



The City of Oklahoma City  
Development Services Department  
Subdivision & Zoning Division  
420 West Main St., Suite 910  
OKC, OK 73102  
405-297-2623

Staff use only

Case # PUD-1944

Date Filed 16mar'23

Ward # 8  
TWIN OAKS NA

Nbrhd Area

School District EDMOND

Existing Zoning PUD-1319

ABC-2 OVERLAYS X3

## APPLICATION FOR PLANNED UNIT DEVELOPMENT DISTRICT

Name of Applicant: Highland Park Retail Center, LLC

Address/location of property to be rezoned: 1201 NW 178th Street

Legal Description of property to be rezoned: See attached Exhibit "A"

Size of Property (acres or sq. ft.): 3.55 Ac. Present Use of Property: PUD-1319, C-3

Summary of Proposed Development: PUD, C-3 exactly same as current zoning, but add Veterinary Use

### THE FOLLOWING ITEMS **MUST** BE SUBMITTED WITH THIS APPLICATION:

- Two (2) copies of the legal description of the property sought to be rezoned. One copy must be submitted electronically in Microsoft Word format. Submit to [Curtis.liggins@okc.gov](mailto:Curtis.liggins@okc.gov)
- One (1) copy of the deed(s) of the property sought to be rezoned.
- One (1) copy of all property owners who own property within a 300 foot radius of the property to be rezoned. The list **MUST** include their mailing address and the legal description of their property and **MUST** be current within 30 days of the date of submittal of the application. The list **MUST** ALSO contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- If the applicant is not the owner of the property, one (1) copy of a letter of authorization from the owner is required.
- A Filing fee of \$2,700.00

There are two public hearings for consideration of a PUD rezoning request. First is the Planning Commission hearing which is six weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓

Arc Engineering Consultants, LLC

135 Deer Creek Road, Edmond, OK

(405) 509-0212

srollins@arcengr.com

Signature of Applicant

Hunter Miller, Manager

Applicant's Name (please print)

P.O. Box 5156

Applicant's Mailing Address

Norman, OK 73070

City, State, Zip Code

Phone: (405) 253-4086

E-Mail: craig@strbusiness.com

20101228011619940  
12/28/2010 01:42:21 PM  
Bk RE1530 Pg: 129 Pgs: 2 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

Correction  
**QUIT CLAIM DEED**  
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

That 178<sup>TH</sup> and NORTH WESTERN, L.L.C., an Oklahoma limited liability company, party of the first part, in consideration of the sum of Ten and No/100 dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **HIGHLAND PARK RETAIL CENTER, L.L.C., an Oklahoma limited liability company** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

**ALL OF LOT FOUR (4) IN HIGHLAND PARK NORTH, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. DESCRIPTION.**

"Exempt Documentary Stamp Tax O.S. Title 68, Article 32, Section 3202, paragraph 3."

Mail Tax Statement to:  
India Cultural Foundation  
P.O. Box 18896  
Oklahoma City, OK 73154-0896

"This Deed being filed to correct the encumbrance created by that Quit Claim Deed filed in Book 11351, page 642."

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever.

Signed and delivered this 22<sup>nd</sup> day of December, 2010.

178<sup>TH</sup> AND NORTH WESTERN, L.L.C., an  
Oklahoma limited liability company

By:   
Hunter Miller, Manager

Return original to:

152 8 5411

2/15  
Pilar A. Beare  
First American Title & Trust  
501 N. Walker, Suite 170  
Oklahoma City, OK 73102

**"EXHIBIT A"**  
**LEGAL DESCRIPTION**  
**Lot 4, Block 1**  
**Highland Park North Retail Center**  
**1201 N.W. 178<sup>th</sup> Street**

A parcel of land being part of the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Lot 4, Block 1, Highland Park North to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

SDR  
03-08-23  
Arc Engineering Consultants, LLC

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on December 22<sup>nd</sup>, 2010 by Hunter Miller, Manager of 178<sup>th</sup> and North Western, L.L.C., an Oklahoma limited liability company.

