

2-4-00

PLANNED UNIT DEVELOPMENT

PUD-728

The Arbors at Bricktown

OKLAHOMA CITY, OKLAHOMA

APPROVED

FEB 08 2000

BY THE CITY COUNCIL
Thomas P. Bullock CITY CLERK

PUD/SPUD # 728
ADMINISTRATIVE AMENDMENT APPROVED
BY THE DIRECTOR

ON NOV 12 2014

See page(s)

5

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1.0 INTRODUCTION

The Planned Unit Development of *The Arbors at Bricktown* consisting of approximately 9.45 acres, is located within the SW quarter of Section 34, T12N, R3W, Oklahoma County, Oklahoma. The subject property is generally located south of NE 4th Street, west of I-235 and east of Walnut. This Planned Unit Development contemplates new urban multifamily residential development in a historic neighborhood north of Bricktown. Also contemplated is a mix of office, retail and commercial uses located in space created by the renovation of existing buildings.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of *The Arbors at Bricktown* is described in Exhibit "A", attached hereto and made a part of this Design Statement.

3.0 THE DEVELOPER

The applicant for the Planned Unit Development is Oklahoma City Urban Renewal Authority, c/o Mr. David Jones, Redevelopment Officer, 204 N. Robinson, Suite 2400, Oklahoma City, Oklahoma, 73102, Telephone (405) 235-3771.

4.0 SITE AND SURROUNDING DEVELOPMENT

4.1 ZONING

Much of the five block area consists of vacant lots. On each block there remains a few, old brick buildings. Approximately 40% of the lots are presently zoned C-4 General Business. The rest of the lots are zoned R-4 General Residential. Surrounding properties are developed as follows:

- West C-4/ R-4
- North C-4/ R-4

- East I-235 Centennial Expressway
- South northern edge of Bricktown

4.2 TOPOGRAPHIC CHARACTERISTICS

The undeveloped portions of the project site slope generally towards N. Central and then to NE 1st Street. Undeveloped portions of the site consist of moderately sloping lots, dropping in elevation between 16 and 23 feet over an average of 400 feet (the length of the block). The project area generally drains to the south and east and is served by a limited amount of public storm sewer.

4.3 SOIL CHARACTERISTICS

Using a generalized soil map of Oklahoma County, the site was found to contain a soil group called Renfrow-Bethany Association. These soils are naturally well drained; Internal drainage is medium and permeability is very slow. Water holding capacity is high and the soils are susceptible to water erosion in sloping areas. The suitability for drives and streets is fair to poor. Moderate shrink-swell occurs. Surfacing is needed for an all-weather road. Additionally, special design and treatment for basement and foundation construction is needed. Drainage and aeration is necessary to keep soil dry under buildings.

4.4 EXISTING VEGETATION

Existing vegetation is minimal. There are a few trees on some of the weed-covered vacant lots.

5.0 CONCEPT

The concept for the Planned Unit Development of *The Arbors at Bricktown* is to provide for the redevelopment of a historic neighborhood north of Bricktown. The

construction of new multi-family residential buildings, the renovation of existing buildings and the construction of new ones will maintain the original design of the area with long narrow lots and mid-block alleys. The mix of multi-family residential, office, retail and commercial uses will be located in zero-lot line brick façade buildings designed to emphasize the streetscape scale of an intimate urban neighborhood.

6.0 SERVICE AVAILABILITY

6.1 Streets

The site is bounded by local streets. On the west is North Walnut Avenue and North Central Avenue; to the north is NE 4th Street and NE 3rd Street; to the east is North Stiles Avenue, to south is NE 1st Street. Within a half mile are entrances to Centennial Expressway, Lincoln Blvd. and Interstate 40.

Existing streets are primarily asphalt surfaces. Roadway widths range from 48 feet to 24 feet. Concrete curb and gutter is present in most areas with the exception of NE 1st Street, which is primarily uncurbed. The condition of the existing roadways varies widely. Numerous patches are evident. New asphalt recently was installed at the intersection of NE 2nd Street and Stiles Avenue and along NE 4th Street between Stiles Avenue and Central Avenue.. Surface conditions indicate that the subgrade base beneath the roadways remains in good condition.

