

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

8800 N. KELLEY AVENUE

SPUD - 1538

MASTER DESIGN STATEMENT

June 16, 2023

June 27, 2023

PREPARED BY:

E. D. Hill
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SPUD-1538 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 of 8800 N. Kelley Avenue 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 of 8800 N. Kelley Avenue 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 of 8800 N. Kelley Avenue, 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 of 8800 N. Kelley Avenue 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 of 8800 N. Kelley Avenue, such Special Use and Development Regulations of this SPUD of 8800 N. Kelley Avenue shall prevail and be controlling.

1. This site will be developed in accordance with the regulations of the “**R-2**” **Medium Low Density Residential District**, except that the following restrictions will apply:

2. Use Units Allowed:

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

8200.14 Single Family Residential
8200.16 Two-Family Residential

3. Maximum Building Height:

One (1) Story and 25 in height

4. Maximum Building Size:

Each Structure - 3,600 square feet

5. Maximum Number of Buildings:

Two (2) Duplex Buildings with 4 units total.

6. Building Setback Lines:

West Building Setback: Minimum Building Setback from N. Kelley Ave shall twenty-five (25) feet

East Building Setback: Minimum Building Setback shall be ten (10) feet.

South Building Setback: Minimum Building Setback shall be thirty (30) feet.

North Building Setback: Minimum Building Setback shall be ten (10) feet.

7. Sight-proof Screening:

Sight-proof screening shall not be required.

8. Landscaping:

Landscaping shall be installed in accordance with the city landscaping ordinance. Within perimeter yards, there shall be at least one medium tree planted and/or maintained for every 30 feet, or fraction thereof, of frontage, with a minimum of one tree per lot.

9. Signs:

Signs shall only be permitted in accordance with the “R-2” District regulations.

10. Access:

Access shall be permitted to only the following:

A single access shall be permitted to North Kelley Avenue only. Joint access drives and parking shall be permitted between buildings.

11. Sidewalks:

Sidewalks within this PUD shall be in accordance with the City of Oklahoma City Municipal Code requirements.

II Other Development Regulations:

1. Architecture Construction Materials:

Exterior building wall finish on all structures shall consist of a primarily of brick veneer, masonry, rock, stone, with wood accents or other similar type finish. Stucco, EIFS (Exterior Insulation Finish System) material, Exposed metal, or exposed concrete block buildings shall not be permitted.

2. Open Space:

Buildings to be constructed within this SPUD may only be constructed within the area noted as “Buildable Area” on Exhibit “B” Master Development Site Plan. The remainder of the property shall be Open Space comprised of drives, parking, fencing and landscaping.

3. Site Lighting:

Lighting as may be installed as a part of the development of this SPUD shall be directed away from the East Property boundary.

4. Fencing:

Fencing within and along property lines of this SPUD shall be permitted per the base zoning district.

5. Dumpsters:

Per base zoning district

6. Drainage:

Development of this SPUD shall be in accordance with the provisions of Chapter 16 of the Oklahoma City Municipal Code.

7. Parking:

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet. This provision includes covered/carport spaces. Adjacent drive right-of-way and garages may be counted toward meeting parking and maneuvering requirements. Parking requirements shall not apply to the common areas.