My commission expires:

11/17/14

Commission Number 10009069



Notary Public

20101228011619940  
Filing Fee: \$15.00  
Doc. Stamps: \$.00  
12/28/2010 01:42:21 PM  
DEED



STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) §:

File No. 2801728-OK99

**OWNERSHIP REPORT**  
**FILE NUMBER 2801728-OK99**

**EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.**  
**DATE PREPARED: MARCH 15, 2023**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4714	R210181030	HIGHLAND PARK RETAIL CENTER LLC	PO BOX 5156	NORMAN	OK	73070-5156	HIGHLAND PARK NORTH	000	004	HIGHLAND PARK NORTH 000 004 (SUBJECT PROPERTY)	1201 NW 178TH ST, Unit 101 OKLAHOMA CITY
4711	R129761180	OKLAHOMA CITY PALO VERDE HOMEOWNERS ASSOCIATION INC	PO BOX 1146	EDMOND	OK	73083-1146	PALO VERDE SEC 2	000	000	PALO VERDE SEC 2 000 000 PRIVATE STREETS	0 UNKNOWN OKLAHOMA CITY
4711	R129761010	SHUKLA SURENDRA KUMAR, MISHRA ANUSHA	18013 SAN MATEO CT	EDMOND	OK	73012	PALO VERDE SEC 2	004	002	PALO VERDE SEC 2 004 002	18013 SAN MATEO CT OKLAHOMA CITY
4711	R129761020	RUIZ JORGE, RUIZ JESSICA	18009 SAN MATEO CT	EDMOND	OK	73012-4246	PALO VERDE SEC 2	004	003	PALO VERDE SEC 2 004 003	18009 SAN MATEO CT OKLAHOMA CITY
4711	R129761030	ENDERWOOD DAWN M TRS, ENDERWOOD DAWN M LIV TRUST	18005 SAN MATEO CT	EDMOND	OK	73012-4246	PALO VERDE SEC 2	004	004	PALO VERDE SEC 2 004 004	18005 SAN MATEO CT OKLAHOMA CITY
4711	R129761040	KEATHING BRYAN	18001 SAN MATEO CT	EDMOND	OK	73012-4246	PALO VERDE SEC 2	004	005	PALO VERDE SEC 2 004 005	18001 SAN MATEO CT OKLAHOMA CITY
4711	R129761050	HASSELWANDER RAY & CLARA REV LIV TRUST	18000 SAN MATEO CT	EDMOND	OK	73012-4246	PALO VERDE SEC 2	004	006	PALO VERDE SEC 2 004 006	18000 SAN MATEO CT OKLAHOMA CITY

