



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

Wheeler Capitol Hill Development

Name of Development or Applicant

2501 South High Avenue

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

Staff Use Only:	Case No.: PUD <u>1977</u>
File Date: <u>9-28-23</u>	Ward No.: <u>W4</u>
Nbhd. Assoc.: <u>SHIDLER WHEELER</u>	School District: <u>OKC</u>
Extg Zoning: <u>PUD-1644</u>	Overlay: _____

22.1

ReZoning Area (Acres or Square Feet)

Request to rezone to allow moderate impact institution use and/or other uses as listed.

Summary Purpose Statement / Proposed Development

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.
- 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):

Hi 25 Properties, L.L.C (Ray Corey)

Name

P.O. Box 20129

Mailing Address

Oklahoma City, OK 73156-0129

City, State, Zip Code

Phone

Email

Signature of Applicant

Purvi Patel/Kaitlyn Turner

Applicant's Name (please print)

410 N Walnut, 200 /522 Colcord

Applicant's Mailing Address

OKC, OK 73104/73102

City, State, Zip Code

405.536.2032/405.323.0080

Phone

Purvi.Patel@wallace.design/kturner@wbflaw.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.

LEGAL DESCRIPTION

A tract of land being a part of the southeast quarter of Section 10, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. Said Tract of land being more particularly described as follows:

COMMENCING at the northeast corner of said southeast quarter;

Thence South 00°01'00" East along the east line of said southeast quarter, a distance of 400.00 feet to the POINT OF BEGINNING;

Thence continuing South 00°01'00" East along said east line a distance of 832.08 feet to a point on the north right-of-way line of Southeast 25th Street (as recorded in Book 1832, page 198);

Thence westerly along said north right-of-way line for the following 4 courses:

1. South 89°17'15" West, a distance of 33.55 feet;
2. On a curve to the right, having a radius of 517.84 feet, for an arc distance of 259.09 feet;
3. On a reverse curve to the left, having a radius of 607.84 feet, for an arc distance of 304.11 feet;
4. South 89°17'15" West, a distance of 453.21 feet to a point on the east right-of-way line of Philips Avenue (as recorded in Book 1877, page 586);

Thence North 00°01'00" West along said east right-of-way line, a distance of 1089.38 feet to a point on the north line of said southeast quarter;

Thence North 89°01'29" East along the north line of said southeast quarter, a distance of 628.50 feet;

Thence South 00°01'00" East a distance of 400.00 feet;

Thence North 89°01'29" East a distance of 400.00 feet to the POINT OF BEGINNING.

October 3, 2023

City of Oklahoma City
Planning Department, Subdivision & Zoning
420 West Main Street, Suite 910
Oklahoma City, OK 73102

RE: Letter of Authorization for a PUD Rezoning Application

To Whom It May Concern,

This letter is to authorize Wallace Design Collective, PC to submit a PUD rezoning application with the City of Oklahoma City for the parcel located at 2501 South High Street (R131886002).

Sincerely,

A handwritten signature in black ink that reads "Chad Corey". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

HI-25 Properties, LLC
Chad Corey, Manager/Member
405-205-7124
Chad.corey@att.net

LETTER OF AUTHORIZATION

Chad Corey, (the property owner of record) or
(an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee
& Bullard P.C., to make application for municipal approvals and to do all things
necessary for the advancement of such application with respect to the property at the
following location 2501 .s High.

By: Chad Corey

Title: Managing
Partner

Date: 11-13-23

WARRANTY DEED

Statutory Form Individual

20170609010807730 DEED
06/09/2017 12:10:22 PM
Book:13458 Page:1318
PageCount:2 Filing
Fee:\$15.00 Doc. Tax:\$1125.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

Know All Men by These Presents:

THAT, **Pennington Companies, Inc.**, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **HI-25 PROPERTIES, LLC** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 131886002 and 131886005

Grantee's Mailing Address: PO Box 20129 Oklahoma City, OK 73156

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its heirs 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 to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President this 8th day of June, 2017.

PENNINGTON COMPANIES, INC.


Larry D. Pennington, President

1609123

Doc Stamps: \$1,125.00

CORPORATION OR LLC ACKNOWLEDGMENT

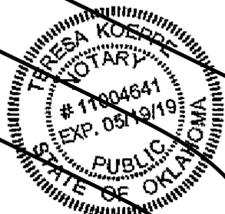
State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 8th day of June, 2017, personally appeared, **Larry D. Pennington**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its **President** and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.


Teresa Koeppe

Commission Expires: 5/19/19



RETURN TO:

Oklahoma City Abstract & Title Company
1900 N.W. Expressway, Suite 210
Oklahoma City, OK 73118

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1

A tract of land being a part of the Southeast Quarter (SE/4) of Section 10, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. Said Tract of land being more particularly described as follows: COMMENCING at the Northeast Corner of said Southeast Quarter (SE/4); Thence South 00°01'00" East along the East line of said Southeast Quarter (SE/4), a distance of 400.00 feet to the POINT OF BEGINNING; Thence continuing South 00°01'00" East along said East line a distance of 832.08 feet to a point on the North Right-of-Way line of Southeast 25th Street (as recorded in Book 1832, Page 198); Thence Westerly along said North Right-of-Way line for the following 4 courses:
1) South 89°17'15" West, a distance of 33.55 feet;
2) On a curve to the Right, having a radius of 517.84 feet, for an arc distance of 259.09 feet;
3) On a reverse curve to the Left, having a radius of 607.84 feet, for an arc distance of 304.11 feet;
4) South 89°17'15" West, a distance of 453.21 feet to a point on the East Right-of-Way line of Phillips Avenue (as recorded in Book 1877, Page 586); Thence North 00°01'00" West along said East right-of-way line, a distance of 1089.38 feet to a point on the North line of said Southeast Quarter (SE/4); Thence North 89°01'29" East along the North line of said Southeast Quarter (SE/4), a distance of 628.50 feet; Thence South 00°01'00" East a distance of 400.00 feet; Thence North 89°01'29" East a distance of 400.00 feet to the POINT OF BEGINNING.

