

12-21-2021

BY THE CITY COUNCIL
Amy H. Simpson CITY CLERK**SPUD-1336 MASTER DESIGN STATEMENT****2528 N Shartel Ave.****October 22, 2021**

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.

This site will be developed in accordance with the regulation of **HL, "Historic Landmark" District, NC, "Neighborhood Conservation" District and R-4, "General Residential" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. Uses Permitted

The Use and Development regulations of the **HL, “Historic Landmark” District, NC, “Neighborhood Conservation” District and R-4, “General Residential” District** shall govern this SPUD, except as modified below.

Tract 1 (Existing Church Building):

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

- Community Recreation: Property Owners Association (8250.3)
- Dwelling Units and Mixed Uses (8200.2)
- Live/Work Units (8200.4)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multi-Family Residential (8200.12)
- Murals (8250.16)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Tract 2:

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

- Community Recreation: Property Owners Association (8250.3)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Multi-Family Residential (8200.12)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)
- Live/Work Units (8200.4)
- Dwelling Units and Mixed Uses (8200.2)

Tract 3:

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

- Community Recreation: Property Owners Association (8250.3)
- Dwelling Units and Mixed Uses (8200.2)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16) (may permit a non-attached garage apartment)

2. Maximum Building Height:

Maximum height of any building in Tract 1 and 2 shall be 35 feet (three (3) stories shall be permitted). No new structure shall be permitted to be taller than the existing church.

Tract 3 shall have a maximum height of 30 feet and no more than two stories.

Any new building shall be subject to the development regulations within this SPUD and shall be as per review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, in accordance with applicable guidelines and regulations.

3. Minimum Lot Size:

The minimum lot size within this SPUD shall be 4,800 sf.

4. Maximum Building Size:

The building size shall utilize R-4, "General Residential" District regulations.

5. Minimum Lot Width:

The minimum lot width within this SPUD shall be 50 feet.

6. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 75%.

7. Maximum Density:

The maximum total units permitted within Tract 1 and 2 of this SPUD shall be 17 residential units. Tract 3 shall permit up to 4 units.

8. Building Setback Lines:

Tracts 1 and 2:

NW 25th Street: None, matching the established historic setback

N Shartel Ave: 5 feet

South SPUD Boundary: 0 feet

East SPUD Boundary: 0 Feet

Tract 3:

Front: 10 feet

Side: 5 feet

Rear: 5 feet

There shall be no interior setbacks within this SPUD except as required by City of Oklahoma City building and fire codes.

Any new building shall be subject to the development regulations within this SPUD and shall be per review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, in accordance with applicable guidelines and regulations.

9. Sight-proof Screening:

Sight-proof fencing shall not be required for this SPUD. If fencing is installed it shall be as per review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, in accordance with applicable guidelines and regulations.

10. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development. If applicable, the landscaping shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission.

11. Signs:

11.1 Freestanding Accessory Signs

No pole signs will be allowed.

The existing freestanding sign shall be permitted to remain. Should the sign be removed or altered in anyway, the sign shall be per review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, in accordance with applicable guidelines and regulations.

11.2 Attached Signs

Attached signs shall be in accordance with the base zoning district regulations and shall be per the review and approval of a Certificate of Appropriateness by the Historic Preservation Commission, in accordance with applicable guidelines and regulations.

11.3 Non-accessory Signs

Non-accessory signs are not permitted in this SPUD.

11.4 Electronic Message Display Signs

Electronic Message Display signs shall not be permitted in this SPUD.

12. Vehicular Access:

Tract 1 and 2:

Access may be taken via one private drive from both N Shartel Ave. and NW 25th Street/N Guernsey Ave. Installation of new driveways shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

Tract 3:

Access shall be permitted from NW 25th Street. Installation of new driveways shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

13. Sidewalks:

There is an existing sidewalk along NW 25th Street and N Shartel Ave. Should the existing sidewalks be damaged or removed during construction, the developer shall be required to repair/reinstall said sidewalks. Replacement of sidewalks exceeding the definition of ordinary maintenance and repair shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Any new buildings, or exterior renovations beyond ordinary maintenance and repair, as defined in Oklahoma City Municipal Code, 2020, shall meet the regulations outlined within the Municipal Code in reference to the Historic Landmark Overlay and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

2. Street Improvements:

N/A

3. Site Lighting:

The subject site shall meet all requirements of Oklahoma City's Site Lighting Requirements in place at the time of development. New lighting shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

4. Dumpsters:

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height to screen the dumpster from view. Placement and screening of dumpsters shall be Certificate of Appropriateness by the Historic Preservation Commission, in accordance with applicable guidelines and regulations.

