

APPROVED

1-2-2024

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1509
MASTER DESIGN STATEMENT

10/4/2023
Revised 10/18/23
Revised 11/13/2023



PREPARED BY:
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SPUD-1509 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 **NB Neighborhood Business 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:

- 8300.1 Administrative and Professional Offices
- 8300.2 Adult Day Care Facilities
- 8300.8 Animal Sales and Services: Grooming
- 8300.11 Animal Sales and Services: Kennel and Veterinary, Restricted
- 8300.12 Automotive: Parking Garages
- 8300.13 Automotive: Parking Lots, as a Principal Use
- 8300.23 Building Maintenance Services
- 8300.24 Business Support Services
- 8300.25 Child Care Centers
- 8300.29 Communications Services: Limited
- 8250.4 Community Recreation: Restricted
- 8300.32 Convenience Sales and Personal Services
- 8250.5 Cultural Exhibits

8350.3 Custom Manufacturing
8200.2 Dwelling Units and Mixed Uses
8300.34 Eating Establishments: Drive-In
8300.35 Eating Establishments: Fast Food
8300.37 Eating Establishments: Sitdown
8300.38 Eating Establishments: Sitdown, Alcohol Permitted
8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41 Food and Beverage Retail Sales
8150.6.3 Greenhouse
8150.6.5 Hoop House
8250.11 Library Services and Community Centers
8250.12 Light Public Protection and Utility: General
8250.13 Light Public Protection and Utility: Restricted
8250.14 Low Impact Institutional: Neighborhood-Related
8300.52 Medical Services: General
8300.53 Medical Services: Restricted
8300.55 Participant Recreation and Entertainment: Indoor
8300.59 Personal Services: Restricted
8300.61 Repair Services: Consumer
8300.62 Research Services: Restricted
8300.63 Retail Sales and Services: General
8250.3 Community Recreation: Property Owners Association
8200.12 Multiple-Family Residential
8200.13 Senior Independent Living
8200.14 Single-Family Residential
8200.15 Three- and Four-Family Residential
8200.16 Two-Family Residential

2. **Minimum Lot Size:** None
3. **Minimum Lot Width:** None
4. **Maximum Building Height:** 40 feet tall within 60 feet of the western boundary of the SPUD, otherwise 65 feet measured from the sidewalk grade at Classen Boulevard.
5. **Maximum Building Size:** 10,000 sf total footprint all buildings.
6. **Maximum Number of Buildings:** 4
7. **Building Setback Lines**

Front Yard: 0' (East)(Classen Blvd)

Rear Yard: 5' (West)(Alley)

Side Yard: 5' (North)

5' (South) (NW 15th Street)

Internal Setbacks: 0'

The Special Building Line (SBL-5) along N Classen Blvd shall not apply.

8. **Sight-proof Screening:** A maximum 10' high fence or wall may be built along the North, South, and West boundaries of this parcel. A maximum 6-foot high retaining wall may be built along the East boundary abutting Classen Boulevard. Additionally, a maximum 6-foot high fence may be built from the top of any retaining wall for up to 50 percent of the Classen Blvd frontage.
9. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development in addition to the additional requirements as listed below.

One medium tree for each 40 linear feet shall be planted within 20 feet of the west, south, and east SPUD boundaries and shall count toward landscaping points.

A minimum of 20 additional landscaping points shall be required for each individual drive from platted alley.
10. **Signs:**
 - 10.1 Free standing accessory signs: shall not be allowed.
 - 10.2 Attached signs shall be per the base district.
 - 10.3 Non-Accessory Signs: shall not be permitted.
 - 10.4 Electronic Message Display signs shall not be permitted.
11. **Access:** Access may be taken from the platted 15' alley. One 24' wide driveway shall be permitted from NW 15th Street.
12. **Sidewalks:** There are existing five-foot sidewalks along NW 15th St. and N Classen Blvd. Should said sidewalks be damaged or removed during construction the developer shall be required to make the necessary repairs and/or replace them if necessary.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, wood, and/or cementitious siding (including, but not limited to, the brand commonly known as James Hardie). A maximum of 30% EIFS (Exterior Insulation

Finish System) material shall be permitted. Exposed concrete block buildings and exposed metal buildings shall not be permitted.

