

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1664
MASTER DESIGN STATEMENT

July 11, 2024
August 19, 2024
August 27, 2024

PREPARED BY:

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SPUD-1664 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**, (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:

- 8150.6.1 Community Garden
- 8150.6.4 Home Garden
- 8150.7.1 Rainwater Harvesting
- 8250.3 Community Recreation: Property Owners Association
- 8200.12 Multiple-Family Residential
- 8200.14 Single-Family Residential
- 8200.15 Three – and Four- Family Residential
- 8200.16 Two-Family Residential

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** Not to exceed 2,000 sf per building

4. **Maximum Number of Buildings:** There shall be a maximum of four buildings within this SPUD.
5. **Density:** There shall be a maximum of 09 dwelling units within this SPUD
6. **Building Setback Lines**
 - West: 5 ft (existing structures that exceed setback shall be allowed, new construction shall not be allowed in within the 5'-0" setback)
 - East: 5 ft (existing structures that exceed setback shall be allowed, new construction shall not be allowed in within the 5'-0" setback)
 - South: 0 ft
 - North: 20 ft excluding porches
7. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the East, South, and West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, metal, or other decorative material and/or any combination thereof and shall be solid and opaque. The fence may not be a chain link. Side yard fencing shall not extend past the front of the building units and may return to the building units or patio areas in line or behind the front plane of the building units and/or patio.
8. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development.
9. **Signs:**
 - 9.1 **Freestanding Accessory Signs**
Prohibited
 - 9.2 **Attached Signs**
Prohibited
 - 9.3 **Non-Accessory Signs**
Non-accessory signs shall be prohibited.
 - 9.4 **Electronic Message Display Signs**
Electronic Message Display signs shall be prohibited.
10. **Access:** Access will be via the existing two-way driveway from NW 12th Street
11. **Sidewalks:** A minimum of five-foot sidewalks shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks. 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:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood and cementitious siding (including but not limited to the brand commonly known as James Hardie), or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.
- 2. Street Improvements:** N/A
- 3. 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.
- 4. Trash Collection:** Carts per City of OKC
- 5. Parking:** A minimum of one parking space per Dwelling Unit shall be required.
- 6. Maintenance:** The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owners or Property Owners Association. No structures, storage of materials, 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 stormwater facility shall be placed within the common areas intended for the use of conveyance of stormwater 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 that meets the requirements specified above.
- 7. Drainage:** The 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-1664 Exhibit A – Legal Description

All of Lots Seven (7) through Ten (10), in Block Five (5) of JJ BAUMANN'S ADDITION to Oklahoma City, Oklahoma County, according to the plat.

NW 12TH STREET

KENTUCKY AVE.

No Changes

Existing parking
and paving to remain

Renovate to
(4) efficiency units
SF remains
920 sf / floor

Exist.
Duplex
1,667 sf

Existing Drive

Exist.
Duplex
1,195 sf

5 spaces

No Changes

4 spaces

Exist.
2-story building
920 sf / floor

Exst.
Garage
Apt.

Exst.
Storage

20'-0" ALLEY - PAVED

01: SITE PLAN | SCALE: 1"=40'-0"

