

Case No: SPUD-1732 Applicant: 17th Apartments, LLC
Existing Zoning: R-1 / UC
Location: 1617 NW 16th St.

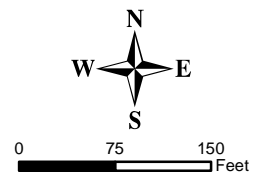


Note: "Subject" is located approximately 2,286' West of N. Western Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-(number)

MASTER DESIGN STATEMENT FOR

(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-4 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following uses will be permitted on this site:

8200.12. Multiple-Family Residential*
8200.14. Single-Family Residential*
8200.16. Two-Family Residential*
8200.2. Dwelling Units and Mixed-Use*
8200.4. Live/Work Units*
8250.16. Murals

*Up to 8 Dwelling Units may be constructed on the site, including Live/Work Units.

The following uses will be permitted on this site but limited to 1,000 square feet in area:

8300.1. Administrative and Professional Offices
8300.5. Alcoholic Beverage Retail Sales.

8300.32. Convenience Sales and Personal Services.
8300.33. Drinking Establishments: Sitdown, Alcohol Permitted.
8300.37. Eating Establishments: Sitdown.
8300.39. Eating Establishments: Sitdown, Limited Alcohol Permitted.
8300.41. Food and Beverage Retail Sales.
8300.59. Personal Services: Restricted.
8300.61. Repair Services: Consumer
8300.63. Retail Sales and Services: General
8350.3. Custom Manufacturing
8350.8. Industrial, Light

No other uses shall be permitted on this site.

1.1 Minimum Lot Size: 5000 Square Feet

1.2 Minimum Lot Width: 50 Feet

2. Maximum Building Height: 3 stories or 38 Feet

3. Maximum Building Size: 6500 Square Feet

4. Maximum Number of Buildings: 2 per lot

5. Building Setback Lines

Front: 12 Feet

Rear: 20 Feet for primary structure.

0 Feet for carports or other accessory structures

Side: 5 Feet

6. 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 boundary of this parcel where it is adjacent to any residential use. Fencing/walls shall be constructed of stucco, brick, stone, metal, or wood and/or any combination thereof and shall be solid and opaque.

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

8. Signs: Per base zoning district regulations, except for the following:

1. Free-standing accessory signs.

A-frame, Sandwich, and Swinger signs are permitted and shall not require a certificate of approval. These signs shall have 10 square feet per side max.

2. Attached signs

Awning, Canopy, and Marquee Signs are permitted and may project up to 5' from the setback line.

Projecting signs are permitted for the building and for any commercial or live-work tenant. Projecting signs shall have no minimum distance from other signs. No more than three total projecting signs may be installed.

Window Signs are permitted and may cover up to 25% of the available glazing area along the street frontage. Window signs may have internal illumination.

Flag signs are permitted with a setback of 5' from all property lines. Flag signs may be up to 60 SF.

9. Access: Access shall be permitted from 16th Street and from the existing alley.

10. Sidewalks: Existing sidewalks shall remain or be repaired or replaced if removed during construction.

5 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: at least 30% of gross building area

3. Street Improvements: N/A

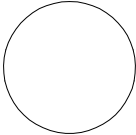
4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020 as amended.
5. **Trash Collection:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
6. **Parking:** At least five off-street parking spaces shall be provided. Decomposed granite shall be allowed for parking surfaces provided a minimum 2” deep gravel road base and Geotextile fabric are installed beneath the granite. All accessible parking spaces and spaces with slopes greater than 5% shall be paved with concrete or asphalt.
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.

