

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-1441**

**MASTER DESIGN STATEMENT**

## **Village Place Townhomes**

PREPARED FOR THE APPLICANT:

Aaron Evans, Managing Director  
Evans Fine Homes  
PO Box 890309  
Oklahoma City, OK 73189

**(Revised 8-29-2022)**  
**(Revision Date)**

**PREPARED BY:**

Larry Hopper, FAICP (agent)  
6008 SE 56<sup>th</sup> Court  
Oklahoma City, OK 73135

Phone: (405) 613-0479

Email: [LHopper572@gmail.com](mailto:LHopper572@gmail.com)

# **SPUD-1441 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. The address for this site is 929 SW 88th Street. This site will be developed in accordance with the regulation of the R-2 Medium-Low Density Zoning District (OKC Zoning Ordinance, 2020, as amended), except that the following Zoning Restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Community Recreation: Property Owners Association (8250.3)
- Community Garden (8150.6.1)

2. **Maximum Building Height: 35'.**

**3. Maximum Building Size:**

Triplexes: 3,350 square feet per floor, including garages. These may be one or two story.

Duplexes: 2,250 square feet per floor, including garages. These may be one or two story.

Single-family detached dwellings 2,250 square feet per floor, including garages.

The lots for duplexes will have a minimum lot size of 4,800 square feet, maximum lot coverage of 50%, and minimum lot width of 60 feet.

The three lots on which a triplex may be built (only Lots 1, 11 and 12) will have a minimum lot size of 6,800 square feet, maximum lot coverage of 50%, minimum lot width of 85 feet, minimum corner side yard of 5 feet (Klein Avenue has a 60' r-o-w).

The lots for single-family detached dwellings will have a minimum lot size of 4,000 square feet, maximum lot coverage of 50%, and minimum lot width of 50 feet.

NOTE: each dwelling unit will have at least a single car garage.

NOTE: The lot coverage percentage is the floor area of the building, not including driveways patios sidewalks or other hard surfaces.

- 4. Maximum Number of Buildings:** Seventeen: three (3) triplex structures and up to fourteen (14) duplex structures and/or single-family structures. There will not be more than 37 dwelling units in the SPUD. Each dwelling unit and its narrow lot can be sold separately from the rest of the units in the building. Such units will be constructed to the appropriate Fire Protection safety code.

**5. Building Setback Lines**

Front Yard: 20'

Rear Yard: 10'

Side Yard: 5'

Corner Side Yard: 5'

**6. Sight-proof Screening:**

The developer will install sight proof screening along both the west and north boundary of the SPUD as a buffer next to the existing commercial uses. An individual homeowner may choose to install a privacy fence elsewhere.

**7. Landscaping:**

A 10 foot wide landscaping buffer will be provided along the east boundary of the PUD, such that a form of evergreen tree will be planted on 20 foot centers along that eastern boundary. Other than that, the individual lots shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.

**8. Signs:**

**8.1 Free standing accessory signs** - There shall be no freestanding signs, except for up to two residential development identification signs permitted along S.W. 88<sup>th</sup> Street. Signs shall be a maximum of 10 feet in height with a maximum display area of 60 square feet. Freestanding signs shall be required to be covered with a facade material consistent with the residential buildings it serves.

**8.2 Attached signs**-Not larger than 12 square feet, not to be illuminated in any manner, must be mounted to the building, and only proclaim the type of home based business.

**8.3 Non-Accessory Signs**-Not allowed.

**8.4 Electronic Message Display signs**-Not allowed.

**9. Access:** The subject development shall take access from S.W. 88<sup>th</sup> and Klein Avenue.

**10. Sidewalks:** A sidewalk will be provided along all public streets, and all streets will be public streets. An off-site sidewalk would be constructed from the east edge of the development to Western Avenue along SW 88th, in order to facilitate access to the nearest public transit stop (pending that property owner's approval).

**II. Other Development Regulations:**

**1. Architecture:** The base zoning district shall govern façade regulations within this SPUD; however, the following materials shall be permitted within the SPUD: Brick, wood, metal, ceramic, stone, concrete, composite, stucco/plaster, and solid surface.

**2. Open Space:** Each individual lot will provide for its own open space.

**3. Street Improvements:** The design and improvement of the streets in this SPUD shall be in accordance with applicable Oklahoma City Municipal Codes. All streets shall be public streets. Klein Avenue shall be improved per city standards from the existing SW 88th pavement to the platted SW 87<sup>th</sup> r-o-w.

**4. Site Lighting:** The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development.

**5. Dumpsters:** It is not anticipated that dumpsters would be utilized in this residential development. Rather, it is the intent to utilize the City's "big blue" trash cans (polycarts) for each lot's solid waste service.

**6. Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59 Article X of the Oklahoma City Municipal Code, 2020, as amended.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

7. **Maintenance:** The developer nor the lot owners shall be responsible for maintenance of any public improvements.
8. **Drainage:** The subject parcel shall meet all requirements of the City of Oklahoma City's applicable Ordinances in place at the time of development, except as modified herein. Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
9. **Other:** Not applicable.

