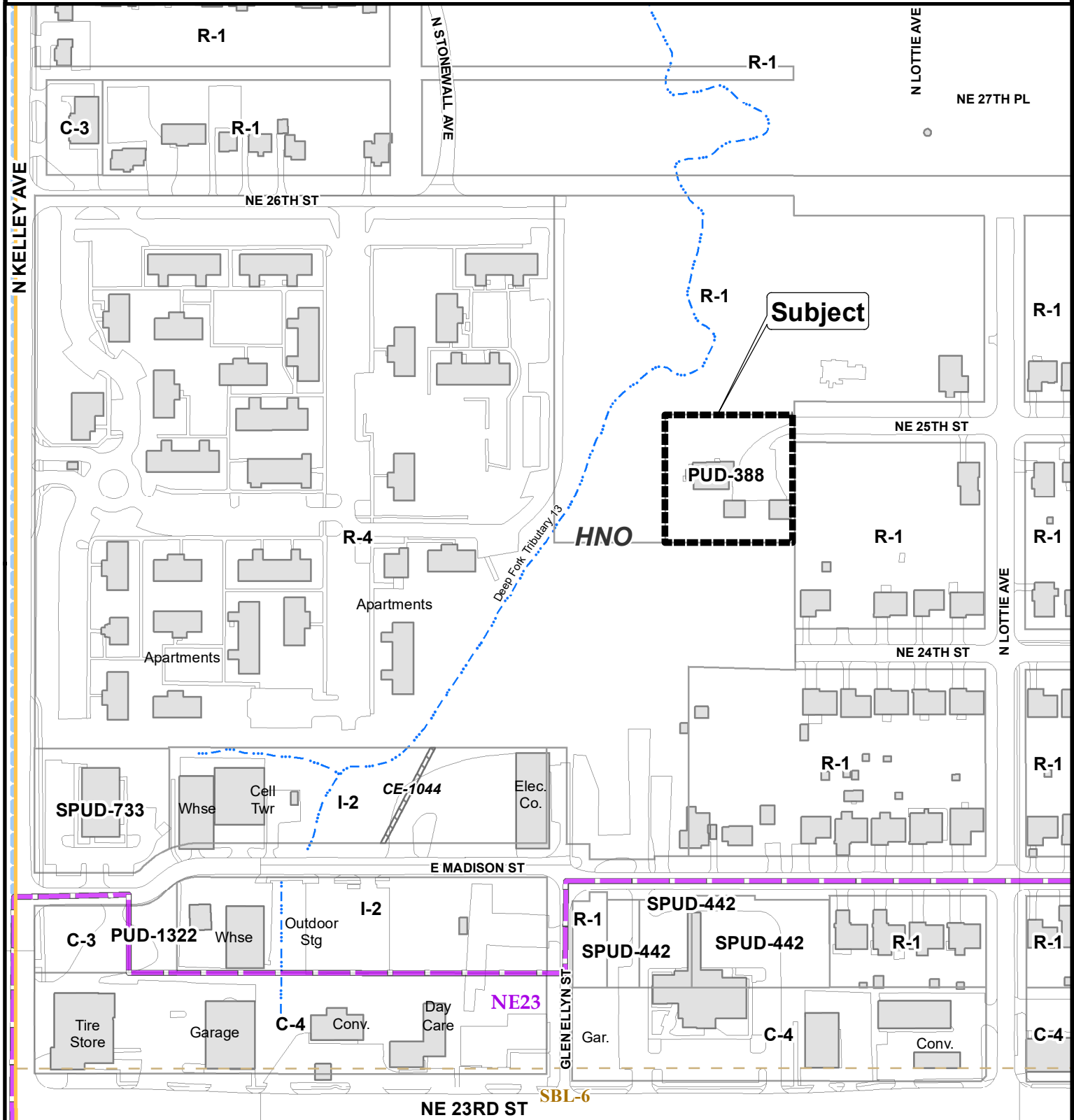
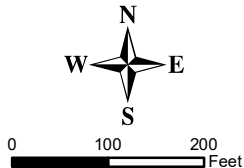


Case No: SPUD-1731  
Applicant: Herschel L. Brown and Doris L. Brown  
Existing Zoning: PUD-388 / HNO Location: 1130 NE 25th St.



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-(TBD number)  
MASTER DESIGN STATEMENT

(April 6<sup>th</sup> 2025)  
(Revision Date)

**PREPARED BY:**

(Herschel & Doris Brown)  
(Owners)  
(1130 NE 25<sup>th</sup>)  
(Oklahoma City, OK. 73111)  
(405-831-1026)  
(Traumab64@gmail.com)

# **SPUD-(TBD 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 **(SPUD Zoning) 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:

**(Single family home and Studio use for family living. No congregational living in the large house or the Studio. List unit 2201.1 )**

**1.1 Minimum Lot Size: .82 acres**

**1.2 Minimum Lot Width: 190 feet**

2. **Maximum Building Height: 2 story**

3. **Maximum Building Size: 9000 Square feet**

**4. Maximum Number of Buildings: 4**

**5. Building Setback Lines**

Front Yard: Per ordinance

Rear Yard: Per ordinance

Side Yard: Per ordinance

Corner Side Yard: Per ordinance

**6. Sight-proof Screening: per ordinance**

**7. Landscaping: Per ordinance**

**8. Signs: per ordinance**

**8.1 Free standing accessory signs None**

**8.2 Attached signs: None**

**8.3 Non-Accessory Signs: None**

**8.4 Electronic Message Display Signs :None**

**9. Access: One access point on NE. 25<sup>th</sup> Street**

**10. Sidewalks: None**

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building walls finish structures shall consist of brick veneer, masonry, rock, stone, stucco, or wood, or other similar type of finish. A maximum of 20 % EIFS (Exterior Insulation Finish System) material shall be permitted.

**2. Open Space: 10 %**

- 3. Street Improvements: None**
- 4. Site Lighting: Private light from House**
- 5. Dumpsters: None, City garbage Pick up service**
- 6. Parking: Private Drive way with 2 car garage**
- 7. Maintenance: Per ordinance**
- 8. Drainage: per ordinance**
- 9. Other:**

### **III. Supporting Documents**

Exhibit: Legal Description

Exhibit: Site Plan

PUD-388 to SPUD  
MASTER DEVELOPMENT PLAN MAP

EXHIBIT

