

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1443

MASTER DESIGN STATEMENT FOR

4201 NW 50th St.

July 22, 2022
September 7, 2022
September 9, 2022

PREPARED BY:

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SPUD-1443 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 **R-4 General Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8250.3	Community Recreation: Property Owners Association
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential [limited to a maximum of 12 units]
8200.13	Senior Independent Living
8200.14	Single-Family Residential
8200.15	Three- and Four- Family Residential
8200.16	Two-Family Residential

2. **Maximum Building Height:**

The maximum building height shall be 35'.

3. Maximum Building Size:

There shall be no maximum building size within this SPUD.

4. Maximum Number of Buildings:

There shall be no maximum number of buildings within this SPUD.

5. Building Setback Lines:

North: 10'

East: 25'

South: 25'

West: 10'

6. Sight-proof Screening:

Screening requirement shall be in accordance with the base zoning district.

7. Landscaping:

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

8. Signs:

8.1 Free standing accessory signs

Freestanding signs will be in accordance with the base zoning district regulations.

8.2 Attached signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-Accessory Signs

Non-Accessory signs will be prohibited within this SPUD.

8.4 Electronic Message Display signs

Electronic Message Display signs will be prohibited within this SPUD.

9. Access:

Access within this SPUD shall be allowed from NW 50th St.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4)

foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). Exposed metal, EIFS or exposed concrete block buildings shall not be permitted.

2. Open Space:

Open space requirements shall be in accordance with the base zoning district.

3. Street Improvements:

N/A.

4. Site 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.

5. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

There shall be a minimum of 18 parking spaces required within this SPUD which shall be deemed to conform to all parking requirements.

7. Maintenance:

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a 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, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8. Drainage:

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

9. Other:

The current opening along Brunson St. shall be curbed with landscaping placed along the street.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Floor Plan

Exhibit D: Elevations

Exhibit E: Renderings

Exhibit A

Legal Description

SPRINGDALE ADDITION 012 000 LOTS 42 THRU 48

LANDSCAPE NOTES

SECTION 59-11250 OKC CODE OF ORDINANCES - LANDSCAPING REQUIREMENTS:

All Other Residential (excluding Single-Family, Duplex, and Mobile Home), Office, Civic, (excluding Use Unit Heavy Public Protection and Utility (E250.5)) and Commercial Use Units in the Following Districts: R-1, R-12L, R-MH-1, R-MH-2, R-2, R-3, R-3M, R-4, R-4M, O-1, O-2, C-1, C-2, C-3, C-4, C-HC, I-1, I-2, I-3, HP, NC, SPUD, and PUD.

- All required front, side and rear yards shall be landscaped, except walkways, parking, pertinent equipment, drainage utilities and other accessory structures permitted by this chapter. The landscaping of these yards shall consist of a combination of living vegetation, such as trees, shrubs, grasses or groundcover materials, planted and maintained, or preserved as existing natural vegetation areas (e.g. woods or thickets).
- All trees and shrubs shall be planted and maintained in accordance with the standards of the American Association of Nurserymen (a copy of which is on file in the Planning Department). All newly planted trees and shrubs shall be mulched and maintained to give a clean and weed-free appearance.
- Landscaping within any Developed Area must equal or exceed a minimum number of points in order to obtain approval. Site Points are determined by the size of the Developed Area, and Parking Lot Points are determined by the number of parking spaces.
(a) Number of points required for Developed Area exceeding 500 square feet:
1. Site Points: One point for each 200 square feet of Developed Area with a minimum of 25 points.
2. Parking Lot Points: Two points for each required parking space and one point for each additional parking space.
- A minimum of 60 percent of Site Points shall be used for landscaping in front and side yards.
- A minimum of 25 percent of required points shall be used for evergreen plantings.
- A maximum of 25 percent of required points may be used for turf grass. Turf located within the street right-of-way is excluded.
- A maximum of 15 percent of required Site Points may be used for Perennial plantings.
- Any addition to existing building(s) or alterations to an existing site with a Developed Area exceeding 500 square feet shall require one point of landscaping for every 200 square feet of developed area, with a minimum of ten points plus two points of landscaping for every parking space constructed for the building addition.
- Any freestanding accessory sign shall be landscaped in accordance with Section 3-83(h) of Chapter 3 of the Oklahoma City Municipal Code.

