

APPROVED

3-11-2025

BY THE CITY COUNCIL
Amy H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1666

MASTER DESIGN STATEMENT FOR

White Orchard

**2109 NE 14th St; 2113 NE 14th St; 2100 NE 14th St; 2104 NE 14th St;
2037 NE 13th St; 2100 NE 13th St; and 2101 NE 12th St.**

**July 17, 2024
Revised October 29, 2024
Revised November 13, 2024
Revised November 22, 2024
Revised December 19, 2024
Revised January 6, 2025
Revised January 23, 2025**

PREPARED BY:

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SPUD-1666 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, 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.

1. This SPUD shall consist of Two (2) Tracts developed in accordance with the regulation of the **R-3, "Medium Density Residential" District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1.1 TRACT 1

The following use(s) will be the only use(s) permitted within Tract 1:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Multiple detached dwellings on one parcel shall be permitted within Tract 1.

Tract 1 Bulk Standards:

Maximum Building Height: 3 stories and 35 feet

Maximum Building Coverage: The maximum building coverage, meaning the maximum amount of coverage of buildings and accessory buildings, within this Tract shall be 65%.

Minimum Lot Size: 3,000 SF

Minimum Lot Width: 25 feet

Building Setback Lines:

| | |
|-----------------|---------|
| North Boundary: | 5 feet |
| East Boundary: | 5 feet |
| South Boundary: | 10 feet |
| West Boundary: | 5 feet |

Setbacks between internally divided parcels within this SPUD shall be zero (0) feet, except as required by building and fire codes.

Density: There shall be a maximum of sixteen (16) dwelling units permitted within this tract.

Vehicular Access:

Two (2) shared driveways limited to 18 feet in width shall be permitted from NE 14th Street and one (1) drive shall be permitted from N Irving Street via the existing alley if improved to City standards. Shared access via adjacent tracts may occur with recorded cross access agreements.

Parking:

0.75 parking spaces per dwelling unit. Garages shall count towards meeting parking requirements.

Parking shall be required to be located at the rear of the structures. Should parking areas be located fronting a public street, any garages shall be located a minimum of 18 feet behind the sidewalk.

Sidewalks:

Five-foot sidewalks shall be constructed on NE 14th Street, or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

1.2 TRACT 2

The following use(s) will be the only use(s) permitted within Tract 2:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multiple-Family Residential (8200.12)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Tract 2 Bulk Standards:

Maximum Building Height: 3 stories and 35 feet

Maximum Building Coverage: The maximum building coverage, meaning the maximum amount of coverage of buildings and accessory buildings, within this SPUD shall be 90%.

Minimum Lot Size: 800 SF

Minimum Lot Width: 15 feet

Building Setback Lines:

NE 14th St: 10 feet

N Irving St: 5 feet

NE 13th St: 15 feet

NE 12th St: 15 feet

Alley: 5 feet

Abutting Single-Family Residential Uses: 5 feet

Setbacks between internally divided parcels within this SPUD shall be zero (0) feet, except as required by building and fire codes.

Density: There shall be a maximum of twenty-two (22) dwelling units permitted within this tract.

Vehicular Access:

Access shall be per the Subdivision Regulations. Shared access via adjacent tracts may occur with recorded cross access agreements.

Parking:

One (1) parking space per dwelling unit. On-street parking shall be permitted to meet off-street parking requirements. Parking can be located off site or on street.

Sidewalks:

Sidewalks shall be per the Oklahoma City Municipal Code, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

2. Sight-proof Screening:

Sight-proof screening in accordance with the City of Oklahoma City Municipal Code, 2020, as amended.

3. Landscaping:

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

4. Signs:

Signage shall be per the base zoning district.

5. Vehicular Access:

Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of eighteen (18) feet.

Should any tract be developed as single family residential, vehicular access shall be per the OKC Municipal Code 2020, as amended.

Should access be provided from an existing alley / alley right-of-way, the alley shall be improved in accordance with the City of Oklahoma City Paving Standards.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco, stone masonry, fiber cement panels or siding, wood, architectural metals, engineered wood siding, rainscreen systems, and/or other similar claddings or material. EIFS shall not be permitted within this SPUD. Architectural regulations do not apply to accessory structures.