Tract 2

A tract of land being a part of the Southeast Quarter (SE/4) of Section 10, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma. Said tract of land being more particularly described as follows: COMMENCING at the Northeast Corner of said Southeast Quarter (SE/4); Thence South 89°01'29" West along the North line of said Southeast Quarter (SE/4), a distance of 1088.50 feet to the POINT OF BEGINNING, said point being on the West Right-of-Way line of Phillips Avenue (as recorded in Book 1877, Page 586); Thence South 00°01'00" East along said West Right-of-Way line, a distance of 1089.11 feet to a point on the North Right-of-Way line of Southeast 25th Street (as recorded in Book 1823, Page 198); Thence South 89°17'15" West along said North Right-of-Way line, a distance of 366.52 feet; Thence North 00°06'01" East being parallel to the West line of said Southeast Quarter (SE/4), a distance of 902.19 feet; Thence North 89°01'29" East and parallel to the North line of said Southeast Quarter (SE/4), a distance of 95.00 feet; Thence North 00°06'01" East and parallel to the West line of said Southeast Quarter (SE/4), a distance of 185.27 feet to a point on the North line of said Southeast Quarter (SE/4); Thence North 89°01'29" East along the North line of said Southeast Quarter (SE/4), a distance of 269.32 feet to the POINT OF BEGINNING.



SUMNER

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number **R131886002** and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft. Radius Report
filed in the office of the County Assessor
on the 29th day of August, 2023
Given under my hand and official seal this
29th day of August, 2023

County Assessor

K. Burch Deputy

Oklahoma County Assessor
300 ft. Radius Report
8/29/2023

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R095670900	FLORES MARGIE ELOIS		701 SE 26TH ST		OKLAHOMA CITY	OK	73129	FROST HEIGHTS ADD	002	000	FROST HEIGHTS ADD 002 000 LOTS 1 THRU 6	701 SE 26TH ST OKLAHOMA CITY
R095670960	ESTRADA YOEL	PERALES MARIA D NORIEGA	713 SE 26TH ST		OKLAHOMA CITY	OK	73129	FROST HEIGHTS ADD	002	000	FROST HEIGHTS ADD 002 000 LOTS 7 & 8	713 SE 26TH ST OKLAHOMA CITY
R095671035	LBL INVESTMENTS LLC		301 NW 63RD ST, Unit 650		OKLAHOMA CITY	OK	73116	FROST HEIGHTS ADD	002	000	FROST HEIGHTS ADD 002 000 LOTS 9 THRU 17	0 UNKNOWN OKLAHOMA CITY
R095671040	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	FROST HEIGHTS ADD	002	000	FROST HEIGHTS ADD 002 000 LOTS 18 TO 24 EXEMPT	745 SE 26TH ST OKLAHOMA CITY
R095670080	WHITE OPERATING PROPERTY MANAGEMENT LLC		1627 SW 96TH ST		OKLAHOMA CITY	OK	73159	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 1 & 2	0 UNKNOWN OKLAHOMA CITY
R095670110	VARGAS EMIGDIO SOTO		4002 LAGOON PL		ROYCE CITY	TX	75189	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 3 & 4	805 SE 26TH ST OKLAHOMA CITY
R095670160	DOUGAN INVESTMENTS LLC		PO BOX 734		MUSTANG	OK	73064-0734	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 5 & 6	0 UNKNOWN OKLAHOMA CITY
R095670240	MEAD ROGER D		813 SE 26TH ST		OKLAHOMA CITY	OK	73129-4803	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 7 & 8	813 SE 26TH ST OKLAHOMA CITY
R095670300	DOUGAN INVESTMENTS LLC		5601 REGAN RD		MUSTANG	OK	73064-7902	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 9 & 10	817 SE 26TH ST OKLAHOMA CITY
R095670320	CROSBY CHARLES		317 SE 61ST ST		OKLAHOMA CITY	OK	73149-1209	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 11 & 12	821 SE 26TH ST OKLAHOMA CITY
R095670400	MENDEZ ESTHER RANGEL DE & ASCENCION		825 SE 26TH ST		OKLAHOMA CITY	OK	73129	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 13 & 14	825 SE 26TH ST OKLAHOMA CITY
R027921100	SORIANO BENITO & CARMEN		1113 SE 19TH ST		OKLAHOMA CITY	OK	73129-6328	AKIN ADDITION	002	000	AKIN ADDITION 002 000 LOTS 1 THRU 5 & LOT 25	2640 S HIGH AVE OKLAHOMA CITY
R027921300	ROMERO LUIS		1016 SE 25TH ST		OKLAHOMA CITY	OK	73108	AKIN ADDITION	002	000	AKIN ADDITION 002 000 LOTS 6 & 7	1016 SE 25TH ST OKLAHOMA CITY
R095670560	LYNNAE REALTY GROUP LLC		10217 TIMBER VALLEY DR		OKLAHOMA CITY	OK	73151	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 15 THRU 20	827 SE 26TH ST OKLAHOMA CITY

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R095670600	LYNNAE REALTY GROUP LLC		10217 TIMBER VALLEY DR		OKLAHOMA CITY	OK	73151	FROST HEIGHTS ADD	001	000	FROST HEIGHTS ADD 001 000 LOTS 21 THRU 24 PLUS AN UNPLTD PT SEC 10 11N 3W TR ADJ ON N BEG AT NE/C LT 24 TH W100FT TO NW/C LOT 21 N12.78FT LEFT ALONG CURVE SE100.36FT S4.38FT TO BEG	2617 S HIGH ST OKLAHOMA CITY
R206811530	MODESTO CARMEN M		700 SE 25TH ST		OKLAHOMA CITY	OK	73129-4843	LAS ROSAS SEC I	006	001	LAS ROSAS SEC I 006 001	700 SE 25TH ST OKLAHOMA CITY
R206811540	THUN AUNG Z	SUI THA C	704 SE 25TH ST		OKLAHOMA CITY	OK	73129	LAS ROSAS SEC I	006	002	LAS ROSAS SEC I 006 002	704 SE 25TH ST OKLAHOMA CITY
R206811550	TU LIAN R	KHIN KHIN	708 SE 25TH ST		OKLAHOMA CITY	OK	73129-4843	LAS ROSAS SEC I	006	003	LAS ROSAS SEC I 006 003	708 SE 25TH ST OKLAHOMA CITY
R206811560	PADILLA JOSE D PEREZ	PEREZ DE LAURA V MACIAS	712 SE 25TH ST		OKLAHOMA CITY	OK	73129-4843	LAS ROSAS SEC I	006	004	LAS ROSAS SEC I 006 004	712 SE 25TH ST OKLAHOMA CITY
R131886022	WOMACK DON R TRS	WOMACK DON R JR REV TRUST	10217 TIMBER VALLEY DR		OKLAHOMA CITY	OK	73151	UNPLTD PT SEC 10 11N 3W	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT SE4 SEC 10 11N 3W BEG 1320FT N & 33FT W OF SE/C SE4 TH W600FT N142.60FT E58.79FT TH ON A CURVE TO THE RIGHT SELY 259.09FT TH SELY ON A CURVE TO THE LEFT 303.55FT S5.	UNKNOWN
R131886030	LBL INVESTMENTS LLC		301 NW 63RD ST, Unit 650		OKLAHOMA CITY	OK	73116	UNPLTD PT SEC 10 11N 3W	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT SE4 SEC 10 11N 3W BEG 693FT W OF SE/C NE4 SE4 TH N142.50FT W350FT S142.23FT E350FT TO BEG SUBJ TO ESMTS OF RECORD	744 SE 25TH ST OKLAHOMA CITY

