

Case No: SPUD-1679

Applicant: Patriot Custom Homes, LLC

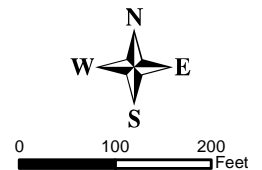
Existing Zoning: R-2

Location: 2324 W. Park Pl.



The City of OKLAHOMA CITY

# Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT**

Applicant: Patriot Custom Homes, LLC

Submitted: September 12, 2024

**PREPARED BY:**

RIEGER SADLER JOYCE LLC  
Libby Smith  
136 Thompson Dr.  
Norman, OK 73069  
405-310-5274  
lsmith@rsjattorneys.com

# **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, 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 regulations of the **R-2; Two-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except as modified herein.

All current buildings and improvements on this site shall be deemed permissible under this SPUD and permitted to remain as currently constructed. Any new buildings or improvements developed pursuant to this SPUD shall be done in accordance with the regulations set forth herein.

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

All uses within the **R-2 District** shall be permitted within this SPUD:

8250.3	Community Recreation: Property Owners Association
8300.40	Family Day Care Homes
8250.13	Light Public Protection and Utility: Restricted
8200.5	Low Impact Institutional: Residential-Oriented
8200.14	Single-Family Residential
8200.16	Two-Family Residential

**2. Maximum Building Height:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

**3. Maximum Building Size:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

**4. Maximum Number of Buildings:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. There shall be a maximum of two (2) dwellings, and they may be attached or detached. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines:**

The existing setback lines shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, setback lines shall be in accordance with the base zoning district.

**6. Sight-proof Screening:**

The existing screening shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, screening requirements shall be in accordance with the base zoning district.

**7. Landscaping:**

The subject property shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development. The landscaping in this SPUD shall be in accordance with the Chapter 59, Article XI, Section 59-11250 of the Oklahoma City Municipal Code, 2020, as amended.

**8. Signs:**

**8.1 Free standing accessory signs**

Free standing accessory signs shall be in accordance with the base zoning district.

**8.2 Attached signs**

Attached signs shall be in accordance with the base zoning district.

**8.3 Non-Accessory Signs**

Non-Accessory signs shall be prohibited.

**8.4 Electronic Message Display signs**

Electronic Message Display signs shall be prohibited.

**9. Access:**

The existing access to the site shall remain as-is from W. Park Place.

**10. Sidewalks**

Sidewalks shall be provided in accordance with Chapter 59, Article XII, Section 59-12100 of the Oklahoma City Municipal Code, 2020, as amended.

**II. Other Development Regulations:**

**1. Architecture:**

All buildings currently constructed on site shall remain and shall be deemed to conform to all architecture regulations contained herein. In the event that a new building is constructed, the following regulations shall apply:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

**2. Open Space:**

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the open space requirements of the base zoning district shall be met.

**3. Street Improvements:**

N/A

**4. Site Lighting:**

N/A

**5. Dumpsters:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. Parking:**

The existing parking shall be deemed to conform to all parking regulations for the existing development on site. Parking for any new construction shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Aerial of Property

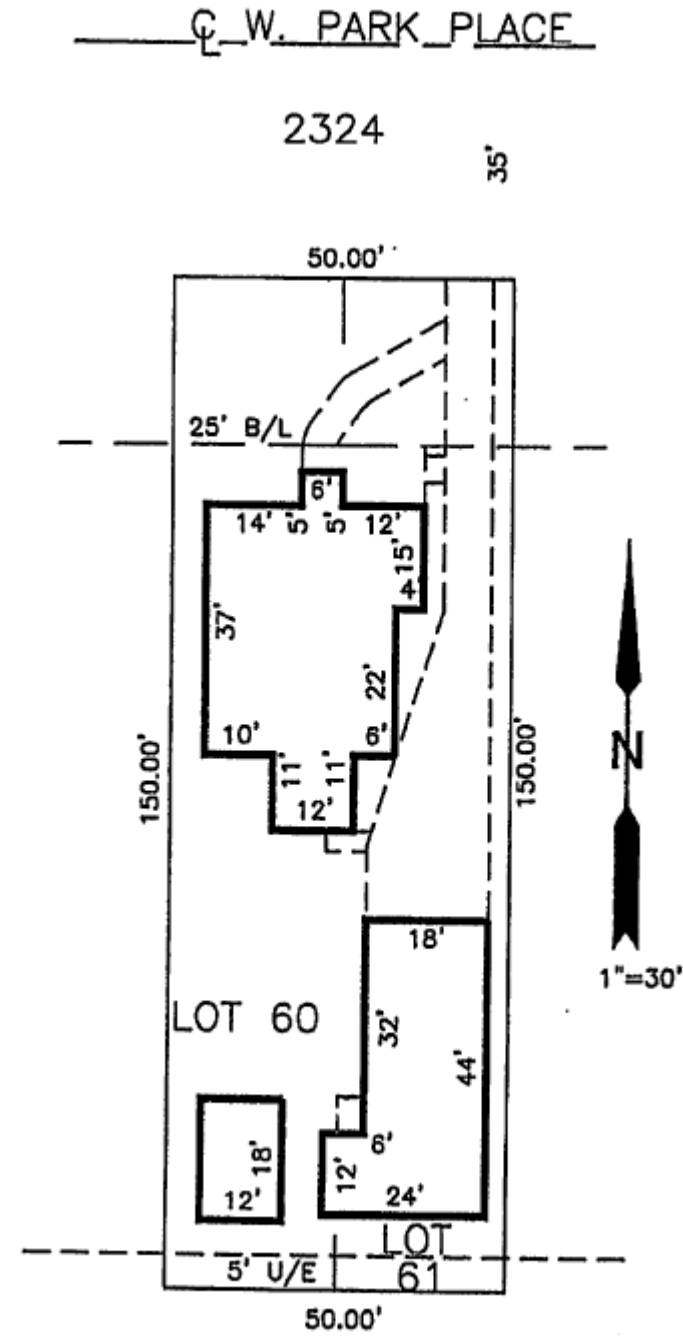
## **Exhibit A**

### **Legal Description**

All of Lots SIXTY (60) and SIXTY-ONE (61), of Block FOUR (4), of the AMENDED PLAT OF BLOCKS 4 TO 7 INC., & S. 1/2 OF BLOCKS 14 AND 15, YOUNG'S ENGLEWOOD ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Exhibit B

Site Plan



**Exhibit C**

**Aerial of Property**

