

APPROVED

4-26-2022

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1393
MASTER DESIGN STATEMENT

January 13, 2022

PREPARED BY:

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SPUD-1393 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:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. 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 SPUD shall be developed in accordance with the regulations of the **AA Agricultural District** (OKC Zoning Ordinance, 2020), except as modified herein:

1) The following uses shall be permitted within this SPUD:

Single-Family Residential (8200.14) (maximum 5 lots)
Community Garden (8150.6.1)
Community Recreation: Property Owner's Association (8250.3)

2) Minimum Lot Size

The minimum lot size shall be 36,000 square feet.

3) Maximum Lot Coverage

30 percent

4) Minimum Lot Width

120 feet

5) Maximum Building Height:

The maximum building height shall be 35 feet.

6) Maximum Building Size:

The maximum building size within this SPUD shall be governed by the base zoning district.

7) Maximum Number of Buildings:

The maximum number of buildings per lot shall be governed by the base zoning district.

8) Building Setback Lines

Front yard: 25 feet

Rear yard: 25 feet

Side yard: 25 feet if not served by public water supply (10 feet if served)

Corner side yard: 25 feet

9) Sight-Proof Screening:

Sight-proof screening shall not be required.

10) Landscaping:

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

11) Signs:

Signs shall not be permitted.

12) Access:

Access to all individual lots shall be taken from Exminster.

II. Other Development Regulations

1. Architecture:

Architectural regulations shall be governed by the base zoning district.

2. Street Improvements:

N/A.

3. Sidewalks:

Sidewalks shall not be required.

4. Other:

4.1 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.

4.2 Dumpsters:

Dumpsters are prohibited except during construction.

4.3 Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

3.4 Parking:

Parking requirements shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

4.5 Common Areas:

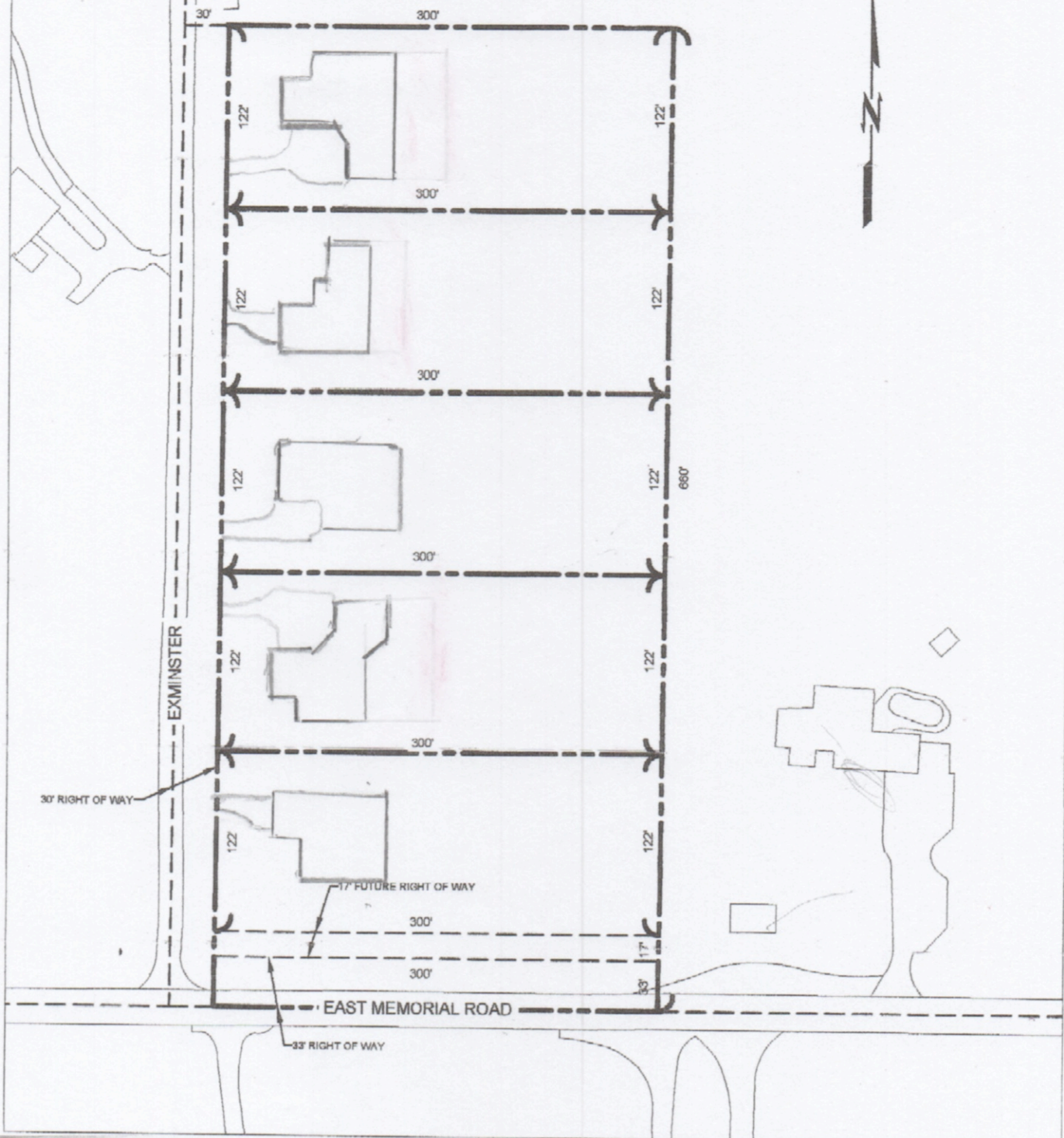
Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause 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.

II. Supporting Documents:

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan

Exhibit A
SPUD-1393
Legal Description

The West Half (W/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4), of the Southeast Quarter (SE/4), of Section Seven (7), Township Thirteen (13) North, Range One (1) West of the Indian meridian, Oklahoma County, Oklahoma.



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SITE PLAN