

APPROVED

9-27-2022

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

SPUD-1426 MASTER DESIGN STATEMENT

2644 NW 57th Street

August 12, 2022

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-1, "Single-Family Residential" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-1, "Single-Family 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)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Community Recreation: Property Owners Association (8250.3)

2. Maximum Building Height:

Maximum height of any building shall be 2 stories and 30 feet.

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 4,000 SF.

4. Minimum Lot Width:

The minimum lot width within this SPUD shall be 40 feet.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 55%.

6. Maximum Number of Buildings:

The maximum number of buildings within this SPUD shall be three (3). Accessory structures shall not be included within the maximum building limit.

7. Building Setback Lines:

NW 57th St.: 15 feet
N Miller Ave.: 5 feet
Rear Yard (Two Lots facing NW 57th): 10 Feet
Side Yard: 5 Feet
Rear Yard: (Lot facing N Miller): 15 feet
Garage: 20 feet

The front façade of any proposed new structure fronting 57th St. shall be in line with the existing residential structures to the east.

8. Sight-proof Screening:

Sigh-proof fencing shall not be required for this SPUD.

9. Landscaping:

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

10. Signs:

No signage shall be permitted within this SPUD.

11. Vehicular Access:

One driveway shall be permitted per newly created lot. Shared access via adjacent tracts may occur with recorded cross access agreements.

12. Sidewalks:

There is an existing five-foot sidewalk along NW 57th St. Should said sidewalk be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

A five-foot sidewalk shall be constructed along N Miller Ave or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFs, wood or architectural metal shall be permitted. Architectural regulations do not apply to accessory structures. The model home shall only be required to meet this requirement for west facing façade. The remainder of façade may be metal or similar finish as the existing accessory building on the property.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Platting:

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

5. Other:

5.1 Lighting: N/A

5.2 Dumpsters: N/A

5.3 Common Areas: Not Required

5.4 Other:

5.4.1 The existing storage building shall be removed prior to issuance of any new construction certificate of occupancy.

5.4.2 The front door of residential structures shall face the street.

5.4.3 Rooftop decks and/or patios shall not be permitted within this SPUD.

5.4.4 All residential structures within this SPUD shall be constructed with pitched roofs.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Boundary and Lot Exhibit

EXHIBIT A

LEGAL DESCRIPTION

Lots Twenty-one (21). Twenty-two (22). Twenty-three (23) and Twenty-four (24), in Block Twenty-three (23), of MILAM'S NORTHWEST HIGHLAND Addition, Oklahoma County, Oklahoma, according to the recorded plat thereof.

As recorded in Book 14807, Page 1812, Oklahoma County, Oklahoma.