5. Parking:

The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended.

Any new on-street parking spaces contemplated to serve the development shall be reviewed and a recommendation provided by the Historic Preservation Commission and Traffic Commission prior to City Council.

The residential parking ratio for this SPUD shall be 1 space per dwelling unit. Shared parking is allowed between all Tracts.

Proposed uses are not required to have off-street parking located on the same site as adjacent to the structure it serves. If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

Any parking approved through the Oklahoma City Traffic Commission in conjunction with this project may count toward the required parking of this SPUD.

Installation of new paving shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description
Exhibit B: Conceptual Site Plan
Exhibit C: Alternative Conceptual Plan
Exhibit D: Tract Map

EXHIBIT A

LEGAL DESCRIPTION

2528 N Shartel Ave. and 722 NW 25th St.

Provided from Property Deed (Book 6854, Page 1799)
February 16, 1996

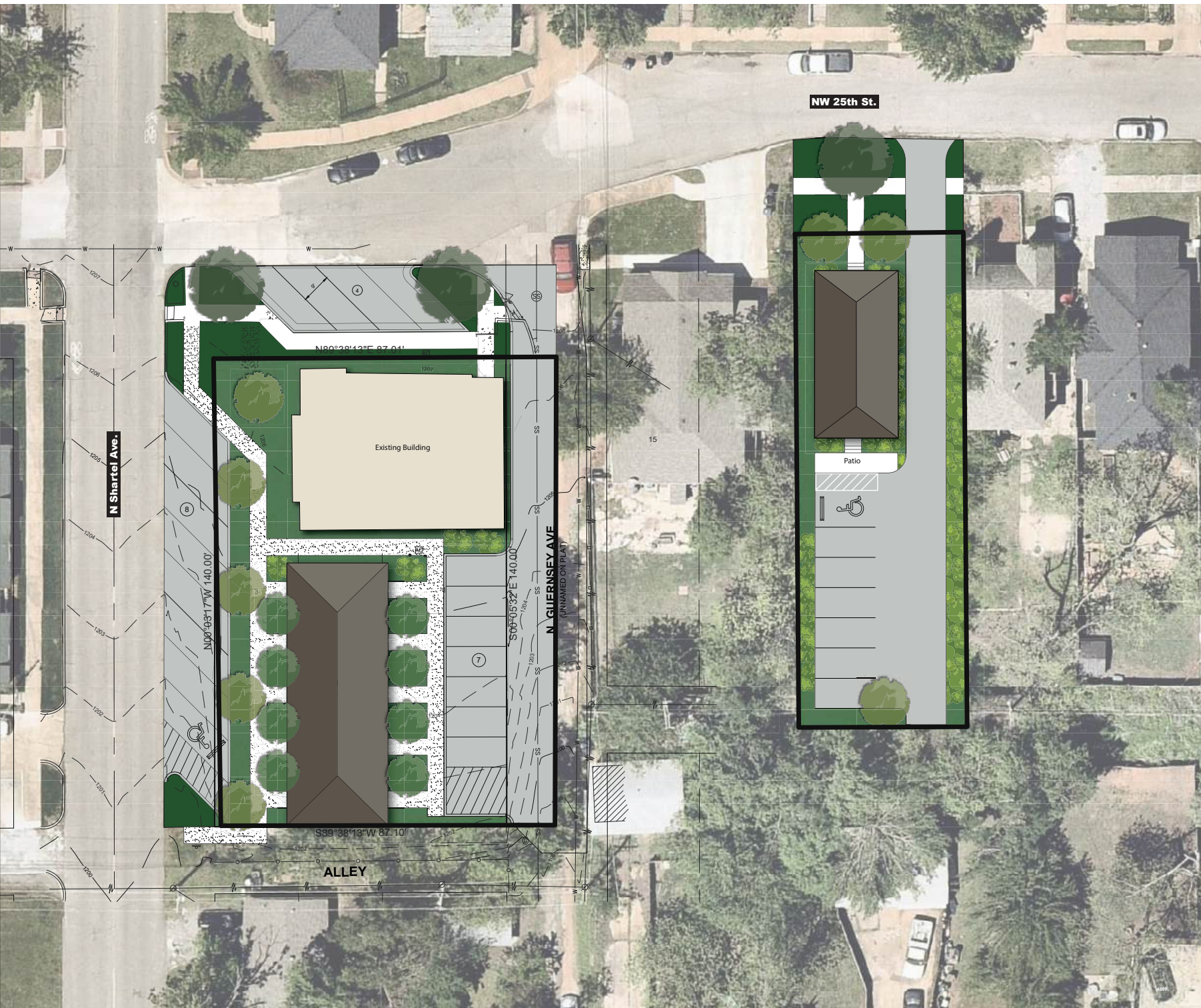
Lots 1,2,3 in Block 6 Pleasant View Addition Oklahoma County, State of Oklahoma,
According to the recorded plat thereof.

