

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1661**

**MASTER DESIGN STATEMENT**

July 11, 2024  
Revised August 26, 2024

**PREPARED BY:**

Mr. Charles W. Allen  
Allen Engineering Services, Inc.  
1601 SW 89th Street, Suite C-200  
Oklahoma City, Oklahoma 73159  
Tel: (405) 840-9901  
Fax: (405) 681-4881  
E-mail: callen@aeswins.com

**FOR:**

Mr. Matthew Barber & Mr. Paul Thetford  
423 NE 16<sup>th</sup> Street  
Oklahoma City, Oklahoma 73104  
Tel: (918) 557-8599

## **SPUD-1661 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).

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

1. The following uses are permitted within this SPUD:

Permitted Use Units:

Single-family Residential (8200.14)

Two-family Residential (8200.16)

2. Minimum lot size: 3,000 square feet. No more than two lots shall be created by administrative deed approval.
3. Maximum lot coverage: 60%
4. Density:       2200 NW 12<sup>th</sup> Street – one (1) single-family residence  
                  1215 N. Barnes Avenue – one (1) two-family residence
5. Minimum lot width: 40 feet

6. Maximum Building Height: 35 Feet and two and one-half stories
7. Maximum Building Size: Per base zoning district.
8. Maximum Number of Buildings: Two (2)
9. Building Setback Lines

	<u>2200 NW 12<sup>th</sup> Street</u>	<u>1215 N. Barnes Avenue</u>
North:	25' Front	5' Side
South:	5' Rear	0' Side
East:	0' Side	15' Front
West:	5' Side	0' Rear

\* Garages shall be set back at least 18 feet from the back of sidewalk.

10. Sight-proof Screening: No sight-proof screening shall be required for this SPUD.
11. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
12. Signs:
  - 12.1 Freestanding Accessory Signs: No freestanding accessory signs or pole signs will be allowed in this SPUD. Electronic Message Display signs shall not be permitted in this SPUD.
  - 12.2 Attached Signs: Attached signs will be in accordance with the base zoning district regulations.
  - 12.3 Non-accessory Signs: Non-accessory signs are specifically prohibited in this SPUD.
13. Access: Access to the property may be from a maximum of one drive up to 12 feet in width from NW 12<sup>th</sup> Street, and one driveway up to 26 feet wide for a duplex or 12 feet wide for a single-family residence from N. Barnes Avenue.
14. Sidewalks: An existing sidewalk is located along N. Barnes Avenue. A sidewalk will be installed along NW 12<sup>th</sup> Street in accordance with the City of Oklahoma City Standard Details and Specifications. Any sidewalk removed in this SPUD shall be replaced.

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

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 80% brick veneer, split face block, rock or stone masonry. EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block finish buildings shall not be permitted.
2. Open Space: Yard requirements in this SPUD shall be as shown on Exhibit B, Master Development Plan.

