



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Rose Lake Commercial

Name of Development or Applicant

3600 NW 178th Street

Address / Location of Property (Provide County name & parcel no. if unknown)

commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only:

2036

Case No.: PUD

9-12-24

File Date:

W8

Ward No.:

Rose Lake & Villas

Nbhd. Assoc.:

Deer Creek

School District:

C-3 / PUD-995

Extg Zoning:

Overlay:

8.41 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Quick Mincey Development Corp. II

Name

6611 W. Hefner Road, Suite A

Mailing Address

OKC, OK 73162-4705

City, State, Zip Code

Phone

Email

Mark Grubbs

Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

AFTER RECORDING RETURN TO:

Ms. Pilar Beare
First American Title & Trust Company
133 N.W. 8th Street
Oklahoma City, Oklahoma 73102

Doc # 2004145515
Bk 9453
Pg 366-370
DATE 09/07/04 13:52:51
Filing Fee \$21.00
Documentary Tax \$1501.50
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

(This space reserved for recording information)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

1501.50
That MARCIA McGEE BIEBER and CHARLES P. BIEBER, wife and husband, and PATRICIA McGEE MAINO, a single person (collectively, the "Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto QUICK-MINCEY DEVELOPMENT CORPORATION II, an Oklahoma corporation ("Grantee"), having a notice address of c/o J. Gary Nolan Quick, II, 4117 N.W. 122nd Street, Suite B, Oklahoma City, Oklahoma 73120, the real property and premises situated in Oklahoma County, State of Oklahoma, described on **Exhibit A** attached hereto, together with any and all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same to be free, clear, and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances made or suffered to be made by Grantor during Grantor's ownership of the above described real property and premises, but not otherwise.

TO HAVE AND TO HOLD the above described real property and premises unto the Grantee, its successors and assigns, forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, subject, however, to (i) all oil, gas and other minerals previously reserved or conveyed of record, and (ii) the Permitted Exceptions attached hereto as **Exhibit B**.

[EXECUTION PAGES TO FOLLOW]

Return original to:

347932

Betty J. Cummins
First American Title & Trust
P.O. Box 1234
Oklahoma City, OK 73102

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed
as of the 30 day of Aug, 2004.

Marcia McGee Bieber
MARCIA MCGEE BIEBER, An Individual

C. P. Bieber
CHARLES P. BIEBER, An Individual

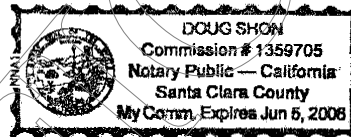
STATE OF Ca.)
COUNTY OF Santa Clara) ss.

The foregoing instrument was acknowledged before me this 30 day of
Aug., 2004, by MARCIA MCGEE BIEBER and CHARLES P. BIEBER, wife and
husband.

Doug Shon
Notary Public; Commission No. 1359705

My Commission Expires:

6-5-06
(SEAL)



IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed
as of the 30 day of August 2004.

Patricia McGee Maino
PATRICIA McGEE MAINO, A Single Person

STATE OF California)
COUNTY OF Monterey)

ss.

The foregoing instrument was acknowledged before me this 30th day of
Aug, 2004, by PATRICIA McGEE MAINO, a single person.

Tammy Consoli
Notary Public, Commission No. 1502696

My Commission Expires:

8/18/08

(SEAL)

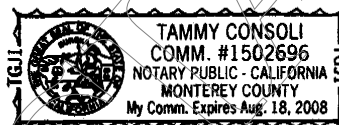


EXHIBIT A

Legal Description

Part of the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, more particularly described as:

Beginning 333 feet East of the Northwest corner of the Northwest Quarter (NW/4); Thence South 759 feet; Thence East 116 feet; Thence South 241 feet; Thence East 2210.56 feet to the East line of the Northwest Quarter (NW/4); Thence North to the Northeast corner of the Northwest Quarter (NW/4); Thence West to the Point of Beginning.

ALSO DESCRIBED AS:

Part of the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, more particularly described as:

Commencing at the Northwest Corner of the said Northwest Quarter (NW/4); Thence North $89^{\circ}45'55''$ East along the North line of said Northwest Quarter (NW/4) a distance of 333.00 feet to the Point of Beginning; Thence South $00^{\circ}16'53''$ East a distance of 759.00 feet; Thence North $89^{\circ}45'55''$ East a distance of 116.00 feet; Thence South $00^{\circ}16'53''$ East a distance of 241.00 feet; Thence North $89^{\circ}45'55''$ East a distance of 2210.56 feet to a point on the East line of said Northwest Quarter (NW/4); Thence North $00^{\circ}35'56''$ West along the East line a distance of 1000.02 feet to a point on the North line of said Northwest Quarter (NW/4) said point also being the Northeast Corner of said Northwest Quarter (NW/4); Thence South $89^{\circ}45'55''$ West along said North line a distance of 2321.60 feet to the Point of Beginning.

