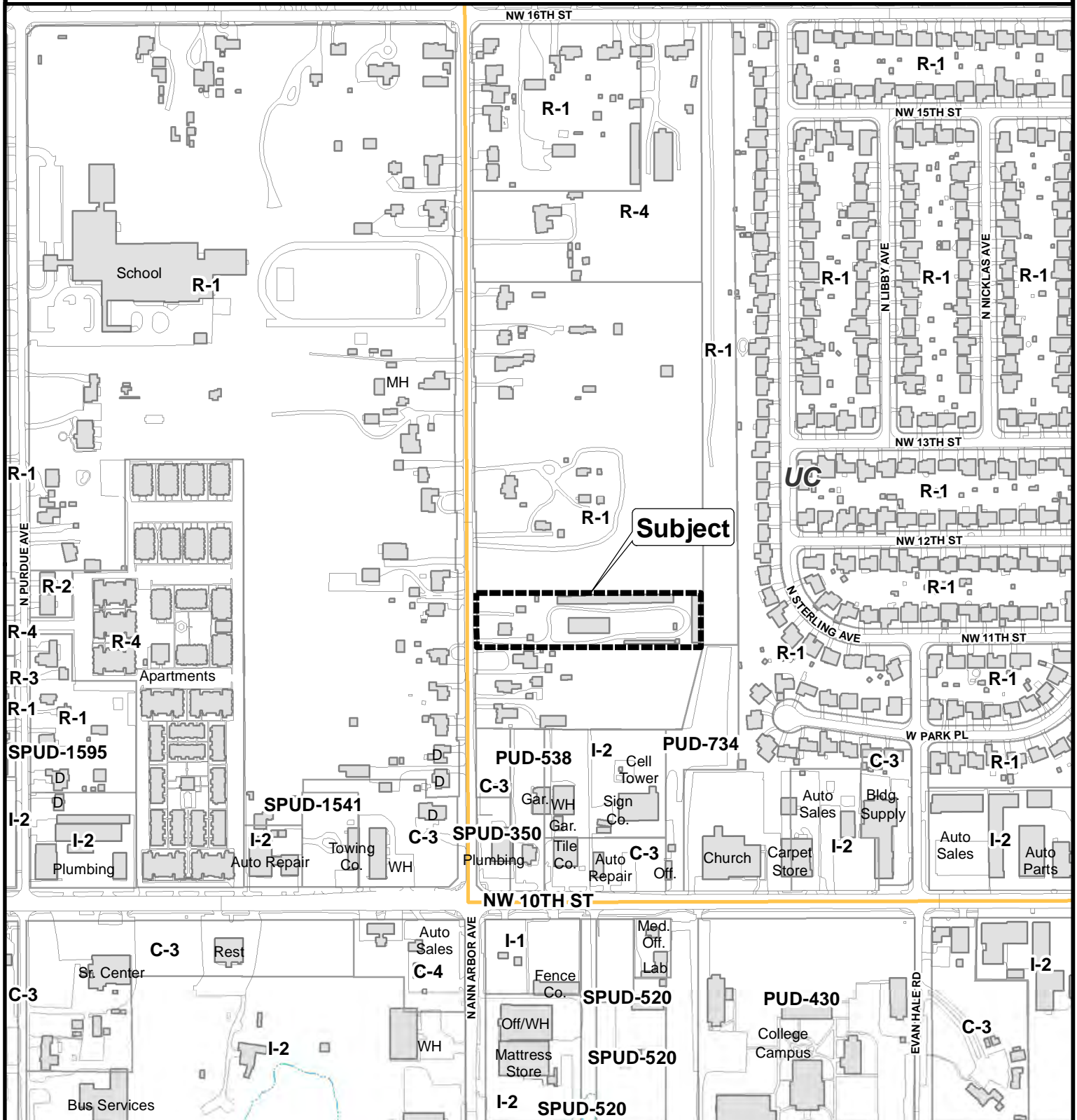


Case No: SPUD-1725

Applicant: G2 Investments, LLC

Existing Zoning: R-1 / UC

Location: 1210 N. Ann Arbor Ave.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development



0 200 400  
Feet

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-**  
**MASTER DESIGN STATEMENT**

**3/13/2025**



**PREPARED BY:**  
Fallon Brooks-Magnus, AIBD  
Jollybird Design  
733 NW 22<sup>nd</sup> Street  
OKC, OK 73103  
(405) 655-8077  
[fallon@jollybird.design](mailto:fallon@jollybird.design)

# **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- Single-Family Residential District** (OKC Zoning Ordinance, 2010, as amended), except as modified herein.

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

Single-Family Residential (8200.14)

Two-Family Residential (8200.16), except that units may be attached or detached.

Personal Storage (8300.60)

2. **Maximum Building Height:** Per R-1 Regulations.
3. **Maximum Building Size:** Per R-1 Regulations.

