

**APPROVED**

8-31-2021

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

**SPUD–1326 MASTER DESIGN STATEMENT**

**4 E Reno Ave.**

**July 22, 2021**

*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.

This site will be developed in accordance with the regulation of the **C-3, "Community Commercial" District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

## 1. Uses Permitted

The Use and Development regulations of the C-3, "Community Commercial" District shall govern this SPUD, except as modified below.

The following uses shall be the only uses allowed within this SPUD:

- Community Garden (8150.6.1)
- Composting (8150.6.2)
- Home Garden (8150.6.4)
- Rainwater Harvesting (8150.7.1)
- Roof Garden (8150.7.2)
- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Multiple-Family Residential (8200.12)
- Senior Independent Living (8200.13)
- Three- and Four-Family Residential (8200.15)
- Artistic Graphics (8250.1)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Murals (8250.16)
- Administrative and Professional Offices (8300.1)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communications Services: Limited (8300.29)
- Group Residential (8200.3)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Fast Food (8300.35) (This use unit is further restricted to "fast casual" eateries with no drive thru. "Fast casual" is defined as a restaurant with a central ordering point rather than a waiter/ waitress." Pickup windows for pedestrians are permitted.
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)

- Food and Beverage Retail Sales (8300.41)
- Laundry Services (8300.48)
- Alcoholic Beverage Retail Sales (8300.5)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Spectator Sports and Entertainment: General (8300.67)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Custom Manufacturing (8350.3) further restricted to an active artist/creator installation.
- Light Industrial (8350.8) further restricted to a small brewery, micro-brewery or artist in residence.

**2. Maximum Building Height:**

Maximum height of any building shall be 300 feet with the exception that height will be limited to 80 feet within 20 feet of the northern SPUD boundary.

**3. Maximum Building Size:**

The building size shall utilize the C-3, “Community Commercial” District regulations.

**4. Maximum Number of Buildings:**

There is no maximum on the number of buildings within this SPUD.

**5. Building Setback Lines:**

There shall be a maximum setback of 20 feet from E Reno Ave and S Oklahoma Ave/Compress St. Patios and outdoor plazas and seating areas at the street level may count toward the 20-foot maximum. There shall be no other setbacks required within this SPUD except as required by the building or fire code.

**6. Sight-proof Screening:**

Shall not be required within this SPUD.

**7. Landscaping:**

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

**8. Signs:**

Project signs that identify more than one proprietor on one sign shall be allowed as a part of this SPUD. A business does not need to be located on the tract in which the signage is proposed such that the business is located within the Bricktown or Lower Bricktown District.

**8.1 Freestanding Accessory Signs**

No pole signs will be allowed.

Free-standing signs: i.e. ground signs or monument signs "Architectural Icons" shall be limited to five (5) total signs and not exceed eight (8) feet above grade or 100 square feet. The use of three-dimensional signage shall also be allowed within this SPUD.

**8.2 Attached Signs**

Attached signs shall be in accordance with the C-3, "Community Commercial" District regulations.

**8.3 Non-accessory Signs**

The existing billboard shall be removed when development occurs for the lower section (residential tower) of this SPUD and shall not be relocated.

**8.4. Electronic Message Display Signs**

Electronic Message Display signs shall be permitted in this SPUD.

**9. Vehicular Access:**

**Access from E Reno Ave:** Access shall be taken from E Reno Ave. follows:

Option A) One two-way drive with a maximum width of 24 feet and two one-way drives with a maximum of 20 feet in width each, as indicated on Exhibit B.

—OR—

Option B) Up to two driveways with a maximum width of 24 feet each.

**Access from S Oklahoma Ave/Compress St.:** Access shall be taken from S Oklahoma Ave./Compress St as follows:

Option A) Four one-way drives with a maximum of 20 feet in width each, as indicated on Exhibit B.

—OR—

Option B) Up to two driveways with a maximum width of 24 feet each.

No vehicular access shall be permitted on to Oklahoma City Boulevard.