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R131886020	LYNNAE REALTY GROUP LLC		10217 TIMBER VALLEY DR		OKLAHOMA CITY	OK	73151	UNPLTD PT SEC 10 11N 3W	000	000	UNPLTD PT SE4 SEC 10 11N 3W TR N OF BLK 1 FROST HEIGHTS DESC BEG NW/C OF LOT BLK 1 OF FROST HEIGHTS TH N142.67FT ES8.33FT RIGHT ON CURVE SE259.56FT TH RIGHT ON CURVE SE46.66FT S58.23FT W355FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R027932000	TRINITY BUSINESS PARK LLC		1011 SE 25TH ST		OKLAHOMA CITY	OK	73129	CORFFS SUB ADDITION	000	000	CORFFS SUB ADDITION 000 000 PT OF SW4 SEC 11 11N 3W BEG 1354FT N & 182FT E OF SW/C OF SW4 TH N410FT E153FT S410FT W153FT TO BEG CONT 1.44ACRS MORE OR LESS SUB TO ESMTS OF RECORD	1009 SE 25TH ST OKLAHOMA CITY
R027932075	TRINITY BUSINESS PARK LLC		1011 SE 25TH ST		OKLAHOMA CITY	OK	73129	CORFFS SUB ADDITION	000	000	CROFFS SUB ADDITION PT OF BLK 2 BEING PT OF SW4 SEC 11 11N 3W BEG 1354FT N OF SW/C SW4 TH N410FT E182FT S410FT W182FT TO BEG CONT 1.71ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY

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R027931000	WHITE OPERATING CO		1627 SW 96TH ST		OKLAHOMA CITY	OK	73159-7136	CORFFS SUB ADDITION	001	000	CORFFS SUB ADDITION 001 000 PT SW4 SEC 11 11N 3W BEG 180FT S & 242FT E 344.01FT SE OF NW/C OF SW4 NE294.56FT E307.75FT S500.01FT W946.49FT N264.13FT E369.99FT N118.56FT TO BEG	2400 S HIGH ST OKLAHOMA CITY
R027931005	WHITE OPERATING CO		1627 SW 96TH ST		OKLAHOMA CITY	OK	73159-7136	CORFFS SUB ADDITION	001	000	CORFFS SUB ADDITION 001 000 PT SW4 SEC 11 11N 3W BEG 180FT S OF NW/C SW4 TH E242FT SE344.01FT S118.56FT W369.99FT N437.87FT TO BEG	0 UNKNOWN OKLAHOMA CITY
R027935005	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	CORFFS SUB ADDITION	00A	000	CORFFS SUB ADDITION 00A 000 W17FT EXEMPT	0 UNKNOWN OKLAHOMA CITY
R027935000	SCANTLIN GARY W		1219 TAURUS DR		EDMOND	OK	73003	CORFFS SUB ADDITION	00A	000	CORFFS SUB ADDITION 00A 000 1ACR EX W17FT	2300 S HIGH AVE OKLAHOMA CITY
R131886005	WHITE OPERATING PROPERTY MANAGEMENT LLC		1627 SW 96TH ST		OKLAHOMA CITY	OK	73159	UNPLTD PT SEC 10 11N 3W	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT SE4 SEC 10 11N 3W BEG 1088.50FT W OF NE/C SE4 TH S1089.11FT TO N R/W LINE SE 25TH W366.52FT N902.19FT E95FT N185.27FT TO N LINE SE4 E269.32FT TO BEG CONT 8.72ACRS MO	0 UNKNOWN OKLAHOMA CITY

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R131886015	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 10 11N 3W	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT OF SE4 SEC 10 11N 3W BEG 1028.5FT W OF NE/C OF SE4 TH S1091FT W60FT N1091FT E60FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
R131886017	WHITE OPERATING PROPERTY MANAGEMENT LLC		1627 SW 96TH ST		OKLAHOMA CITY	OK	73159-7136	UNPLTD PT SEC 10 11N 3W	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT SE4 SEC 10 11N 3W BEG NE/C SE4 TH S400FT W400FT N400FT E400FT TO BEG CONT 3.67ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R131886002	HI 25 PROPERTIES LLC		PO BOX 20129		OKLAHOMA CITY	OK	73156-0129	UNPLTD PT SEC 10 11N 3W	000	000	UNPLTD PT SEC 10 11N 3W 000 000 PT SE4 SEC 10 11N 3W BEG AT NE/C SE4 TH S1232.08FT TO N R/W LINE SE 25TH ST W33.55FT TH ALONG A CURVE RIGHT 259.09FT TH ALONG A REVERSE CURVE LEFT 304.11FT W453.21FT TO	2501 S HIGH AVE OKLAHOMA CITY
R097072650	PARSON LARRY		413 SE 21ST ST		OKLAHOMA CITY	OK	73129-1423	PATTERSO NS SOUTH HIGHLAN D ADD	011	000	PATTERSONS SOUTH HIGHLAND ADD 011 000 W15FT LOT 9 & ALL LOT 10	714 SE 22ND ST OKLAHOMA CITY
R097072550	JACKSON JOE E		720 SE 22ND ST		OKLAHOMA CITY	OK	73129-4647	PATTERSO NS SOUTH HIGHLAN D ADD	011	000	PATTERSONS SOUTH HIGHLAND ADD 011 000 LOTS 5 THRU 8 & E10FT OF LOT 9	720 SE 22ND ST OKLAHOMA CITY
R097072525	SNELLEN SANDRA K	SNELLEN SCOTT	728 SE 22ND ST		OKLAHOMA CITY	OK	73129	PATTERSO NS SOUTH HIGHLAN D ADD	011	000	PATTERSONS SOUTH HIGHLAND ADD 011 000 LOTS 3 & 4	728 SE 22ND ST OKLAHOMA CITY

