

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1647
MASTER DESIGN STATEMENT FOR
3800 SW 27th Pl.

June 12, 2024
July 12, 2024
July 16, 2024
August 6, 2024
August 9, 2024

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbflaw.com

SPUD-1647 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** and **AE-2 Airport Environs Zone 2** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-1 District shall be permitted within this SPUD.

2. **Maximum Building Height:**

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

3. **Maximum Building Size and Minimum Lot Size:**

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

The minimum lot size shall be 3,900 square feet. The minimum lot width shall be forty feet (40').

4. **Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

5. Building Setback Lines

Front Yard: 25 feet
Rear Yard: 15 feet
Side Yard: 5 feet

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

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:

8.1 Freestanding Accessory Signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-accessory signs will be prohibited.

8.4 Electronic Message Display Signs

Electronic Message Display signs will be prohibited.

9. Access:

Access may be taken from SW 27th Pl. and S. Quapah Ave that shall be constructed to City standards. A maximum of one (1) driveway per lot shall be permitted. Driveways shall be a maximum of 18 feet in width.

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, LP smart siding, 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 open space of 40% per lot within this SPUD. Open space is defined as space with no structures or impervious paving.

3. Street Improvements:

Public improvements shall be made by the property owner throughout the SPUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

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. All exterior lighting for this SPUD shall be shielded.

5. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

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.

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.

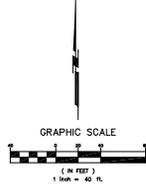
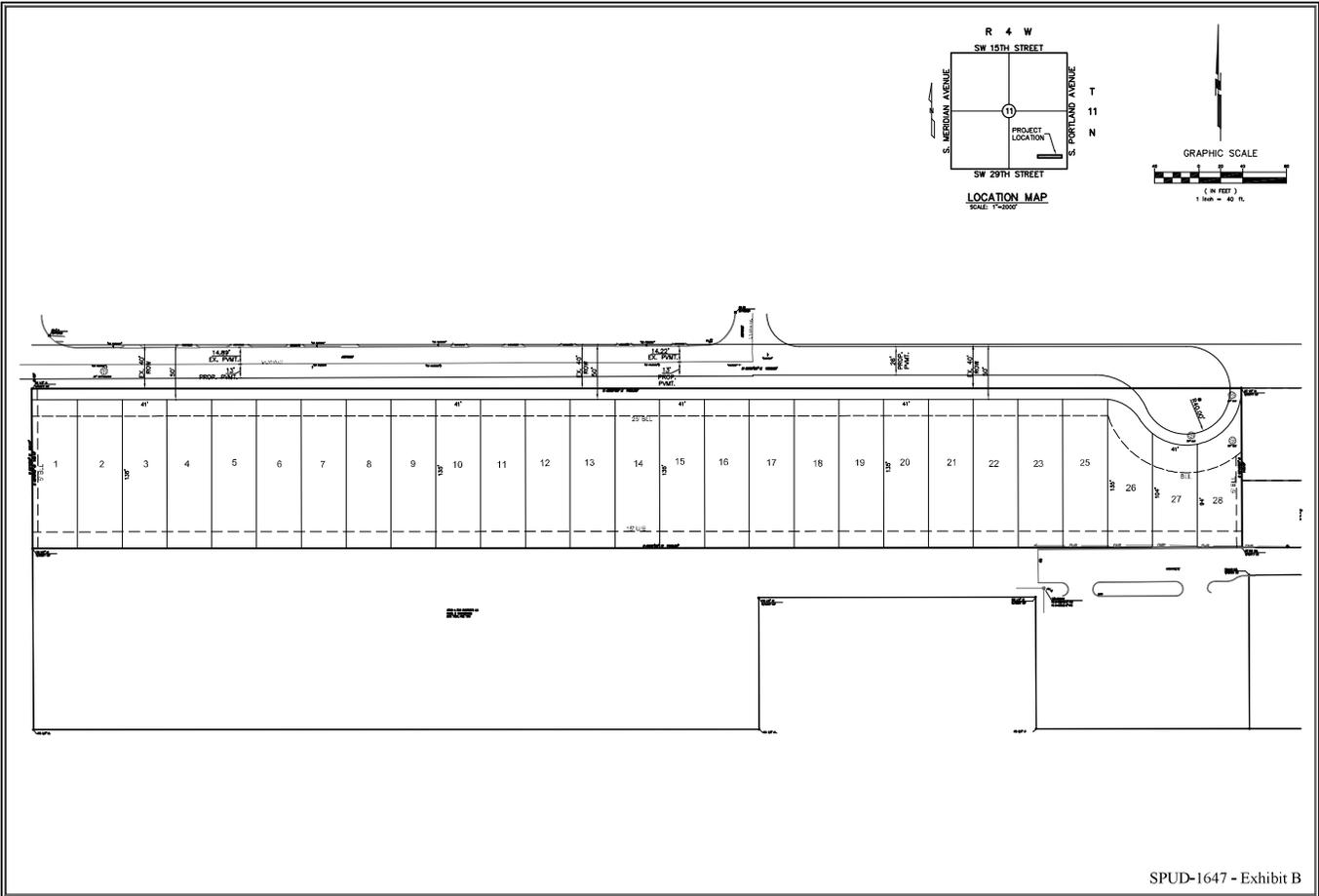
III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