EXHIBIT B

Permitted Exceptions

1. Ad valorem taxes for 2004, amount of which is not ascertainable, due or payable.
2. Statutory right-of-way along all section lines.
3. Rights of tenants in possession.
4. Right-of-way in favor of Sohio Petroleum Company, recorded in Book 517, page 507.
5. Right-of-way in favor of Oklahoma Natural Gas Company, recorded in Book 841, page 156.
6. Right-of-way in favor of Phillips Petroleum Company and Standish Pipe Line Company, recorded in Book 432, page 327.
7. Memorandum of Lease Agreement by and between Marcia McGee Bieber and Patricia McGee Maino, as Lessor, and Oklahoma City SMSA Limited Partnership, a Delaware limited partnership, by its General Partner, Southwestern Bell Wireless Inc., as Lessee, recorded in Book 7487, page 1596.
8. Rights of others in and to the use of the pond located on the land.
9. The following matters shown on plat of survey dated April 9, 2004, made by Bryan E. Coon:
 - (i) Encroachment of concrete wall appurtenant to the property adjoining on the South on to the land;
 - (ii) Cell phone tower site and gravel road as set forth in Memorandum of Lease Agreement recorded in Book 7487, page 1596;
 - (iii) Gas Pipeline crossing the land (surveyor shows an "ONG Pipeline Marker", a "Duke Pipeline Marker" and a "GPM Gas Corp. Vent Pipe"), and blanket easements to each of Sohio Petroleum Company, Oklahoma Natural Gas Company, Phillips Petroleum Company and Standish Pipe Line Company; and
 - (iv) Concrete block building near the northwest corner of the land, the nature of which is unknown.

EXHIBIT A
LEGAL DESCRIPTION
Rose Lake Commercial Shops

ALL OF LOT 3 in Block 1, Rose Lake Commercial, an addition to Oklahoma City, Oklahoma County, Oklahoma being part of the Northwest Quarter (NW/4) of Section 36, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma.

Quick Mincey Development Corp. II
6611 W. Hefner Road, Suite A
Oklahoma City, OK 73162-4705

January 18, 2024

City of Oklahoma City
Planning Department
Subdivision & Zoning Division
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

RE: Letter of Authorization for Rezoning to the Planned Unit Development District (PUD) property located at 3600 NW 178th Street in Oklahoma City, aka Lot 3, Block 1, Rose Lake Commercial Addition

To Whom It May Concern:

As owner of the property described above, I hereby authorize Grubbs Consulting, LLC to act as agent on my behalf in the preparation, filing and representation of the PUD Planned Unit Development rezoning application before the Oklahoma City Planning Commission and City Council on said property.

Respectfully,



J. Gary Nolan Quick II, President
Quick Mincey Development Corp. II



September 12, 2024

To: Subdivision & Zoning
9th Floor, 420 W. Main
OKC
(405) 297-2623

From: Terri Massey
tmasssey@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail, subdivisionandzoning@okc.gov

Re: PUD Application for property located at 3600 NW 178th Street (Rose Lake Commercial Shops)

Attachments:

- 1 Rezoning application
 - 1 Legal Description of Property to be Rezoned (Exhibit A)
 - 1 Letter of Authorization
 - 1 Deed to Property
 - 1 Ownership List with certification
 - 1 PUD Design Statement with Exhibits
-

Comments: Please accept the attached PUD rezoning application and supporting documents for placement on the October 24, 2024, Planning Commission docket. The filing fee of \$2700 will be remitted once the invoice with case number is provided. The legal description and PUD document in Word Format are included in this e-mail along with the ownership list in Excel Format.

Thanks,

tmasssey

CERTIFICATE OF BONDED ABTRACTOR (300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF OKLAHOMA)

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: September 4, 2024 at 7:30 AM

First American Title Insurance Company

By: Steve Bakowski

Steven Jakowski
 Abstractor License No. 4192
 OAB Certificate of Authority # 0049
 File No. 2852009-OK99

EXHIBIT A
LEGAL DESCRIPTION
Rose Lake Commercial Shops

ALL OF LOT 3 in Block 1, Rose Lake Commercial, an addition to Oklahoma City, Oklahoma County, Oklahoma being part of the Northwest Quarter (NW/4) of Section 36, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma.

