

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1633**

**MASTER DESIGN STATEMENT FOR**

**N. Broadway Ave. & NW 22<sup>nd</sup> St.**

**May 1, 2024**

**June 17, 2024**

**June 25, 2024**

**July 22, 2024**

**July 25, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

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## **SPUD-1633 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 General Residential, UC Heritage Hills East, and HL Historic Landmark Districts** (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:

|         |   |
|---------|---|
| 8250.3  | Community Recreation: Property Owners Association |
| 8200.12 | Multiple-Family Residential                       |
| 8200.14 | Single-Family Residential                         |
| 8200.15 | Three – and Four- Family Residential              |
| 8200.16 | Two-Family Residential                            |

\*If developed for multiple-family residential, there shall be a maximum of 6 dwelling units permitted within this SPUD.

### **2. Maximum Building Height:**

The maximum building height shall be two (2) stories and 35 feet, with the exception that attic space above the second floor may be built out as a habitable living space without area or wall height limitations. No flat roofs 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.

**4. Maximum Number of Buildings:**

There shall be a maximum of four (4) structures within his SPUD.

**5. Building Setback Lines:**

North (east 58'): 10 feet  
North (west 58'): 20 feet  
South: 5 feet  
East: 10 feet  
West: 10 feet  
Internal: 3 feet

**6. Minimum Lot Size:**

The minimum lot size shall be 4,500 square feet.

**7. Minimum Lot Width:**

The minimum lot width shall be 45 feet.

**8. Sight-Proof Screening:**

Sight-proof screening shall be subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

**9. Landscaping:**

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

**10. Signs:**

**10.1 Freestanding Accessory Signs**

Freestanding signs will be prohibited.

**10.2 Attached Signs**

Attached signs will be in accordance with the base zoning district regulations.

**10.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

#### **10.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

#### **11. Access:**

Access shall be taken from one drive with a minimum of ten feet (10') off of NW 22<sup>nd</sup> St. and one drive with a minimum of twenty feet (20') off of N Broadway Ave.

#### **12. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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, subject to ADA requirements, and subject to review and approval of a Certificate of Appropriateness by the Historic Preservation Commission according to the applicable Guidelines and regulations.

### **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:**

There shall be a minimum of 25% open space, meaning space with no structures or impermeable paving.

#### **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, 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:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

#### **6. Parking:**

The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except that two (2) compact spaces shall be permitted. Garages shall count toward meeting the minimum parking requirements. There may be a minimum of twenty feet (20') for maneuvering area for ninety-degree (90°) parking stalls/garages. Parking 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.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

**8. Drainage:**

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

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Lot Coverage

Exhibit D: Survey

Exhibit E: Topography Map

SPUD-1633 Exhibit A - Legal Description

Lots 1 and 2 of Block 14 in Winans Highland Terrace addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in book 15 and plats, page 18. **AND** The East half (E/2) of the vacated alley along the West line of lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in book 15 of plats, page 18.