2. Open Space: There shall be a minimum of 20% open space required for 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:

5.1 Dumpsters shall be screened to a height sufficient to shield dumpster from sight on three sides by using a single opaque material wall or fence, or by using a combination of opaque materials, berming, and/or evergreen landscaping that provides the required screening effect and on the fourth side screened by a solid gate of height sufficient to shield dumpster from sight. The gate shall remain closed except when trash pick-ups occur. Dumpsters may also be screened by the wall(s) of a principal or accessory structure. Chain-link fencing with woven slats of opaque material is not acceptable for screening dumpsters.

5.2 All dumpster enclosures shall be located a minimum of 25' feet from adjacent property line of any residential zone or use.

6. Parking:

6.1 The subject parcel shall meet the parking design requirements of the Oklahoma City Municipal Code, 2020, as amended.

6.2 The residential parking ratio for this SPUD shall be 1 space per dwelling unit or 1 space per 2,000 sf where any combination of residential, commercial, and office uses are proposed.

6.3 Parking shall be located behind buildings that front Classen Blvd, including garages.

6.4 Garages, if provided, shall count toward the parking requirement provided each space meets the parking stall design standards. Proposed uses are not required to have off-street parking located on the same site as adjacent to the structure it serves. If on-site parking is not provided for a proposed use/structure, locations, and parking calculations for all structures in this SPUD shall be provided with the building permit application.

6.5 Any parking approved through the Oklahoma City Traffic Commission in conjunction with this project may count toward the required parking of this SPUD. Permeable paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works Review and approval.

- 6.6** Where connected to public rights-of-way that 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 permeable paving areas. Maintenance of the permeable paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting. Any garage shall be setback at least ten feet from the property line.
- 7. Maintenance:** 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.
- 8. Drainage:** The proposed development will be in compliance with chapter 16 of the City Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

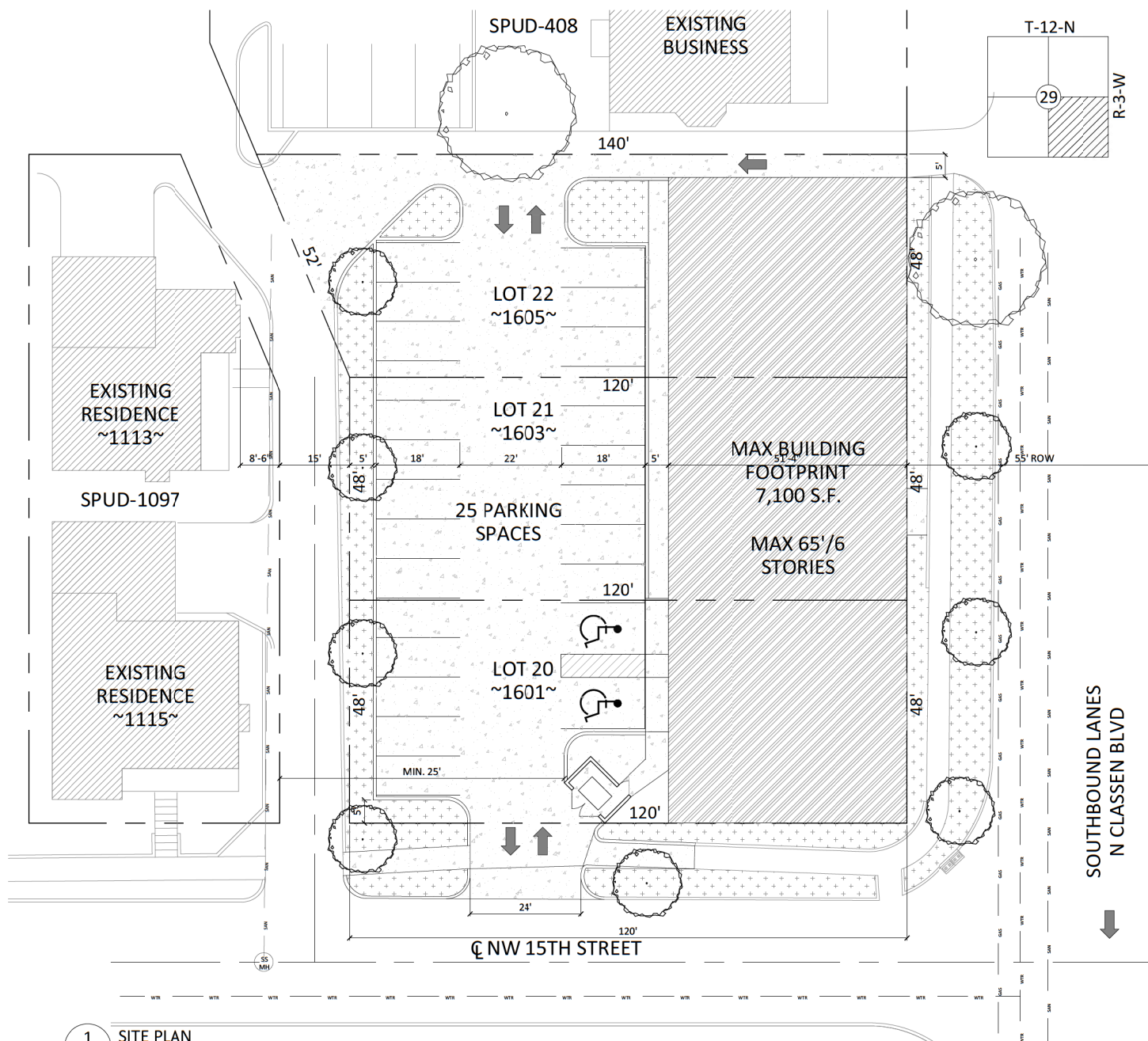
Exhibit A: Legal Description
Exhibit B: Site Plan
Exhibit C: Setback Diagram
Exhibit D: Example of possible development type