OWNERSHIP REPORT
ORDER 2852009-OK99

DATE PREPARED: SEPTEMBER 11, 2024
EFFECTIVE DATE: SEPTEMBER 4, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
4944	R215821020	QUICK MINCEY DEVELOPMENT CORP II	C/O J GARY NOLAN QUICK II	6611 W HEFNER RD STE A	OKLAHOMA CITY	OK	73162-4705	ROSE LAKE COMMERCIAL	001	003	ROSE LAKE COMMERCIAL BLK 001 LOT 003 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
4899	R219751220	PORTLAND POWER CENTER LLC		2731 S I 35 SERVICE RD	MOORE	OK	73160-2715	PORTLAND POWER CENTER	000	000	PORTLAND POWER CENTER COMMON AREA A B	
4899	R219751170	PORTLAND POWER CENTER LLC		2731 S I 35 SERVICE RD	MOORE	OK	73160-2715	PORTLAND POWER CENTER	004	009	PORTLAND POWER CENTER BLK 004 LOT 009	
4899	R219751180	PORTLAND POWER CENTER LLC		2731 S I 35 SERVICE RD	MOORE	OK	73160-2715	PORTLAND POWER CENTER	004	010	PORTLAND POWER CENTER BLK 004 LOT 010	17916 GROVE PKWY OKLAHOMA CITY
4899	R218491360	RWPD MUSTANG LLC		2731 S I 35 SERVICE RD	MOORE	OK	73160-2715	THE GROVE PH XV	074	033	THE GROVE PH XV BLK 074 BLK 033	18001 AUSTIN CT OKLAHOMA CITY
4899	R218491370	RWPD MUSTANG LLC		2731 S I 35 SERVICE RD	MOORE	OK	73160-2715	THE GROVE PH XV	074	034	THE GROVE PH XV 034 074 EX BEG AT SE/C LOT 34 TH NW89.5FT TH N85.6FT TH NE113.44FT TH LEFT ON A CURVE SE52.21FT TH SW113.93FT TO BEG	3452 NW 179TH ST OKLAHOMA CITY
4899	R218491380	RWPD MUSTANG LLC		2731 S I 35 SERVICE RD	MOORE	OK	73160-2715	THE GROVE PH XV	074	035	THE GROVE PH XV BLK 074 BLK 035	3448 NW 179TH ST OKLAHOMA CITY
4899	R218491390	GROVE SOUTH PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE GROVE PH XV	074	036	THE GROVE PH XV BLK 074 BLK 036	3444 NW 179TH ST OKLAHOMA CITY
4899	R218491400	GROVE SOUTH PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE GROVE PH XV	074	037	THE GROVE PH XV BLK 074 BLK 037	3440 NW 179TH ST OKLAHOMA CITY
4937	R143421010	STATE OF OK DEPT OF TRANSPORTATION	LEGAL DIVISION BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204	UNPLTD PT SEC 35 14N 4W	000	000	UNPLTD PT SEC 35 14N 4W 000 000 PT OF NE4 SEC 34 14N 4W BEG 33FT W & 860FT S OF NE/C OF NE4TH W50FT S30FT E50FT N30FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
4937	R133353005	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	LEGAL DIVISION BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204	UNPLTD PT SEC 35 14N 4W	000	000	UNPLTD PT SEC 35 14N 4W 000 000 PT NE4 SEC 35 14N 1W BEG NE/C NE4 TH S73.65FT W33FT NW57.4FT W300.36FT SW30.85FT W39.37FT NW36.6FT N33FT E472.44FT TO BEG PLUS BEG SE/C NE4 TH W253.74FT N212.34FT RIGHT ON CURVE NELY 515.97FT NE95.44FT NE200FT NW104.40FT NE62.82FT LEFT ON CURVE NELY 36.45FT NELY345.82FT N217.16FT E17FT N30FT W17FT N519.65FT NELY 101.63FT N85FT NW64.91FT W170FT NW347.92FT W300FT SW125.90FT W75FTNW110.49FT N33FT E722.35FT S33FT SE36.60FT E39.37FT NE30.85FT E300.36FT SE57.40FT E33FT S2583.53FT TO BEG	0 UNKNOWN OKLAHOMA CITY