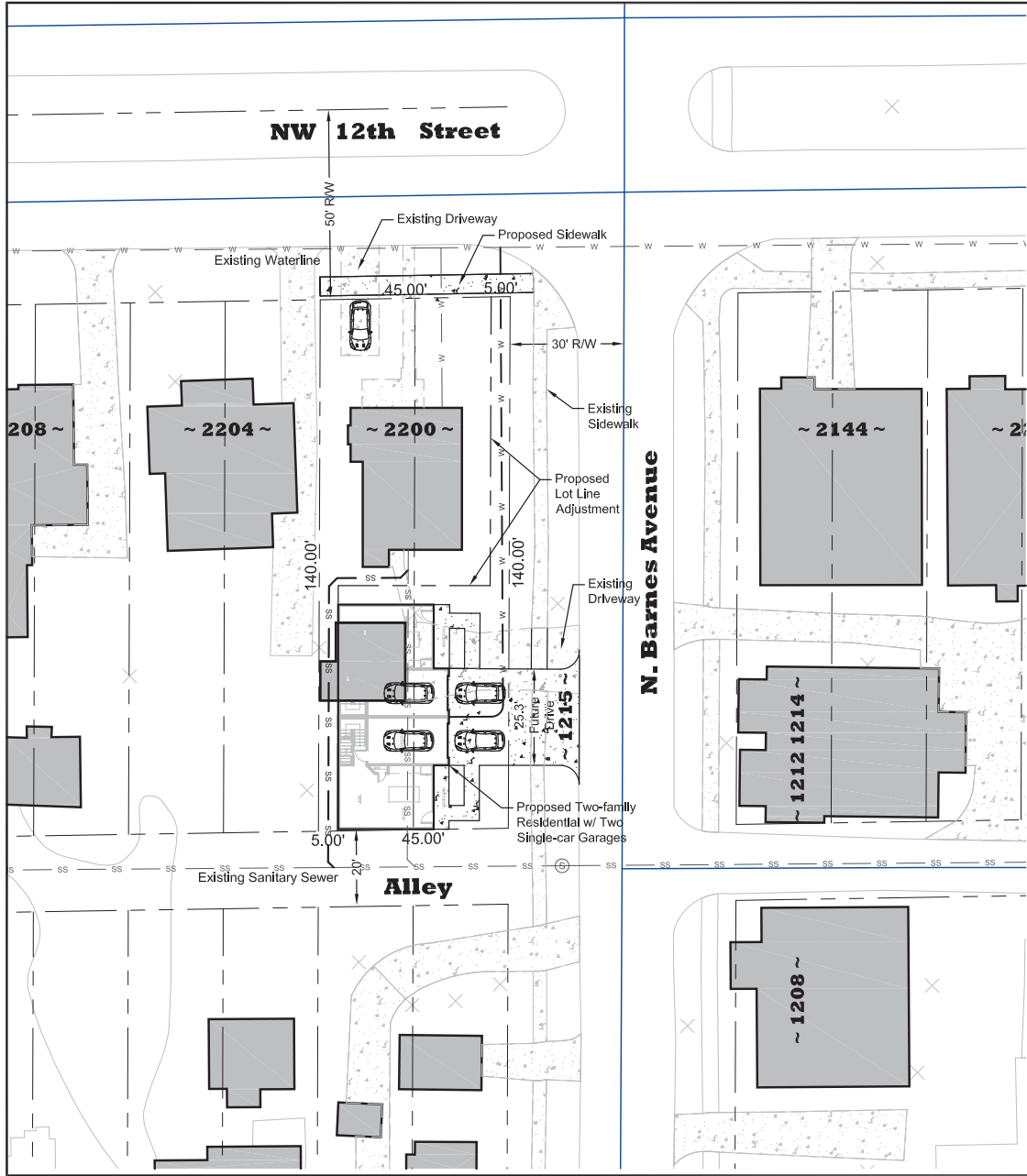
3. Street Improvements: N/A
4. Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
5. Dumpsters: Dumpsters are not permitted except during construction. Residential trash collection will be utilized to serve this site.
6. Parking: One parking space per dwelling unit shall be required. Garages may count toward the parking requirement provided they meet the minimum design standards for a parking space.
7. Lot Line Adjustment: Lot line adjustment shall be allowed by administrative deed approval. Platting or re-platting shall not be required for the SPUD.
8. Maintenance: Maintenance of the common areas, private drainage easements, and islands/medians 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.
9. Drainage: Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

### **III. Supporting Documents**

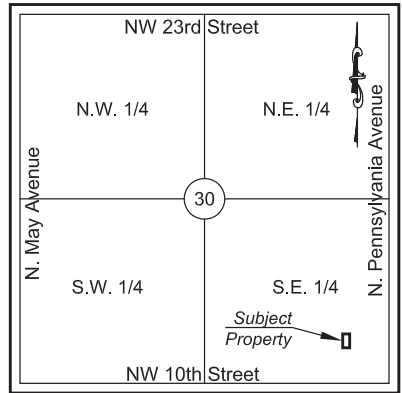
- Exhibit A: Legal Description
- Exhibit B: Master Development Plan
- Exhibit C: Architectural Site Plan
- Exhibit D: Floor Plan
- Exhibit E: Elevations

