

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1655
MASTER DESIGN STATEMENT

Submission Date - 06.26.2024
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PREPARED BY:

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SPUD-1655 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-4 General Residential, HL Historic Landmark Overlay District, and UC Urban Conservation (Jefferson Park) Overlay Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses in the R-4 General Residential, HL Historic Landmark, and UC Urban Conservation (Jefferson Park) Overlay Districts shall be permitted.

A maximum of four (4) dwelling units shall be permitted within this SPUD.

2. **Maximum Building Height:** 2 ½ Stories or 35' building height, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
3. **Maximum Building Size:** Determined by setbacks, building height, and lot coverage, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, according to applicable Guidelines and regulations.

4. **Maximum Number of Buildings:** Up to two (2) main buildings/SPUD area and one detached garage.

5. Building Setback Lines

South:	5' (property line along adjacent to neighbor)
East:	0' (property line adjacent to alley)
North:	0' (property line NW 28 th St.)
West:	25' (property line along N Robinson Ave.)
Internal	0' – between internally divided parcels

6. **Minimum Lot Size:** 2,500 square feet

7. **Minimum Lot Width:** 50' facing street right of way (either N Robinson or NW 28th St.)

8. **Minimum Distance Between Buildings:** 3 feet or per Building/Fire Code.

9. **Sight-proof Screening:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to applicable Guidelines and regulations.

10. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, including streetscape buffers.

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

12. **Access:** The subject parcel may take access by a maximum of one (1) drive from NW 28th St. and one (1) drive from N Robinson Ave. Driveways shall be a maximum width of 12 feet. Access may be taken from the alley abutting the site if the alley is constructed to meet City standards along the site boundary.

13. **Sidewalks:** Subject to the policies and procedures of the Public Works Department and ADA requirements. Four-foot sidewalks shall be constructed on the interior streets and

five-foot sidewalks shall be required on all streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

- 1. Open Space:** 25% of SPUD area shall remain open space, with open space defined as any space not covered by a structure or impervious paving.
- 2. Parking:** The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception 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. A carport may be constructed, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to applicable Guidelines and regulations.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1655
Exhibit A
Legal Description

A part of the Southeast Quarter of Section 21, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, more specifically described as:

All of Lot 13, Block 28 in the Second Jefferson Park Addition to Oklahoma City, Oklahoma County, Oklahoma.

ROBINSON MULTI-FAMILY

ADDRESS:

2820 N ROBINSON ST.
OKC, OK 73103

SUBMISSIONS

2 06.25.2024

SHEET:

EXHIBIT B

CONCEPTUAL SITE PLAN