4937	R133353015	IH DEVELOPMENT LLC	IDEAL HOMES OF NORMAN LP	1320 B PORTER	NORMAN	OK	73071	UNPLTD PT SEC 35 14N 4W	000	000	PT OF NE4 SEC 35 14N 4W BEG 616.22FT S & 50FT W OF NE/C NE4 TH S243.29FT W33FT S30.06FT E33FT S217.16FT SW345.82FT SW36.45FT ON A LEFT CURVE SW62.82FT SE104.4FT SW200FT SW95.44FT NW1164.7FT W118.7FT N69.89FT W267.82FT SW33.63FT NW165FT NE36.43FT NE55.34FT ON A RIGHT CURVE E245.61FT NE35.36FT N171.56FT NW36.37FT ON A LEFT CURVE NW35.29FT NW50FT NE113.69FT ON A LEFT CURVE E50FT E115.05FT S401.19FT E50FT SE65.94FT NE37.36FT NE119.8FT E98.43FT NWLY143.8FT ON A RIGHT CURVE NELY50FT NW6.49FT NELY115FT NW55.14FT NELY280FT SE533.41FT E50FT N21.33FT NW55.43FT ON A LEFT CURVE NE33.93FT NW50.02FT NW29.07FT NE95.13FT SE438.94FT TO BEG NKA KNOX FARM SEC 2 PLAT 83-6 FILED 1-10-2024	
4944	R208061960	NORTH ROSE LAKE VILLAS	C/O NEIGHBORHOOD SERVICES CORP	1322 FRETZ DR	EDMOND	OK	73003	NORTH ROSE LAKE VILLAS	000	000	NORTH ROSE LAKE VILLAS 000 000 COMMON AREAS A THRU M & PRIVATE STREETS	17604 POND WALK CT OKLAHOMA CITY
4944	R208061000	PICASSO PROPERTIES LLC		11200 OAKLEAF LN	OKLAHOMA CITY	OK	73131-3261	NORTH ROSE LAKE VILLAS	001	001	NORTH ROSE LAKE VILLAS 001 001	3517 NW 176TH CT OKLAHOMA CITY
4944	R208061010	PICASSO PROPERTIES LLC		11200 OAKLEAF LN	OKLAHOMA CITY	OK	73131-3261	NORTH ROSE LAKE VILLAS	001	002	NORTH ROSE LAKE VILLAS 001 002	3513 NW 176TH CT OKLAHOMA CITY
4944	R208061020	PICASSO PROPERTIES LLC		11200 OAKLEAF LN	OKLAHOMA CITY	OK	73131-3261	NORTH ROSE LAKE VILLAS	001	003	NORTH ROSE LAKE VILLAS 001 003	3509 NW 176TH CT OKLAHOMA CITY
4944	R208061030	BILAL BASSAM		260 MERIT	IRVINE	CA	92618	NORTH ROSE LAKE VILLAS	001	004	NORTH ROSE LAKE VILLAS 001 004	3505 NW 176TH CT OKLAHOMA CITY
4944	R208061040	MORRIS BLAKE	MORRIS JOHN & CAROL	3501 NW 176TH CT	EDMOND	OK	73012	NORTH ROSE LAKE VILLAS	001	005	NORTH ROSE LAKE VILLAS 001 005	3501 NW 176TH CT OKLAHOMA CITY
4944	R208061050	TMC CAPITAL LLC		708 W 15TH ST STE 120	EDMOND	OK	73013-3793	NORTH ROSE LAKE VILLAS	001	006	NORTH ROSE LAKE VILLAS 001 006	3513 NW 176TH ST OKLAHOMA CITY
4944	R208061060	ELIAV LIOR		3608 NW 176TH ST	EDMOND	OK	73012-8717	NORTH ROSE LAKE VILLAS	001	007	NORTH ROSE LAKE VILLAS 001 007	3509 NW 176TH ST OKLAHOMA CITY
4944	R208061610	JONES LORI ANN		3521 NW 176TH ST	EDMOND	OK	73012-8702	NORTH ROSE LAKE VILLAS	005	001	NORTH ROSE LAKE VILLAS 005 001	3521 NW 176TH ST OKLAHOMA CITY
4944	R208061620	KUNWAR SACHIN RAJ		17336 OLD POND RD	EDMOND	OK	73012	NORTH ROSE LAKE VILLAS	005	002	NORTH ROSE LAKE VILLAS 005 002	3525 NW 176TH ST OKLAHOMA CITY
4944	R208061630	SALMAN GIL & LIAT CO TRS	SALMAN GIL AND LIAT 2021 REV TRUST	990 EDMONDS WAY	SUNNYVALE	CA	94087	NORTH ROSE LAKE VILLAS	005	003	NORTH ROSE LAKE VILLAS 005 003	17716 SPACIOUS SKY CT OKLAHOMA CITY
4944	R208061640	LEBEGUE SUSAN		17720 SPACIOUS SKY CT	EDMOND	OK	73012-8773	NORTH ROSE LAKE VILLAS	005	004	NORTH ROSE LAKE VILLAS 005 004	17720 SPACIOUS SKY CT OKLAHOMA CITY
4944	R208061650	OCONNOR PATSY N TRS	OCONNOR PATSY N LIV TRUST	14901 N PENN, Unit 127	OKLAHOMA CITY	OK	73134	NORTH ROSE LAKE VILLAS	005	005	NORTH ROSE LAKE VILLAS 005 005	17724 SPACIOUS SKY CT OKLAHOMA CITY

