

121769

(Published in the Daily Law Journal Record June 15, 1983)

ORDINANCE NO. 17,225

AN ORDINANCE AMENDING CHAPTER 25, SECTION 4300, OF THE OKLAHOMA CITY CODE, 1970, BY ADDING A NEW SECTION ENTITLED "4300.18 HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT"; TO CREATE HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT; TO DEFINE BOUNDARIES OF SAID DISTRICT; TO ESTABLISH AN OFFICIAL ADVISORY RELATIONSHIP BETWEEN THE CITY OF OKLAHOMA CITY AND SAID URBAN CONSERVATION DISTRICT; TO AMEND SPECIFIC PROVISIONS OF CHAPTER 25 AS LISTED HEREIN FOR THE DEVELOPMENT AND REGULATION OF SAID CONSERVATION DISTRICT IN ORDER TO PROMOTE THE HEALTH, SAFETY, ECONOMIC, CULTURAL, AND GENERAL WELFARE OF THE PUBLIC BY ENCOURAGING THE CONSERVATION AND ENHANCEMENT OF THE URBAN ENVIRONMENT OF THE CITY OF OKLAHOMA CITY; PROVIDING FOR SHORT TITLE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

STATE OF OKLAHOMA  
OKLAHOMA COUNTY  
RECORDED OR FILED  
SEP 23 10 45 AM '83  
STATE OF OKLAHOMA  
JERRY DEMODDY  
OKLA. COUNTY CLERK

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. Chapter 25 of the Oklahoma City Code, 1970, is amended by the addition of a new Section 4300.18 to read as set forth in Attachment I which is attached hereto and made a part hereof.

SECTION 2. SHORT TITLE. This Section 4300.18 shall be known and may be cited as the "Heritage Hills East Urban Conservation District Designation Ordinance."

SECTION 3. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

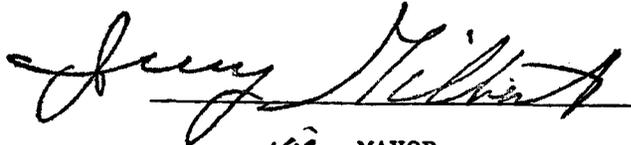
SECTION 4. EMERGENCY. WHEREAS, it being immediately necessary for Oklahoma City and the inhabitants thereof that the provisions of this Ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this Ordinance shall take effect and be in full force immediately upon and after its adoption by the Council of The City of Oklahoma City as provided by law.

60 \*\*\*\*\*12.00D  
99#0009-23-83

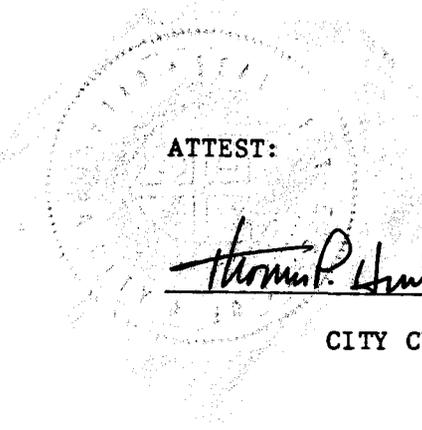
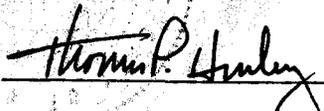
12.00

INTRODUCED and READ in open meeting of the Council of The City of  
Oklahoma City this 24 day of May, 1983.

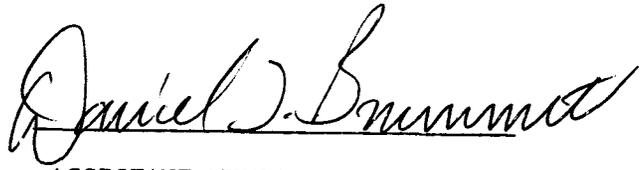
PASSED by the Council and APPROVED by the Mayor of The City of  
Oklahoma City this 14 day of June, 1983.

  
via MAYOR

ATTEST:

  
  
CITY CLERK

APPROVED as to form and legality on this 17<sup>th</sup> day of May,  
1983.

  
ASSISTANT MUNICIPAL COUNSELOR

HERITAGE HILLS EAST URBAN CONSERVATION  
DISTRICT ORDINANCE

Page 1

ATTACHMENT I

HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT  
DESIGNATION ORDINANCE

4300.18 Heritage Hills East Urban Conservation District

A. Purpose and Intent

The Heritage Hills East Urban Conservation District is intended to promote the health, safety, economic, cultural, and general welfare of the public by encouraging the revitalization and enhancement of the urban environment specifically in the area of The City of Oklahoma City known as Heritage Hills East. The purpose of the district is:

- (1) To provide for coordinated action and treatment for the area delineated in Subsection B below in accordance with the spirit of the Urban Conservation District enabling provisions;
- (2) To serve as a nucleus for neighborhood stability;
- (3) To promote neighborhood identity and City recognition of special features and problems of the Heritage Hills East neighborhood.

B. District Designation

- (1) Boundaries: The Heritage Hills East Urban Conservation District is contained within the following described boundaries, which are also shown by the map attached to this Ordinance and made a part thereof:
  - (a) North: along the north property line of lots 12 through 17 and lot 4 of Block 13 in Winans Highland Terrace Addition between Robinson and Broadway Avenues;
  - (b) East: starting at the centerline of Broadway Avenue adjacent to the northeast corner of Lot 4, Block 13 of Winans Highland Terrace Addition, and proceeding south along said centerline until Broadway branches at Winans Park, whereupon the District boundary shall follow the centerline of the northbound lane of Broadway surrounding the park, until the two lanes converge at N.W. 20th Street, whereupon the boundary once again follows south along the centerline of Broadway until N.W. 14th Street;
  - (c) South: along the centerline of N.W. 14th Street, between Broadway and Robinson;
  - (d) West: along the centerline of Robinson Avenue between N.W. 14th Street adjacent to the northwest corner of Lot 12, Block 13 of Winans Highland Terrace Addition;
  - (e) Included within the aforementioned boundaries are the following subdivisions and unplatted land: the southern twenty-five (25) feet of Lots 4, 5, and 12 through 17 of Block 13, Lots 1 through 18

HERITAGE HILLS EAST URBAN CONSERVATION  
DISTRICT ORDINANCE

Page 2

of Block 14, Lots 1 through 18 of Block 15, Lots 1 through 12 of Block 16 of Winans Highland Terrace Addition; Winans Park; Lots 4 through 6 and Lots 13 through 19 of Block 16, Lots 1 through 2A and 6 through 11A of block 1 of Nichols and Chandlers Addition; Lots 3 through 5 and 12 through 17 of Block 1, Lots 1 through 17 of Block 2, Lots 1 through 17 of Block 3 of Winans Highland Terrace Addition, all of Overholser and Aveys Addition including an unplatted parcel starting at the northwest corner of Lot 5 in Weavers Addition, south 400 feet, west 430.3 feet, north 50 feet, east 300.3 feet, north 350 feet, and east 130 feet back to the point of origin; all of Weavers Addition; and all of Fays Addition.

(2) Overlay Zoning District Established:

- (a) The Heritage Hills East Urban Conservation District shall be an overlay zoning district. The underlying zoning on the property designated by the regular zoning district regulations of this Code shall continue to regulate the use and development of land unless expressly modified by this Ordinance.
- (b) Areas, tracts, or sites within this district shall henceforth be identified on the official zoning map and in other official writings by the attachment of the suffix UC to the underlying zoning district classification.
- (c) The regulations established in the Ordinance shall take precedence over all other regulations in the City Code whether they are more or less restrictive.

C. Establishment of an Official Advisory Relationship Between The City of Oklahoma City and the Heritage Hills East Urban Conservation District

- (1) Creation. The Steering Committee of the Heritage Hills East Urban Conservation District Neighborhood Association hereinafter called the "Steering Committee," shall serve as an official advisory representative to The City of Oklahoma City and may advise the City Council, the Planning Commission and other duly appointed Commissions and Committees of the City on such matters relating to the vitality and integrity of the Urban Conservation District. Such Commissions and Committees may include but not necessarily be limited to the Board of Adjustment, Board of Appeals, Board of Park Commissioners, Building Code Commission, COTPA, Traffic and Transportation Commission, and the Capital Improvements Program Citizens Committee.
- (2) Organization; Members. The organization, membership and term of the Steering Committee shall adhere to the duly adopted constitution and by-laws of the Heritage Hills East Urban Conservation District Neighborhood Association.
- (3) Duties and Functions. The Steering Committee shall serve as an advisory body on governmental matters affecting the Heritage Hills East District as described below. No function or duty of the Steering Committee shall invalidate any action of the City Council, Planning Commission, or any other City Commission or

HERITAGE HILLS EAST URBAN CONSERVATION  
DISTRICT ORDINANCE

Page 3

Committee, when such action has been approved by the votes required in the City Charter. In general, the Steering Committee shall:

