

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1608**  
**MASTER DESIGN STATEMENT**

**2/1/2024**  
**Revised 3/1/2024**



**PREPARED BY:**

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# **SPUD-1608 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-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:
  - Single-Family Residential (8200.14)
  - Two-Family Residential (8200.16)
  - Three and Four Family Residential (8200.15)

2. **Maximum Building Height:**

Maximum building height shall be 2½ stories and 30 feet.

3. **Minimum Lot Size:**

The minimum lot size within this SPUD shall be 7,200 square feet.

**4. Maximum Lot Coverage:**

Maximum Lot Coverage within this SPUD shall not exceed 60%.

**5. Maximum Building Size:**

No building within this SPUD shall have a footprint in excess of 1,800 square feet, excluding porches.

**6. Maximum Number of Buildings:**

There shall be a maximum of two (2) buildings totaling three units allowed within this SPUD.

**7. Building Setback Lines:**

Front Yard (NW 21st Street): 25 feet

Rear Yard: 15 feet

West Yard: 0 feet

East Yard: 5 feet

**8. Sight-proof Screenings:**

Sight-proof screening shall be in accordance with the base zoning district.

**9. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**10. Signs:**

There shall be no signs within this SPUD.

**11. Access:**

One access shall be permitted from N. Ross Ave. The maximum width of the driveway shall be 22 feet.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more

than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

A minimum of 40% open space, defined as no buildings or impervious surfaces, shall be preserved.

**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.

**6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that there shall be a maximum of four (4) parking spaces required within this SPUD.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner. 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. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**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-1608 Exhibit A – Legal Description**

A part of the Northwest Quarter of Section 30, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. More specifically described as: Lots 71 & 72, in Block 4, of CRESTWOOD ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SPUD-1608 Exhibit B

R-3-W

NW23RD STREET

N MAY AVENUE

30

N PENNSYLVANIA AVENUE

T-12-N

NW10TH STREET

PROPERTY LEGAL DESCRIPTION:  
A PART OF THE NW ¼ OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 3 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA. MORE SPECIFICALLY DESCRIBED AS LOTS 71 AND 72, BLOCK 1 CRESTWOOD ADDITION.

SITE NOTES:

1) ALL BEARINGS AND LOCATION INFORMATION ARE DIRECTLY FROM EXISTING PLAT OF CRESTWOOD. 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.

2) LOCATIONS OF ALL EXISTING UTILITIES ARE INFERRED BY LOCATION OF EXISTING METERS AND EASEMENTS. EXACT LOCATION WILL NEED TO BE PROVIDED BY DIALING 811 BEFORE ANY EXCAVATION WORK IS PERFORMED.

4) PLEASE CONSULT WITH A LICENSED PLUMBING CONTRACTOR TO DETERMINE LOCATION OF PROPOSED SEPTIC AND WELL SERVICES.

5) SEE PLAT FOR PROPERTY LINE CURVE DATA.

EXISTING LOT COVERAGE:

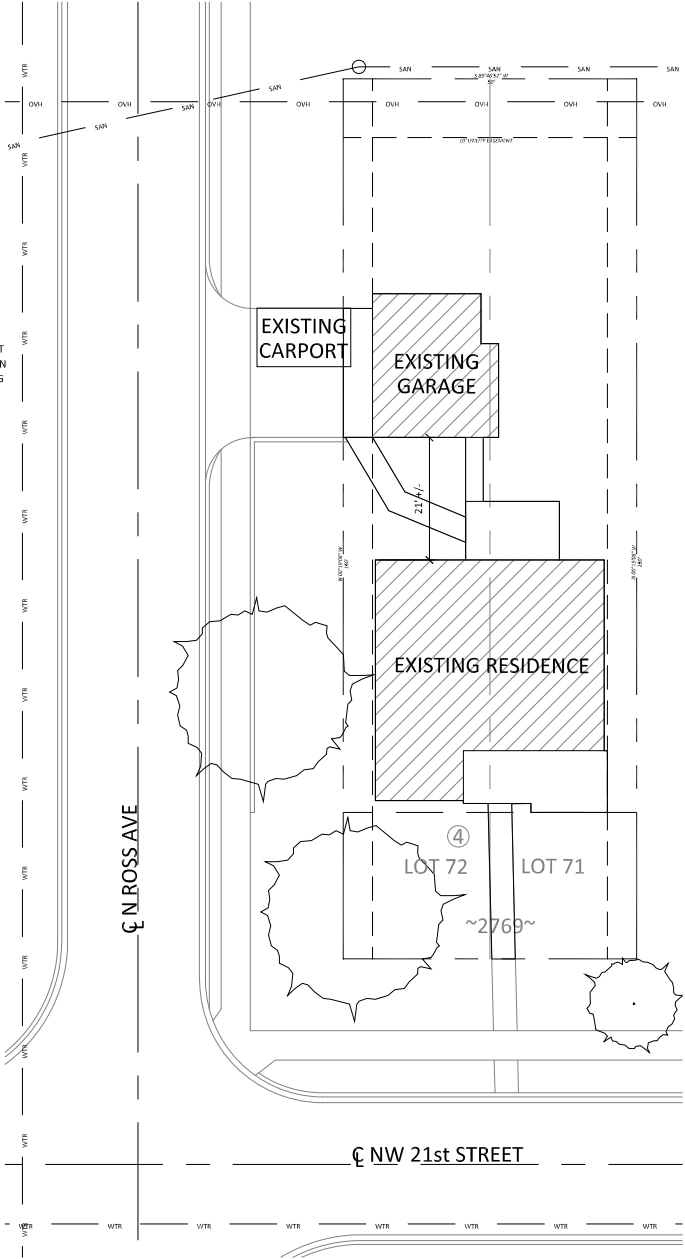
2,646 S.F.

