

APPROVED

6-13-17

BY THE CITY COUNCIL
Christina K. ... CITY CLERK

SPUD-969 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, 2010).

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

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

- (8200.14) Single-Family Residential
- (8200.15) Three-and Four-Family Residential
- (8200.12) Multiple-Family Residential

- (8300.49) Lodging: Accommodations Bed and Breakfast
- (8300.63) Retail Sales and Services, Limited to 1400 square feet
- (8300.5) Lodging Accommodations: Commercial Lodging.
- (8300.1) Administrative and Professional Offices

2. Maximum Building Height: 2 ½ stories or 35-feet
3. Maximum Building Size: 7,500 Square Feet (FAR of 205)
4. Minimum Lot Size: 5,000 square feet
5. Maximum Lot Coverage: 80%
6. Maximum Number of Buildings: 3 primary structures
7. Density: 1 dwelling unit/1,250 square feet

5. Building Setback Lines

- Front: 5-feet
- Rear: 5-feet
- Sides: 5-feet

6. Sight-proof Screening: No less than a six-foot and no greater than an eight-foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed of stucco, brick, stone, wood, or iron and/or any combination thereof 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:

8.1 Freestanding Accessory Signs

All freestanding signs within this SPUD shall be ground (monument) signs with the maximum size being eight feet high and 100 square feet in area and shall have no less than 25 square feet of landscaping at the base. No pole signs will be allowed.

Electronic Message Display signs shall not be permitted.

8.2 Attached Signs

Attached signs will be in accordance with the base zoning district regulations.

8.3 Non-accessory Signs

Non-accessory signs are specifically prohibited in this SPUD.

9. Access: There shall be one driveway accessed from North Douglas Avenue in this SPUD.
10. Sidewalks: Four-foot sidewalks shall be constructed on North Douglas Avenue and NE 6th Street prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture: Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% concrete-board, wood, Architectural Metal Panel, Aluminum Composite Panels, Brick, Stone or Stucco and Architectural wood detailing.
2. Open Space: Per base zoning regulations.
3. Street Improvements: N/A
4. Other:

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, 2010, as amended.

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

Parking: This SPUD shall provide four (4) parking spaces for the 2,750 square feet of building area proposed in this SPUD. The four (4) parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD.

Common Areas: Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. 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.

III. Supporting Documents

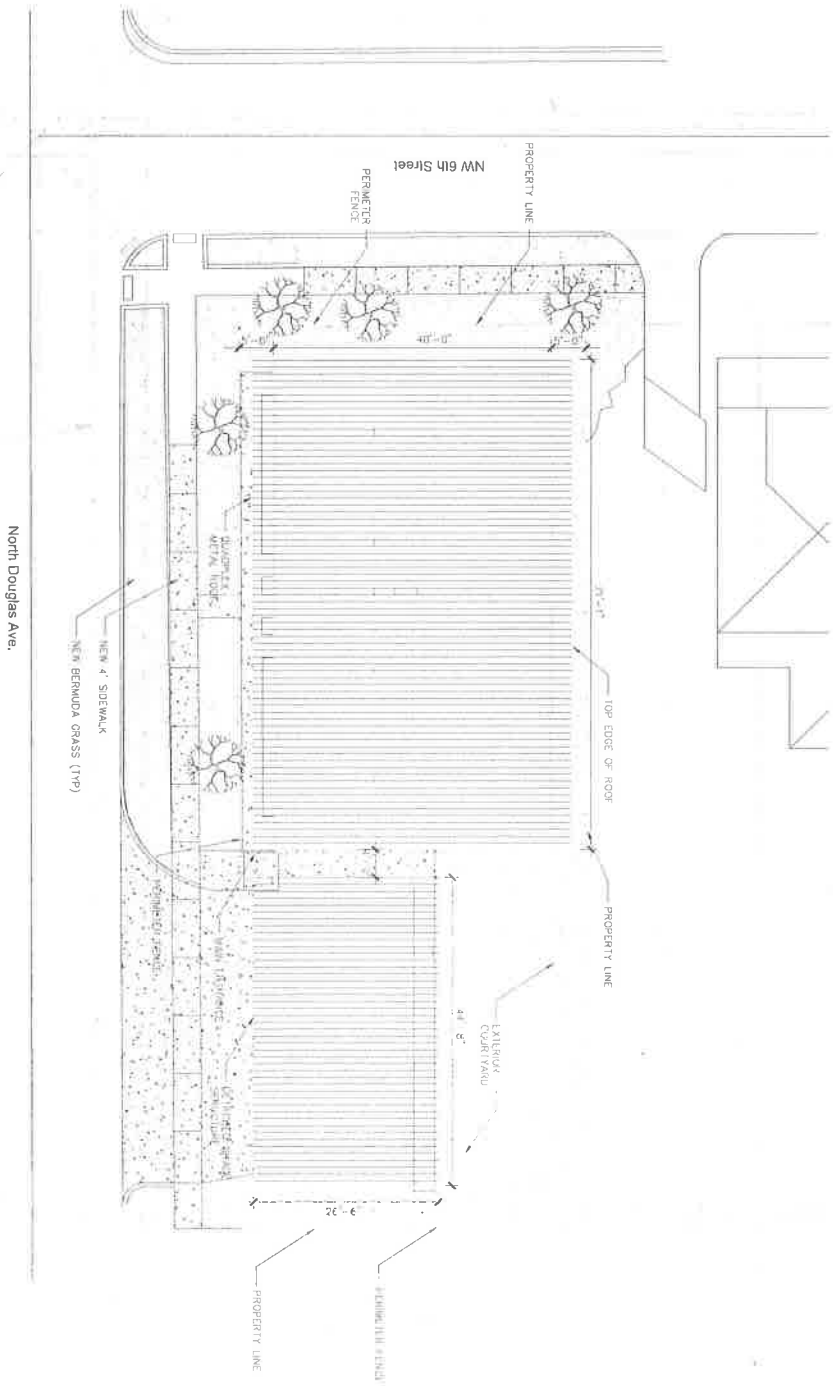
Exhibit A: Legal Description
Exhibit B: Site Plan

