

**APPROVED**

4-26-2022

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

## ***SPUD-1391 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).

### **I. Special Development Regulations:**

This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District and the Gatewood Urban Conservation District (UCD)** (OKC Zoning Ordinance, 2020), the following exceptions will apply:

1. The following use(s) will be the only use(s) permitted on this site:  
Single-Family Residential (8200.14)  
Two-Family Residential (8200.16); this use unit shall allow an accessory dwelling unit (garage apartment)
2. Building Height:  
The maximum height of all buildings shall not exceed two and a half stories and/or 35'
3. Building Size:  
The maximum size of all buildings will be per Code.
4. Number of Buildings not to exceed two buildings within development.
5. Building Setback Lines:  
Front (East) 10', Sides (North) 0' and (South) 0', Rear (West) 5' (edge of existing alley/easement). Buildings less than 5' from property line shall be subject to applicable fire and building codes.
6. Sight-proof Screening:  
Site contains an existing 6' wood privacy fence on North side. No less than a four-foot and no greater than an eight-foot high fence or wall shall be required along the West and North boundaries of this parcel where it is adjacent to any residential use. Said wall shall be constructed of chain-link, stucco, brick, stone, wood, or iron and/or any combination thereof.
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: N/A
9. Access: One proposed 20' drive on West boundary of site from alley.

### **II. Other Development Regulations:**

1. Architecture: The existing home shall remain Exterior of all new structures to be per the R-3 District.
2. Open Space: Maximum 80% Lot coverage

3. Other:
  - a. Street Improvements: N/A
  - b. Site Lighting: 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, 2010, as amended.
  - c. Trash Receptacles: See Exhibit B (Proposed Site Plan)
  - d. Parking: 2 parking spaces shall be provided. The interior garage parking shall count toward meeting the parking requirement.
4. Common Areas:

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.

### **III. Supporting Documents**

Exhibit A: Legal Description

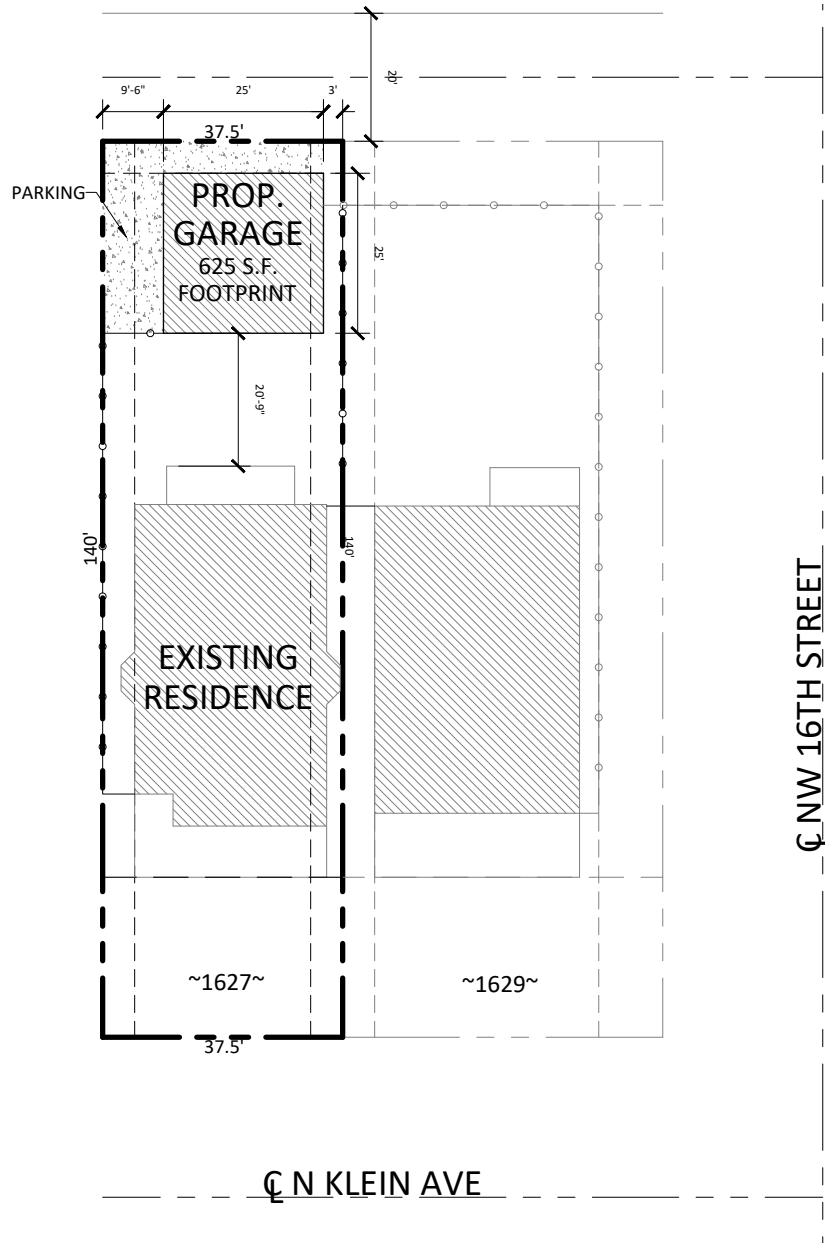
Exhibit B: Site Plan – Proposed

Exhibit C: Example of possible garage apartment design.

**EXHIBIT A**  
**SPUD-1391**  
***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:

Lot 3 and the North half of Lot 4, Block 2 of the Edgewood Sub Addition to Oklahoma City, Oklahoma County Oklahoma.



1 PROPOSED SITE PLAN  
1" = 30'



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OKC, OK 73106  
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PROJECT

1627 N Klein Ave  
OKC, OK 73106

SHEET NO.

Exhibit B

DATE

1/26/2022

JOB

SPUD-1391

DRAWN BY

FRB

TITLE

SITE PLAN



EXHIBIT C