- (a) Initiate, review and recommend criteria and programs for the preservation, development, and enhancement of the Heritage Hills East Urban Conservation District, including but not limited to parks, recreational areas, sidewalks, streets, and traffic by means of:
  1. Participating in the development and update of the Oklahoma City Capital Improvements Program, including proposing new items and changes relating to the Heritage Hills East Urban Conservation District. It shall be the obligation of the Steering Committee to provide the Office of Management and Budget with the name of a contact person for notification of all citizens' Capital Improvement Program Committee meetings.
  2. Receiving and reviewing for comment any proposed revisions to the Oklahoma City Comprehensive Plan which would affect the Heritage Hills East Urban Conservation District.
- (4) Review of Proposed Development
  - (a) The Director shall notify the Chair of the Steering Committee of all applications for rezoning, variances, special exceptions, special permits, or subdivision of land requiring a public hearing involving land parcels located wholly or partially within three hundred (300) feet of the Heritage Hills East Urban Conservation District's boundaries.
  - (b) The Steering Committee may initiate contact with an applicant to give notice of potential plans for the District and may suggest modifications in the application based on these plans.
  - (c) The Steering Committee may make written comments on any such application or have representatives at a public hearing. All written comments shall be attached as a part of Staff Reports to the Planning Commission, City Council, or other body.
- (5) Minutes of Meetings. On request, the Director shall provide to the Steering Committee a copy of the agenda and minutes of any Planning Commission, Board of Adjustment, and/or City Council meeting in which there is an agenda item concerning the Urban Conservation District.
- (6) Elections and Reports
  - (a) Elections for Steering Committee members shall be held within sixty (60) days of the effective date of this Ordinance and shall be held at least once a year.
  - (b) The Neighborhood Association shall submit a report at least once a year which includes the result of election of Steering Committee members and officers, a copy of the printed notice for said elections, and any adopted changes to the constitution and/or by-laws.

HERITAGE HILLS EAST URBAN CONSERVATION  
DISTRICT ORDINANCE

Page 4

- (c) Should the District fail to comply with these provisions, the Planning Commission shall hold a public hearing and make a report to the Council containing findings on the status of the Neighborhood Association and a recommendation on the revocation of the Urban Conservation District designation.

D. Overlay Zoning District Regulations for All of the  
Heritage Hills East Urban Conservation District

The following specific regulations shall be effective within the boundaries of the entire Heritage Hills East Urban Conservation District. The regulations contained herein may be more or less restrictive than the regulations of the underlying zoning district. In either case, these regulations shall take precedence.

(1) Development Regulations

- (a) For all new development, a tree of at least two (2) inches minimum diameter shall be provided for every fifty (50) feet of frontage. This provision does not require trees to be placed on the street or utility easement.
- (b) The maximum height of any new buildings in the District shall be thirty-five (35) feet.

(2) Parking Regulations

- (a) It shall be unlawful and an offense for any person, firm, or corporation to park or store a vehicle on private property unless such vehicle is parked on a permanently hard-surfaced driveway or area, or such vehicle is parked completely to the rear of the front wall of the main building located on said property.
- (b) In a residential district, it shall be unlawful and an offense for any person, firm, or corporation to park or store for longer than seventy-two (72) hours, not to exceed fourteen (14) days total in any calendar year, any boat, commercial vehicle, recreational vehicle, or trailer on private property unless such vehicle is parked completely to the rear of the front wall of the main building located on said property.
- (c) The maximum driveway width in the front yard area for single-family residential development with a single garage is twelve (12) feet. The maximum driveway width in the front yard for a single-family residential development with a double-car garage and for two-family residential development is twenty (20) feet. In a single-family and two-family residential development, only that portion of the front yard area necessary for driveways shall be paved.
- (d) For all residential development, except single-family and two-family development no more than fifty (50%) percent of the front yard area shall be paved.

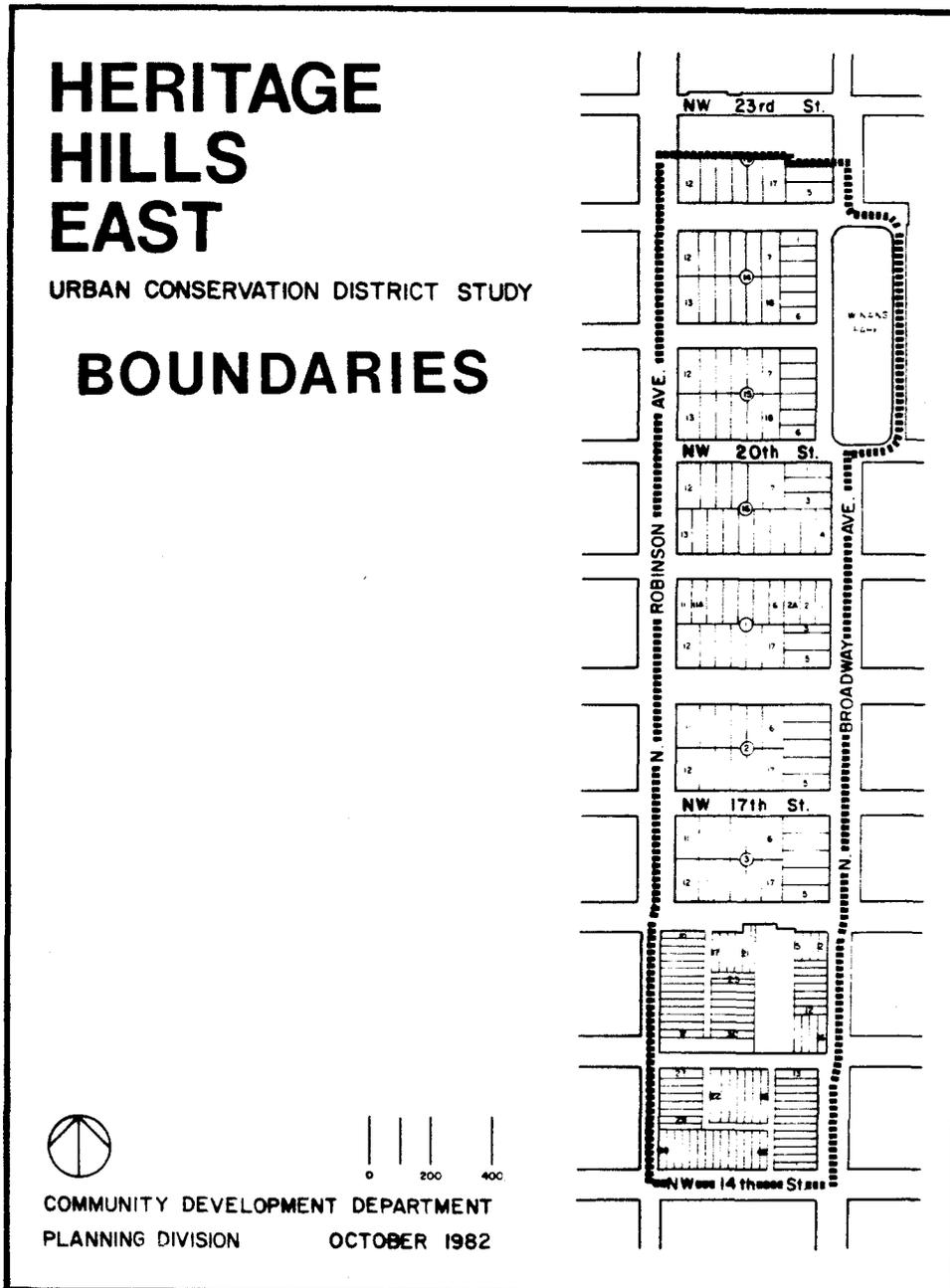
HERITAGE HILLS EAST URBAN CONSERVATION  
DISTRICT ORDINANCE

Page 5

- (e) To lessen potential carryover effects upon abutting residential lots, office and commercial developments that front Broadway Avenue shall provide parking to the front of the main structure, with at least an additional five percent (5%) of the total required off-street parking area utilized for landscaping purposes.
- (3) Storage of Trash Receptacles, Materials, and Equipment
- (a) Cans or receptacles containing garbage and rubbish shall be stored behind the front building line of the main structure, except on days of scheduled garbage pick-up.
  - (b) No material or equipment shall be stored outside of the house if visible from the front street unless screened from view of the front street, in compliance with the provisions of this Ordinance and City Code. Materials and equipment used for rehabilitation purposes is exempted from this provision for a period of time not to exceed seventytwo (72) hours.
- (4) Signs
- (a) No non-accessory sign shall be permitted in any underlying zoning district.
  - (b) No sign, either free-standing or attached, shall exceed the height of the building as constructed.
  - (c) Portable signs shall be prohibited.
  - (d) No sign with flashing or intermittent lighting shall be permitted.
  - (e) Where a commercial use has frontage on Broadway and is on a corner lot, no accessory sign shall be permitted in the side yard area abutting another street.
  - (f) Where a commercial use fronting Broadway has been expanded to lots with frontage only on a local neighborhood street, no sign shall be permitted on said lots.
  - (g) Where a commercial use exists on a lot with no frontage on Broadway and is not under the control or ownership of the abutting Broadway use, then only a sign attached to the building shall be permitted for said use. Said sign shall only be illuminated by indirect lighting or direct lighting through a translucent panel.
  - (h) Pole signs, as defined in the City Sign Ordinance are prohibited.
  - (i) Permanent ground accessory signs must have a secured fixed-base of masonry construction. Maximum height of these permitted ground signs shall be six (6) feet.