SPUD-1647 Exhibit A - Legal Description

All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-five (25) and All of Lots One (1) to Twenty-five (25), inclusive in Block Twenty-six (26) in PACKING HOUSE VIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, Except the North 84 feet of Lots One (1) to Eight (8) inclusive, in Block Twenty-five (25) aforesaid, now vacated, and now described as follows: Beginning at a point on the East line of the Southeast Quarter (SE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence 508 feet North of the Southeast Corner of said Quarter Section to the Point of Beginning; Thence West and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence North and parallel with the East line of said Quarter Section a distance of 165 feet; Thence East and parallel with the South line of said Quarter Section a distance of 1333 feet; Thence South 165 feet to the Point or Place of Beginning, LESS & EXCEPT, the North 84 feet of Lots 1 to 8, inclusive Block 25, aforesaid, **AND LESS & EXCEPT** a part of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, formerly known as the South 56 feet of Lots One (1) through Eight (8), Inclusive, in Block Twenty-five (25), PACKING HOUSE VIEW ADDITION, now vacated, and now described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section Eleven (11); Thence North $00^{\circ}15'56''$ West along the East line of said Southeast Quarter (SE/4) a distance of 508 feet (Platted), 526.87 feet (Measured); Thence North $89^{\circ}42'12''$ West a distance of 33 feet to the Point of Beginning; Thence continuing North $89^{\circ}42'12''$ West a distance of 200 feet; Thence North $00^{\circ}15'43''$ West a distance of 56 feet; Thence South $89^{\circ}42'12''$ East a distance of 200 feet to a point on the West Right-of-Way of S. Portland Ave; Thence South $00^{\circ}15'42''$ East a distance of 56 feet to the Point of Beginning.



Arc
Engineering Consultants, LLC
 CIVIL ENGINEERING AND PLANNING
 1000 N. W. 10th St., Suite 100
 Oklahoma City, Oklahoma 73102
 Phone: (405) 948-1000
 Fax: (405) 948-1001
 Website: www.arc-engineers.com

3800 SW 27th Place
 SW 27th Street & Portland Avenue
 Oklahoma City, Oklahoma Co. Oklahoma
CONCEPTUAL LAYOUT

NO.	DESCRIPTION	DATE

PROJECT NUMBER:
 24-003
 DATE:
 08-05-24
 SCALE:
 (HORIZ.) 1" = 40'
 (VERT.) 1" = 10'

SHEET NUMBER
CON

SPUD-1647 - Exhibit B

3800 SW 27th PLACE