

**APPROVED**

5-21-2024

BY THE CITY COUNCIL  
*Arny H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1612**  
**MASTER DESIGN STATEMENT**  
3121 NW 20<sup>th</sup> Street

**DATE: 2/15/24**

**PREPARED BY:**

Name: Chris Gold  
Address: 3121 NW 20<sup>th</sup> St  
Phone: 405-410-7657  
Email: Christopher.gold@ouhealth.com

# **SPUD-1612 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-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), and the **Linwood Place Urban Conservation District (UC)**, except that the following restrictions will apply:

**1.1 Minimum Lot Size:** Per base zone.

**1.2 Minimum Lot Width:** Per the base zone.

2. **Maximum Building Height:** The Primary dwelling shall be per the base zone, the building with an accessory dwelling in the northern part of the SPUD shall be limited to 24' in height.
3. **Maximum Building Size:** The total ground floor square footage in the SPUD shall not exceed the base zone Lot Coverage requirements, inclusive of driveway paving. Porches and patios shall not count toward lot coverage requirements.
4. **Maximum Number of Buildings:** Two buildings with dwellings shall be allowed in this SPUD.

5. **Building Setback Lines:** Per the base zone and the Linwood Place UCD.
6. **Sight-proof Screening:** Sight-proof screening shall not be required.
7. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
8. **Signs:** Signs are prohibited.
9. **Access:** Access shall be from NW 20th Street.
10. **Sidewalks:** A five-foot sidewalk shall remain along NW 20<sup>th</sup> Street

## **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, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **2. Open Space:** Per the base zone.

### **3. Street Improvements:** None

### **4. Site Lighting:** The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2023, as amended.

### **5. Parking:** The design 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. A total of (3) parking spaces shall be required within this SPUD. Garages shall not be required, however, any garage, carport or other parking facility that is constructed, with the exception of driveway paving, shall be located behind the front wall of a primary dwelling.

