

To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

**THE CITY OF OKLAHOMA CITY**  
**SIMPLIFIED PLANNED UNIT DEVELOPMENT**  
**SPUD-1546**  
**MASTER DESIGN STATEMENT**

**Revised 07-14-2023**

**PREPARED BY:**

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# **SPUD-1546 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, Historic Landmark (HL) District, and the Jefferson Park Urban Conservation District (UCD)** (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:

Single Family Residential - (59-8200.14)

Community Recreation: Property Owners Association - (59-8250.3)

Two-Family Residential - (59-8200.16)

2. **Maximum Building Height:** 35', subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
3. **Maximum Building Size:** Determined by setbacks, building height, and lot coverage, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

4. **Maximum Number of Buildings:** Not to exceed two primary buildings.
5. **Density:** Up to four dwelling units shall be permitted within the SPUD boundary.
6. **Minimum Lot Size:** 3000 sq. ft.
7. **Minimum Lot Width:** 50'
8. **Maximum Lot Coverage:** Specified per development parcel "A" and "B"; refer SPUD Exhibits B and C for parcel locations.

Development Parcel "A": Building Coverage 40%, Lot Coverage 60%

Development Parcel "B": Building Coverage 60%, Lot Coverage 85%

\*Building Coverage considers only the footprint of the buildings, excluding covered porches. Lot Coverage considers all impervious construction including building footprint, drives, and paving.

9. **Building Setback Lines**

East Property Line: 20'

South Property Line: 0'

West Property Line: 0'

North Property Line: 5'

Interior Side Setback: 5'

10. **Sight-proof Screening:** Fences to conform with section 59-12200.3B of the Oklahoma City Municipal Code, 2020, as amended, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

11. **Landscaping:** The subject parcel shall conform with all the Oklahoma City Municipal Code, 2020, as amended, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
12. **Signs:** The subject parcel shall conform with all the Oklahoma City Municipal Code, 2020, as amended, subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
13. **Access:** The subject parcel may take access from NW 27th Street
14. **Sidewalks:** Sidewalks are required and shall be maintained or repaired as needed to comply with City Regulations, and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

## **II. Other Development Regulations:**

1. **Parking:** No off-street parking minimums required for this parcel.
2. **Architecture:** All new construction or alterations to existing structures shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

## **III. Supporting Documents**

Exhibit A: Legal Description

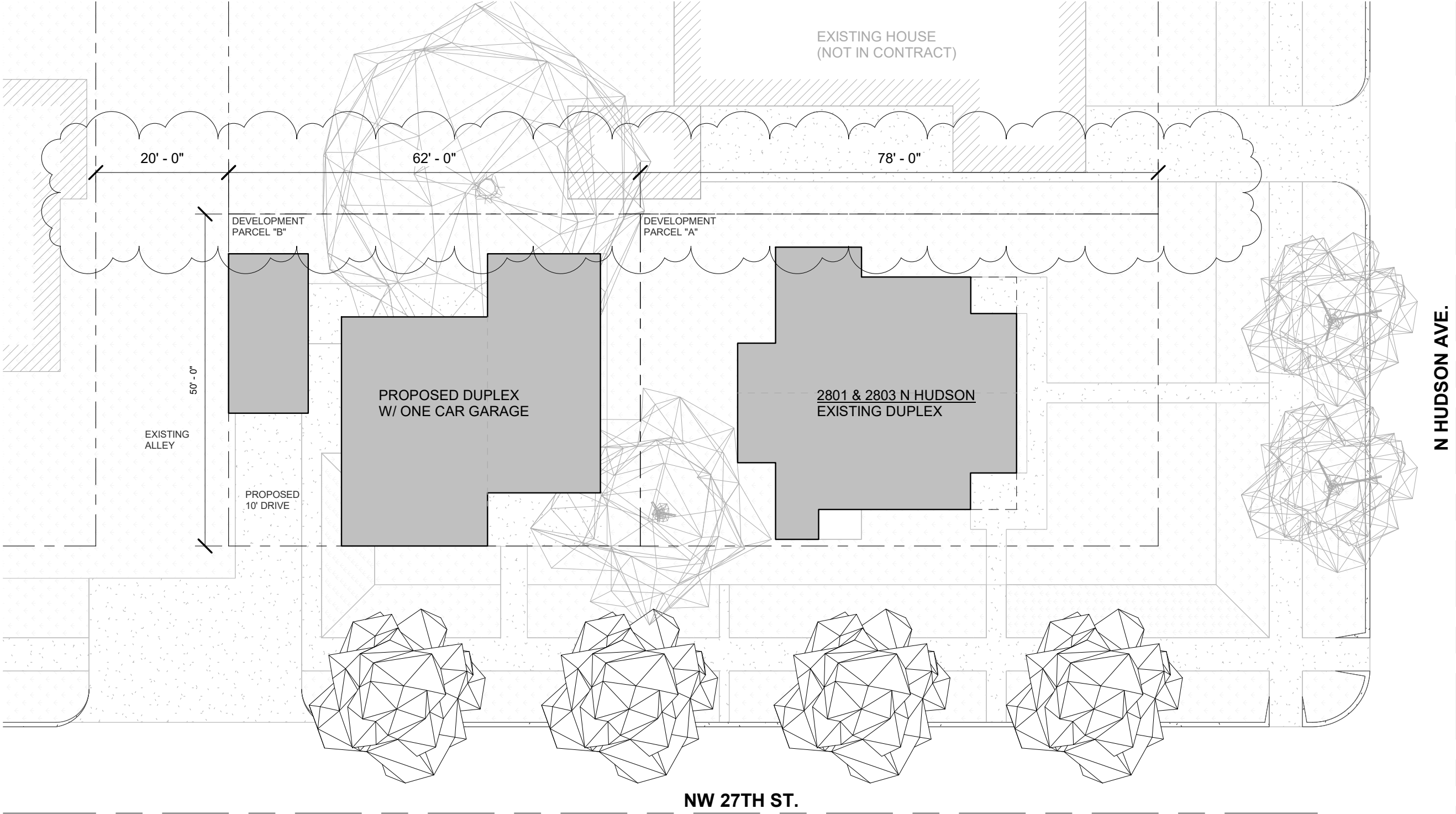
Exhibit B: Proposed Site Plan (Revised 7-14-2023)