# BROADWAY TOWNHOMES

## ADDRESS:

100 NW 22ND ST.  
OKLAHOMA CITY, OK 73103

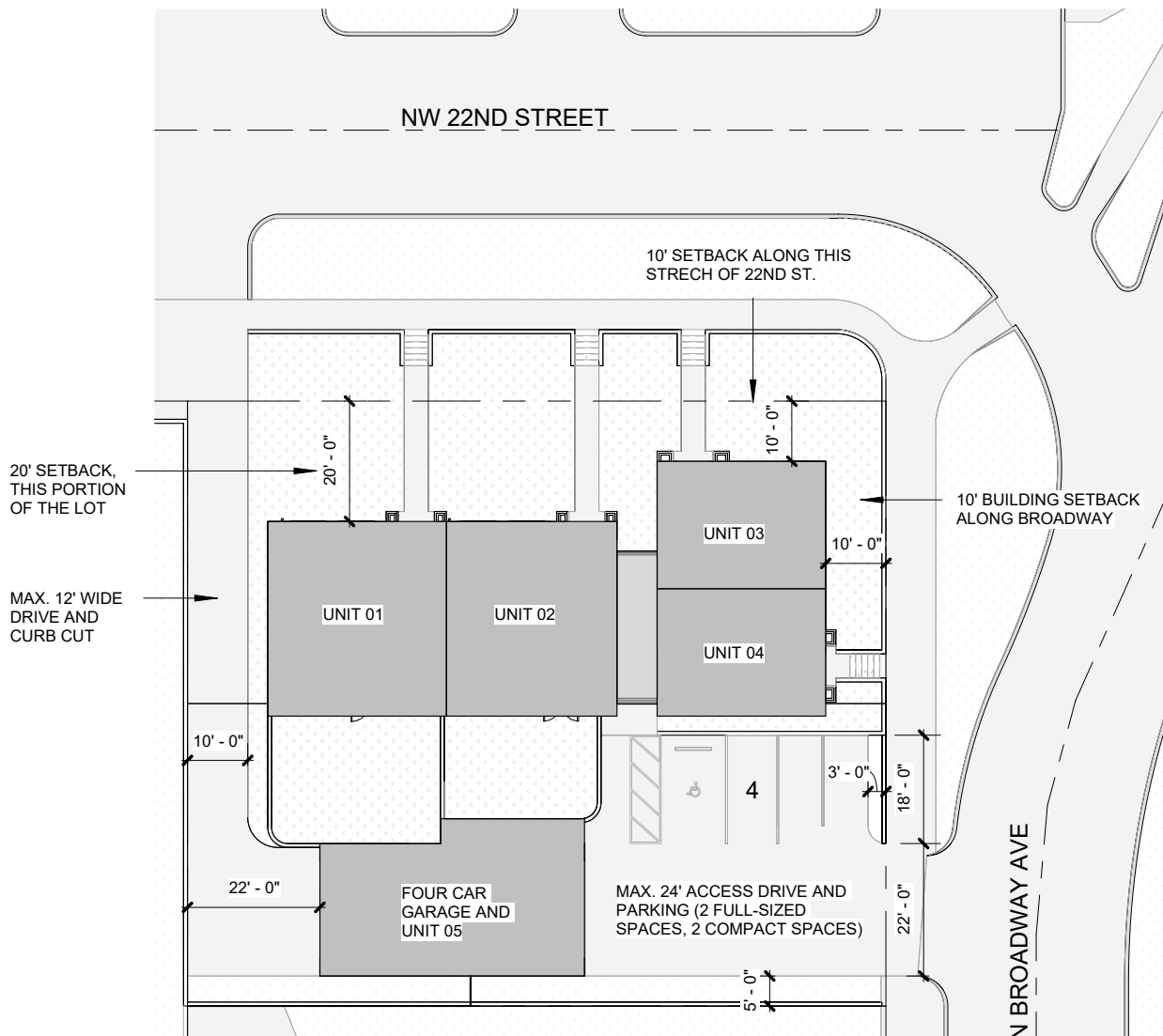
## SUBMISSIONS

1 07.19.2024

## SHEET:

SPUD-1633 EXHIBIT B  
CONCEPTUAL SITE PLAN

1



# BROADWAY TOWNHOMES

## ADDRESS:

100 NW 22ND ST.  
OKLAHOMA CITY, OK 73103



## SUBMISSIONS

1 07.19.2024

