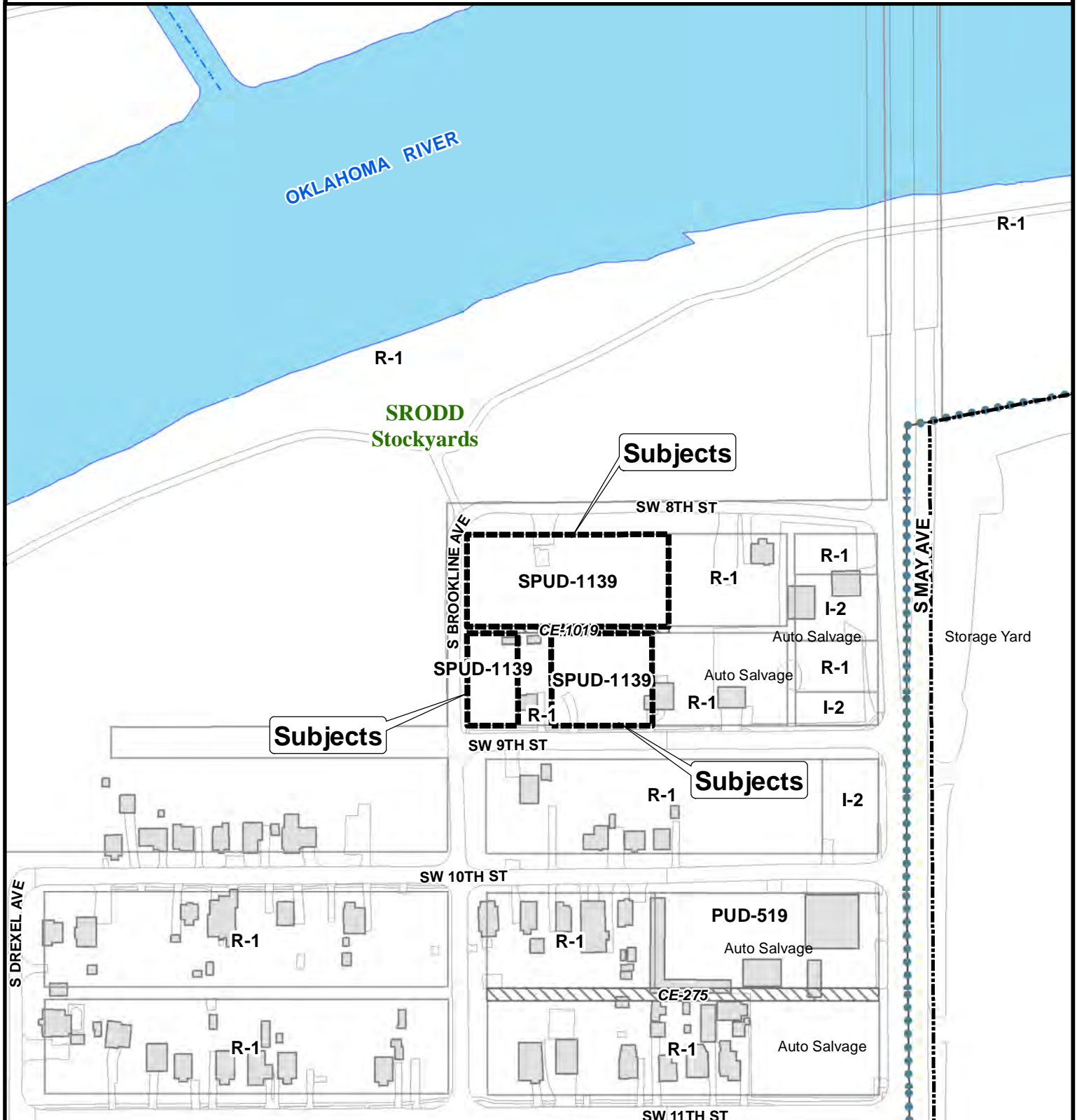


Case No: SPUD-1737 Applicant: Riverfront Holdings, LLC
Existing Zoning: SPUD-1139 / SRODD
Location: 2944 SW 8th St.

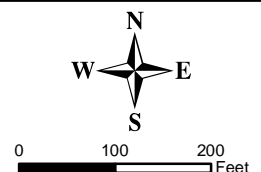


Note: "Subject" is located approximately 2,022' North of SW 15th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-(_____)

MASTER DESIGN STATEMENT

2944 SW 8th St.

May 1, 2025

PREPARED BY:

Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com
#6078

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).

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, which 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-2, "Medium-Low Density 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:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Single-Family Residential (8200.14) also permits attached townhomes
- Two-Family Residential (8200.16)

- Dwelling Units and Mixed use (small scale commercial/office/personal services business shall be permitted within this SPUD. 8200.2)
- Live Work (small scale commercial/office/personal services business shall be permitted within this SPUD. 8200.4)

No More than 5,000 sf of commercial space shall be permitted.

2. Maximum Building Height:

3 stories and/or 40 feet

3. Maximum Building Size:

N/A

4. Maximum Number of Buildings:

Per code

5. Maximum Building Coverage:

The maximum building coverage within this SPUD shall be 90%.

6. Open Space Requirement:

Minimum open space for this SPUD shall be 30%.

7. Minimum Lot Size:

The minimum lot size within this SPUD shall be 1,500 square feet.

8. Minimum Lot Width:

The minimum lot width within this SPUD shall be 20 feet.