OWNERSHIP REPORT
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4944	R208061660	OHMANN AUBREY		19109 PINEHURST TRAIL DR	EDMOND	OK	73012	NORTH ROSE LAKE VILLAS	006	001	NORTH ROSE LAKE VILLAS 006 001	17725 SPACIOUS SKY CT OKLAHOMA CITY
4944	R208061670	HOLATA MARK TIMOTHY		17721 SPACIOUS SKY CT	EDMOND	OK	73012- 8773	NORTH ROSE LAKE VILLAS	006	002	NORTH ROSE LAKE VILLAS 006 002	17721 SPACIOUS SKY CT OKLAHOMA CITY
4944	R208061680	LEEAVI SERVICES LLC		2445 W I 44 SERVICE RD, Unit C	OKLAHOMA CITY	OK	73112- 8894	NORTH ROSE LAKE VILLAS	006	003	NORTH ROSE LAKE VILLAS 006 003	17717 SPACIOUS SKY CT OKLAHOMA CITY
4944	R208061690	TAORI RAJIV & ANAR TRS	TAORI FAMILY TRUST	1422 WRIGHT AVE	SUNNYVALE	CA	94087- 4017	NORTH ROSE LAKE VILLAS	006	004	NORTH ROSE LAKE VILLAS 006 004	3533 NW 176TH ST OKLAHOMA CITY
4944	R208061700	TAORI RAJIV & ANAR TRS	TAORI FAMILY TRUST	1422 WRIGHT AVE	SUNNYVALE	CA	94087- 4017	NORTH ROSE LAKE VILLAS	006	005	NORTH ROSE LAKE VILLAS 006 005	3537 NW 176TH ST OKLAHOMA CITY
4944	R208061710	BREWER JOHN		3601 NW 176TH ST	EDMOND	OK	73012- 8719	NORTH ROSE LAKE VILLAS	006	006	NORTH ROSE LAKE VILLAS 006 006	3601 NW 176TH ST OKLAHOMA CITY
4944	R208061720	FKH SFR L LP		3605 NW 176TH ST	EDMOND	OK	73012	NORTH ROSE LAKE VILLAS	006	007	NORTH ROSE LAKE VILLAS 006 007	3605 NW 176TH ST OKLAHOMA CITY
4944	R208061730	OKLAHOMA HOLDINGS LLC		13843 OLD EL CAMINO REAL	SAN DIEGO	CA	92130	NORTH ROSE LAKE VILLAS	006	008	NORTH ROSE LAKE VILLAS 006 008	3609 NW 176TH ST OKLAHOMA CITY
4944	R208061740	VANN KRISTIE L		3613 NW 176TH ST	EDMOND	OK	73012- 8719	NORTH ROSE LAKE VILLAS	006	009	NORTH ROSE LAKE VILLAS 006 009	3613 NW 176TH ST OKLAHOMA CITY
4944	R208061750	TIGRIS CAPITAL TRUST		3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121- 2257	NORTH ROSE LAKE VILLAS	006	010	NORTH ROSE LAKE VILLAS 006 010	3617 NW 176TH ST OKLAHOMA CITY
4944	R208061760	LEEAVI SERVICES LLC		2445 W I 44 SERVICE RD, Unit C	OKLAHOMA CITY	OK	73112- 8894	NORTH ROSE LAKE VILLAS	006	011	NORTH ROSE LAKE VILLAS 006 011	3621 NW 176TH ST OKLAHOMA CITY
4944	R208061770	LI JUNCHAO		13720 N BRYANT AVE	EDMOND	OK	73013	NORTH ROSE LAKE VILLAS	006	012	NORTH ROSE LAKE VILLAS 006 012	3625 NW 176TH ST OKLAHOMA CITY
4944	R208061780	AVNI TZVI		3629 NW 176TH ST	OKLAHOMA CITY	OK	73012	NORTH ROSE LAKE VILLAS	006	013	NORTH ROSE LAKE VILLAS 006 013	3629 NW 176TH ST OKLAHOMA CITY
4944	R208061790	LABRECQUE CHRISTOPHER D & ISABEL M		1245 DRAKE AVE	BURLINGAM E	CA	94010- 4802	NORTH ROSE LAKE VILLAS	006	014	NORTH ROSE LAKE VILLAS 006 014	3633 NW 176TH ST OKLAHOMA CITY
4944	R208061800	COVENTON KENNARD F & TIA LIVING TRUST		17008 BEDFORD DR	EDMOND	OK	73012- 6866	NORTH ROSE LAKE VILLAS	006	015	NORTH ROSE LAKE VILLAS 006 015	17613 POND WALK CT OKLAHOMA CITY
4944	R208061810	GLIEKSHEIN MISHA & ESTER		PO BOX 8302	EDMOND	OK	73083- 8302	NORTH ROSE LAKE VILLAS	006	016	NORTH ROSE LAKE VILLAS 006 016	17609 POND WALK CT OKLAHOMA CITY
4944	R208061820	ALVIS SCOTT		21622 MARGUERITE PKWY, Unit 90	MISSION VIEJO	CA	92692	NORTH ROSE LAKE VILLAS	006	017	NORTH ROSE LAKE VILLAS 006 017	17605 POND WALK CT OKLAHOMA CITY
4944	R208061830	ICHISHTA T STEVE & VIRGINIA		1635 FINCH WAY	SUNNYVALE	CA	94087- 4722	NORTH ROSE LAKE VILLAS	006	018	NORTH ROSE LAKE VILLAS 006 018	17601 POND WALK CT OKLAHOMA CITY