## SHEET:

SPUD-1633 EXHIBIT C  
SITE -LOT COVERAGE

1

-  BUILDING FOOTPRINTS  
4500.5 SQ. FT.
-  OPEN SPACE PROVIDED  
3,944 SQ. FT.
- 33.9% OPEN SPACE  
PROVIDED

### LOT AREA CALCULATIONS

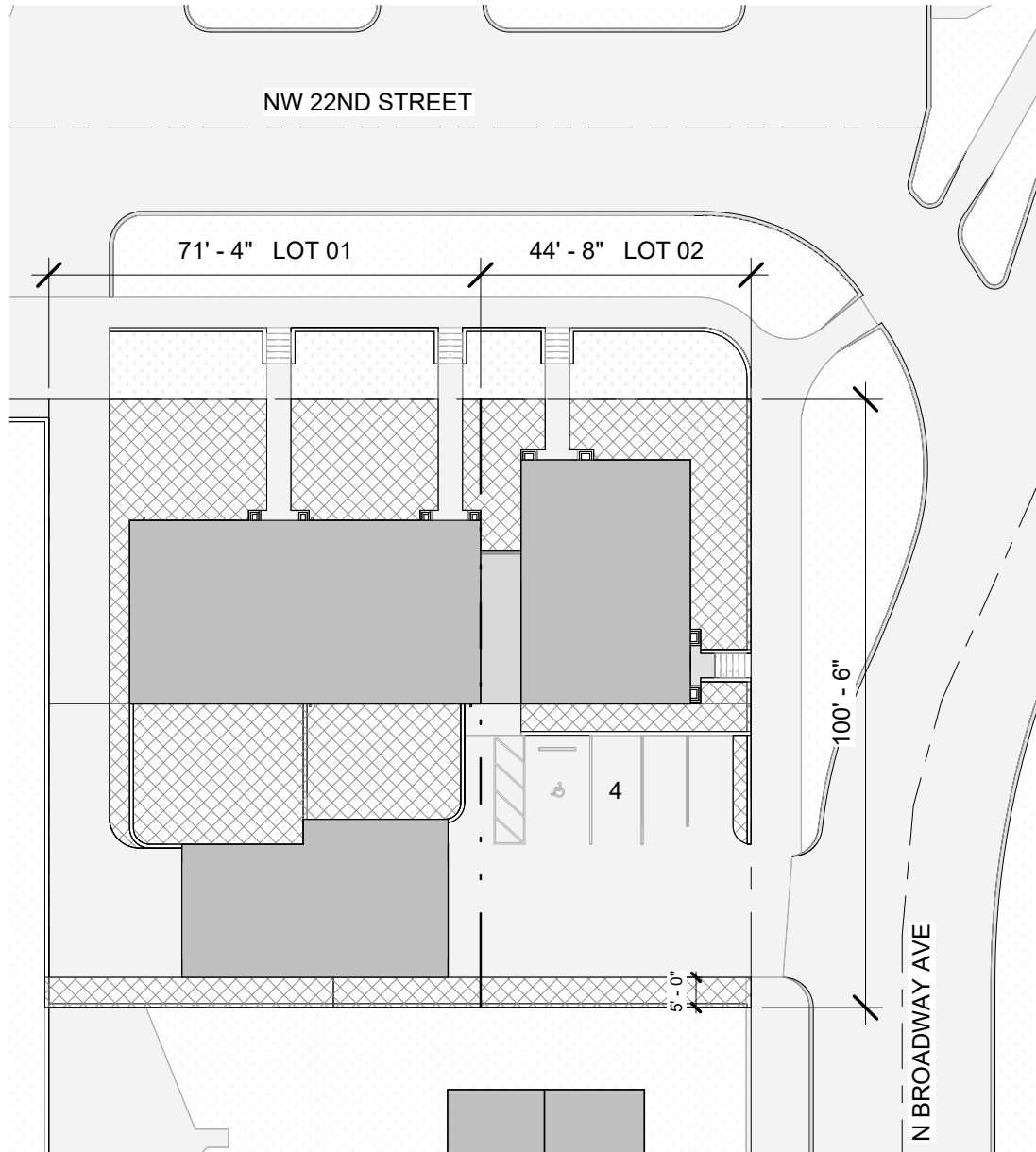
LOT AREA (TOTAL)  
11,650 SQ. FT.

25% OPEN SPACE REQ.  
2,912.5 SQ. FT.