AND

The west 15 feet of the vacated N Guernsey Ave. along the east portion of Lot 1 in
Block 6 Pleasant View Addition Oklahoma County, State of Oklahoma, According to the
recorded plat thereof.

AND

Lots Twelve (12) and Thirteen (13), in Block Four (4) in the Supplemental Plat of
Guernsey Park Place Addition to Oklahoma, according to the recorded plats thereof. As
recorded in Book 12014, Page 1264, Oklahoma County.



SPUD-1336
2528 N Shartel Ave.

Exhibit B
 Conceptual Site Plan

+/- 0.41 acres

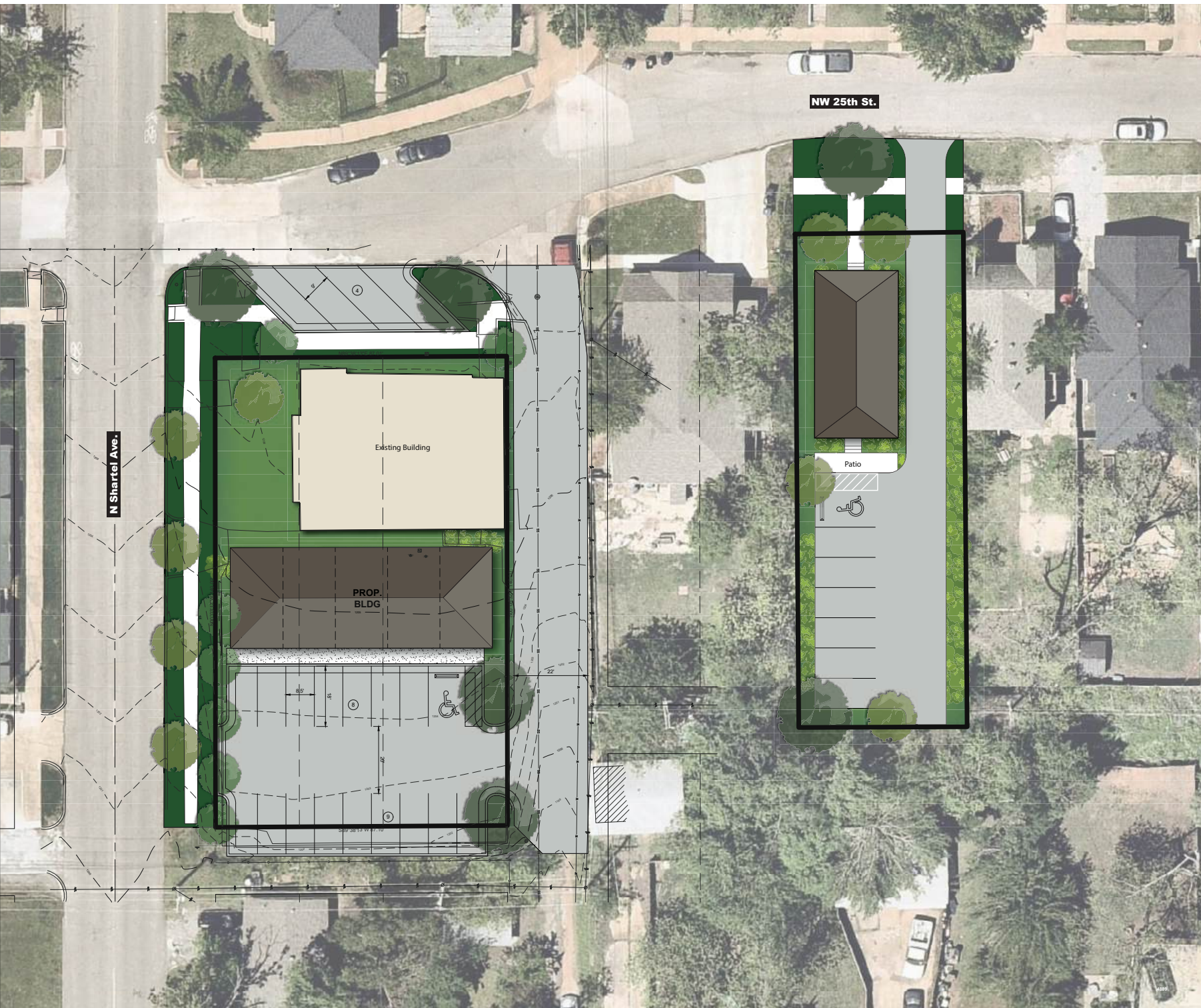


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ENGINEERS SUPERVISORS PLANNERS

10/25/21

Conceptual site plan showing feasible option
 permitted under proposed rezoning



SPUD-1336
2528 N Shartel Ave.

