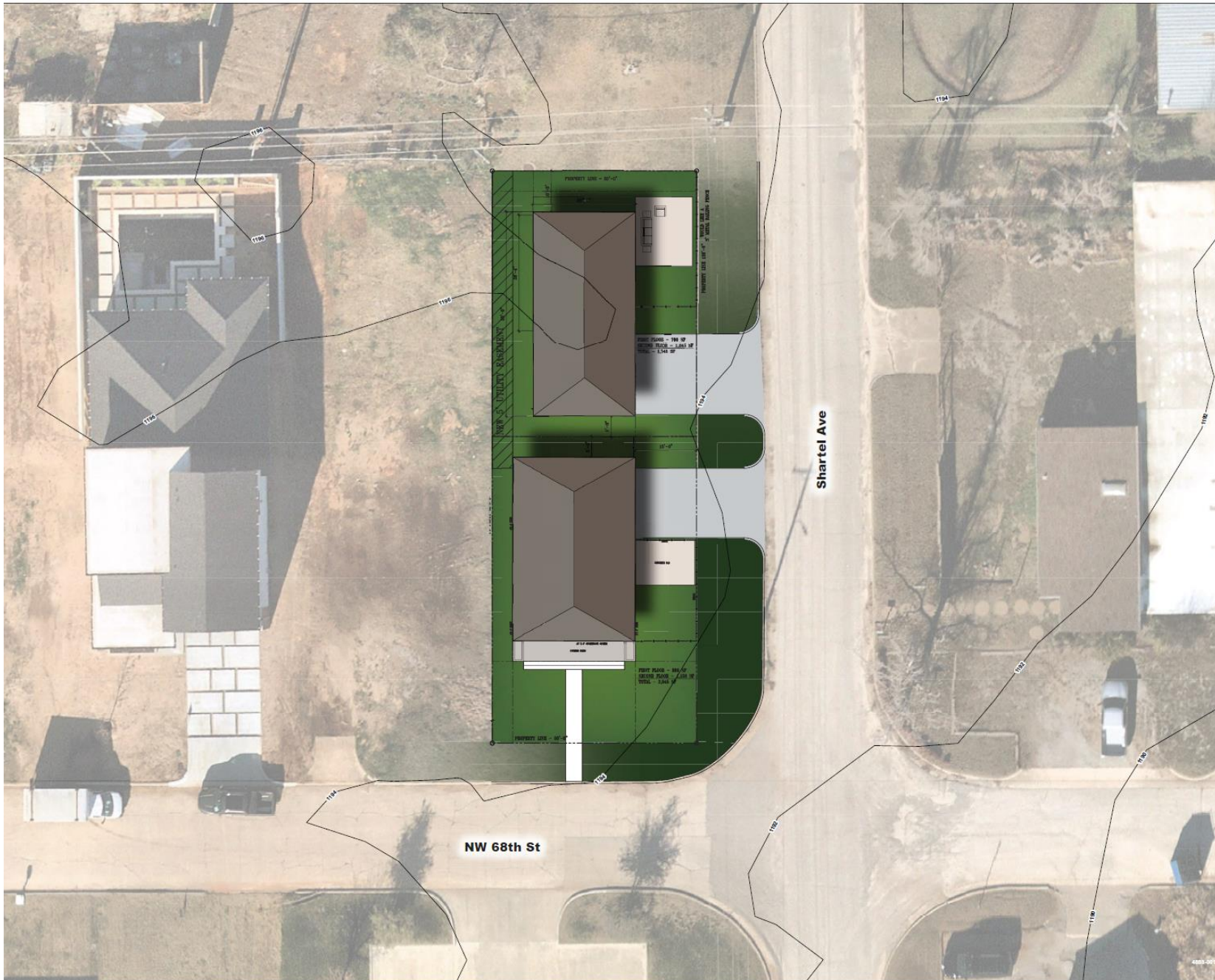
Exhibit B: Master Development Plan

EXHIBIT A

LEGAL DESCRIPTION

6901 N Shartel Ave.

Lots Thirty-Two (32), in Block Three (3), of MANOR HILL ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.
As recorded in Book 15359, Page 1882, Oklahoma County, Oklahoma.



6901 N Shartel Ave

Exhibit B
Conceptual Site Plan

+/-0.16 acres



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ENGINEERS SURVEYORS PLANNERS

3/14/23

Conceptual site plan showing feasible option
permitted under proposed rezoning