### IF LOTS ARE SPLIT:

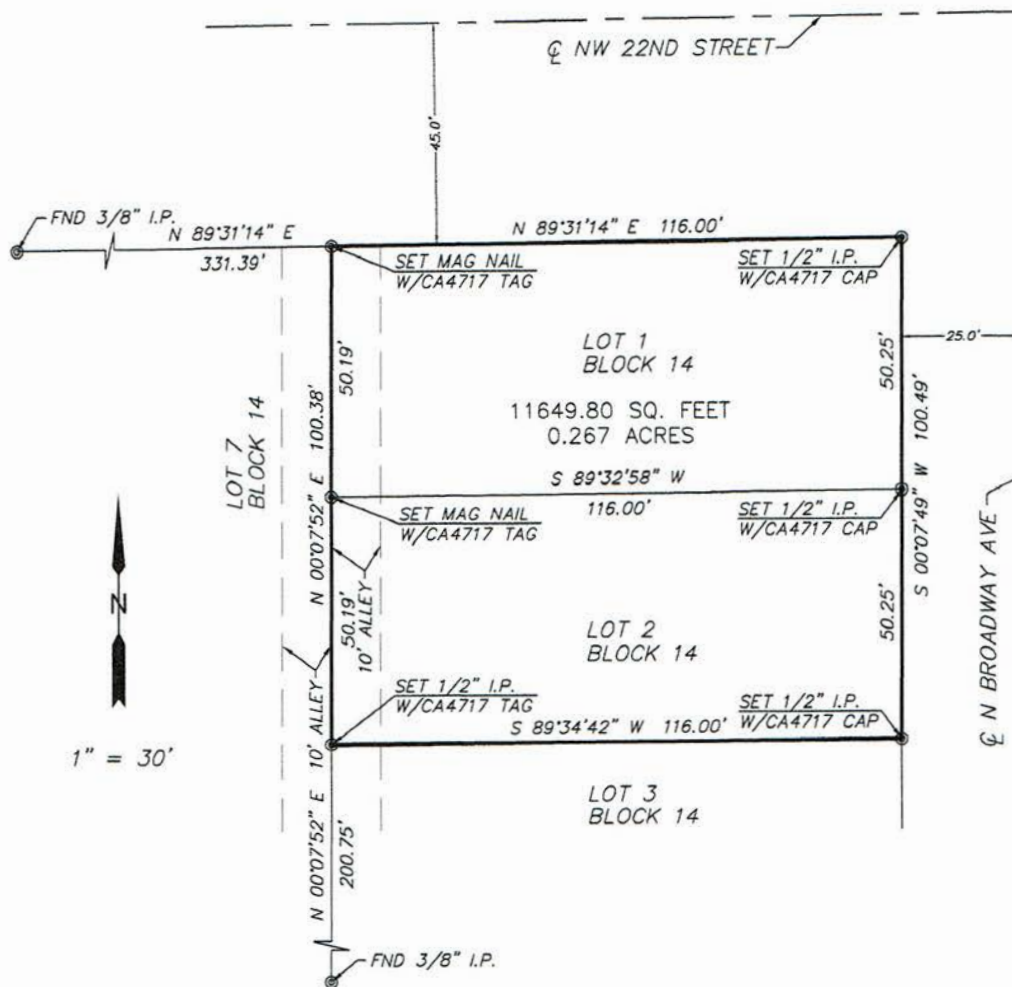
LOT 01:  
WIDTH 71'-4"  
AREA 7,165 SQ. FT.

LOT 02:  
WIDTH 44'-8"  
AREA 4,486 SQ. FT.





# PLAT OF SURVEY



## LEGAL DESCRIPTION

Lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 15 of Plats, page 18.

AND

The East Half (E/2) of the vacated alley along the West line of Lots 1 and 2 of Block 14 in Winans Highland Terrace Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 15 of Plats, page 18.

## NOTES

Basis of Bearing: Assumed N 89°31'14" E along the North line of Block 14, Winans Highland Terrace Addition.

I, Ryan Doudican, a Registered Professional Land Surveyor, Do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown hereon.

This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit - 9/15/2015  
Property appears to have access to a public street.



## OKLAHOMA SURVEY CO

12509 S. 71ST EAST AVE. BIXBY, OK 74008  
(405) 821-5656 CA#4717 EXP. 30 JUNE 2017

BOUNDARY SURVEY  
LOTS 1 & 2 BLOCK 14  
WINANS HIGHLAND TERRACE  
OKLAHOMA COUNTY  
OKLAHOMA

SCALE 1"=30'  
DATE: 9/17/2015  
SHEET 1 OF 1  
PROJECT NO. 2797

SPUD-1633  
EXHIBIT E

Certificate of Survey

I, Matthew Johnson, certify that this project was completed under my direct and responsible charge from an actual survey made under my supervision; that this ground survey was performed at the 95% percent confidence level to meet Federal Geographic Data Committee Standards; that this survey was performed to meet the requirements for a topographic/surveying survey meets the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The original data was obtained on April 11, 2024 that the survey was completed on April 17, 2024; all coordinates are based on Oklahoma State Plane North Zone NAD83 and all elevations are based on NAVD83.

Date: April 18, 2024

Matthew Johnson, P.E.  
Registration No. 1807  
JOHNSON & ASSOCIATES  
Certificate of Authorization No. 1484



Surveyor's Note:

The surveyor has utilized information from a Utility Atlas obtained from the City of Oklahoma City combined with observed evidence of utilities on the ground to create an overall view of the underground utilities affecting the subject tract. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted on the survey. The surveyor makes no guarantee that the underground utilities shown herein comprise all such utilities in the area, either in service or abandoned. No utilities were flagged at the time the fieldwork for this survey was performed. The following is a list of companies provided as a result of a Company List Request submitted to the Oklahoma One-Call System (Call One): The reference numbers for this request is 2404100491105.