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4944	R208061840	GUZAK JAMES R & TERI E		3524 NW 176TH ST	EDMOND	OK	73012-8700	NORTH ROSE LAKE VILLAS	007	001	NORTH ROSE LAKE VILLAS 007 001	3524 NW 176TH ST OKLAHOMA CITY
4944	R208061850	TISHNER VICTORIA S		3528 NW 176TH ST	EDMOND	OK	73012-8700	NORTH ROSE LAKE VILLAS	007	002	NORTH ROSE LAKE VILLAS 007 002	3528 NW 176TH ST OKLAHOMA CITY
4944	R208061860	KREMPGES FAMILY REVOCABLE TRUST		3532 NW 176TH ST	EDMOND	OK	73012-8700	NORTH ROSE LAKE VILLAS	007	003	NORTH ROSE LAKE VILLAS 007 003	3532 NW 176TH ST OKLAHOMA CITY
4944	R208061870	BORGES LUIZ GUSTAVO CONSTANCIO	GUARIZO ANA CAROLINA OZANIQUE	3536 NW 176TH ST	EDMOND	OK	73012	NORTH ROSE LAKE VILLAS	007	004	NORTH ROSE LAKE VILLAS 007 004	3536 NW 176TH ST OKLAHOMA CITY
4944	R208061880	SCHELL DAVID R		3540 NW 176TH ST	EDMOND	OK	73012-8700	NORTH ROSE LAKE VILLAS	007	005	NORTH ROSE LAKE VILLAS 007 005	3540 NW 176TH ST OKLAHOMA CITY
4944	R208061890	CHAN HUEY PENG & DAVID K LING		3600 NW 176TH ST	EDMOND	OK	73012-8717	NORTH ROSE LAKE VILLAS	007	006	NORTH ROSE LAKE VILLAS 007 006	3600 NW 176TH ST OKLAHOMA CITY
4944	R208061900	ELIAV AVIHAY		3604 NW 176TH ST	EDMOND	OK	73012-8717	NORTH ROSE LAKE VILLAS	007	007	NORTH ROSE LAKE VILLAS 007 007	3604 NW 176TH ST OKLAHOMA CITY
4944	R208061910	ELIAY LIOR		3608 NW 176TH ST	EDMOND	OK	73012-8717	NORTH ROSE LAKE VILLAS	007	008	NORTH ROSE LAKE VILLAS 007 008	3608 NW 176TH ST OKLAHOMA CITY
4944	R208061920	LY SARAH CHAU	NGUYEN HIEP N	3612 NW 176TH ST	EDMOND	OK	73012-8717	NORTH ROSE LAKE VILLAS	007	009	NORTH ROSE LAKE VILLAS 007 009	3612 NW 176TH ST OKLAHOMA CITY
4944	R208061930	QUACH TAI	NGUYEN LISA LINH	3616 NW 176TH ST	EDMOND	OK	73012-8717	NORTH ROSE LAKE VILLAS	007	010	NORTH ROSE LAKE VILLAS 007 010	3616 NW 176TH ST OKLAHOMA CITY
4944	R208061940	WISE ALEXIS N		3620 NW 176TH ST	EDMOND	OK	73012-8717	NORTH ROSE LAKE VILLAS	007	011	NORTH ROSE LAKE VILLAS 007 011	3620 NW 176TH ST OKLAHOMA CITY
4944	R208061950	SMITH DAVID V & ROBIN S		135 FLORENCE ST	SUNNYVALE	CA	94086	NORTH ROSE LAKE VILLAS	007	012	NORTH ROSE LAKE VILLAS 007 012	17600 POND WALK CT OKLAHOMA CITY
4944	R206351460	ROSE CREEK PROPERTY OWNERS ASSOCIATION INC		1326 FRETZ DR	EDMOND	OK	73003	ROSE CREEK BLKS 20-22	000	000	ROSE CREEK BLKS 20-22 000 000 COMMON AREAS G H & PRIVATE STREETS	0 UNKNOWN OKLAHOMA CITY
4944	R215821000	7 ELEVEN LLC		2021 S MACARTHUR BLVD	OKLAHOMA CITY	OK	73128	ROSE LAKE COMMERCIAL	001	001	ROSE LAKE COMMERCIAL BLK 001 LOT 001	0 UNKNOWN OKLAHOMA CITY
4944	R215821010	RETAIL BUILDINGS INC	C/O JACOBI & ASSOCIATES	PO BOX 702377	TULSA	OK	74170	ROSE LAKE COMMERCIAL	001	002	ROSE LAKE COMMERCIAL BLK 001 LOT 002	0 UNKNOWN OKLAHOMA CITY
4944	R214861080	ROSE LAKE OFFICE PARK INC		3416 NW 178TH ST	EDMOND	OK	73012	ROSE LAKE OFFICE PARK	000	000	ROSE LAKE OFFICE PARK 000 000 COMMON AREA A	A COMMON AREA
4944	R214861030	WILLOWMERE HOLDINGS LLC		5008 NW 59TH ST	OKLAHOMA CITY	OK	73122	ROSE LAKE OFFICE PARK	001	004	ROSE LAKE OFFICE PARK 001 004	3416 NW 178TH ST OKLAHOMA CITY
4944	R214861040	GDA PROPERTIES LLC		PO BOX 32203	OKLAHOMA CITY	OK	73123	ROSE LAKE OFFICE PARK	001	005	ROSE LAKE OFFICE PARK 001 005	3420 NW 178TH ST OKLAHOMA CITY
4944	R214861050	HUGO COMMERCIAL PROPERTIES LLC		3424 NW 178TH ST	EDMOND	OK	73012-9150	ROSE LAKE OFFICE PARK	001	006	ROSE LAKE OFFICE PARK 001 006	3424 NW 178TH ST EDMOND
4944	R214861060	MCCOWN JAY F	SPRADLIN TAMRA A	4117 NW 122ND ST	OKLAHOMA CITY	OK	73120	ROSE LAKE OFFICE PARK	001	007	ROSE LAKE OFFICE PARK 001 007	3428 NW 178TH ST OKLAHOMA CITY
4944	R214861070	GDA PROPERTIES LLC		PO BOX 32203	OKLAHOMA CITY	OK	73123	ROSE LAKE OFFICE PARK	001	008	ROSE LAKE OFFICE PARK 001 008	3432 NW 178TH ST OKLAHOMA CITY

