

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1590
MASTER DESIGN STATEMENT

12/14/2023
Revised 2/1/2024
Revised 3/6/2024
Revised 3/19/2024



PREPARED BY:
Fallon Brooks-Magnus, AIBD
Jollybird Design
4312 N Classen Blvd.
OKC, OK 73118
(405) 655-8077
fallon@jollybird.design

SPUD-1590 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, 2010, as amended), except as modified herein.

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

Community Recreation: Property Owners Association (8250.3)

Single-Family Residential (8200.14)

Two-Family Residential (8200.16), except that units may be attached or detached.

2. **Maximum Building Height:** Per R-1 Regulations.

3. **Maximum Building Size:** If lots are split, the maximum building size shall be a total of 2,500 square feet. If the lots are not split from their current configuration, the maximum building size shall be per the R-1 base zone.

4. Building Setback Lines

West / Corner Side	5'
East:	5'
North (NW 41 st St):	20'
South (NW 40 th St):	20'
Internal Setbacks:	3'
Alley:	5'

5. Lot Size

The Minimum lot size within this SPUD shall be 3,000 square feet and the minimum lot width shall be 50 feet.

6. Lot Coverage

Maximum lot coverage shall not exceed 60%

7. Density

There shall be a maximum of six (6) dwelling units permitted within this SPUD.

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, except as modified herein.

A minimum of two (2) large trees shall be planted along NW 40th Street. Existing trees in the right of way along NW 41st shall be retained and must be replanted if they are damaged. Streetscape trees shall not be required on N Military Avenue.

9. Signs: No signs are allowed in this SPUD.

10. Access: Access shall be permitted from N. Military Avenue from up to two driveways, a maximum width of 24' each. In addition, one drive is allowed from NW 40th Street and one drive from NW 41st Street, with maximum driveway widths of 12 feet.

11. Sidewalks: Sidewalks shall be constructed along N Military Avenue. Existing sidewalks on NW 40th and NW 41st shall be retained and repaired to City standards as needed.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed concrete block buildings shall not be permitted.

The northernmost and southernmost dwellings in the SPUD shall have front doors and windows that face NW 40th and NW 41st Streets. Walls of dwellings that face N Military shall have a minimum of 30 percent transparency. All buildings with dwellings shall have a front porch with a minimum width of 50 percent of the building frontage. If balconies are constructed, none shall face east. Rooftop decks and flat roofs are prohibited.

2. **Open Space:** There shall be a minimum of 40% open space, defined as no buildings or paving, per lot.
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:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended, except that dumpsters shall not be allowed for trash collection.
6. **Parking:** The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended, except that 2 parking spaces shall be required for single-family residences, and three parking spaces shall be required for each duplex. Parking for duplexes shall be located behind fences or buildings to shield the view from public right-of-way. Garages, if provided, shall count toward the parking requirement provided each space meets the parking stall design standards.
7. **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.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

