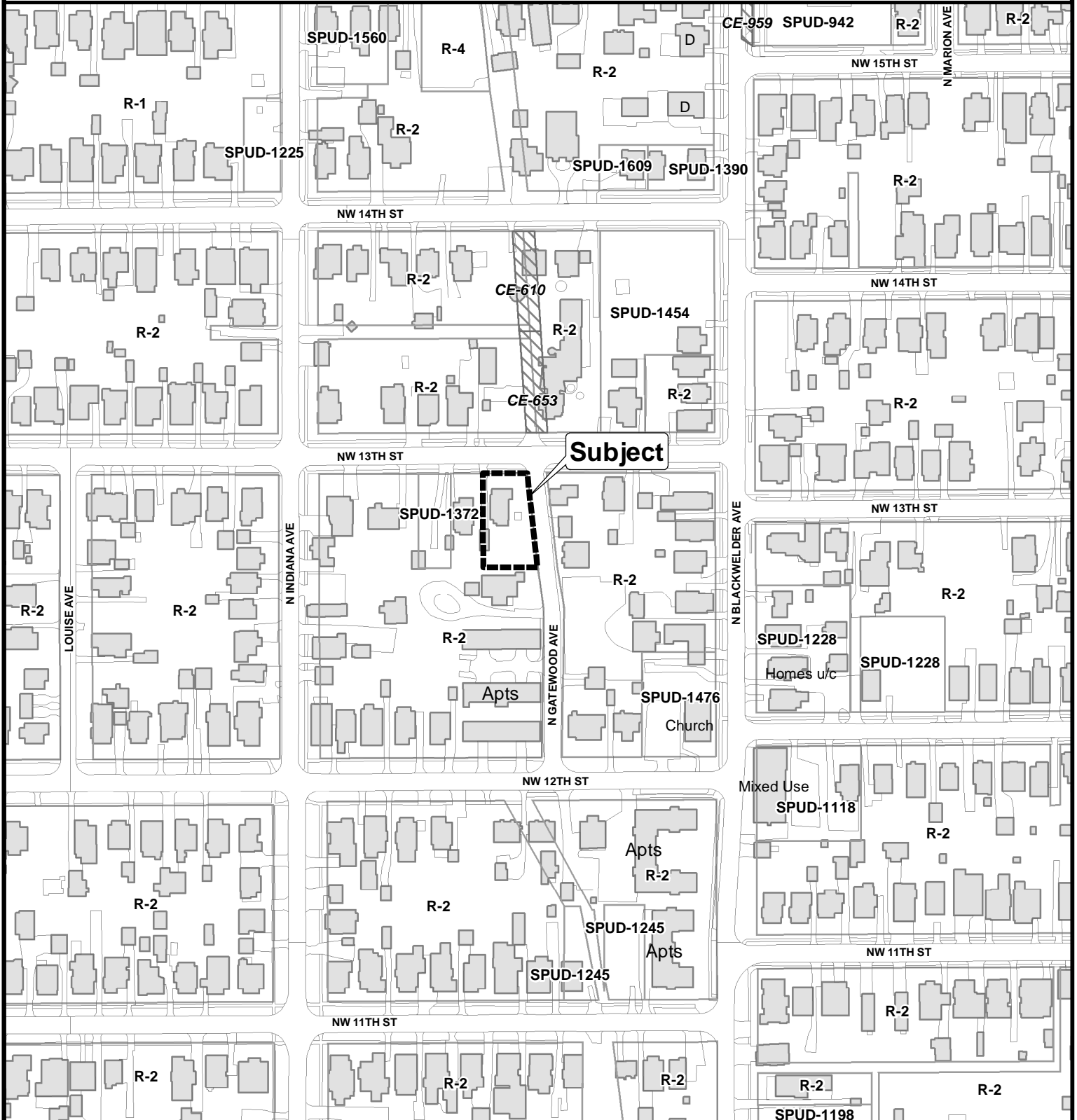


Case No: SPUD-1665

Applicant: BMS Homes, LLC

Existing Zoning: R-2

Location: 1728 NW 13th St.

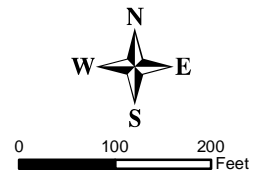


Note: "Subject" is located approximately 1,376' North of NW 10th St. and 2,260' East of N. Pennsylvania Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-0000

MASTER DESIGN STATEMENT

Submission Date - 07.11.2024

PREPARED BY:

Philipp Architect, PLLC
Klaas Reimann-Philipp
2801 N Hudson Ave.
Oklahoma City, OK 73103
405.365.1500
klaas@philipparchitect.com

SPUD-0000 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** (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:

- (8200.12) Multiple-Family Residential
- (8200.14) Single Family Residential
- (8200.15) Three – and Four- Family Residential
- (8200.16) Two-Family Residential
- (8250.3) Community Recreation: Property Owners Association

And any uses allowed in the OKC Municipal code for R-4 General Residential and Jefferson Park Historic Landmark District regulations.

2. **Maximum Building Height:** 2 ½ Stories or 35' building height, with any attic space allowed to be fully built out into habitable space with no wall height or area limitations so long as the building massing still complies with the 35' height requirements.

3. **Maximum Building Size:** Determined by setbacks, building height, and lot coverage.
4. **Maximum Number of Buildings:** Up to three (3) main buildings/SPUD area and one detached/attached garage with an included Accessory Dwelling Unit (ADU).

