

APPROVED

5-21-2024

BY THE CITY COUNCIL
Arny H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1609
MASTER DESIGN STATEMENT

02/07/24
Revised 03/12/24
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SPUD-1609 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:

8200.14 Single-Family Residential

8200.16 Two-Family Residential

- 1.1 **Minimum Lot Size:** The minimum lot size within this SPUD shall be 2,350 square feet.

- 1.2 **Minimum Lot Width:** The minimum lot width within this SPUD shall be 30 feet.

2. **Maximum Building Height:**

Maximum building height shall be 2½ stories or 35 feet.

3. **Maximum Building Size:** The maximum lot coverage within this SPUD shall not exceed 80% determined by setbacks, building height, and lot coverage.
4. **Maximum Number of Buildings:** One primary structure per lot, with a maximum of two (2) buildings within this SPUD. The maximum number of dwelling units shall be two (2) within this SPUD.

5. **Building Setback Lines**

Interior lot line of individual structures that coincides with the party wall separating the units: 0 ft

Garages facing NW 14th Street shall be setback at least 18 feet from back of sidewalk.

Front Yard (NW 14th Street): 15 feet

Rear Yard: 10 feet

Internal: None (0)

Side Yard: 3 feet

Corner Side Yard: 3 feet

6. **Sight-proof Screening:** Site contains an existing 6' wood privacy fence on West side, and a 6' wood panel privacy on the East side. No less than a four-foot and greater than an eight-foot high fence or wall shall be required along the West and East boundaries of this parcel where it is adjacent to any residential use. Said wall shall be constructed of chain-link, stucco, brick, stone, wood, or iron and /or any combination thereof.
7. **Landscaping:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2020, as amended.
8. **Signs:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2020, as amended.
9. **Access:** The subject parcel may take access by a maximum of two (2) drives from NW 14th Street. The maximum width of the driveways shall be 18 feet each.
10. **Sidewalks:** Five-foot sidewalks shall be constructed on NW 14th Street subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

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 metal or exposed concrete block buildings shall not be permitted.

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.

3. 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

Exhibit C: Easements and Lots

SPUD-1609 Exhibit A – Legal Description

Lots Ten (10), Eleven (11), and Twelve (12) in Block Five (5) of COLLEGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma. More particularly described as, Beginning 98.2 feet west of the SE/C of Lot Twelve (12); THENCE west 28.4 feet; THENCE north 67 feet; THENCE east 28.4 feet, THENCE south 67 feet to the Beginning. **AND** Part of Lots Ten (10), Eleven (11), and Twelve (12), Beginning 126.6 feet west of the SE/C of Lot Twelve (12), THENCE west 43.4 feet; THENCE north 67 feet; THENCE east 43.4 feet; THENCE south 67 feet to the Beginning.



