

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
Randy King Hill
1220 Mulberry Lane
Oklahoma City, OK 73116
405-232-2208
rhill@edhill.com

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

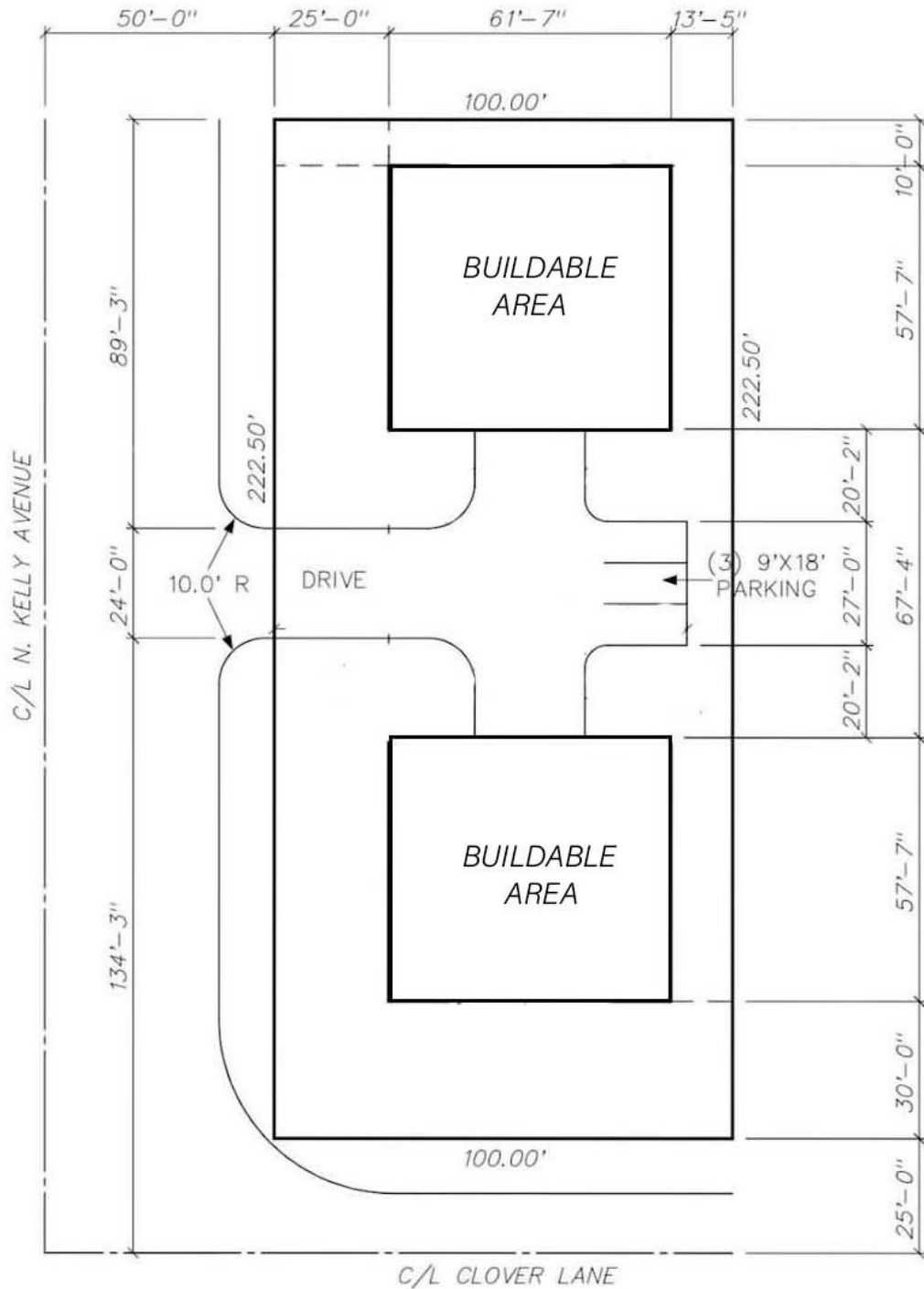
EXHIBIT A

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

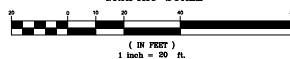
Notes:

1. 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.
2. A title commitment, indicating applicable easements, has not been provided to us; therefore all easements may not be shown herein.
3. 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 outside. The surveyor has not physically located the underground utilities. A utility locate request was made at this site through Call OneCall; all utilities that were marked at the time of the fieldwork are shown herein.

LEGEND

	AIR CONDITIONING UNIT		PULL BOX
	CLEAN OUT		POWER POLE
	ELECTRIC MANHOLE		POWER POLE W/ UNDERGROUND SERVICE
	ELECTRIC RISERS		SPRINKLER HEAD
	FIRE DEPT. CONNECTION		SPRINKLER VALVE
	FIRE HYDRANT		SUMP PUMP MANHOLE
	FUEL FILLER PORT		STORM SEWER MANHOLE
	GAS METER		SIGN
	GUARD POST		TELEPHONE MANHOLE
	GAS VALVE		TELEPHONE RISER
	GUY WIRE		TELEPHONE UNDERGROUND
	INLET		TRAFFIC SIGNAL LIGHT
	LIGHT POLE		VENT
	MONITORING WELL		WATER METER
	MAIL BOX		WATER VAULT
	MARKER		WATER VALVE
	ROOF DRAIN		FRENCH DRAIN
	GROUND LIGHT		BOLLARD LIGHT
	SIGNAL CONTROL BOX		
	ELECTRIC LINE		
	SANITARY SEWER LINE		
	WATER LINE		
	FENCE		
	OVERHEAD LINE		
	STORM SEWER LINE		
	FIBER OPTIC LINE		
	GAS LINE		
	COMMUNICATION LINE		
	MEASURED DISTANCE		
	RECORD DISTANCE		
	PLATTED DISTANCE		
	CALCULATED DISTANCE		

GRAPHIC SCALE



LOCATION PROVIDED BY JORDAN & ASSOCIATES
PER A PREVIOUS JVDEN SURVEY LOCATION
S.E. COR. N.E. 1/4
SEC. 34, T.13N, R.3W

