

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1401**  
**MASTER DESIGN STATEMENT FOR**  
**Plaza Wedding Venue**

**March 10, 2022**  
**April 8, 2022**  
**April 26, 2022**  
**June 9, 2022**

**PREPARED BY:**

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# **SPUD-1401 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 This SPUD shall be developed in accordance with the regulations of the **R-1 Single-Family Residential District and Gatewood Urban Conservation District** (OKC Zoning Ordinance, 2020), except as modified herein:

**In addition to all R-1 uses the following shall be permitted:**

8300.67 Spectator Sports and Entertainment: General (limited to a wedding and event venue and accessory services)

The existing home shall remain. In the event the home is demolished, all new construction shall meet the requirements of the Gatewood UCD or regulations in place at the time of redevelopment.

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

The current structure on site shall remain. In the event that any new structure is built, said structure shall meet the height regulations of the base zoning district.

## **3. Maximum Building Size:**

The current structure on site shall remain. In the event that any new structure is built, said structure shall meet the development regulations of the base zoning district.

**4. Maximum Number of Buildings:**

There shall be a maximum of one (1) Primary building within this SPUD.

**5. Building Setback Lines**

The current setback lines shall be permitted to accommodate the existing building. In the event that any new structure is built, said erection shall meet the setback regulations of the base zoning district.

**6. Sight-proof Screening:**

A brick masonry wall shall be required around the courtyard with a minimum height of ten (10) feet and a maximum height of twelve (12) feet, with decorative elements such as articulated pilasters and decorative caps and a chimney that may exceed twelve (12) feet.

Masonry wall setback lines shall be as follows:

North: Attached to back of house

South: 20 feet

East: 0 feet

West: 0 feet

**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 Temporary signs**

Temporary signs are not permitted in the front yard or on exterior fences/walls

**8.2 Attached signs**

One attached sign is permitted up to 50 square feet.

**8.3 Non-Accessory and Electronic Message Display Signs**

Non-accessory signs and Electronic Message Display signs are prohibited.

**8.4 Freestanding Signs**

Freestanding signs are prohibited.

**9. Access:**

Access shall be taken from one (1) private drive off of NW 17<sup>th</sup> St. and one (1) drive from the alley located on the south side of the property.

**10. Sidewalks**

Sidewalks currently exist along NW 17<sup>th</sup> St. and shall be protected. In the event new sidewalks are required, they shall be 5-foot-wide, 6 foot wide if constructed abutting the street curb and meet The City of Oklahoma City requirement.

**II. Other Development Regulations:**

**1. Architecture:**

All buildings currently constructed on site shall remain and shall be deemed to conform to all architecture regulations contained herein. In the event that a new building is constructed, the following regulations shall apply:

All new construction shall be per the Gatewood UCD or regulations in place at the time of redevelopment.

**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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

**5. Dumpsters:**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

**6. Parking:**

This SPUD shall provide seven (7) on-site parking spaces. The parking spaces shall be deemed to satisfy the required parking for all uses within this SPUD. Valet services shall be provided to accommodate off-site guest parking.

Valet services operating within the right-of-way will require Traffic Commission approval.

A parking plan shall be required, in writing, between guests and host prior to any private event.

**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.

**9. Other:**

There shall be a maximum of 100 guests.

Events are permitted Monday-Thursday until 10:00 p.m. and Friday-Sunday until 11:00 p.m.

**III. Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Conceptual Site Plan

## EXHIBIT A

### LEGAL DESCRIPTION

#### **Tract 1:**

A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Beginning at the Northwest corner of said Lot 5, a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E along the North line thereof, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E and parallel with the

West line of said Lot 5, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 5.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 78.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence S00°20'03"E, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105", said point also being on the South line of said Lot 5; Thence S89°40'09"W, 10.00 feet to the Southwest corner of said Lot 5 and a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W along the West line of said Lot 5, 140.00 feet to the Point of Beginning, containing 3,865 Square Feet or 0.0887 Acres, more or less.

#### **Tract 4:**

A tract of land in Lots Five (5) and Six (6), Block Seventy-Nine (79), UNIVERSITY ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof and further described as follows: Commencing at the Northwest corner of said Lot 5; Thence N89°40'09"E along the North line of said Lot 5 and 6, 35.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Point of Beginning; Thence continuing N89°40'09"E, 15.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Northeast corner of said Lot 6; Thence S00°20'03"E along the East line of said Lot 6, 140.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105" and the Southeast corner of said Lot 6; Thence S89°40'09"W along the South line of said Lots 5 and 6, 40.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 57.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N89°40'09"E, 30.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03 W, 78.00 feet to a Mag-Nail with aluminum disk bearing the inscription "E.D. Hill CA 105"; Thence S89°40'09"W, 5.00 feet to a 3/8" iron rod with cap bearing the inscription "E.D. Hill CA 105"; Thence N00°20'03"W, 5.00 feet to the Point of Beginning, containing 3,135 Square Feet or 0.072 Acres, more or less.





