

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1406
MASTER DESIGN STATEMENT

(April 4, 2020)

PREPARED BY:

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SPUD-1406 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 **RA-2 Single-Family, Two-Acre Rural Residential District** (OKC Zoning Ordinance, 2020), the following exceptions will apply:

2. **Maximum Building Height:** 16'
3. **Maximum Building Size:** 2000 sq ft
4. **Maximum Number of Buildings:** one
5. **Building Setback Lines**

Front Yard: 136' from edge of street

Rear Yard: 111'

North Side: 120'

South Side: 136'

6. **Sight-proof Screening:** Plant evergreens in gaps on road frontage; trees and native plants screen road.
7. **Landscaping:** Native trees surround property on all four sides. Trees are a mixture of Oaks, Cottonwood, Redbuds, Elm, and Black Walnut. Shrubs.
8. **Signs: none**
 - 8.1 Free standing accessory signs: none
 - 8.2 Attached signs: none
 - 8.3 Non-Accessory Signs: none
 - 8.4 Electronic Message Display signs: none
9. **Access:** none
10. **Sidewalks:** none

II. Other Development Regulations:

1. **Architecture:** 1200 sq ft living area with 10' front and back covered porch; structure is steel with metal sides, roof, and end wall overhangs.
2. **Open Space:** Property 88,500 sq ft; Building 2,000 sq ft
3. **Street Improvements:** none
4. **Site Lighting:** Light for street entry
5. **Dumpsters:** none
6. **Parking:** Recycled Asphalt
7. **Maintenance:** Property owner responsibility
8. **Drainage:** All drainage is not affected by building; property is sloping in three directions; no water is redirected.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Site Plan
Exhibit C: Survey

EXHIBIT A

LEGAL DESCRIPTION

2 ACRE TRACT

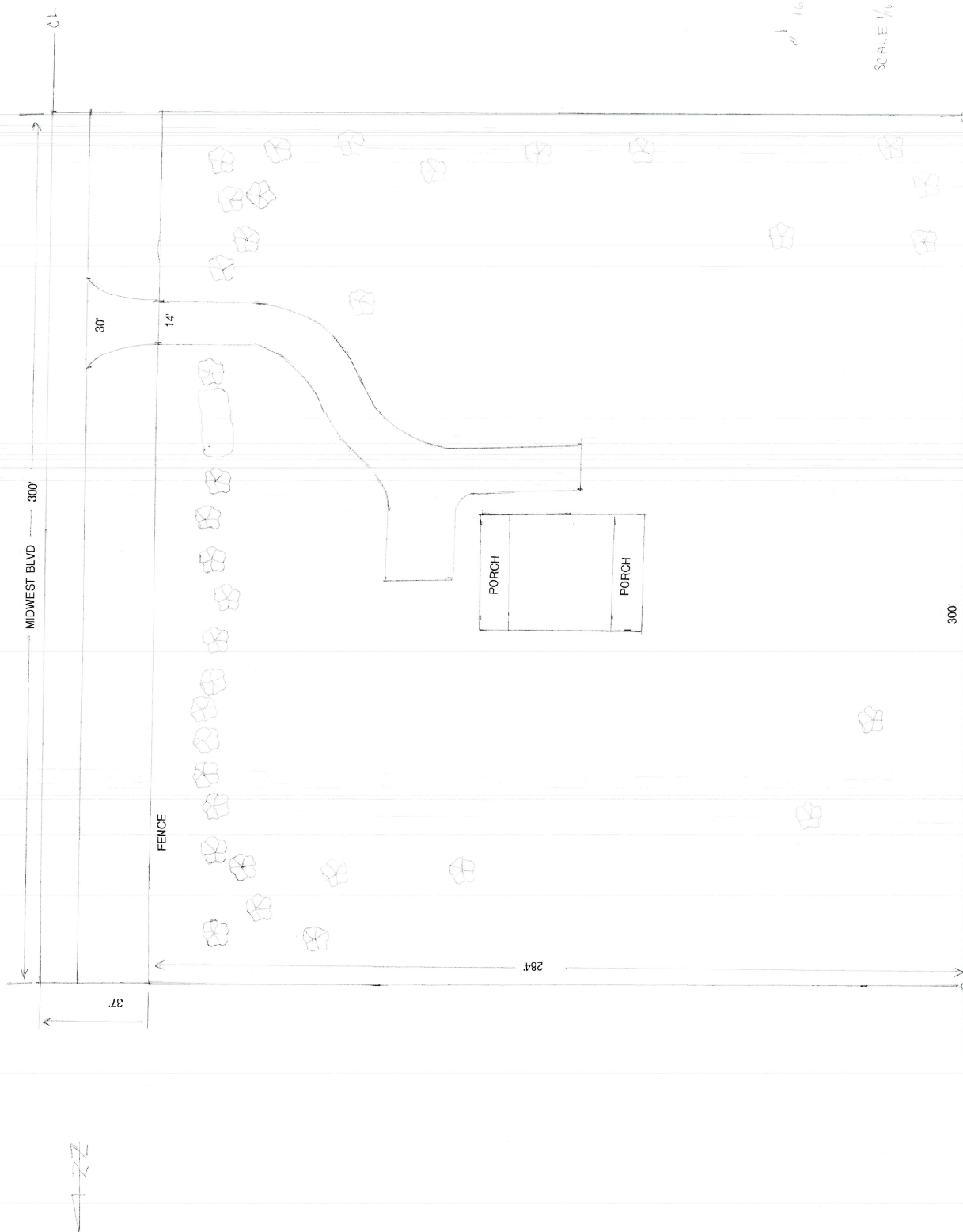
A part of the Northeast Quarter (NE/4) of Section 22, Township 13 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