6.2 Sanitary Sewer

The project area is served by public sanitary sewer maintained by the City of Oklahoma City. The existing sanitary sewer is primarily vitrified clay pipe installed in the 1920's. Two eight inch laterals serve the blocks between NE 1st Street and NE 3rd Street. A six inch lateral serves the northernmost block in the project. All three lines are located within alleyways. Additionally, a ten inch lateral is located within the street right-of-

way along Stiles Avenue, running north to south along the entire project area. Some lines in the area may be constructed of concrete.

6.3 Water

Existing water facilities contain adequate capacity to serve the proposed project. Water lines serving the area range from a twelve inch diameter main along NE 3rd Street to six inch distribution lines.

6.4 Fire Protection

Adequate fire protection exists for the project area, provided by the City of Oklahoma City. The closest fire stations to this site currently are Station No. 6 at 620 NE 8th Street and Station No. 4 at 100 SW 4th Street.

6.5 Gas, Electricity, Telephone and Cable TV

Adequate urban utility lines are available for extension into this Planned Unit Development site. Proper coordination with the various utility companies will be made in conjunction with the developer of this site.

7.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development of *The Arbors at Bricktown* : Planning and zoning regulations will be those which are in effect at the time of approval of this Planned Unit Development. Certain zoning districts are referred to as a part of the Special Development Regulations of this 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 on the day of enactment of the ordinance approving this Planned Unit Development by the City Council. In cases of conflict between the provisions of the City Codes and Regulations and the provisions of this

Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.

The regulations are as follows:

7.1 USE REGULATIONS - The following use and development regulations and/or limitations shall apply for the development of the Planned Unit Development of *The Arbors at Bricktown*.

7.1.1 The Use Regulations and Development Regulations of the “C-4” General Business District shall apply for the development of all tracts within *The Arbors at Bricktown PUD* except as otherwise specified herein.

7.1.2 In addition to the uses allowed in the “C-4” General Business District, the following uses shall also be allowed by right and without requiring further approval from the Planning Commission, City Council, and/or Board of Adjustment:

2201.2 Single Family Residential

2201.2 Two-family Residential

2201.3 Three and Four Family Residential

2201.4 Multiple Family Residential

2201.7 Congregate Care Housing and Convalescent Homes

Temporary Construction Sites, (Chapter 59, Section 59-8500.2.B of the Municipal Code).

7.1.3 The following uses shall not be allowed within *The Arbors at Bricktown PUD*:

2201.6 Group Residential

2304.15 Low Impact Institutional: Residential Oriented

2402 Agricultural Supplies and Services

2404 Animal Sales and Services: Grooming

2406 Animal Sales and Services: Kennels and Veterinary, Restricted

2408.2 Automotive: Parking Lot

2408.2 Automotive: Parking Garage

2409 Automotive and Equipment: Storage

- 2410.1 Automotive and Equipment: Cleaning and Repairs, Light Equipment
- 2410.2 Automotive and Equipment: Repairs, Heavy Equipment
- 2411 Automotive Sales and Rentals
- 2412 Automotive and Equipment: Sales and Rentals, Light Equipment
- 2413 Automotive and Equipment: Sales and Rentals Farm and Heavy Equipment
- 2417 Construction Sales and Services
- 2419.1 Eating Establishments: Fast Food with Drive-Through Order Windows
- 2419.4 Eating Establishments: Drive-In
- 2424.2 Gasoline Sales: Truck Stops
- 2434.1 Transient Accommodations: Campground
- 2434.2 Transient Accommodations: Lodging
- 2434.3 Sign: Nonaccessory
- 2502 Wholesaling, Storage and Distribution,: Restricted

7.1.4 Residential and commercial uses are permitted within the same structure.

7.2 LANDSCAPE & SCREENING

7.2.1 For each new structure, a minimum of one 4" caliper tree shall be provided every 25' on center average in the front yard and a minimum of two 4" caliper trees shall be provided in the rear yard. Trees may be deciduous or nondeciduous. Indigenous Oklahoma trees are preferred.