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R097072500	SNELLEN SANDRA K	SNELLEN SCOTT	728 SE 22ND ST		OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	011 000	PATTERSONS SOUTH HIGHLAND ADD 011 000 LOTS 1 & 2	730 SE 22ND ST OKLAHOMA CITY
R097071500	HENRY CHARLES		800 SE 22ND ST		OKLAHOMA CITY	OK	73129-4649	PATTERSONS SOUTH HIGHLAND ADD	007 000	PATTERSONS SOUTH HIGHLAND ADD 007 000 LOTS 13 & 14	800 SE 22ND ST OKLAHOMA CITY
R097071450	HENRY CHARLES K		800 SE 22ND ST		OKLAHOMA CITY	OK	73129-4649	PATTERSONS SOUTH HIGHLAND ADD	007 000	PATTERSONS SOUTH HIGHLAND ADD 007 000 LOTS 11 & 12	804 SE 22ND ST OKLAHOMA CITY
R097071460	MARTINEZ J GUADALUPE MONTES	ARECHIGA GLORIA	5001 NW 10TH ST 1602		OKLAHOMA CITY	OK	73127	PATTERSONS SOUTH HIGHLAND ADD	007 000	PATTERSONS SOUTH HIGHLAND ADD 007 000 LOTS 9 & 10	806 SE 22ND ST OKLAHOMA CITY
R097071445	MARTINEZ J GUADALUPE MONTES	ARECHIGA GLORIA	5001 NW 10TH ST STE 1602		OKLAHOMA CITY	OK	73127	PATTERSONS SOUTH HIGHLAND ADD	007 000	PATTERSONS SOUTH HIGHLAND ADD 007 000 LOTS 5 6 7 & 8	816 SE 22ND ST OKLAHOMA CITY
R097071400	MONTES ARECHIGA JOSE MANUEL		806 SE 22ND ST		OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	007 000	PATTERSONS SOUTH HIGHLAND ADD 007 000 LOTS 3 & 4	822 SE 22ND ST OKLAHOMA CITY
R097071380	SIFUENTES SELENNE		129 SW 22ND ST		OKLAHOMA CITY	OK	73109	PATTERSONS SOUTH HIGHLAND ADD	007 000	PATTERSONS SOUTH HIGHLAND ADD 007 000 LOTS 1 & 2	824 SE 22ND ST OKLAHOMA CITY
R097070450	RIVAS ROSENDO	RIVAS LORENZA	2118 SW 28TH ST		OKLAHOMA CITY	OK	73108	PATTERSONS SOUTH HIGHLAND ADD	003 000	PATTERSONS SOUTH HIGHLAND ADD 003 000 LOTS 9 & 10 PLUS VAC ALLEY ADJ LOTS ON S	900 SE 22ND ST OKLAHOMA CITY
R097070448	GALLEGOS AURELIO	ARCINIEGA ADRIANA	904 SE 22ND ST		OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	003 000	PATTERSONS SOUTH HIGHLAND ADD 003 000 LOTS 7 & 8 PLUS VAC ALLEY ADJ LOTS ON S	904 SE 22ND ST OKLAHOMA CITY