**4. Building Setback Lines:**

West / Corner Side 5'

East: 5'

North (NW 41<sup>st</sup> St): 20'

South (NW 40<sup>th</sup> St): 20'

Internal Setbacks: 3'

Alley: 5'

**5. Lot Size**

The Minimum lot size within this SPUD shall be 3,000 square feet and the minimum lot width shall be 50 feet.

**6. Lot Coverage**

Maximum lot coverage shall not exceed 60%

**7. Density**

There shall be a maximum of six (2) dwelling units permitted within this SPUD.

**8. Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified herein.

**9. Signs:** Existing Monument sign to remain

**10. Access:** Access shall be permitted from N Ann Arbor via two existing drives

**11. Sidewalks:** No sidewalks shall be required in this SPUD

**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, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed concrete block buildings shall not be permitted.

**2. Open Space:** There shall be a minimum of 40% open space, defined as no buildings or paving, per lot.

**3. Street Improvements:** N/A

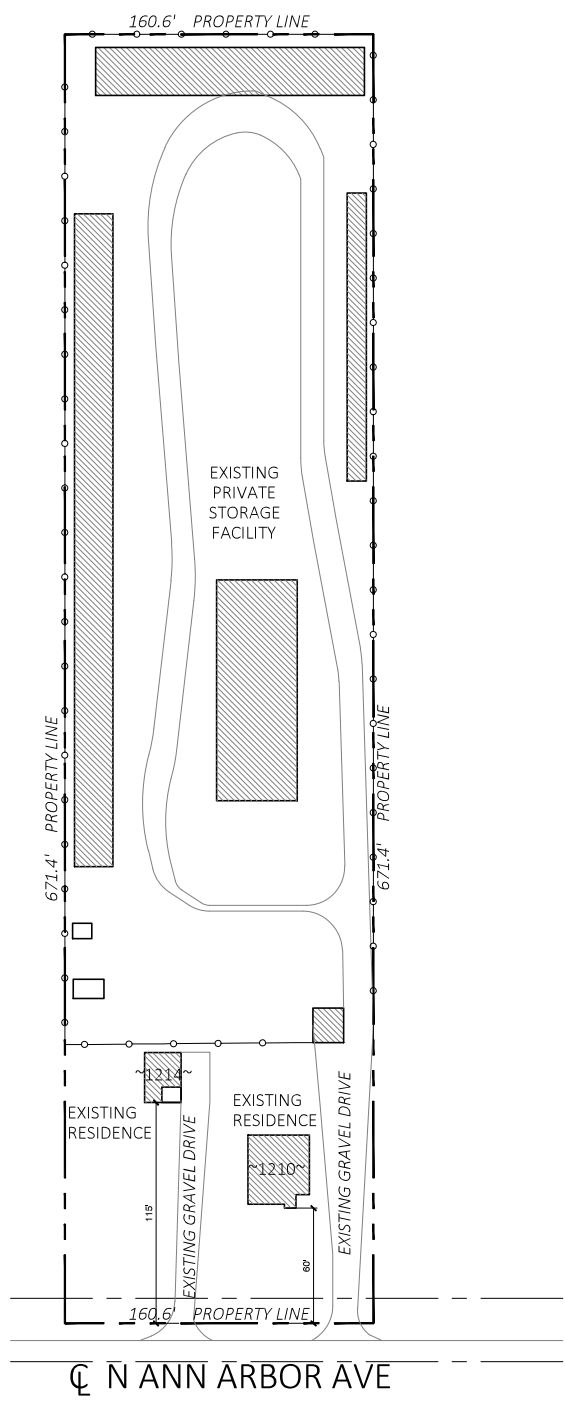
**4. Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended, except that dumpsters shall not be allowed for trash collection.
6. **Parking:** The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended, except that 2 parking spaces shall be required for single-family residences, and three parking spaces shall be required for each duplex. Parking for duplexes shall be located behind fences or buildings to shield the view from public right-of-way. Garages, if provided, shall count toward the parking requirement provided each space meets the parking stall design standards.
7. **Maintenance:** Maintenance of all common areas in the development and maintenance of all amenities located within the common areas shall be the responsibility of the owner(s) of said property. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
9. **Site Proof Screening:** A minimum 6' high fence or wall shall be erected between storage facility space and the residential yard spaces.

### III. Supporting Documents


Exhibit A: Legal Description

Exhibit B: Site Plan



1  
A-1 EXISTING SITE PLAN  
1" = 100'-0"



 <div>733 NW 22nd Street OKC, OK 73103 405.655.8077 <a href="http://www.jollybird.design">www.jollybird.design</a></div>	PROJECT 1210-1214 N ANN ARBOR AVE OKC, OK 73127		SHEET NO.  1
	DATE 3/12/2025	CA# SPUD-	
	DRAWN BY FRB	TITLE Prelim. Site Plan	