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

7.2.3 Sight-proof screening shall not be required on any portion of the PUD property.

7.2.4 Landscaping shall be permitted in the right of way.

7.3 LIGHTING

7.3.1 Lighting will be arranged to minimize spill over of annoying glare directed on adjacent property.

7.4 SETBACKS

7.4.1 Building setbacks shall be as follows:

2424 front yard – none

2425 side yard - none

2426 side yard adjacent to a street – none

2427 rear yard – 10'

7.4.2 Street and sidewalk improvements are required within the existing right of way.

Curvilinear sidewalks are permitted. Sidewalks are required along all street frontages

7.4.3 Maximum building coverage is 90%. Parking lots, driveways, sidewalks and other site-related hardscape elements are excluded from coverage calculations.

7.5 BUILDING RESTRICTIONS

7.5.1 Maximum building height is 50 feet at every point within this planned unit development..

7.5.2 For new residential buildings,

- 100% of building walls [excluding doors, windows and other openings] adjacent to a street shall be brick, dressed stone, and/or cast stone design.

- 100% of building walls [excluding doors, windows and other openings] adjacent to rear yards or interior courtyards shall be brick, dressed stone, painted stucco of a consistent nature and/or cast stone.
- 100% of building walls [excluding doors, windows and other openings] adjacent to abutting lots (sideyards) shall be faced with brick, dressed stone or painted stucco of a consistent nature.

7.5.3 Building elevations for new residential construction shall be as shown on Exhibit D.

7.6 SIGN REGULATIONS

7.6.1 Each building is allowed the following signage:

- One building sign, for the purpose of identifying address, 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 5 feet into the adjacent street right of way.
- One business sign for the purpose of advertising the business occupants of the building. The business 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 5 feet into the adjacent street right of way.

7.6.2 Each city block is allowed the following signage per street frontage:

- One monument sign or wall sign, to be placed within the PUD for the purpose of identifying the business name and/or the business district's name. Each sign shall have a sign face area of no greater than 75 total square feet for all associated sign

faces on the monument. It shall also not exceed 10 feet in height or width. It shall be ground-mounted and placed within the property lines of the related business or not greater than 5 feet into the adjacent street right of way. All signage placed within the street right of way must continue to be maintained by the business owner of the related business to which the sign refers.

7.6.3 Non accessory signs are not allowed within *The Arbors at Bricktown PUD*.

7.6.4 Large signs are prohibited from facing I-235 or its on-ramp.

7.7 PARKING

7.7.1 The Fringe Parking Overlay exemption from the minimum off-street parking requirements shall apply to *The Arbors at Bricktown PUD*.

7.8 ACCESS

7.8.1 Access to *The Arbors at Bricktown PUD* is as shown on the Master Development Plan and as further described:

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

7.8.3 Primary access to individual units by alleys and private drives shall be allowed.

7.9 GENERAL PROVISIONS

7.9.1 Developmental phasing shall be allowed as a part of the development of this Planned Unit Development.

7.9.2 Improvements shown on Exhibit D are conceptual only. Final design will be determined at building permit stage.

8.0 EXHIBITS

The following exhibits are hereby attached hereto and made a part of this Planned Unit Development of *The Arbors at Bricktown* . The exhibits are as follows:

EXHIBIT "A"	LEGAL DESCRIPTION
EXHIBIT "B"	MASTER DEVELOPMENT PLAN MAP
EXHIBIT "C"	TOPOGRAPHICAL MAP
EXHIBIT "D"	CONCEPTUAL DESIGN

EXHIBIT "A"

**Legal Description
The Arbors at Bricktown
PUD Tracts
September 27, 1999
Revised October 6, 1999
Revised October 11, 1999**

Eleven tracts of land being a part of the Northwest Quarter (NW/4) and the Southwest Quarter (SW/4) of Section Thirty-four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma. Said tracts being a part of Blocks Three (3), Nine (9), Ten (10), Fifteen (15) and Sixteen (16) in Military Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof, and Block Fifty (50) in Maywood Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof. Said tracts being particularly described as follows:

