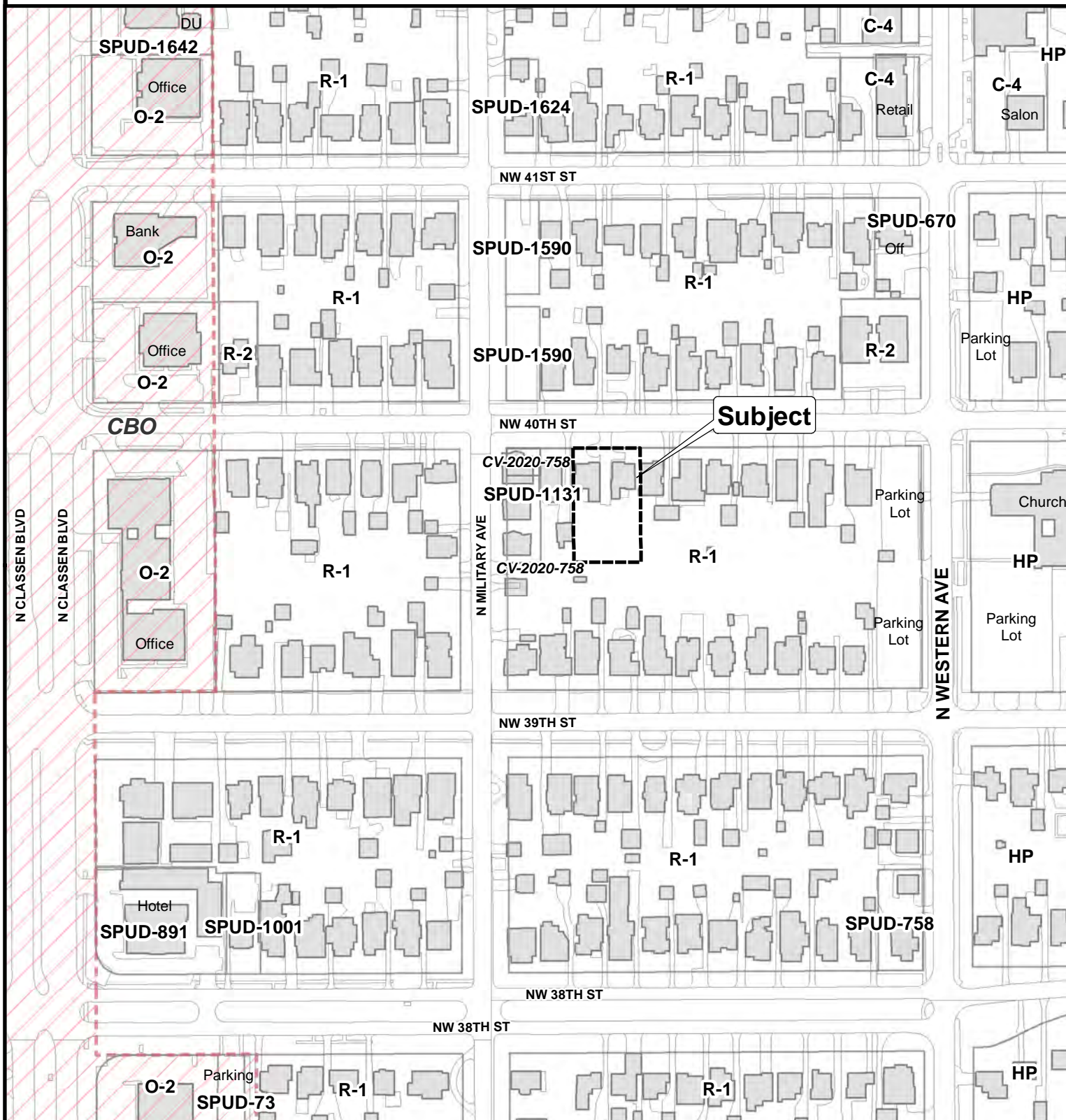


Case No: SPUD-1710

Applicant: Harding Family, LLC

Existing Zoning: R-1

Location: 1134 NW 40th St.