- AT&T
- IndianNation/ChickTel
- MCI
- OKC/Water & Waste
- ONG
- USIC/Cox Comm/OKC
- USIC/OC&EC OKC Metro

All Horizontal coordinate values shown are U.S. Survey feet and all vertical elevation values are shown in feet. The Basis of Bearing is Oklahoma State Plane North Zone NAD83. All distances are Grid distances. Vertical datum is NAVD83. The datum & benchmarks shown herein are derived from OKC Survey Monument #266.

No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate map for the community in which the subject property is located. The entire parcel lies within Zone "X" of the Federal Emergency Management Agency Community Panel Number 40109C0282J Map with an effective date of March 27, 2024.

The subject tract is currently zoned HP with UCD-Heritage Hills East overlay zoning.  
Source: the City of Oklahoma City, Oklahoma Planning Department website at [www.okc.gov](http://www.okc.gov), Phone 405-207-2623 for more information about Building Height, setback and parking restrictions for this zoning.

Property lines shown herein are based on provided documents and are approximate in location. This survey does not meet Oklahoma minimum standards for a boundary survey.

Original Benchmark:

Source: City of Oklahoma City GPS Datum  
Horizontal Datum: NAD83/CORS 86, NSRS 2007  
Vertical Datum: NAVD83, GEOID 03

Benchmark # 266  
Northing: 185272.599  
Easting: 2109756.483  
Elevation: 1174.33  
Description: Approximately 80' North of the CL of NW 36th St. and 2' West of the West edge of Northbound Shattell Ave.  
Object: 2" Alum. Cap

Benchmarks by Johnson & Associates

Set Out/around Site:

Benchmark # 450  
Northing: 179528.24  
Easting: 2113153.82  
Elevation: 1189.21  
Description: Located +1380' S. & +1100' W. of the intersection of NW 23rd St. & N Broadway Ave, approx. 10' SE of fire hydrant, 0' S of stop sign & 15' NW of water valve.  
Object: #4 Bar w/ J&A Control Cap

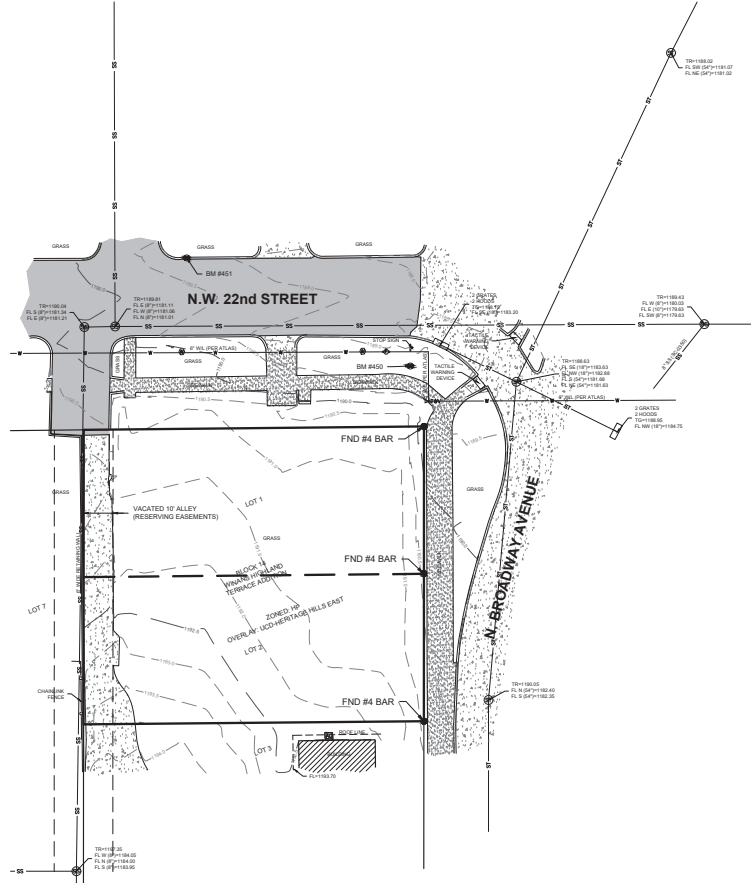
Benchmark # 451  
Northing: 179565.10  
Easting: 2113077.63  
Elevation: 1189.41  
Description: Located +1300' S. & +1175' W. of the intersection of NW 23rd St. & N Broadway Ave, approx. 15' E of "Money Services" drive, on top of curb.  
Object: Mag Nail w/ J&A Control Tag