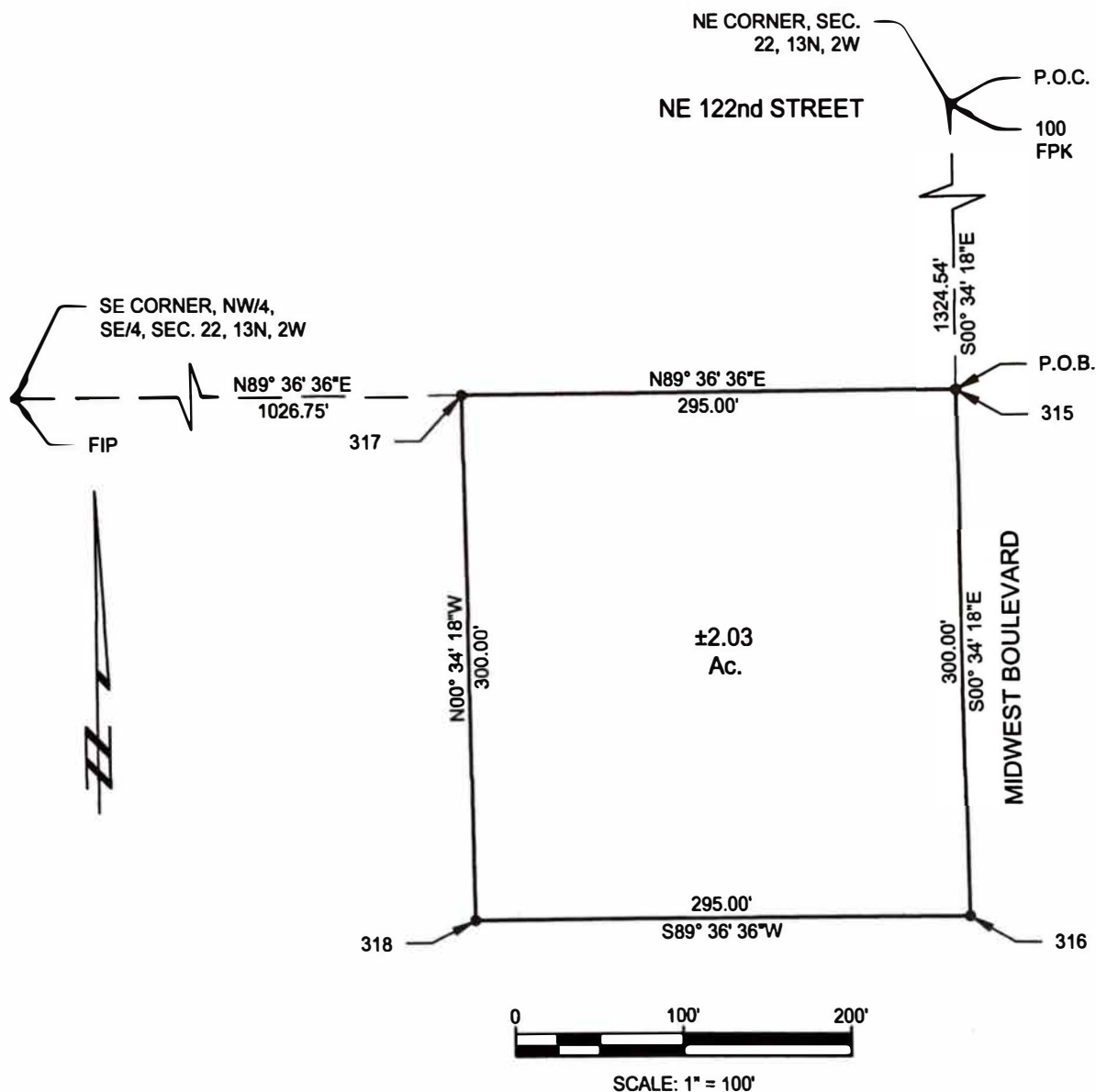
Beginning at a point 1324.54 feet South 00°34'18" East of the Northeast Corner of said NE/4;
Thence from said P.O.B. South 00°34'18" East a distance of 300.00 feet;
Thence South 89°36'36" West a distance of 295.00 feet;
Thence North 00°34'18" West a distance of 300.00 feet;
Thence North 89°36'36" East a distance of 295.00 feet to the Point of Beginning.

Said tract contains 2.03 acres, more or less.

EXHIBIT B

MAXEYS RESIDENCE





LEGAL DESCRIPTION
2 ACRE TRACT

A part of the Northeast Quarter (NE/4) of Section 22, Township 13 North, Range 2 West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows:

Beginning at a point 1324.54 feet South 00°34'18" East of the Northeast Corner of said NE/4; Thence from said P.O.B. South 00°34'18" East a distance of 300.00 feet; Thence South 89°36'36" West a distance of 295.00 feet; Thence North 00°34'18" West a distance of 300.00 feet; Thence North 89°36'36" East a distance of 295.00 feet to the Point of Beginning.

Said tract contains 2.03 acres, more or less.

HUITT-ZOLLARS

Huitt-Zollars, Inc. Oklahoma City
 CA 1489 EXP. 6-30-23

701 N. BROADWAY AVENUE
 Oklahoma City, Oklahoma 73102
 Phone (405) 842-0363
 www.huitt-zollars.com

TITLE:	BOUNDARY EXHIBIT C
PROJECT NAME:	MAGNESS FARM 2 ACRE TRACT
PROJECT NO:	R313037.01
DATE:	12/10/2020
REVISED DATE:	10/20/2021
APPROVED BY:	B.E.C.
PAGE:	1 OF 1