Tract 1

Lots One (1), Two (2), Three (3), The East 15 feet of Lot Four (4), Twenty-nine (29) and Thirty (30) in Block Fifteen (15) in Military Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 2

Lots Six (6), Seven (7), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block Fifteen (15) in Military Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 3

Lots Nine (9) through Eighteen (18), both inclusive, in Block Fifteen (15) in Military Addition to the City of Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 4

Lots Three (3) through Fifteen (15), both inclusive, Lots Seventeen (17) through Twenty-one (21), both inclusive, and Lots Twenty-three (23) through Thirty (30), both inclusive, in Block Sixteen (16) in Military Addition to Oklahoma City, according to the recorded plat thereof.

Tract 5

All of Lots One (1) through Six (6), both inclusive, and Lots Twenty-five (25) through Thirty (30), both inclusive, in Block Ten (10) in Military Addition to the City of Oklahoma City, according to the recorded plat thereof.

Tract 6

Lots Nine (9) through Twelve (12), both inclusive, in Block Ten (10) in Military Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 7

Lots Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19) in Block Ten (10) in Military Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 8

Lots One (1) through Five (5), both inclusive, and Lots Twenty-four (24) through Thirty (30), both inclusive, in Block Nine (9) in Military Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 9

Lots Ten (10) through Fifteen (15), both inclusive, in Block Nine (9) in Military Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof.

Tract 10

Lots One (1) through Four (4), both inclusive, and Lots Eighteen (18) through Twenty-three (23), both inclusive, in Block Three (3) in Military Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof, and Lots One (1), Two (2), and Three (3) in Block Fifty (50) in Maywood Addition to Oklahoma City, Oklahoma County, Oklahoma.

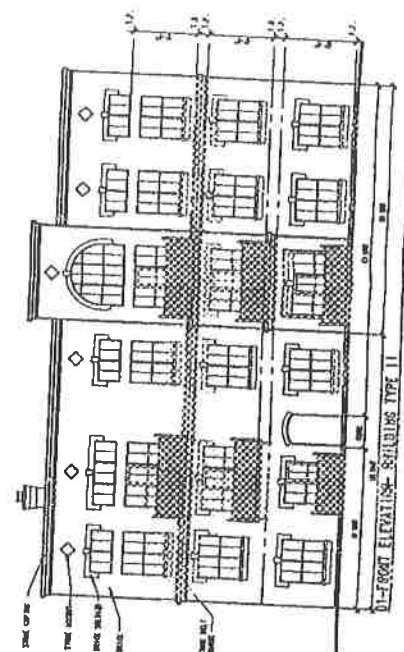
Tract 11

Lots Five (5) through Fifteen (15), both inclusive, in Block Three (3) in Military Addition to Oklahoma City, Oklahoma, according to the recorded plat thereof, and that part of the Vacated Alley being described as follows: Beginning at the Southwest corner of Lot Eight (8) in Block Three (3) in Military Addition to Oklahoma City; Thence East 180 feet along the South line of Lot Eight (8); Thence South 20 feet; Thence West 180 feet along the North line of Lots Nine (9) through Sixteen (16); Thence North 20 feet to the Point of Beginning; and All of Lots Four (4), Five (5), and Six (6) in Block Fifty (50), Less and Except the West 50 feet thereof, in Maywood Addition to Oklahoma City, Oklahoma County, Oklahoma.

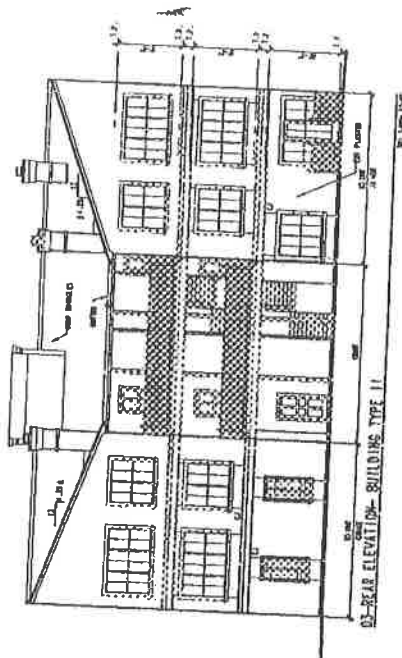
F:\U\survey\1862\1862-PUD\legal.wpd

This architectural drawing shows a cross-section of a building, likely a church or school, with multiple rooms and structural elements. The drawing is oriented vertically on the page. Key features include:

