

Planning Commission Minutes
November 14, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:43 a.m. on November 12, 2024)

20. (PUD-2036) Application by Quick-Mincey Development Corporation II to rezone 3600 NW 178th Street from C-3 Community Commercial, AA Agricultural, and PUD-995 Planned Unit Development Districts to PUD-2036 Planned Unit Development District. Ward 8.

Amended Technical Evaluation:

1. Add to Section 8.3: The proposed private drives ~~will be constructed~~ providing access to multiple platted lots within the subdivision will be constructed in accordance with the City of Oklahoma City Standards and Specifications with the exception that they will be permitted to be 26-feet minimum in width.
2. Amend Section 8.10 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION AS AMENDED.

MOVED BY NOBLE, SECONDED BY LAFORGE

AYES: CLAIR, POWERS, MEEK, NEWMAN, GOVIN, PENNINGTON, NOBLE, LAFORGE

ABSENT: PRIVETT



STAFF REPORT
The City of Oklahoma City
Planning Commission
November 14, 2024

Item No. IV. 20.

(PUD-2036) Application by Quick-Mincey Development Corporation II to rezone 3600 NW 178th Street from C-3 Community Commercial, AA Agricultural, and PUD-995 Planned Unit Development Districts to PUD-2036 Planned Unit Development District. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Mark Grubbs
Grubbs Consulting, LLC
405-265-0641
Mark.grubbs@gc-okc.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this application is to allow office and commercial uses.

D. Existing Conditions

1. Size of Site: 8.41 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	PUD-995/C-3	PUD-1111	PUD-995	PUD-995	C-3/AA
Land Use	Undeveloped	Undeveloped	Office/Residential	Residential	Undeveloped

3. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3 Community Commercial District** shall govern the property except as herein modified.

All uses permitted in the C-3 Community Commercial District are 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 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 for the development shall comply with the OKC Municipal Code, except as otherwise noted herein.
- b) Access onto NW 178th Street shall be permitted from two driveways, maintaining a minimum separation of 200 feet, measuring centerline to centerline. The easternmost drive must align with an opposite drive across NW 178th Street and/or be located at the proposed traffic signal on NW 178th Street (Separation distance for the eastern most access point shall not be required from Jim Murphy due to requirement to be located at the proposed signalized intersection).
- c) Platted lots for all uses 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.

- d) 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.
- e) 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) The design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except as otherwise noted herein.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas, private drainage easements, and islands / medians 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 REGULATONS

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 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.

8.17 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 C: CONCEPTUAL SITE PLAN (improvements shown are conceptual only.
Final design to be determined at building permit stage.

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD):**
- 2. Oklahoma City Urban Renewal Authority (OCURA):**
- 3. Oklahoma Gas and Electric (OGE):**
- 4. Oklahoma Natural Gas (ONG):**
- 5. Oklahoma Water Resources Board (OWRB):**
- 6. School District(s): Deer Creek**
- 7. Oklahoma Department of Transportation (ODOT):**

B. City Departments

- 1. Airports:**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA):**
- 3. Fire (OCFD): Objection. Need a MDP showing proposed development**
- 4. Information Technology/Geographic Support (IT/GIS):**
- 5. Parks and Recreation:**
- 6. Police (OCPD):**
- 7. Public Works:**

a. Engineering

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction

is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.

- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Add to Section 8.3: The proposed private drives will be constructed in accordance with the City of Oklahoma City Standards and Specifications.
- 12) Amend Section 8.10 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

b. Streets, Traffic and Drainage Maintenance

c. Stormwater Quality Management

d. Traffic Services

- 1) Access to NW 178th Street should align with proposed signal to be constructed as part of the Portland Power Center C-7526.

8. Utilities

a. Engineering

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12" water main(s) is located adjacent to the subject site(s).
- 2) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 3) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 5) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 6) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 7) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 8) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 9) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 10) Plat may be revised after review and approval of utility plans.

Wastewater Availability

- 1) An existing 8" wastewater main(s) is located adjacent to the subject site(s).
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.

STAFF REPORT

The City of Oklahoma City

Planning Commission

November 14, 2024

PUD-2036

Item No. 20.

- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along NW 178th Street, an arterial street, and adjacent to North Portland Avenue (Highway 74).

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD regulations could provide a FAR within the Urban Low Intensity LUTA range.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.
- Protect existing traditional street grid and reconnect it where possible.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores.
- Provide vehicular connectivity between adjacent developments.
- Horizontally mixed-use developments should have connectivity between land uses.