Benchmark # 500  
Northing: 179507.38  
Easting: 2113022.26  
Elevation: 1182.04  
Description: Located +1400' S. & +175' W. of the intersection of NW 23rd St. & N Broadway Ave, approx. 30' E of edge of conc. drive & 5' E of fire hydrant.  
Object: #4 Bar w/ J&A Control Cap

Benchmark # 503  
Northing: 179479.68  
Easting: 2113438.38  
Elevation: 1195.62  
Description: Located +1430' S. & +1180' E. of the intersection of NW 23rd St. & N Broadway Ave, approx. 2' N of water meter.  
Object: #4 Bar w/ J&A Control Cap

\*\*\*\*\* NOTE \*\*\*\*\*  
THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY. IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

| Survey Legend |                       |
|---------------|-----------------------|
|               | BENCHMARK             |
|               | CONTROL POINT         |
|               | FOUND MONUMENT        |
|               | SET MONUMENT          |
|               | FIRE HYDRANT          |
|               | AUTO SPRINKLER        |
|               | HOSE DISCHARGE        |
|               | WATER METER           |
|               | WATER VALVE           |
|               | SPRINKLER HEAD        |
|               | SPRINKLER VALVE       |
|               | SANITARY MANHOLE      |
|               | CLEANOUT              |
|               | STORM MANHOLE         |
|               | STORM GRATE           |
|               | CURB INLET            |
|               | FIELD INLET           |
|               | GAS METER             |
|               | NO GAS METER          |
|               | GAS VALVE             |
|               | VENT PIPE             |
|               | MONITORING WELL       |
|               | POWER POLE            |
|               | GUY WIRE              |
|               | LIGHT POLE            |
|               | GROUND LIGHT          |
|               | ELECTRIC BOX          |
|               | ELECTRIC METER        |
|               | ELECTRIC MANHOLE      |
|               | ELECTRIC BREAKER      |
|               | ELECTRIC OUTLET       |
|               | PULL BOX              |
|               | TELEPHONE BOX         |
|               | TELEPHONE MANHOLE     |
|               | CABLE BOX             |
|               | MANHOLE               |
|               | UTILITY BOX           |
|               | MAILBOX               |
|               | SIGN                  |
|               | AIR CONDITIONER       |
|               | ROOF DRAIN            |
|               | BORE HOLE             |
|               | ROUND POST            |
|               | SQUARE POST           |
|               | EVERGREEN TREE        |
|               | DECIDUOUS TREE        |
|               | BUSH                  |
|               | GATE                  |
|               | HANDICAP              |
|               | TRAFFIC SIGNAL POLE   |
|               | STOCKADE FENCE        |
|               | CHAINLINK FENCE       |
|               | BARBED WIRE FENCE     |
|               | WATERLINE             |
|               | STORM SEWER           |
|               | SANITARY SEWER        |
|               | GAS LINE              |
|               | UNDERGROUND TELEPHONE |
|               | UNDERGROUND POWER     |
|               | UNDERGROUND CABLE     |
|               | OVERHEAD CABLE        |
|               | RAILROAD TRACKS       |
|               | EXISTING CONTOUR      |
|               | BRUSH LINE            |
|               | ASPHALT PAVING        |
|               | CONCRETE PAVING       |
|               | FLOWLINE              |
|               | TOP OF GRATE          |
|               | TOP OF RIM            |
|               | FINISH FLOOR          |
|               | CORRUGATED METAL PIPE |
|               | REINFORCED CONC. PIPE |
|               | REINFORCED CONC. BOX  |
|               | TOP OF CURB           |
|               | CURB GUTTER           |
|               | BUILDING LINE         |
|               | UTILITY EASEMENT      |
|               | RIGHT-OF-WAY          |
|               | RECORD                |
|               | MEASURED              |
|               | CORRESPONDING NOTE    |



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| REVISIONS |             | DATE |
|-----------|-------------|------|
| NO.       | DESCRIPTION |      |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
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Johnson & Associates  
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Oklahoma City, OK 73104  
Contact: [info@jandassociates.com](mailto:info@jandassociates.com) Phone: 405-207-2623  
• ENGINEERS • SURVEYORS • PLANNERS •



WOLFBRINK PROPERTY  
2217 & 2219 N. BROADWAY AVENUE  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
TOPOGRAPHIC SURVEY

Proj. No. 5798  
Date 4-18-2024  
Scale 1" = 20'  
Surveyed By J&A  
Drawn By J&A  
Approved By MJ

SHEET NUMBER  
1 of 1