III. Exhibits

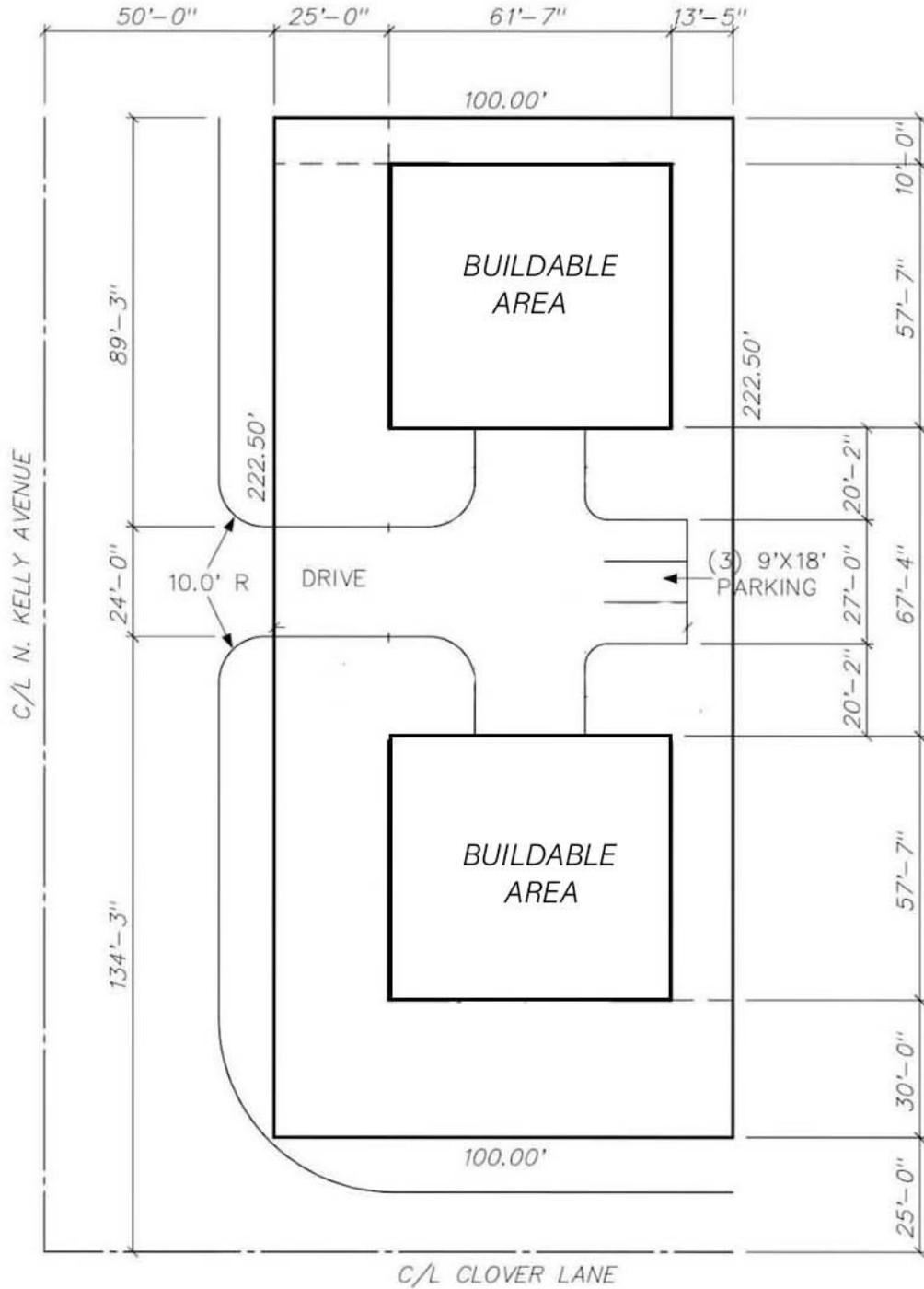
Exhibit “A”:	Legal Description
Exhibit “B”	Master Development Site Plan
Exhibit “C”	Plat of Survey
Exhibit “D”	Color Elevation

EXHIBIT A
LEGAL DESCRIPTION

Lot 1 in McCourry Heights Addition to Oklahoma County, Oklahoma
According to the recorded plat thereof

EXHIBIT "B"

MASTER DEVELOPMENT SITE PLAN



Certificate of Survey

May 6, 2023

I, Shaun Christopher Anton, a Registered Professional Land Surveyor, do hereby certify that, as of the date set forth above that I or others under my direct supervision, have made a careful survey of:

Lot One (1), MCCOURRY HEIGHTS ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Said tract of land contains an area of 22,315 square feet or 0.5123 acres, more or less.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

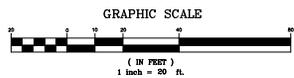
Shaun Christopher Anton, P.L.S., 1494
 Date: *5/10/23*

Notes:

