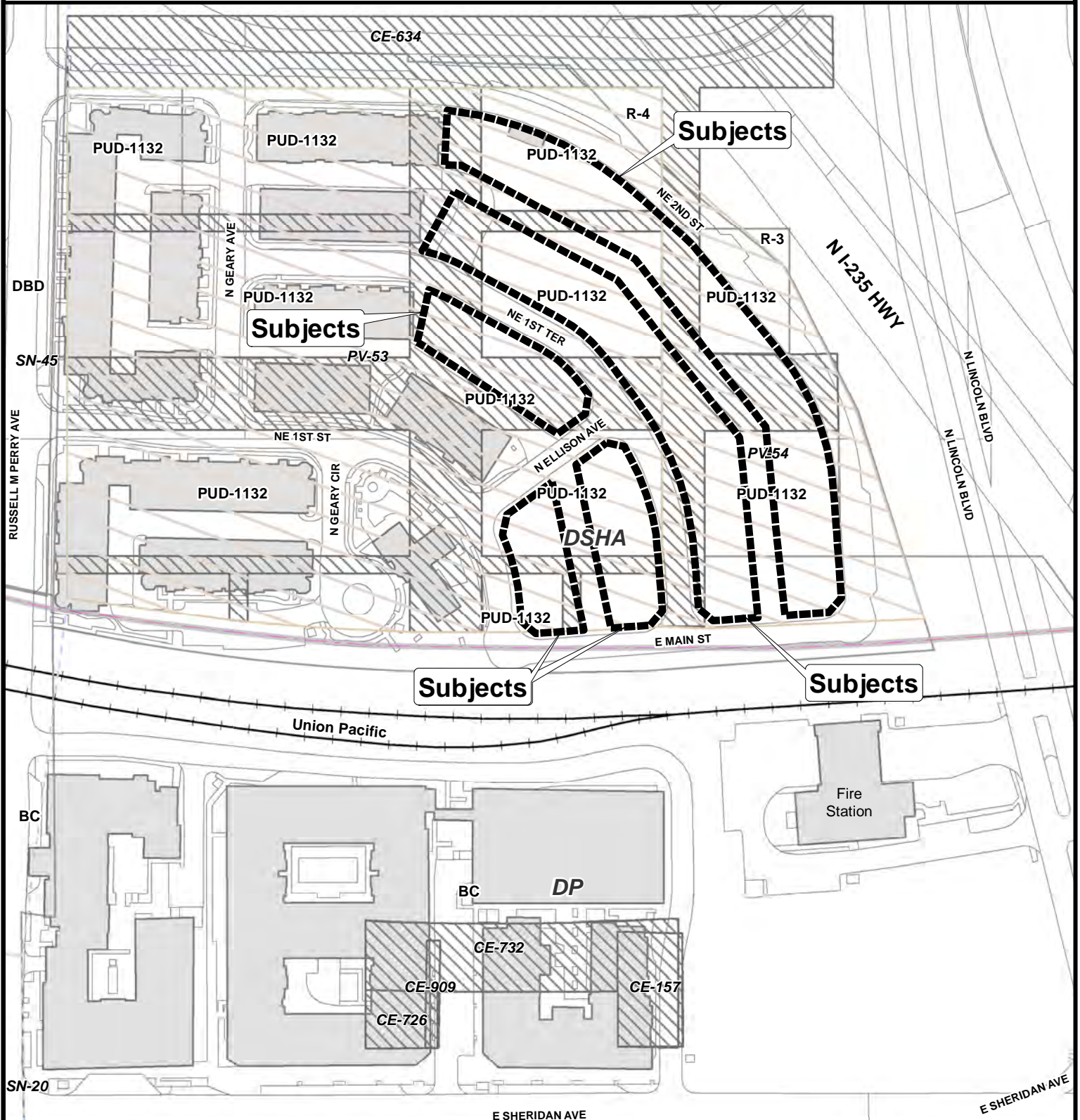


Case No: SPUD-1678

Applicant: Oklahoma City Urban Renewal Authority

Existing Zoning: PUD-1132 / DSHA

Location: 515 NE 1st St.