The PUD proposes two access points along NW 178th Street, maintaining at least 200 feet of separation from centerline to centerline. The easternmost drive is required to either align with a drive across NW 178th Street and/or be located at a proposed traffic signal on NW 178th Street.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.
- Within parking lots, provide pedestrian access ways separated from vehicle aisles.
- Horizontally mixed-use developments should have public sidewalk connectivity between land uses.

Sidewalks are currently available along NW 178th Street. The PUD regulations require sidewalks along arterials and on internal streets within the development.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing Low Intensity Residential, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan. The PUD proposes commercial uses that are already permitted by the existing zoning, and is requested to allow one additional driveway along NW 178th Street that would not be allowed in the allotment per tract in the existing PUD. The new PUD would maintain a 200-foot separation between drives, except from Jim Murphy Drive, a private street.
- 3) Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4) Environmentally Sensitive Areas:** No ESAs were identified on the subject site.
- 5) Transportation System:** This site is located along NW 178th Street, a Major Arterial Street, and adjacent to North Portland Avenue (Highway 74), within the Urban Low LUTA. Transit (bus) service is not available nearby. According to Streetlight data, last collected in 2022, NW 178th Street had 12,941 average daily trips, with a capacity of 22,000.

6) Other Development Related Policies

- Regional-, community-, and neighborhood-scale retail developments should provide an internal vehicle and pedestrian circulation system between new and existing centers and individual stores that draws on the following principles:
 - Concentrate access for new retail development at shared primary entrance points. Primary entrance points should be aligned with access points immediately across intersecting roads. Limit curb cuts on primary highways and arterials.
 - Provide pedestrian circulation, including sidewalks and median breaks along interior and exterior fronting roads and within parking lots.
 - Encourage coordinated development of retail centers in order to facilitate internal pedestrian and vehicle circulation and optimal center performance (SU-27)
- Commercial buildings should be built at the street rather than behind a parking lot in order to promote pedestrian circulation, multipurpose shopping trips, and walkable and attractive streetscapes. (SU-28)
- New neighborhood-scale retail should be located within new residential growth areas to serve daily shopping needs and limit trip distances. In newly developing areas, this retail format is preferred to the existing linear development patterns along arterials. (SU-30)
- Neighborhood-scale retail should be developed at the median breaks or intersections of major or minor connectors. (SU-31)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Share parking between contiguous developments. (C-31)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)

b. Plan Conformance Considerations

The subject site is located along the south side of NW 178th Street, with frontage along North Portland Avenue (Highway 74). The site is undeveloped, and most of the site

was zoned as part of a multi-tract PUD-995 in 2004. A small portion of the western part of the site is zoned C-3 and AA. The subject site is primarily comprised of Tracts 1 and 2 which allow commercial, office, and residential uses. Land to the south is within Tract 4 and developed with single-family residential. Land to the east, south, and northwest (arterial intersection) would remain zoned as part of PUD-995. Land to the southwest would remain zoned AA.

The PUD is requested to modify the access requirements in PUD-995, which limits access points on NW 178th Street to three points each in Tracts 1 and 2. The proposed development requests one additional drive onto the arterial street. Access to other streets (Portland and Jim Murphy Blvd) would be per Code.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

