

# **SPUD-1316 MASTER DESIGN STATEMENT**

**424 NW 30<sup>th</sup> Street**

**May 8, 2021**

*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).*

## **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, which 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.

This site will be developed in accordance with the regulation of **R-2 "Medium Low Density Residential" District, HL Historic Landmark District and the Jefferson Park Urban Conservation District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

**1. Uses Permitted**

The Use and Development regulations of the R-2, “Medium Low Density Residential” District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Single Family Residential (8200.14), with allowance for a detached garage apartment
- Two-Family Residential (8200.16), with allowance for a detached garage apartment
- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Family Day Care Homes (8300.40)
- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

Any new building shall be subject to the development regulations and applicable design review guidelines and regulations in effect at the time of development.

**3. Minimum Lot Size:**

The base zoning district shall regulate the minimum lot size.

**4. Minimum Lot Width:**

The minimum lot width shall be 50 feet.

**5. Maximum Building Coverage:**

The maximum building coverage shall be 50%.

**4. Maximum Number of Buildings:**

The base zoning district shall regulate the maximum number of buildings in the SPUD.

Accessory structures shall be permitted as per review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in

accordance with applicable guidelines and regulations.

**5. Building Setback Lines:**

The existing primary structure shall be deemed in compliance with setback regulations. Any new primary structure shall be subject to the development regulations and applicable design review guidelines and regulations in place at time of development.

Building setback line for new accessory structure:

Side: 5 feet

Rear: 5 feet

**6. Sight-Proof Screening & Fencing:**

Sight-proof fencing shall not be required for this SPUD. If fencing is installed it shall be as per review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, in accordance with applicable guidelines and regulations.

**7. Landscaping:**

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development. If applicable, shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission.

**8. Signs:**

The base zoning district shall regulate signs within this SPUD. Signs shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

**9. Access:**

One drive will be permitted via NW 30<sup>th</sup> Street. Installation of new driveways shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

**10. Parking Regulations:**

The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages shall

count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep. Driveways shall be a minimum 18 feet in length from the back of sidewalk. Installation of new paving shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

**11. Sidewalks:**

There is an existing sidewalk along NW 30<sup>th</sup> Street. Should the existing sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk. Replacement of sidewalks exceeding the definition of ordinary maintenance and repair shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Any new buildings, or exterior renovations beyond ordinary maintenance and repair, as defined in Oklahoma City Municipal Code, 2020, shall meet the regulations outlined within the Municipal Code in reference to the Historic Landmark Overlay and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Platting:**

N/A

**5. Other:**

**5.1 Lighting:** The subject site shall meet all requirements of Oklahoma City's Site Lighting Requirements in place at the time of development. New lighting shall be subject to review and approval of a Certificate of

Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

**5.2 Dumpsters: N/A**

**5.3 Common Areas: N/A**

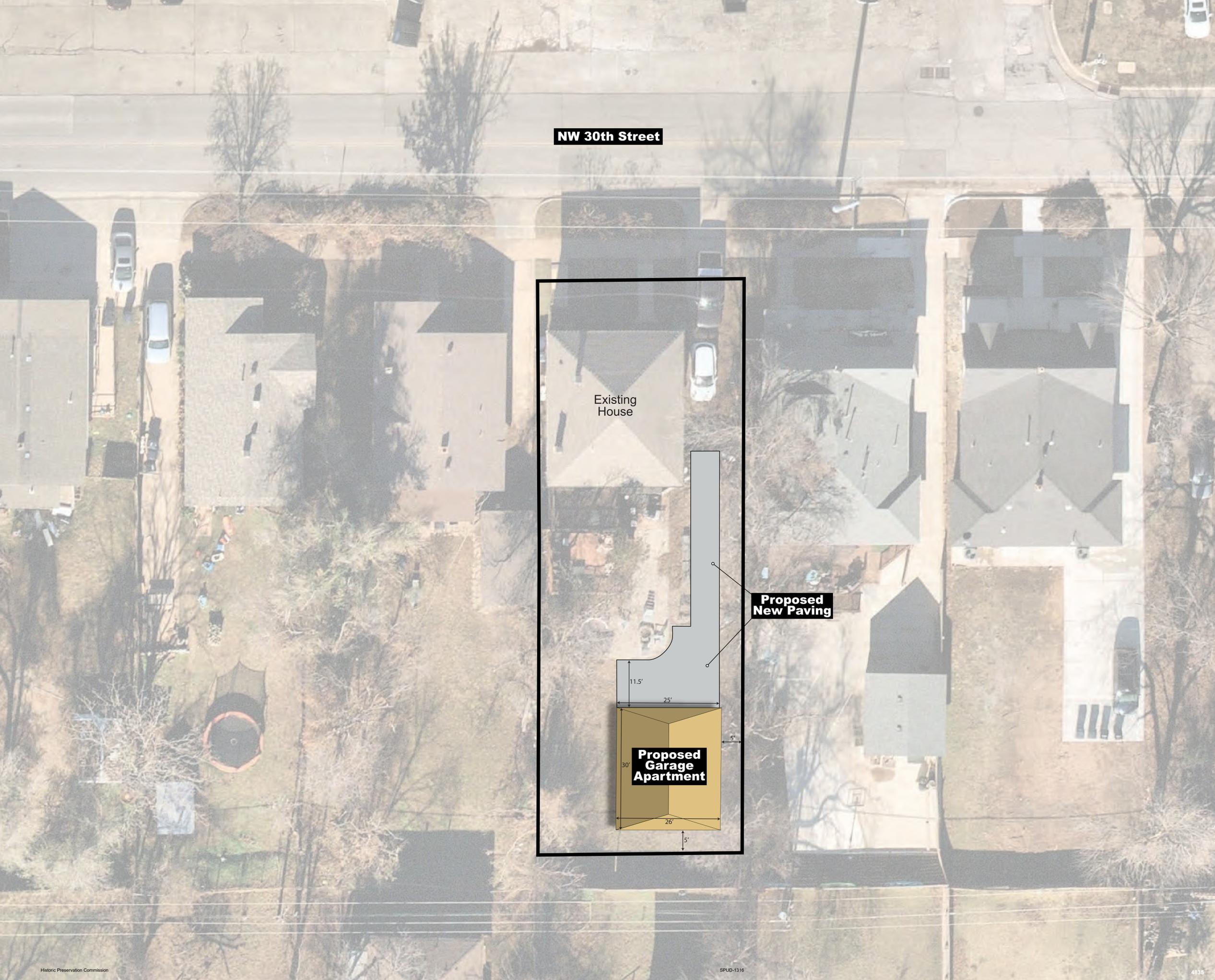
**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**424 NW 30<sup>th</sup> Street**

Lot Nineteen (19) of Block Twenty-five (25), in JEFFERSON PARK ADDITION to Oklahoma County, Oklahoma, according to the recorded plat thereof.



**NW 30th Street**

Existing House

**Proposed New Paving**

11.5'

25'

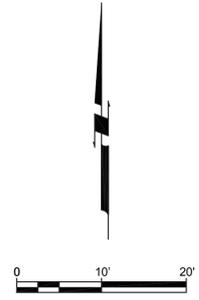
**Proposed Garage Apartment**

30'

26'

5'

5'



# 424 NW 30th Street

Exhibit B



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ENGINEERS SURVEYORS PLANNERS

04/7/21

Conceptual site plan showing feasible option permitted under proposed rezoning