

APPROVED

12-6-2022

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-1449

MASTER DESIGN STATEMENT FOR

NW 31st St. & N. Walker Ave.

August 22, 2022
October 17, 2022

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

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SPUD-1449 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 that 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.

1. This site will be developed in accordance with the regulation of the **R-2 Medium-Low Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

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

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8200.5	Low Impact Institutional: Residential-Oriented
8200.14	Single-Family Residential (to allow the existing structures)
8200.15	Three- and Four-Family Residential (to allow the existing single structure with four units contained within)
8200.16	Two-Family Residential

There shall be a maximum of one Three- and Four-Family Residential structure within the SPUD.

2. Maximum Building Height:

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the height.

3. Maximum Building Size:

All existing improvements shall be deemed to conform to any applicable regulations. In the event of a new structure, the base zoning district regulations shall regulate the size.

4. Maximum Number of Buildings:

The three (3) existing buildings within this SPUD shall be deemed to conform to any applicable zoning regulations.

5. Building Setback Lines

All existing setbacks shall be deemed to conform to any applicable regulations. In the event of a new structure, unless modified herein, yard requirements shall be in accordance with the base-zoning district.

6. Sight-proof Screening:

All existing screening shall be deemed to conform to any applicable regulations. In the event of a new structure, no less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

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:

All signage shall be prohibited within this SPUD.

9. Access:

There shall be two total access points within this SPUD. There shall be one access point on N. Walker Ave. and one access point on NW 31st St.

10. Sidewalks

Existing sidewalks shall be deemed to conform to any applicable regulations. If they are damaged or removed, they shall be replaced in accordance with and subject to the policies and procedures of the Public Works Department. Sidewalks shall be in place prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 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:

N/A.

3. Street Improvements:

N/A.

4. Site 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. Dumpsters:

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

6. Parking:

All existing parking shall be deemed to conform to any applicable regulations.

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. Drainage:

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

9. Lot Split

SPUD shall permit the owner to split the tract into three (3) lots via administrative lot split.

10. Lot Size

The minimum lot width shall be 50 feet per lot.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A
Legal Description

Lots One (1), Two (2), Three (3), and Four (4), in Block Sixteen (16), in CENTRAL PARK,
an Addition to Oklahoma City, Oklahoma County, Oklahoma.

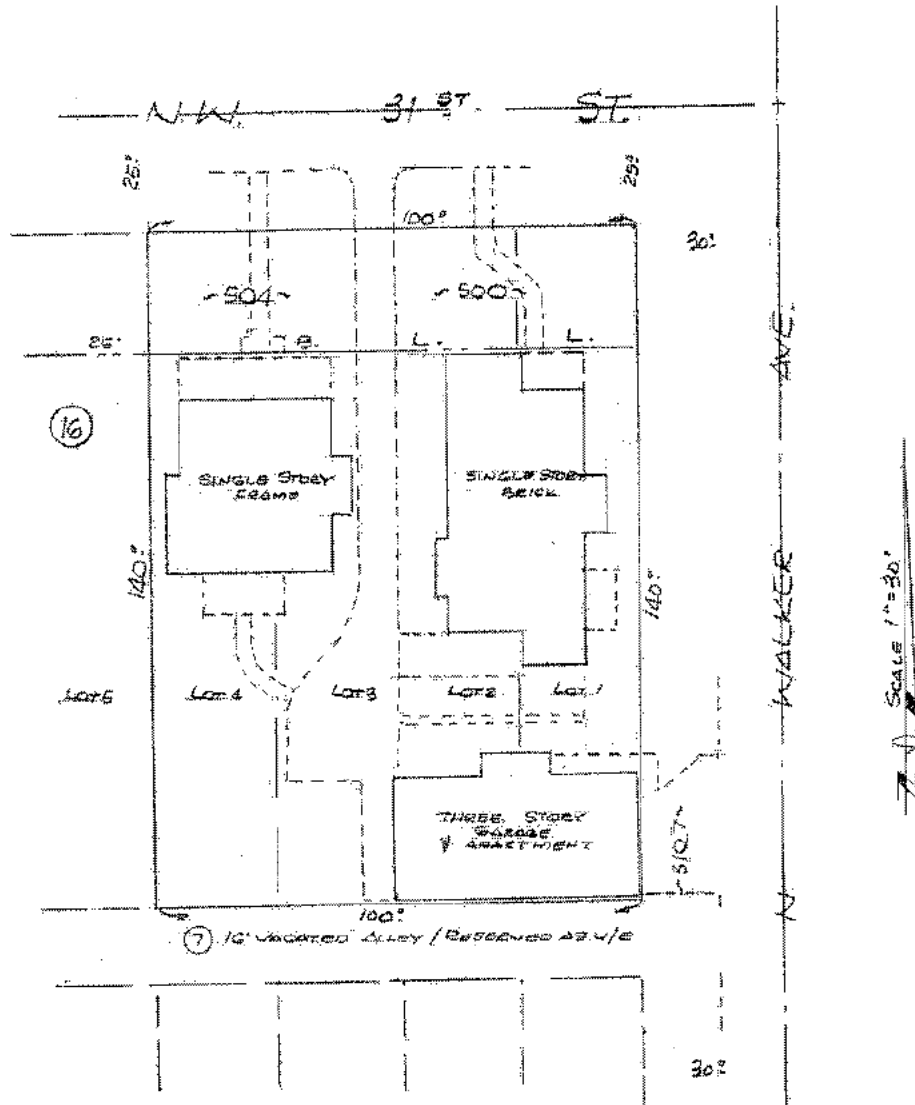
4720 N.W. 70th St.
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Oklahoma PLS #1277
C.A. 7331 - Expires 6/30/2023



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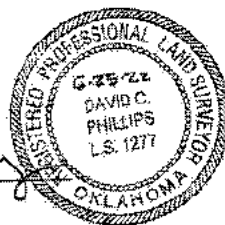
MORTGAGE INSPECTION REPORT

Lots One (1), Two (2), Three (3) and Four (4), in Block Sixteen (16), of CENTRAL PARK, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, 500 NW 31st Street, Oklahoma City, OK 73118, 504 NW 31st Street, Oklahoma City, OK 73118, 3107 N Walker Avenue, Oklahoma City, OK 73118



Dated: June 15th, 2022

David C. Phillips



David C. Phillips PLS

Oklahoma Registered Land Surveyor #1277

22-0180 Stewart, Nichols Hills

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