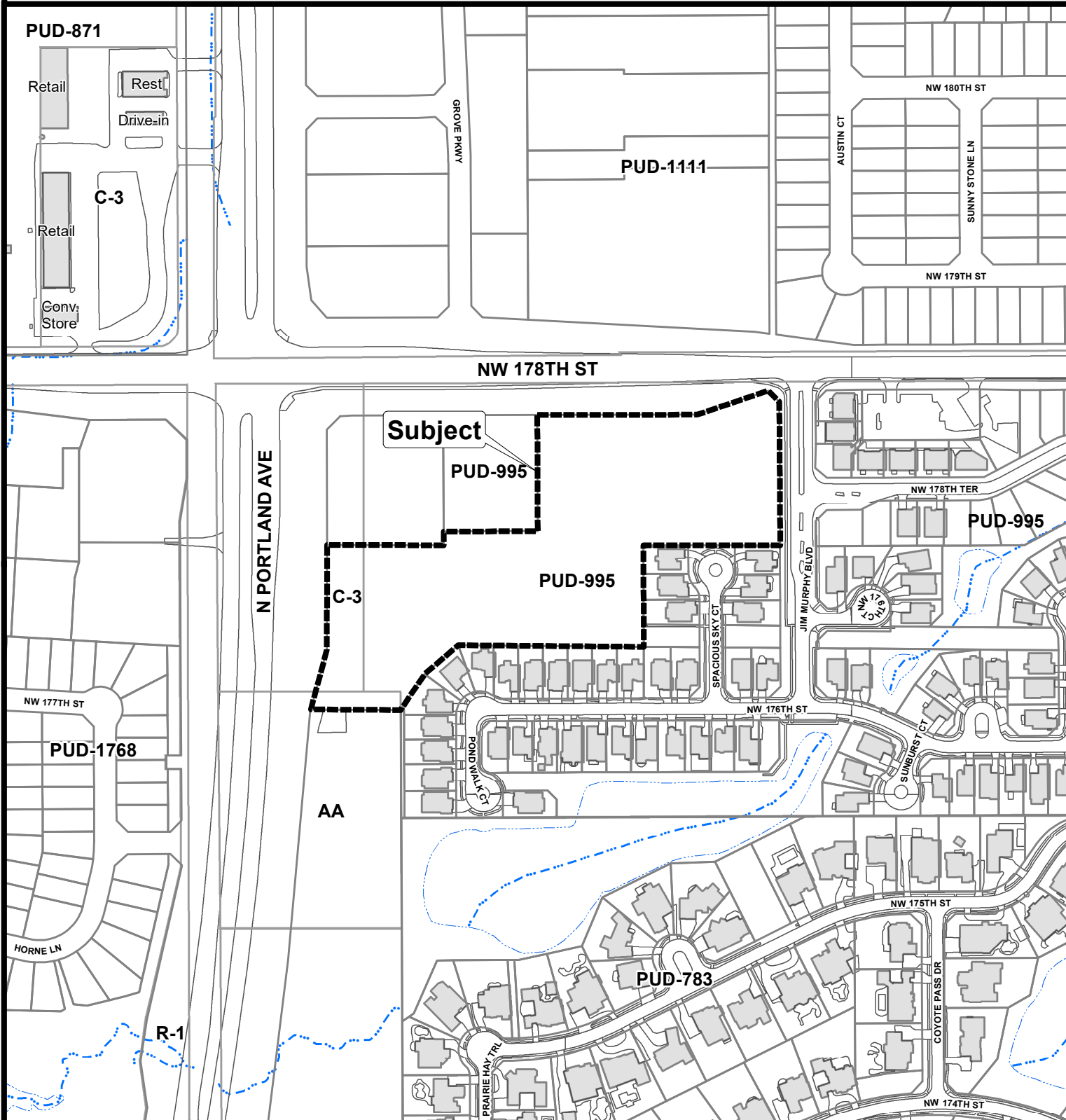
Approval of the application subject to the following Technical Evaluations:

1. Add to Section 8.3: The proposed private drives will be constructed in accordance with the City of Oklahoma City Standards and Specifications.
2. Amend Section 8.10 Drainage Regulations: Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj

Case No: PUD-2036
Applicant: Quick-Mincey Development Corporation II
Existing Zoning: C-3 / AA / PUD-995 Location: 3600 NW 178th St.