Exhibit C: Property lines/Setbacks (Revised 7-14-2023)

# SPUD-1546

EXHIBIT B:  
PROPOSED SITE PLAN

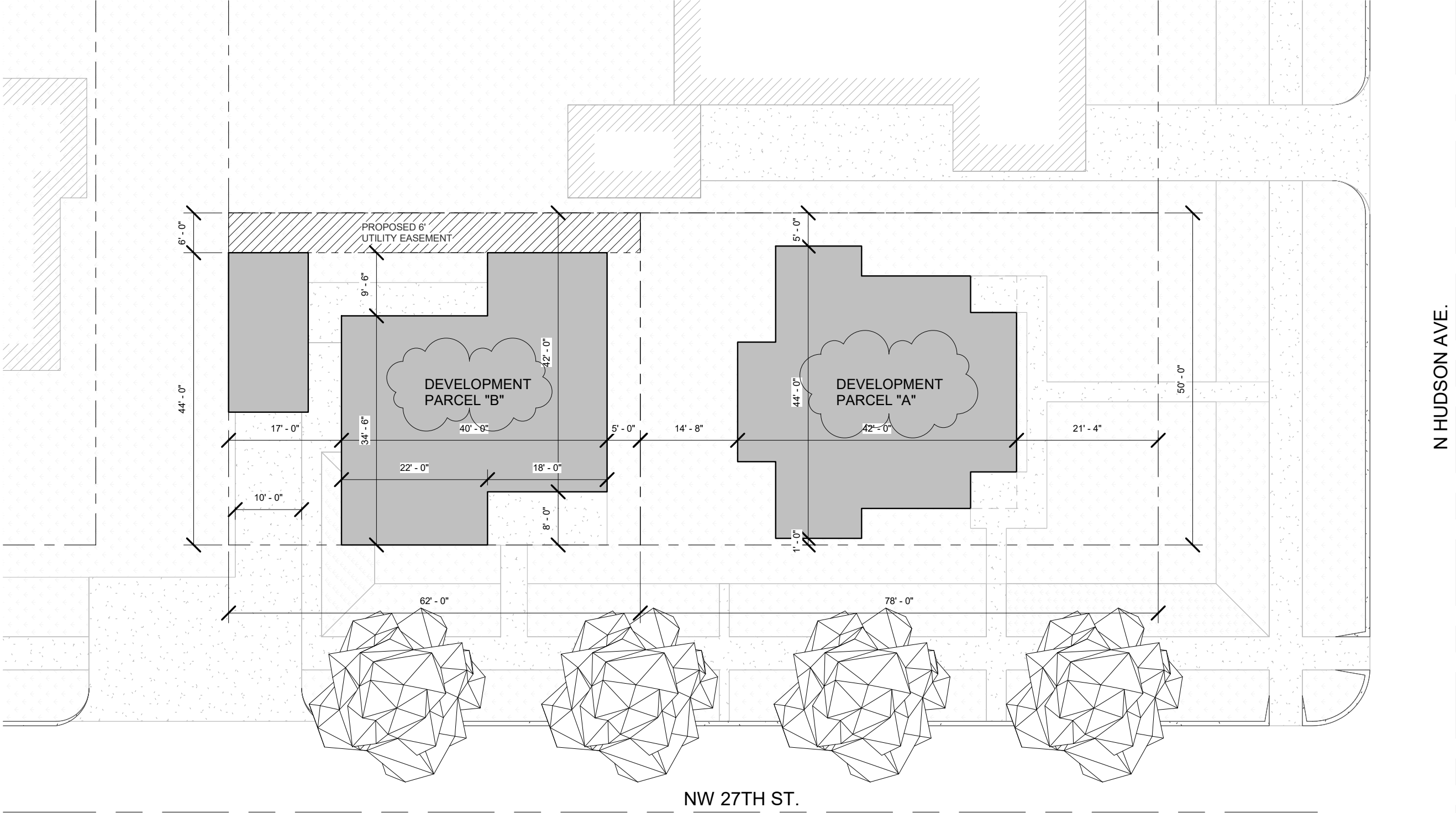
REVISED:  
07.14.2023



# SPUD-1546

EXHIBIT C:  
PROPERTY LINES/SETBACKS

REVISED:  
07.14.2023



1 SITE PROPOSED PROP. LINES  
1/16" = 1'-0"

