

**APPROVED**

7-30-2024

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1635**  
**MASTER DESIGN STATEMENT**

**May 2, 2024**  
**May 31, 2024**

**PREPARED BY:**

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5801

# **SPUD-1635 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).*

## **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.

1. This site will be developed in accordance with the regulation of the **R-2 "Medium-Low Density Residential District"** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

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

- Single Family Residential (8200.14)
- Live/Work Units (8200.4). Small-scale commercial and office work space uses, primarily used by the residents of the dwelling, shall be permitted within this SPUD on the ground floor of the structure.
- Two-Family Residential (8200.16)
- Community Recreation: Property Owners Association (8250.3)

**2. Maximum Building Height:**

The maximum height of any building shall be 35 feet.

**3. Minimum Lot Size:**

2,500 sf

**4. Maximum Building Size:**

The maximum building size shall be per the base zoning district.

**5. Minimum Lot Width:**

40 feet

**6. Maximum Building Coverage:**

The maximum building coverage shall be 55%, not including areas covered by front porches.

**7. Maximum Lot Coverage:**

The maximum lot coverage shall be 75%, meaning area covered by structures and/or impervious paving.

**8. Maximum Density:**

Three (3) Units, does not include accessory structures.

**9. Building Setback Lines:**

12<sup>th</sup> Street: 25 feet (front porch may encroach 8 feet into setback)

Indiana Ave.: 5 feet

Alley Setback: 5 feet

Setback between subject parcel and adjacent lot (west): 5 feet

Setbacks between internally divided parcels: 0 feet, except as required by building and fire codes.

**10. Sight-proof Screening & Fencing:**

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

**11. Landscaping:**

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

**12. Signs:**

Signage shall not be permitted for this parcel.

**13. Access:**

One (1) drive per structure shall be permitted. Shared access via adjacent tracts may occur with recorded cross access agreements. Access shall also be permitted from the existing platted alley subject to the approval of the Public Works Department.

**14. Parking Regulations:**

The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep. Driveways shall be a minimum 18 feet in length from the back of sidewalk.

One parking space per unit shall be required. On-street parking shall be deemed sufficient and shall meet the City of Oklahoma City parking requirement for any proposed commercial space on the ground floor of each unit.

Pervious paving may be used for parking subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

**15. Sidewalks:**

There are existing sidewalks along NW 12<sup>th</sup> Street and N Indiana Ave. Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalk.

Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.

## **II. OTHER DEVELOPMENT REGULATIONS:**

### **1. Architecture:**

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, stucco or stone masonry. No more than 30% EIFS, wood or architectural metal, shall be permitted. Architectural regulations do not apply to accessory structures.

If the home on the northernmost lot does not have its front facing NW 12<sup>th</sup> Street than it shall have an architectural feature along 12<sup>th</sup> street providing the appearance of a front porch or similar feature. This porch or feature shall be permitted to encroach 8 feet into the setback.

