

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

PUD-1944

DESIGN STATEMENT

FOR

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

Revised April 28, 2023

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)

## TABLE OF CONTENTS

INTRODUCTION.....	1.0
LEGAL DESCRIPTION.....	2.0
OWNER/DEVELOPER.....	3.0
SITE AND SURROUNDING AREA.....	4.0
PHYSICAL CHARACTERISTICS.....	4.1
CONCEPT.....	5.0
SERVICE AVAILABILITY.....	6.0
COMPREHENSIVE PLAN .....	7.0
SPECIAL DEVELOPMENT REGULATIONS.....	8.0
USE AND DEVELOPMENT REGULATIONS.....	8.1
ADDITIONAL USE AND DEVELOPMENT REGULATIONS.....	8.2
ACCESS.....	9.0
SCREENING AND LANDSCAPING.....	10.0
PARKING REGULATIONS.....	11.0
SIGNAGE REGULATIONS.....	12.0
LIGHTING REGULATIONS.....	13.0
ARCHITECTURE.....	14.0
OWNERSHIP AND MAINTENANCE OF COMMON AREA/OPEN SPACE.....	15.0
DRAINAGE REGULATIONS.....	16.0
OTHER DEVELOPMENT REGULATIONS.....	17.0
EXHIBITS.....	18.0

## **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 and retail
- 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.

## **7.0 COMPREHENSIVE PLAN**

planokc projects this parcel to be in the Urban Low Land Use Typology Area and the uses proposed in this Planned Unit Development are consistent and in compliance with the LUTA standards.

## **8.0 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.

## **8.1 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.

## **8.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS**

**8.2.1** 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

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

**8.2.3** Building setbacks shall be a minimum of 25 feet along N. Western Avenue and N.W. 178<sup>th</sup> Street. The setbacks of the existing structures shall be deemed in conformance with zoning regulations. Should the site be redeveloped, setbacks shall conform to the base zoning district requirements.

**8.2.4** Parking and drives are permitted within the setbacks.

## **9.0 ACCESS**

**9.1** One entrance will be permitted along N. Western Avenue and one entrance will be permitted along N.W. 178<sup>th</sup> Street within this PUD. Highland Park Road has been constructed to serve both Highland Park Retail Center and provide access to the apartment development directly west and north of this site.

- 9.2 Driveways shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.
- 9.3 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.
- 9.4 Cross access to the apartment tract adjacent to the west and north will be permitted, subject to cross-access agreements filed in Oklahoma County.

## **10.0 SCREENING AND LANDSCAPING**

- 10.1 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.
- 10.2 All landscaping shall be situated so that it does not create a sight restriction hazard for vehicles entering and exiting the property.

## **11.0 PARKING REGULATIONS**

- 11.1 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.
- 11.2 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.
  - 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.

## **12.0 SIGNAGE REGULATIONS**

- 12.1** Signs within Highland Park North Retail Center shall conform to the C-3 sign regulations except as noted herein.
- 12.2** A total of two 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.
- 12.3** 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.
- 12.4** Existing and proposed sign locations are shown on Exhibit “B”.
- 12.5** Identification signs for individual users shall be attached to the building and shall not exceed the roof line.
- 12.6** 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.

## **13.0 LIGHTING REGULATIONS**

- 13.1** 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.

## **14.0 ARCHITECTURE**

- 14.1** Exterior building wall finishes on all structures shall consist of a minimum 50% brick veneer, masonry, 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.

## **15.0 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.

## **16.0 DRAINAGE REGULATIONS**

- 16.1** In an effort to be environmentally conscious and preserve the natural beauty of the area, drainageways will be left natural where possible.
- 16.2** 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.

## **17.0 OTHER DEVELOPMENT REGULATIONS**

- 17.1** The boundaries of the PUD are depicted on Exhibit "B".
- 17.2** 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.
- 17.3** 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.



- 17.4 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.
- 17.5 Buildings designed for commercial use with accessory tenant occupancy for caretakers, security, etc. shall be permitted.
- 17.6 Highland Park North Retail Center may be developed in phases.
- 17.7 Every structure in this PUD shall have Class C roofing or better.
- 17.8 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.
- 17.9 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.
- 17.10 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.

## **18.0 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 C: Topography 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