### **6. Maintenance:** N/A

### **7. 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

Exhibit C: Floor Plan

Exhibit D: Mortgage Inspection Report

**SPUD-1612 EXHIBIT A**

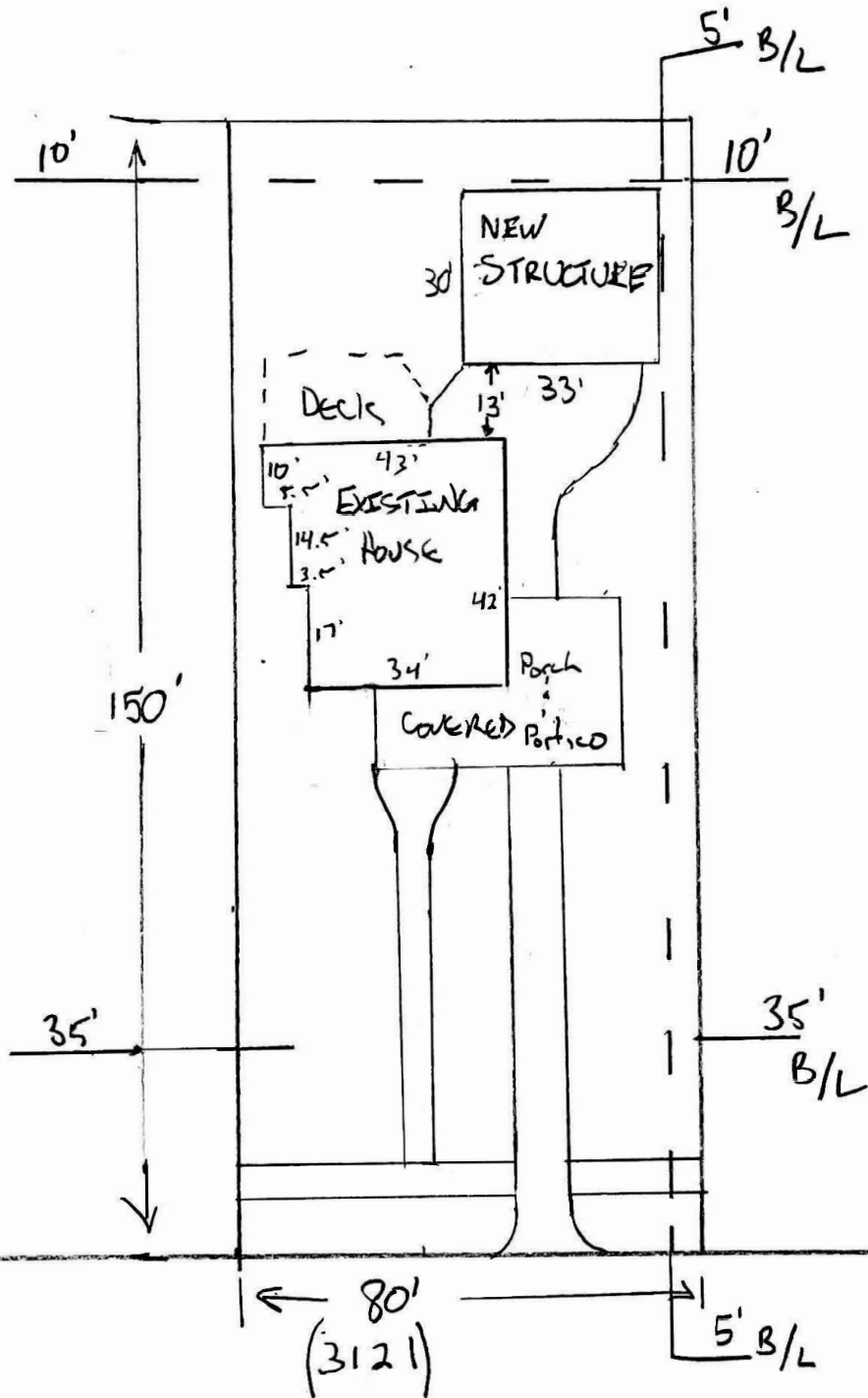
**LEGAL DESCRIPTION**

**3121 NW 20<sup>TH</sup> Street**

Lot Twelve (12) in Block Forty (40) of LINWOOD PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

