

***SPUD-1545 MASTER DESIGN STATEMENT***

THE CITY OF OKLAHOMA CITY

SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1545

MASTER DESIGN STATEMENT

FOR

1715 NW 2<sup>nd</sup> Street  
Oklahoma City, Oklahoma 73106

July 20, 2023

**PREPARED BY:**

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**FOR:**

Ms. Ana L. Torres Solis  
1515 NW 2<sup>nd</sup> Street  
Oklahoma City, Oklahoma 73106  
Tel: (405) 209-1340

# SPUD-1545 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, 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.

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:

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

Single-Family Residential (8200-14), and  
Administrative & Professional Office (8300.1).

2. Maximum Lot Coverage: 65%.
3. Maximum Building Height: 35 Feet and three stories.
4. Building Setback Lines:

25' Front (17.6' For Existing House),  
0' Rear (10' from Centerline of Vacated 20' Alley), and

5' Side.

5. Open Space: A minimum of twenty percent (20%) open space shall be provided in this SPUD.
6. Sight-proof Screening: Existing six-foot wood stockade fence shall be deemed to satisfy the requirements for this SPUD.
7. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. A 5-foot landscaped buffer shall be included on the West boundary abutting Residential.
8. Signs:  
  
Freestanding accessory signs or pole signs shall not be permitted in this SPUD.  
Electronic Message Display signs shall not be permitted in this SPUD.  
Attached signs will be in accordance with the base zoning district regulations.  
Non-accessory Signs shall not be permitted in this SPUD.
9. Access: Access to the property Shall be by a maximum of two drives from NW 2<sup>nd</sup> Street.
10. Sidewalks: Existing sidewalks shall be deemed to satisfy the requirements for this SPUD. If the existing sidewalks are damaged or removed, Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.
11. The subject property in this SPUD shall be allowed to be subdivided into two (2) tracts through an administrative deed approval, provided the bulk restriction of the base zoning are satisfied for each tract.
12. Two (2) detached single-family dwellings shall be allowed for this SPUD.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish of buildings, exclusive of windows and doors, shall consist of a minimum 80% brick veneer, split face block, rock or stone masonry. A maximum of 30% EIFS, stucco, wood, or concrete-board shall be permitted. Exposed metal or exposed concrete block finish buildings shall not be permitted.

2. Street Improvements: Existing, not applicable.
3. Other:

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.

Dumpsters: Residential trash collection will be utilized to serve this site.

Parking: This SPUD shall provide shared parking between the two homes. The proposed new single-family residence lower level will have indoor garage space for six vehicles. The six garage parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

Drainage: If required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances.

### III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan
- Exhibit C: Floor Plans and Elevations

**Exhibit "A"**  
**Legal Description**

**SPUD-1545**  
**1715 NW 2<sup>nd</sup> Street**

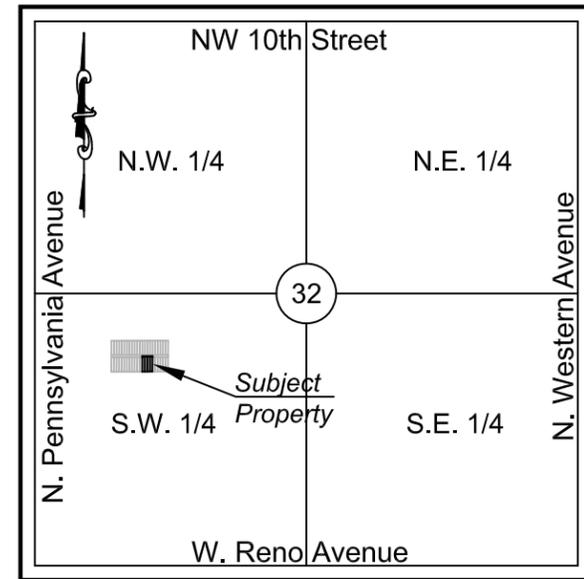
**Quit Claim Deed ~ Book 13126, Page 293**

Lots Thirty-nine (39), and Forty (40), of Block Six (6), in CARLE AND COLCORD'S ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 3, Page 35.