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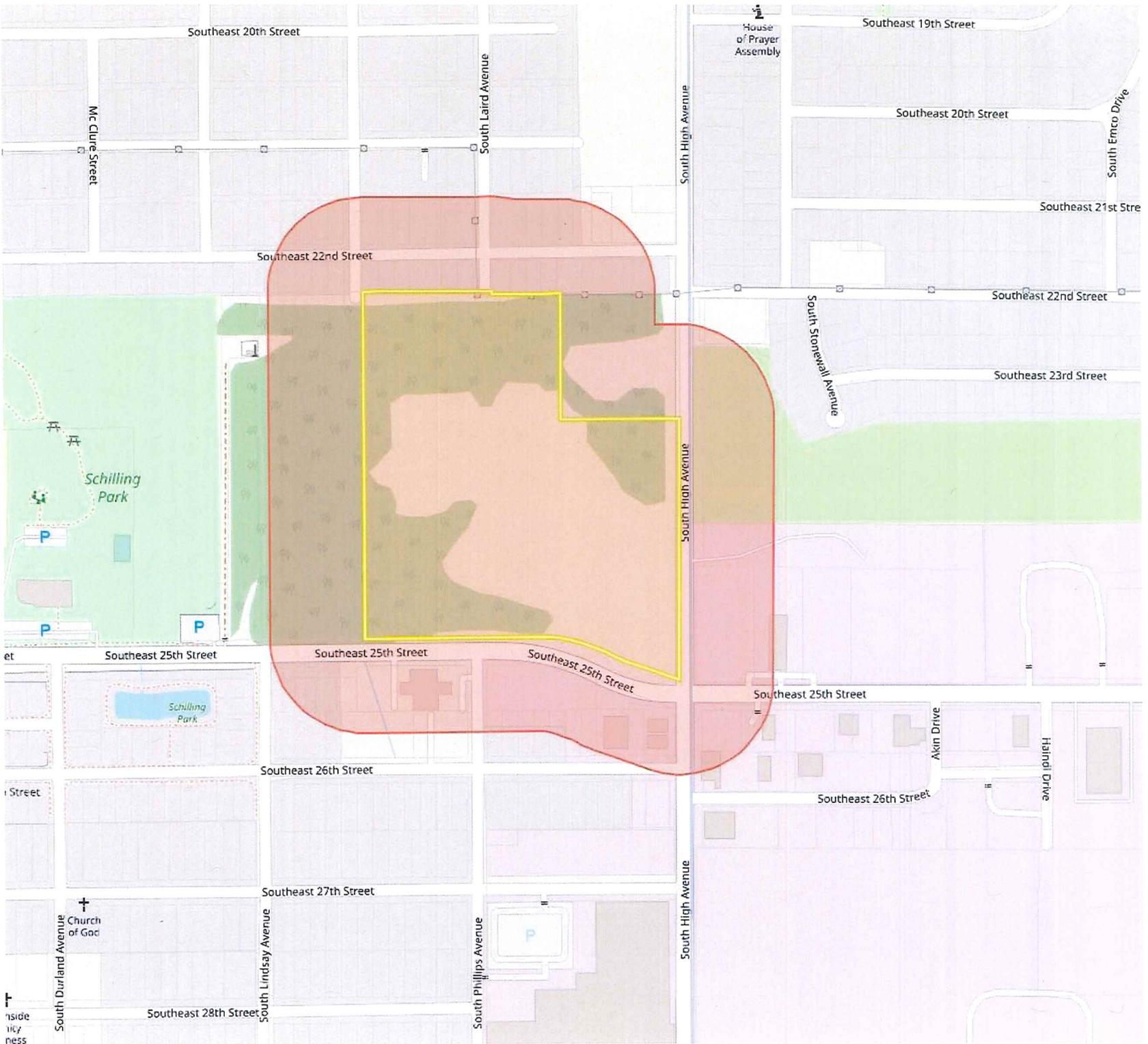
R097070400	RIOS ANGEL ESPARZA	ESPARZA GENARO	1813 S LINDSAY AVE		OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	003	000	PATTERSONS SOUTH HIGHLAND ADD 003 000 LOTS 5 & 6 PLUS VAC ALLEY ADJ LOTS ON S	908 SE 22ND ST OKLAHOMA CITY
R097070350	DURON REINA	URIARTE CRISTINA	PO BOX 96462		OKLAHOMA CITY	OK	73143	PATTERSONS SOUTH HIGHLAND ADD	003	000	PATTERSONS SOUTH HIGHLAND ADD 003 000 LOTS 3 & 4 PLUS VAC ALLEY ADJ LOTS ON S	912 SE 22ND ST OKLAHOMA CITY
R097070300	EAST JOE		916 SE 22ND ST		OKLAHOMA CITY	OK	73129-4651	PATTERSONS SOUTH HIGHLAND ADD	003	000	PATTERSONS SOUTH HIGHLAND ADD 003 000 LOTS 1 & 2 PLUS W/2 OF VAC KELLEY AVE ADJ LOT 1 PLUS VAC ALLEY ADJ SD LOTS 1 & 2 ON S	916 SE 22ND ST OKLAHOMA CITY
R097070200	CEDILLOS ORTEGA DIANA		922 SE 22ND ST		OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	001	000	PATTERSONS SOUTH HIGHLAND ADD 001 000 LOTS 1 THRU 10 PLUS VAC ALLEY ADJ ON S & E 1/2 VAC KELLEY AVE ADJ LOT 10 ON W	922 SE 22ND ST OKLAHOMA CITY
R097073350	GRUBB PETE		719 SE 22ND ST		OKLAHOMA CITY	OK	73129-4646	PATTERSONS SOUTH HIGHLAND ADD	012	000	PATTERSONS SOUTH HIGHLAND ADD 012 000 LOTS 25 & 26	719 SE 22ND ST OKLAHOMA CITY
R097073400	GREY MERRICK ETHAN		723 SE 2ND ST		OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	012	000	PATTERSONS SOUTH HIGHLAND ADD 012 000 LOTS 27 & 28	723 SE 22ND ST OKLAHOMA CITY
R097073450	GOLSON VICTOR	HOPGOOD MARVELLA	1916 MIRAMAR BLVD		OKLAHOMA CITY	OK	73111-1803	PATTERSONS SOUTH HIGHLAND ADD	012	000	PATTERSONS SOUTH HIGHLAND ADD 012 000 LOTS 29 & 30	727 SE 22ND ST OKLAHOMA CITY
R097073510	WILKINS DANNY L		731 SE 22ND ST		OKLAHOMA CITY	OK	73129-4646	PATTERSONS SOUTH HIGHLAND ADD	012	000	PATTERSONS SOUTH HIGHLAND ADD 012 000 LOTS 31 & 32	731 SE 22ND ST OKLAHOMA CITY

Oklahoma County Assessor
300 ft. Radius Report
8/29/2023

R097071750	GARCIA SAUL LUIS MEZA	CALDERON ERMA	645 SE 21ST ST	OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	008	000	PATTERSONS SOUTH HIGHLAND ADD 008 000 LOTS 15 & 16	801 SE 22ND ST OKLAHOMA CITY
R097071775	FLORES RAMIRO MERCADO	JUAREZ MA CARMEN	324 SE 22ND ST	OKLAHOMA CITY	OK	73129-1466	PATTERSONS SOUTH HIGHLAND ADD	008	000	PATTERSONS SOUTH HIGHLAND ADD 008 000 LOTS 17 & 18	805 SE 22ND ST OKLAHOMA CITY
R097071790	CAPSTONE MANAGEMENT GROUP LLC		PO BOX 721703	OKLAHOMA CITY	OK	73172	PATTERSONS SOUTH HIGHLAND ADD	008	000	PATTERSONS SOUTH HIGHLAND ADD 008 000 LOTS 19 & 20	809 SE 22ND ST OKLAHOMA CITY
R097071850	LIVELY DONALD		823 SE 22ND ST	OKLAHOMA CITY	OK	73129-4648	PATTERSONS SOUTH HIGHLAND ADD	008	000	PATTERSONS SOUTH HIGHLAND ADD 008 000 LOTS 25 THRU 28	823 SE 22ND ST OKLAHOMA CITY
R097070650	DIAZ RAMIREZ LEONARDO		901 SE 22ND ST	OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	004	000	PATTERSONS SOUTH HIGHLAND ADD 004 000 LOTS 11 THRU 14	901 SE 22ND ST OKLAHOMA CITY
R097070750	DURON REINA	URIARTE CRISTINA	PO BOX 96462	OKLAHOMA CITY	OK	73143	PATTERSONS SOUTH HIGHLAND ADD	004	000	PATTERSONS SOUTH HIGHLAND ADD 004 000 LOTS 15 & 16	909 SE 22ND ST OKLAHOMA CITY
R097070790	FISCHER JAIME W & LORENA A		5741 NW 48TH ST	WARR ACRES	OK	73122-5108	PATTERSONS SOUTH HIGHLAND ADD	004	000	PATTERSONS SOUTH HIGHLAND ADD 004 000 LOTS 17 & 18	913 SE 22ND ST OKLAHOMA CITY
R097070800	FISCHER JAIME W & LORENA A		5741 NW 48TH ST	WARR ACRES	OK	73122-5108	PATTERSONS SOUTH HIGHLAND ADD	004	000	PATTERSONS SOUTH HIGHLAND ADD 004 000 LOTS 19 & 20	919 SE 22ND ST OKLAHOMA CITY
R097212000	FISCHER JAIME W & LORENA A		5741 NW 48TH ST	WARR ACRES	OK	73122	SOUTH HIGHLAND RESUB BLK 2	000	000	SOUTH HIGHLAND RESUB BLK 2 000 000 BEG AT SE/C BLK 2 N ALONG E LINE SD BLK 95FT TH W140FT N85FT W127FT TH S20FT E65FT TH S160FT TH E ALONG S LINE OF SD BLK TO BEG	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor
 300 ft. Radius Report
 8/29/2023