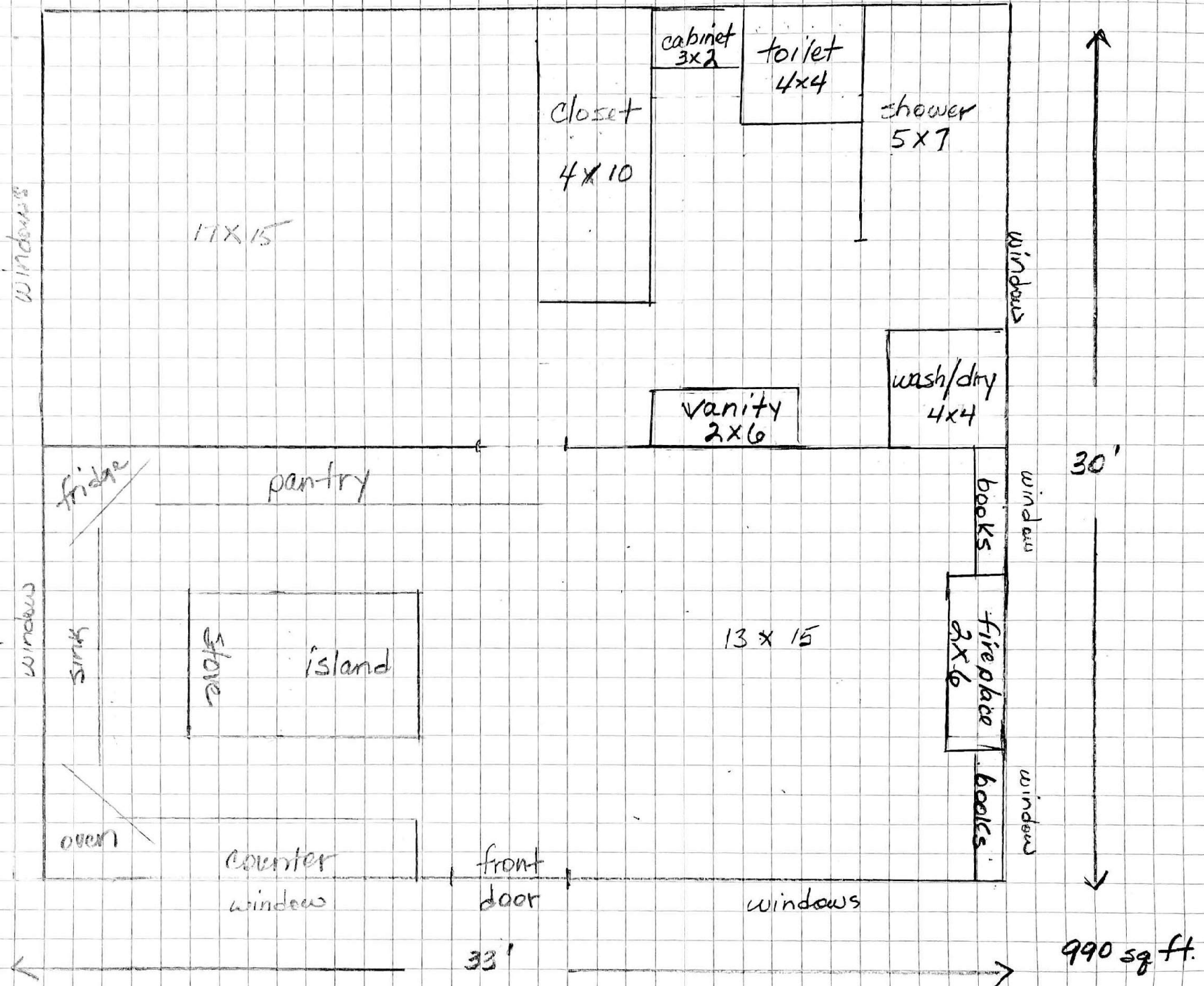
# SITE PLAN

LOT 12, Block 40 of  
LINWOOD PL ADDITION



N.W. 20th ST

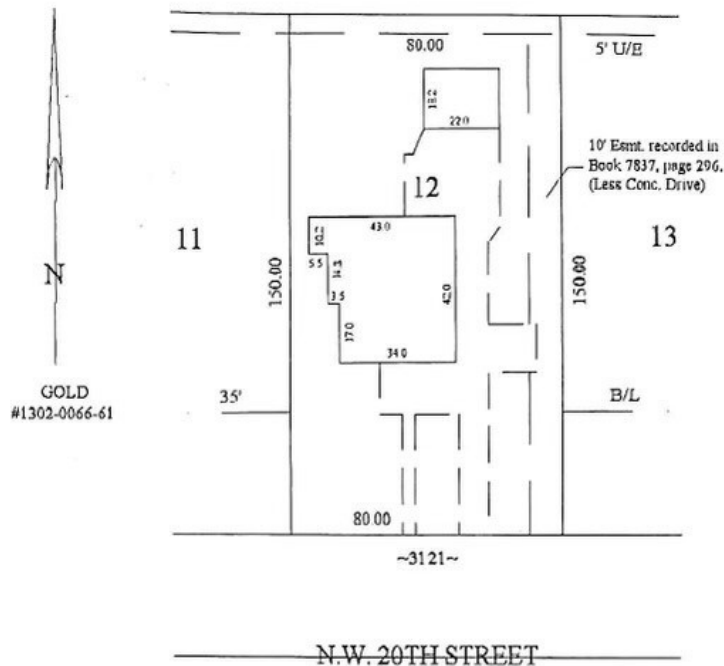
SPUD-1612 Exhibit C



Subject property lies within the boundaries of Flood Zone "X", an Area of Minimal Flood Hazard as shown on Community-Panel Number 40109C0280H dated 12-18-2009.

SPUD-1612  
Exhibit D

## BLOCK 40 LINWOOD PLACE ADDITION



Rules and Regulations recorded in Book 3065, pages 621 to 645 affect subject property as stated in the filed instrument.

### MORTGAGE INSPECTION REPORT

I, CHRISTOPHER D. HUGHES, a Professional Land Surveyor, hereby certify that I have prepared this Mortgage Inspection Report of: Lot Twelve (12), in Block Forty (40), of LINWOOD PLACE ADDITION to Oklahoma City, Oklahoma County, Oklahoma

according to the recorded plat thereof. I further certify that the improvements on the above described property, except utility connections, are entirely within the property, except as shown, there are no encroachments of the improvements thereon upon the adjoining property or of adjacent improvements upon the described property. This inspection was made for loan purposes only and no other responsibility is herein assumed. Fences and landscape features are not considered to be improvements for the purpose of this report.

The Mortgagee's inspection was prepared for identification purposes for the Mortgagee in connection with a new mortgage and it is not intended to represent a land or property line survey. No corners were set. Do not use for establishing fence or building lines. No responsibility is extended herein to the landowner or occupant.

The property is known as:  
3121 N.W. 20<sup>th</sup> Street  
Oklahoma City, Oklahoma



*Christopher D. Hughes*



Subscribed and sworn to before the undersigned, a Notary Public in and for the County and State of Oklahoma, this 16<sup>th</sup> day of February, 2013.  
My Commission Expires: March 3, 2014.

*Judy C. Hughes*