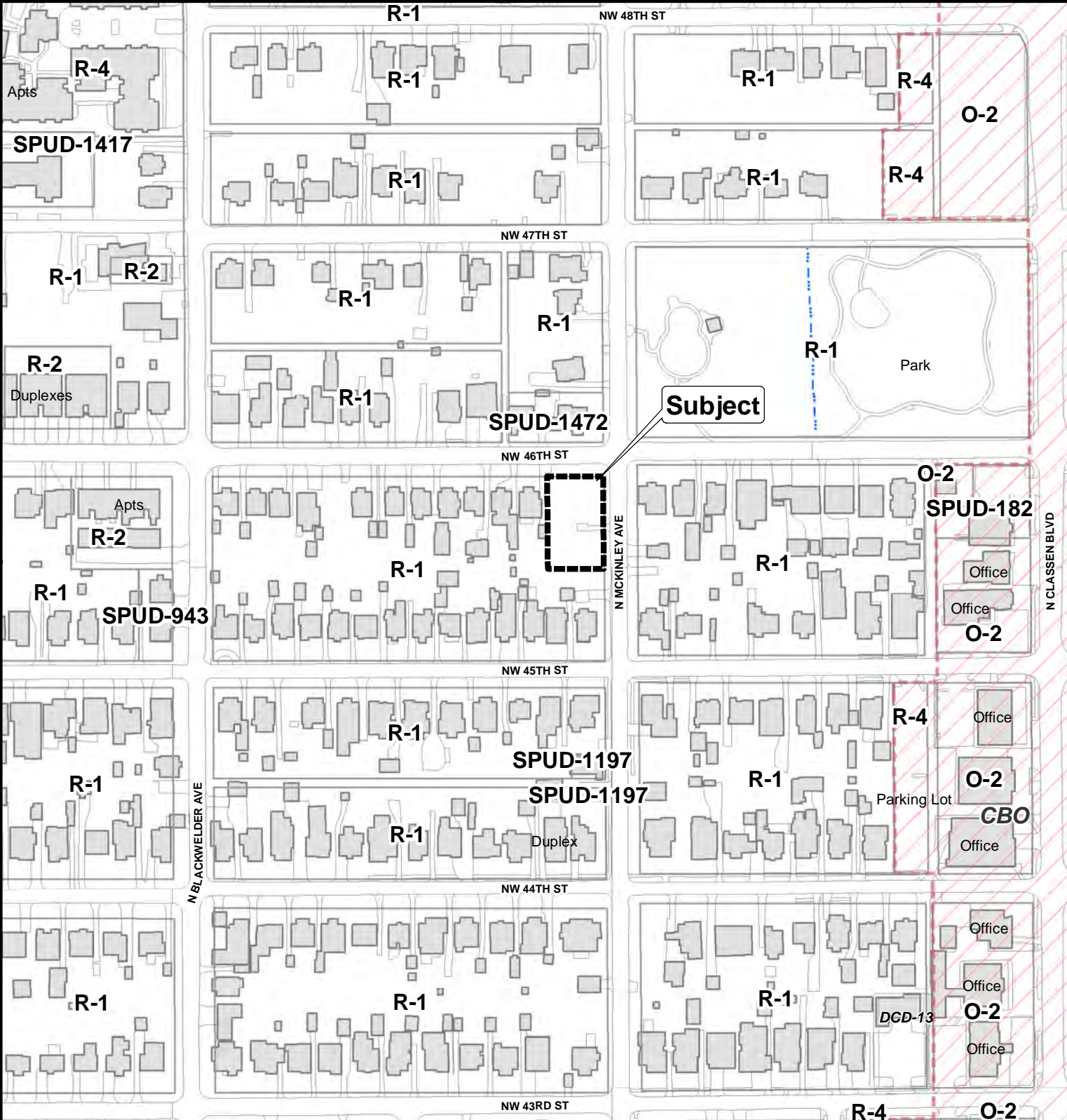


Case No: SPUD-1702 Applicant: Green Oaks Partners, LLC
Existing Zoning: R-1
Location: 1500 & 1504 NW 46th St.

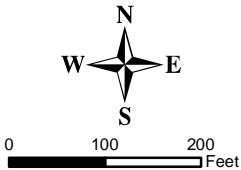


Note: "Subject" is located approximately 1,321' South of the NW Expressway



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



To maintain consistency, preserve readability, and minimize delays please maintain the formatting of this document to the maximum extent possible.

Sections may be added as necessary.

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-(number)
MASTER DESIGN STATEMENT

(Revision Date)
(Revision Date)

PREPARED BY:

Dryline Architecture
Samuel Day, RA
1620 NW 17th ST
Oklahoma City, OK 73106
405 370 0684
samday@drylinearch.com

SPUD-(number) 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-1 Single-Family 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:

8200.14 Single-Family Residential
8200.16 Two-Family Residential
8200.4. Live/Work Units
8300.1. Administrative and Professional Offices

1.1 Minimum Lot Size: 2500 Square Feet

1.2 Minimum Lot Width: 30 Feet

2. **Maximum Building Height:** 3 stories or 35 Feet

3. **Maximum Building Size:** 3500 Square Feet

4. Maximum Number of Buildings: 2 per lot

5. Density: No more than 1 DU/1250 SF

6. Building Setback Lines

Front Yard: 25 Feet

Rear Yard: 8 Feet

Side Yard: 3 Feet

Corner Side Yard: 12 Feet

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 West boundary of the SPUD where it is adjacent to any residential zoning or use.

8. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's landscaping ordinance in place at time of development.