HERITAGE HILLS EAST URBAN CONSERVATION  
DISTRICT ORDINANCE

- (5) Garages and Accessory Buildings
  - (a) All garages, accessory buildings, and carports shall be located even to or behind the rear wall of the main building.
  - (b) The side yard setback requirement is hereby waived for existing shared garages in violation of side yard setback requirements.
- (6) Front Yard Fencing
  - (a) All fencing in front of the main structure shall be of stone, wood, brick, masonry, or decorative iron, or a combination thereof. Prohibited fencing shall include, but not be limited to: chain-link, hog, barb wire, corrugated metal, or plastic. The maximum height of the fence shall be three (3) feet. Sight-proof fencing in compliance with the above requirements is allowed.



"Revised" Ordinance # 17,225

New Sections

Heritage Mills East Urban

Conservation District

6-14-83

Heritage Hills East  
Urban Conservation District Study

A SUMMARY OF THE REGULATIONS IN THE PROPOSED HERITAGE HILLS EAST  
URBAN CONSERVATION DISTRICT ORDINANCE.

New Development

A two inch tree must be planted for every fifty feet of street frontage.

Buildings cannot be higher than thirty-five feet.

Parking

For one and two-family homes, no vehicle can be parked to the front of the house unless it is parked on a paved driveway.

The maximum driveway widths for residences are:

12 feet: single-family houses with a single garage

20 feet: single-family houses with a double garage  
duplexes

For all other residential developments, no more than fifty percent of the front yard shall be paved.

For office and commercial establishments along Broadway, the parking lot must be located so that it faces Broadway and is landscaped.

Boat trailers, campers, RV's, and commercial vehicles can park in the front driveway for only seventy-two hours and no more than fourteen total days in a calendar year.

Solid Waste Storage

Trash receptacles are to be stored behind the front building line, except on garbage pick-up days.

No materials or equipment, including old furniture, discarded or unused household appliances, and boxes of miscellaneous materials can be left outside the house unless they are screened so that they are not visible from the fronting street.

Signs

Billboards are prohibited, along with portable signs and pole signs.

No flashing signs are allowed.

For commercial establishments along Broadway, the sign must have a fixed-base and be made of masonry materials. It can be no taller than six feet.

No signs are permitted to face a local east-west street unless the affected commercial establishment has no frontage on Broadway. In such case the permitted sign has to be illuminated by an indirect source or through a translucent panel, and must also be attached to the building wall.

No sign attached to a building wall can be higher than the building roof line.

Published in the DAILY  
LAW JOURNAL · RECORD

May 25, 1983

PUBLIC NOTICE

There will be a public hearing by the City Council at the regularly scheduled meeting on June 14, 1983, in the City Council Chambers, City Hall, 200 North Walker, Oklahoma City, concerning:

AN ORDINANCE AMENDING CHAPTER 25, SECTION 4300, OF THE OKLAHOMA CITY CODE, 1970, BY ADDING A NEW SECTION ENTITLED "4300.18 HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT", TO CREATE HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT; TO ESTABLISH AN OFFICIAL ADVISORY RELATIONSHIP BETWEEN THE CITY OF OKLAHOMA CITY AND SAID URBAN CONSERVATION DISTRICT; TO AMEND SPECIFIC PROVISIONS OF CHAPTER 25 AS LISTED HEREIN FOR THE DEVELOPMENT AND REGULATION OF SAID CONSERVATION DISTRICT IN ORDER TO PROMOTE THE HEALTH, SAFETY, ECONOMIC, CULTURAL, AND GENERAL WELFARE OF THE PUBLIC BY ENCOURAGING THE CONSERVATION AND ENHANCEMENT OF THE URBAN ENVIRONMENT OF THE CITY OF OKLAHOMA CITY; PROVIDING FOR SHORT TITLE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

TO: Mayor and City Council

FROM: City Manager

Urban Conservation District Ordinance and Report for Heritage Hills East (Ward 7)

Background The proposed Heritage Hills East Urban Conservation District is located one mile due north of the downtown business district, bordered on the south by NW 14th Street and to the north by the half-block between NW 22nd Street and NW 23rd Street. The eastern boundary is Broadway Avenue, including Winans Park. The west boundary is Robinson Avenue. 6168

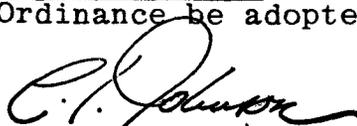
The Heritage Hills East Urban Conservation District Report and proposed Ordinance is the tenth to be initiated since the Urban Conservation District Ordinance was adopted by the City Council in 1979.

The planning process was recommended by the Planning Commission and authorized by Council following the submission of a petition signed by owners of over fifty percent of the property in the District. Staff held two general neighborhood meetings and nine meetings with the Neighborhood Planning Committee, which was appointed by the chairperson of the Planning Commission.

The Planning Commission, on May 12, 1983, recommended approval of the attached Heritage Hills East Urban Conservation District Ordinance. The Report, a copy of the Ordinance, and a summary of the Ordinance are attached.

The Ordinance was introduced to Council on May 24, 1983 and a public hearing set for June 14, 1983.

Recommendation: The Heritage Hills East Urban Conservation District Ordinance be adopted.

  
Scott Johnson  
City Manager *mdr*

CJM/cm/ljb  
Attachments



THE CITY OF OKLAHOMA CITY

CITY COUNCIL

Andy Coats  
Mayor

Bob McCoy  
Ward 1

Marge Feighny  
Ward 2

Jack Cornett  
Ward 3

Peter S. White  
Ward 4

Jim Scott  
Ward 5

Jerry Gilbert  
Ward 6

Goree James  
Ward 7

Robert M. Frank  
Ward 8

PLANNING COMMISSION

Mike Evans, Chairperson  
Ward 6

William G. Evans  
Ward 1

Diane Krous  
Ward 2

Dr. E. T. "Ted" Smiley  
Ward 3

Lawrence McCracken  
Ward 4

Terry Banker  
Ward 5

Carl Carbin  
Ward 7

John Gatchell  
Ward 8

Jacqueline L. Carey  
At-Large

HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT STUDY  
NEIGHBORHOOD PLANNING COMMITTEE

Aline Asher

Bob L. Blackburn

Janice Dansby

C. J. Hill

Galen L. Nichols

Glenn J. Moseley

Luther B. Stephens

THE CITY OF OKLAHOMA CITY

Scott Johnson, City Manager

COMMUNITY DEVELOPMENT DEPARTMENT

Merrel H. Medley, P.E., Director  
H. D. Heiser, Planning Director

PLANNING DIVISION

Wm. Wiley Rice, Jr., Principal Planner  
Robert L. Mier, Senior Planner  
Casey J. McCann, Associate Planner

Acknowledgements:

Dan Brummitt, Municipal Counselor's Office  
Dan Boland and Jerry Johnson, Engineering  
George Dailey, Office of Research and Economic Development  
Carl Friend, Code Administration  
Steve Hofener and Phil Lindsay, Transportation Engineering  
Graphics Section  
Ralph Jones, Curator of the Overholser Mansion  
Valencia Brewer-Rowe, Planning Division, Word Processing Typist

Cover concept and design by Galen L. Nichols, a member of the Heritage Hills  
East UCD Neighborhood Planning Committee and professional graphic designer.

PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF OKLAHOMA CITY  
201 CHANNING SQUARE  
OKLAHOMA CITY, OKLAHOMA 73102