**Quit Claim Deed ~ Book 11975, Page 1442**

Lot Forty-one (41), and lot Forty-two (42), in Block 06, CALRE & COLCORD ADDITION to Oklahoma City, Oklahoma County.

# Exhibit "B" Master Development Plan



Vicinity Map  
Section 32, Township 12N, Range 3W  
Not To Scale

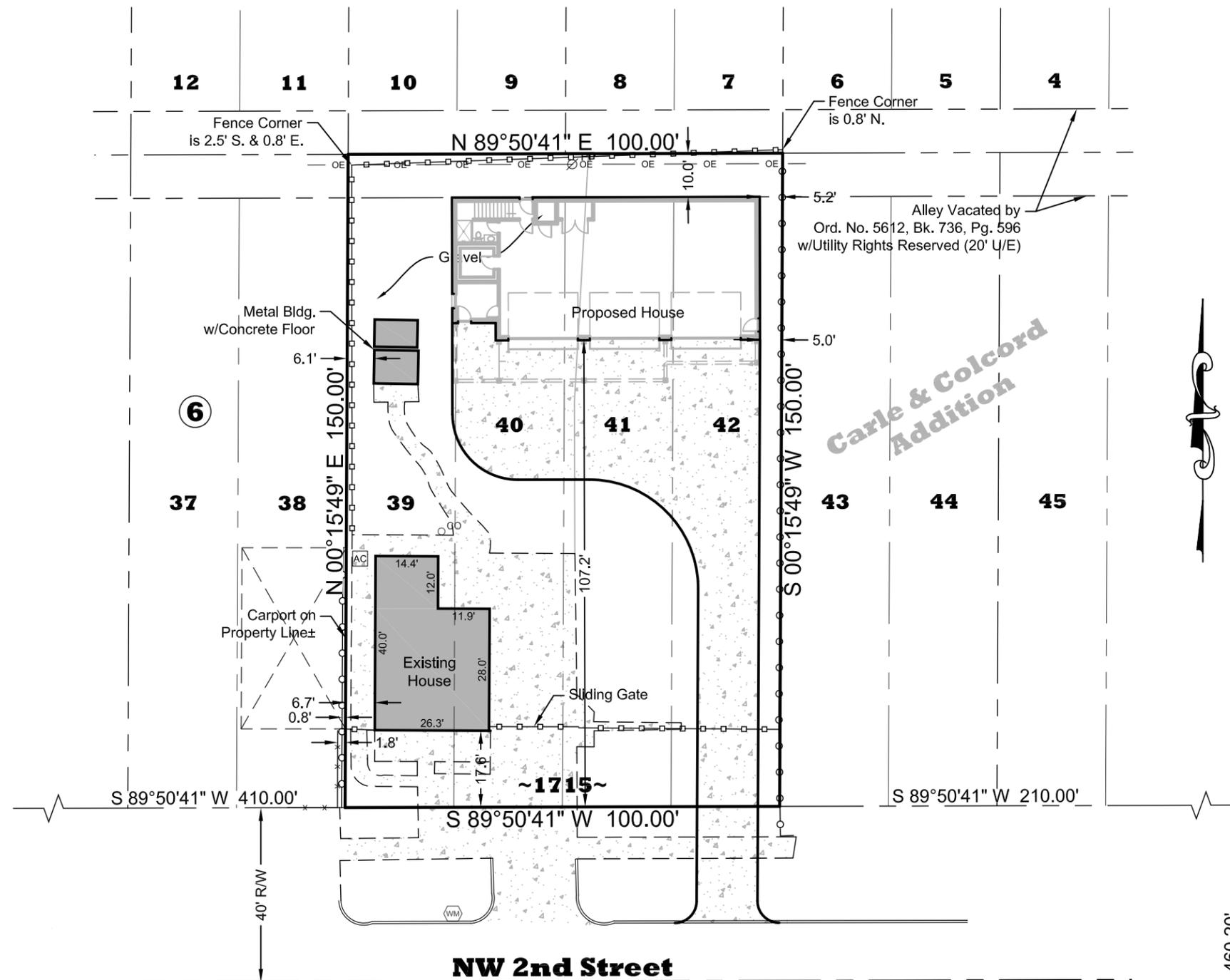
## Legal Descriptions

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**NW 2nd Street**

## GRAPHIC SCALE



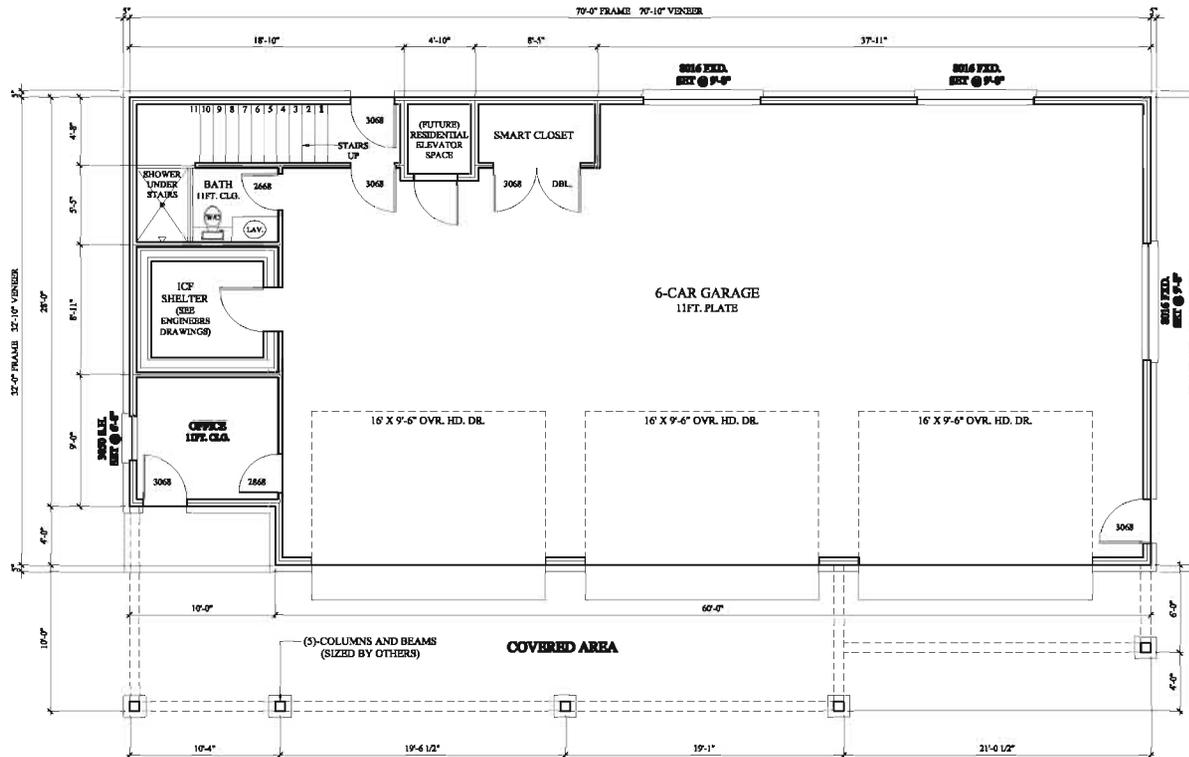
( IN FEET )  
1 inch = 30 ft.

## Legend

	SUBJECT PROPERTY		FOUND MONUMENT
	PROPERTY LINE		SET MONUMENT
	EASEMENT LINE (U/E)		1/2" IRON BAR W/CAP
	SETBACK LINE (B/L)		HALE & ASSOC CA 819"
	STOCKADE FENCE		AIR CONDITIONER
	CHAIN LINK FENCE		POWER POLE
	STEEL FENCE		WATER METER
	OVERHEAD ELECTRIC		

CLIENT	New Generation Concrete 1515 NW 2nd Street Oklahoma City, Oklahoma 73106 (405) 921-7566
PROJECT NAME	1715 NW 2nd Street Oklahoma City, Oklahoma 73106 Carle & Colcord's, Block 6, Lots 39-42 Exhibit "B" Master Development Plan
PROJECT NO.	4783.8
FILE	4783-8.dwg
DATE	06-14-2023
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	H&A
SHEET	<b>1</b>
NO.	
REVISION/ISSUE	
DATE	