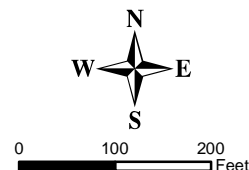


Note: "Subject" is located approximately 1,545' North of NW 36th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
Of
1134 - 1138 N.W. 40th Street
SPUD-()
MASTER DESIGN STATEMENT

PREPARED FOR:
BEEHOLD, INC.
1135 NW 39th Street
Oklahoma City, OK 73118
405-923-2772

PREPARED BY:
Randy King Hill
E. D. HILL
1220 Mulberry Lane
Oklahoma City, OK 73116
405-232-2208

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 regulation of the "R-1" Single Family Residential District (Oklahoma City 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

2. Maximum Building Height:

The maximum building height shall be 2-1/2 stories and thirty feet (30') in height. Chimneys, shafts, canopies or other such appurtenances may extend above the maximum building height.

3. Maximum Building Size:

The maximum building size for new residences shall not exceed 2,600 square feet not including garages.

4. Maximum Number of Buildings:

The maximum number of buildings shall not exceed four (4) residential structures and four (4) attached or unattached garages.

5. Building Setback Lines

Building Setback Lines for structures shall be as follows. Porches, awnings, overhangs may extend into the setbacks.

Front Yard: The front yard setback from the exterior boundary of the SPUD shall be twenty feet (20').

Rear Yard: The rear yard setback from the exterior boundary of the SPUD shall be ten feet (10').

Side Yard: The side yard setback from the exterior boundary of the SPUD shall be three feet (3').

Interior: The interior lot line setback within this SPUD shall be zero feet (0').

6. Sight-proof Screening:

The base zoning district regulations shall regulate the sight-proof screening of the exterior boundary of this SPUD. Existing sight-proof screening may be used to meet any screening requirements. No interior screening shall be required.

7. Landscaping:

Landscaping shall comply with the City of Oklahoma City landscape ordinance in effect at the time of development.

8. Signs:

No signs shall be permitted.

9. Access:

Shared/Cross Access between lots shall be permitted. There shall be one (1) access point from NW 40th Street from this SPUD.

10. Sidewalks

Sidewalks shall not be required as a part of this SPUD..

11. Minimum Lot Size

The minimum lot size within this SPUD shall be no less than three thousand (3,000) square feet.

12. Lots

Lots within this SPUD may be sold individually. Each lot must have at least five feet (5') frontage onto NW 40th Street.

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, metal or wood, or other similar type finish. EIFS (Exterior Insulation Finish System) material and exposed concrete block buildings shall not be permitted within this SPUD.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

N/A

5. Dumpsters:

Dumpsters shall not be permitted in this SPUD. The single family units shall utilize the City of Oklahoma City waste pick up services.

6. Parking:

Each unit shall have a minimum of two parking spaces in a garage which shall count towards meeting the minimum parking requirements of the City of Oklahoma City. Parking is also provided with guest parking at the front of the SPUD. Parking and drives may be constructed with a surface of Decomposed Granite (DG) with minimal curbing to hold the DG in place.

7. Maintenance:

The maintenance of all common areas, drives drainage and amenities located within the SPUD shall be the responsibility of the owner(s) of said property. No structures, storage grading, fill or fences either temporary or permanent shall cause the blockage, block the flow or adversely affect the flow of stormwater from the SPUD.

8. Drainage:

Development of this SPUD will comply with Chapter 16 (Drainage Ordinance) of the City of Oklahoma City as amended. Or, Development can comply with alternative drainage that does not comply provided that it is approved by the City Engineer of the City of Oklahoma City.

9. Other:

III.Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Survey

Exhibit D: Aerial Photograph

SPUD-1710 Exhibit A - Legal Description

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-Five (25), Putnam Heights Addition to the City of Oklahoma City.

Exhibit C

Survey