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4711	R143646500	FAMILY VIDEO MOVIE CLUB INC	1022 E ADAMS ST	SPRINGFIELD	IL	62703- 1028	UNPLTD PT SEC 28 14N 3W	000	000	UNPLTD PT SEC 28 14N 3W 000 000 PT SW4 SEC 28 14N 3W BEG SW/C SW4 TH N400FT E450FT S400FT W450FT TO BEG EX A TR BEG 374.66FT N & 50FT E OF SW/C SW4 TH E175FT S15FT E70FT N40FT W245FT S25FT TO BEG SUBJ	17900 N WESTERN AVE, Unit 101 OKLAHOMA CITY
4714	R210181000	BHP PROPERTIES LLC	17900 N WESTERN AVE	EDMOND	OK	73012- 9106	HIGHLAND PARK NORTH	000	001	HIGHLAND PARK NORTH 000 001	18001 N WESTERN AVE OKLAHOMA CITY
4714	R210181010	ABERCROMBIE HOLDINGS LLC	6000 SORGHUM RUN	EDMOND	OK	73034- 9155	HIGHLAND PARK NORTH	000	002	HIGHLAND PARK NORTH 000 002	1101 NW 178TH ST, Unit A OKLAHOMA CITY
4714	R210181020	HIGHLAND PARK PAD LLC	PO BOX 5156	NORMAN	OK	73070	HIGHLAND PARK NORTH	000	003	HIGHLAND PARK NORTH 000 003	1205 NW 178TH ST OKLAHOMA CITY
4714	R188131005	SUMMIT GROVES APARTMENTS LLC	18001 HIGHLAND PARK RD	EDMOND	OK	73012- 5001	UNPLTD PT SEC 29 14N 3W	000	000	UNPLTD PT SEC 29 14N 3W 000 000 PT SE4 SEC 29 14N 3W BEG 780FT N & 233.41FT W OF SE/C SE4 TH S253.15FT W15.84FT SW41.09FT SWLY ON A CURVE 413.06FT SWLY ON A CURVE 41.84FT W295.35FT N532.33FT NE23.31FT E646.59FT TO BEG CONT 6.44ACRS MORE OR LESS	18001 HIGHLAND PARK OKLAHOMA CITY
4714	R188131015	INDEPENDENT SCHOOL DISTRICT NO 12	1001 WEST DANFORTH ROAD	EDMOND	OK	73003	UNPLTD PT SEC 29 14N 3W	000	000	UNPLTD PT SEC 29 14N 3W 000 000 PT SE4 SEC 29 14N 3W BEG 780FT N OF SE/C SE4 TH W675FT N227.91FT NELY380.4FT E318.27FT S360FT TO BEG CONT 5.03ACRS MOREOR LESS SUBJ TO ESMTS OF RECORD	18101 N WESTERN AVE OKLAHOMA CITY

**OWNERSHIP REPORT**  
**FILE NUMBER 2801728-OK99**

**EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.**  
**DATE PREPARED: MARCH 15, 2023**

4725	R215281030	GRIFFIN LARRY PALMER TRUST, CUTTER GARY D PER REP FOR	759 PRESIDENT ST, Unit 3H	BROOKLYN	NY	11215	GRIFFIN DEVELOPMENT	000	000	GRIFFIN DEVELOPMENT 000 000 COMMON AREA A	A COMMON AREA
4725	R215281020	MJB EQUITY GROUP LLC	1533 NW 143RD ST	EDMOND	OK	73013	GRIFFIN DEVELOPMENT	001	003	GRIFFIN DEVELOPMENT 001 003	1200 NW 178TH ST OKLAHOMA CITY
4725	R184231095	ONCUE RE LLC	916 N MAIN ST	STILLWATER	OK	74075- 3621	UNPLTD PT SEC 32 14N 3W	000	000	UNPLTD PT SEC 32 14N 3W 000 000 PT NE4 SEC 32 14N 3W BEG AT NE/C NE4 TH S391.62FT W342.10FT N391.62FT E342.10FT TO BEG CONT 3.08ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	17801 N WESTERN AVE OKLAHOMA CITY
4725	R184231113	OKIE SOUTH EDMOND PROPCO LLC, C/O ACCESS CAR WASH HOLDINGS LLC, ATTN ANDY COLMONE	6 EAST EAGER ST	BALTIMORE	MD	21202	UNPLTD PT SEC 32 14N 3W	000	000	UNPLTD PT SEC 32 14N 3W BLK 000 LOT 000 PT NE4 SEC 32 14N 3W BEG 342.10FT W OF NE/C NE4 TH S391.62FT W161.86FT N391.62FT E161.96FT TO BEG CONT 1.456ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	1116 NW 178TH ST OKLAHOMA CITY
4725	R184231108	3831 WISCONSIN PACIFIC LLC, CORONADO PACIFIC HOMES LLC	2530 WILSHIRE BLVD FL 3	SANTA MONICA	CA	90403	UNPLTD PT SEC 32 14N 3W	000	000	UNPLTD PT SEC 32 14N 3W BLK 000 LOT 000 PT NE4 SEC 32 14N 3W BEG 504.06FT W OF NE/C NE4 TH S391.62FT W160FT N391.62FT E160FT TO BEG CONT 1.439ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	1128 NW 178TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