MAY 1983

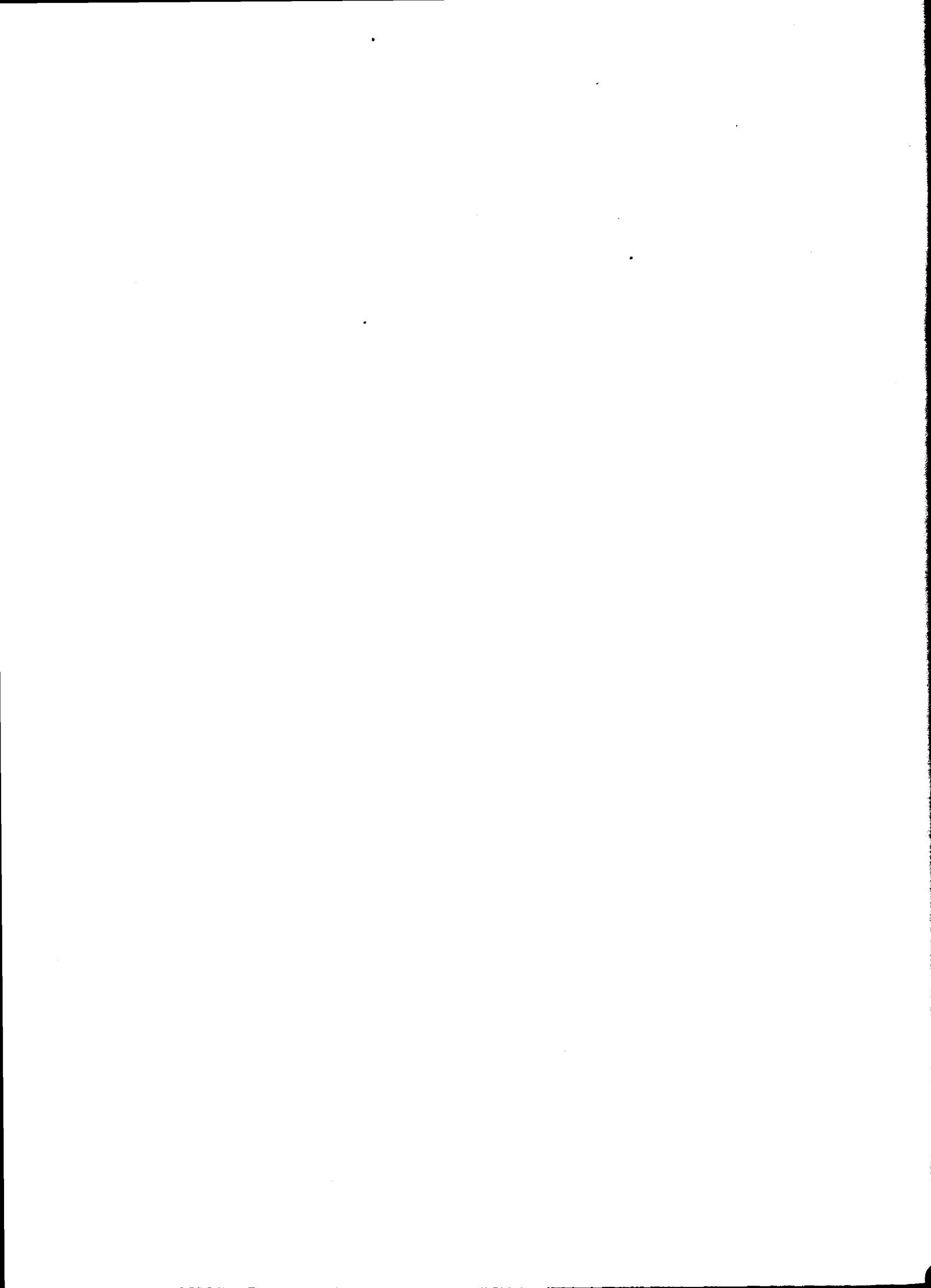


TABLE OF CONTENTS

	PAGE
INTRODUCTION .....	2
NEIGHBORHOOD HISTORY .....	3
POPULATION PROFILE .....	5
LAND USE AND ZONING .....	7
HOUSING .....	14
TRANSPORTATION AND PUBLIC FACILITIES .....	18
GOALS AND OBJECTIVES .....	22
POLICY RECOMMENDATIONS .....	23
APPENDIX I: A SUMMARY OF THE HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT ORDINANCE .....	31
APPENDIX II: PERMITTED AND CONDITIONAL USES IN ZONING DISTRICTS .....	33

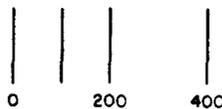
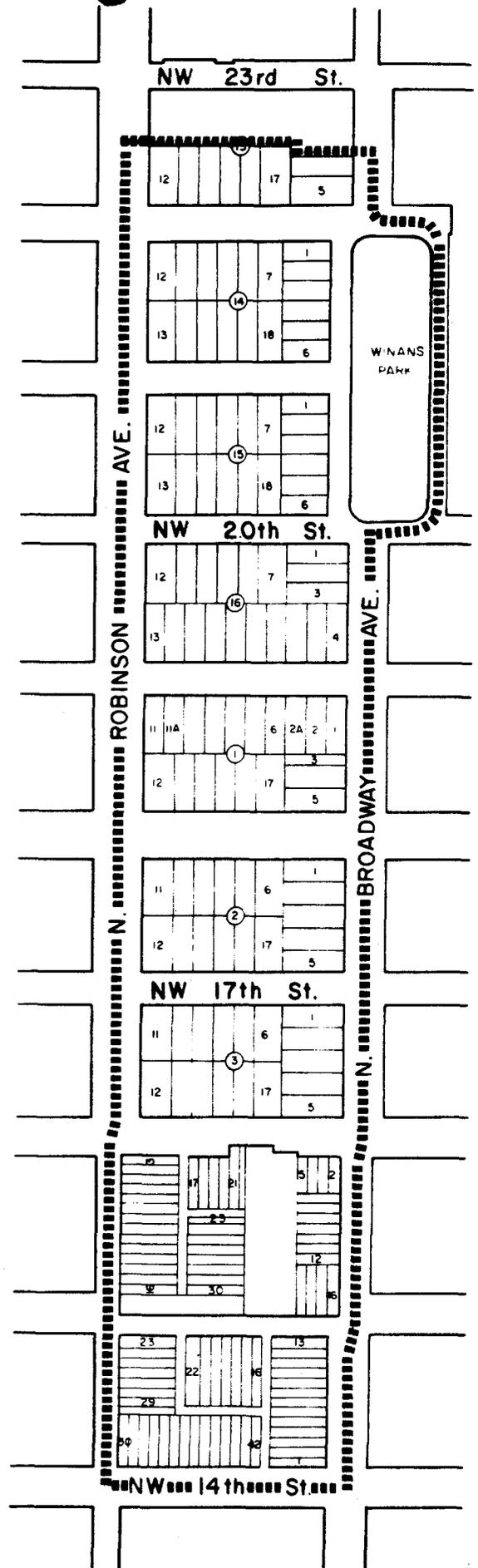
MAPS AND TABLES

	PAGE
BOUNDARIES .....	1
SUBDIVISIONS .....	4
CENSUS DATA .....	6
LAND USE .....	8-9
VACANT PARCELS .....	11
ZONING .....	13
HOUSING TYPES .....	15
HOUSING CONDITIONS .....	16
NON-STANDARD RESIDENTIAL STRUCTURES .....	17
SIDEWALK CONDITIONS .....	19
TRAFFIC ACCIDENTS .....	20
AREA PLAN NW CENTRAL 4 .....	26
PROPOSED AREA PLAN AMENDMENTS .....	27

# HERITAGE HILLS EAST

URBAN CONSERVATION DISTRICT STUDY

## BOUNDARIES



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION      OCTOBER 1982

# INTRODUCTION

This Heritage Hills East Urban Conservation District report is the tenth such study completed by the Oklahoma City Planning Division since 1980. The Urban Conservation District program was initiated by the City as an outgrowth of the OKC Plan, a comprehensive long-range plan for growth management.

One of the OKC Plan's primary goals is preservation and revitalization of neighborhoods in generally sound condition or having private investment potential. Older neighborhoods like Heritage Hills East have become more popular in recent years due to prohibitive costs for new housing. Potential home buyers and renters have discovered older neighborhoods as places where housing is affordable, more traditional in architectural style, and closer to work.

The very element that gives older neighborhoods their character, age, also presents a host of problems - housing maintenance deficiencies and the condition of public facilities such as sewer, water, and drainage pipes, streets, and sidewalks.

The intent of the UCD program is to identify issues and problems unique to older neighborhoods and to use the City's enforcement and policy-making powers to encourage and assist conservation.

After adoption by the City Council, Heritage Hills East will employ two distinct means of executing neighborhood conservation proposals: policy and law. The first, policy, is contained in this Heritage Hills East Urban Conservation District Report. In it are the stated goals and objectives for practicing neighborhood conservation, along with proposals for solving specific problems and issues. In the future, as proposals affecting Heritage Hills East come before the City's decision-makers, this report will be a source for them to refer to and guide their decisions.

The second urban conservation "tool" is the Heritage Hills East Urban Conservation District Ordinance. This ordinance is local law, employed by the City to enforce development standards within the District. It is unique from other City ordinances because it specifically complements the City Zoning Code. All development within Heritage Hills East must still conform to the Zoning Code and all other City Codes, except in those cases where the Urban Conservation District Ordinance applies. For example, any proposal for new development in Heritage Hills East would have to meet applicable zoning district regulations, but certain provisions within the UCD Ordinance would supercede the regular guidelines.

The Heritage Hills East Neighborhood is located one mile due north of the downtown business district, bordered on the south by NW 14th Street and to the north by the half-block between NW 22nd and NW 23rd Streets. The eastern fringe is Broadway, including Winans Park, with the west boundary at Robinson Avenue.

In the late summer of 1982, the Heritage Hills East Neighborhood Association circulated a petition requesting that the City conduct a UCD Study for the neighborhood, citing the need for revitalization and controlling incompatible and non-conforming land uses. The application was approved by the Planning Commission and City Council in October, whereupon Planning Division staff notified property owners by mail of a general neighborhood meeting. At the meeting, held on November 12, 1982, neighborhood property owners and residents discussed their opinions and comments on the future of Heritage Hills East, and what specific issues they felt should be addressed in the Urban Conservation District Study.

A volunteer committee comprised of seven residents was appointed by the Planning Commission to assist City Staff in drafting recommendations for the UCD Ordinance and Report. Nine Neighborhood Planning Committee meetings were held between November 1982 and March 1983, resulting in completion of this Heritage Hills East Urban Conservation District Report.

