

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1448

MASTER DESIGN STATEMENT FOR

25 SW 50th Street

August 22, 2022
October 7, 2022
October 31, 2022

PREPARED BY:

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SPUD-1448 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, which are in effect at the time of development of this Simplified Planned Unit Development. 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 SPUD shall be developed in accordance with the regulations of the **R-2 Medium Low Density Residential District** (OKC Zoning Ordinance, 2020), except as modified herein.

1. The following uses shall be permitted within this SPUD:

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

2. Maximum Building Height:

Height regulations shall be in accordance with the base zoning.

3. Maximum Building Size:

Building size regulations shall be in accordance with the base zoning.

4. Maximum Number of Buildings

There shall be a maximum of four (4) single-family dwelling units and twenty-eight (28) duplex units within this SPUD.

5. Building Setback Lines:

Front Yard: 20 feet
Rear Yard: 10 feet
Interior Side: 5 feet
Corner Side: 10 feet

6. Sight-proof Screening:

Screening regulations shall be in accordance with the base zoning.

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 Freestanding Accessory Signs:

Freestanding Accessory signs shall be in accordance with the base zoning district.

8.2 Attached Signs:

Attached signs shall be in accordance with the base zoning district.

8.3 Non-Accessory Signs:

Non-Accessory signs will be prohibited within this SPUD.

8.4 Electronic Message Display Signs:

Electronic Message Display signs shall be prohibited within this SPUD.

9. Access:

Access to the site shall be from a maximum of three (3) off of SW 50th Street and one (1) off of S. Santa Fe Ave.

10. Parking Regulations:

The parking regulations shall conform with Section 59, Article X of the Oklahoma City Municipal Code, 2020 as amended.

11. Sidewalk Regulations:

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 structures, exclusive of windows and doors, shall consist of a minimum of 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal 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. 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. Drainage:

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

6. Dumpsters:

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

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. Streets:

Streets serving the development shall be public or private, built to City standards.

III. Supporting Documents:

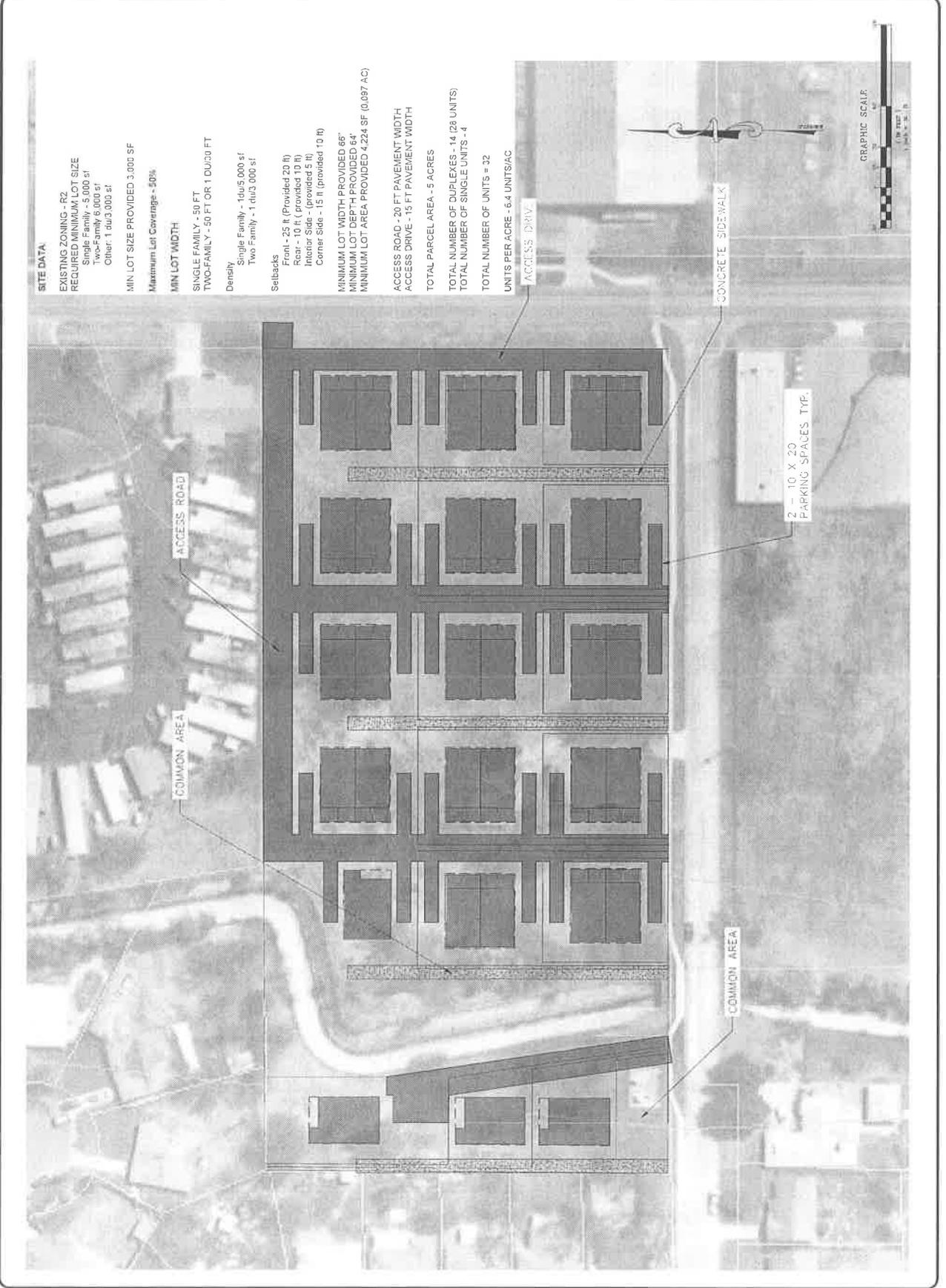
Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A