SPUD-1661 Exhibit A - Legal Description

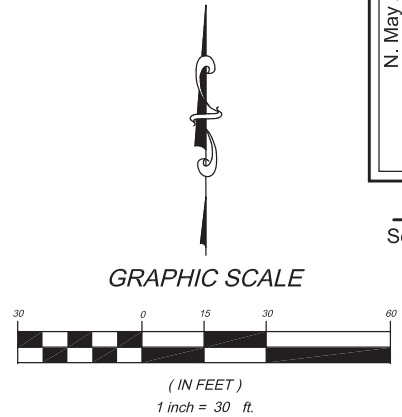
Lots Forty-seven (47) and Forty-eight (48), of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



# Exhibit "B" Master Development Plan



Vicinity Map  
Section 30, Township 12N, Range 3W  
Not To Scale



## Legal Description

Joint Tenancy Warranty Deed, Book 13887, Page 259

Lots Forty-seven (47) and Forty-eight (48), of Block Thirteen (13) in YOUNGS ENGLEWOOD ADDITION to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

DATE	
REVISION/ISSUE	
NO.	
NAME	Matthew Barber & Paul Thetford 423 NE 16th Street Oklahoma City, Oklahoma 73104 (918) 557-4599
PROJECT NAME	2200 NW 12th Street Oklahoma City, Oklahoma 73107 Young's Englewood Block 13, Lots 47 & 48 Exhibit B - Master Development Plan
PROJECT NO.	61423
TAX	61423Pte
DATE	07-10-2024
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CHECK	N/A
SHEET	1

THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING AT THE LOCATION SO DESIGNATED HERE IN.

2. NO CHANGES IN THE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF WADE DESIGN GROUP.

3. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND REPORT ANY DISCREPANCIES, OR UNSATISFACTORY CONDITIONS TO WADE DESIGN GROUP BEFORE PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, PREVENTION OF INJURY, OR LOSS AT THE JOB SITE TO ALL PERSONS EMPLOYED TO DO WORK, PERSONS VISITING THE SITE AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO MATERIALS OR EQUIPMENT OR OTHER PROPERTY AT THE SITE OR ADJACENT THERETO.

5. THE CONTRACTOR SHALL DO ALL THE WORK IN STRICT CONFORMANCE TO THE PLANS, LOCAL CODES AND ORDINANCES, MANUFACTURERS' RECOMMENDATIONS AND ACCEPTABLE TRADE PRACTICES. THE MOST STRINGENT REQUIREMENTS SHALL GOVERN WHEN CONFLICTING CONFLICT HOWEVER WADE DESIGN GROUP SHALL BE NOTIFIED OF ALL CONFLICTS.

6. CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY INFORMATION THAT HE CANNOT OBTAIN FROM DIMENSIONS, DETAILS, OR SCHEDULES, HE SHALL NOTIFY WADE DESIGN GROUP.

7. CONTRACTOR SHALL CHECK AND COORDINATE WORK OF VARIOUS TRADES TO PREVENT CONFLICTS.

8. CONTRACTOR SHALL FURNISH SUBCONTRACTORS WITH A COMPLETE SET OF PLANS.

9. PLUMBING AND A/C SHALL CONFORM TO THE STATE OF OKLAHOMA ENERGY CODE.

10. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE.

11. UTILITY SERVICE.

12. NO PIPES, PLASTIC SLEEVES IN MASONRY, PARTITIONS, FOUNDATIONS, ETC., AS REQUIRED FOR UTILITY SERVICE.

13. PROVIDE CLADDING OR JUNCTION BOSES ARE TO BE PLACED IN SLABS OR COLLARS, UNLESS SPECIFICALLY SHOWN ON STRUCTURAL DRAWINGS.

14. CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL OF ALL DEBRIS.

[illegible]

**N BARNES AVENUE**

[illegible]

**ANTICIPATED VENEER  
SQUARE FOOTAGES  
(INDIVIDUAL UNIT SF)**

1 - 557 SF  
2 - 765 SF  
TOTAL - 1322 SF

P.O. Box 959 Checotah, Oklahoma 74426 -- (405) 408-0620 -- WADEDRAFTING@GMAIL.COM

WADE  
DESIGN GROUP

**N. BARNES DUPLEX**  
OKLAHOMA CITY, OK 73107

SHEET TITLE  
SITE PLAN

## A1.0

WALL SCHEDULE				
MARK	TYPE	LENGTH	STUD COUNT	BASE AND SILL @ 14"
A	(10) - 2X4 - EXTERIOR	175'-4"	175.33	12.52
B	(10) - 2X4 - INTERIOR	111'-1 15/32"	111.12	7.94
C	(10) - 2X6 (2X4 STAGGERED) - INTERIOR	28'-10"	28.83	2.06
D	(9) - 2X4 - EXTERIOR	175'-4 1/4"	175.35	12.53
E	(9) - 2X4 - INTERIOR	250'-1 9/32"	250.11	17.86
F	(9) - 2X6 - INTERIOR	28'-10"	28.83	2.06
Grand total: 60		769'-7"	769.58	54.97

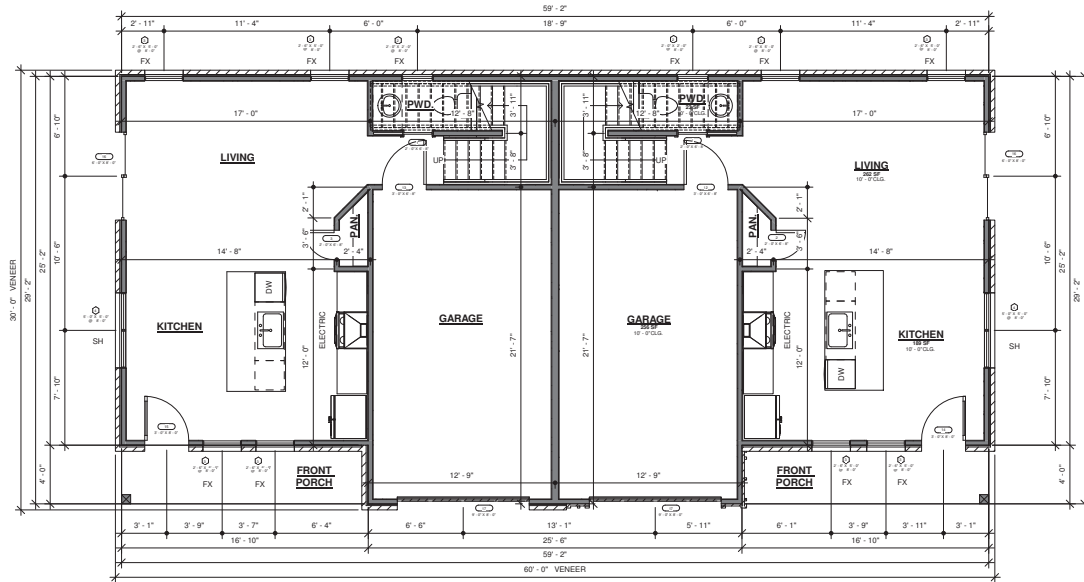
#### GENERAL NOTES:

1. WALL SHEATHING IN WET AREAS TO BE DUROCK CONC. BD. OR APPROVED EQUAL.
2. DOOR OPENING TO BE OFFSET 6" FROM FINISHED FACE OF WALL, U.N.O.
3. INTERIOR PARTITIONS ARE DIMENSIONED TO CENTER OF STRUCTURE, U.N.O.