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4944	R215301000	DOVE HOLLOW PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	001	001	THE CHATEAUS AT ROSE LAKE 001 001	3516 NW 178TH TER OKLAHOMA CITY
4944	R215301010	DOVE HOLLOW PROPERTIES LLC		2252 N BROADWAY	MOORE	OK	73160	THE CHATEAUS AT ROSE LAKE	001	002	THE CHATEAUS AT ROSE LAKE 001 002	3512 NW 178TH TER OKLAHOMA CITY
4944	R215301020	SKAGGS ERIC & LEAH		3508 NW 178TH TER	EDMOND	OK	73012	THE CHATEAUS AT ROSE LAKE	001	003	THE CHATEAUS AT ROSE LAKE 001 003	3508 NW 178TH TER OKLAHOMA CITY
4944	R143432010	STATE OF OK DEPT OF TRANSPORTATION	LEGAL DIVISION BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204	UNPLTD PT SEC 36 14N 4W	000	000	UNPLTD PT SEC 36 14N 4W 000 000 PT OF NW4 SEC 36 14N 4W BEG 90.06FT S OF NW/C OF NW4 TH S668.87FT E333FT N759FT E242.87FT S50FT SW56.56FT W50FT TO BEG & EX A TR BEG 333FT E & 105FT S OF NW/C NW4 TH S654FT W85.52FT NE137.45FT N490FT NE43.08FT E17.54FT TO BEG CONT .78ACRS MORE OR LESS EX BEG 333FT E & 105FT S OF NW/C NW4 TH S654FT W85.52FT NE137.45FT N490.99FT NE43.08FT E17.54FT TO BEG	17700 N PORTLAND AVE OKLAHOMA CITY
4944	R143432055	STATE OF OK DEPT OF TRANSPORTATION	LEGAL DIVISION BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204	UNPLTD PT SEC 36 14N 4W	000	000	UNPLTD PT SEC 36 14N 4W BEG 333FT E OF NW/C NW4 TH E972.21FT S50FT SW207.42FT W772.06FT N105FT TO BEG CONT 2.22ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
4944	R143432020	STATE OF OK DEPT OF TRANSPORTATION	LEGAL DIVISION BUSINESS OFFICE	200 NE 21ST ST	OKLAHOMA CITY	OK	73105-3204	UNPLTD PT SEC 36 14N 4W	000	000	UNPLTD PT NW4 SEC 36 14N 4W BEG 759FT S OF NW/C OF NW4 TH E449FT S524FT W449FT N524FT TO BEG EX BEG 759FT S & 318.22FT E OF NW/C NW4 TH E130.78FT S524FT W263.61FT LEFT ON CURVE NELY456.14FT NE20.61FT E84.44FT N50FT TO BEG	0 UNKNOWN OKLAHOMA CITY
4944	R143432022	ABACUS GROUP LLC		801 NW 188TH ST	EDMOND	OK	73012	UNPLTD PT SEC 36 14N 4W	000	000	UNPLTD PT NW4 SEC 36 14N 4W BEG 759FT S & 318.22FT E OF NW/C NW4 TH E130.78FT S524FT W263.61FT LEFT ON CURVE NELY456.14FT NE20.61FT E84.44FT N50FT TO BEG CONT 2.75ACRS MORE OR LESS	UNKNOWN

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

ROSE LAKE COMMERCIAL SHOPS

PUD-_____

September 11, 2024

PREPARED FOR:

**Quick Mincey Development Corp. II
6611 W. Hefner Rd, Suite A
Oklahoma City, OK 73162**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 8.41 acres and is located in the Northwest Quarter of Section 36, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is located on the south side of NW 178th Street, east of Portland Avenue (Hwy 74).

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The developer of this property is Quick Mincey Development Corp. II.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is zoned PUD-995 and is vacant. Surrounding properties are zoned and used for:

North: PUD-1111 (C-3, R-4, R-1)/vacant
East: PUD-995 (C-3, O-2, R-1)/offices
South: PUD-995 (C-3, R-1, R-1ZL/residential
West: PUD-995 (C-3, O-2, R-4, R-1)/vacant

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property has an elevation of 1100 feet in the northwest, sloping slightly to the southeast.