9. Signs: There will be no signs associated with this SPUD.

10. Access: Access shall be permitted from McKinley Avenue and the existing curb cut on 46th Street.

11. Sidewalks: A minimum of a five-foot sidewalk shall be constructed next to the project property line on 46th Street and McKinley Avenue.

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, wood, fiber cement, metal or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. If corrugated metal is used it shall be a minimum of 7/8" deep and 24 gauge.

2. Open Space: 50% Maximum Lot Coverage

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. **Trash Collection:** No permanent dumpsters larger than 100 gallons shall be allowed
6. **Parking:** No less than one off-street parking space per building shall be provided.
7. **Maintenance:** Property owners are responsible for the perpetual maintenance of the property.
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

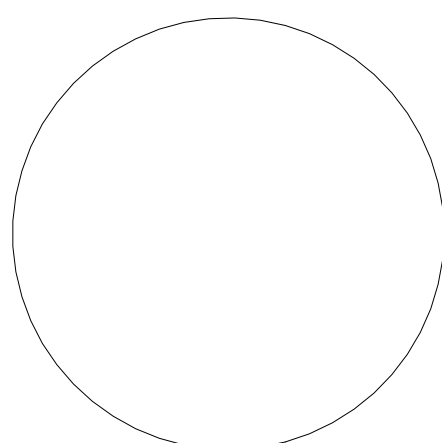
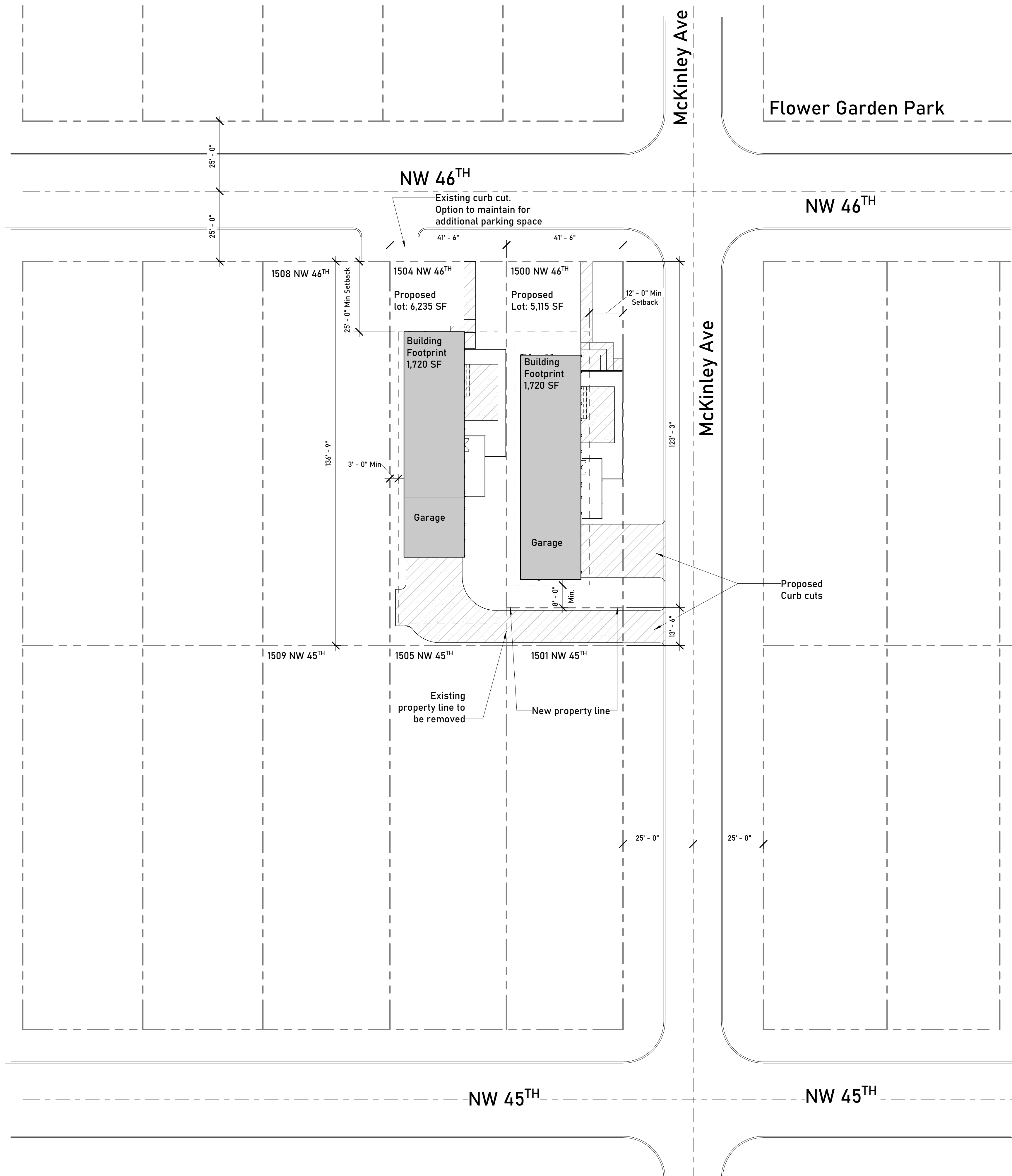
Exhibit B: Site Plan

LEGAL DESCRIPTION

1500 NW 46th ST SPUD

December 11, 2024

LOTS 1 & 2, BILLINGTON'S SUBDIVISION OF BLOCK 28 SHAW'S HEIGHTS, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the record plat thereof.



Flower Garden Homes

Project 22.1
1500 NW 46th St
Oklahoma City, OK 73118

Submissions

1.0

Conceptual Site Plan