Townhome entrances shall address the public street. A varied mix of two architectural materials shall be used on the front façade. All architecture frontages shall be required planted edges comprised of drought resistant native vegetation.

Screening taller than 4 feet shall be prohibited along east-west street frontages. Vegetative landscaping taller than 4 feet is permitted along street frontages.

2. Open Space:

There shall be a minimum of 10% open space, defined as no buildings or paving in this SPUD.

3. Street Improvements:

N/A

4. 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.

5. Dumpsters:

N/A

6. 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.

Should any tract be developed as single family residential, garages shall be located a minimum of 18 feet behind the sidewalk.

7. Maintenance:

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 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 that meets the requirements specified above.

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Subdivision:

Subdivision shall be per the City of Oklahoma City Subdivision Regulations, as amended.

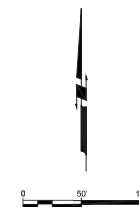
10. Other:

III. SUPPORTING DOCUMENTS

| | |
|------------|---|
| Exhibit A: | Legal Description |
| Exhibit B: | Tract Map |
| Exhibit C: | Overall Conceptual Site Plan |
| Exhibit D: | Tract 1 Conceptual Site Plan |
| Exhibit E: | Tract 2 Conceptual Site Plan (2100 & 2104 NE 14 th St) |
| Exhibit F: | Tract 2 Conceptual Site Plan (2037 NE 13 th St) |
| Exhibit G: | Tract 2 Conceptual Site Plan (2100 NE 13 th St; 2101 NE 12 th St) |

SPUD-1666 Exhibit A – Legal Description

SPUD Tract 1: Lots Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), and Thirty (30), in Block Five (5), WHITE ORCHARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof **AND** SPUD Tract 2: Lots Seventeen (17) and Eighteen (18), Block Eight (8) WHITE ORCHARD ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof **AND** Lots Nineteen (19) and Twenty (20), Block Eight (8), WHITE ORCHARD ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof **AND** All of Lots Thirty-nine (39) and Forty (40) in Block Seven (7) in WHITE ORCHARD ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof, inclusive of all right, title and interest in and to all vacated Streets and Alleys abutting thereto **AND** The North Seventy-five (75) feet of Lots Nineteen (19) and Twenty (20), in Block Nine (9), in WHITE ORCHARD ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof **AND** The South 65 feet of Lots Nineteen (19) and Twenty (20) in Block Nine (9) in WHITE ORCHARD ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 13 Page 48, Streets and alleys abutting thereon **AND** All of Lots 21 and 22 in Block 9 in WHITE ORCHARD ADDITION to Oklahoma City, Oklahoma according to the recorded plat thereof.



SPUD-1666
White Orchard

Exhibit B
Tract Map

+/-1.45 Acres



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ENGINEERS SURVEYORS PLANNERS

10/30/24



SPUD-1666 White Orchard

Exhibit C
Overall Conceptual Site Plan

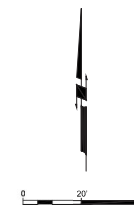
+/- 1.45 Acres



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ENGINEERS SURVEYORS PLANNERS

1/15/25
Conceptual site plan showing feasible option
permitted under proposed rezoning



SPUD-1666
White Orchard

Exhibit D
Tract 1 Conceptual Site Plan

+/-0.64 Acres



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ENGINEERS SURVEYORS PLANNERS

11/19/24
Conceptual site plan showing feasible site option
permitted under proposed rezoning



**SPUD-1666
White Orchard
Tract 2**

Exhibit E
Tract 2 Conceptual Site Plan
2100 & 2104 NE 14th Street

+/-0.3214 Acres

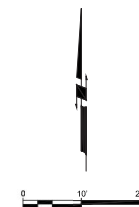


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ENGINEERS SURVEYORS PLANNERS