PARKING LOT LANDSCAPING REQUIREMENTS:

Automotive Parking Lot Landscaping Requirements for All Other Residential (excluding Single-Family, Duplex, and Mobile Home), Office, Civic, Commercial Use Units and the Horticultural Use Unit in the Following Districts: R-1, R-12L, R-MH-1, R-MH-2, R-2, R-3, R-3M, R-4, R-4M, NC, O-1, O-2, C-1, C-2, C-3, C-4, I-1, I-2, I-3, HP, MDO, NC, SYD, SPUD, PUD, BC, C-CRD, DRD, DTD-1, DTD-2 and C-HC. The purpose of Parking Lot Landscaping and/or Parking Lot Peninsulas is to help reduce glare and heat buildup, promote interior islands for pedestrian safety and traffic separation, visually break up large expanses of pavement, and reduce surface runoff. All non-covered, street-level parking facilities established and governed by this chapter shall be landscaped in accordance with the following requirements:

- In addition to the number of Site Points, if required, two additional points shall be used to install Parking Lot Plantings for each parking space provided. Parking Lot Plantings shall be located:
(a) Within the Parking Lot Peninsular where parking lots are located adjacent to the public right-of-way, as follows: 1. Evergreen shrubs reaching a mature height of at least three feet and spaced a maximum of five feet on center, and/or 2. Trees planted between 15 and 35 feet on center. Selection of species and recommended spacings shall be directed by the document "Trees and Plants for Oklahoma City," as referenced in § 59-11150.P.
(b) Within internal landscaped areas (disburbed throughout the parking lot by:
Interior Parking Lot Island or Peninsula, and/or
2. Continuous landscaped strip a minimum of five feet in width. Where a continuous landscaped strip is installed along any internal pedestrian access way, the landscaped strip may be divided on both sides of the access way, as long as the combined width maintains a minimum of five feet.
- Each Parking Lot Island and Peninsula shall be a minimum of 100 square feet of planting area with a minimum average width of five feet from inside curb to inside curb.
- Internal landscaped areas in parking lots, such as Parking Lot Islands, Peninsulas, and landscaped strips between rows of parking, are encouraged to be designed with Low Impact Development techniques and utilized for stormwater management.
- A minimum of 25 percent of points used for Parking Lot Plantings shall be evergreen.
- The distance between any parking space and a medium shade tree shall be no more than 75 feet. Selection of species and recommended spacings shall be directed by the document "Trees and Plants for Oklahoma City," as referenced in § 59-11150.P.
- Required Parking Lot Plantings shall be ground and not placed upon a paved surface.
- All internal landscaped areas shall be protected with concrete curbs, parking stops, or equivalent barriers.
- Each tree shall be planted a minimum of two and one-half feet away from the outside of any permanent barrier of a Landscaped Area or edge of the parking area. Trees shall be planted where trunks will not be damaged by car doors and bumpers.
- Groundcover or grasses shall be planted to cover each Parking Lot Planting area within three years from the date of issuance of the Certificate of Occupancy. All groundcover shall have a mature height of not more than 24 inches. Loose rock, gravel, decorative rock or stone, or mulch shall not exceed 20 percent of the parking lot planting area.
- Plantings applied to satisfy Parking Lot Planting requirements shall be in addition to any required front, side and rear yard buffer requirements.