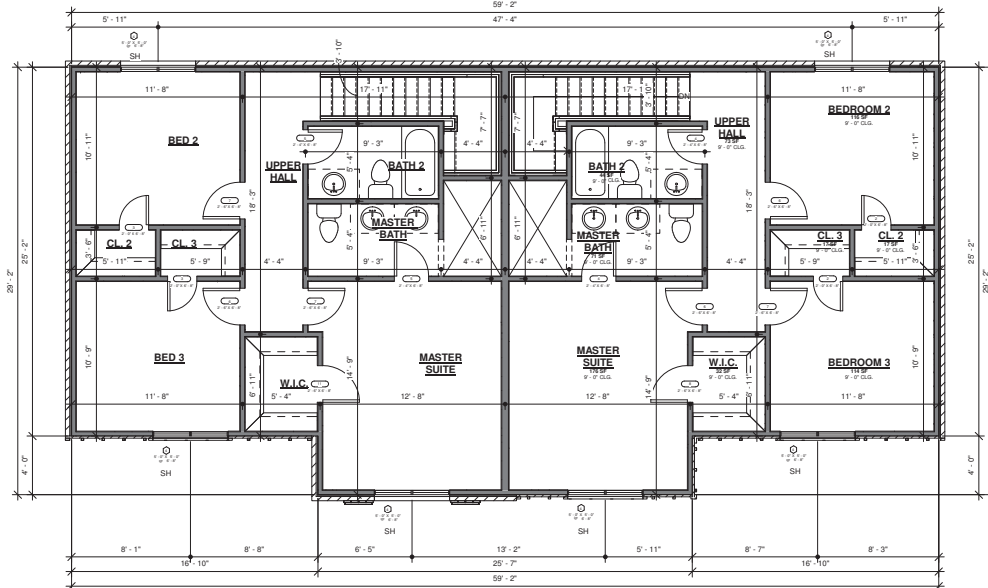
ROOM SCHEDULE			
Name	Level	Area	Perimeter
GARAGE	FIRST FLOOR	256 SF	66'-5 1/2"
KITCHEN	FIRST FLOOR	189 SF	55'-1 1/4"
LIVING	FIRST FLOOR	262 SF	93'-7 1/4"
P.W.D.	FIRST FLOOR	23 SF	20'-2"
BATH 2	SECOND FLOOR	44 SF	27'-7 1/8"
BEDROOM 2	SECOND FLOOR	116 SF	43'-1 1/2"
BEDROOM 3	SECOND FLOOR	114 SF	42'-8 1/2"
CL. 2	SECOND FLOOR	17 SF	17'-0 1/4"
CL. 3	SECOND FLOOR	17 SF	17'-0 1/4"
MASTER BATH	SECOND FLOOR	71 SF	39'-4"
MASTER SUITE	SECOND FLOOR	176 SF	54'-9"
UPPER HALL	SECOND FLOOR	73 SF	45'-7 5/8"
W.I.C.	SECOND FLOOR	32 SF	22'-8"

DOOR SCHEDULE				
MARK	DESCRIPTION	WIDTH	HEIGHT	COUNT
1	INTERIOR SINGLE POCKET	2'-0"	6'-8"	2
2	INTERIOR RIGHT SINGLE OUTSWING	2'-0"	6'-8"	3
3	INTERIOR LEFT SINGLE OUTSWING	2'-0"	6'-8"	3
4	INTERIOR RIGHT SINGLE INSWING	2'-4"	6'-8"	2
5	INTERIOR LEFT SINGLE INSWING	2'-4"	6'-8"	2
6	INTERIOR SINGLE RIGHT INSWING	2'-6"	6'-8"	3
7	INTERIOR LEFT SINGLE INSWING	2'-6"	6'-8"	3
8	INTERIOR SINGLE RIGHT INSWING	2'-6"	6'-8"	1
11	INTERIOR LEFT SINGLE OUTSWING	2'-6"	6'-8"	1
12	FIBERGLASS RIGHT SINGLE OUTSWING	3'-0"	6'-8"	1
13	FIBERGLASS LEFT SINGLE OUTSWING	3'-0"	6'-8"	1
14	EXTERIOR RIGHT SINGLE INSWING	3'-0"	8'-0"	1
15	EXTERIOR LEFT SINGLE INSWING	3'-0"	8'-0"	1
16	EXTERIOR SLIDER	6'-0"	8'-0"	2
17	SINGLE OVERHEAD	9'-0"	8'-0"	2
Grand total: 28				