Exhibit C
 Conceptual Site Plan

+/- 0.41 acres



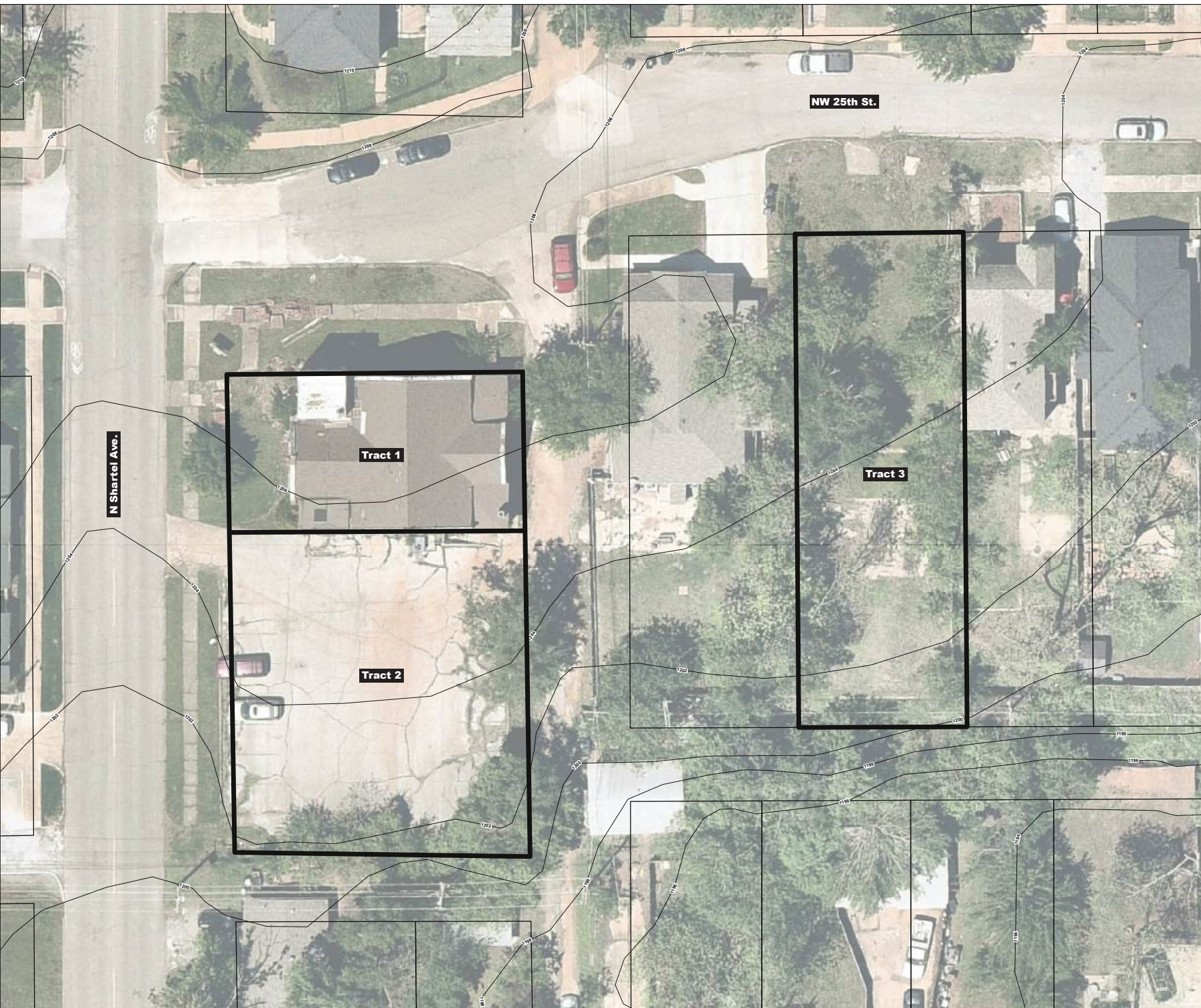
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Conceptual site plan showing feasible option
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**NW 25th St. & N
Shartel Ave.**

Exhibit D

Tract Map



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7/20/21