PUD-\_\_\_\_\_

DESIGN STATEMENT

FOR

HIGHLAND PARK NORTH RETAIL CENTER  
NW 178<sup>TH</sup> STREET & WESTERN AVENUE

Developer:

Highland Park Retail Center, L.L.C.  
Hunter Miller, Member Manager  
2221 W. Lindsey St, Ste. 201  
Norman, OK 73069  
Ph. (405) 253-4086  
[craig@strbusiness.com](mailto:craig@strbusiness.com)

Prepared By:

Arc Engineering Consultants, L.L.C.  
135 Deer Creek Road  
Edmond, OK 73012  
Ph. (405) 509-0212 Fx. (405) 562-8648  
[srollins@arcengr.com](mailto:srollins@arcengr.com)

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## **SECTION 1.0 INTRODUCTION**

The Planned Unit Development (PUD) of Highland Park North Retail Center consists of 3.55 acres more or less is located at the northwest corner of N.W. 178<sup>th</sup> Street and Western Avenue, also being the SE/4 of Section 29, Township 14 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **SECTION 2.0 LEGAL DESCRIPTION**

The legal description of the property comprising the proposed PUD of Highland Park North Retail Center is described in Exhibit A, attached and is made a part of this Design Statement. The boundaries of the site are depicted on the Master Development Plan map.

## **SECTION 3.0 OWNER/DEVELOPER**

The owner/developer of the property described in Section 2.0 is Highland Park Retail Center, LLC, Hunter Miller, Member Manager.

## **SECTION 4.0 SITE AND SURROUNDING AREAS**

The subject property is currently zoned PUD-1319, C-3 Community Commercial District. Surrounding properties are developed as follows:

- North PUD-1319 developed with retail, PUD-1241, developed with apartments
- East R-1, developed with single family residential
- South C-3, developed with fast food restaurant, car wash and gas station
- West PUD-1319, developed with a restaurant, PUD-1241, developed with apartments

## **SECTION 4.1 PHYSICAL CHARACTERISTICS**

The property is currently developed with a retail center and private parking. The elevation of the subject property is 1096 ft. on the west, sloping to the east/northeast to an elevation of 1090 ft. Slopes range from 1% to 3%. The subject property is of the Renfrow-Vernon-Bethany association: Deep and shallow, nearly level to sloping, loamy and clayey soils on prairie uplands. This property is in the Deer Creek drainage basin.

## **SECTION 5.0 CONCEPT**

This PUD contemplates a retail commercial center containing a variety of commercial uses to serve the residents of the surrounding area.

## **SECTION 6.0 SERVICE AVAILABILITY**

### **6.1 STREETS**

The Planned Unit Development of Highland Park North Retail Center is situated north of N.W. 178<sup>th</sup> Street, a four-lane arterial street with a left turn lane north at the intersection and west of N. Western Avenue, also a four-lane arterial street with a left turn lane west at the intersection. These two streets border the PUD on the south and east sides.

## **6.2 SANITARY SEWER**

Public sanitary sewer facilities are presently available for this property through existing 12-inch lines which run along the east side of N. Western Avenue.

## **6.3 WATER**

Water facilities for this property are available from existing 12-inch water mains located along the south side of N.W. 178<sup>th</sup> Street and along the west side of N. Western Avenue.

## **6.4 FIRE PROTECTION**

The nearest fire station to this property is Fire Station No. 37, located at 16820 N. Pennsylvania Avenue, approximately 1.5 miles southwest of the site.

## **6.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Electric, gas, telephone and other appropriate utilities currently exist at the site.

## **6.6 PUBLIC TRANSPORTATION**

Bus routes are not currently provided in this area by Metro Transit.

## **6.7 OKC PLAN 2000-2020**

The Land Use Plan projects this parcel to be in the Urban Development area and the uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Development area standards.