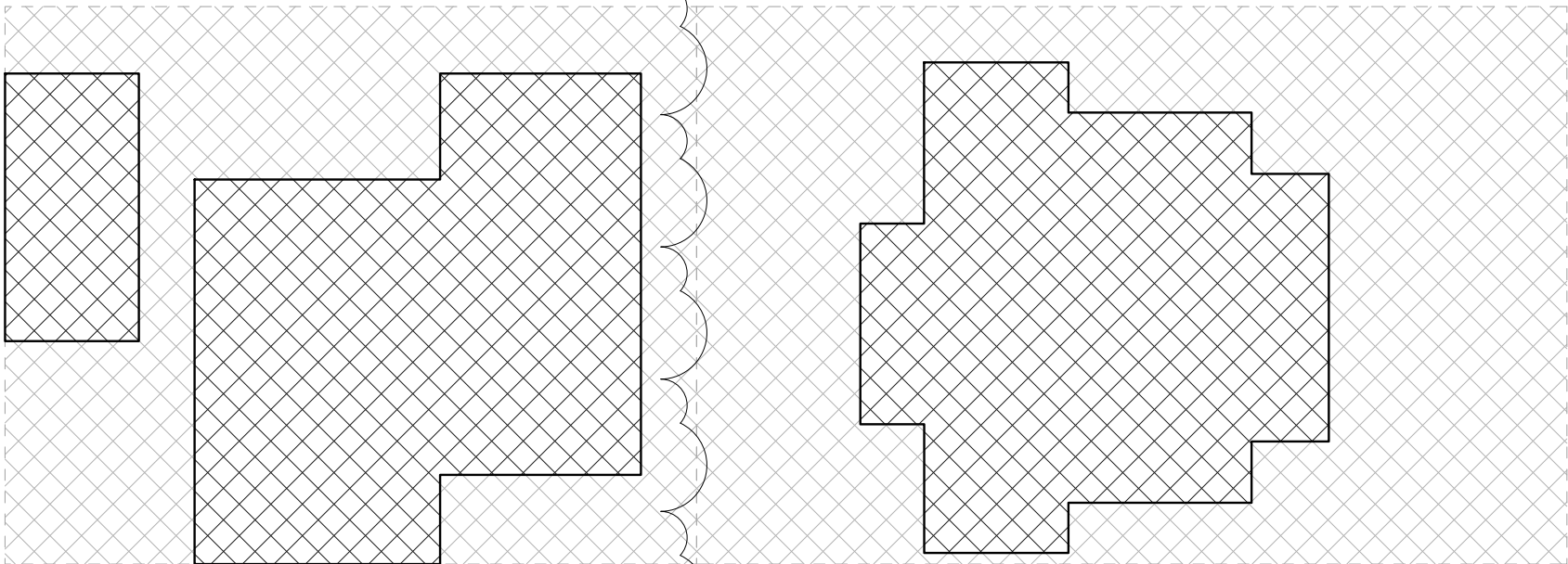
# SPUD-1546

EXHIBIT (NOT ISSUED):  
LOT COVERAGE

REVISED:  
07.14.2023

**BUILDING COVERAGE  
ACROSS SPUD AREA:**

7,000 SF    LOT SIZE  
3,072 SF    COVERED  
  
43.9% COVERED

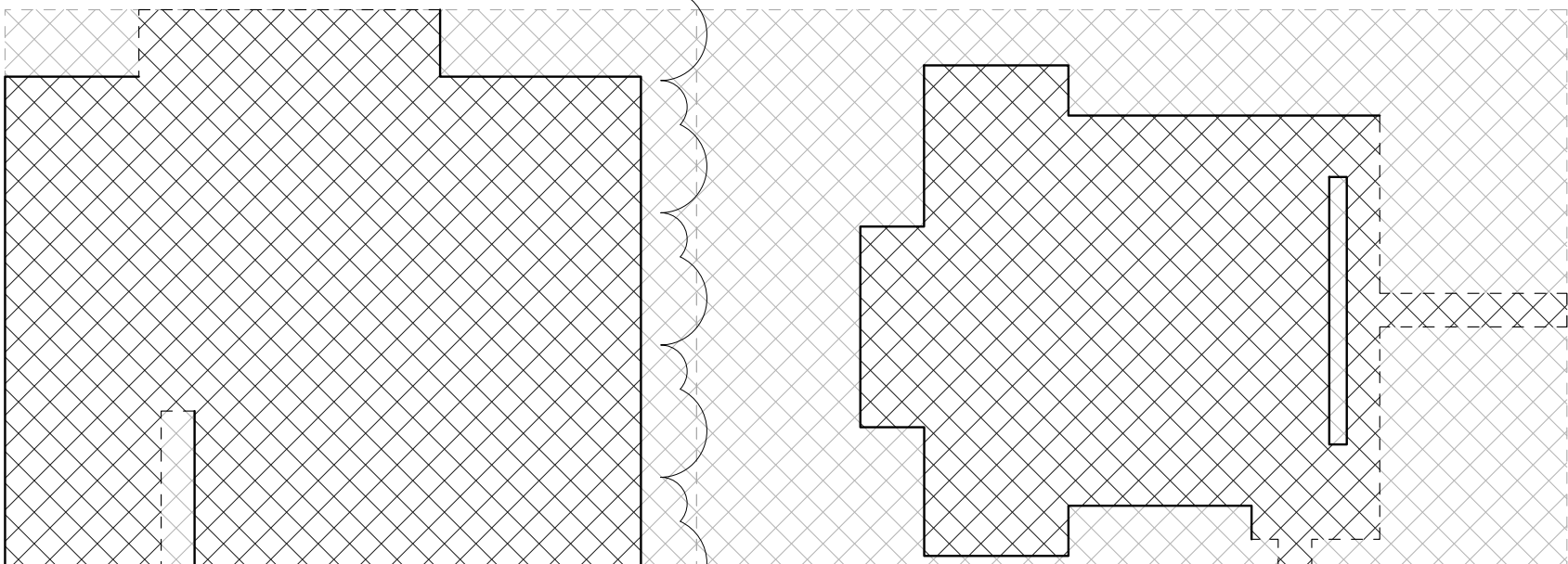


3100 SF    LOT SIZE  
1,695 SF    COVERED  
  
54.7% COVERED

3900 SF    LOT SIZE  
1,413 SF    COVERED  
  
36.2% COVERED

**IMPERVIOUS COVERAGE  
ACROSS SPUD AREA:**

7,000 SF    LOT SIZE  
4,288 SF    COVERED  
  
61.25% COVERED



3100 SF    LOT SIZE  
2,628 SF    COVERED  
  
84.8% COVERED

3900 SF    LOT SIZE  
1,704 SF    COVERED  
  
43.7% COVERED