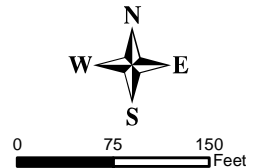
Aerial Photo from 2/2022

Note: "Subject" is located approximately 1,319' North of E. Reno Ave. and 2,479' West of N. High Ave.



The City of OKLAHOMA CITY

# Simplified Planned Unit Development



THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD- \_\_\_\_\_**

**The Hill at Bricktown  
Phase 4**

**MASTER DESIGN STATEMENT**

**September 9, 2024**

**PREPARED BY:**

Johnson & Associates  
*1 E. Sheridan Ave., Sute 200*  
Oklahoma City, OK 73104  
*(405) 235-8075*  
*mzitzow@jaokc.com*  
3112-022

# **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-1, Single-Family District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) shall be the only uses permitted within this SPUD:

- Community Recreation: Property Owners Association (8250.3)
- Family Day Care Homes (8300.40)
- Model Home (8200.8)
- Single-Family Residential (8200.14) homes may be attached or detached
- Live/Work Units (8200.4)

**2. Maximum Building Height:**

The maximum height of any building shall be 60 feet.

**3. Maximum Building Size:**

N/A

**4. Maximum Number of Buildings:**

N/A

**5. Maximum Building Coverage:**

The maximum building coverage within this SPUD shall be 100%. Parking lots, driveways, sidewalks and other site-related hardscape elements are excluded from coverage calculations.

**6. Minimum Lot Size:**

There shall be no minimum lot size within this SPUD.

**7. Minimum Lot Width:**

The minimum lot width within this SPUD shall be 15 feet.

**8. Building Setback Lines:**

Front Yard:	None
Side Yard:	None
Rear Yard:	None
Corner Side Yard:	None

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

**9. Sight-proof Screening:**

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

**10. Landscaping:**

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

Landscaping required for each lot may be placed within the common areas.

Other than building entrance hardscape and sidewalk, open areas shall be landscaped with grass and shrubbery next to the building. Hardscape includes pavers, walls and decorative stone finishes.

Required landscaping shall be permitted in the right-of-way.

**11. Signs:**

**11.1 Each building is allowed the following signage:**

One building sign, for the purpose of identifying unit numbers and project names. The building sign shall be either (a) a flat sign no greater than 25 square feet that can be attached directly to the face of the building or (b) a two-sided sign no greater than 25 square feet that can be hung perpendicular to the face of the building using brackets or other similar devices and extending no greater than 4 feet into the adjacent right-of-way.

One building sign, for the purpose of identifying the address of each unit. The building sign shall be either (a) a flat sign no greater than 6 square feet that can be attached directly to the face of the building or (b) a two-sided sign no greater than 6 square feet that can be hung perpendicular to the face of the building using brackets or other similar devices and extending no greater than 4 feet into the adjacent street right-of-way.

**11.2 General Sign Regulations**

One monument sign or architectural icon shall be allowed within the SPUD for the purpose of identifying the neighborhood. The sign shall have a sign face area of no greater than 75 total square feet for all associated sign faces in the monument. It shall also not exceed 10 feet in height or width. It shall be ground-mounted and placed within the property lines or common areas of the related building or not greater than 5 feet into the adjacent street right-of-way. All signage placed within the street right-of-way will require a revocable permit from the City of Oklahoma City and must continue to be maintained by the Homeowner's Association.

Twenty flush mounted signs within the sidewalks may be placed within this SPUD for the purpose of identifying or describing events or items of historical significance to this area. Each sign shall not exceed 6 square feet in area. These signs may be placed within the street right-of-way, however, all signage placed within the street right-of-way will require a revocable permit from the City of Oklahoma City and must be maintained by the Homeowner's Association.

Signs which describe or depict persons or events of historical significance within this area may be placed upon the common community building.

Neighborhood identification signs may be placed upon or next to street signs. Said signs may not exceed 2.25 square feet.

Street name identification may be allowed to be plaques cast into the curb at intersections. The street identification signs shall be similar in size and text as standard street identification signs. These signs shall be maintained by the homeowner's association.

### **11.3 Non-Accessory Signs**

Non accessory signs shall not be permitted within this SPUD.