## **7.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD 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 PUD. 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 PUD. In the event of conflict between provisions of this PUD 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 PUD, 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 PUD 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## **7.1 USE AND DEVELOPMENT REGULATIONS**

The Planned Unit Development of Highland Park North Retail Center contains one tract. The use and development regulations are provided as follows:

### **C-3 Community Commercial District, except as modified herein**

All uses permitted in the C-3 Community Commercial District shall be allowed including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

## **7.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS**

### **7.2.1 The following C-3 Community Commercial District uses will be prohibited:**

Use Unit 8150.7	Horticulture
Use Unit 8300.12	Automotive: Parking Garage
Use Unit 8300.13	Automotive: Parking Lot
Use Unit 8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
Use Unit 8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment
Use Unit 8300.20	Automotive and Equipment: Sales and Rentals, Trucks, manufactured (mobile) Homes and Recreational Vehicles
Use Unit 8300.30	Adult Entertainment Uses
Use Unit 8300.42	Funeral and Interment Services: Cremating
Use Unit 8300.43	Funeral and Interment Services: Interring
Use Unit 8300.44	Funeral and Interment Services: Undertaking
Use Unit 8300.60	Personal Storage
Use Unit 8300.69	Spectator Sports and Entertainment: Restricted
Use Unit 8350.3	Custom Manufacturing

### **7.2.2 No structure will be permitted over two stories and thirty-five feet in height.**

### **7.2.3 Building setbacks shall be a minimum of 25 feet along N. Western Avenue and N.W. 178<sup>th</sup> Street. All other building setbacks will be shown on Exhibit "B".**

### **7.2.4 Parking and drives are permitted within the setbacks.**

## **8.0 ACCESS**

### **8.1 Three entrances will be permitted along N. Western Avenue and three entrance will be permitted along N.W. 178<sup>th</sup> Street. A collector roadway will be constructed to serve both Highland Park Retail Center and provide access to the apartment development directly west and north of this site. The roadway will have access points on N. Western Avenue and on N.W. 178<sup>th</sup> Street.**

- 8.2 Driveways shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.
- 8.3 Driveways will not be permitted within two hundred (200) feet of the intersection centerline of N.W. 178<sup>th</sup> Street and N. Western Avenue.
- 8.4 Cross access to the apartment tract adjacent to the west and north will be permitted, subject to cross-access agreements filed in Oklahoma County.
- 8.5 Driveways will be prohibited within the west 75 feet along N.W. 178<sup>th</sup> Street and the north 75 feet along N. Western Avenue, measured from the driveway centerline.

## **9.0 SCREENING AND LANDSCAPING**

- 9.1 The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted herein.
- 9.2 All landscaping shall be situated so that it does not create a sight restriction hazard for vehicles entering and exiting the property.

## **10.0 PARKING REGULATIONS**

- 10.1 The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except as noted herein.
- 10.2 With C-3 Community Commercial District uses, the following regulations shall apply:
  - a. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum right of way width of 20 feet for one-way drives and 24 feet for two-way drives.
  - b. Lots within this PUD will not be required to have frontage on an approved street. Individual lots shall be allowed to cross access for the purpose of parking and maneuvering via a cross access agreement affective through recorded covenants and restrictions.
  - c. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking may be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD.

- d. Platted lots are permitted to have shared access.
- e. Applications for building permits in this PUD must include an overall PUD site plan that depicts the location of the proposed-for-building-permit building(s) and the size and address of all existing buildings as well as existing parking and landscaping in the PUD and parking and landscaping proposed for the building(s) for which a building permit is requested.
- f. If any Commercial District Design is utilized, a 15% reduction in parking requirements shall be permitted, if all parking is located between and/or behind buildings.