# Exhibit C: Floor Plans



TOTAL VENEER	TOTAL FRAME
3620	3561
1ST FLOOR FRAME	2ND FLOOR FRAME
330	2311
3RD FLOOR FRAME	
920	
GARAGE FRAME	CONCRETE BALCONY
1870	476

**NOTES TO BE OBSERVED:**  
 1. ALL EXTERIOR WALLS ARE TO BE 2" X 6"  
 2. ALL INTERIOR WALLS ARE TO BE 2" X 4"  
 3. ALL FLOORING IS TO BE 1/2" X 3/4" X 12"  
 4. ALL CEILING IS TO BE 5/8" X 12"  
 5. ALL ROOFING IS TO BE 1/2" X 12"  
 6. ALL DOORS ARE TO BE 2" X 4"  
 7. ALL WINDOWS ARE TO BE 2" X 4"  
 8. ALL STAIRS ARE TO BE 2" X 4"  
 9. ALL BATHS ARE TO BE 2" X 4"  
 10. ALL KITCHENS ARE TO BE 2" X 4"  
 11. ALL CLOSETS ARE TO BE 2" X 4"  
 12. ALL SMART CLOSETS ARE TO BE 2" X 4"  
 13. ALL (FUTURE) RESIDENTIAL ELEVATOR SPACES ARE TO BE 2" X 4"  
 14. ALL SHOWER UNDER STAIRS ARE TO BE 2" X 4"  
 15. ALL BATH 11 FT. CLO. ARE TO BE 2" X 4"  
 16. ALL SHOWER UNDER STAIRS ARE TO BE 2" X 4"  
 17. ALL COFFEE 11 FT. CLO. ARE TO BE 2" X 4"  
 18. ALL 16' X 9'-6" OVR. HD. DR. ARE TO BE 2" X 4"  
 19. ALL 16' X 9'-6" OVR. HD. DR. ARE TO BE 2" X 4"  
 20. ALL 16' X 9'-6" OVR. HD. DR. ARE TO BE 2" X 4"  
 21. ALL (3) COLUMNS AND BEAMS (SIZED BY OTHERS) ARE TO BE 2" X 4"  
 22. ALL COVERED AREA ARE TO BE 2" X 4"  
 23. ALL 2x12 FRAMING @ 9'-0" ARE TO BE 2" X 4"  
 24. ALL 2x10 FRAMING @ 9'-0" ARE TO BE 2" X 4"  
 25. ALL 2x12 FRAMING @ 9'-0" ARE TO BE 2" X 4"

