

**APPROVED**  
4-9-2024

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

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1599**

**MASTER DESIGN STATEMENT FOR**

**2027 NW 16<sup>th</sup> Street  
1-2-2024  
Revised 2-15-2024**

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# **SPUD-1599 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.

This site will be developed in accordance with the regulations of the **R-1 Single Family Residential District** (OKC Zoning Ordinance, 2020, as amended), and the **Gatewood Urban Conservation District (UCD)**, except that the following restrictions will apply:

- 1. Minimum Lot Width:** 50 Feet
- 2. Minimum Lot Size:** 6,000 Square Feet
- 3. Maximum Building Height:**

Any new buildings to be constructed shall conform to the height requirements of the Gatewood Urban Conservation District, not to exceed 35 feet per the UCD, except that any rear/accessory dwelling constructed shall be a maximum of 25' in height.

**4. Maximum Building Size:**

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

**5. Maximum Number of Buildings:**

There shall be a maximum of two (2) dwellings within this SPUD. They may be detached or attached.

**6. Building Setback Lines**

Existing structures shall be permitted to remain and deemed to conform to setback regulations. In the event of a new structure, setback regulations shall be in accordance with the base zoning district and the Gatewood UCD.

**7. Sight-proof Screening:**

Sight-Proof screening shall not be required.

**8. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Two existing large, mature trees (40 feet + tall) behind the rear wall of the primary dwelling shall be retained and count toward landscaping requirements.

**9. Signs:**

Signage shall be prohibited within this SPUD.

**10. Access:**

Access shall be taken from one (1) drive off NW 16<sup>th</sup> Street. The existing pervious driveway shall be deemed to be legally nonconforming and subject to provisions in 59-10250.8. If driveway access is widened or the material is substantially changed, driveway construction shall be subject to paving or pervious paving standards in place at the time of its alteration. Maintenance of the existing driveway is permitted.

**11. Sidewalks:**

A sidewalk exists in front of the primary residence that fronts NW 16<sup>th</sup> Street, so no additional sidewalk is needed or being proposed.

**II. Other Development Regulations:**

**1. Architecture:**

All existing structures shall be permitted to remain and deemed to conform to architecture regulations. In the event of a new structure, the following shall apply: exterior building wall

finishes on all main structures, exclusive of windows and doors, shall consist of brick veneer, rock or stone masonry, stucco, similar siding to existing primary residence, or cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Newly constructed dwellings, with the exception of a single dwelling built in combination with a garage behind the rear wall of the southernmost building, shall meet the requirements of Gatewood UCD Building Materials and Pitched Roofs. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

Per the base zone.

**3. Street Improvements:**

N/A.

**4. Site 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:**

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

**6. Parking:**

A minimum of 1 parking space per dwelling shall be required in the SPUD. Garages are not required but if they are constructed, they will be located behind the front wall of the primary dwelling.

**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.

**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: Site Plan

**SPUD-1599 Exhibit A**

**Full Legal Description: Lot Seventeen (17), in Block Four (4) of MCKINLEY PLACE  
ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat  
thereof.**

Exhibit B: Site Plan

