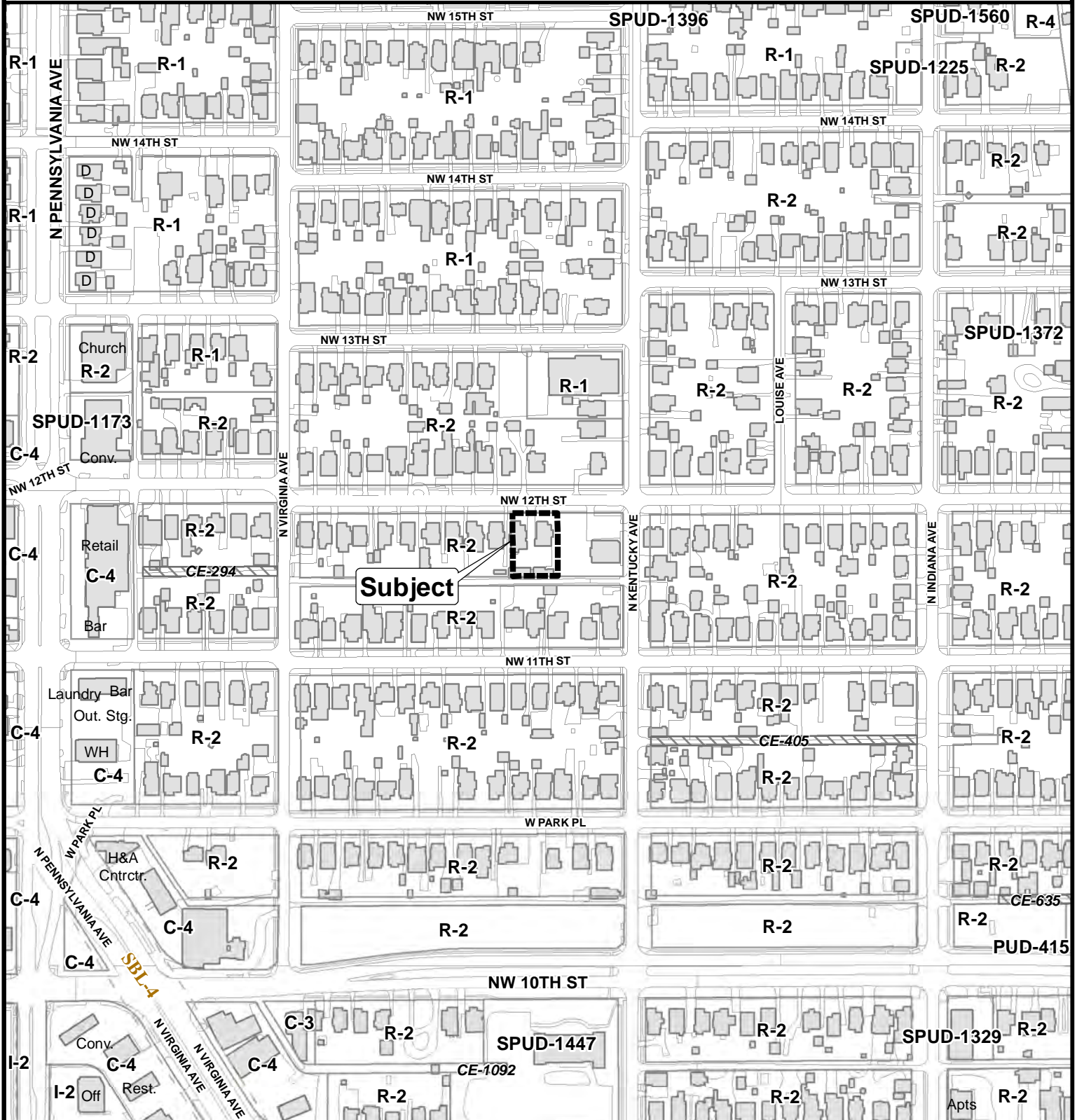
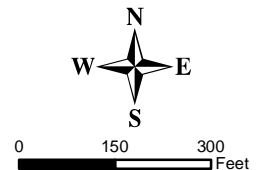


Case No: SPUD-1664 Applicant: Blue Mountain Realty, LLC
Existing Zoning: R-2
Location: 1912 & 1916 NW 12th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



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

July 11, 2024

PREPARED BY:

Atelier AL LLC

Adam Lanman, AIA

718 W Sheridan Ave.

Oklahoma City, Oklahoma 73102

405 820 7191

adam@atelieral.com

SPUD-XXXX 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-4 General 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:

8150.6.1. Community Garden

8150.6.4. Home Garden

8150.7.1. Rainwater Harvesting

8250.3 Community Recreation: Property Owners Association

8200.12 Multiple-Family Residential

8200.14 Single-Family Residential

8200.15 Three - and Four- Family Residential

8200.16 Two-Family Residential

2. **Maximum Building Height:** 35 feet
3. **Maximum Building Size:** Not to exceed 2,000 sf per building

4. **Maximum Number of Buildings:** There shall be a maximum of four buildings within this SPUD.