9. Building Setback Lines:

Front Yard: 5-feet
 Internal Side Yard: 0-feet
 Rear Yard: 5-feet
 Corner Side Yard: 5-feet

Setbacks between internally divided parcel shall be zero (0) feet, except as required by building and fire codes.

10. Sight-proof Screening:

Sight-proof fencing shall not be required for this SPUD.

11. Landscaping:

The subject site shall meet all requirements of Oklahoma City's Landscaping Ordinance in place at the time of development.

12. Signs:

Signage shall be per the base zoning district.

13. Vehicular Access:

Per subdivision regulations.

Parcels shall not be required access from a public street.

14. Sidewalks:

Five-foot sidewalks shall be constructed on S Brookline Ave. and SW 8th Street or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

A sidewalk exists along SW 9th Street. Should said sidewalk be damaged or removed during construction, the developer shall be required to make the necessary repairs and/or replace if necessary.

II. OTHER DEVELOPMENT REGULATIONS:

1. Architecture:

Exterior building wall finish on all main structures (excluding the accessory structures), exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock, concrete board, architectural metal, stucco or stone masonry. No more than 30% EIFs or wood shall be permitted. Architectural regulations do not apply to accessory structures.

3. Street Improvements:

On-street parking may be permitted in accordance with all applicable approvals and hearings.

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:

N/A

6. Parking:

The subject parcel shall meet the requirements of the Oklahoma City Municipal Code, 2020, as amended, with the exception that garages may count toward meeting the minimum parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet wide by 18 feet deep.

One parking space per unit shall be required. On-street parking shall be deemed sufficient and shall meet the City of Oklahoma City parking requirement.

Pervious paving may be used for parking subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD. On-street parking must be approved by the Streets Commission prior to development.

7. Maintenance:

N/A

8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. Subdivision:

Subdivision shall be in accordance with the Oklahoma City Subdivision Regulations, as amended.

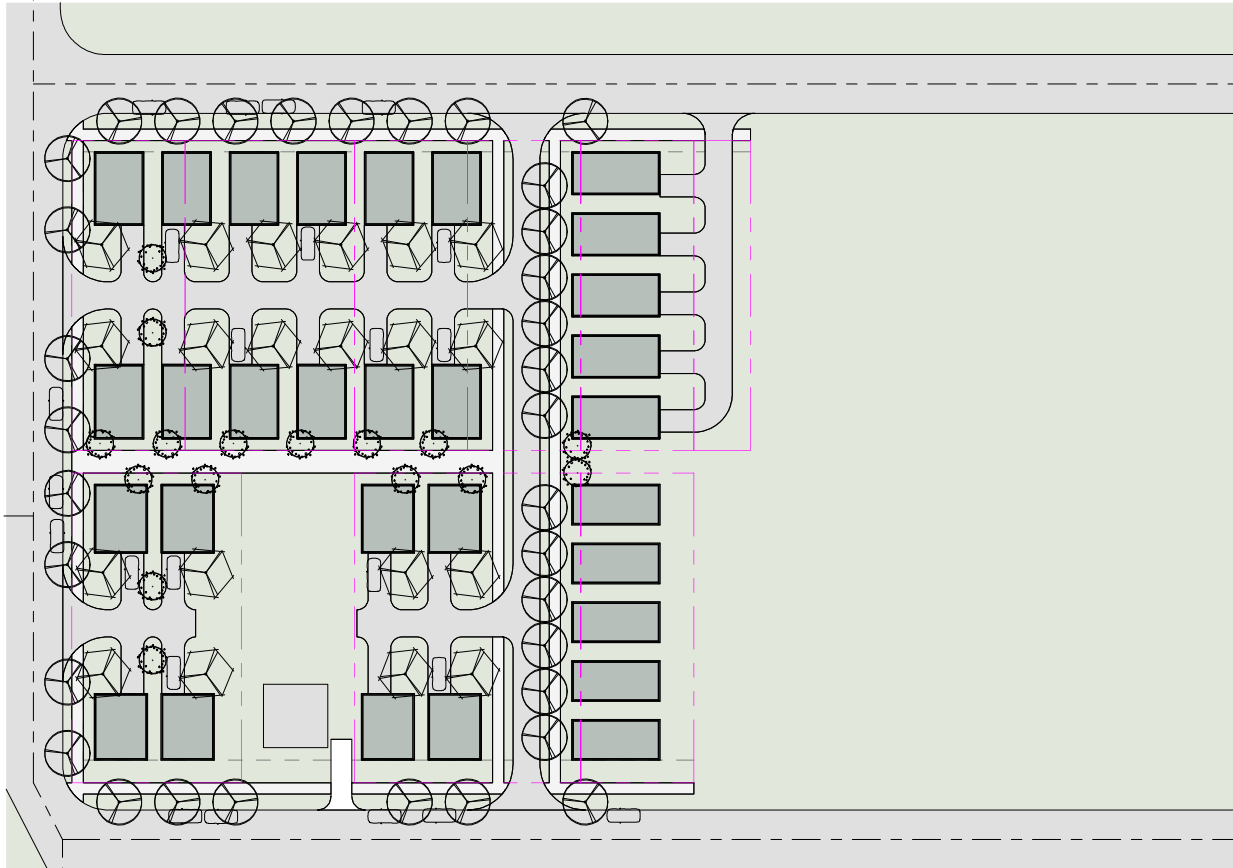
10. Other:

10.1 Common Areas: Not Required

III. SUPPORTING DOCUMENTS

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan



SPUD-1737 Exhibit B

FH



A100_SITE PLAN
1" = 50'-0"