### **2. Open Space:**

N/A

### **3. Street Improvements:**

N/A

### **4. Platting:**

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

### **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.

**5.2 Dumpsters:** No dumpsters shall be permitted within this SPUD.

**5.3 Common Areas:** Not Required

**5.4 Commercial Uses:** Commercial spaces shall be limited to 600 square feet of gross leasable area.

### **III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Topographic Map  
Exhibit C: Conceptual Designs

**SPUD-1635 EXHIBIT A**

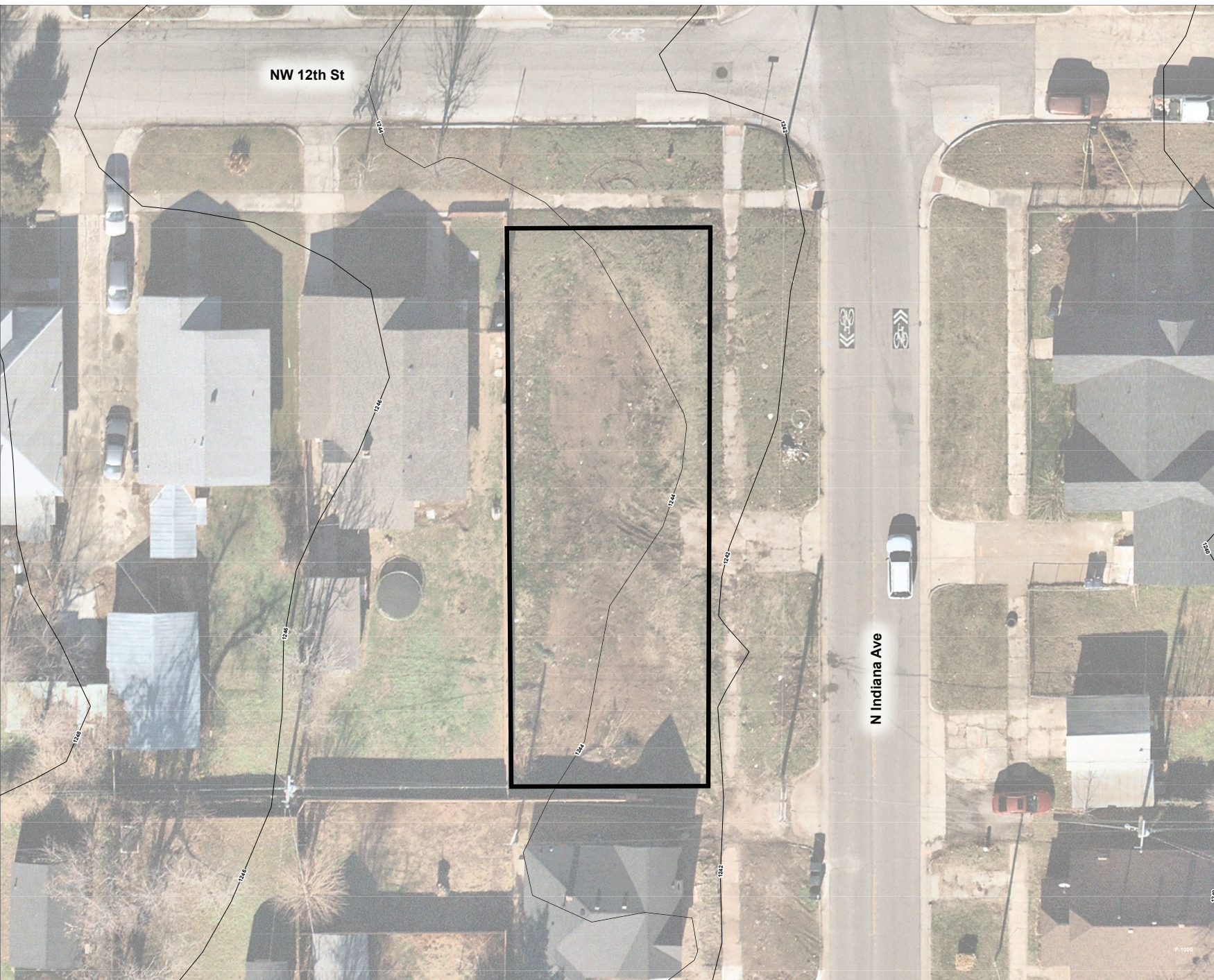
**LEGAL DESCRIPTION**

**NW 12<sup>th</sup> Street and Indiana Avenue Development**

Lots One (1) and Two (2), in Block Four (4), of CLASSEN'S CREAM RIDGE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

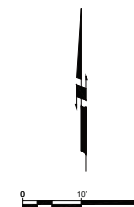
As recorded in Book 15441. Page 1722, Oklahoma County, Oklahoma.