R097070250	FISCHER JAIME W & LORENA A		5741 NW 48TH ST		WARR ACRES	OK	73122-5108	PATTERSONS SOUTH HIGHLAND ADD	002	000	PATTERSONS SOUTH HIGHLAND ADD 002 000 LOTS 11 & 12	919 SE 22ND ST OKLAHOMA CITY
R131886023	WOMACK DON R TRS	WOMACK DON R JR REV TRUST	10217 TIMBER VALLEY DR		OKLAHOMA CITY	OK	73151	UNPLTD PT SEC 10 11N 3W	000	000	UNPLTD PT SEC 10 11N 3W BEING A TR BEG AT NE/C LT 24 FROST HEIGHTS TH NWLY ALONG A CURVE 151.71FT TO A POINT ON W LINE LT 19 EXTENDED TH S19.65FT TO NW/C LT 19 TH E150FT TO BEG EX A TR BEG NE/C LOT	
R097071800	MCDONALD ANTHONY N	MCDONALD ISAAC J	811 SE 22ND ST		OKLAHOMA CITY	OK	73129	PATTERSONS SOUTH HIGHLAND ADD	008	000	PATTERSONS SOUTH HIGHLAND ADD BLK 008 LOTS 21 THRU 24	811 SE 22ND ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD – _____

MASTER DESIGN STATEMENT FOR

Wheeler Capitol Hill Development

2501 South High Avenue

September 27, 2023

PREPARED FOR:

HI 25 Properties LLC
P. O. Box 20129
Oklahoma City, OK 73156

Oklahoma City Public Schools
Dr. Sean McDaniel
P.O. Box 36609
Oklahoma City, OK 73136
smcdaniel@okcps.org
405.587.0448

PREPARED BY:

Wallace Design Collective
410 N Walnut Ave, Suite 200
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405.536.2032
Purvi.Patel@wallace.design

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of Wheeler Capitol Hill Development, consisting of 22.1 acres is located within the SE/4 of Section 10, Township 11 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is located at north at 2501 South High Avenue.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The owner of this property is HI 25 Properties LLC. The developer of this property is HI 25 Properties LLC and Oklahoma City Public Schools.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently PUD District (PUD-1644). The PUD allows uses permitted in the I-L District plus some additional commercial uses. The property is currently vacant. Surrounding properties are zoned and used for the following:

- North: R-1 District and R-2 District. The existing uses include an oil well site and single-family homes.
- East: I-2 District and PUD District (PUD-34). The existing uses undeveloped land, an oil well site and commercial business.
- South: I-2 District, SPUD District (SPUD-924) and R-2 District. The existing uses include commercial businesses, a behavioral health treatment center and single-family homes.
- West: PUD District (PUD-1644) and R-1 District. The existing uses undeveloped land and Shilling Park.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject property is located on a northwest plunging topographic nose. All stormwater from the subject property flows toward the northwest, discharging into Lightning Creek, which flows north into the Oklahoma River, approximately one mile northwest of the subject property. Based on National and State Wetland Inventory data, no regulated wetlands are present on the subject property. Additionally, there are no blue line encroachments on the site nor is any portion of the site within any FEMA designated floodplain. There is no significant tree growth on the site currently.

SECTION 6.0 CONCEPT

It is the developer's intent to develop the subject site as an Oklahoma City Public School Middle School with associated accessory uses; however, due to the market conditions the property owner would prefer to retain as many of uses currently permitted on the site. If the site is not developed as middle school as shown in the Conceptual Site Plan, the developer will submit a Specific Plan for any other approved uses in this PUD development.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

This development proposes connections to South High Avenue and Southeast 25th Street. These are all public streets with varying rights-of-way.

There are no proposed streets in this Planned Unit Development; several internal drives are proposed connecting the uses to the existing public streets surrounding the site.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Conceptual Site Plan.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire stations to this property are Station Number 7 located at 218 SW 23rd Street and Station Number 23 located at 2812 South Eastern Avenue. Both stations are approximately 1.2 miles from this PUD development.

7.5 GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are two EMBARK bus stops along South High Avenue, just to the north and south of this Planned Unit Development. Stop ID 2092 and Stop ID 2093 on the 29th Street Crosstown route. No additional bus stops are anticipated within the PUD development. Private buses associated with the Moderate Impact Institutional use will have access to the PUD development.