5. **Density:**

There shall be a maximum of 09 dwelling units within this SPUD

6. **Building Setback Lines**

West: 5 ft (existing structures that exceed setback shall be allowed, new construction shall not be allowed in within the 5'-0" setback)

East: 5 ft (existing structures that exceed setback shall be allowed, new construction shall not be allowed in within the 5'-0" setback)

South: 0 ft

North: 20 ft excluding porches

7. **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 East, South, and West boundary of the parcel where it is adjacent to any residential zoning or use. Said wall shall be constructed of brick, stone, wood, metal, or other decorative material and/or any combination thereof and shall be solid and opaque. The fence may not be a chain link. Side yard fencing shall not extend past the front of the building units and may return to the building units or patio areas in line or behind the front plane of the building units and/or patio.

8. **Landscaping:** The subject parcel shall meet City Landscape requirements in place at the time of development.

9. **Signs:**

9.1 **Freestanding Accessory Signs**

Prohibited

9.2 **Attached Signs**

Prohibited

9.3 **Non-Accessory Signs**

Non-accessory signs shall be prohibited.

9.4 **Electronic Message Display Signs**

Electronic Message Display signs shall be prohibited.

10. **Access:** Access will be via the existing two-way driveway from NW 12th Street

11. **Sidewalks:** A minimum of five-foot sidewalks shall be constructed on local streets, including reconstructing existing and/or damaged sidewalks.

II. **Other Development Regulations:**

1. **Architecture:** Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, or wood and

cementitious siding (including but not limited to the brand commonly known as James Hardie), or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.

2. **Street Improvements:** N/A
3. **Home Sharing:** Upon attaining the proper license, as described in Chapter 13 Article XII of the OKC municipal code as amended, home-sharing shall be allowed
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. **Trash Collection:** Carts per city of OKC
6. **Parking:** No changes to existing parking. The existing parking on the lot shall be deemed appropriate for the SPUD
7. **Maintenance:** The owner shall provide for the perpetual maintenance of common open space, recreation areas, and sidewalks privately owned and serving the project.
8. **Drainage:** The development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description