35%

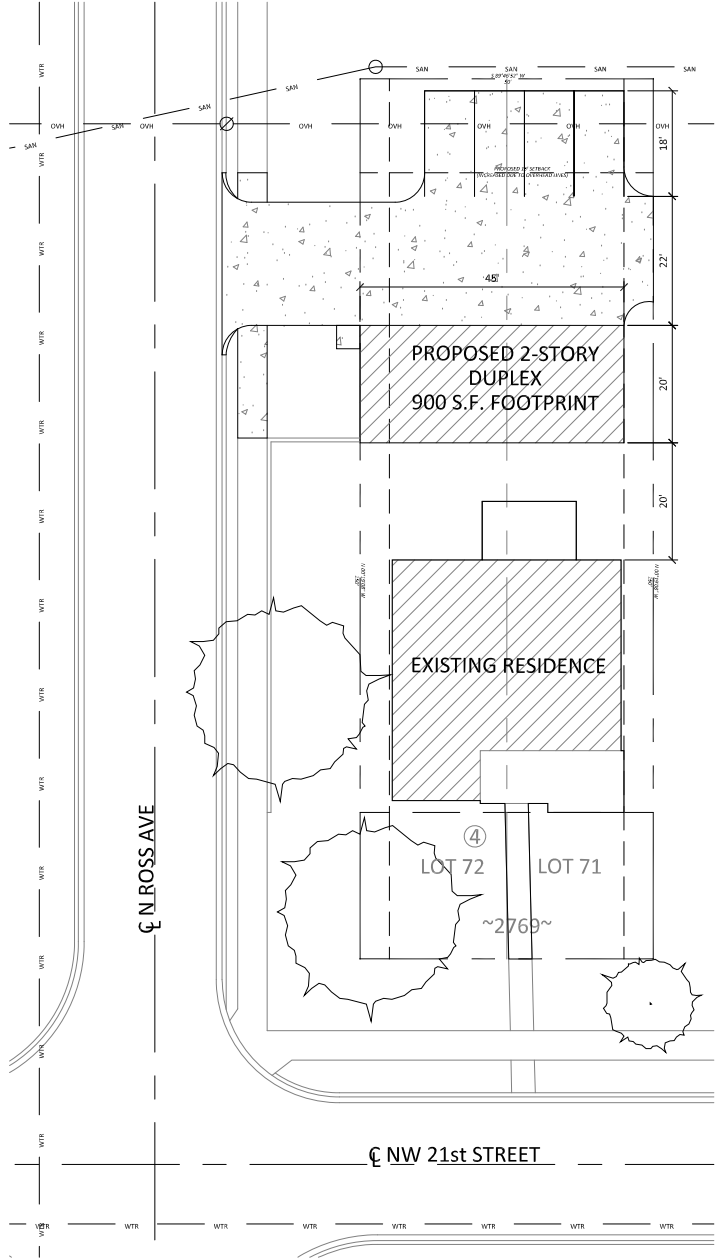
PROPOSED LOT COVERAGE:

4,496 S.F.

60%



1 EXISTING SITE PLAN  
C-1 1" = 10'



2 PROPOSED SITE PLAN  
C-1 1" = 10'



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