**GENERAL NOTES:**  
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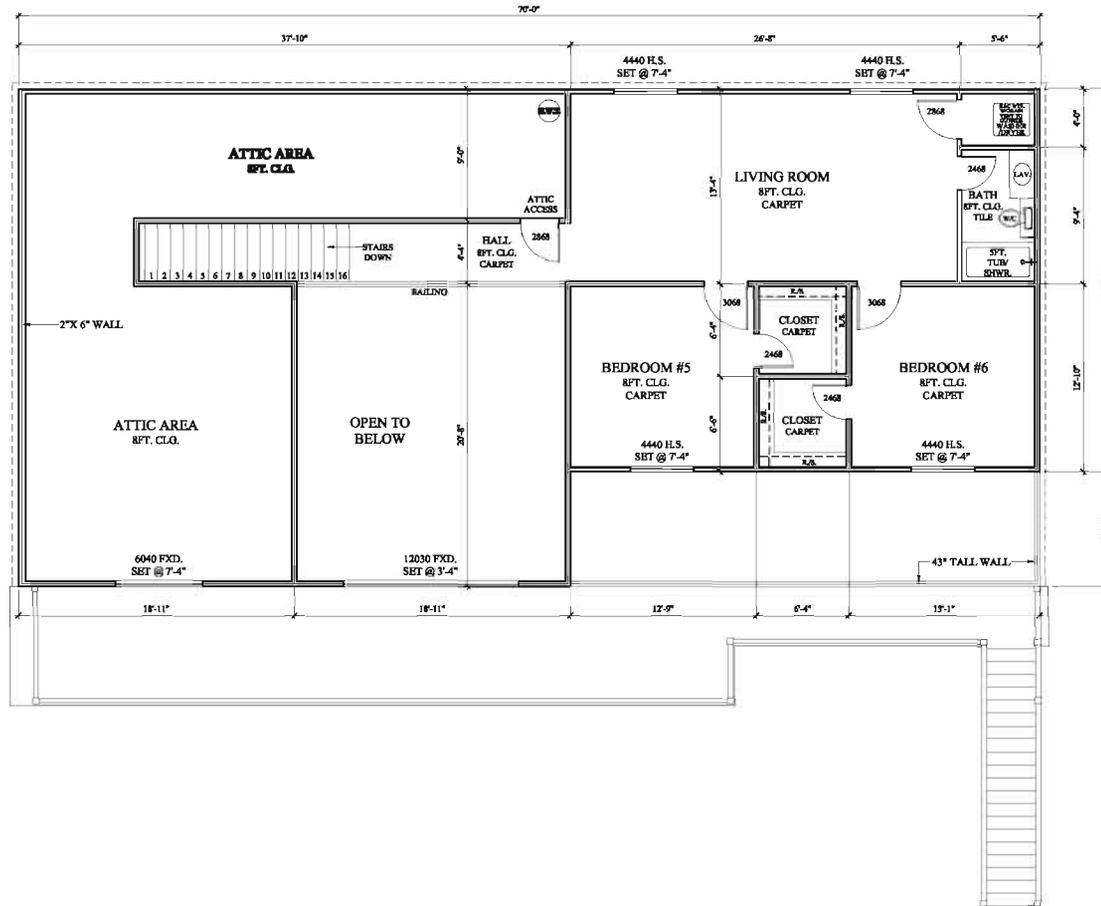
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Garcia Residence

1ST LEVEL  
 SCALE: 1/4"=1'-0"



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**NOTES TO ARCHITECT**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES.

9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

11. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING.

13. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



**NOTES TO CONTRACTOR**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

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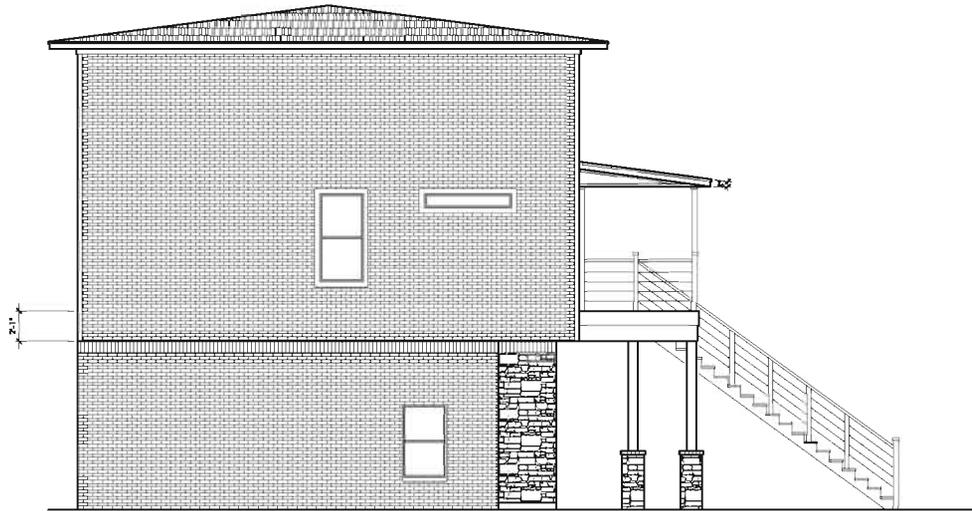
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Garcia Residence

3RD LEVEL  
SCALE: 1/4"=1'-0"

# Exhibit C: Elevations



LEFT SIDE



FRONT VIEW

TOTAL VENEER	TOTAL FRAME
3620	3561
1ST FLOOR FRAME	2ND FLOOR FRAME
330	2311
3RD FLOOR FRAME	
920	
GARAGE FRAME	CONCRETE BALCONY
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**NOTES TO CONTRACTOR**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