5. **Building Setback Lines**

South:	5' (property line along adjacent to neighbor)
East:	10' (property line adjacent to Gatewood Ave.)
North:	20' (property line along NW 13 th St.)
West:	5' (property line along adjacent property)
Internal	0' – between internally divided parcels

6. **Minimum Lot Size:** 2,500 square feet
7. **Minimum Lot Width:** 50' facing NW 13th St., 35' facing Gatewood Ave. with 2.5' wide lot extensions to NW 13th St. for water access (see attached exhibits).
8. **Density:** 5 DU/SPUD Area
9. **Minimum Distance Between Buildings:** 3'
10. **Sight-proof Screening:** Fences to conform with section 59-12200.3B of the Oklahoma City Municipal Code, 2010, as amended.
11. **Landscaping:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2010, as amended.
12. **Signs:** The subject parcel shall meet all requirements of the Oklahoma City Municipal Code, 2010, as amended
13. **Access:** The subject parcel may take access by a maximum of one (1) 32' wide drive from NW 13th St. and one (2) 12' wide drives from Gatewood Ave.

14. **Sidewalks:** Subject to the policies and procedures of the Public Works Department. Four-foot sidewalks shall be constructed on the interior streets and five-foot sidewalks shall be required on collector streets prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. **Open Space:** 25% of SPUD area shall remain open space with open space defined as any space that isn't building footprint or used for parking as defined in section 59-10250.8B (1) of the Oklahoma City Municipal Code, 2010, as amended.
2. **Parking:** The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2010, as amended, with the exception that garages shall count toward meeting the minimum parking requirements, provided each parking space in a garage or off-street shall be a minimum of 8½ feet wide by 18 feet deep.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Survey

Exhibit C: Conceptual Site Plan

Exhibit D: Site Setbacks and Dimensions

SPUD-1665 Exhibit A – Legal Description

Lots Eleven (11) and part of Lot Twelve (12), lying west of line Beginning 17.59 feet east of the northwest corner of Lot 12 to a point in the south line of Lot 11 8.5 feet east of the southwest corner of Lot 11, and lots Thirteen (13) and Fourteen (14), in Block Eleven (11), of College Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SPUD-0000

ADDRESS:

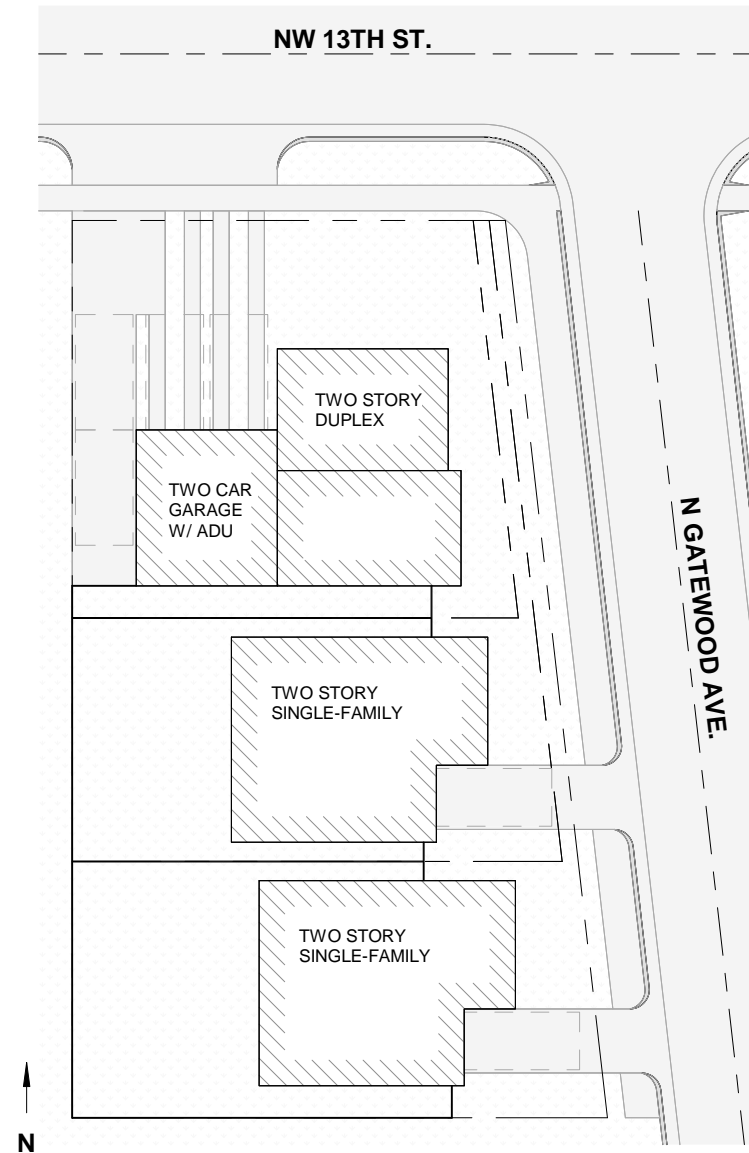
1728 NW 13th St.
OKC, OK 73106

SUBMISSIONS

1 07.10.2024

SHEET:

EXHIBIT C
CONCEPTUAL SITE



1 | CONCEPTUAL SITE
1" = 30'-0"

