

APPROVED

12-6-2022

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1447
MASTER DESIGN STATEMENT FOR
1900 NW 10th Street

August 3, 2022
August 16, 2022
October 6, 2022
October 14, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfbllaw.com

SPUD-1447 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-4 General 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
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.12	Multiple-Family Residential (The maximum number of dwelling units within this SPUD shall be 46)
8200.14	Single-Family Residential
8200.15	Three- and Four-Family Residential
8200.16	Two-Family Residential

2. Maximum Building Height:

The height of the existing structure shall be deemed in conformance with the height regulations in this SPUD and shall remain. New structures shall be permitted a building height up to 35 feet.

3. Maximum Building Size:

There shall be no maximum building size within this SPUD.

4. Maximum Number of Buildings

There shall be no maximum number of buildings within this SPUD.

5. Building Setback Lines:

North: 25'

East: 20'

South: 20'

West: 20'

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. Healthy, mature trees shall be preserved to the extent possible. At least one medium tree shall be planted and/or maintained for every 25 feet, or fraction thereof, along the NW 9th Street frontage.

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 two (2) drives off of 9th Street and two (2) drives off of Kentucky Ave. There shall be no new drives from NW 10th St.

10. Parking Regulations:

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

Parking shall not be permitted between the existing structure on N. Kentucky Ave. and NW 10th St.

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:

Existing buildings shall be permitted to remain and shall be deemed in conformance with all applicable building requirements contained within this SPUD. In the event that any new structure is constructed, the following shall apply:

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.

III. Supporting Documents:

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit A

LEGAL DESCRIPTION

**1900 NW 10th Street
Oklahoma City, OK 73106**

All of lots Forty-one(41), Forty-Two (42), Forty-three (43), Forty-Four (44) and Forty-five (45), in Block Fifteen (15), BELL VERN ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; AND

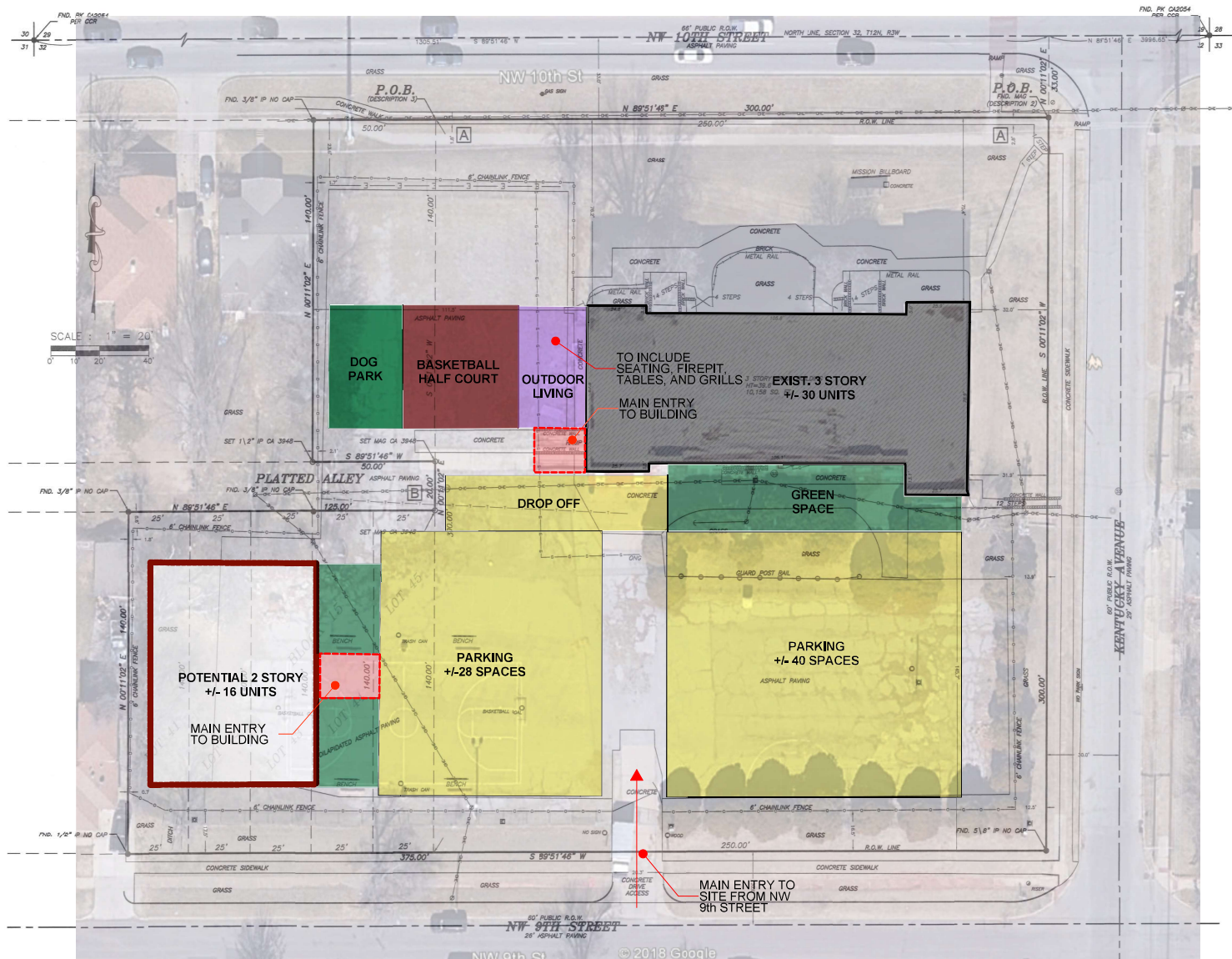
DESCRIPTION #2:

A tract of land in the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, described as follows:


Beginning at a point at the Southwest corner of the intersection of Tenth Street and Kentucky Avenue in Oklahoma City; thence South and along the West line of said Kentucky Avenue 300 feet; thence West and parallel with Tenth Street 250 feet; thence North and parallel with said Kentucky Avenue 300 feet to the South line of Tenth Street; thence East and along the South line of Tenth Street 250 feet to the Point or Place of Beginning; AND

DESCRIPTION #3:

Part of the Northwest Quarter (NW/4) of Section Thirty-two (32), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, beginning at a point 250 feet West of the Southwest corner of the intersection of Tenth Street and Kentucky Avenue in Oklahoma City; thence South and parallel with said Kentucky Avenue 140 feet; thence West and parallel with said Tenth Street 50 feet; thence North and parallel with said Kentucky Avenue 140 feet to the South line of said Tenth Street; thence East along the South line of said Tenth Street 50 feet to the Place of Beginning.




SITE PLAN - CONCEPTUAL DEVELOPMENT - OPTION A



PRESERVATION and DESIGN STUDIO
611 Northwest 21st Street
Oklahoma City, OK 73103
405.951.8914 | preservationdesignstudio.com

IN ASSOCIATION WITH



BLW ARCHITECTS
Barnett L. Williamson
219 W. Boyd, Suite 203
Norman, Oklahoma 73069

PRELIMINARY - NO-ARCH CONSTRUCTION

CATHERINE MONTGOMERY, AIA

WHITTIER SCHOOL
1900 NW 10TH STREET
OKLAHOMA CITY, OK

DRAWN: JL
REVIEWED: BLW
APPROVED: CM
PROJECT NO: 19-025
DATE: 2019 12 24
REVISIONS:
CONTENTS:
SITE PLAN
CONCEPTUAL DEVELOPMENT
SHEET: ST1.01
COPYRIGHT © 2019 PRESERVATION and DESIGN STUDIO