## **11.0 SIGNAGE REGULATIONS**

- 11.1 Signs within Highland Park North Retail Center shall conform to the C-3 sign regulations except as noted herein.
- 11.2 A total of six freestanding accessory signs shall be permitted and are described as follows:

Two monument signs with a maximum height of 16 feet and a maximum display area of 225 square feet each shall be permitted.
- 11.3 Two additional non-accessory signs shall be permitted and area described as follows:

Permitted non-accessory signs shall be monument signs with a maximum height of six feet and a maximum display area of 100 square feet. The two non-accessory signs will be permitted to advertise the adjacent apartment development only. The non-accessory signs will be located adjacent to the collector roadway, with one each on N. Western Avenue and N.W. 178<sup>th</sup> Street.
- 11.4 Existing and proposed sign locations are shown on Exhibit "B".
- 11.5 Identification signs for individual users shall be attached to the building and shall not exceed the roof line.
- 11.6 Ground mounted and/or wall mounted identification signs, directional signs and/or instructional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.

## **12.0 LIGHTING REGULATIONS**

- 12.1 The design site lighting in this PUD 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 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.

### **13.0 ARCHITECTURE**

- 13.1 Exterior building wall finish on all structures shall consist of a minimum 50% brick veneer, masonry, dryvit, rock, stone, stucco or wood. Buildings finished with EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

### **14.0 OWNERSHIP AND MAINTENANCE OF COMMON AREA/OPEN SPACE**

The property owner(s) shall be responsible for maintenance of all common area/open space areas. It shall be the responsibility of the property owner(s) for the installation, maintenance and replacement of all parking areas, drainage areas, landscaping and sprinkler systems.

### **15.0 DRAINAGE REGULATIONS**

- 15.1 In an effort to be environmentally conscious and preserve the natural beauty of the area, drainageways will be left natural where possible.
- 15.2 Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances for Planned Unit Developments, provided the PUD is platted with drainage areas confined to common areas. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owner.

### **16.0 OTHER DEVELOPMENT REGULATIONS**

- 16.1 The boundaries of the PUD are depicted on Exhibit "B".
- 16.2 Dumpsters shall be located within an area screened by a 6'-8' high fence or masonry wall that screens the dumpster from public streets and shall be placed no closer than 50 feet from all property lines adjacent to a residential zoning/use.
- 16.3 Maintenance of the Common Areas in the development shall be the responsibility of the property owner(s). 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.

The boundary of the Common Area shall be adjusted, if necessary, to ensure that the Common Area covers the entire 100-year flood plain.



- 16.4 Applications for building permits must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping proposed for the building for which a building permit is requested.
- 16.5 Buildings designed for commercial use with accessory tenant occupancy for caretakers, security, etc. shall be permitted.
- 16.6 Highland Park North Retail Center may be developed in phases.
- 16.7 Every structure in this PUD shall have Class C roofing or better.
- 16.8 Decorative artwork and/or architectural structures shall be permitted throughout the PUD area including across public right-of-way, subject to approval by the Public Works Department. Artwork/architectural structures may include but is not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc. The decorative artwork/architectural structures shall not exceed 25 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 25 feet from the curb of any adjacent street.
- 16.9 Five foot (5') sidewalks shall be constructed on the arterial street with each development parcel or six foot (6') sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four foot (4') sidewalks shall be constructed on the interior streets or drives to provide pedestrian connectivity, prior to any occupancy certificates being issued.
- 16.10 Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

## **17.0 EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: Legal Description

EXHIBIT B: Master Development Plan Map

**"EXHIBIT A"**  
**LEGAL DESCRIPTION**  
**Lot 4, Block 1**  
**Highland Park North Retail Center**  
**1201 N.W. 178<sup>th</sup> Street**

A parcel of land being part of the Southeast Quarter (SE/4) of Section Twenty-nine (29), Township Fourteen (14) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Lot 4, Block 1, Highland Park North to the City of Oklahoma City, Oklahoma County, Oklahoma according to the recorded plat thereof.

SDR  
03-08-23  
Arc Engineering Consultants, LLC

