

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1658
MASTER DESIGN STATEMENT

For
RIVERWEST RESIDENTIAL DEVELOPMENT

July 2, 2024
August 26, 2024

PREPARED BY:

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SPUD-1658 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”, SRODD Scenic River Overlay Design Districts and AE-2 Airport Environs Overlay** (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:

- 8200.12 Multi-Family Residential
- 8200.14 Single Family Residential
- 8200.15 Three and Four Family Residential
- 8200.16 Two Family Residential
- 8250.2 Community Recreation: General

2. **Maximum Building Height:** The maximum building height shall be 35 feet.
3. **Maximum Building Size:** The maximum building size shall be in accordance with the base zoning district and SRODD regulations.

4. **Maximum Number of Buildings:** The maximum number of buildings for the tract shall be twenty-five (25).

5. **Building Setback Lines**

Front Yard (south/SW 15th Street): 20 feet

Rear Yard (north): 5 feet

Side Yard (east/west): 5 feet

6. **Screening:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Ordinance in place at the time of development, except as modified below.

1. A six-foot (6') high fence or wall may be installed, but not required, along the boundary of this parcel. Said fence shall be constructed of stucco, brick, stone, steel, iron, ornamental metal, or wood.

7. **Landscaping:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified below. In addition to the Landscape Ordinance, the following standards shall apply:

1. A landscape buffer shall be provided along the north curb line of S.W. 15th Street. Said buffer shall be a minimum of 15 feet in width along the length of the tract. Said buffer can be included in public right-of-way.
2. Street trees (minimum 2" caliper) shall be required within this SPUD and shall be spaced a maximum of 40-feet center to center. A revocable permit is required for any landscaping within the public right-of-way.
3. Landscape buffers between residential and non-residential uses are not required within this SPUD.

8. **Signs:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Ordinance in place at the time of development, except as modified below.

8.1 **Free standing accessory signs:** Four (4) freestanding signs will be permitted within this SPUD and shall be a ground (monument) sign with the maximum height of eight feet and 50 square feet in area and shall have no less than (25) square feet of landscaping at the base. The signs shall conform with SRODD regulations and guidelines. No pole signs will be allowed.

8.2 **Attached signs:** Attached signs shall be in accordance with the base zoning district and SRODD regulations.

8.3 **Non-Accessory Signs:** Non-accessory signs shall not be permitted.

8.4 **Electronic Message Display signs:** Electronic Message Displays signs shall not be permitted.

9. Access:

Access shall be allowed from two drives on S.W. 15th Street. Primary access/main entrance to the tract shall be provided by a private shared access drive between the tract and east parcel/lot. Private shared access drive shall have a minimum width of 24-feet for two-way traffic. Shared access between the parcels/lots is permitted provided the parcels/lots remain under single ownership or cross-access agreements are filed of record.

There will be a minimum of 200-feet of separation, centerline to centerline, between drives within and adjacent to this SPUD.

This development may be gated. The use of controlled access gates at each drive entrance shall be permitted.

10. Sidewalks:

Sidewalks are required along all street frontages subject to the policies and procedures of the Public Works Department, and subject to SRODD regulations. Five (5) foot sidewalks shall be constructed on S.W. 15th Street. All sidewalks along S.W. 15th Street shall be detached from the curb and separated by a buffer not less than five (5) feet in width.

Pedestrian access shall be provided from the tract to adjacent public trails. Pedestrian gates will be provided on the south and north boundary of the SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 15% 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 20% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space: 20 feet of open space, measured from the floodway of the North Canadian River, adjacent to the river shall be provided under this SPUD. This open space shall contain no drive, parking or buildings. A five (5) foot setback will be required for all buildings under this SPUD.

3. Street Improvements: No street improvements will be required under this SPUD.

4. Site Lighting: The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma Municipal Code, 2020, as amended and SRODD regulations and guidelines.

5. **Dumpsters:** Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets, subject to SRODD regulations and guidelines.

6. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X, Section 59-10600 of the Oklahoma City Municipal Code, 2020, as amended, except as modified below.

Attached or detached garages or covered parking areas shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

Two (2) parking spaces shall be provided for each dwelling unit within this SPUD.

Parking shall not be required for Common Area and Recreational buildings within this SPUD.

No off-street surface parking or loading space shall be located within 50 feet of the floodway of the river or any tributary waterway unless appropriately screened from the river.

7. **Maintenance:** Maintenance of the common areas, private drainage easements, and islands/medians 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:** Drainage improvements will be in accordance with applicable sections of the Oklahoma City Code of Ordinances as amended.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Legal Exhibit

Exhibit D: Architectural Elevations

SPUD-1658 Exhibit A – Legal Description

A tract of land lying in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described by metes and bounds as follows: COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section Eleven (11); THENCE South $00^{\circ}10'24''$ East, along the east line of said Northeast Quarter (NE/4) and as the basis of bearing, a distance of 539.87 feet; THENCE South $89^{\circ}49'36''$ West, perpendicular to said east line, a distance of 422.41 feet to the POINT OF BEGINNING; THENCE continuing South $89^{\circ}49'36''$ West, perpendicular to said east line, a distance of 398.76 feet to a point of curvature; THENCE Southwesterly along a curve to the left having a radius of 1482.39 feet for an arc length of 536.57 feet, having a chord bearing South $79^{\circ}22'10''$ West a distance of 533.64 feet; THENCE South $69^{\circ}02'51''$ West a distance of 207.61 feet; THENCE North $00^{\circ}10'24''$ West, parallel with said east line, a distance of 173.13 feet; THENCE North $89^{\circ}59'19''$ East a distance of 61.16 feet; THENCE North $00^{\circ}00'41''$ West a distance of 80.00 feet; THENCE North $89^{\circ}59'19''$ East a distance of 590.00 feet; THENCE North $71^{\circ}59'19''$ East a distance of 489.81 feet; THENCE South $00^{\circ}10'24''$ East, parallel with said east line, a distance of 230.82 feet to the POINT OF BEGINNING.



Exhibit D: Architectural Elevations