NW 12th St

N Indiana Ave



**SPUD-1635**  
**1800 NW 12th St.**

Exhibit B  
Topographic Map  
+/-0.16 Acres



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Oklahoma City, OK 73104

(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS

4/17/24



# 12th + Indiana

## FEASIBILITY STUDY

2023-05-05

SPUD-1635

Project Program:

- 3 detached, fee-simple houses
- 1800-2000 sqft
- 2 car garage

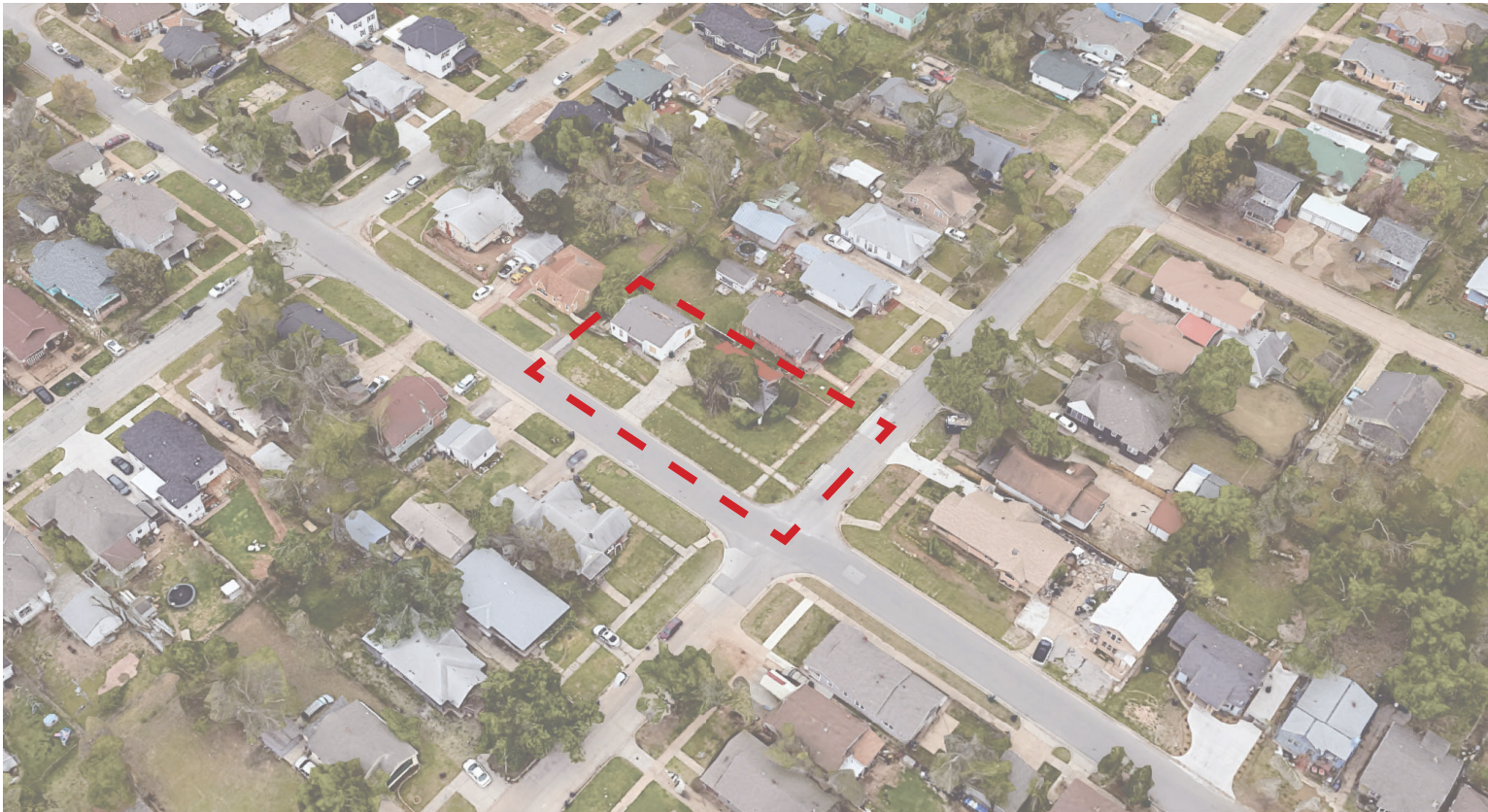
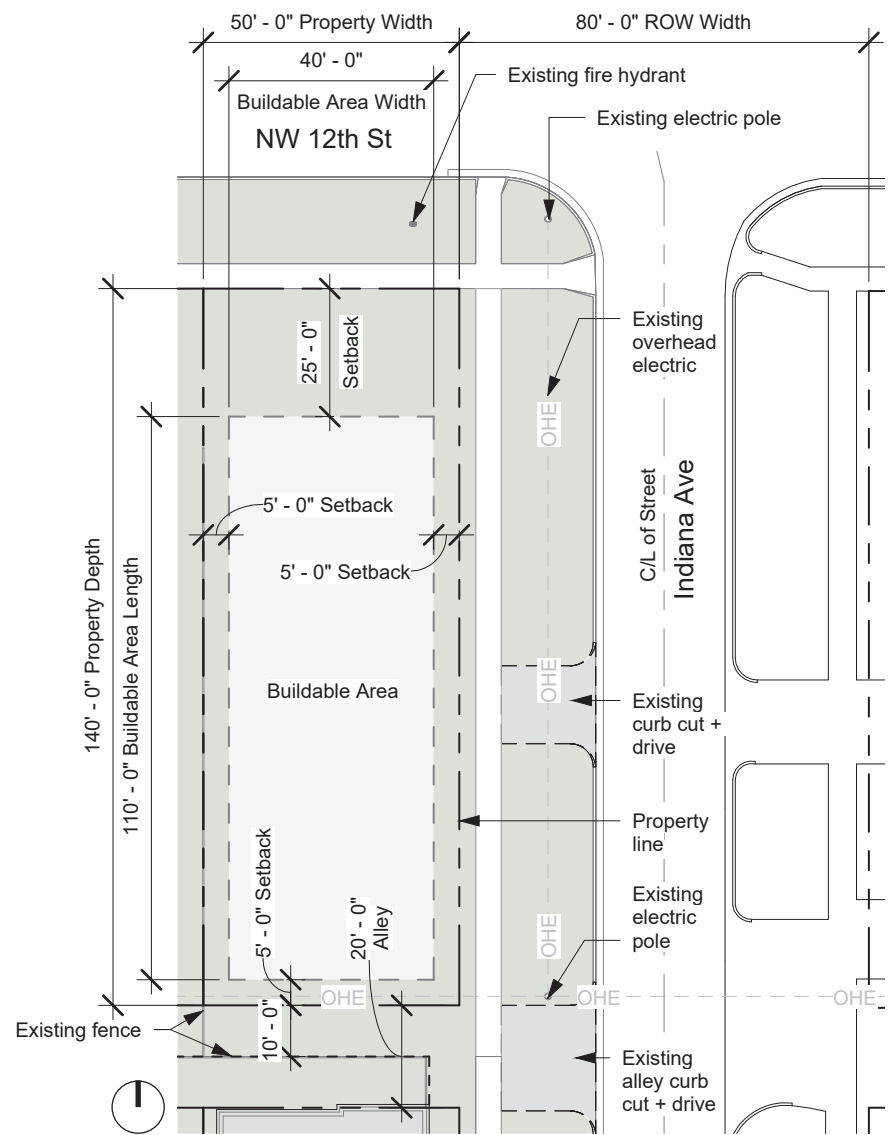