## NEIGHBORHOOD HISTORY

Heritage Hills East is one of Oklahoma City's oldest and smallest neighborhoods. It was gradually developed between 1900 and 1930 as a mixed-use residential strip, separating historic Heritage Hills from the light industry lining the Santa Fe railroad tracks, two blocks to the east.

The structures in Heritage Hills East are middle-class dwellings, more modest in scale and proportion than the eminent mansions of the sister neighborhood across Robinson Avenue. Unlike Heritage Hills, Heritage Hills East also contains a mixture of residential densities, ranging from single-family detached homes to multiple-story apartment buildings. The single-family and duplex homes are predominately in the plains cottage and prairie bungalow architectural styles.

The first structures built in Heritage Hills East were a mixture of one and two story single-family houses, duplexes, and apartment buildings; all located between NW 14th and NW 16th Streets. Perhaps the most historically noteworthy building is the original Sorosis club, situated at the southeast corner of Robinson Avenue and NW 15th Street. The Sorosis Club is a women's cultural and literary arts organization that has endured for over seventy years.

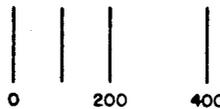
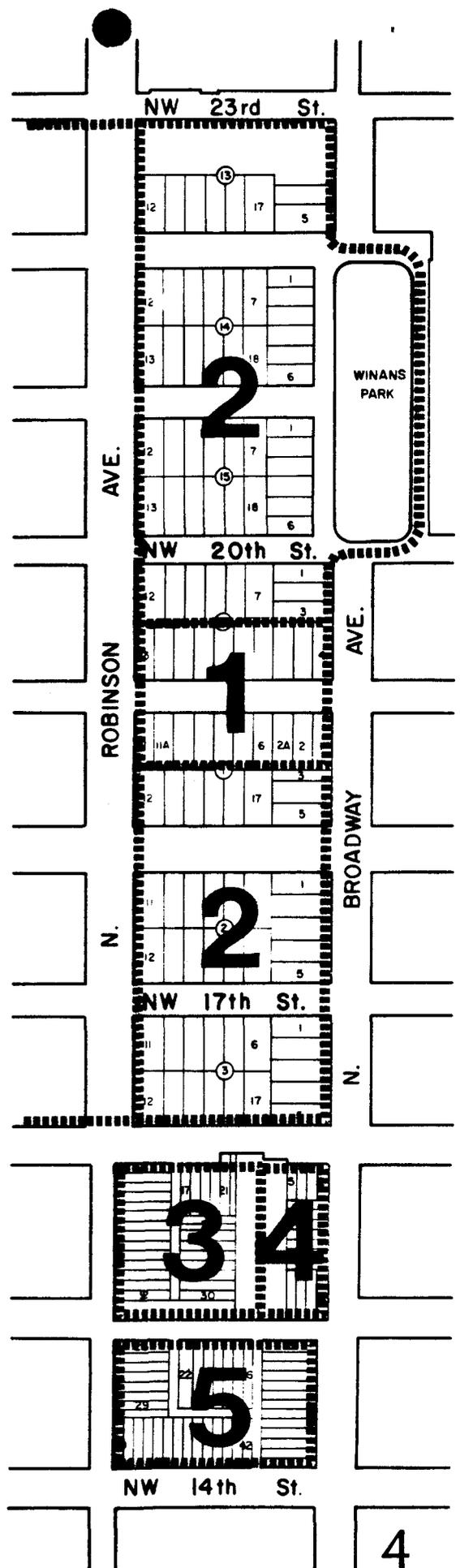
In 1902, Henry Fay filed a subdivision plat for the block between NW 14th and NW 15th Streets, in association with William Overholser and Newton Avey. Overholser, an insurance agent, and Avey, a notary, also filed their own subdivision on the north side of NW 15th Street, aptly naming it Overholser and Aveys Subdivision. William L. Overholser

# HERITAGE HILLS EAST

URBAN CONSERVATION DISTRICT STUDY

## SUBDIVISIONS

- 1** NICHOLS & CHANDLER, 1917
- 2** WINANS HIGHLAND TERRACE, 1911
- 3** OVERHOLSER & AVEYS, 1906
- 4** WEAVERS, 1902
- 5** FAYS, 1902



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

OCTOBER 1982

was the brother of Henry Overholser and uncle to Edward Overholser, both of whom were members of Oklahoma City's first family of commerce and politics. Henry was the owner of the historic Overholser Mansion, situated at NW 15th Street and Hudson Avenue. It was the first mansion to be built in what later came to be known as Heritage Hills.

In 1902, E. V. Weaver built some one-story single-family homes facing Broadway Avenue between NW 15th and NW 16th Streets. Weaver is believed to be the son of General James Baird Weaver, former commander of the Oklahoma City military outpost during the territorial era, and the 1886 presidential candidate of the Greenback Party.

The three blocks between NW 16th and NW 19th Streets are part of Winans Highland Terrace Addition, and like the other subdivisions on the southern portion of Heritage Hills East, have an assortment of mixed residential uses. Land developer John F. Winan filed this plat in 1911, according to the county records. However, it was not until 1925 that structures had been built on all the lots. Winans Park, a three acre neighborhood park located on Broadway between NW 20th and NW 22nd Streets, was the City's twelfth officially dedicated park. In 1952, a fire station was built on the north edge of the tract.

Across the street from Winans Park is Nichols and Chandler Addition. Doctor G. A. Nichols was one of Oklahoma City's premier developers, responsible for constructing several of the City's first midtown neighborhoods, including Mesta Park, Heritage Hills, and Heritage Hills East. The homes in Nichols and Chandler Addition were almost exclusively one-story single-family cottages and were built in the seven year period from 1918 to 1925 as part of the development that included Heritage Hills neighborhood.

## POPULATION PROFILE

Population information, income figures, and household characteristics are important ingredients for understanding neighborhood evolution. Census data from 1970 and 1980 reveal that while total population in the last decade remained unchanged, the composition of the population shifted greatly. In 1970 the neighborhood had a very large elderly population, few children, and a modest income level. Average household size (number of persons) was extremely low and the female heads of household rate was over twenty-five percent (25%) higher than the City figure. By 1980 the elderly population dropped steeply, while the number of children and female heads of household increased substantially. Median family income grew at a rate only one-fourth of the Oklahoma County rate during the 1970's. Quite surprisingly, the average household size remained very low, 1.62 persons per household. This indicates that the neighborhood's demographic cycle had turned, elderly households replaced by households with children and female heads.

TABLE I

## CENSUS DATA: A COMPARISON OF HERITAGE HILLS EAST TO OKLAHOMA CITY

	OKLAHOMA CITY 1970-1980 CHANGE	% CHANGE	HERITAGE HILLS EAST 1970-1980 CHANGE	% CHANGE
Total Population (persons)		+9.5%	529-528	0%
% Population 62+ Years	12.5%-13.6%	+8.8%	30.3%-18.4%	-39.3%
AGE: % Families with Children < 18	53.6%-49.2%	-8.2%	21%-42.3%	+101.4%
Female Heads of Household	12.6%-15.6%	+23.8%	15.9%-31.7%	+99.4%
Average Household	2.84-2.48	-12.7%	1.59-1.62	+1.8%
Occupancy Rate	91.7%-90.4%	-1.4%	88.9%-82.7%	-6.9%
*Median Family Income	\$9,437-\$19,875	+110.6%	\$9,180-\$11,336	+23.5%
Housing Value	\$12,900-\$40,100	+210.8%	\$12,500-\$32,300	+158.4%

\*Oklahoma County

SOURCE: 1970, 1980 Census

The demands for public services change as the type of population evolves. In this case, more children would place a greater demand for playgrounds, day care services, and schools. With more children at play in the neighborhood, the potential for pedestrian-traffic accidents is greater.

In 1970, median family income in Heritage Hills East was within three percent (3%) of Oklahoma County's rate. Considering that nearly a third of the population in the neighborhood back then was over sixty-two years, the fiscal condition of the residents was generally solid. During the 1970's the County median family income rate grew over 110%. The growth rate in the neighborhood, however, was one-fourth of that - twenty-three percent (23%).

The 1980 housing occupancy rate in Heritage Hills East was nearly eighty-three percent (83%), down six percent since 1970. Twelve years ago this rate was almost ninety-two percent (92%) for Oklahoma City. In 1970 it was nearly ninety percent (90%). The reasons for the neighborhood's low occupancy rate are probably attributable to changing conditions within the area, and changing cycles within the local housing market and national economy.

In summary, demographic data reveal that although Heritage Hills East still has a substantial elderly population, more young families with few children and female household heads have moved in, replacing those elderly who left. Family income levels did not keep up with inflation during the 1970's. Financial capability eroded significantly, and because the average age of the housing stock in the neighborhood is over thirty-five years old, any postponed maintenance will have a more critical impact on the future of the neighborhood's housing conditions, and its attractiveness to the local housing market. This is why any recommendations pertaining to housing rehabilitation must consider these factors.

