

APPROVED

8-15-2023

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

SPUD-1537 MASTER DESIGN STATEMENT
The City Oklahoma City, Oklahoma

1131 NW 5th St.

May 11, 2023

June 27, 2023

July 7, 2023

Prepared by
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TASK design

SPUD-1537 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).

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, which 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.

This site will be developed in accordance with the regulation of the **NB Neighborhood Business District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

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

8200.2	dwelling units and mixed use
8200.4	live/ work units
8200.12	multifamily residential
8200.14	single-family residential
8200.15	three- and four-family residential
8200.16	two-family residential
8250.5	cultural exhibits
8250.16	murals
8200.32	convenience sales and personal services
8300.59	personal services-restricted

2. **Maximum Building Height:** Up to 4 stories / 50-ft.
3. **Maximum Building Size:** The maximum building lot coverage shall not exceed 85%.
4. **Maximum Number of Buildings:** The base zoning district regulations shall regulate the number of structures in this SPUD.
5. **Minimum Lot Size:** The minimum lot size shall be 2,500 square feet.

6. Building Setback Lines

Front-north-Linwood Diagonal: 0-feet
Rear-south NW 5th: 0-feet
West side -N Klein Ave: 0 -feet
East Side- 0 feet
Setbacks for Sight triangle not required

7. **Sight-proof Screening:** Sight-proof screening shall not be required. A fence up to 8 ft tall shall be permitted along property lines. Fence may be constructed of materials per below II.1 Architecture 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 Free standing accessory signs

To be in accordance with the base zoning district regulations.

9.2 Attached signs

To be in accordance with the base zoning district regulations.

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:** On-site parking spaces may be accessed from one drive from NW 5th St. Driveway may be up to a 20-ft wide, 2-way drive. West side of drive to be located a minimum of 31.5' ft east of the N Klein Ave. ROW centerline.

Driveways and parking spaces, located on private property, may be constructed of compacted decomposed or crushed granite or screenings contained within concrete curb or steel edging.

- 11. Sidewalks:** One new 4' wide sidewalk, running east-west, to be provided along south side to connect to existing walk/ ramp to remain.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture

Permitted exterior wall finish materials include wood, fiber cement, or composite panel or lap siding, masonry, EIFS (maximum of 30%), stucco, architectural metal panel which may be of a corrugated profile, polycarbonate panels, composite decking, exposed wood or metal, welded wire panels. Cladding may be attached with exposed fasteners.

Roof may be of any configuration, material or pitch.

The site plan submitted for building permit shall in conformance with the attached conceptual site plan Exhibit B. If significant changes are proposed, a more specific site plan shall be submitted to the Planning Commission for approval, prior to issuance of a building permit. The site plan shall show reasonably accurate building(s) footprint configuration, access drive, and specify building coverage and building height.

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. Dumpsters

Dumpster enclosure shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to neighboring residential zoning district or use.

5. Parking

For residential use a minimum of 1 space per dwelling unit which may be located within a garage or carport.

For commercial use -1 parking space per 1,000 sf to be provided on site. Landscape buffer not required for commercial use parking. Parking for development within this SPUD may be located on adjacent parcels. A minimum aisle width of 22 feet shall be allowed for maneuvering. No minimum distance or vehicle barrier required between house and access drive(s).

6. Maintenance

Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

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: | Conceptual Site Plan |

EXHIBIT A

For SPUD application for 1131 NW 5th St Okc, Ok

Full Legal Description:

NEAS ADDITION 025 000; the South 43.12 Feet OF LOTS 10 & 11 & West 5 Feet of South 43.12Feet of LOT 12.

SPUD-1537

I1
ZONING

LINWOOD
DIAGONAL

I2
ZONING

EXISTING CURB CUT

EXISTING LIGHT POLE W/ OH
LINE

63'-0"

40'-0"

22'-11 1/2"

+20'-0"
PROP LINE
TO STREET

43'-3"

FOOTPRINT
FOR
POTENTIAL
RESIDENCE

UP TO 4
STORIES OR
50 FT

POTENTIAL
YARD

VACANT
LOT
OWNED
BY OKC
NOT
ZONED

POTENTIAL FOR FENCE AT
PERIMETER

EXISTING
WALKWAY/RAMP

EXISTING POWER
POLE AND OH LINE

31'-6" MIN FROM ROW CL
TO EDGE OF DRIVE

+34'-4 1/2" CL OF STREET
TO EDGE OF DRIVE

POTENTIAL
NEW DRIVE

+14'-8"
PROP LINE TO STREET

NEW 4' WIDE WALKWAY

CONFIGURATION OF NEW STRUCTURES AS SHOWN ARE
APPROXIMATE, SPECIFICS TO BE DETERMINED

BUILDING/ LOT COVERAGE UP TO 85% MAXIMUM

NW 5th ST

N KLEIN
AVE

I2
ZONING

I2
ZONING

R3
ZONING

EXHIBIT B CONCEPTUAL SITE PLAN

SCALE: 1/16" = 1'-0"