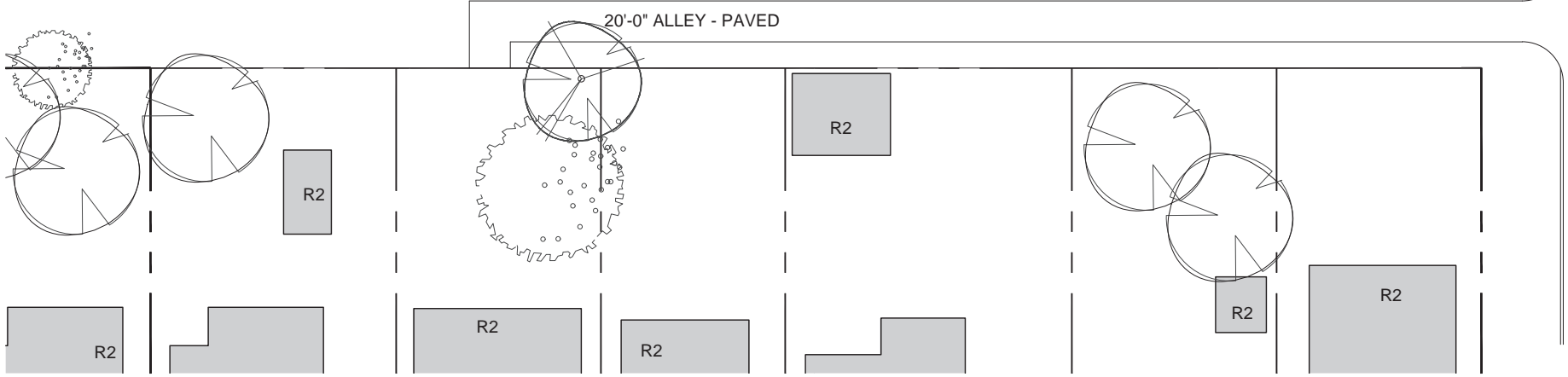
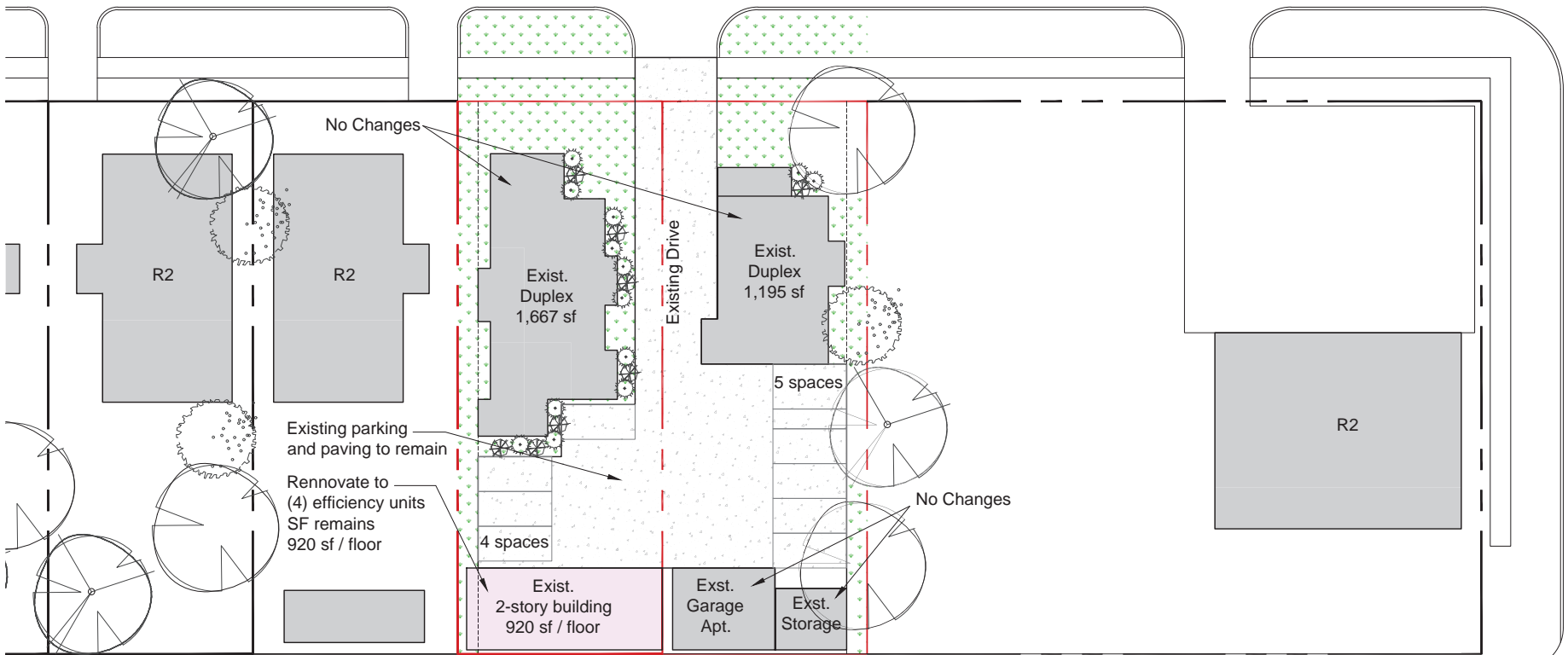
Exhibit B: Conceptual Site Plan

SPUD-1664 Exhibit A – Legal Description

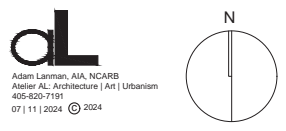
All of Lots Seven (7) through Ten (10), in Block Five (5) of JJ BAUMANN'S ADDITION to Oklahoma City, Oklahoma County, according to the plat.

NW 12TH STREET

KENTUCKY AVE.



01: SITE PLAN | SCALE: 1"=40'-0"



Adam Lannan, AIA, NCARB
 Aleister AL Architecture | Art | Urbanism
 405-520-7191
 07.11.2024 © 2024

LEGAL DESCRIPTION:

1916 NW 12TH STREET, OKLAHOMA CITY, OKLAHOMA 73106: BAUMANS ADDITION 005 000 LOTS 9 & 10
 1912 NW 12TH STREET, OKLAHOMA CITY, OKLAHOMA 73106: BAUMANS ADDITION 005 000 LOTS 7 & 8