

SPUD-1469 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, 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 the **R-1 Single Family Residential District** with the (HNO) Healthy Neighborhoods Overlay Districts (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

All permitted uses in R-1
2. Minimum Lot Size: 2500 square feet
3. Maximum Building Height: The base zoning district will regulate the maximum height of buildings in this SPUD.
4. Maximum Building Size: The base zoning district will regulate the maximum size of buildings in this SPUD.

5. Maximum Number of Buildings: The base zoning district will regulate the maximum number of buildings in this SPUD.
6. Building Setback Lines: Structures existing at the time of approval of this SPUD shall be deemed to be in compliance with all setback requirements. Should the structures be removed, any new development will confirm with the base zoning setback requirements.
7. Sight-proof Screening: Not required.
8. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
9. Signs: None
10. Access: There shall be one access points from N Jordan Avenue in this SPUD.
11. Existing sidewalk along Jordan Ave shall be maintained and replaced if removed.

II. Other Development Regulations:

1. Architecture: The base zoning shall regulate the architectural requirements of this SPUD. Buildings shall be oriented such that the fronts of buildings are facing towards the street.
2. Open Space: Unless modified herein, yard requirements in this SPUD shall be the same as the base-zoning district.
3. Street Improvements: N/A
4. Other:

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.

The parking spaces existing at the time of approval of this SPUD shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Site Plan

EXHIBIT A

SPUD-1469

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST $\frac{1}{4}$ (NW $\frac{1}{4}$) OF THE SOUTHEAST $\frac{1}{4}$ (SE $\frac{1}{4}$) OF SECTION (23), TOWNSHIP (12) NORTH, RANGE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

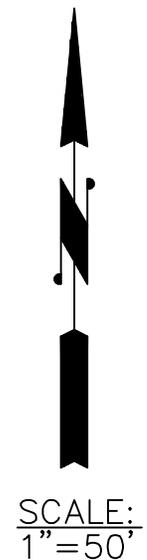
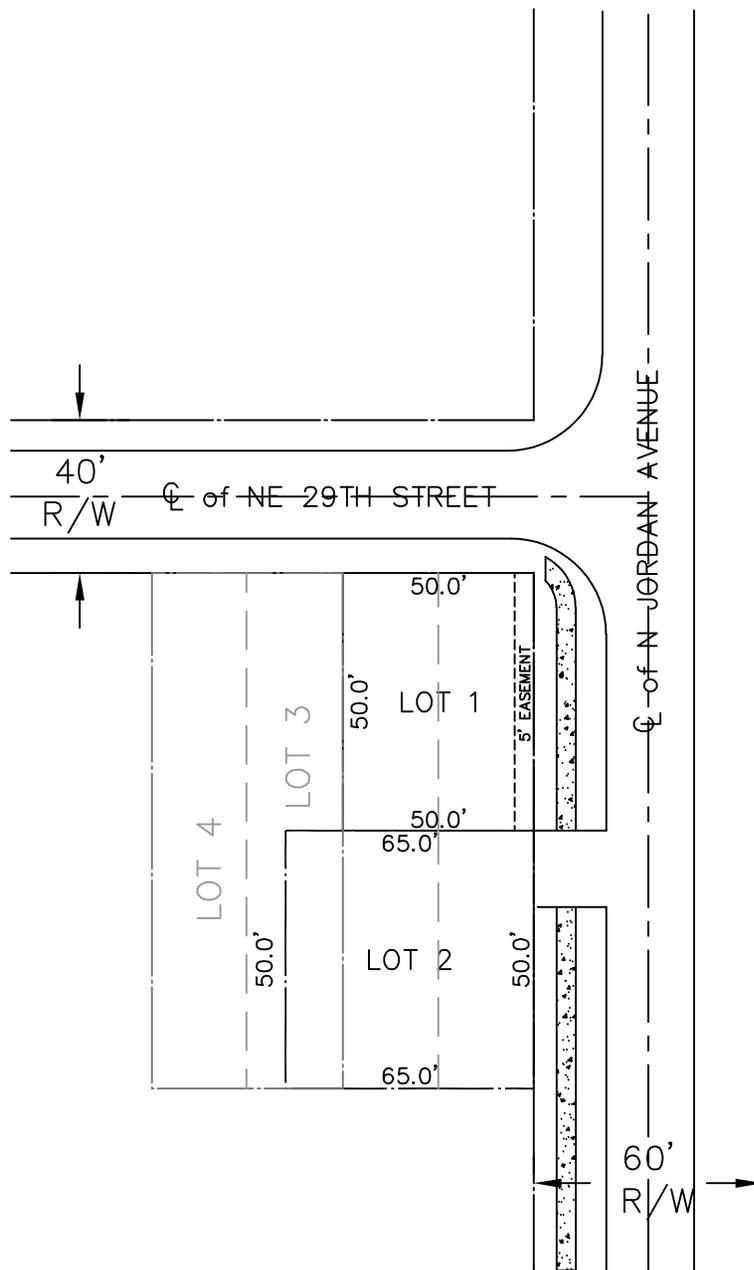
LOT 1:

THE NORTH HALF OF LOT 1 AND LOT 2 OF BLOCK 3 OF ETHEL PARK PLACE ADDITION, OKLAHOMA CITY, OKLAHOMA COUNTY ACCORDING TO THE RECORDED PLAT THEREOF

LOT 2:

THE SOUTH HALF OF LOT 1 AND LOT 2 AND THE EAST FIFTEEN FEET (15') OF THE SOUTH HALF OF LOT 3 OF BLOCK 3 OF ETHEL PARK PLACE ADDITION, OKLAHOMA CITY, OKLAHOMA COUNTY ACCORDING TO THE RECORDED PLAT THEREOF.

1540/1544 NE 29TH STREET SITE PLAN



LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP ELEVEN (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1
THE NORTH HALF OF LOT 1 AND LOT 2 OF BLOCK 3 OF ETHEL PARK PLACE ADDITION, OKLAHOMA CITY, OKLAHOMA COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF

LOT 2
THE SOUTH HALF OF LOT 1 AND LOT 2 AND THE EAST 15 FEET OF THE SOUTH HALF OF LOT 3 OF BLOCK 28 OF ETHEL PARK PLACE ADDITION, OKLAHOMA CITY, OKLAHOMA COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF