

APPROVED

05-06-2025

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-1717
MASTER DESIGN STATEMENT FOR
N. Gatewood Ave. & NW 21st St.

January 30, 2025
March 5, 2025
March 20, 2025

PREPARED BY:

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SPUD-1717 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-4 General Residential and Gatewood UC Urban Conservation Districts** (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:

- 8250.3 Community Recreation: Property Owner’s Association
- 8200.12 Multiple-Family Residential
- 8200.14 Single-Family Residential
- 8200.15 Three- and Four-Family Residential
- 8200.16 Two-Family Residential

2. **Maximum Building Height:**

The maximum building height shall be 2 stories and 30 feet within this SPUD. No rooftop decks shall be allowed, and any second story balcony shall face the interior or front property line.

3. **Maximum Building Size:**

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The existing building shall be retained and may be converted to a duplex. There shall be a maximum of 3 structures and a maximum of 6 dwelling units within this SPUD.

5. Building Setback Lines

North: 5 feet
South: 5 feet
East: 25 feet
West: 5 feet

6. Sight-Proof Screening:

Either vegetation or no less than a six foot and no greater than an eight-foot-high fence or wall shall be required along the north and the west boundary of this SPUD. Said wall shall be constructed of stucco, brick, stone, wood and/or any combination thereof and shall be solid and opaque. A maximum of a four-foot sight proof stone, masonry, or stucco wall shall be provided to screen any parking past the front yard setback.

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.

8. Signs:

All signage shall be in accordance with the base zoning district regulations, except that Off-Premise / Billboard and EMD signs are prohibited.

9. Access:

Access shall be taken from N. Gatewood Ave.

10. Sidewalks

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.

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:

There shall be a minimum of 25% open space within this SPUD.

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. Dumpsters will not be allowed within this SPUD.

6. Parking:

The design 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 a maximum of 13 parking spaces, including accessible, shall be required within this SPUD.

7. Maintenance:

Maintenance of the common areas, private drainage easements, private drives, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. 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

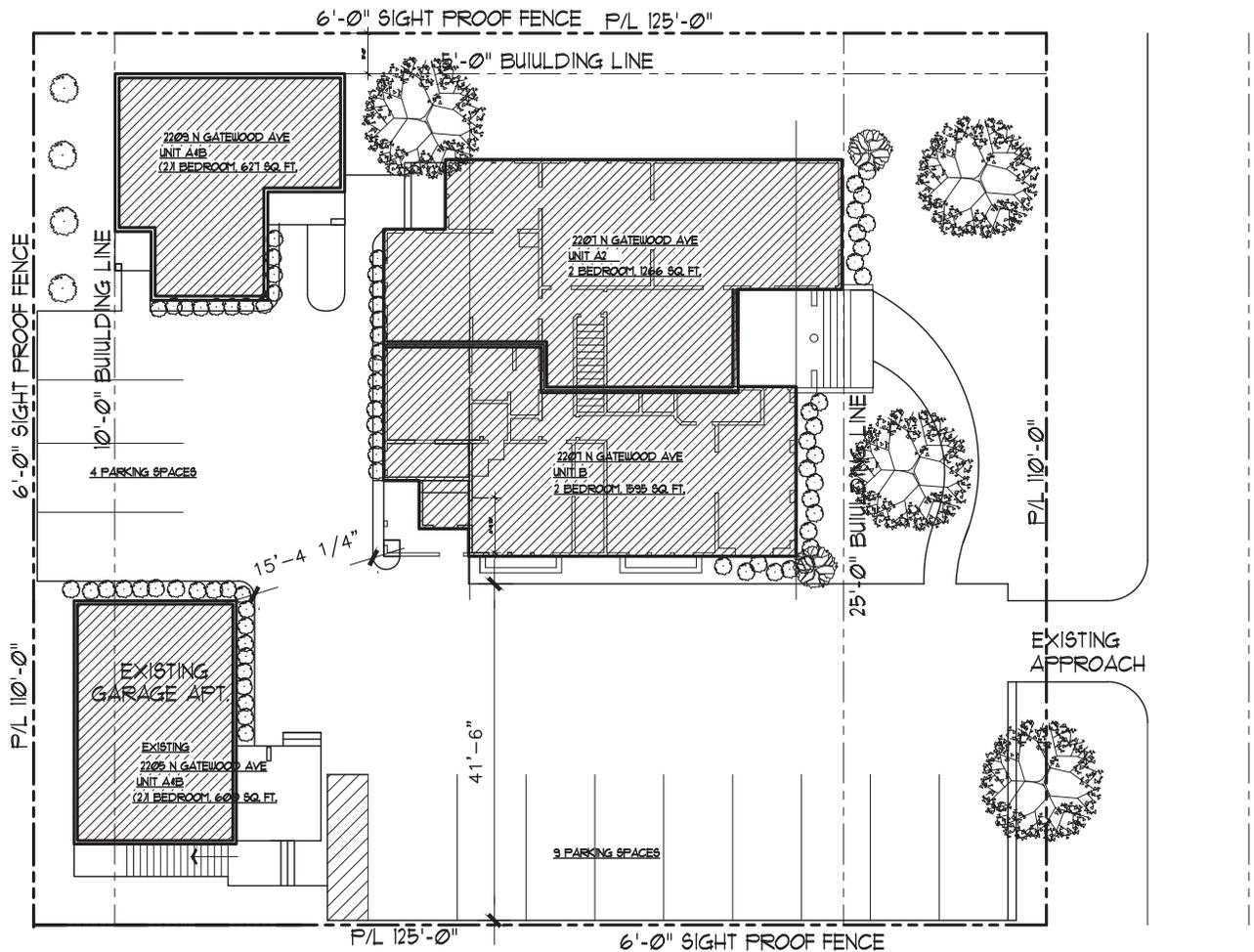
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Conceptual Rendering

SPUD-1717 Exhibit A – Legal Description

Lots Thirteen (13) and Fourteen (14), in Block "B", of GATEWOOD ADDITION, Blocks A & B to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



PROPERTY DESCRIPTION:
 LOTS THIRTEEN (13) AND FOURTEEN (14), OF BLOCK B, IN GATEWOOD ADDITION BLKS A1B
 TO OKLAHOMA CITY, OKLAHOMA COUNTY.

SITE PLAN
 SCALE: 1/8"=1'-0"

SPUD-1717 Exhibit B



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SITE PLAN