Exhibit A
SPUD-969
LEGAL DESCRIPTION

711 NORTH DOUGLAS AVE, OKLAHOMA CITY, OK 73106

LEGAL DESCRIPTION:

Lots Twenty-three (23) and Twenty-four (24), of Block Eighteen (18), in NEAS
ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded
plat thereof (Book 4, Page 51).





 1 PROPOSED SITE PLAN

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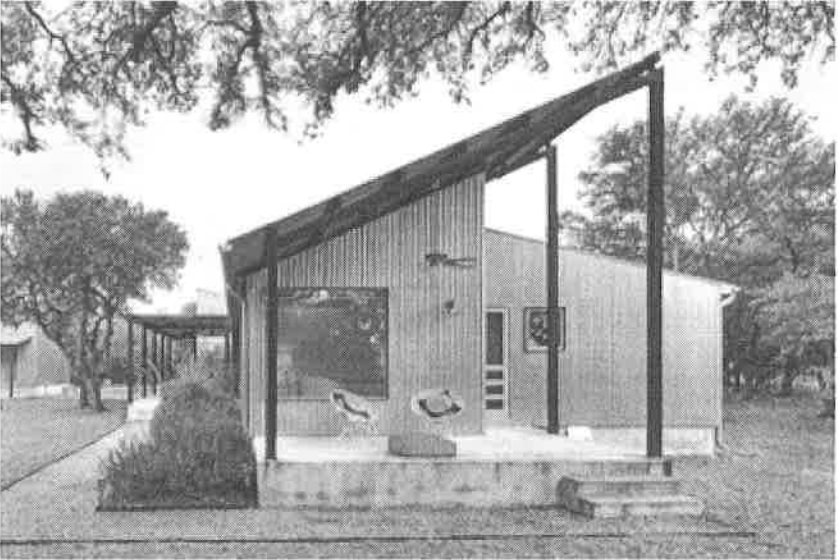
PROPOSED SITE PLAN



711 N. Douglass
Quadplex
 Oklahoma City, Oklahoma

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711 N. DOUGLAS, OKC - SPUD APPLICATION - EXTERIOR CONCEPT PHOTOS



SPUD-969

Published in The Journal Record June 14, 20 17

ORDINANCE NO. 25,658

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2010, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT AND DECLARING AN EMERGENCY. FK

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2010, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

Lots Twenty-three (23) and Twenty-four (24), of Block Eighteen (18), in NEAS ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof (Book 4, Page 51).

SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 16th day of May, 2017.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 13th day of June, 2017.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 13th day of June, 2017.

ATTEST:


CITY CLERK




MAYOR

REVIEWED for form and legality.


ASSISTANT MUNICIPAL COUNSELOR