

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1386**  
**MASTER DESIGN STATEMENT FOR**

**January 12, 2022**  
**April 21, 2022**  
**April 29, 2022**

**PREPARED BY:**

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# **SPUD-1386 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 **Gatewood Urban Conservation and R-4 General Residential District** (OKC Zoning Ordinance, 2020), except as modified herein:

### **1. The following uses shall be permitted within this SPUD:**

Community Recreation: Property Owner's Association (8250.3)  
Multiple-Family Residential (8200.12)  
Two-Family Residential (8200.16)  
Three-and Four-Family Residential (8200.15)

### **2. Maximum Building Height:**

The maximum building height shall be limited to 2½ stories and 35 feet.

### **3. Maximum Building Size:**

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

**4. Density:**

There shall be a maximum of sixteen (16) one-bedroom dwelling units permitted within this SPUD.

**5. Building Setback Lines**

North: Shall be consistent with the existing structures to the east and west inclusive of front porches.

South: 20 feet

East: 5 feet

West: 5 feet

**6. Sight-Proof Screening:**

Screening requirements shall be governed by the base zoning district.

**7. Landscaping:**

The landscaping shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Landscaped areas amounting to at least ten percent of the required off-street parking shall be provided. In addition, there shall be planted at least one tree, at least two inches in caliper, for every 25 feet of property frontage abutting NW 17th Street.

**8. Signs:**

Sign requirements shall be governed by the base zoning district.

**9. Access:**

Access shall be permitted from one drive, subject to the Gatewood UCD width requirements, from NW 17<sup>th</sup> St., and the rear alley.

**II. Other Development Regulations**

**1. Architecture:**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum of 70% brick veneer, rock or stock masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie).

Buildings facing NW 17<sup>th</sup> St. shall be designed with front porches.

All primary residential structures shall have either a gable or hipped roof with at least a ten-degree pitch.

**2. Street Improvements:**

N/A.

**3. Other:**

**3.1 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.

**3.2 Dumpsters:**

Dumpster(s) shall be consolidated where practical and shall be screened by a fence or masonry wall of sufficient height that screens the dumpster(s) from view.

**3.3 Drainage:**

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

**3.4 Parking:**

There shall be a minimum of one (1) parking space per dwelling unit within this SPUD. All parking shall be located to the rear of structures that front NW 17th Street.

**3.5 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.

**3.6 Sidewalks:**

Sidewalks shall be repaired or replaced as necessary.