All one-way driveways shall be limited to a maximum of 20' wide openings at the street and must maintain sidewalk grade at pedestrian crossing to minimize the impact and prioritize the pedestrian. The sidewalk and driveways shall be either of different material or treatment to differentiate the two.

**10. Sidewalks:**

There are existing sidewalks along E Reno Ave, S Oklahoma Ave., and SE 2<sup>nd</sup> St. If any of the said sidewalks are damaged or removed during construction the developer shall be required to make the necessary repairs and/or replace if necessary. If the existing 10-foot-wide sidewalks along E Reno Ave are damaged or removed the developer shall maintain the 10-foot width when replacing or repairing.

Sidewalks shall be provided along Compress St/S Oklahoma Avenue where not already existing.

## II. OTHER DEVELOPMENT REGULATIONS:

### 1. **Architecture:**

All structures constructed within this SPUD shall comply with the following architectural standards:

The intent of this section is for the buildings to be constructed conventionally and have architecturally finished exteriors. Most base materials that shall be utilized are envisioned to be tilt-up panels or architectural concrete panels clad on steel frames and will be textured in a precise finishing treatment that utilizes architectural reveals in order to refine the wall design. A creative use of distinctive roofscape shapes, such as the possibility of towers at store entries, will enhance the sense of a city scape that has evolved over time. The entry elements would also receive selective treatment of articulated ornamental relief that will enhance a sense of variety. Notwithstanding the above, individual materials could potentially be dictated by retailers' building prototypes and could include various materials such as brick, stone, rock, wood, and others including stucco, metal, and glass as approved materials. However, there shall be no buildings permitted to be constructed completely out of metal or EFIS.

The building frontages along Reno Avenue shall be designed such that indentions or openings in the facade eliminate the "blank wall" appearance from the mentioned frontages. It will be a requirement of the architectural design to provide, utilizing materials previously mentioned, such as glass, concrete, brick, etc., items to create a visual change in elevation from the vehicular or pedestrian passerby.

All parking garages shall be designed to screen views of parked vehicles at every level of the parking garage from all street level views. Such screening for parking garages shall be provided through the use of visually appealing architectural materials or through architectural methods. This shall not apply to garage frontages that abut the railroad unless the garage extends above the railroad track existing elevation.

All building parapets shall be required to protect and visually screen all rooftop mechanical equipment to a vertical distance of three hundred (300) feet.

Back of house operations and blank walls shall not face streets at ground level.

### 2. **Street Improvements:**

N/A

**3. Site Lighting:**

All site lighting utilized within this SPUD shall be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. 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.

**4. Dumpsters:**

Dumpsters and other commercial waste collection receptacles shall be sight-proof screened from view on all sides of the dumpsters or receptacles. A building, fence, wall, vegetation, or other form of screening shall be provided to satisfy this requirement.

**5. Parking:**

Given the proximity to downtown, existing transit, and passenger rail, minimum off-street parking shall not be required. The design all parking facilities in this SPUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. If developed as proposed, all parking shall be provided within structured parking garages. Phasing the project is permitted and the existing parking lot use shall exist until the project is completed.

**6. Site Plan Review:**

The building and site design shall be reviewed for SPUD conformance by the Planning Director at the building permit stage.

**III. SUPPORTING DOCUMENTS**

- Exhibit A: Legal Description
- Exhibit B: Master Development Plan

**EXHIBIT A**

**LEGAL DESCRIPTION**

Zoning Parcel

May 11, 2021

A tract of land being a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a part of that parcel of land described in the Special Warranty Deed recorded in Book 8580, Page 1111 (Parent Deed), said tract being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said NW/4;

THENCE North 89°31'09" East, along and with the North line of said NW/4, a distance of 12.49 feet;

THENCE South 01°21'02" West, departing said North line, a distance of 63.03 feet to the NW corner of said Parent Deed, said point lying on the South Right-of-Way (R/W) line of Reno Avenue;

THENCE, along and with the North line of said Parent Deed and the South R/W line of Reno Avenue, the following two calls:

1. North 89°31'09" East, a distance of 21.99 feet to the POINT OF BEGINNING;
2. continuing North 89°31'09" East, a distance of 425.07 feet to a point on the West R/W line of Oklahoma Avenue according to the Permanent Easement recorded in Book 7496, Page 13;

THENCE South 01°14'18" West, along and with said West R/W line, a distance of 269.98 feet to a point on a boundary line of said Parent Deed;

THENCE, along and with the boundary line of said Parent Deed, the following three calls:

1. South 89°31'09" West, a distance of 197.14 feet;
2. South 01°14'18" West, a distance of 261.00 feet
3. North 89°11'14" West, a distance of 216.49 feet to a point on the East statutory R/W line of the West line of said NW/4;

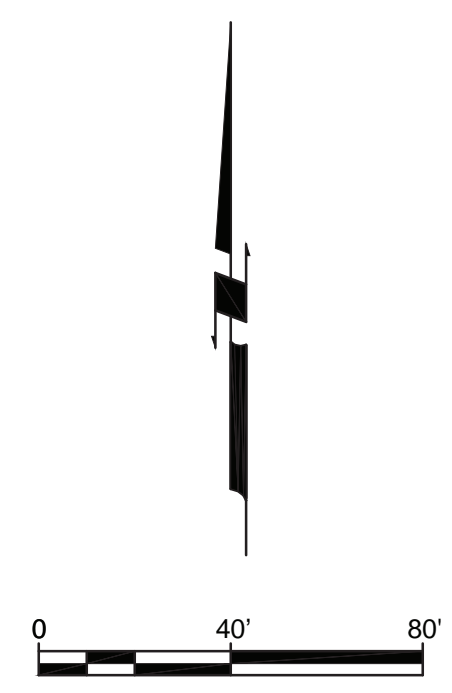
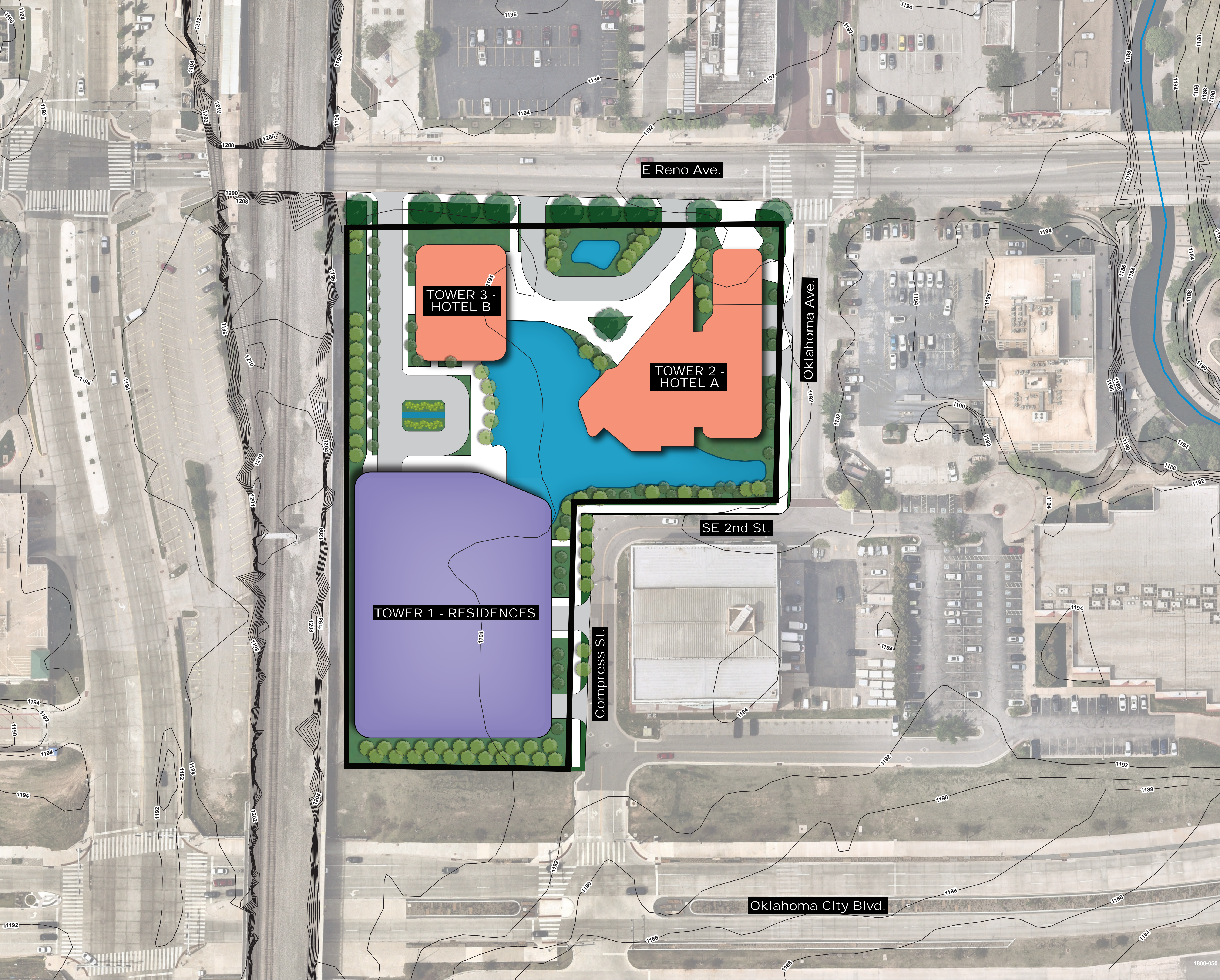
THENCE North 00°00'06" East, along and with said R/W line, a distance of 525.87 feet to the POINT OF BEGINNING.



