

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT  
**SPUD-1711**  
**MASTER DESIGN STATEMENT FOR**

*NE 16<sup>th</sup> Ter and N Bath Ave*

**January 2, 2025**  
**Revised January 31, 2025**

**PREPARED BY:**

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## **SPUD-1711 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).

### **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 which 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-2, "Medium-Low Density 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:

- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)

2. **Maximum Building Height:**

The maximum height of any building shall be 35 feet.

3. **Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

The maximum number of buildings within this SPUD shall be per the base zoning.

**5. Maximum Building Coverage:**

The maximum building coverage within this SPUD shall be 75%.

**6. Minimum Lot Size:**

The minimum lot size within this SPUD shall be 1,875 square feet per dwelling unit.

**7. Minimum Lot Width:**

The minimum lot width within this SPUD shall be 25 feet per dwelling unit.

**8. Building Setback Lines:**

Front Yard: 10 feet, garages shall be required an 18-foot setback from the back of the sidewalk

Side Yard: 3 feet

Rear Yard: 10 feet

Corner Side Yard: 3 feet

Setbacks between internally divided parcel shall be zero (0) feet, except as required by building and fire codes.

**9. Sight-proof Screening:**

Sight-proof fencing shall not be required for this SPUD.

**10. Landscaping:**

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

**11. Signs:**

Signage shall not be permitted for this SPUD.

**12. Vehicular Access:**

Per subdivision regulations.

**13. Sidewalks:**

There are existing sidewalks along NE 16<sup>th</sup> St., NE 16<sup>th</sup> Terr. and N Bath Ave. Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures.

**2. Open Space:**

N/A

**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:**

N/A

**6. Parking:**

One (1) parking space per unit shall be required within this SPUD. Garages shall not be required within this SPUD. However, any garage constructed shall count toward the parking requirement.

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**7. Maintenance:**

N/A

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**9. Subdivision:**

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

SPUD-1711 Exhibit A – Legal Description

Lots One (1), Two (2), Three (3) and Four (4), in Block Three (3), in BATH HIGHLAND ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