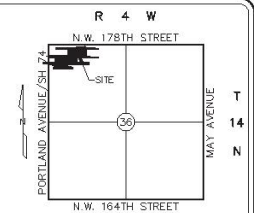
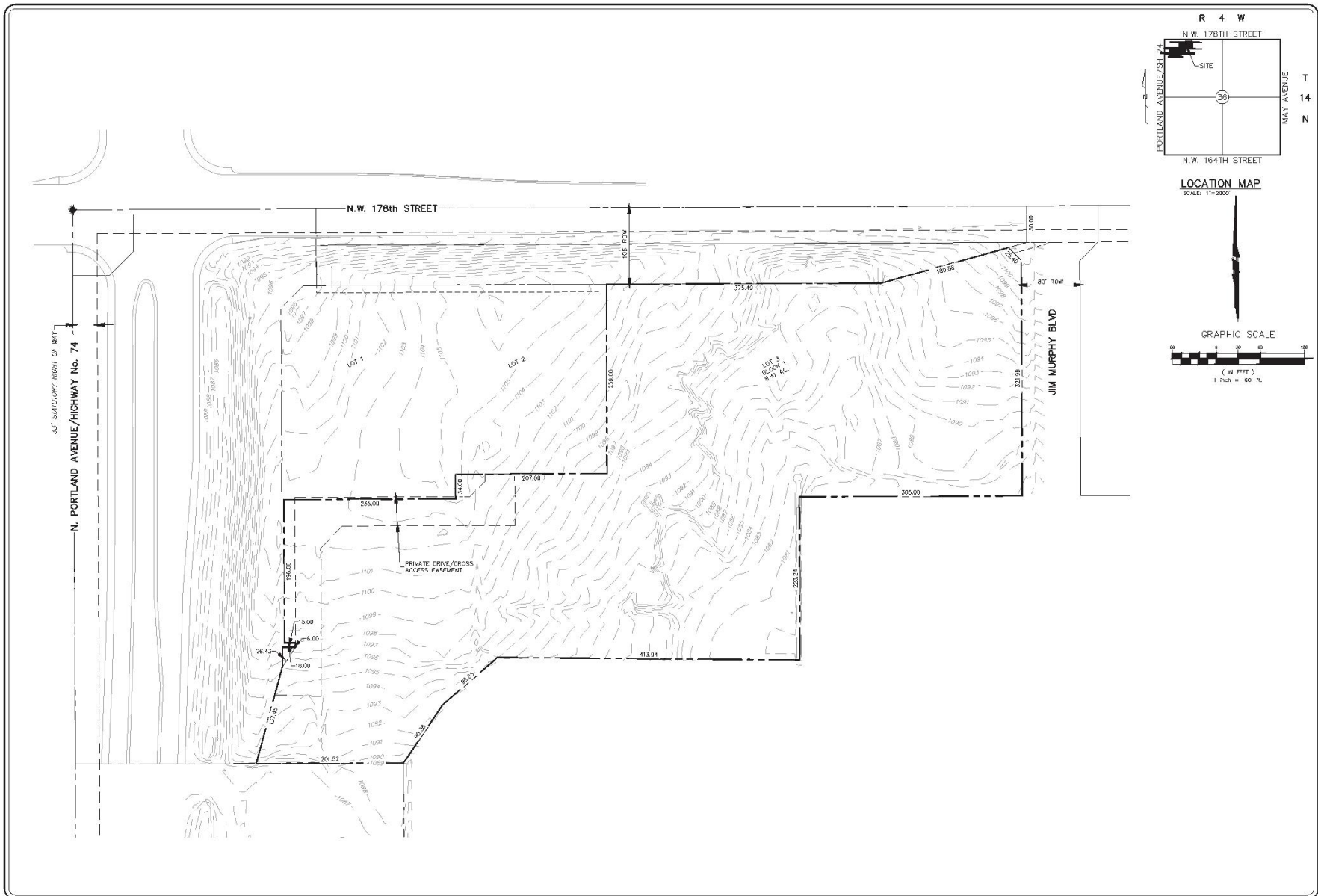


