

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD- 1678**

**MASTER DESIGN STATEMENT**

*The Hill at Bricktown*  
*Phase 4*

**September 9, 2024**  
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**PREPARED BY:**

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# **SPUD-1678 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 subject to Public Works approval.

**11. Signs:**

All signage within this SPUD shall be in accordance with the Oklahoma City Municipal Code, 2020, as amended. Any signage placed within, or encroaching into public right-of-way shall be subject to Public Works approval.

**11.1 Off-Premise Signs:**

Off-Premise 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, subject to Traffic Commission approval. On-street Parking shall meet the dimensional requirements of the Zoning Regulations of the City of Oklahoma City.

Driveways shall be separated to the greatest extent possible.

### **7. Maintenance:**

Maintenance of Common Areas, private drainage easements, and islands / medians 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. Subdivision:**

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

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.

**10.3 Fencing:** Front yard fencing shall be permitted to be up to 5 feet in height. However, in between side yards, fencing shall be permitted to taper up to 6 feet in height to increase front yard privacy.

**III. SUPPORTING DOCUMENTS**

Exhibit A: Legal Description  
Exhibit B: Boundary Exhibit  
Exhibit C: Conceptual Site Plan

### **SPUD-1678 Exhibit A – Legal Description**

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.