## LAND USE and ZONING

### Residential

Until the 1940's, Heritage Hills East was exclusively residential, containing a diversity of housing types. Since that time several homes have been converted or demolished to make way for the introduction of offices, commercial uses, and new apartment complexes.

Residential property comprises nearly two-thirds of the total land in the neighborhood, excluding streets. Over a third of the total area is developed with single-family detached homes, which are predominately located at the northern portion of the area, from NW 17th to NW 22nd Streets.

# HERITAGE HILLS EAST

URBAN CONSERVATION DISTRICT STUDY

## LAND USE

-  SINGLE FAMILY
-  DUPLEX
-  3-4 FAMILY
-  MULTIPLE FAMILY
-  OFFICE
-  COMMERCIAL
-  PUBLIC
-  PARK
-  PARKING LOT
-  VACANT



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

OCTOBER 1982

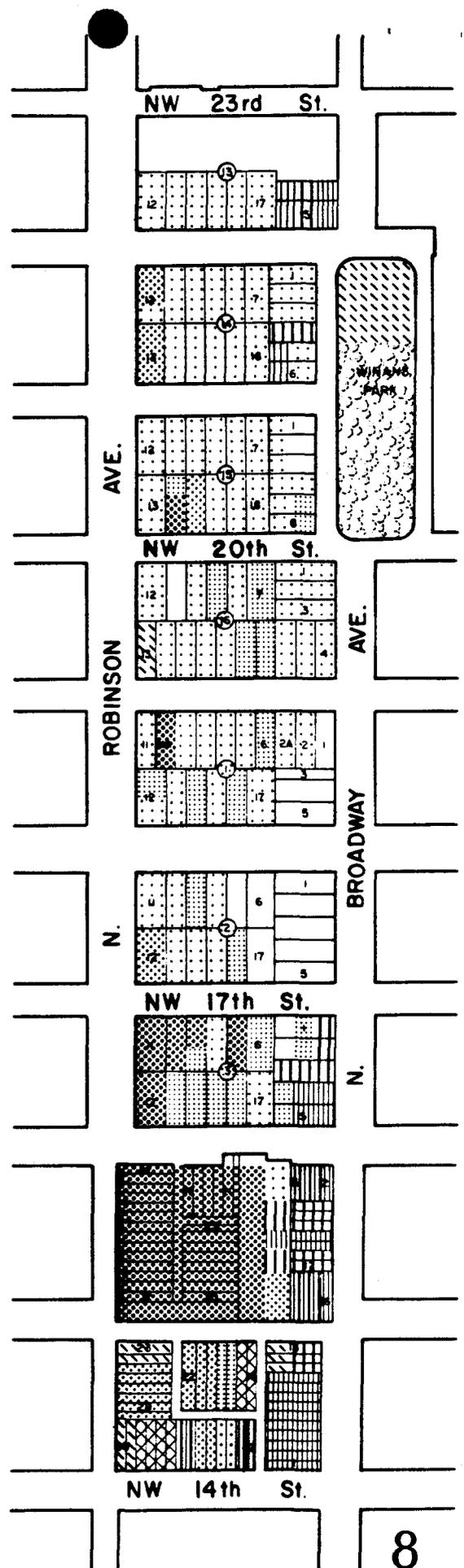


TABLE II  
 BREAKDOWN OF LAND USE CATEGORIES  
 IN HERITAGE HILLS EAST

LAND USE	TOTAL ACREAGE	PERCENT OF TOTAL
<b>Residential</b>		
Single Family	13.42	34.8
Duplex	4.02	10.4
3-4 Family	1.43	3.7
Multi-Family	4.41	11.5
<b>Commercial</b>		
Office	1.90	4.9
Public/Quasi-Public	1.60	4.2
Park	2.00	5.2
Parking Lots	.50	1.3
Vacant	2.96	7.7
Heritage Hills East TOTAL	38.51	100.0

In the last few decades much of the new infill development in the neighborhood has been multiple family apartments. This housing category ranks second among all housing types, ahead of duplexes. The duplexes are generally situated near the single-family homes, whereas the multiple family apartments are located in the southern portion of the neighborhood, between NW 15th and NW 17th Streets.

The fewest residential dwellings are in the three and four unit buildings and are scattered mainly along the neighborhood's western edge near Robinson.

#### Office and Commercial

Although NW 23rd Street is not officially within the Urban Conservation District boundary, the houses on the north side of NW 22nd Street abut the businesses on NW 23rd and are impacted by the commercial activities and high traffic volumes generated by this major arterial.

Presently, over one-fifth of the total area in Heritage Hills East is developed with small scale office/commercial uses, mainly along the north side of NW 14th Street, and between NW 14th and NW 17th Streets on Broadway Avenue. These establishments are: several small offices, an auto repair shop, a radio station, and a bar. Obviously, such businesses do not produce the massive impacts that large office/commercial corridors typically cause; yet, in a neighborhood the size of Heritage Hills East, small scale office/commercial uses, if designed poorly, can have genuine repercussions on the quality of residential life in the neighborhood.

Consideration for noise and visual screening, landscaping, adequate parking, and traffic volumes can make the difference whether a commercial use is a burden to the surrounding area, or an amenity.

#### Public and Quasi-Public

Broadway Avenue branches at both NW 20th and NW 22nd Streets, bordering Winans Park. Although it originally contained three acres, a fire station was built at the northern edge in the early 1950's, leaving the southern two-thirds of the park useful for recreation. The park is large enough to adequately serve the neighborhood residents, but is currently under-utilized. This is primarily due to its state of mild disrepair, and the necessity of users to cross a high traffic volume street (Broadway) in order to enter it. The neighborhood association has "adopted" Winans Park and, as an ongoing program, is working to improve this seventy year old facility.

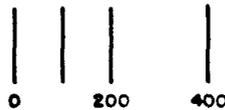
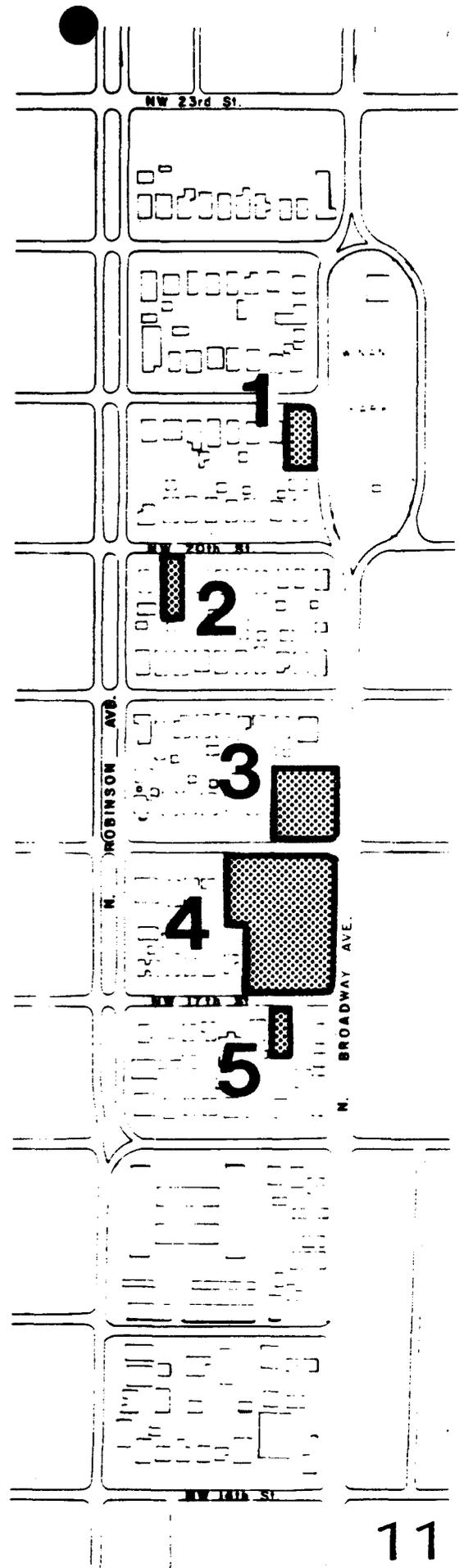
As noted, Fire Station Number 5 is at the north edge of the park. Even though the surrounding area must tolerate the noise associated with the station, response times to emergencies in the neighborhood are optimal. Also of note is the fact that NW 23rd is a primary ambulance route; another noise-related impact on the northern part of the district.

# HERITAGE HILLS EAST

URBAN CONSERVATION DISTRICT STUDY

## VACANT PARCELS

	AREA IN SQ. FEET	ZONING
<b>1</b>	8700	O - 1
<b>2</b>	7500	R - 4
<b>3</b>	23,375	C - 3
<b>4</b>	70,537.5	R - 4, C - 3
<b>5</b>	8863.5	R - 4



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

OCTOBER 1982

There are three quasi-public facilities in Heritage Hills East. At the northeast corner of Robinson and NW 20th Street is the YWCA Women's Shelter. On the south side of NW 15th are the Sorosis Club and the Family Junction youth crisis home.

