

**THE CITY OF OKLAHOMA CITY**  
**SIMPLIFIED PLANNED UNIT DEVELOPMENT**  
**SPUD-1596**  
**MASTER DESIGN STATEMENT**

**December 28, 2023**  
**January 29, 2024**  
**February 13, 2024**  
**February 18, 2024**  
**February 23, 2024**

**PREPARED BY:**

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# **SPUD-1596 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 SPUD shall be developed in accordance with the regulations of the **Gatewood Urban Conservation District and the R-4 General Residential District** (OKC Zoning Ordinance, 2020), except as modified herein:

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

8250.3 Community Recreation: Property Owners 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:** 35 feet
3. **Maximum Building Size:** One building, three stories at 1,770 sf per floor (5,310 total sf).
4. **Maximum Number of Buildings:** There shall be a maximum of one building within this SPUD.

## 5. Building Setback Lines

West:	0 ft, limited to 800 sf maximum wall surface, and the remainder of building wall surface at 3 ft
East:	7 ft, A bulk plane shall extend from a point 22 feet above the ground plane and extend at a 45-degree angle inward to a height of 35 ft.
South:	0 ft
North:	30 ft, excluding porches

6. **Sight-proof Screening:** No less than a six-foot and no greater than an eight-foot-high fence or wall shall be required along the West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, or other decorative and/or any combination thereof and shall be solid and opaque. The fence may not be a chain link. Side yard fencing shall not extend past the front of the building units and may return to the building units or patio areas in line or behind the front plane of the building units and/or patio. Alternatively, a vegetative screen on the West boundary of the tract may be installed in the form of a fence with living vegetation or a landscaped buffer no less than five feet in width planted with a series of evergreen plantings that will grow to a height of at least six feet and spaced in a manner to provide an impervious visual barrier.
7. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development. A four-foot landscape buffer shall be maintained along the East site boundary, and no landscape buffer shall be required along the West site boundary. A series of 2" medium trees shall be planted on 25-ft centers in the buffer zone between the South parking area and the property to the East. No landscape buffer shall be required along the South property boundary adjacent to the service and access alleyway. Trees planted on NW 17th Street shall meet the City of Oklahoma City's Landscape Ordinance Streetscape Buffer requirements. The subject parcel shall meet the Gatewood Urban Conservation District Guidelines for Landscaping and Tree maintenance. No artificial turf shall be used in the yard adjacent to NW 17<sup>th</sup> Street.
8. **Signs:** There will be no signs associated with this SPUD. Murals with electrical components shall not be allowed.
9. **Access:** Access will be via a two-way drive to enter and exit from the South platted 20-foot-wide alley access. Permeable paving surfaces, such as unit pavers, decomposed granite drive, or recycled plastic grid systems installed below grade to reduce run-off and flooding, shall be allowed in the central shared drive of the site and shall not connect to the paved streets. A gravel drive shall not be permitted. Pervious paving for parking areas, driveways, pathways, and plazas is subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

10. **Sidewalks:** A minimum of a five-foot sidewalk shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks.

## II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood and cementitious siding (including but not limited to the brand commonly known as James Hardie), or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.  
Roofs shall be gabled or hipped to match surrounding residential architecture in the neighborhood. If the building contains more than 3 dwellings, the front of the building (north side of the SPUD) shall include a minimum of one balcony on upper floors and porches with a depth of at least 6 feet or stoops with a depth of at least 4 feet inset into the front building wall. Porches may project into the front yard setback area.
2. **Common Open Space:** 40%, including parking, sidewalks, and landscaped areas.
3. **Street Improvements:** N/A
4. **Dwelling Units:** A maximum of 7 dwelling units will be allowed within this SPUD.
5. **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.
6. **Trash Collection:** All trash containers are to be serviced from the platted 20-foot south alleyway. Cart or dumpster storage area will be screened from public view with fencing materials that are, at a minimum semi-opaque, and/or vegetation that will reach a mature height of at least six feet.
7. **Parking:** A minimum of six parking spaces shall be provided on-site. 15% of the parking may be compact spaces (defined as 7.5' wide by 15' deep) or one total space. The curbs along the North site boundary will be closed.
8. **Maintenance:** The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project. Amenities include but are not limited to bicycle storage racks, wood shade pergola (open air), exterior seating including benches and picnic tables, and landscaped community areas.
9. **Drainage:** The 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