7.7 DRAINAGE

The property within this Planned Unit Development is not within or adjacent to a FEMA 100-year flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan identifies this parcel as being in the Urban Medium Intensity Typology Area land use topology 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 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, 2020, as amended, 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 District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

SECTION 9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

Permitted Use(s):

- Administrative and Professional Office (8300.1)
- Adult Day Care Facilities (8300.2)
- Alcoholic Beverage Retail Sales (8300.5)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Heavy Repairs, Heavy Equipment (8300.15)
- Automotive Auction (8300.16)
- Automotive Vehicle Impound Yards and Damaged Vehicle Auctions (8300.17)
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
- Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment (8300.19)
- Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles (8300.20)
- Automotive and Equipment: Storage (2300.21)
- Bingo Parlors (8300.22)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Communication Services: Limited (8300.29)
- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) (Subject to review and approval of a Special Permit)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Fast Food (8300.35)
- Eating establishments: Fast Food with Drive-thru Order Window (8300.36)
- Eating Establishments: Sitdown (8300.37)
- Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)

- Gasoline Sales, Large (8300.45)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Industrial, Light (8350.8)
- Laundry Services (8300.48)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Moderate Impact Institutional (8250.15)
- Murals (8250.16)
- Outdoor Sales and Display, and Outdoor Storage (8300.54) (Gravel surface shall be permitted for the outdoor storage area, as well as for the holding and processing area. This use shall not require a conditional use permit).
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Scrap Operations (8350.13) (Further limited to a facility primarily engaged in self-service salvage used auto parts. Crushing or compacting of vehicles shall only take place Monday through Friday, between the hours of 8.00 A.M. to 5.00 P.M. and within a building. For the purposes of this PUD, a “building” shall be permitted to have only three (3) side. Gravel surface shall be permitted for the outdoor storage area, as well as for the holding and processing area. This use shall not require a special permit).
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Spectator Sports and Entertainment: High Impact (8300.68) (This use is limited to accessory uses in conjunction with the Moderate Impact Use).
- Spectator Sports and Entertainment: Restricted (8300.69)
- Three- and Four-Family Residential (8200.15)
- Two Family Residential (8200.16)
- Wholesaling, Storage and Distribution: Restricted (8350.16)

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, masonry, rock, stone, concrete, stucco, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed non-architectural metal or exposed concrete block shall not be permitted. Buildings are permitted to be constructed of tilt-up concrete or colored split face block. However, metal buildings shall be permitted for the industrial and automotive uses.

Buildings shall be oriented such that the backs of buildings are not facing towards any street. Rooftop mechanical equipment shall be screened from view from the street.

9.2 LANDSCAPING REGULATIONS

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.

The natural tree coverage within 50 feet along the northern residential uses shall be preserved as a landscape and screening buffer as shown on the Conceptual Site Plan. There shall be no additional landscape buffer requirements for this PUD Development.

9.3 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. Outdoor storage areas associated with a Scrap Operation Use shall not require lighting.

To minimize light spillover on residential uses, outdoor lights within any office, institutional commercial or industrial tracts or uses 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.

Sports field lighting shall be permitted in association with the Moderate Impact Use and accessory uses. These light fixtures shall be at least 25 feet from any property line and will meet the requirements listed above.

9.4 SCREENING REGULATIONS

The natural tree coverage within 50 feet along the northern residential uses shall be preserved as a landscape and screening buffer as shown on the Conceptual Site Plan.

A metal fence or wall not less than eight feet in height, as measured from grade, shall be provided around the Scrap Operation Use. No scrap or water materials shall be stored in such a

manner that it exceeds the height of the fence. All materials will be stored behind the metal fence.

No additional site-proof screening shall be required beyond the landscaping and fencing regulations set forth above.

9.5 PLATTING REGULATIONS

Platting shall not be required.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, (2020), as amended.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets.

9.8 ACCESS REGULATIONS

There shall be 3 access points from South High Avenue and 3 access point from Southeast 25th Street in this PUD. Access from the west shall be permitted with the appropriate access easements.

Driveways within and adjacent to this Tract/parcel shall have a minimum of two hundred (200) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within two hundred (200) feet of this Planned Unit Development shall be shown on the Conceptual Site Plan.

A pedestrian system shall be organized and shown in the PUD Conceptual Site Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

9.9 PARKING REGULATIONS

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.

9.10 SIGNAGE REGULATIONS

9.10.1 ACCESSORY SIGNS

Accessory signs will be in accordance with the base zoning district regulations.

9.10.2 NON-ACCESSORY SIGNS

Non-Accessory signs shall not be permitted in this PUD.

9.10.3 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial and collector streets 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.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be 75 feet, excluding architectural elements.

9.14 SETBACK REGULATIONS

Yard requirements in this PUD shall be:

Front: 25 feet

Side: 15 Feet

Rear: 15 Feet

The following uses shall not be permitted within 150 feet of residentially zoned or used property:

Convenience Sales and Personal Services (8300.32).

Eating Establishments: Drive-In (8300.34).

Eating Establishments: Fast Food with Drive-Through Order Windows (8300.36).

Gasoline Sales, Large (8300.45).

Gasoline Sales, Small: Restricted (8300.46).
Scrap Operation (8350.13) – Car Crushing Facility
Outdoor sales and Display, and Outdoor Storage (8300.54).

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the developer 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.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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.

9.17 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 Specific Plan stage, except for uses associated with the Moderate Impact Institutional use.

9.18 SPECIFIC PLAN

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

However, a Specific Plan shall not be required for the Moderate Impact Institutional use and associated accessory uses.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

