

**APPROVED**

8-13-2024

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1615**  
**MASTER DESIGN STATEMENT FOR**  
**1443 & 1445 NW 33<sup>rd</sup> St.**

**March 13, 2024**

**May 15, 2024**

**June 14, 2024**

**PREPARED BY:**

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## **SPUD-1615 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-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all uses within the R-2 District, the following shall be permitted within this SPUD:

8200.12          Multiple-Family Residential [limited to a maximum of four duplex structures]

2. **Maximum Building Height:**

The maximum height shall be in accordance with the base zoning district. No flat roofs or rooftop decks/balconies/patios shall be permitted within this SPUD.

3. **Maximum Building Size:**

The maximum building size shall be 1,700 square feet.

4. **Maximum Number of Buildings:**

There shall be a maximum of four (4) structures within this SPUD.

5. **Building Setback Lines:**

North:	10 feet
South (NW 33 <sup>rd</sup> Street):	10 feet
East:	5 feet
West:	5 feet
Internal Setback:	5 feet

**6. Minimum Lot Size:**

The minimum lot size shall be 6,000 square feet.

**7. Minimum Lot Width:**

The minimum lot width shall be 45 feet.

**8. Lot Coverage:**

The maximum lot coverage within this SPUD shall not exceed 60% per lot, including structures and impervious pavement, but excluding porches and balconies.

**9. Sight-Proof Screening:**

Sight-proof screening shall be required within this SPUD.

**10. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

**11. Signs:**

No signs shall be allowed within this SPUD.

**12. Access:**

A maximum of two driveways shall be allowed from NW 33<sup>rd</sup> Street. If one driveway is constructed, it may be a maximum of 16 feet in width. If two drives are constructed, each may be a maximum of 12 feet in width.

**13. Sidewalks**

A five (5) foot sidewalk shall be constructed along NW 33<sup>rd</sup> Street. Sidewalks shall be in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

**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, wood, 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.

The southernmost dwellings in the SPUD shall have front entry doors and windows that face NW 33<sup>rd</sup> Street. All buildings that face NW 33<sup>rd</sup> Street shall have a front porch. No flat roofs or rooftop decks/balconies/patios shall be permitted within this SPUD.

**2. Open Space:**

There shall be a minimum of 25% open space, defined as no buildings or impervious paving.

**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 shall not be permitted within this SPUD.

**6. Parking:**

The design and number 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 there shall be one (1) parking space required per dwelling unit and one (1) ADA parking space.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Gravel drives shall not be permitted. 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 may be 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.

**7. Maintenance:**

Maintenance of the common areas 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**

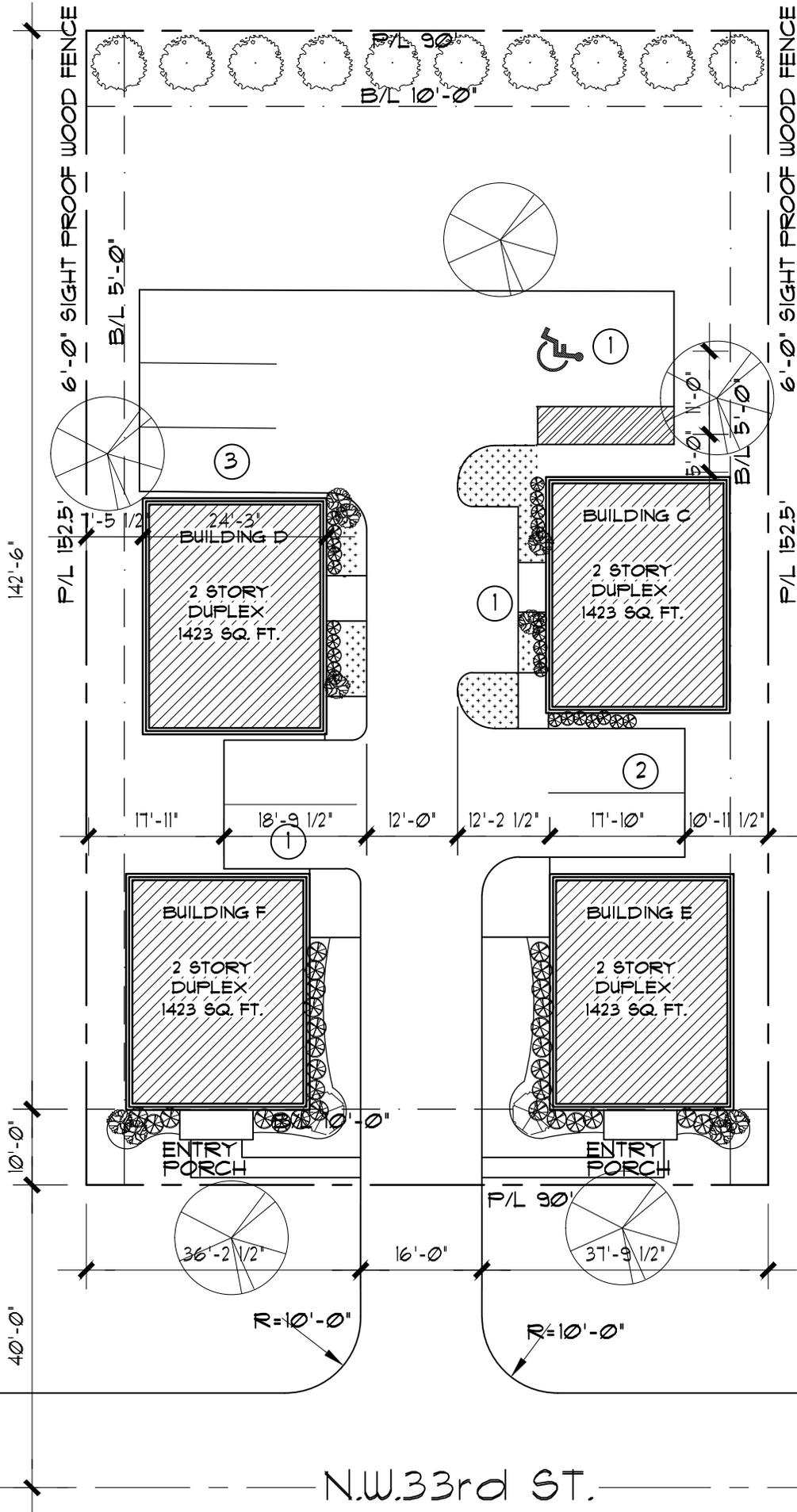
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

### **SPUD-1615 Exhibit A - Legal Description**

The West Seven (7) feet of Lot Sixteen (16), all of Lot Seventeen (17), and the East Thirteen (13) feet of Lot Eighteen (18), in Block Twenty-Five (25), of MILITARY PARK ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** The West Twelve (12) feet of Lot Eighteen (18), all of Lot Nineteen (19), and the East Eight (8) feet of Lot Twenty (20), in Block Twenty-five (25), of MILITARY PARK ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recoded plat thereof.

SPUD-1615  
Exhibit B



13,725 sq. ft. TOTAL LOT AREA  
54% = 7,489 SQ. FT. lot coverage

(4) DUPLEXES  
(8) UNITS  
1700 SQ. FT. MAXIMUM

LEGAL DESCRIPTION:  
W/4 OF LOT 16 ALL LOTS 17, 18 & 19  
& E 8FT OF LOT 20 IN BLOCK 25 OF  
MILITARY PARK ADDITION

N.W. 33rd St.