- Rooms and Spaces:** The drawing shows several rooms, including a large central hall or nave, and smaller rooms or chapels on either side. The text "ST. ALFRED" and "CHURCH" is repeated multiple times, likely indicating different sections or parts of the building.
- Structural Elements:** The drawing shows a central vertical axis with a series of rooms and a central hall. The drawing is oriented vertically on the page.
- Windows and Doors:** Numerous windows and doors are depicted, showing the layout of the building's facade and interior openings.
- Labels and Dimensions:** The drawing includes various labels and dimensions, such as "ST. ALFRED", "CHURCH", "ST. ALFRED", "CHURCH", "ST. ALFRED", "CHURCH", "ST. ALFRED", "CHURCH", "ST. ALFRED", "CHURCH", "ST. ALFRED", "CHURCH".



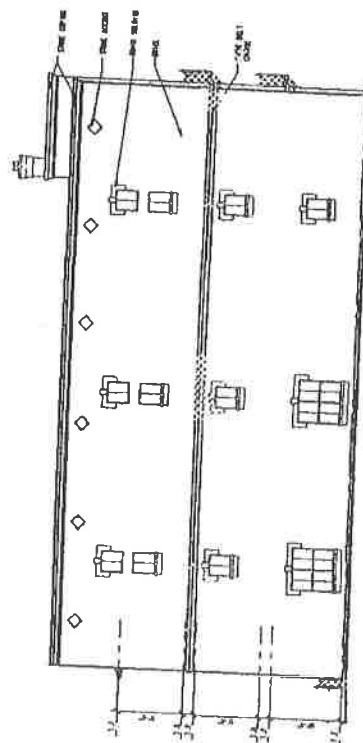
II JAL SKINITE -SULLY'S LOTS-10



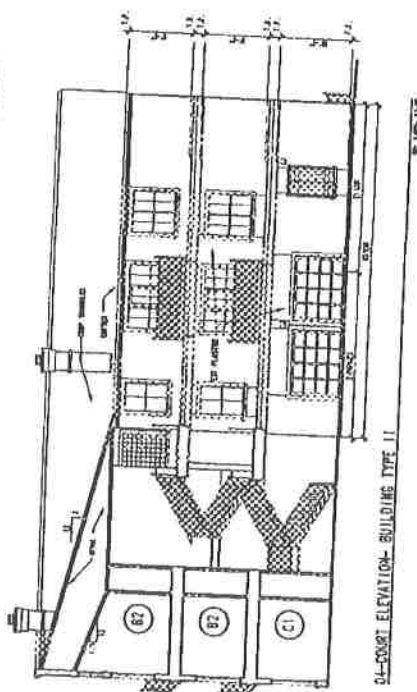
03-REAR ELEVATION-BUILDING TYPE 11



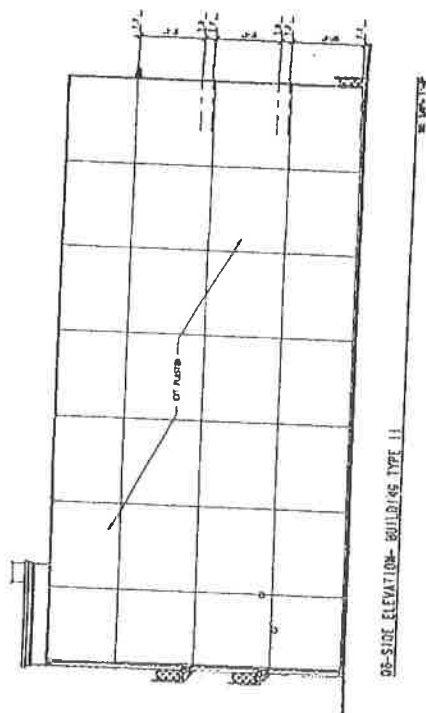
1) ROAD SIGN LINE - POLYVALENT 12500-50



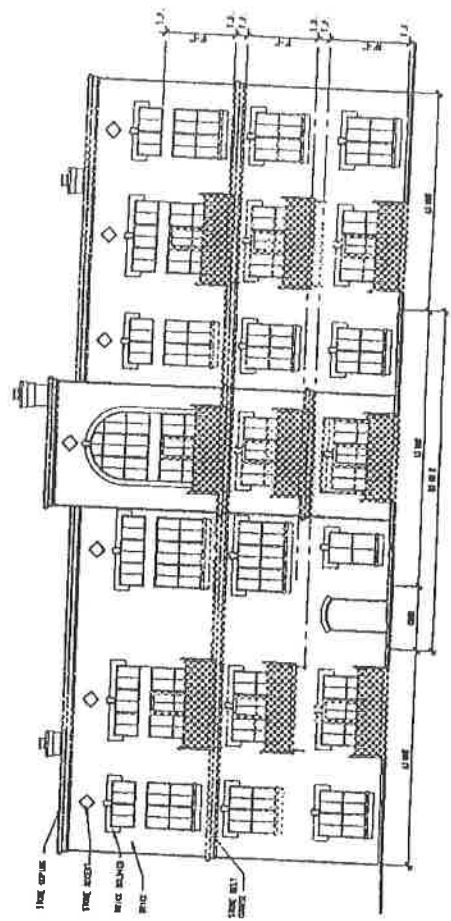
02-5102 EVALUATION-87/11 0100 PAGE 11



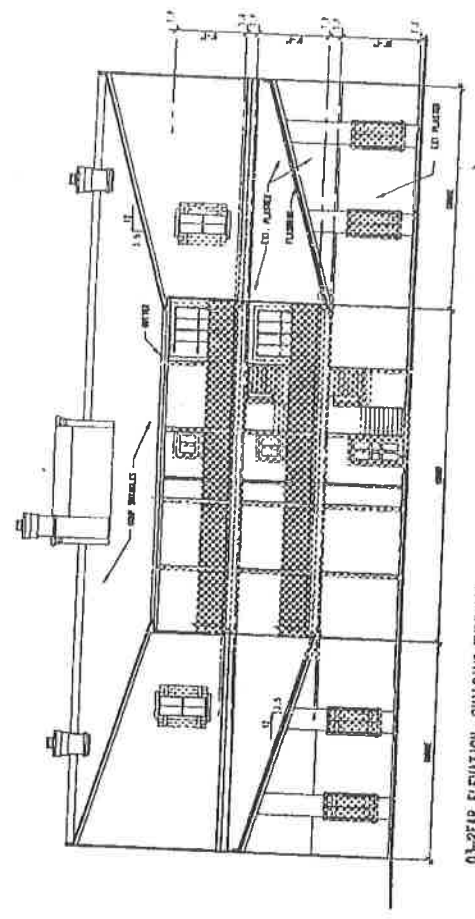
04-COURT ELEVATION- 811101MC TIME 11



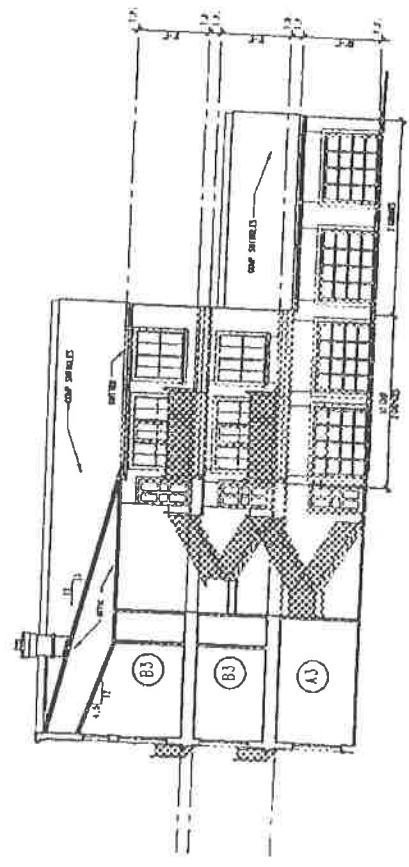
06-SIDE ELEVATION-BUILDING TYPE II