Containing 170,602 square feet or 3.9165 acres, more or less.

Basis of Bearing: The North line of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Three (3) West having an assumed bearing of North 89°31'09" East





**Lower Bricktown SPUD**

Exhibit B

+/- 3.9165 acres



Johnson & Associates  
 1 E. Sheridan Ave., Suite 200  
 Oklahoma City, OK 73104  
 (405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS  
 5/19/21



ORDINANCE NO. 26,849

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

~~EMERGENCY ORDINANCE~~

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A tract of land being a part of the Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a part of that parcel of land described in the Special Warranty Deed recorded in Book 8580, Page 1111 (Parent Deed), said tract being more particularly described as follows:

COMMENCING at the Northwest (NW) Corner of said NW/4;

THENCE North 89°31'09" East, along and with the North line of said NW/4, a distance of 12.49 feet;

THENCE South 01°21'02" West, departing said North line, a distance of 63.03 feet to the NW corner of said Parent Deed, said point lying on the South Right-of-Way (R/W) line of Reno Avenue;

THENCE, along and with the North line of said Parent Deed and the South R/W line of Reno Avenue, the following two calls:

1. North 89°31'09" East, a distance of 21.99 feet to the POINT OF BEGINNING;
2. continuing North 89°31'09" East, a distance of 425.07 feet to a point on the West R/W line of Oklahoma Avenue according to the Permanent Easement recorded in Book 7496, Page 13;

THENCE South 01°14'18" West, along and with said West R/W line, a distance of 269.98 feet to a point on a boundary line of said Parent Deed;

THENCE, along and with the boundary line of said Parent Deed, the following three calls:

1. South 89°31'09" West, a distance of 197.14 feet;
2. South 01°14'18" West, a distance of 261.00 feet
3. North 89°11'14" West, a distance of 216.49 feet to a point on the East statutory R/W line of the West line of said NW/4;

THENCE North 00°00'06" East, along and with said R/W line, a distance of 525.87 feet to the POINT OF BEGINNING.

Containing 170,602 square feet or 3.9165 acres, more or less.

~~SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.~~

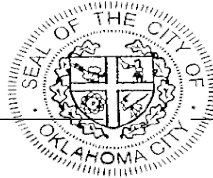
INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 3rd day of August, 2021.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 31st day of August, 2021.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 31st day of August, 2021.

ATTEST:

  
CITY CLERK



  
VICE-MAYOR

REVIEWED for form and legality.

  
ASSISTANT MUNICIPAL COUNSELOR