#### Vacant Land

Vacant land in an urban setting raises the important question of what types of future development are appropriate for conserving the character and integrity of the neighborhood. As the enclosed vacant land map reveals, there are five undeveloped parcels in the district, three of which are single-lot size and two that are substantially larger. The latter have been vacant for almost twenty years, but with the construction of the Central Expressway only two blocks to the east, it is possible that the parcels on NW 18th Street might attract development. Current zoning, as the map shows, would allow retail commercial, office, and multiple-family residential development.

#### Zoning

The map depicting zoning districts is on page 13. An appendix at the conclusion of this report specifically lists allowable uses by zoning district, and applicable development regulations. Zoning districts in the neighborhood are R-4 General Residential, C-3 Community Commercial, C-4 General Business, and O-1 Limited Office.

The residential land use patterns in Heritage Hills East are currently slightly inconsistent with the existing residential zoning. As previously stated, the southern part of the district has higher density residential land use, whereas the central and northern sections have low and moderate density residential uses (observe land use map and zoning map). In spite of these residential patterns, the zoning classification is R-4 General Residential.

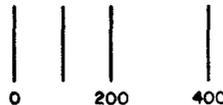
The remaining zoning districts all bound parcels of property along Broadway Avenue, and permit a variety of office, commercial, and residential uses.

# HERITAGE HILLS EAST

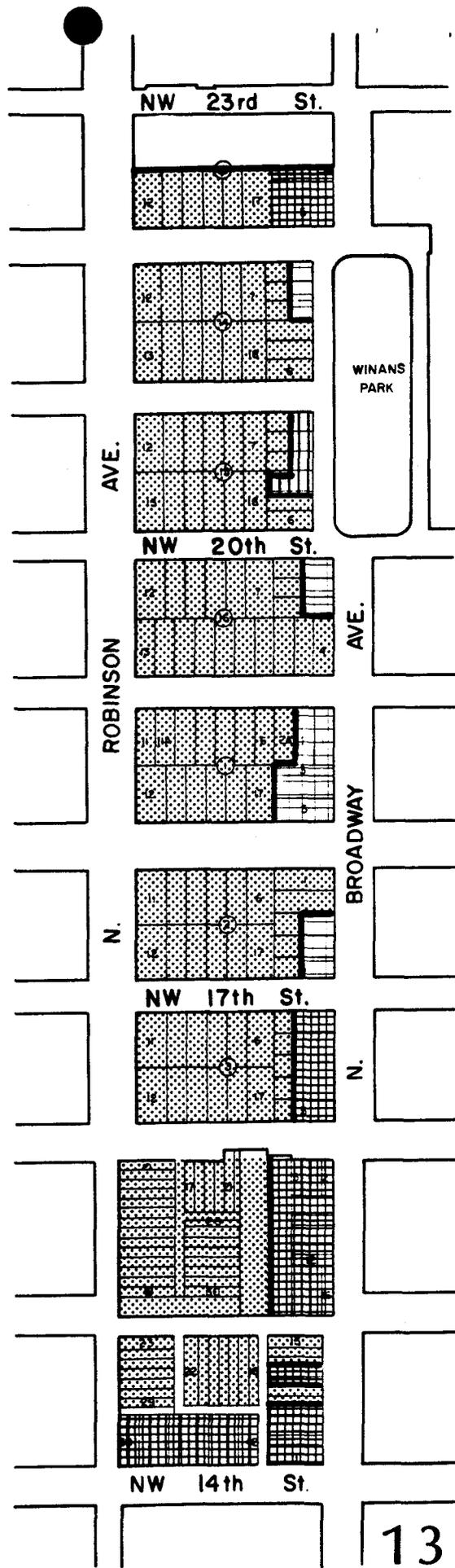
URBAN CONSERVATION DISTRICT STUDY

## ZONING

-  R-4, GENERAL RESIDENTIAL
-  O-1, LIMITED OFFICE
-  C-3, COMMUNITY COMMERCIAL
-  C-4, GENERAL COMMERCIAL



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION      OCTOBER 1982



# HOUSING

## Housing Conditions

A structure-by-structure exterior survey of housing conditions was conducted. The three basic criteria for evaluating housing are described below.

Sound:	Housing is in good condition; might be showing signs of slight wear and tear.
Deteriorating:	Housing needs more repair than could normally be provided by regular maintenance. These defects are indications of neglect, and if not corrected, will result in serious structural damage.
Dilapidated:	Housing is unsafe and unsound for habitation. Defects are so profound, the building should be extensively repaired, rebuilt, or removed.

The overall conditions in Heritage Hills East are favorable, with eighty-four percent (84%) of the residential structures in sound shape. No apartment buildings were classified non-standard (other than "sound"). The accompanying bar graphs indicate that of all non-standard housing, seventy-seven percent (77%) are single-family detached, and the rest, duplexes.

None of the non-standard duplexes are owner occupied, while seventeen percent (17%) of the single family non-standard units are owner occupied. There appear to be no "pockets" or concentrations of non-standard buildings, even though they are located primarily in the central and northern sections of the neighborhood, where the lower density housing is situated.

## Ownership of Residential Structures

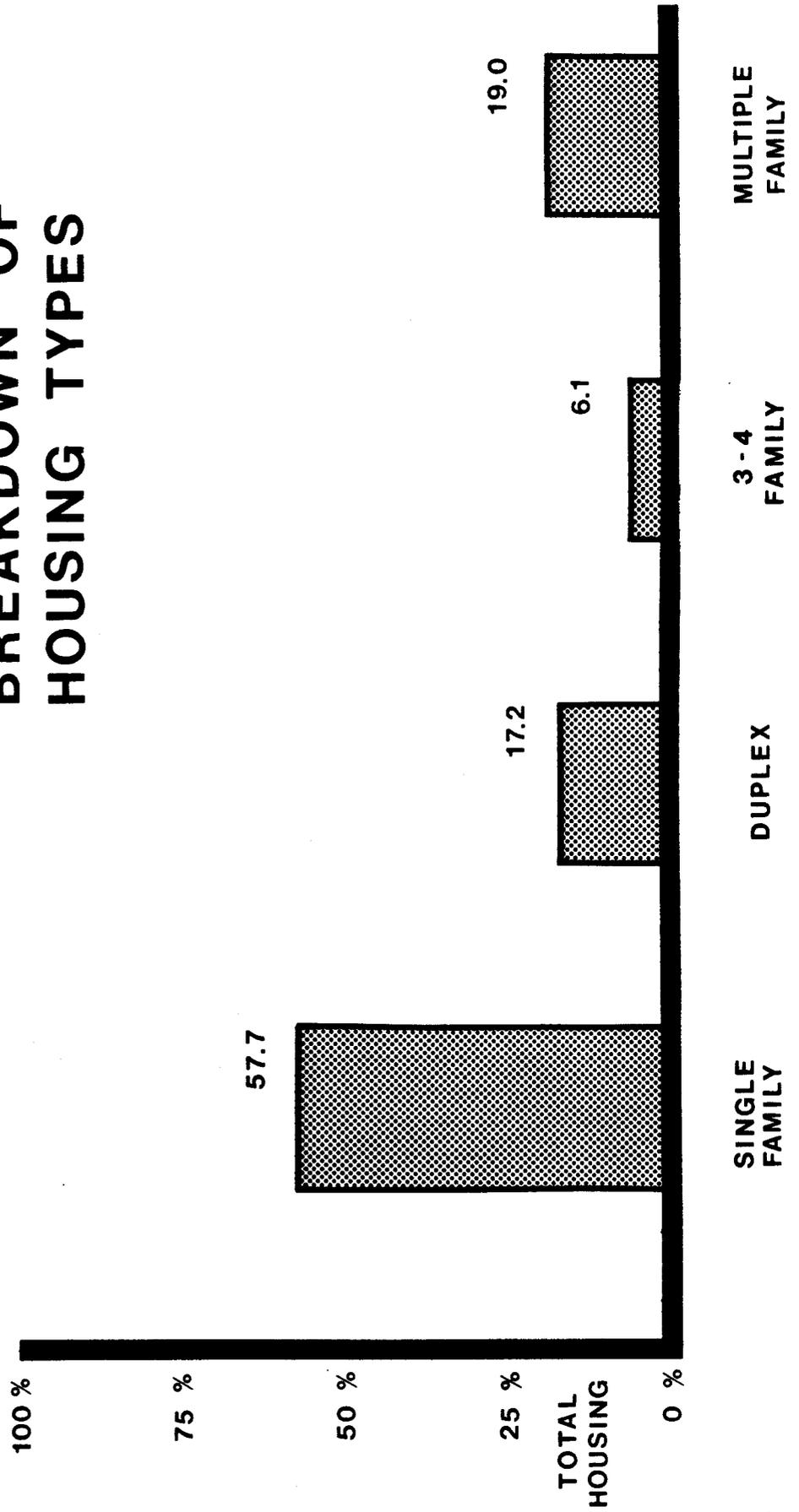
Homestead exemption data reveal that home ownership is concentrated where single-family houses and duplexes are located, from NW 18th to NW 22nd Street.