Exhibit C - Conceptual Designs

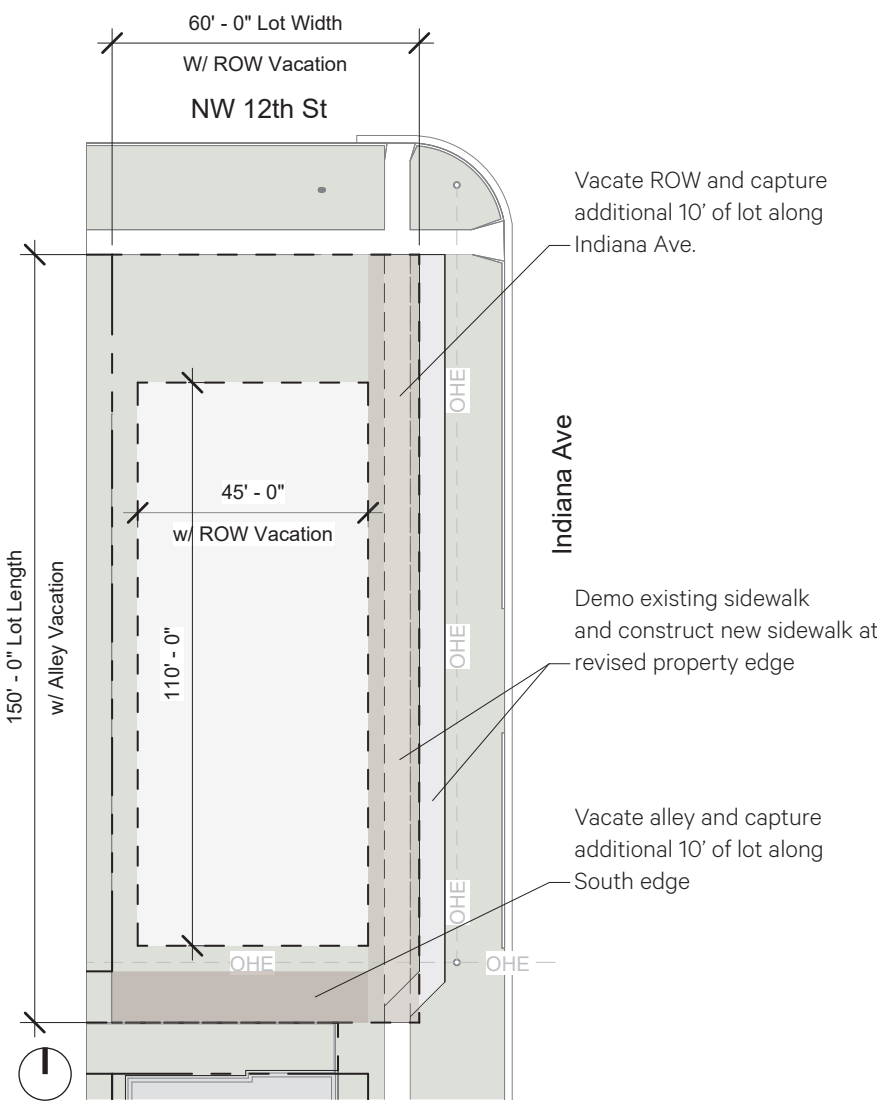
**01 SITE INFORMATION**

**PROPERTY RECOMMENDATIONS**

SPUD-1635



**EXISTING LOT CHARACTERISTICS**



**RECOMMENDATIONS FOR EXPANDING  
LOT SIZE + BUILDABLE AREA**

Exhibit C - Conceptual Designs

02 PROPOSED SCHEMES

SCHEME 01A

SPUD-1635



| Scheme 01a      | Lot 01   | Lot 02   | Lot 3    |                        |
|-----------------|----------|----------|----------|------------------------|
| Level 01        | 673.50   | 680.00   | 635.00   |                        |
| Level 02        | 1,197.00 | 1,229.00 | 1,214.00 |                        |
| Living Gross SF | 1,870.50 | 1,909.00 | 1,849.00 | TOTAL ALL LIVING GROSS |
| Garage          | 410.50   | 410.50   | 414.00   |                        |
| Porch/Stoop     | 143.00   | 143.00   | 143.00   |                        |
| Total Gross SF  | 2,424.00 | 2,462.50 | 2,406.00 | GRAND TOTAL            |
| Drive Area      | 558.00   | 441.00   | 788.00   |                        |
| Sidewalk        | 214.00   | 102.50   | 122.00   |                        |
|                 |          |          |          | 5,628.50               |
|                 |          |          |          | 7,292.50               |
|                 |          |          |          | 1,787.00               |
|                 |          |          |          | 438.50                 |

Scheme details:

- 2-car garages
- Alley used for drive access to rear lot
- NW 12th used for drive access to front lot
- 9’ width curb cut and drive that expands to serve garage once beyond sidewalk
- 18’ from back of sidewalk to front face of garage
- Each house plan in this scheme is unique, so loses efficiency of design fee