Exhibit A - Legal Description

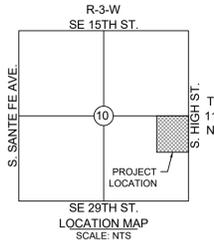
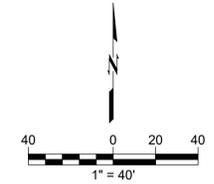
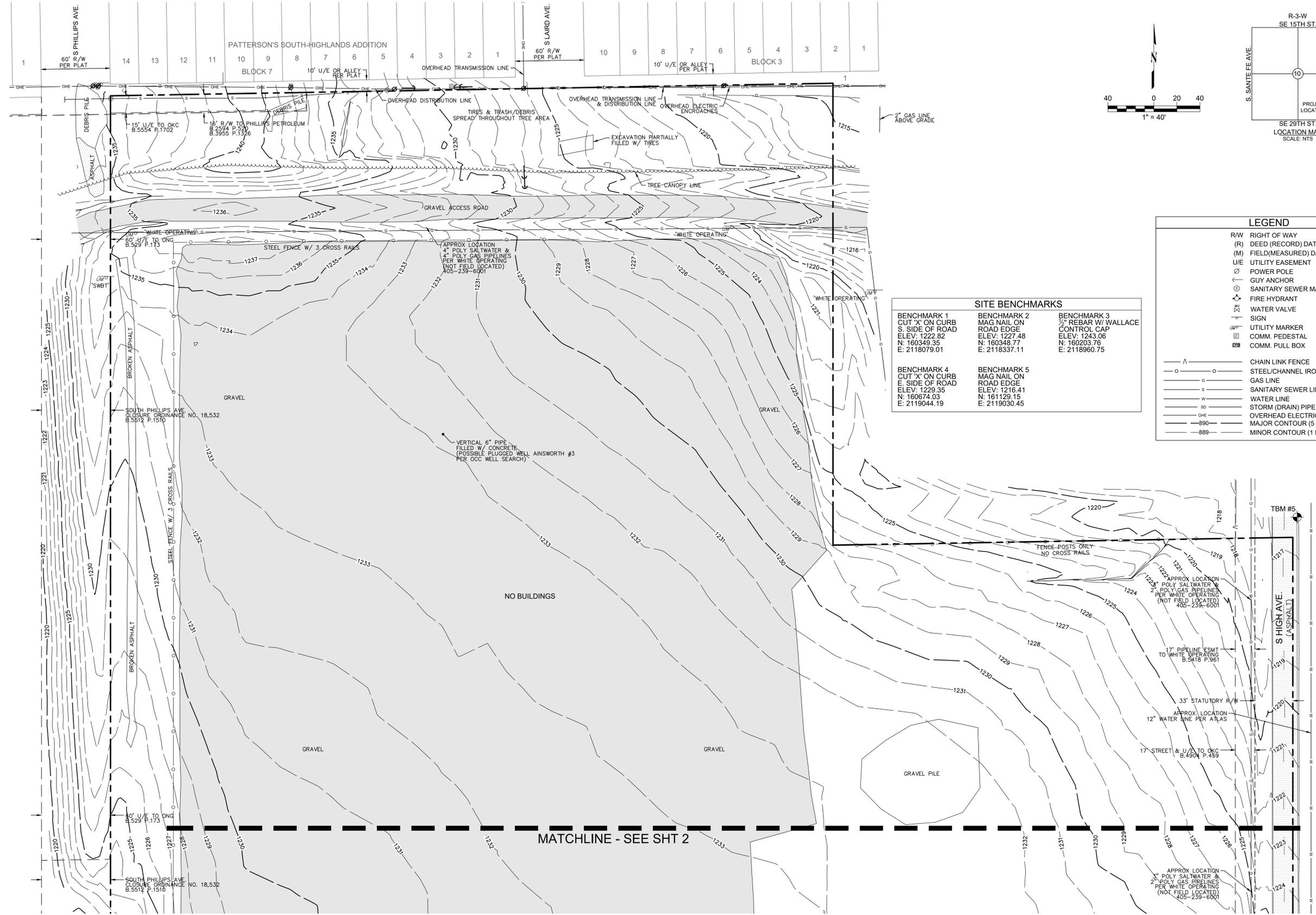
Exhibit B – Conceptual Site Plan

Exhibit C –Topography Map



WHEELER - CAPITOL HILL MIDDLE SCHOOL
 CONCEPTUAL SITE PLAN 9.21.23

C:\okc-survey\Civil\Projects\2380055 Wheeler Middle School\Survey\2380055 Existing.dwg PLOT: 9/8/2023 2:53:41 PM ORIG SIZE: 24"x36"



SITE BENCHMARKS		
BENCHMARK 1 CUT 'X' ON CURB S. SIDE OF ROAD ELEV: 1222.82 N: 160349.35 E: 2118079.01	BENCHMARK 2 MAG NAIL ON ROAD EDGE ELEV: 1227.48 N: 160348.77 E: 2118337.11	BENCHMARK 3 1/2" REBAR W/ WALLACE CONTROL CAP ELEV: 1243.06 N: 160203.76 E: 2118960.75
BENCHMARK 4 CUT 'X' ON CURB E. SIDE OF ROAD ELEV: 1229.35 N: 160674.03 E: 2119044.19	BENCHMARK 5 MAG NAIL ON ROAD EDGE ELEV: 1216.41 N: 161129.15 E: 2119030.45	

LEGEND	
R/W	RIGHT OF WAY
(R)	DEED (RECORD) DATA
(M)	FIELD (MEASURED) DATA
U/E	UTILITY EASEMENT
⊙	POWER POLE
⊕	GUY ANCHOR
⊙	SANITARY SEWER MANHOLE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	SIGN
⊕	UTILITY MARKER
⊕	COMM. PEDESTAL
⊕	COMM. PULL BOX
—	CHAIN LINK FENCE
—	STEEL/CHANNEL IRON FENCE
—	GAS LINE
—	SANITARY SEWER LINE
—	WATER LINE
—	STORM (DRAIN) PIPE
—	OVERHEAD ELECTRIC
—	MAJOR CONTOUR (5 FT INT.)
—	MINOR CONTOUR (1 FT INT.)



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



TOPOGRAPHIC SURVEY CERTIFICATION:
I, LEE MARTIN, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANIMETRIC MAPPING CONTAINED IN THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED ON JULY 15, 2023, THAT THE SURVEY WAS COMPLETED ON SEPTEMBER 7, 2023, THAT CONTOURS CLOUDED AND NOTED MAY NOT MEET THE STANDARDS; AND ALL COORDINATES ARE BASED ON OKLAHOMA STATE PLANE COORDINATES, NORTH ZONE NAD83 (2011) AND ALL ELEVATIONS ARE BASED ON NAVD88.

NOTES:

- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES PER ONE-CALL LOCATES AND VISIBLE SURFACE FEATURES.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND SHALL BE MARKED AND VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION OR BORING.
- EASEMENTS SHOWN HEREON PER AMERICAN EAGLE TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 2306-0025-68, WITH AN EFFECTIVE DATE OF JUNE 7, 2023 AT 7:30AM.
- THE VERTICAL DATUM FOR THIS SURVEY BASED UPON GPS DATA (NAV08B).
- THE HORIZONTAL DATUM FOR THIS SURVEY BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD83.
- LAST SITE VISIT: 09-07-2023



OKLAHOMA CITY PUBLIC SCHOOLS WHEELER CAPITOL HILL MIDDLE SCHOOL

SE 25TH ST. & S HIGH AVE., OKLAHOMA CITY, OK

REV	DESCRIPTION	DATE

PROJECT NO. 2380055
SHEET NAME

TOPOGRAPHIC SURVEY

SHEET NO. 1 OF 2