LANDSCAPE LEGEND

- MEDIUM TREE - 2" CALIPER, 7' TO 8' HEIGHT
- MEDIUM SHRUB - PERENNIAL, 3 GALLON, 12" HEIGHT
- SMALL SHRUB - PERENNIAL, 2 GALLON, 8" HEIGHT
- TURF GRASS

LANDSCAPING REQUIREMENTS:

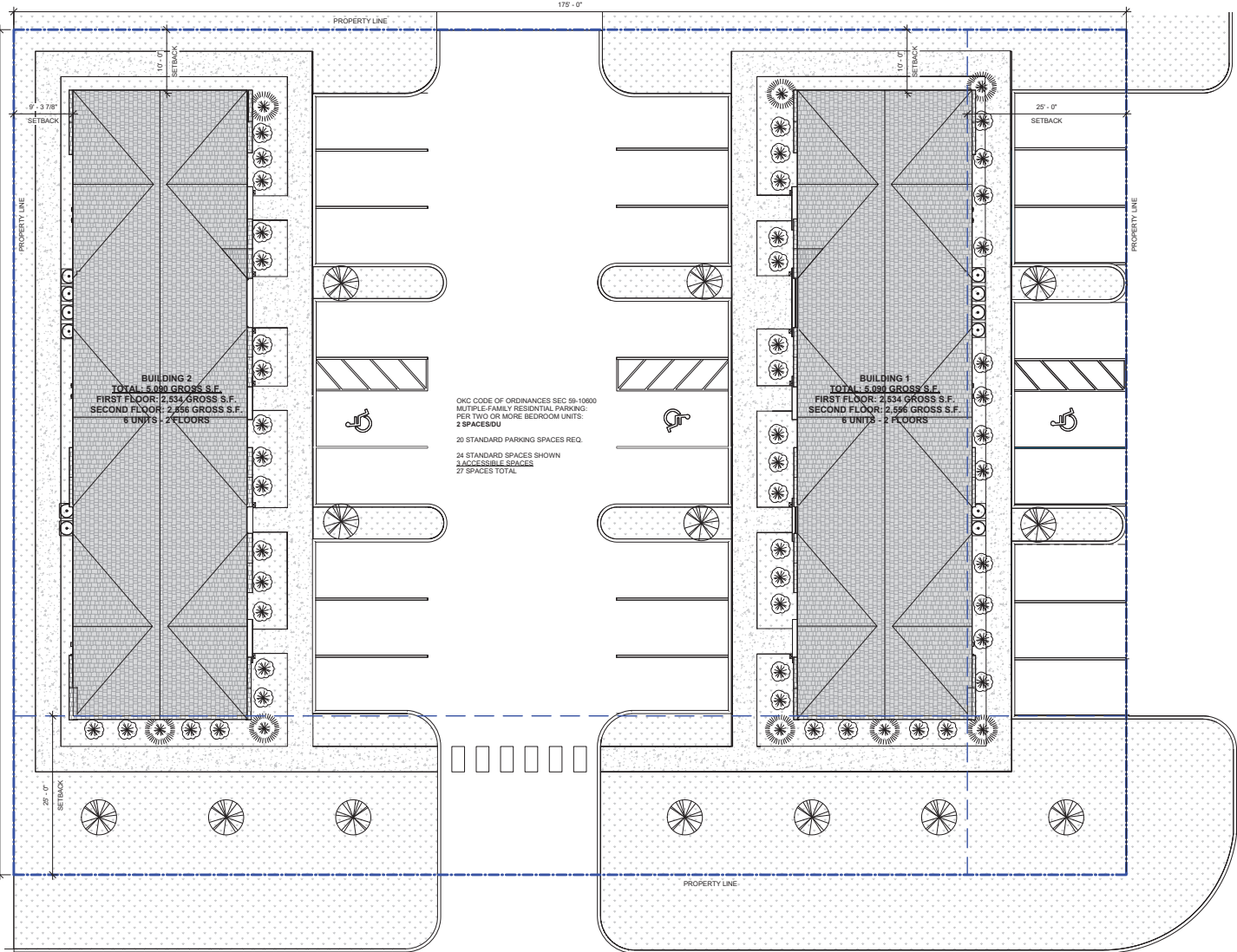
LOT AREA: 22,275 S.F.
60% OF 116.38 = 69.83
25% OF 116.38 = 29.1 MAX POINTS FOR TURF GRASS

SITE POINTS: ONE POINT FOR EACH 200 SF OF DEVELOPED AREA WITH A MINIMUM OF 25 POINTS

POINTS REQUIRED FOR SITE: (22,275/200) = 116.38
67% S.Y. OF TURF GRASS @ 1/4 POINT PER S.Y. = 89 POINTS
MEDIUM TREE 2IN CALIPER 7-8' HEIGHT - 7 @ 12 POINTS = 84 POINTS
SMALL SHRUB - 50 @ 1 POINT = 50 POINTS
MEDIUM SHRUB - 16 @ 2 POINTS = 32 POINTS
TOTAL = 175 POINTS

PARKING LOT POINTS: TWO POINTS FOR EACH REQUIRED PARKING SPACE AND ONE POINT FOR EACH ADDITIONAL PARKING SPACE
POINTS REQUIRED FOR PARKING: (20 + 2) * 7 = 47

64 S.Y. OF TURF GRASS @ 1/4 POINT PER S.Y. = 16 POINTS
MEDIUM TREE 2IN CALIPER 7-8' HEIGHT - 8 @ 12 POINTS = 96 POINTS
TOTAL: 112 POINTS



1 SITE PLAN
1/8" = 1'-0"

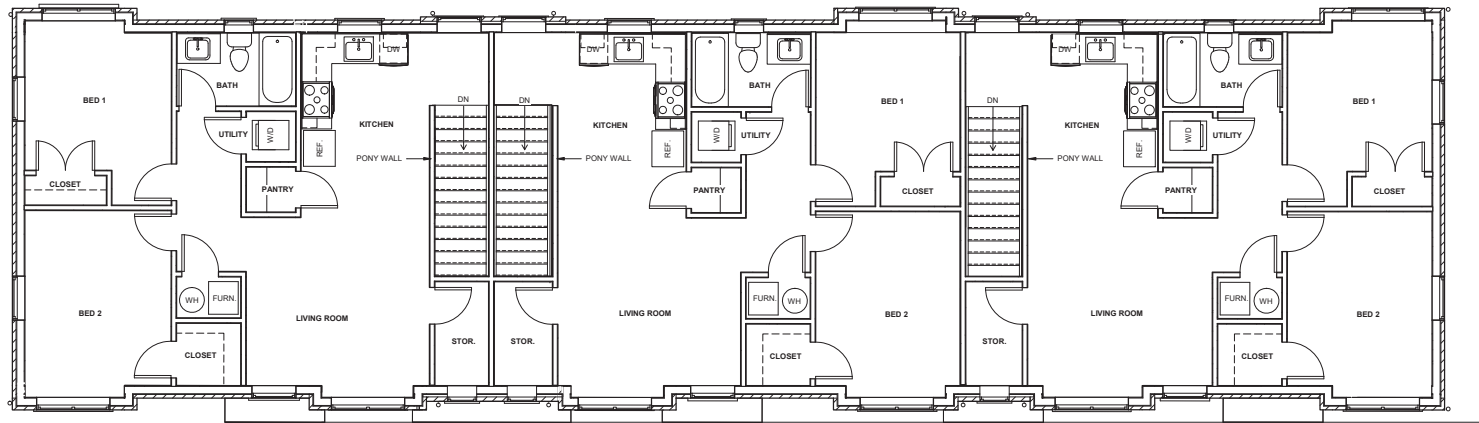
NW 50TH STREET

Exhibit B

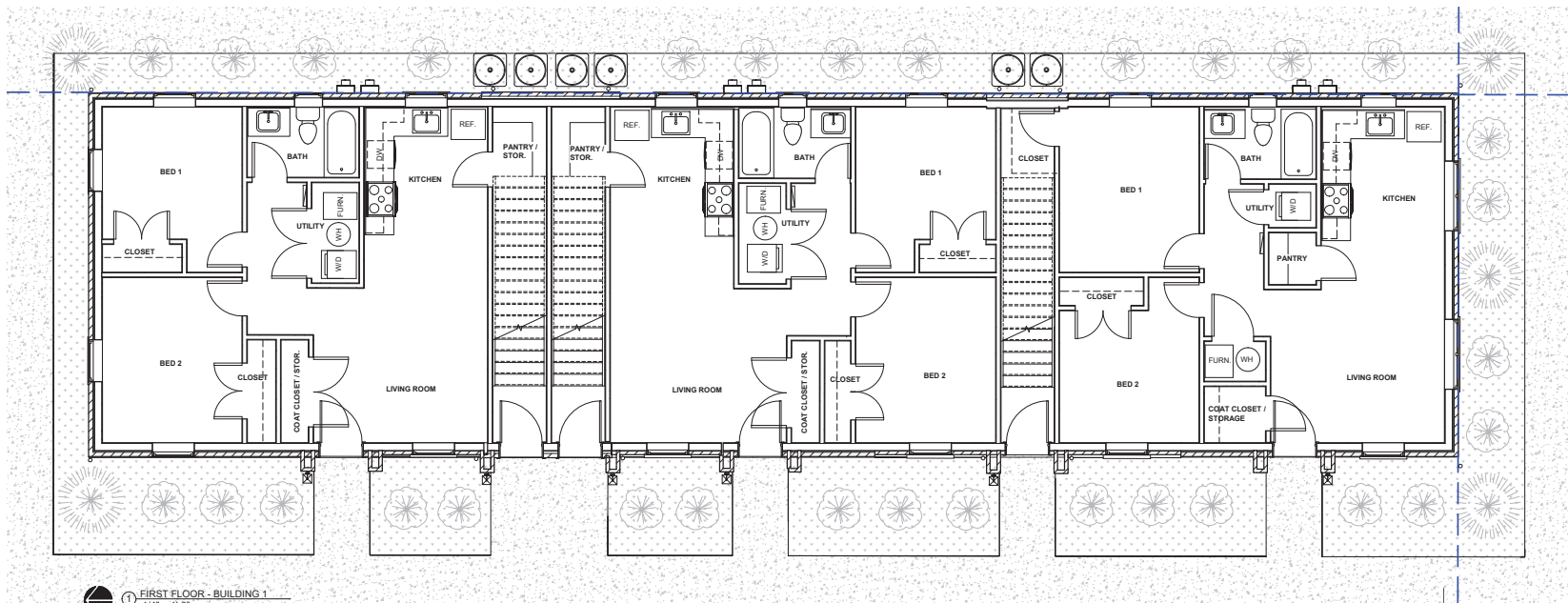
4201 NW 50th TOWNHOUSES

4201 NW 50th Street, Oklahoma City, OK 73112

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② SECOND FLOOR - BUILDING 1
1/4" = 1'-0"

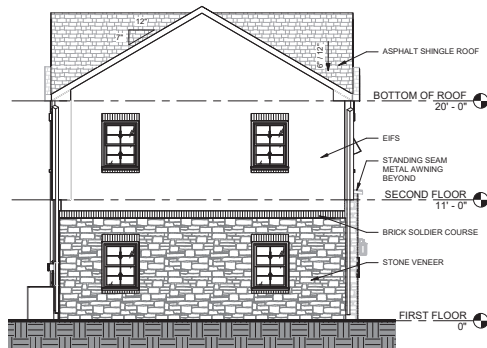


① FIRST FLOOR - BUILDING 1
1/4" = 1'-0"

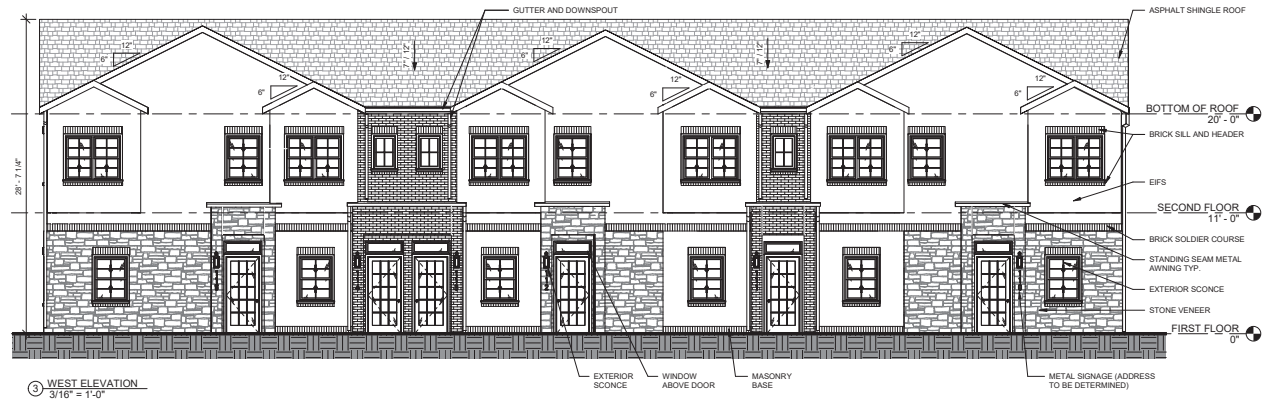
EXHIBIT C

4201 NW 50th TOWNHOUSES

4201 NW 50th Street, Oklahoma City, OK 73112



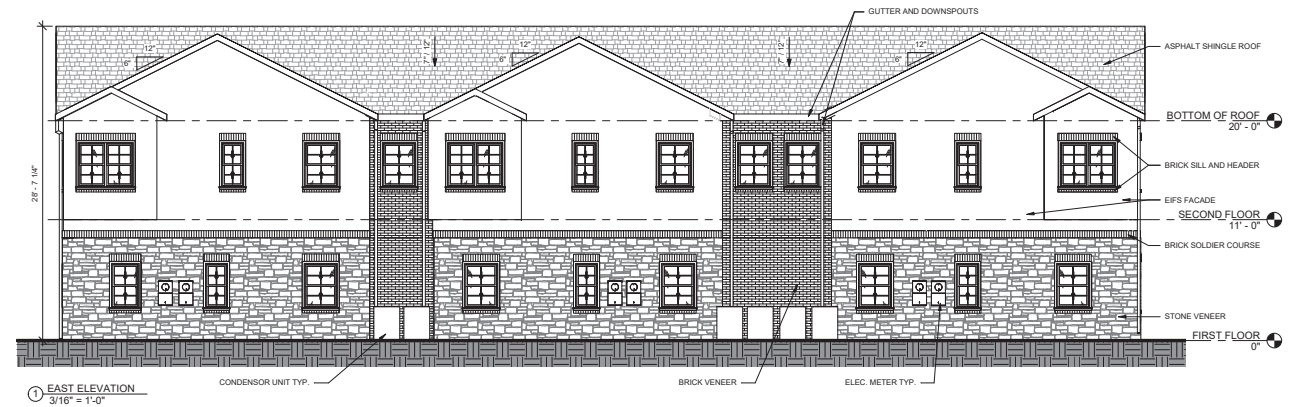
④ NORTH ELEVATION
3/16" = 1'-0"



③ WEST ELEVATION
3/16" = 1'-0"



② SOUTH ELEVATION
3/16" = 1'-0"



① EAST ELEVATION
3/16" = 1'-0"

EXHIBIT D

4201 NW 50th TOWNHOUSES

4201 NW 50th Street, Oklahoma City, OK 73112



FRONT SITE PERSPECTIVE



BUILDING 2 PERSPECTIVE VIEW



BIRD'S EYE VIEW



BUILDING 1 PERSPECTIVE VIEW

EXHIBIT E

4201 NW 50th TOWNHOUSES 4201 NW 50th Street, Oklahoma City, OK 73112