

SPUD-1454 MASTER DESIGN STATEMENT

Plaza Peacock

October 27, 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-4, "General Residential" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the R-4, "General Residential" 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)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

2. Maximum Building Height:

Maximum height of any building within this SPUD shall be 3 stories or 35 feet. Buildings immediately adjacent to single family residential shall be two stories as shown on the attached site plan. All other buildings are permitted three stories.

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 5,000 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 75%.

6. Building Setback Lines:

North SPUD Boundary (NW 14th St.): the western 80 feet shall be set back at least 10 feet. The remainder of the frontage nearest the intersection shall have no setback.

East SPUD Boundary (N Blackwelder Ave.): 3 feet which is generally in line with the existing structures except that the building on the hard corner of NW 14th and Blackwelder shall be permitted to be located on the property line as shown in the attached site plan.

South SPUD Boundary (NW 13th St.): 5 feet

West SPUD Boundary: 10 feet

5-foot setbacks shall be required along SPUD boundaries abutting existing single-family structures.

There shall be no internal setbacks except as required by building and fire codes.

7. Sight-proof Screening:

Sight-proof fencing shall be required along SPUD boundaries that abut residentially zoned property (south, east and west).

The existing fence west of the west SPUD boundary shall meet the screening requirements.

8. Landscaping:

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

A five foot landscape buffer with evergreen plantings on 20 foot centers shall be required along the east and south SPUD boundaries where adjacent to single family development.

9. Signs:

Signage shall be per the base zoning district regulations.

Freestanding signage shall not be permitted within this SPUD.

10. Vehicular Access:

The platted alley shall be improved should access be taken from it. Two drives shall be permitted via the platted alley. One (1) drive shall be from NW 14th St. and one (1) drive shall be from NW 13th St. No drives shall be permitted from N Blackwelder Ave. The existing drives along N Blackwelder Ave. will be closed and curbed.

11. Sidewalks:

There are existing five-foot sidewalks along NW 14th St., N Blackwelder Ave. and NW 13th St. Should said sidewalks be damaged or removed during construction the developer shall be required to make the necessary repairs and/or replace if necessary.

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:

There shall be a minimum of 15% open space required for this SPUD.

3. Street Improvements:

N/A

4. Platting:

Platting shall not be required for this property.

5. Other:

5.1 Lighting:

To minimize light spillover on residential uses, outdoor lights within this SPUD will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams.

The design site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

Ground level lighting shall be included as part of this development to enhance the pedestrian experience. This may be done through various methods and outlined during the building permit stage.

5.2 Dumpsters:

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets.

5.3 Parking:

The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended.

The residential parking ratio for this SPUD shall be 1 space per unit.

Proposed uses are not required to have off-street parking located on the same site as adjacent to the structure it serves. If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Any parking approved through the Oklahoma City Traffic Commission in conjunction with this project may count toward the required parking of this SPUD.

Pervious paving may be used for parking areas, driveways, pathways and plazas subject to Public Works Review and approval. Where connected to public rights-of-way that access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Any garage shall be setback at least 18 feet from the property line.

5.4 Density:

This SPUD shall be limited to 53 homes.

III. SUPPORTING DOCUMENTS

Exhibit A:	Legal Description
Exhibit B:	Conceptual Site Plan
Exhibit C:	Property Boundary

EXHIBIT A

LEGAL DESCRIPTION

Plaza Peacock
Zoning Tract

July 20, 2022

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-nine (29),
Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a part of Block Eight (8) in COLLEGE ADDITION according to the Plat recorded in Book PL3, Page 39, to wit:

- All of Lots One (1) through Seven (7), inclusive
- The North 10 feet of Lot Eight
- The West 66 feet of Lots Eight (8) through Twelve (12), inclusive



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PROJECT #: 220094
DATE: 08.29.22
DRAWING NO.

A1.1

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Exhibit C
Property Boundary