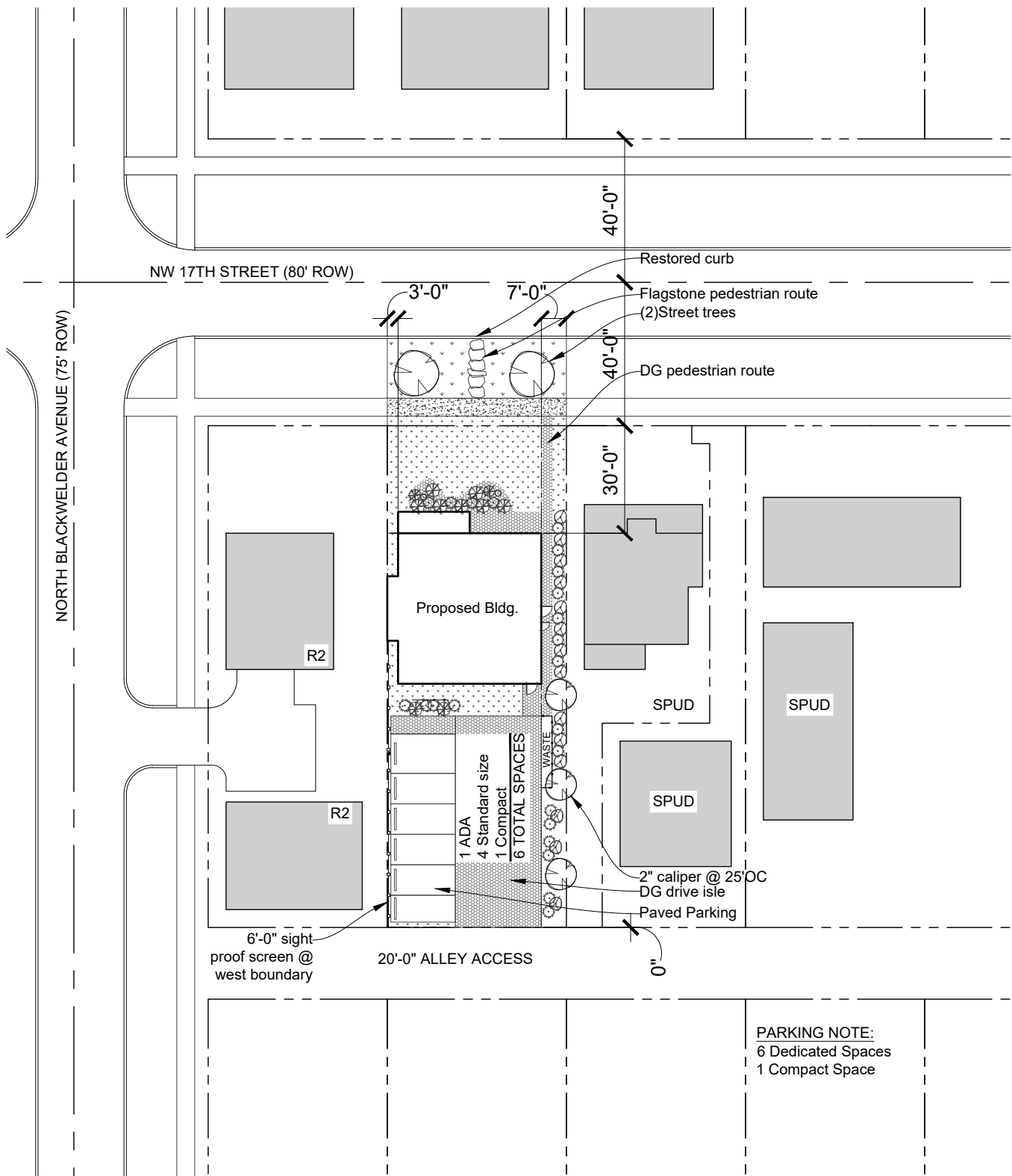
Exhibit B: Conceptual Site Plan

## **SPUD-1596 Exhibit A**

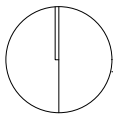
### **Legal Description**

All of Lots Three (3) and Four (4) in Block Seventy-Nine (79) of UNIVERSITY ADDITION to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

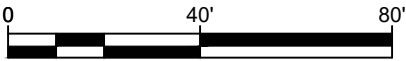
SPUD-1596 Exhibit B  
Conceptual Site Plan



PARKING NOTE:  
6 Dedicated Spaces  
1 Compact Space



1. SITE PLAN - SCALE: 1"= 40'-0"



1624 NW 17TH STREET - EXHIBIT B