Legal Description

The East Half (E/2) of the South Half (S/2) of the North Half (N/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section TWENTY-ONE (21), Township ELEVEN (11) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma.



SITE DATA

EXISTING ZONING - R2
 REQUIRED MINIMUM LOT SIZE
 Single Family - 5,000 sf
 Two-Family 6,000 sf
 Other: 1 du/3,000 sf

MIN LOT SIZE PROVIDED 3,000 SF

Maximum Lot Coverage - 50%

MIN LOT WIDTH

SINGLE FAMILY - 50 FT
 TWO-FAMILY - 50 FT OR 1 DU/30 FT

Density

Single Family - 1 du/5,000 sf
 Two Family - 1 du/3,000 sf

Setbacks

Front - 25 ft (Provided 20 ft)
 Rear - 10 ft (provided 10 ft)
 Interior Side - (provided 5 ft)
 Corner Side - 15 ft (provided 10 ft)

MINIMUM LOT WIDTH PROVIDED 66'
 MINIMUM LOT DEPTH PROVIDED 64'
 MINIMUM LOT AREA PROVIDED 4,224 SF (0.097 AC)

ACCESS ROAD - 20 FT PAVEMENT WIDTH
 ACCESS DRIVE - 15 FT PAVEMENT WIDTH

TOTAL PARCEL AREA - 5 ACRES

TOTAL NUMBER OF DUPLEXES - 14 (28 UNITS)

TOTAL NUMBER OF SINGLE UNITS - 4

TOTAL NUMBER OF UNITS = 32

UNITS PER ACRE - 6.4 UNITS/AC

ACCESS DRIV

CONCRETE SIDEWALK

2 - 10 X 20
 PARKING SPACES TYP.

COMMON AREA

COMMON AREA

GRAPHIC SCALE
 1" = 20' 0"



REVISIONS	DATE

SW 50TH AND SANTA FE
 OKLAHOMA CITY, OK
 SINGLE FAMILY
 CONCEPTUAL SITE PLAN 1

MICHAEL STALZER, PE
 CONSULTING CIVIL ENGINEER
 OK LIC. 33242
 1524 N. BROADWAY SUITE 112
 SPANISH WOOD, MO 65137
 (PHONE) 417-550-5527

DESIGNED	MS
DETAILS	MS
CHECKED	MS
DATE	7/10/2022
SCALE	AS SHOWN
SHEET	1