## **12. Vehicular Access:**

Access to this SPUD shall be provided via NE 1<sup>st</sup> St., NE 2<sup>nd</sup> St., NE 1<sup>st</sup> Ter., N Ellison Ave. and E Main St. Shared access via adjacent tracts may occur with recorded cross access agreements.

Vehicular access to each building is allowed from dedicated alleys. Controlled access gates at each building or block drive entrance are allowed.

Primary access to individual units by common areas and private drives shall be allowed.

Individual lots shall be allowed cross-access for the purpose of parking, access and maneuvering via a platted common area.

Each lot shall not be required to have access or be adjacent to public rights-of-way.

## **13. Sidewalks:**

Five-foot sidewalks shall be constructed on all public streets 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.

Should existing sidewalks be damaged or removed during construction, the developer shall be required to make the necessary repairs and/or replace if necessary.

Sidewalks on both sides of the streets shall not be required if connectivity is achieved through crosswalks and connective corridor.

## 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 100% brick, dressed stone, painted stucco of a consistent nature, cast stone design or similar materials. A maximum of 30% Cementitious materials and architectural metal shall be permitted.

### 2. **Open Space:** N/A

### 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. Lighting will be arranged so that lights will not project directly onto adjacent property.

### 5. **Dumpsters:** N/A

### 6. **Parking:**

The design of all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Parking requirements shall be met by the attached garages. On-street parking may be constructed within The Hill at Bricktown Phase 4 SPUD. On-street Parking shall meet the dimensional requirements of the Zoning Regulations of the City of Oklahoma City. Existing parking shall be deemed in conformance.

There shall be no required separation of driveways from adjacent driveways.

### 7. **Maintenance:**

Maintenance of Common Areas shall be the responsibility of the homeowner's association.

### 8. **Drainage:**

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

**9. Platting:**

All land within this SPUD shall be contained within a Final Plat or subdivided via administrative lots splits if minimum requirements are met and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the SPUD.

Lot lines may be adjusted to realign the location of homes prior to the platting stage.

**10. Other:**

**10.1 Common Areas:** All common areas shall be areas within the SPUD which are not public right-of-way or private building lots. These common areas may be used for common access to units, landscaped areas, utility corridors or easements, parking, common use buildings and structures and private drives.

**10.2 Artwork:** Architectural Icons, statues and artwork of historical significance to this area shall be allowed throughout the SPUD. If placed within the rights-of-way, each will require a revocable permit from the City of Oklahoma City.

**III. SUPPORTING DOCUMENTS**

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan



**EXHIBIT A**

**LEGAL DESCRIPTION**

**The Hill At Bricktown**

**September 6, 2024**

A tract of land being a part of the South Half (S/2) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

All of Lots 8 through 14 of Block 6 as shown on the plat THE HILL AT BRICKTOWN SECTION 3 recorded in Book PL75, Page 25.

AND

All of Lots 8 through 28 of Block 9 as shown on the plat THE HILL AT BRICKTOWN SECTION 3 recorded in Book PL75, Page 25.

AND

All of Lots 1 through 26 of Block 10 as shown on the plat THE HILL AT BRICKTOWN SECTION 3 recorded in Book PL75, Page 25.

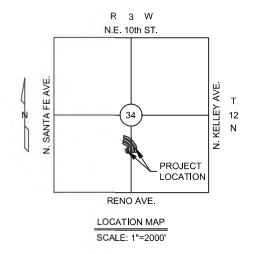
AND

All of Lots 1 through 7 of Block 11 as shown on the plat THE HILL AT BRICKTOWN SECTION 3 recorded in Book PL75, Page 25.

AND

All of Lots 1 through 5 of Block 12 as shown on the plat THE HILL AT BRICKTOWN SECTION 3 recorded in Book PL75, Page 25.

Basis of Bearing: Bearings as shown on the recorded plat THE HILL AT BRICKTOWN



**SPUD-\_\_\_\_\_**  
**The Hill at Bricktown**  
**Phase 4**

Exhibit 'B'  
 Boundary Exhibit



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 ENGINEERS SURVEYORS PLANNERS  
 9/9/24

