



The City of OKLAHOMA CITY

Staff Only:	Date Stamp
Zoning: <u>HP or HL</u>	
District: <u>JP</u>	
HPCA: <u>22-00077</u>	<u>5/16/22</u>
Received by: <u>[Signature]</u>	

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NOTE: any relevant permits must be applied for and paid for separately in the Development Services Dept.
NOTE: Contact Historic Preservation Staff for final design inspection when work is complete.

Location of Proposed Work (Address): 2415 N Robinson Ave. Oklahoma City, OK 73103

Legal Description of Property (lot, block, addition): Jefferson Park Add Blk: 002 Lot: 3 & N5FT LOT 4

Year built: _____ **Exterior wall material:** _____ **Floor area:** _____ sq.ft.

Itemized Work Items (List EACH ITEM proposed. Work not listed here will NOT be reviewed):

- New Construction** **Addition** **Fence** **Demolition** (specify structure) _____
- Paving** (specify) _____ **Renovation** (specify) _____
- Work not specified above** _____

Vacant Land, construct new multi-family unit

Owner's Authorization

I hereby certify that all above statements and statements contained in all attached and transmitted exhibits are true to the best of my knowledge and belief. In the event this proposal is approved and begun, I agree to complete the changes in accordance with approved plans in a good and workmanlike manner. I authorize the City of Oklahoma City to enter the property for the purpose of observing and photographing the project for presentations and to ensure consistency between the approved proposal and the completed project.

(If applicable): I authorize my representative to speak for me in matters regarding this application. Any agreement made by my representative regarding this proposal will be binding upon me.

Owner's Signature _____	Date	<u>05/09/2022</u>
Name (printed) <u>Raj (Dream Construction)</u>	Organization	<u>Dream Construction</u>
Address <u>1401 Classen Dr.</u>	Phone	<u>405 361 4583</u>
City, State, Zip <u>Oklahoma City, OK 73106</u>	Email	<u>Dream405reno@gmail.com</u>

I prefer to be: Mailed or Emailed.

Representative Signature _____	Date	_____
Name (printed) _____	Organization	_____
Address _____	Phone	_____
City, State, Zip _____	Email	_____

I prefer to be: Mailed or Emailed.

Contact: Owner Representative

Is Federal money, a federal license or a federal permit included/required for any part of this project? Yes / No

If yes, what Federal agency? _____

Is the property owner pursuing the Federal Tax Credits for Rehabilitation of income producing historic properties? Yes / No (For questions concerning the federal tax credit program, telephone the State Historic Preservation Office at (405) 522-4479).

NOTE: Specific deadlines apply to submission of additional documentation or requests for appeals. Should your project be continued or denied, you are responsible for compliance with those deadlines.

SPUD-1363 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. 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 regulations of **R-3M Medium Density Multiple-Family Residential District** (OKC Zoning Ordinance, 2020), the Jefferson ParkUCD, "Urban Conservation District" and HL, "Historic Landmark" District.

1. All uses permitted in the R-3M Medium Density Multiple-Family Residential District shall be permitted. In addition, the following use shall also be permitted:

8200.12 Multiple-Family Residential (Up to a maximum of 6 units)

2. Maximum Building Height:

The maximum building height within this SPUD shall be 35 feet and shall be subject to review and approval of a Certificate of Appropriateness by the HP Commission according to the applicable Guidelines and regulations.

3. Maximum Building Size:

Building size shall be subject to review and approval of a Certificate of Appropriateness by the HP Commission according to the applicable Guidelines and regulations.

4. Minimum Building Setback Lines:

N. Robinson Avenue St: 25'

Rear (West): 10'

Side (North): 5'

Side (South): 5'

Interior (between units): 0'

4.1 Lot Size

The minimum lot size within this SPUD shall be 4000 square feet.

4.2 Lot Width

Lot Coverage Per R-3M and the HL Overlay, subject to review and approval of a Certificate of Appropriateness by the HP Commission according to the applicable Guidelines and regulations.

4.3 Density

There shall be permitted up to 6 units within this SPUD.

5. Landscaping:

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. Landscaping shall be subject to review and approval of a Certificate of Appropriateness by the HP Commission according to the applicable Guidelines and regulations.

6. Signs:

Per R-3M and the HL Overlay, subject to review and approval of a Certificate of Appropriateness by the HP Commission according to the applicable Guidelines and regulations.

7. Access:

Access shall be taken from a one car drive off N. Robinson Avenue and an alley off N W 23rd Street.

8. Sidewalk Regulations:

Sidewalks are required and shall be maintained or repaired as needed to comply with City regulations, and shall be subject to, review and approval of a Certificate of Appropriateness by the HP Commission according to the applicable Guidelines and regulations.

II. Other Development Regulations:

1. Architecture:

All new construction or alterations to existing structures shall be subject to review and approval of a Certificate of Appropriateness by the HP Commission according to the applicable Guidelines and regulations.

2. Open Space:

There shall be a minimum of 20% open space.

3. Street Improvements:

N/A.

4. Other:

4.1 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, and shall be subject to review and approval of a Certificate of Appropriateness by the HP Commission according to the applicable Guidelines and regulations.

4.2 Dumpsters:

Any dumpsters within this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12200 of the Oklahoma City Municipal Code, 2010, as amended, except that setbacks shall not be required.

4.3 Common Areas:

Maintenance of the Common Areas in the development shall be the responsibility of the property owners. 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

Automobile Connectivity

- Limit curb cuts and automobile accessibility off of the primary commercial street. (UC, TO)
- Reduce the size of private parking lots through shared parking agreements. (UC)
- Keep alleys open and functional. (UM)

A single drive for one parking space is proposed from Robinson Ave, otherwise all parking will be located behind the building and accessed from an existing alley.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses. (UM)
- Provide safe and direct pedestrian and bicycle access from adjacent public streets and trails. (UC, TO)
- Developments should have direct pedestrian access on each block face that they occupy. (TO)

Sidewalks are present on Robinson Ave. A bike lane is planned for Robinson Ave.

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre. The subject site is also within an area where the comprehensive plan applies the Transit Oriented Layer and Urban Commercial Layer. Within these areas the comprehensive plan increases the density range to 15-60 du/acre and 20-75 du/acre, respectively. *Six units over the 0.18-acre subject site would be 33 du/acre, within these ranges.*

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed residential uses adjacent to the existing residential uses and commercial zoning, no potential compatibility issues are identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.
- 3) **Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian areas: N/A
 - Upland Forests: N/A