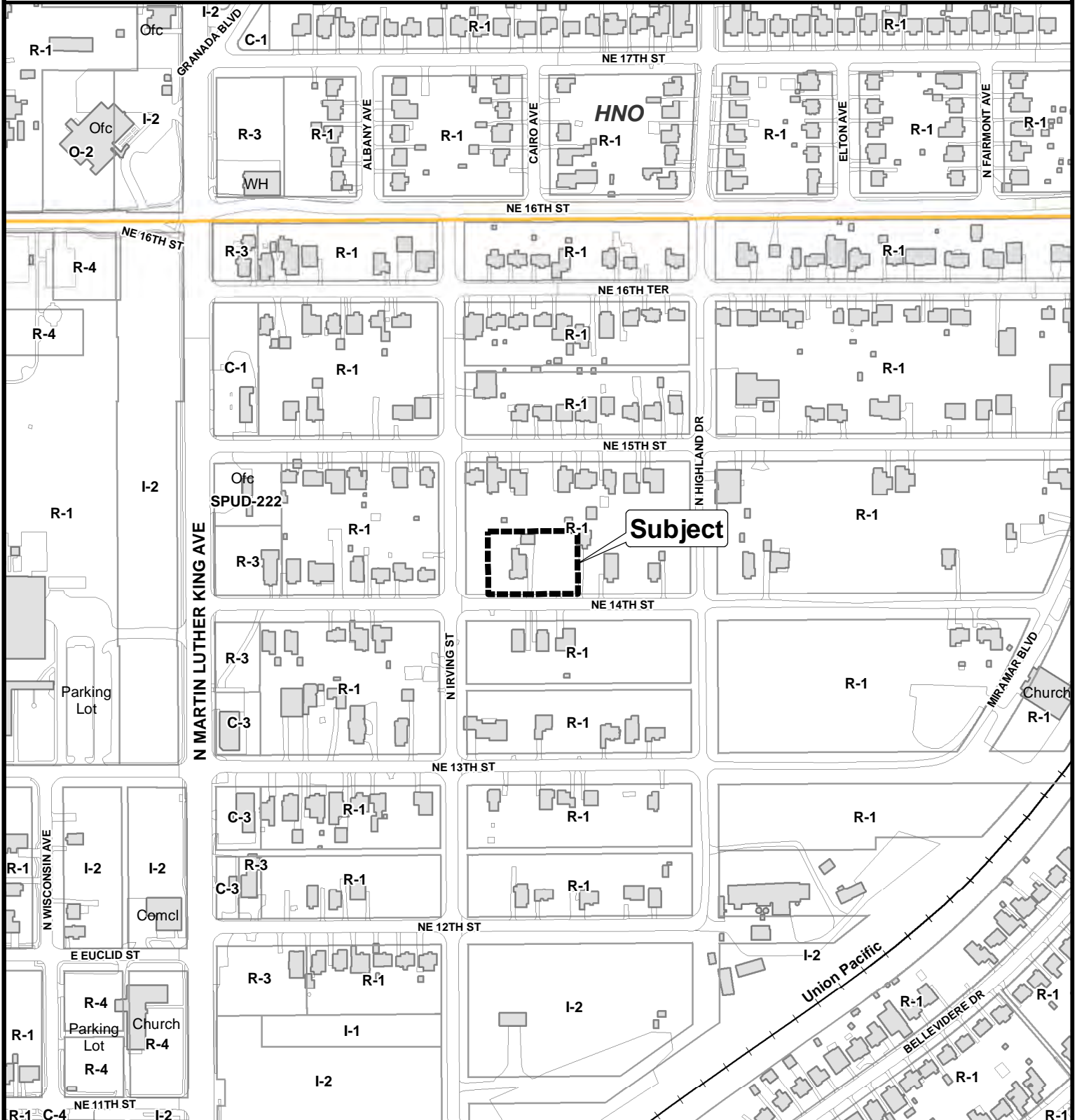


Case No: SPUD-1666

Applicant: PlaceKeepers, LLC

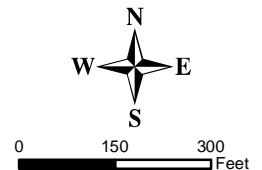
Existing Zoning: R-1

Location: 2113 NE 14th St.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-(\_\_\_\_)**

**MASTER DESIGN STATEMENT**

**White Orchard**

**2113 NE 14<sup>th</sup> Street**

**July 17, 2024**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Sute 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*  
5811

# SPUD-(        ) 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-3, "Medium 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 within Tract 1 this site:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

**2. Maximum Building Height:**

The maximum height if any building shall be 45 feet.

**3. Maximum Building Coverage:**

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

**4. Minimum Lot Size:**

The minimum lot size within this SPUD shall be 3,000 SF.

**5. Minimum Lot Width:**

The minimum lot width within this tract shall be 25 feet.

**6. Building Setback Lines:**

North Boundary: 5 feet  
East Boundary: 5 feet  
South Boundary: 8 feet  
West Boundary: 5 feet

Setbacks between internally divided parcels shall be zero (0) feet, except as required by building and fire codes.

**7. Sight-proof Screening:**

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

**8. Landscaping:**

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

**9. Signs:**

Signage shall be per the base zoning district.

**10. Vehicular Access:**

One (1) driveway shall be permitted from NE 14<sup>th</sup> Street and one (1) drive shall be permitted from N Irving Street via the existing alley. Shared access via adjacent tracts may occur with recorded cross access agreements.

Lots within this SPUD will not be required to have frontage on an approved public street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

**11. Sidewalks:**

Five-foot sidewalks shall be constructed on NE 14<sup>th</sup> Street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

**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, stone masonry, fiber cement panels, wood, architectural metals, engineered wood siding, rainscreen systems, and/or other similar claddings or material.. EIFs shall not be permitted within this SPUD. Architectural regulations do not apply to accessory structures.

**2. Open Space:**

N/A

**3. Street Improvements:**

N/A

**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. 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. Said dumpster shall not be permitted within 25 feet from all property lines adjacent to residential uses.

**6. Parking:**

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

This SPUD shall require 0.75 parking spaces per dwelling unit.

**7. Maintenance:**

N/A

**8. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**9. Platting:**

Platting shall be per the OKC Subdivision Regulations.

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

**10. Other:**

**10.1 Common Areas:** Not Required

**10.2 Density:** There shall be a maximum of Twenty-five (25) dwelling units permitted within this tract.

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### **White Orchard**

Lots Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), and Thirty (30), in Block Five (5), WHITE ORCHARD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.





**SPUD-\_\_\_\_\_**  
**White Orchard**

Exhibit B  
Conceptual Site Plan

+/-0.64 Acres



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405.233.8675 FAX 405.233.8678

ENGINEERS SURVEYORS PLANNERS  
7/17/24  
Conceptual site plan showing feasible option  
permitted under proposed rezoning