The City of
OKLAHOMA CITY

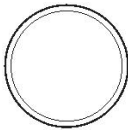
Planned Unit Development



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Feet



RUBBS CONSULTING, LLC
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 9800 S. Rte. 169
 P.O. Box 1001
 Tulsa, Oklahoma 74116
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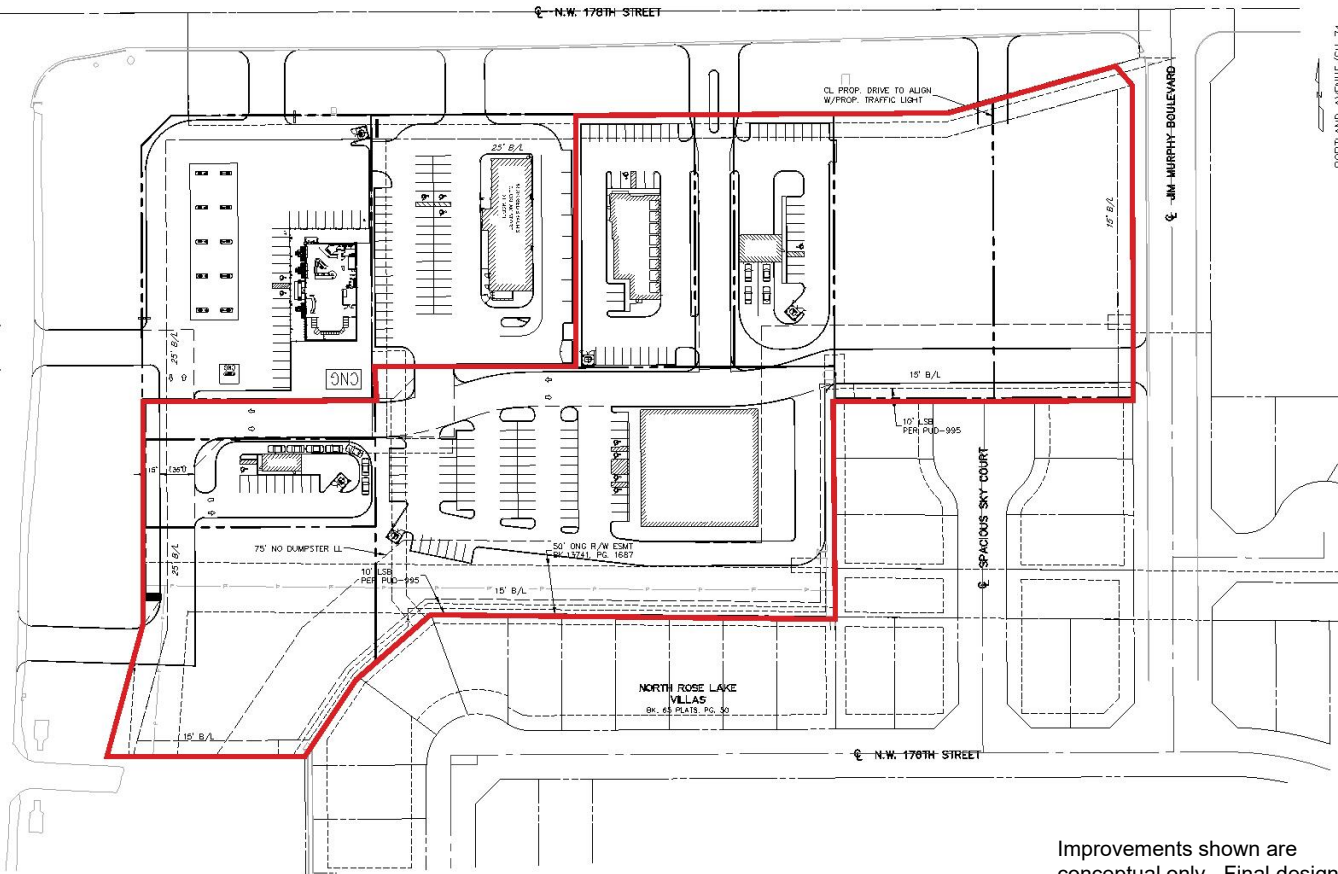


**ROSE LAKE
 COMMERCIAL SHOPS
 3600 N.W. 178TH STREET
 OKLAHOMA CITY, OKLAHOMA
 MASTER DEVELOPMENT PLAN**

REVISIONS		
NO.	DESCRIPTION	DATE
1	15-072	
2	08/22/2024	
3	08/22/2024	
4	08/22/2024	
5	08/22/2024	
6	08/22/2024	
7	08/22/2024	
8	08/22/2024	
9	08/22/2024	
10	08/22/2024	

SHEET NUMBER
EXH B

§ N. PORTLAND AVENUE
(HWY 74)



NORTH ROSE LAKE
VILLAS
BR. 65 PLATS, PG. 30

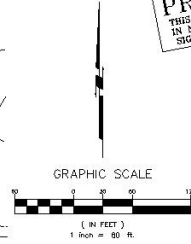
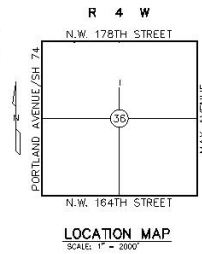
CL PROP. DRIVE TO ALIGN
W/PROP. TRAFFIC LIGHT

§ SPACIOUS SKY COURT

§ JIM MURPHY BOULEVARD

§ N.W. 178TH STREET

§ N.W. 178TH STREET



Improvements shown are
conceptual only. Final design to
be determined at building permit
stage.

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL
SIGNED AND SEALED DOCUMENT

**ROSE LAKE
COMMERCIAL**
N.W. 178TH & PORTLAND
OKLAHOMA CITY, OKLAHOMA
EXHIBIT C

REVISIONS		DATE	
NO.	DESCRIPTION		
1			
2			
3			
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6			
7			
8			
9			
10			

SHEET NUMBER
EX-C

ROSE LAKE COMMERCIAL
Conceptual Plan

RUBBS CONSULTING, LLC
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Fax: (503) 255-0692
www.rubbsconsulting.com
66 RUBBS CONSULTING, LLC CERTIFICATE OF QUALITY ASSURANCE, 04.11.11, 002-25526

Case No: PUD-2036
Applicant: Quick-Mincey Development Corporation II
Existing Zoning: C-3 / AA / PUD-995 Location: 3600 NW 178th St.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet