

9-27-2022

BY THE CITY COUNCIL
Amy L. Simpson CITY CLERK**SPUD-1428 MASTER DESIGN STATEMENT****325 N Cemetery Road****~~August 2, 2022~~**
Amended September 16, 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-2, "Medium-Low Density" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-2, "Medium-Low Density" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Recreation: Property Owners Association (8250.3)

- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Maximum height of any building shall be 35 feet.

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 3,000 SF for each duplex unit.

4. Minimum Lot Width:

The minimum lot width within this SPUD shall be 50 feet or 25 feet per dwelling unit.

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 75%.

6. Building Setback Lines:

SPUD Boundary Setbacks:

North: 15 feet

South: None

East: 15 feet

West: 60 feet

Internal Setbacks:

Front Yard: 10 feet, the driveway shall be a minimum of 18' feet in depth and shall not encroach on sidewalk.

Side Yard: 5 feet

Rear Yard: 10 feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

7. Sight-proof Screening:

Sight-proof fencing shall be required for this SPUD along the northern and eastern boundaries of the SPUD. Existing sight-proof fencing already exists along the west property line. Sight-proof screening shall be required along the north and east property lines and shall feature masonry columns placed on no less than 40-foot centers.

8. Landscaping:

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

Street trees shall be placed on 30-foot centers along NW 3rd St. and N Cemetery Rd.

9. Signs:

Signage shall be per the base zoning district.

Signage shall be permitted within the center median of the boulevard entrance.

10. Vehicular Access:

Access may be taken from NW 3rd St. via one (1) boulevard-style drive and/or one (1) drive from N Cemetery Rd. This will be determined at the platting stage.

11. Sidewalks:

Five-foot sidewalks shall be constructed on N Cemetery Rd. or six-foot sidewalks shall be required if the sidewalks are 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.

Sidewalks currently exist along NW 3rd Street. Said sidewalks shall be repaired or replaced if damaged during construction.

Internal sidewalks shall be required and shall be four-feet in width or five-feet in width if constructed adjacent to the curb.

A pedestrian trail shall be required within the west SPUD setback. Said trail shall be a minimum of four feet in width.

12. Parking:

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

For residential units, 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.

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.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Platting:

All land within this SPUD shall be contained within a Final Plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

5. Drainage Regulations:

Development of the parcel will be in compliance with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

6. Other:

6.1 Lighting: N/A

6.2 Dumpsters: N/A

6.3 Common Areas: Not Required

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B1: Conceptual Site Plan
Exhibit B2: Conceptual Site Plan

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast corner of the SE/4 of Section 31, Township 12 North, Range 5 West of the Indian Meridian;

THENCE N0°01'52"E along the East line of said SE/4 a distance of 1038.40 feet;

THENCE N89°58'08"W a distance of 50.00 feet to a point on the West right-of-way line of State Highway 92 and the point of the beginning;

THENCE continuing N89°58'08"W a distance of 598.00 feet;

THENCE N0°01'52"E and parallel with the East line of said SE/4 a distance of 267.50 feet to the Southwest corner of platted THE SPRINGS AT SETTLER'S RIDGE ADDITION;

THENCE N89°11'42"E along the South line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION a distance of 573.06 feet;

THENCE S45°23'13"E along a southeasterly line of said THE SPRINGS AT SETTLER'S RIDGE ADDITION, a distance of 35.10 feet;

THENCE S0°01'52"E and parallel with the East line of said SE/4 a distance of 251.23 feet to the point of beginning.

As recorded in Book 5484, Page 1163-1164, Canadian County, Oklahoma.

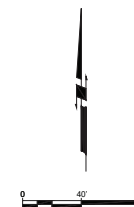


EXHIBIT B1
**N Cemetery Rd. &
W Reno Ave.**

Conceptual Site Plan

+/- 3.704 acres

19 Lots



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 232-8875 FAX (405) 232-8875

ENGINEERS SURVEYORS PLANNERS
7/18/22

Conceptual site plan showing feasible option
permitted under proposed rezoning

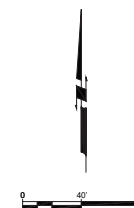


EXHIBIT B2
**N Cemetery Rd. &
W Reno Ave.**

Conceptual Site Plan

+/- 3.704 acres

18 Lots



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 232-8875 FAX (405) 232-8875

ENGINEERS SURVEYORS PLANNERS
8/30/22

Conceptual site plan showing feasible option
permitted under proposed rezoning