

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1498
MASTER DESIGN STATEMENT

Submission Date - 01.12.2023
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SPUD-1498 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), except that the following restrictions will apply:

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

- (59-8200.14) Single Family Residential
- (59-8250.3) Community Recreation: Property Owners Association

2. **Maximum Building Height:** 2 ½ Stories or 35' building height
3. **Maximum Building Size:** Determined by setbacks, building height, and lot coverage.
4. **Maximum Number of Buildings:** Up to three (3) buildings/SPUD area

5. Building Setback Lines

North (NW 40th Street): 25'

South (Alley): 0' - adjacent to 20' rear alley

Side Yard: 3' rear yard setback on the west side of property, with a 5' setback required between the SPUD area and adjacent lots

0' – between internally divided parcels

Corner Side Yard: 8' (property line along N Indiana Ave.)

Note: there is an 8' easement proposed along N Indiana Ave. to match an existing easement located on the property directly south of the subject parcel.

Garages shall be setback at least 18 feet.

6. Minimum Lot Size: 1,120 square feet

7. Minimum Lot Width: 32'

Note: This assumes an easement to allow for sewer access, and a water line extension in the proposed 8' wide city easement would allow for utility access in lieu of lot panhandles. Otherwise, a 5' lot width is required for sewer access.

8. Density: 3 DU/SPUD Area

9. Minimum Distance Between Buildings: 5'

10. Sight-proof Screening: Fences to conform with section 59-12200.3B of the Oklahoma City Municipal Code, 2020, as amended.

11. Landscaping: The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2020, as amended.

12. Signs: The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2020, as amended

13. **Access:** The subject parcel may take access from N Indiana Ave. or NW 40th St. The maximum number of driveways shall be three and the maximum width shall be 18 feet.
14. **Sidewalks:** Sidewalks shall be provided where none exist along N Indiana Ave. and NW 40th St.

II. Other Development Regulations:

1. **Open Space:** 25% of SPUD area shall remain open space with open space defined as any space that isn't building footprint or used for parking as defined in section 59-10250.8.B (1) of the Oklahoma City Municipal Code, 2020, as amended.
2. **Parking:** The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that a minimum one off-street parking space be provided per dwelling unit and that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage or off-street shall be a minimum of 8½ feet wide by 18 feet deep.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Lots and Setbacks

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Exhibit A

1800 NW 40th St. Legal Description

DATE

January 11th, 2023

LEGAL DESCRIPTION

Lots eleven (17) and twelve (18), in Block Thirty-Eight (38), of Putnam Heights Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Containing 8,500 sf or .2 acres more or less