WINDOW SCHEDULE				
MARK	DESCRIPTION	WIDTH	HEIGHT	COUNT
1	LOUVER VENT	1'-0"	3'-0"	1
2	FIXED	2'-0"	2'-0"	2
3	FIXED	2'-6"	5'-0"	5
4	(2) SINGLE HUNG	5'-0"	5'-0"	5
Grand total: 19				



1 FIRST FLOOR  
1/4" = 1'-0"



2 SECOND FLOOR  
1/4" = 1'-0"

DATE	REV	SET	DESCRIPTION

ANTICIPATED VENEER  
SQUARE FOOTAGES  
(INDIVIDUAL UNIT SF)

1 - 557 SF  
2 - 785 SF  
TOTAL - 1322 SF

**WADE**  
DESIGN GROUP

P.O. Box 989 Cherokee, Oklahoma 74126 - (405) 409-0630 -- WADEPRACTICE@GMAIL.COM

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**N. BARNES DUPLEX**  
OKLAHOMA CITY, OK 73107

PROJECT NO. BT CAPITAL LLC  
DESIGNED BY E. WALLACE  
APPROVED BY J. STOUT

FLOOR PLANS

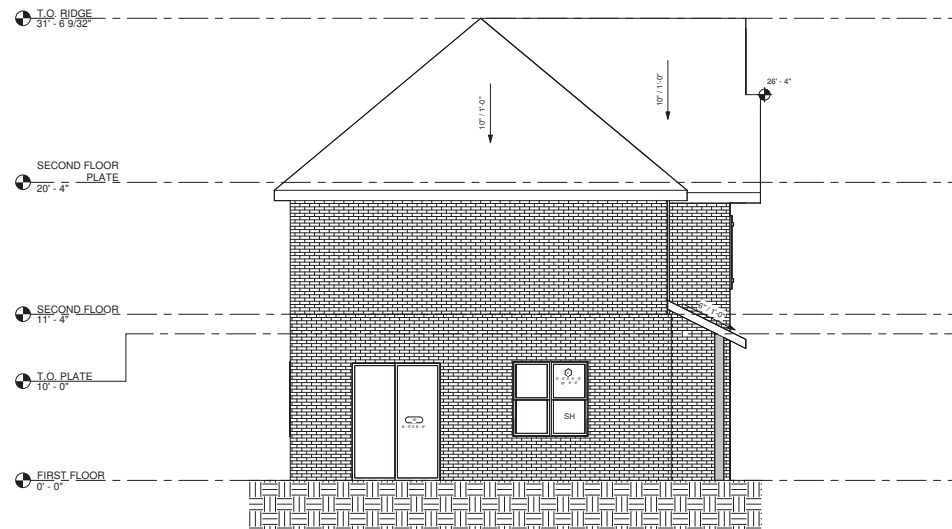
A2.0

Exhibit D - Floor Plan





1 FRONT ELEVATION  
A3.0 1/4" = 1'-0"



2 LEFT  
A3.0 1/4" = 1'-0"

Exhibit E - Elevations

DATE	REV	SET	DESCRIPTION

**ANTICIPATED VENEER  
SQUARE FOOTAGES**  
(INDIVIDUAL UNIT SF)

1 - 557 SF  
2 - 785 SF  
TOTAL - 1322 SF

**WADE  
DESIGN GROUP**

P.O. Box 989 Cherokee, Oklahoma 74108 - (405) 408-0630 -- WADEDESIGNGROUP@GMAIL.COM

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**N. BARNES DUPLEX**  
OKLAHOMA CITY, OK 73107

PROJECT NO. 1000000000  
BT CAPITAL LLC | E WALLACE | J. STOUT

FRONT AND LEFT ELEVATION

**A3.0**

