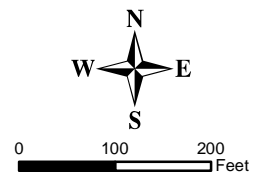


Location: 2509 N. Walker Ave.



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

NW 24th & North Walker Ave

PREPARED BY:

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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 regulations of the NB (Neighborhood Business) 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:

- 8150.7.1 - Rainwater Harvesting
- 8150.7.2 - Roof Garden
- 8200.2 - Dwelling Units and Mixed Use
- 8200.4 - Live/Work Units
- 8200.6 - Manufactured Home Residential
- 8200.12 - Multiple-Family Residential
- 8200.14 - Single-Family Residential
- 8200.15 - Three and Four Family Residential
- 8200.16 - Two Family Residential
- 8250.1 - Artistic Graphics
- 8300.1 - Administrative and Professional Offices
- 8300.32 - Convenience Sales and Personal Services
- 8300.38 - Eating Establishments: Sitdown, Alcohol Permitted

- 8300.52 - Medical Services: General

*If developed for multiple-family residential, there shall be a maximum of 81 dwelling units permitted within this SPUD.

1.1 Minimum Lot Size: 4,000 sqft

1.2 Minimum Lot Width: 50 ft

- 2. Maximum Building Height:** The maximum building height shall be three (3) stories or 40 feet, whichever is less. Flat roof shall be permitted within this SPUD. Building height regulations shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
- 3. Maximum Building Size:** The maximum building size shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations and to be determined based on site constraints and design requirements.
- 4. Maximum Number of Buildings:** There shall be 18 total (10 new buildings and 5 existing buildings and 3 existing garages) within this SPUD.
- 5. Building Setback Lines:** To be determined in consultation with the City, with different setbacks for Walker Avenue side compared to 24th and 25th Street sides.
- 6. Sight-proof Screening:** Sight-proof screening shall be determined based on adjacent uses and City requirements and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.
- 7. Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
- 8. Signs:**
 - 8.1 Free standing accessory signs:** To be determined in compliance with City sign ordinances.
 - 8.2 Attached signs:** To be determined in compliance with the base zoning district regulations.

8.3 Non-Accessory Signs: To be determined in compliance with City sign ordinances.

8.4 Electronic Message Display signs: To be determined in compliance with City sign ordinances.

9. **Access:** Existing driveways on single-family structures will be maintained. Request to reopen closed alley as a low-density street, subject to City approval.
10. **Sidewalks:** To be determined in compliance with City sidewalk requirements and to enhance pedestrian connectivity.

II. Other Development Regulations:

1. Architecture:

Architectural regulations shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

2. **Open Space:** Minimum 25% open space, subject to City approval.

3. **Street Improvements:** To be determined based on traffic impact study and City requirements

4. **Site Lighting:** To be determined in compliance with City lighting ordinances and to ensure safety while minimizing light pollution. 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, and shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with applicable guidelines and regulations.

5. **Dumpsters:** To be determined based on site layout and screened in accordance with City requirements. Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. **Parking:** Current proposal:

- 11 existing units
- 70 proposed new units (total 81 units)
- Approximately 80% of new units to be 1 bed/1 bath
- Requesting no minimum parking requirement, subject to City approval

7. **Maintenance:** A comprehensive maintenance plan will be developed to ensure the upkeep of all buildings, landscaping, and common areas.
8. **Drainage:** A detailed drainage plan will be developed in compliance with City stormwater management requirements and Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
9. **Other:**
 - Density range: Medium 10-40 units/acre
 - Traffic study may be required for city council approval
 - Plan to apply for NB (Neighborhood Business) base zoning with potential height restriction
 - Proposal to open northside 24th Street parking

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan (Basic overhead rendering to be submitted without elevations)

Note: This SPUD application seeks to create a mixed-use development that integrates with the existing neighborhood fabric while providing additional housing options and limited commercial uses. The development aims to revitalize the area while maintaining compatibility with surrounding properties. A meeting with the City will be requested to discuss and finalize details of the SPUD, including setbacks, parking requirements, and other specifics not fully determined in this document.

Exhibit A
Legal Description

Paseo Holdings, LLC Tracts:

The North 56 feet 4 inches of Lot SIXTEEN (16) and Lots SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-SIX (26) and TWENTY-SEVEN (27) of Block SIX (6) in SUPPLEMENTAL PLAT OF GUERNSEY PARK PLACE, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Paseo Land Holdings, LLC Tracts:

Lots ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TWENTY-FOUR (24), TWENTY-FIVE (25), of Block SIX (6) in SUPPLEMENTAL PLAT OF GUERNSEY PARK PLACE, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof. Together with vacated alley adjacent to subject property.

The North 46.5 feet of Lots TWENTY-EIGHT (28), TWENTY-NINE (29) and THIRTY (30) of Block SIX (6) in SUPPLEMENTAL PLAT OF GUERNSEY PARK PLACE, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof. Together with vacated alley adjacent to subject property.

The South 100 feet of Lots TWENTY-EIGHT (28), TWENTY-NINE (29) and THIRTY (30) of Block SIX (6) in SUPPLEMENTAL PLAT OF GUERNSEY PARK PLACE, an Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof. Together with vacated alley adjacent to subject property.

Exhibit B
Site Map

See Item 8.



