

11-22-2022

BY THE CITY COUNCIL  
*Angie K. Simpson* CITY CLERK**SPUD-1442 MASTER DESIGN STATEMENT****508 N Kelley Ave.****September 14, 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" for residential uses** and **C-3, "Community Commercial" District for commercial and office uses** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

## **1. Uses Permitted**

The Use and Development regulations of the R-4, "General Residential" and C-3, "Community Commercial" District shall govern this SPUD, except as modified below.

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

- Administrative and Professional Office (8300.1)
- Animal Sales and Services: Grooming (8300.8)
- Automotive: Parking Lots, as a principal use (8300.13) ancillary to the use by or for the Page Woodson Development.
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: Property Owners Association (8250.3)
- Congregate Care Housing and Convalescent Homes (8200.1)
- Cultural Exhibits (8250.5)
- Dwelling Units and Mixed Uses (8200.32)
- Eating Establishments: Fast Food 2 (8300.35)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Sales (8300.41)
- Library Services and Community Centers (8250.14)
- Live/Work Units (8200.4)
- Low-Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.63)
- Multiple-Family Residential (8200.12), including any related accessory/ancillary use including, but not limited to a clubhouse and recreation area.
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Retail Sales and Services: General (8300.63)
- Repair Services: Consumer (8300.61)
- 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 building height shall be 5 stories for residential structures. All other stand-alone structures utilized for uses other than residential shall be in accordance with the base zoning district regulations.

Any restaurant use shall be permitted a maximum of 35 feet.

**3. Maximum Lot Coverage:**

There shall be no maximum lot coverage within this SPUD.

**4. Building Setback Lines:**

There shall be no setbacks required for this SPUD except those required by the fire or building codes.

**5. Sight-proof Screening:**

Sight-proof screening shall not be required for this SPUD.

**6. Landscaping:**

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

**7. Signs:**

**7.1 *Freestanding Accessory Signs***

Freestanding signs are permitted for each use according to the base zoning district regulations.

All signs within this SPUD shall be ground (monument) signs. Maximum height of signs shall be 8 feet. All signage shall be covered with a material consistent with the building they serve.

A sign that contains the name of any business and/or residential development located within this SPUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multi-family development is located, as long as the business and/or multi-family development and the sign are located within this SPUD.

**7.2 *Attached Signs***

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

### **7.3    *Non-Accessory Signs***

Non-accessory signs shall be specifically prohibited in this SPUD.

### **7.4    *Electronic Message Display Signs***

No Electronic Message Display signs shall be permitted in this SPUD.

## **8.    *Parking:***

The design 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. Covered parking structures for any proposed residential units are permitted to be located along property lines with no further setback requirements.

One space per unit shall be the requirement for multifamily development.

There shall be no parking requirements for commercial or office uses incorporated into multi-use/residential structures.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

Joint parking within tracts is permitted with appropriate provision of pedestrian crossing points, to include striping.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If development within this PUD utilizes the “Commercial District” scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. This reduction shall be in addition to reductions permitted within the zoning ordinance.

## **9.    *Vehicular Access:***

Lots within this SPUD will not be required to have frontage on an approved street. Access to individual lots within the SPUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation.

Private shared access drives shall have a minimum pavement width of 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.

**10. Sidewalks:**

Five-foot sidewalks shall be required along N Kelley Ave. and High Ave. Six-foot sidewalks shall be required if said sidewalk is adjacent to the street.

Interior pedestrian pathways and/or bikeways proposed in this SPUD shall connect residential units to adjacent Common Areas and commercial/office areas and shall be shown on the Specific Plan.

**II. OTHER DEVELOPMENT REGULATIONS:**

**1. Architecture:**

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, EIFS, rock, stone, stucco, wood, architectural metal, Hardy Board or other similar type single finish or combination thereof approved by the Director of Development Services of the City of Oklahoma City.

Every residential structure in this SPUD shall have Class C roofing or better.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**4. Platting:**

Platting is not required for this SPUD.

**5. Other:**

**5.1 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.

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

**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 primary vehicle and pedestrian circulation systems.

**5.3 Common Areas:**

Maintenance of any common areas shall be the responsibility of the property owner or Property Owners Association.

**5.4 Public Improvements:**

The property owner shall make public improvements throughout the SPUD as may be required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Conceptual Site Plan

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**508 N Kelley Avenue**

Tract 1

The south 10.7 feet of Lot 18, all of Lot 19 and the north 14.3 feet of Lot 20, in Block 2 of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, together with the west half of the vacated 20 foot north-south alley in said Block 2 adjoining on the east.

Tract 2

A part of Lot 20, all of Lots 21 and 22, a part of Lot 23, in Block 2 , and a part of the vacated 20 foot north-south alley (the "Vacated Alley") in said Block 2, of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, being more particularly described as follows:

Commencing at the southwest corner of said Block 2, said point also being the southwest corner of Lot 24 of said Block 2;

Thence north along the west line of said Block 2 a distance of 44.76 feet to the point or place of beginning;

Thence continuing north along the west line of said Block 2 a distance of 65.94 feet to a point 10.7 feet north of the southwest corner of Lot 20 of said Block 2;

Thence east and parallel with the south line of said Block 2 a distance of 160 feet to a point on the centerline of the Vacated Alley (said point previously described as being a point on the east line of Lot 20 of said Block 2);

Thence south along said centerline of the Vacated Alley a distance of 63.92 feet to a point, said point being 46.78 feet north of the south line of Lot 24 of said Block 2, extended east (said point previously described as being 46.78 feet north of the southeast corner of Lot 24 of said Block 2;

Thence South 89°16'36" West a distance of 160.01 feet to the point or place of beginning.

**AND**

A tract of land being a part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lots Seven (7) through Eleven (11) in Block Two (2) as shown on the recorded AMENDED PLAT EAST FOURTH STREET ADDITION and a portion of Lot One (1) as shown on THE AMENDED PLAT OF BLOCK 2 & EAST 200 FT OF BLOCK 1 KNOTT & GILLESPIE'S ADDITION being more particularly described as follows:

Commencing at the Northeast (NE) Corner of Lot Fifteen (15) Block Nine (9) of said PARK PLACE ADDITION;

THENCE South 00°02'08" East, along and with the East line of said Block 9 extended and the East line of Block Twenty-four (24) of said plat PARK PLACE ADDITION, a distance of 813.58 feet to the Southeast (SE) Corner of Lot Thirty-two (32) of said Block 24;

THENCE South 89°43'12" West, along and with the South line extended of said Block 24, a distance of 360.03 feet to a point on the East line of said Block 2;

THENCE North 00°05'30" West, along and with the East line of said Block 2, a distance of 149.34 feet to the POINT OF BEGINNING;

THENCE South 90°00'00" West, departing said East line, a distance of 74.53 feet;

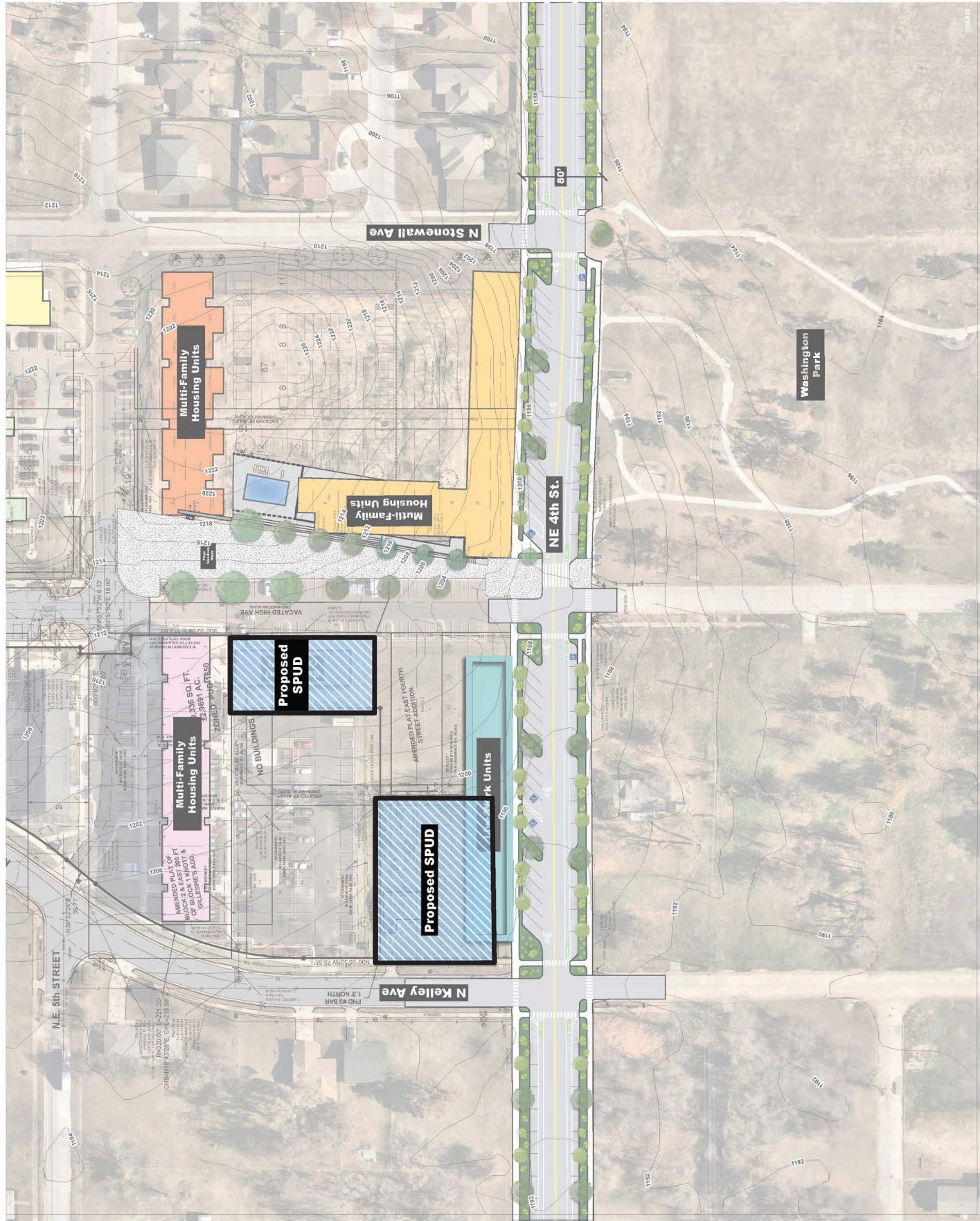
THENCE North 00°02'08" West, a distance of 142.10 feet to a point on the North line of said Lot 1;

THENCE North 90°00'00" East, along and with the North line of said Lot 1, a distance of 74.39 feet to the Northeast (NE) Corner of said Lot 1;

THENCE South 00°05'30" East, along and with the East line of said Lot 1 and the East line of said Lots 11 through 7, a distance of 142.10 feet to the POINT OF BEGINNING. Containing 10,581 square feet or 0.2429 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)





**SPUD- 1442**

**508 N Kelley Ave.**

**Exhibit B**

**Conceptual Site Plan**

**+/- 0.6629 acres**



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Conceptual site plan shows feasible option  
permitted under proposed zoning