

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1419
MASTER DESIGN STATEMENT FOR
2141 & 2145 NW 30th Street

May 3, 2022
June 28, 2022

PREPARED BY:

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SPUD-1419 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 SPUD shall be developed in accordance with the use and development regulations of the **R-1 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:

8200.14	Single-Family Residential
8250.3	Community Recreation: Property Owners Association

2. Maximum Building Height:

All existing improvement located on Tracts 2 and 4 shall be deemed to conform to any applicable height regulations.

In the event of a new structure within the SPUD, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

All existing improvement located on Tracts 2 and 4 shall be deemed to conform to any applicable building size regulations.

In the event of a new structure within the SPUD, the maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

There shall be a maximum of four (4) dwelling units permitted within the SPUD with accessory buildings permitted based upon applicable regulations for the R-1 district.

New homes must be oriented toward a street.

5. DENSITY

There shall be a maximum of four dwelling units permitted within this SPUD. The minimum lot size within this SPUD shall be 3,800 square feet.

6. LOT SPLITS

This SPUD shall permit the issuance of three (3) lot splits to create a total of four (4) lots without the need to plat.

7. Building Setback Lines

Existing structures within this SPUD shall be permitted to remain and shall be deemed to conform to any applicable regulations.

In the event that new structures are built within this SPUD, the following shall apply:

Front: 25 feet

Rear: 5 feet

Corner Side-Yard: 25 feet

Interior Side-Yard: 5 feet

8. Sight-proof Screening:

All existing screening shall be permitted to remain on site and shall be deemed to conform to any requirements contained within this SPUD.

In the event of a new structure within this SPUD, screening regulations shall be in accordance with the base zoning.

9. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

10. Signs:

Signs shall not be permitted within this SPUD.

11. Access:

Access shall be taken from NW 30th and Cashion Place. There shall be a maximum of one drive from NW 30th and one drive from Cashion Place.

12. Sidewalks

Sidewalks shall not be required as there are no sidewalks within this neighborhood.

II. Other Development Regulations:

1. Architecture:

All existing structures within this SPUD shall be permitted to remain on site and shall be deemed to conform to any architectural requirements.

In the event of any new structure within this SPUD, exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

Per R-1 regulations.

3. Street Improvements:

N/A

4. Site Lighting:

All existing lighting on Tracts 2 and 4 shall be deemed to conform to any applicable lighting requirements.

In the event of a new structure within this SPUD, the site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 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. 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 A