SECTION 6.0 CONCEPT

The concept for this PUD is a mixed use development consisting of residential, office and commercial uses.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the C-3 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-6100, Table 6100.2 – minimum lot size for single family is reduced to 3,000 square feet and minimum lot width is reduced to 30 feet. Additionally, a maximum lot coverage of 80% is provided for single, duplex & three and four-plex development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts NW 178th Street, a major arterial street and Portland Avenue (State Highway 74).

7.2 SANITARY SEWER

Public sanitary sewer is available along the south and western boundaries of the property.

7.3 WATER

Public water lines are available along the north, west and east boundaries of the property.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 37 located at 16820 N. Pennsylvania Avenue, approximately 3 miles to the southeast.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public transportation is unavailable to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not adjacent to a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

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

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3 Community Commercial, R-1 Single Family Residential and R-1ZL Single Family Residential Zero Lot Line Districts** shall govern the property except as herein modified.

All uses permitted in the C-3 Community Commercial District, R-1 Single Family Residential District and R-1-ZL Single Family Residential Zero Lot Line District 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.

8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply.
- b) All landscaping shall be situated so that it does not create a sight restriction hazard for vehicles entering and exiting the property.
- c) A designated greenbelt area at least 10 feet in width shall be provided between any C-3 and any R-1 zoned property. Landscaping within the greenbelt shall be provided in the form of a single row of deciduous and non-deciduous trees planted on a maximum of 30 foot centers.

8.3 ACCESS REGULATIONS

- a) Access onto NW 178th Street shall be permitted from three driveways, maintaining a minimum separation of 150 feet.
- b) Platted lots for all uses other than single family are not required to take access from an approved street. Primary access to individual platted lots shall be permitted from private drives. The private drive shall be placed within a platted common area and/or platted access easement designated for access purposes. A property owners association, through the use of recorded covenants and restrictions, shall govern maintenance of the private drive. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.
- c) Private drives shall be permitted to be named and platted lots taking access off of private drives shall be permitted to be addressed off of said named private drive.

- d) Sidewalks shall comply with the Subdivision Regulations.

8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.
- b) One free standing pole sign shall be permitted on both Portland Avenue and NW 178th Street. The sign on NW 178th Street shall be a maximum height of 15 feet and have a maximum display area of 125 square feet.
- c) All accessory signs shall be constructed of material similar to the primary buildings they serve, shall not be permitted to have exposed poles and will have a landscaped area around their bases consisting of no less than 25 square feet, containing a mixture of flowers, shrubs and grass.

8.5 PARKING REGULATIONS

- a) Garages shall be counted toward meeting parking requirements for residential lots and senior living units.
- b) Parking spaces for office and residential uses, including senior living, shall be permitted up to, but not within, the platted access easement provided for private drives.
- c) Parking for Community Recreation: Property Owners Association uses shall not be required.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Any platting of property shall comply with the Subdivision Regulations.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on primary buildings shall not be permitted.

8.9 LIGHTING REGULATIONS

The 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.

8.10 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with 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 in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. 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 owners.

8.11 DUMPSTER REGULATIONS

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

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 a residential zoning district or use outside the boundaries of the PUD.

8.12 ROOFING REGULATIONS

Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

8.14 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

8.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

8.16 GARAGE SETBACK REGULATIONS

On lots with a twenty or twenty-five foot front building line, front facing garages may be located no less than twenty feet from the property line.

Driveways shall have a minimum depth of twenty feet to avoid vehicles blocking sidewalks. Dwellings on lots which abut alleyways shall be constructed with rear-facing-the-alley garages.

A garage that extends beyond the front wall of a dwelling shall be required two, 1½ inch caliper trees or one 3 inch caliper tree in the front yard or between the sidewalk and street curbing, provided the area is a minimum of five feet in width.

8.17 PUBLIC IMPROVEMENTS

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.

8.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

SECTION 10.0 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
Rose Lake Commercial Shops

ALL OF LOT 3 in Block 1, Rose Lake Commercial, an addition to Oklahoma City, Oklahoma County, Oklahoma being part of the Northwest Quarter (NW/4) of Section 36, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma.

ROSE LAKE COMMERCIAL SHOPS

15-072

EXH B

Proj. No.: 15-072
Date: 09/12/2024
Scale: (Horizontal) 1"=60'
(Vertical) N/A
Drawn By: JNB
Checked By: MCO
Approved By: MCO

REVISIONS		
NO.	DESCRIPTION	DATE

**ROSE LAKE
COMMERCIAL SHOPS**
3600 N.W. 178TH STREET
OKLAHOMA CITY, OKLAHOMA
MASTER DEVELOPMENT PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Tulsa, OK 74109
Phone: (405) 285-0641
Fax: (405) 285-0645
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