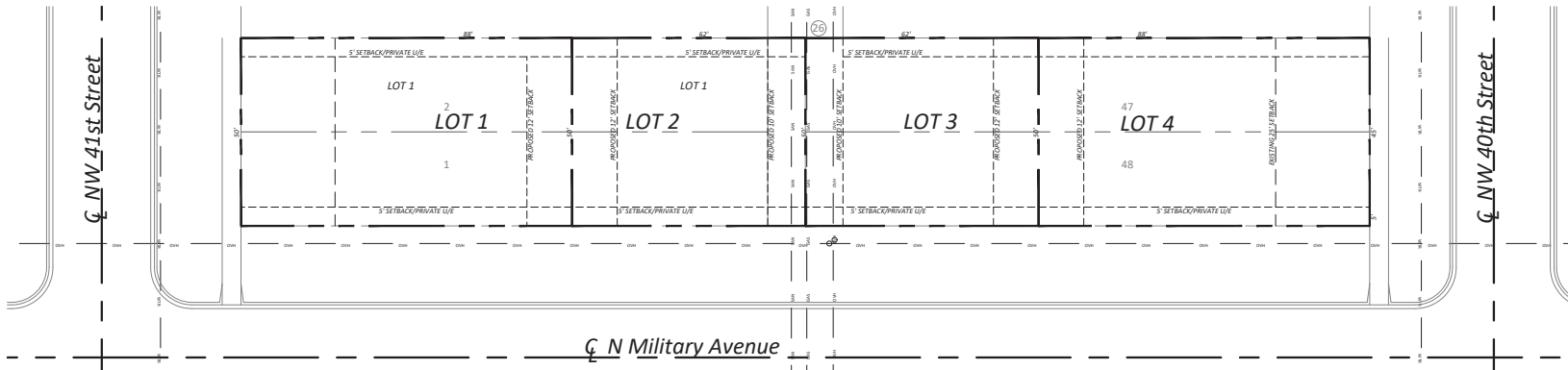
Exhibit A: Legal Description

Exhibit B: Site Plan

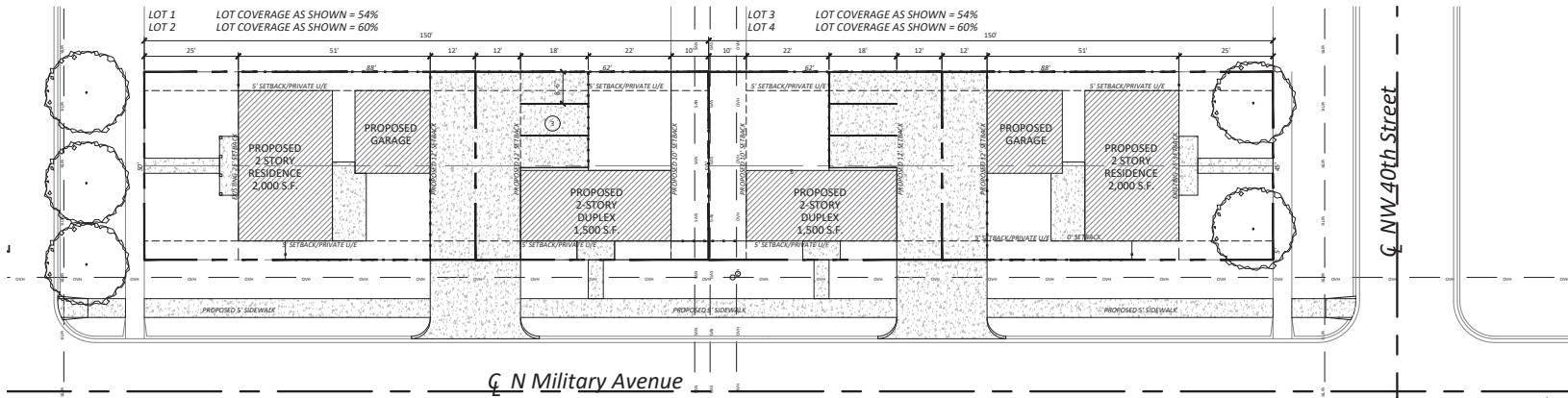
SPUD-1590 Exhibit A – Legal Description

A part of the Southeast Quarter of Section 17, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. More specifically described as: Lots 1 & 2, in Block 26, of PUTNAM HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Lots 47 & 48, in Block 26, of PUTNAM HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

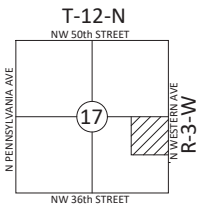
SPUD-1590 Exhibit B Site Plan



1
B
PROPOSED LOT LAYOUT
1" = 15'



2
B
PROPOSED SITE PLAN
1" = 15'



PROPERTY LEGAL DESCRIPTION:

A PART OF THE SE/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 3 WEST. MORE PARTICULARLY DESCRIBED AS:

LOTS 1-2 AND LOTS 47-48, BLOCK 26 OF THE PUTNAM HEIGHTS ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

GENERAL NOTES:

1. THESE DRAWINGS ARE THE PROPERTY OF JOLLYBIRD HOME DESIGN AND MAY NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF JOLLYBIRD HOME DESIGN.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS. DO NOT SCALE FROM PLANS. USE AVAILABLE DIMENSIONS OR CONTACT DESIGNER FOR CLARIFICATION.
3. ALL BEARINGS AND LOCATION INFORMATION IS DIRECTLY FROM EXISTING PLAT OF PUTNAM HEIGHTS ADDITION TO OKLAHOMA CITY.
4. THIS SITE PLAN IS BASED ON PUBLICLY AVAILABLE INFORMATION AND IS NOT A LEGAL INSTRUMENT. IT IS FOR THE PURPOSE OF COMMUNICATING INTENT OF PROPERTY OWNER. PLEASE CONSULT A LICENSED PROFESSIONAL SURVEYOR FOR ACCURATE MEASUREMENTS AND PROPERTY DATA.
5. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATED. EXACT LOCATION WILL NEED TO BE PROVIDED BY DIALING 811 BEFORE ANY EXCAVATION WORK IS PERFORMED.

#2345
FRB
3/6/2024

B

JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590

DATE
3/6/2024

BY
FRB

3/6/2024



JollyBird
Home Design

4312 N Classen Blvd
Oklahoma City, OK
73118
405.655.8077

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

Military Rows
SPUD-1590
1147 NW 40th & 1144 NW 41st St.
Oklahoma City, OK 73118

PROJECT
1590-SPUD-1590