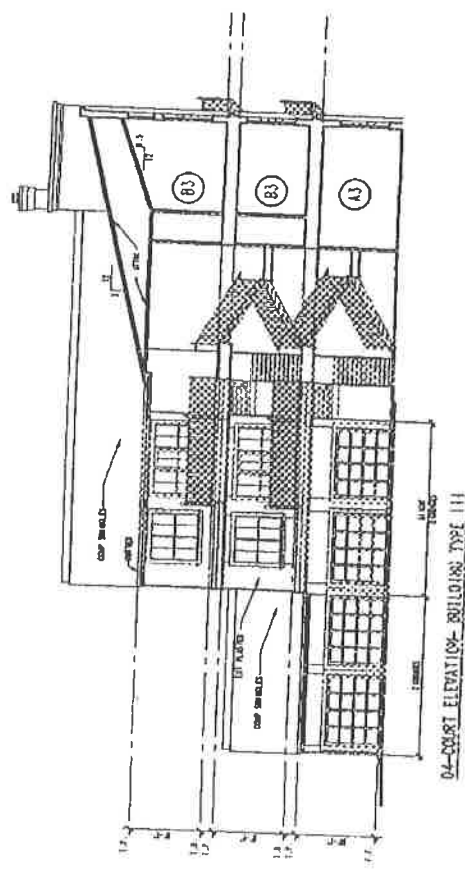
01-FRONT ELEVATION-BUILDING TYPE III



03-REAR ELEVATION-BUILDING TYPE III



02-SIDE ELEVATION-BUILDING TYPE III



04-SIDE ELEVATION-BUILDING TYPE III

Published in The Journal Record February 9, 192000

ORDINANCE NO. 21,413

AN ORDINANCE AMENDING CHAPTER 59, SECTION 1400 OF THE OKLAHOMA CITY MUNICIPAL CODE, 1999, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. That Chapter 59, Section 1400 of The Oklahoma City Municipal Code, 1999, be amended to change the boundaries of the PUD Planned Unit Development District, shown upon the District Map to include therein the following described property:

All of Lots 1, 2, 3, the East 15 feet of Lot 4, all of Lots 6, and 7, Lots 9 through 18, Lots 25 through 27, and Lots 29 and 30 all in Block 15, Military Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

All of Lots 3 through 15, Lots 17 through 21, and Lots 23 through 30 all in Block 16, Military Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

All of Lots 1 through 6, Lots 9 through 12, Lots 16 through 19, and Lots 25 through 30, all in Block 10, Military Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof; and

All of Lots 1 through 5, Lots 10 through 15, and Lots 24 through 30, all in Block 9, Military Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof; and

All of Lots 1 through 4, Lots 5 through 15, and Lots 18 through 23, all in Block 3, Military Addition to Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof, and that part of the vacated alley being described as follows: Beginning at the SW/C of Lot 8 in Block 3, Military Addition; thence East 180 feet along the South line of Lot 8; thence South 20 feet; thence West 180 feet along the North line of Lots 9 through 16; thence North 20 feet to the point of beginning; and

Lots 1 through 6 in Block 50, less and except the west 50 feet thereof, in Maywood Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

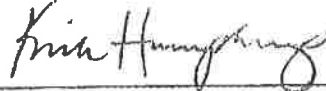
Section 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the Ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof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

PUD-728

INTRODUCED AND READ by the Council of The City of Oklahoma City, Oklahoma, on this 19 day of January, 2000.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 8 day of February, 2000.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 8 day of February, 2000.



MAYOR

ATTEST


CITY CLERK

APPROVED as to form and legality on this 5th day of Jan, 2000.


ASSISTANT MUNICIPAL COUNSELOR