EXHIBIT A
LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 29, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma.

More specifically described as:

All of lots twenty (20) through twenty-two (22), block one (1), of AVOCA SUB ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof.

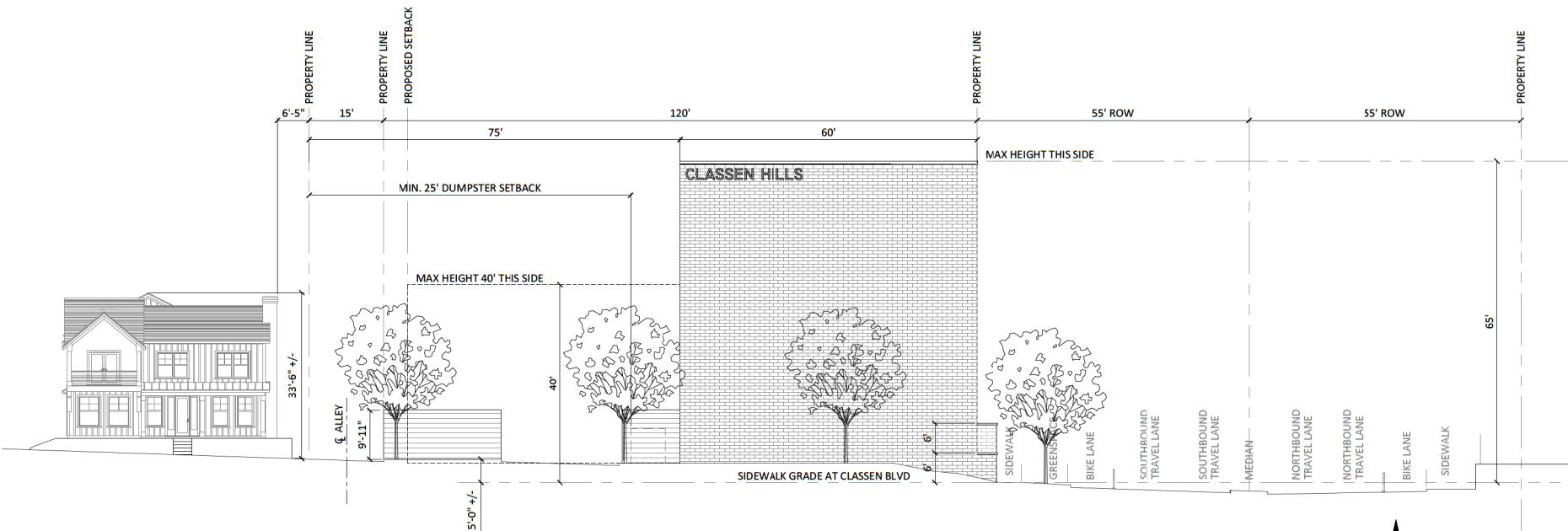


1 SITE PLAN
C-1 1" = 10'-0"

A PART OF THE SE/4 OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 3 WEST. MORE PARTICULARLY DESCRIBED AS LOTS 20-22 OF THE AVOCA SUB ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA.

- 1) ALL BEARINGS AND LOCATION INFORMATION IS DIRECTLY FROM EXISTING AVCOA SUB ADDITION TO OKLAHOMA CITY.
- 2) THIS SITE PLAN IS BASED ON PUBLICLY AVAILABLE INFORMATION AND IS NOT A LEGAL INSTRUMENT. IT IS FOR THE PURPOSE OF COMMUNICATING INTENT OF PROPERTY OWNER. PLEASE CONSULT A LICENSED PROFESSIONAL SURVEYOR FOR ACCURATE BEARINGS AND PROPERTY DATA.
- 3) LOCATIONS OF EXISTING WATER LINE IS INFERRED BY LOCATION OF EXISTING METER. EXACT LOCATION WILL NEED TO BE PROVIDED BY DIALING 811 BEFORE ANY EXCAVATION WORK IS PERFORMED.
- 4) LOCATION OF EXISTING GAS AND SEWER IS BASED ON FIELD MEASUREMENTS OF MANHOLES AND VENT PIPS.
- 5) ALL DIMENSIONS ARE BASED UPON MEASUREMENTS GATHERED IN THE FIELD BY SUPPLEMENTARY MEANS AND NOT EXACT LAND SURVEYING EQUIPMENT.

1. THESE DRAWINGS ARE THE PROPERTY OF JOLLYBIRD HOME DESIGN AND MAY NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME OF JOLLYBIRD HOME DESIGN.