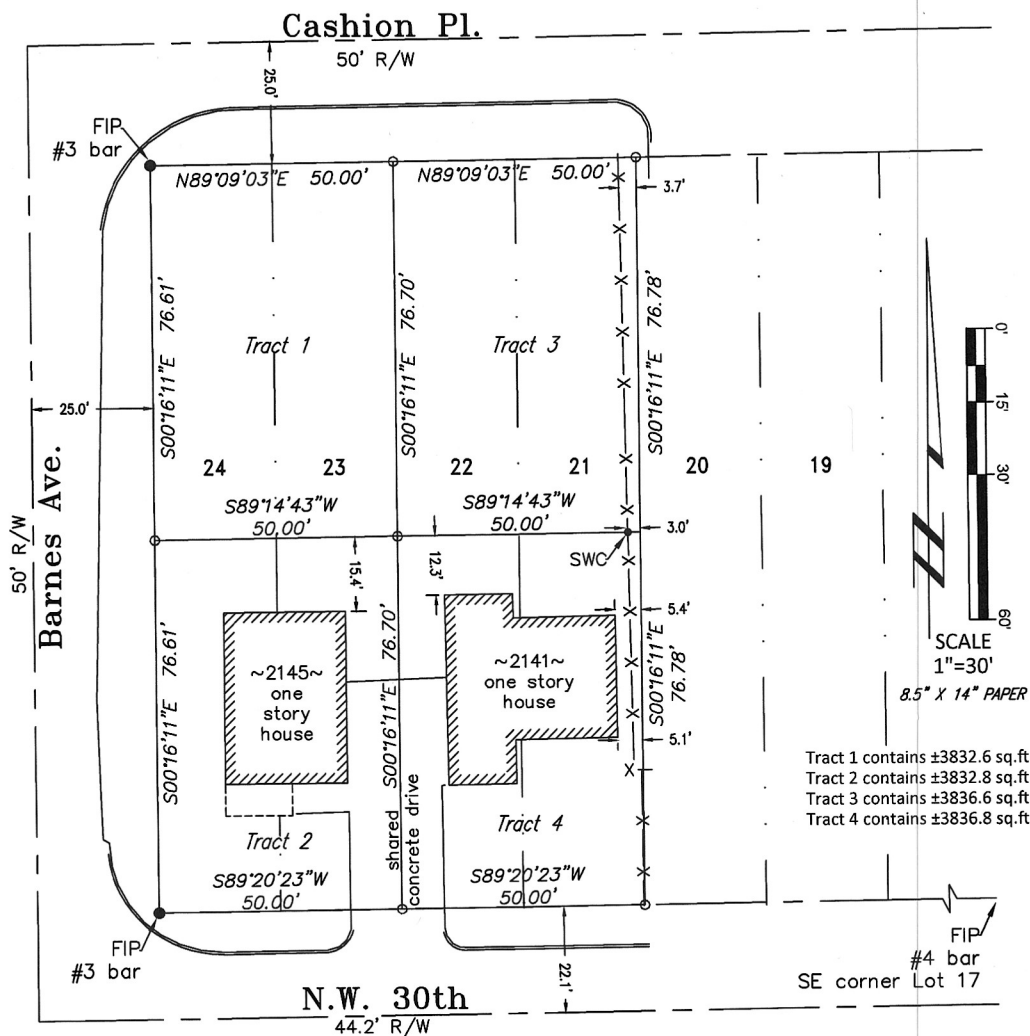
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2141 NW 30th Street Legal per the county assessor

West Point AMD E2 016 000 Lots 21 & 22

2145 NW 30 Street Legal per the county assessor

West Pointe AMD E2 016 000 Lots 23 & 24



SURVEYOR'S CERTIFICATE
October 27, 2021

I, Michael A. Dawson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the field work was completed as of the date set forth above and that an on the ground survey was made under my supervision of a tract of land described as follows:

LEGAL DESCRIPTIONS

TRACT 1 The North Half (N/2) of Lots Twenty-three (23) and Twenty-four (24) of Block Sixteen (16), in AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT 2 The South Half (S/2) of Lots Twenty-three (23) and Twenty-four (24) of Block Sixteen (16), in AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT 3 The North Half (N/2) of Lots Twenty-one (21) and Twenty-two (22) of Block Sixteen (16), in AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TRACT 4 The South Half (S/2) of Lots Twenty-one (21) and Twenty-two (22) of Block Sixteen (16), in AMENDED PLAT OF THE EAST HALF OF WEST POINT ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

I further certify that the property corners were set or found as shown. This survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose

--- FENCE

FIP=FOUND IRON PIN AS NOTED

●=SET #3 IRON PIN WITH LS 1816 CAP, OR NAIL & WASHER STAMPED LS 1816

SWC=SET WITNESS CORNER 3.0' WEST OF CORNER

R/W=RIGHT OF WAY

BASIS OF BEARING IS GRID NORTH
BASED ON GPS OBSERVATIONS
OKLAHOMA NORTH ZONE



MA Dawson
11/1/21

JOB NUMBER 21-380	REVISIONS	PATHFINDER SURVEYING Oklahoma CA # 8003 PO Box 7433 Moore, Oklahoma 73153 Phone (405) 476-1469 Mike@Pathfindersurvey.com	PROPOSED LOT SPLIT EXHIBIT	SHEET 2 OF 2
FIELD DATE 10/27/21			PART OF THE NORTHEAST QUARTER SEC 19, T12N, R3W, I.M. OKLAHOMA COUNTY, OKLAHOMA	
SCALE 1"= 30'				