**II. Supporting Documents:**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

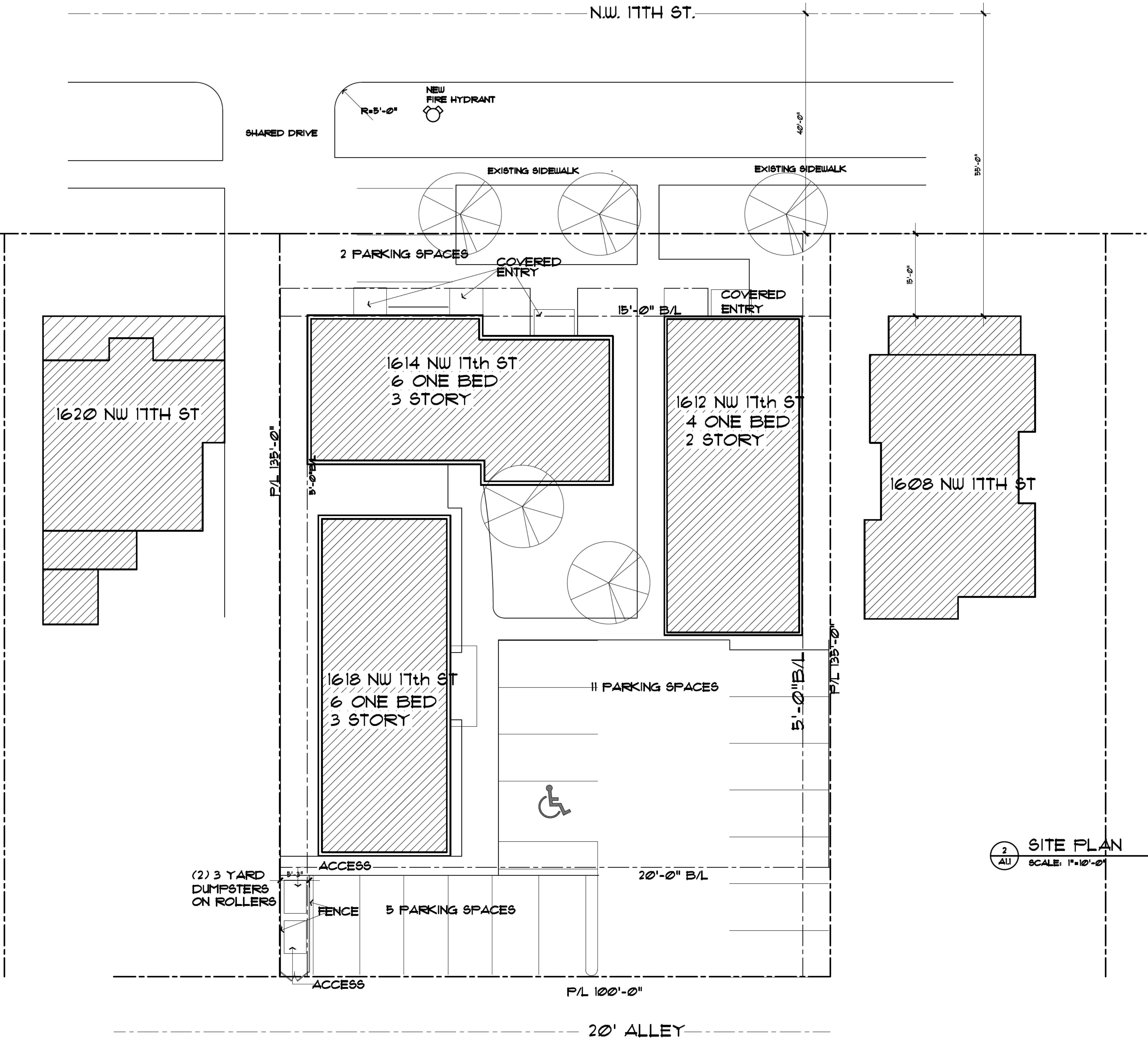
EXHIBIT A  
SPUD-1386

Full Legal Description for all the Properties

UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG NW/C LT 7 TH E15FT S5FT  
W5FT S72FT E30FT S63FT W40FT N140FT TO BEG CONT .08ACRS MORE OR LESS

UNIVERSITY ADDITION 079 000 PT OF LOTS 7 & 8 BEG 15FT E OF NW/C LT 7 TH  
E35FT S140FT W10FT N63FT W30FT N72FT E5FT N5FT TO BEG CONT .08ACRS MORE  
OR LESS

UNIVERSITY ADDITION 079 000 LOTS 9 & 10

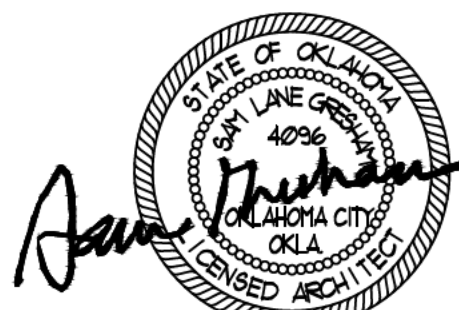


2 SITE PLAN  
A1.1 SCALE: 1"=10'-0"



PLAZA VILLAGE  
1614 NW 17TH ST.  
OKLAHOMA CITY, OKLAHOMA

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01.25.22

SITE PLAN


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PROJECT #: 210148  
DATE: 01.25.22  
DRAWING NO.

A1.1