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**GENERAL NOTES**



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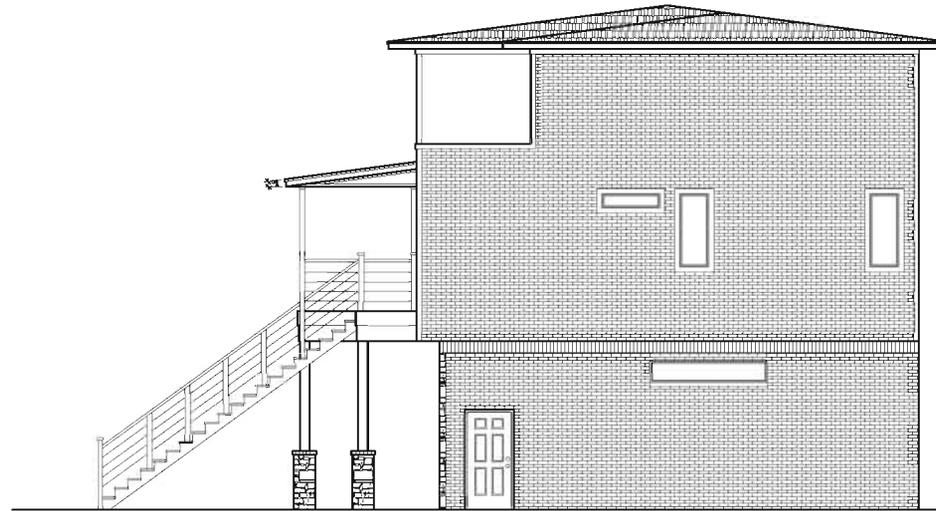
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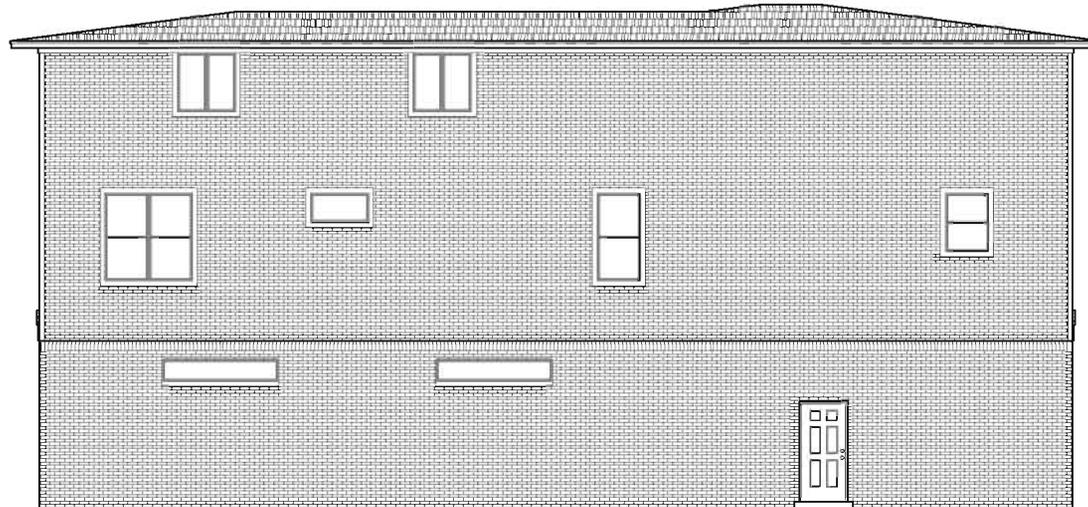
Garcia Residence

ELEVATIONS  
SCALE: 1/4"=1'-0"

# Exhibit C: Elevations



RIGHT SIDE



REAR VIEW

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3RD FLOOR FRAME	
920	
GARAGE FRAME	CONCRETE BALCONY
1870	476

NOT TO SCALE  
 THIS DRAWING IS A REPRESENTATION OF THE PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT AND THE CLIENT.

THE ARCHITECT ASSURES THAT THE DRAWING IS ACCURATE AND COMPLETE AS SHOWN.  
 THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER SOURCES.  
 THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

DATE: 10/15/2024



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