

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1606
THE ALLEY
MASTER DESIGN STATEMENT

01/30/2024
Revised 2/27/2024
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PREPARED FOR:

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SPUD-1606 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 regulations of the **NB Neighborhood Business District** and the **Gatewood Urban Conservation Overlay District (UCD)**. (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be the only uses permitted on this site:

8200.2 Dwelling Units and Mixed Use

8200.3 Group Residential

8200.4 Live/Work Units

8200.12 Multiple-Family Residential, limited to 16 dwelling units

8200.14 Single-Family Residential

8300.1 Administrative and Professional Offices

8300.32 Convenience Sales and Personal Services

8300.37 Eating Establishments: Sitdown

8300.41 Food and Beverage Retail Sales

8300.49 Lodging Accommodations: Bed and Breakfast

830051.1 Lodging Accommodations: Home Sharing

8300.59 Personal Services: Restricted

8300.63 Retail Sales and Services: General

2. Maximum Building Height:

3 stories, 38'

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 7,500 square feet.

4. Maximum Building Size:

No building within this SPUD shall have a footprint in excess of 5,000 square feet.

5. Maximum Number of Buildings: Two. The existing single-family residential structure shall be retained.

6. Building Setback Lines

Front Yard (North Marion Ave): 25'

Rear Yard: 5'

North Side Yard: 2'

South Side Yard: 5'

Corner Side Yard: NA

7. Sight-proof Screening:

An 8-foot-high sight-proof fence shall be provided along the south boundary of the SPUD if adjacent to residential.

8. Landscaping:

A 5' landscape buffer shall be required adjacent to the residential zoned property to the south of this property. No other landscape buffers shall be required. Otherwise landscaping shall meet the City of Oklahoma City's landscape ordinance in place at the time of development.

9. Signs:

9.1 Free standing accessory signs

There shall be no free-standing accessory signs.

9.2 Attached signs

Attached signs for all allowed uses shall be permitted to face to the west (rear) and north of the property. Neon or otherwise lighted signs shall be allowed. The signage shall meet all other requirements of the City of Oklahoma City's sign ordinance in place at the time of development.

9.3 Non-Accessory Signs

There shall be no non-accessory signs.

9.4 Electronic Message Display signs

There shall be no electronic message display signs.

10. Access:

No more than two (2) access drives shall be allowed from Marion Avenue to the east.

11. Sidewalks

A 5' wide sidewalk shall be constructed along Marion Avenue subject to the policies and procedures of the Oklahoma City Public Works Department.

II. Other Development Regulations:

1. Architecture:

The architecture of the building will draw inspiration from the surrounding context pulling from historical cues and interpreting them into a modern aesthetic. The structure is anticipated to have balconies, open or closed stairs, a large façade for a mural, a flat roof, roof screen or parapet, glass overhead doors, and signage. The structure will utilize some, but not all of the following materials: masonry, glass, steel, wood, architectural metal, architectural CMU, plaster, wood or asphalt shingles, flat roofing material, paint, sheet metal gutters / fascia, perforated panels, and concrete. Existing building will remain and is deemed to comply with all zoning regulations. Any new structure shall comply with the base zoning district and Gatewood Urban Conservation regulations in place at the time of development, except that flat roofs are permitted on new buildings within the west half of the SPUD site.

2. Open Space:

20% open space, defined as no buildings or paving, shall be provided.

3. Street Improvements:

Street improvements subject to the policies and procedures of the Oklahoma City Public Works Department.

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, and the regulations of the Gatewood Urban Conservation Overlay District (UCD). Furthermore, full cutoff fixtures shall be used for any pole mounted lighting. No wall packs directed towards adjacent residential properties shall be used.

5. Dumpsters:

Dumpster enclosures shall be located a minimum of 10 feet from the south boundary of the SPUD and the enclosure shall be a masonry material.

6. Parking:

Four (4) parking spaces shall be provided for new development within the SPUD.

7. Maintenance:

All property maintenance is the responsibility of the property owner or their designated representative(s).

8. Drainage:

The property within this SPUD is not within a FEMA flood plain. 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

Exhibit C: Grading Plan

Exhibit D: Utility Plan

SPUD-1606 Exhibit A

Legal Description

Lots Three (3), Four (4), Five (5), and Six (6), inclusive in Block Two (2), of UNIVERSITY HEIGHTS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Recorded in Plat Book 6, Page 63, Official Records of the Oklahoma County Clerk, State of Oklahoma.

Containing 12,856± Sq. Ft. or 0.2951± Acres, more or less.