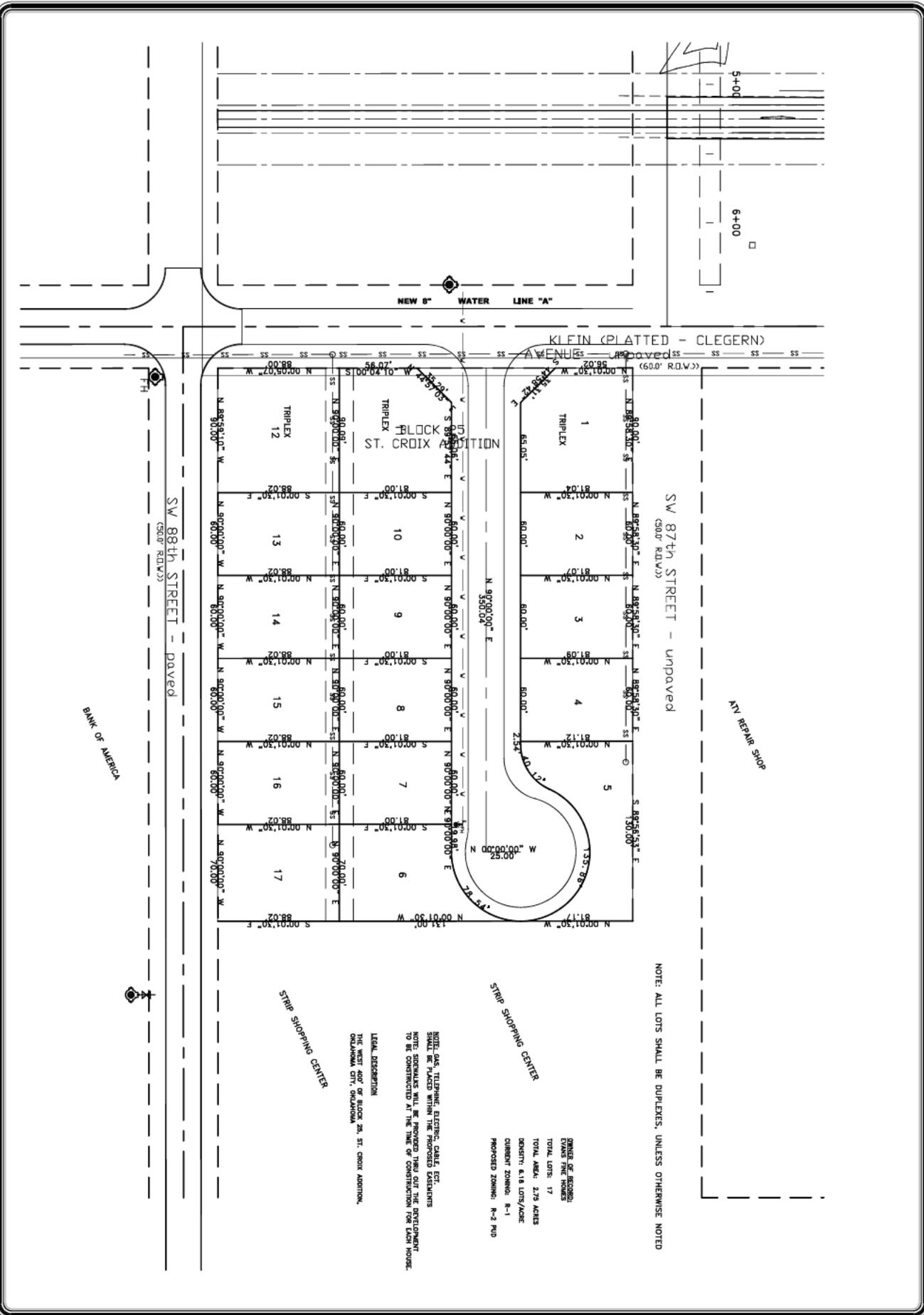
### **III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

EXHIBIT A  
LEGAL DESCRIPTION

THE WEST 400 FEET OF BLOCK TWENTY-FIVE (25) IN ST CROIX ADDITION TO OKLAHOMA CITY, OK,  
OKLAHOMA CONTY, OKLAHOMA



NOTE: ALL LOTS SHALL BE DUPLEXES, UNLESS OTHERWISE NOTED

OWNER OF RECORD:  
EVANS TRM HOMES  
TOTAL LOTS: 17  
TOTAL AREA: 2.75 ACRES  
DENSITY: 6.18 LOTS/ACRE  
CURRENT ZONING: R-1  
PROPOSED ZONING: R-2 PUD

WATER, GAS, TELEPHONE, ELECTRIC, CABLE, ETC.  
SHALL BE LAYED OUT IN THE PROPOSED DEVELOPMENT  
IN ACCORDANCE WITH THE REQUIREMENTS  
OF THE CITY OF OKLAHOMA. THE PERMITS  
FOR CONSTRUCTION OF THE PROJECT  
SHALL BE OBTAINED AT THE TIME OF CONSTRUCTION FOR EACH HOUSE.

LEGAL DESCRIPTION  
THE WEST 1/2 OF BLOCK 28, ST. CROIX ADDITION,  
OKLAHOMA CITY, OKLAHOMA

STRIP SHOPPING CENTER

STRIP SHOPPING CENTER

**MORRIS**  
REGISTERED PROFESSIONAL ENGINEER  
ROSS C. MORRIS  
1988  
OKLAHOMA

P.E. EXP. 6-0-22

DATE: 6-26-22

PROJECT: MASTER DEVELOPMENT PLAN  
VILLAGE PLACE TOWNHOMES

SHEET NO. 1 OF 1

**MASTER DEVELOPMENT PLAN**

TO SERVE

**VILLAGE PLACE TOWNHOMES**

A PART OF THE SE/4, SEC. 32, T11N, R3W, 1M,  
CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

**CITY OF OKLAHOMA**  
CITY

LOCATION MAP

LEGEND

- S— SANITARY SEWERLINE
- W— WATER MAIN
- G— GAS MAIN
- E— ELECTRIC MAIN
- C— CEMENT AND CONCRETE
- D— DRIVEWAY
- P— DRIVEWAY
- L— DRIVEWAY
- F— DRIVEWAY
- W— DRIVEWAY
- M— DRIVEWAY
- E— DRIVEWAY
- S— DRIVEWAY
- X— DRIVEWAY
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