1/15/25

Conceptual site plan showing feasible option
permitted under proposed rezoning



**SPUD-1666
White Orchard
Tract 2**

Exhibit F
Conceptual Site Plan
2037 NE 13th Street

+/-0.1607 Acres

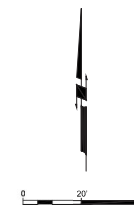
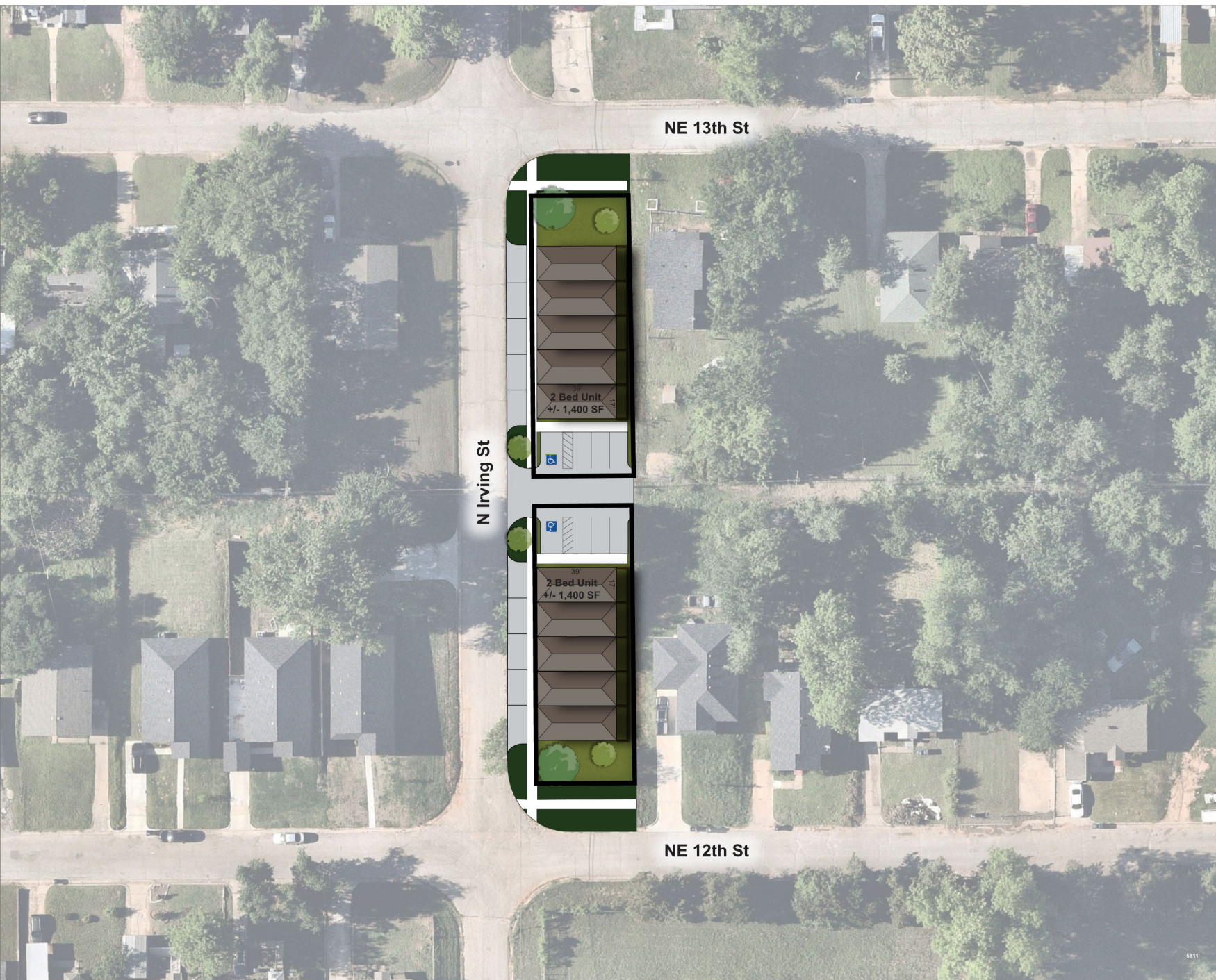


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ENGINEERS SURVEYORS PLANNERS

1/15/25

Conceptual site plan showing feasible option
permitted under proposed rezoning



**SPUD-1666
White Orchard
Tract 2**

Exhibit G
Conceptual Site Plan
2100 NE 13th Street &
2101 NE 12th Street

+/-0.3214 Acres



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ENGINEERS SURVEYORS PLANNERS

11/22/24

Conceptual site plan showing feasible option
permitted under proposed rezoning