

**APPROVED**

4-9-2024

BY THE CITY COUNCIL

*Angie M. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1601**

**MASTER DESIGN STATEMENT**

2821 NW 11<sup>th</sup> Street

**1-9-2024**

**2-9-2024**

**PREPARED BY:**

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# **SPUD-1601 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-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

**1.1 Minimum Lot Size:** Per base zone.

**1.2 Minimum Lot Width:** Per the base zone.

2. **Maximum Building Height:** The Primary dwelling shall be per the base zone, the building with an accessory dwelling in the northern part of the SPUD shall be limited to 24' in height.
3. **Maximum Building Size:** The total ground floor square footage in the SPUD shall not exceed the base zone Lot Coverage requirements, inclusive of driveway paving. Porches and patios shall not count toward lot coverage requirements.
4. **Maximum Number of Buildings:** Two buildings with dwellings shall be allowed in this SPUD.

5. **Building Setback Lines:** Per the base zone, except that a second dwelling converted from an existing garage may be 0' from the eastern boundary of the SPUD, and subject to building and fire code regulations. If any new buildings are constructed, they must meet all R-1 zoning setback requirements.
6. **Sight-proof Screening:** Sight-proof screening shall not be required.
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. Large trees in the rear yard shall remain. In addition, one medium or large tree shall be planted in the front yard.
8. **Signs:** Signs are prohibited.
9. **Access:** Access shall be from NW 11<sup>th</sup> Street.
10. **Sidewalks:** A five-foot sidewalk shall be constructed in front of the property along NW 11<sup>th</sup> Street.

## 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, 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.

### 2. Open Space:

Per the base zone.

### 3. Street Improvements:

None

### 4. Site Lighting:

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, 2023, as amended.

### 5. Parking:

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. Two (2) parking spaces per unit shall be required within this SPUD. Garages shall not be required, however, any garage, carport or other parking facility that is constructed, with the exception of driveway paving, shall be located behind the front wall of a primary dwelling.

### 6. Maintenance:

N/A

### 7. 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: Site Plan

**SPUD-1601 Exhibit A**

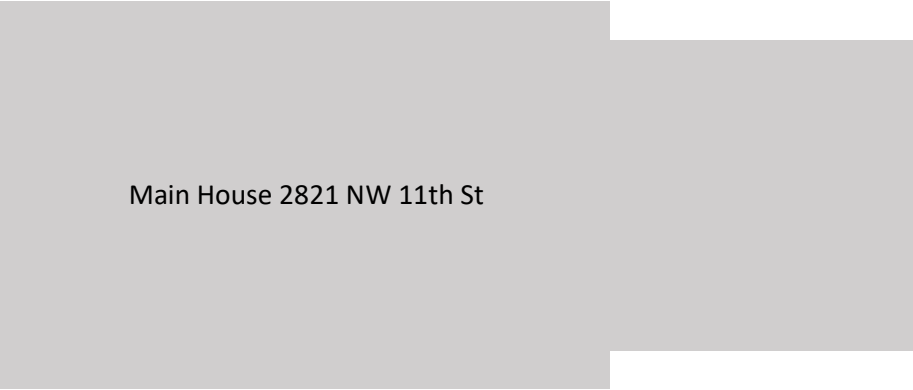
**LEGAL DESCRIPTION:**

A STRIP, PARCEL, OR PIECE OF LAND LOCATED IN THE AMENDED PLAT OF MILLER'S BOULEVARD ADDITION TO OKLAHOMA CITY, OKLA., SECTION 30, T-12-N, R-3-W, I.M, OKLAHOMA COUNTY OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS THIRTY-SEVEN (37) AND THIRTY-EIGHT (38) IN BLOCK TWENTY-FOUR (24) IN AMENDED PLAT OF MILLER'S BOULEVARD ADDITION, TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE PLAT THEREOF.

CONTAINING A TOTAL OF 7,000 SQUARE FEET OR 0.1607 ACRES MORE OR LESS.

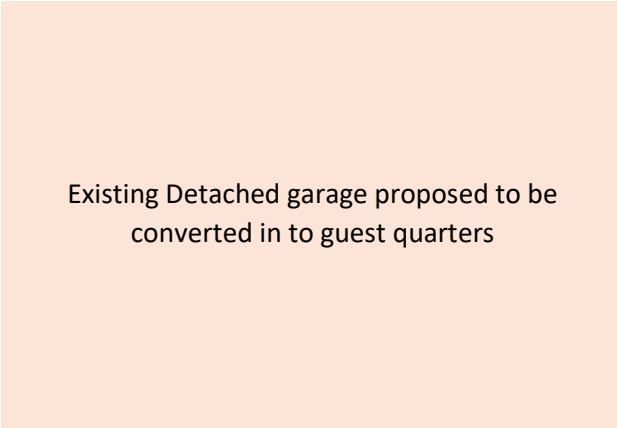
2821 NW 11th St building Map



Main House 2821 NW 11th St

A grey-colored building footprint consisting of a large rectangular section on the left and a smaller rectangular section attached to its right side.

Driveway

A light blue rectangular area located below the main house footprint.

Existing Detached garage proposed to be  
converted in to guest quarters

An orange-colored rectangular area located to the right of the driveway.