

APPROVED

1-2-2024

BY THE CITY COUNCIL
Arny M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1568

MASTER DESIGN STATEMENT FOR

Querencia

September 14, 2023

October 25, 2023

November 6, 2023

November 13, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbflaw.com

SPUD-1568 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-4 General Residential District, the HL, "Historic Landmark" District, and Heritage Hills East UCD, "Urban Conservation District"** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8250.3	Community Recreation: Property Owners Association
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

*A townhome development may be owner occupied and subsequently platted within this SPUD.

2. Maximum Building Height:

There shall be a maximum height of 35 feet and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

3. Maximum Building Size:

The maximum building size shall be in accordance with the base zoning district and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

4. Lot Width and Lot Size

The maximum frontage shall be 50 feet along NW 15th St. and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

In the event the property is platted, the minimum lot size shall be 1,600 feet and the minimum lot width shall be 40 feet. There shall be no minimum lot frontage requirement.

5. Maximum Number of Buildings:

There shall be a maximum of one (1) building with a maximum of four (4) dwelling units within this SPUD.

6. Building Setback Lines

Building setback lines shall be as follows:

North (NW 15th St.): In line with the abutting structure to the east or west
East: 5 feet
West: 5 feet
South: 5 feet

Interior setback lines for attached townhomes shall be 0 feet.

7. Sight-proof Screening:

Sight-proof screening shall be in accordance with the base zoning district and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

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.

9. Signs:

9.1 Freestanding Accessory Signs

Freestanding signs will be prohibited.

9.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations and shall be subject to review and approval of the Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and 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:

Access shall be taken from the alley off of NW 15th St.

11. Sidewalks

Sidewalks shall be constructed along NW 15th St., subject to the policies and procedures of the Public Works Department and subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

II. Other Development Regulations:

1. Architecture:

Any new building, or exterior renovations beyond ordinary maintenance and repair, as defined in the Oklahoma City Municipal Code, 2020, shall meet the regulations outlined within the Municipal Code in reference to the Historic Landmark Overlay and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

2. Open Space:

There shall be a minimum of 34% open space within this SPUD. All permeable surfaces shall be included in the open space calculation.

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, and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

5. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. Trash receptacles shall be screened from NW 15th St.

6. Parking:

Parking shall be provided at a rate of two (2) parking spaces per dwelling unit. Garages shall count toward meeting the minimum parking requirements, provided each garage shall be a minimum of 21'8" wide by 19'8" deep, and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

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.

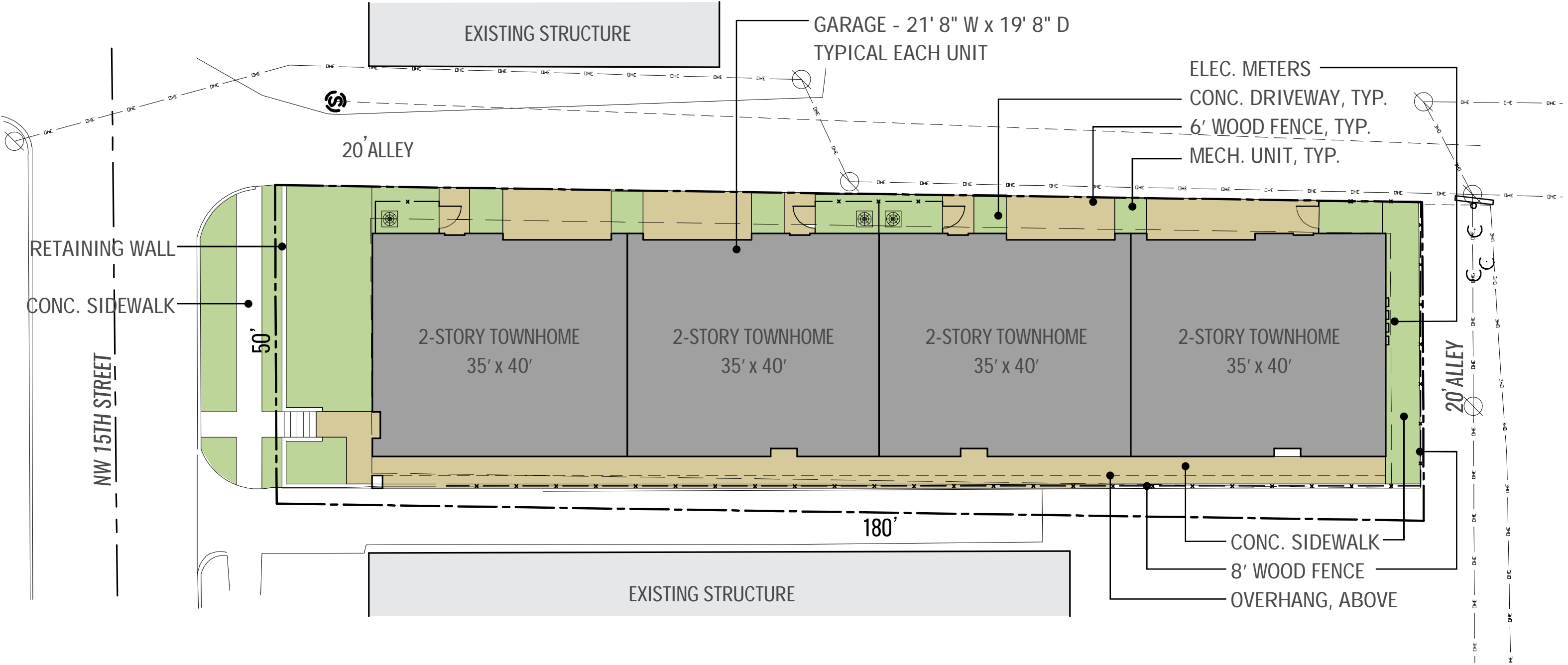
III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan
Exhibit C: Conceptual Renderings

EXHIBIT A

Legal Description

Lots Sixteen (16) and Seventeen (17), in Block Three (3), of FAY'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the record plat thereof.



SITE PLAN // SCALE: 1" = 15'-0"



QUERENCIA // 112 NW 15TH STREET
PRELIMINARY SITE PLAN - NOT FOR CONSTRUCTION