6 Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Conceptual Rendering



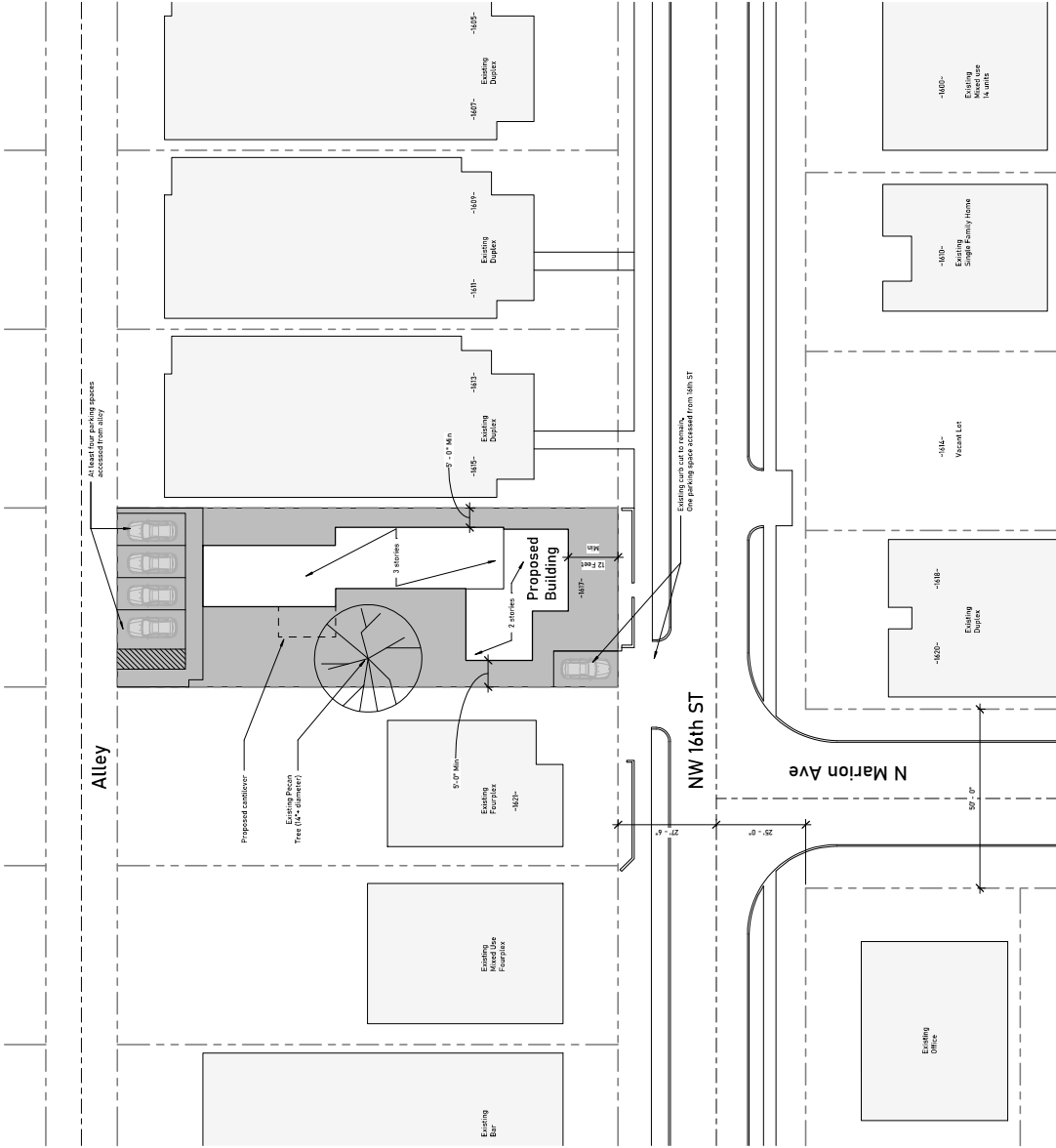
Okie Donut
Project 41
1617 NW 16th St
Oklahoma City, OK 73106

Submissions

SPUD-1732
Exhibit B

Site Area
7,000 SF Net
8,875 SF Gross
(inclusive of ROWs to centerlines)

Proposed Density
8 Dwelling Units
39.2 Units per Gross Acre



SPUD-1732 Exhibit C