2. ALL CONSTRUCTION SHALL ADHERE TO INTERNATIONAL RESIDENTIAL CODE *, 2018 EDITION (IRC, 2018) AS AMENDED BY THE STATE OF OKLAHOMA AND/OR MUNICIPALITY/COUNTY.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS, DO NOT SCALE FROM PLANS. USE AVAILABLE DIMENSIONS OR CONTACT DESIGNER FOR CLARIFICATION.
4. ALL FOUNDATION AND FRAMING DETAILS AND PLANS ARE FURNISHED FOR CLARIFICATION OF INTENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE PLANS REVIEWED BY A STRUCTURAL/LUMBER ENGINEER FOR STRUCTURAL INTEGRITY AND MATERIALS QUANTITIES.
5. CONTRACTOR AND OWNER ARE TO DETERMINE MATERIALS INCLUDED IN BID PRICE. JOLLYBIRD HOME DESIGN BEARS NO RESPONSIBILITY FOR OMISSION OF MATERIALS AND/OR DETAILS. THE INTENT OF THESE PLANS IS TO CONVEY AN OVERALL DESIGN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO APPLICABLE STANDARDS AND CODES OF RESIDENTIAL CONSTRUCTION TO PRODUCE COMPLIANT APPROXIMATION OF THE DESIGN.



1 HEIGHT AND SETBACK DIAGRAM
C-2 1" = 10'-0"



GENERAL NOTES:

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PROPOSED SITE PLAN
SPUD-1509
1601-1605 N Classen Boulevard
Oklahoma City 73106

MEMBER
A I B D
AMERICAN INSTITUTE OF
BUILDING DESIGN

4312 N. Classen Blvd
OKC, OK 73118
405.655.8077

JollyBird
Home Design

PROJECT NUMBER: #2326
DESIGNED BY: FRB
DATE: 10/4/2023

C-2

Exhibit D
Example of possible development type



Render from Southeast



Render from East