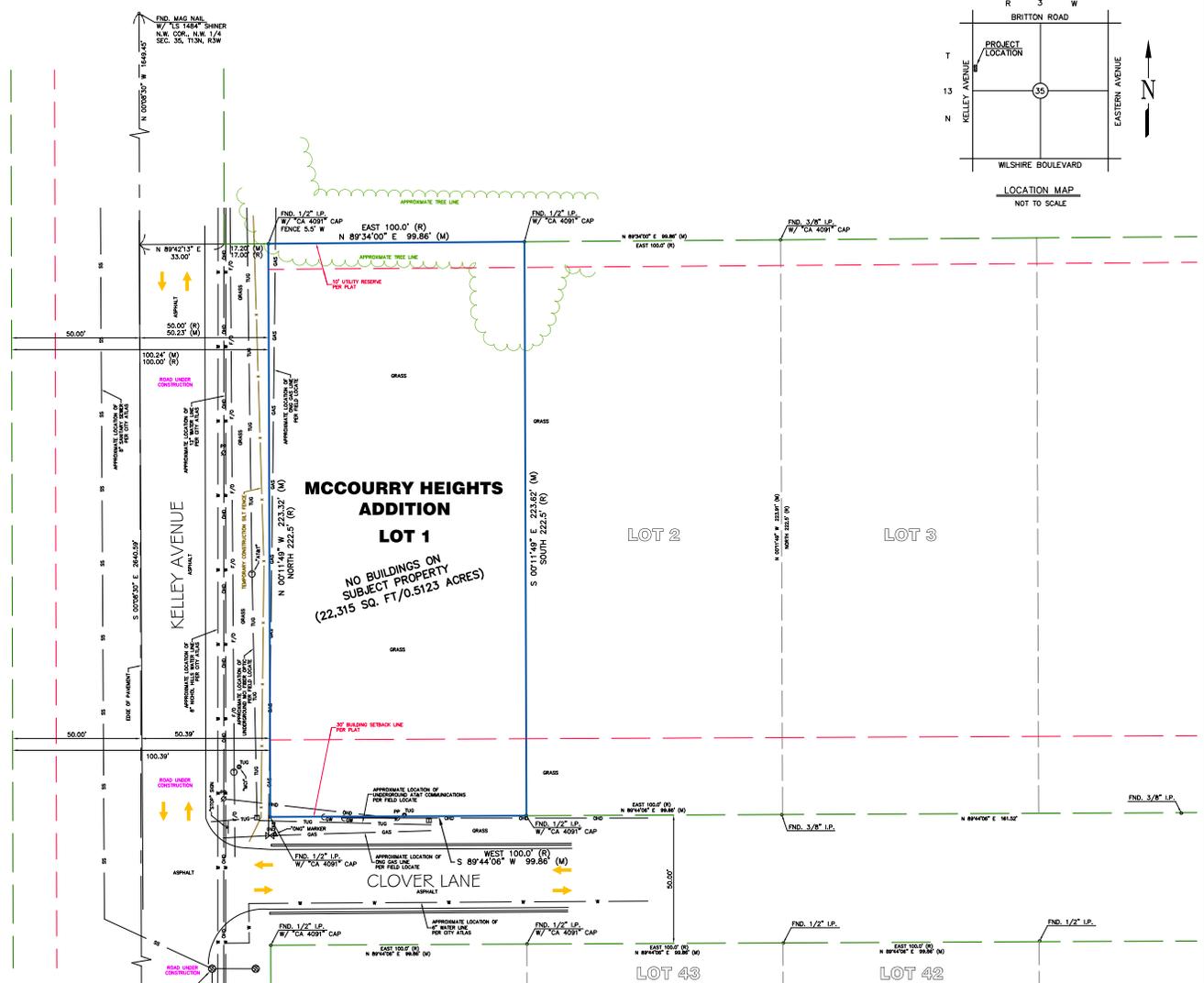
- The bearing of South 00°08'30" East as shown on the West line of the Northwest Quarter of Section 3 was used as the basis of bearing for this survey. The bearings shown herein are based upon State Plane North Zone, which was used as the basis of bearing for this survey.
- A site commitment, indicating applicable easements, has not been provided to us; therefore all easements may not be shown herein.
- Utility Statement: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. A utility locate request was made at this site through Call One(1) of utilities that were marked at the time of the fieldwork are shown herein.

LEGEND

	ACU - AIR CONDITIONING UNIT		FB - FULL BOX
	CO - CLEAN OUT		PP - POWER POLE
	EM - ELECTRIC MANHOLE		PPUS - POWER POLE W/ UNDERGROUND SERVICE
	EM - ELECTRIC METER		SH - SPRINKLER HEAD
	FDC - FIRE DEPT. CONNECTION		SV - SPRINKLER VALVE
	FH - FIRE HYDRANT		SPM - SUMP PUMP MANHOLE
	FFP - FUEL FILLER PORT		SSM - STORM SEWER MANHOLE
	GM - GAS METER		SI - SIGN
	GP - GUARD POST		TM - TELEPHONE MANHOLE
	GV - GAS VALVE		TR - TELEPHONE RISER
	GR - GAS RISER		TU - TELEPHONE UNDERGROUND
	GW - GUY WIRE		TSL - TRAFFIC SIGNAL LIGHT
	IN - INLET		VE - VENT
	LP - LIGHT POLE		WM - WATER METER
	MW - MONITORING WELL		WV - WATER VAULT
	MB - MAN BOX		WV - WATER VALVE
	MH - MANHOLE		FD - FRENCH DRAIN
	RD - ROOF DRAIN		SCB - SIGNAL CONTROL BOX
	GL - GROUND LIGHT		E - ELECTRIC LINE
	SCB - SIGNAL CONTROL BOX		SS - SANITARY SEWER LINE
	(M) - MEASURED DISTANCE		W - WATER LINE
	(R) - RECORD DISTANCE		F - FENCE
	(P) - PLATTED DISTANCE		OH - OVERHEAD LINE
	(C) - CALCULATED DISTANCE		SS - STORM SEWER LINE
			FO - FIBER OPTIC LINE
			G - GAS LINE
			CO - COMMUNICATION LINE



MONUMENT NOT IN PLACE
 LOCATION PROVIDED BY JORDEN & ASSOCIATES
 FOR A PREVIOUS JVDEN SURVEY LOCATION
 S.E. COR. NE. 1/4
 SEC. 34, T13N, R35W



SURVEY PREPARED FOR:
EDH
 E. D. HILL, LLC
 RANDY KING HILL
 rhill@edhill.com
 405-232-2206

8800 N. Kelley Avenue
 Boundary Survey
 P.O. Box 5278 - Norman, OK 73107
 405-681-3325 Phone & Fax - shaun@edh.net
 Certificate of Authorization No. 3045 - Expires June 30, 2023
 All rights reserved under copyright.

Project No: 3462 Date: 5/8/23 Scale: 1"=20'
 Drawn By: MRS Party: Client: JKH Revisions:
 DWG. File: 3462.dwg R3 Date File: 34623print1A.txd

Mark Deal and Associates