Less than sixteen percent (16%) of the total non-standard homes are occupied by owners, indicating a correlation between rental residential property and the incidence of poor property maintenance. Yet, it must be noted that although eighty-four percent (84%) of all non-standard units are rental properties, twenty-eight percent (28%), or slightly over one-quarter of all rental single-family houses and duplexes are non-standard.

# HERITAGE HILLS EAST

URBAN CONSERVATION  
DISTRICT STUDY

## BREAKDOWN OF HOUSING TYPES



# HERITAGE HILLS EAST

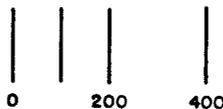
URBAN CONSERVATION DISTRICT STUDY

## HOUSING CONDITIONS

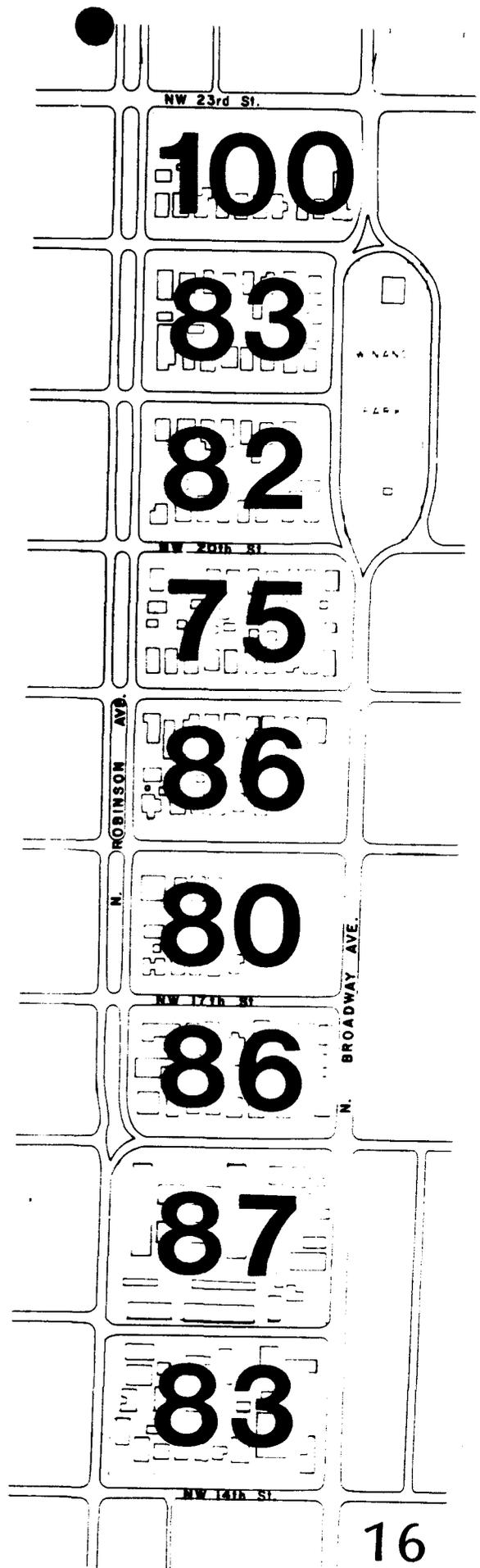
PERCENTAGE OF  
RESIDENTIAL  
BUILDINGS IN  
SOUND CONDITION



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION



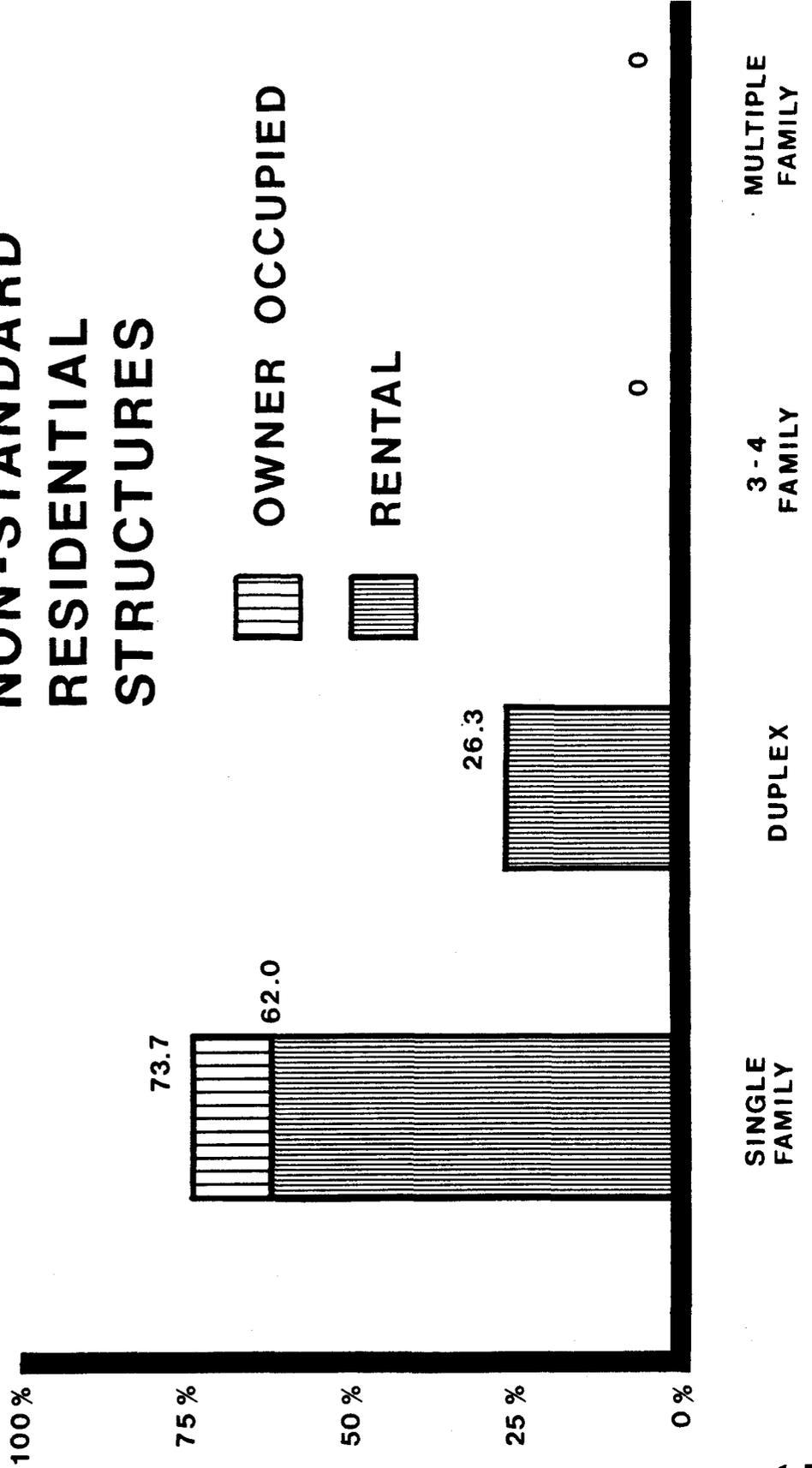
OCTOBER 1982



# HERITAGE HILLS EAST

URBAN CONSERVATION  
DISTRICT STUDY

## NON-STANDARD RESIDENTIAL STRUCTURES



Therefore, over eighty percent (80%) of all rental homes and apartment buildings are sound. Where maintenance problems do occur, in four-fifths of the cases, non-residents are the owners.

## TRANSPORTATION and PUBLIC FACILITIES

### Sidewalks

Over one-fifth (22.5%) of the total street frontage area is without any sidewalks; with most of this footage along Broadway from NW 17th to NW 22nd Street. Another fifteen percent (15%) of existing sidewalks are in poor condition, either badly cracked and worn, or heaved. The rest of the total, sixty percent (60%), is in fair to good condition.

Any deteriorated sidewalks that were to be replaced would require that the City establish a special assessment district, whereupon property owners would be assessed the cost of the project according to the amount of construction fronting their property.

For new developments, new sidewalks would be required if the existing sidewalk on the vacant property is substandard. If there is no sidewalk, City regulations would require that one be constructed if the side of the block on which the lot is located currently has sidewalk.

### Street Classification and Volumes

NW 23rd Street to the north of the district boundary is a major arterial, as is Broadway. Robinson Avenue is classified as an "arterial feeder." All other east-west streets are local residential.

Within the district, Broadway handles the greatest traffic volumes, over 15,800 vehicles per day. The volume on Robinson is nearly 11,200. NW 23rd at Broadway has a 22,000 vehicle per day rate.

### Traffic Accidents

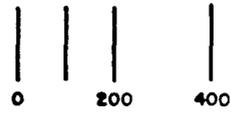
For a small area of nine square blocks, it may at first appear that the number of traffic accidents is large (see Traffic Accidents map). However, considering that Broadway and Robinson Avenues are arterial streets, the number of accidents-per-million vehicle trips is comparable to similar locations in Oklahoma City. Although traffic volume on Robinson is nearly thirty percent (30%) less than Broadway, the accident rate is twenty-six percent (26%) higher.

# HERITAGE HILLS EAST

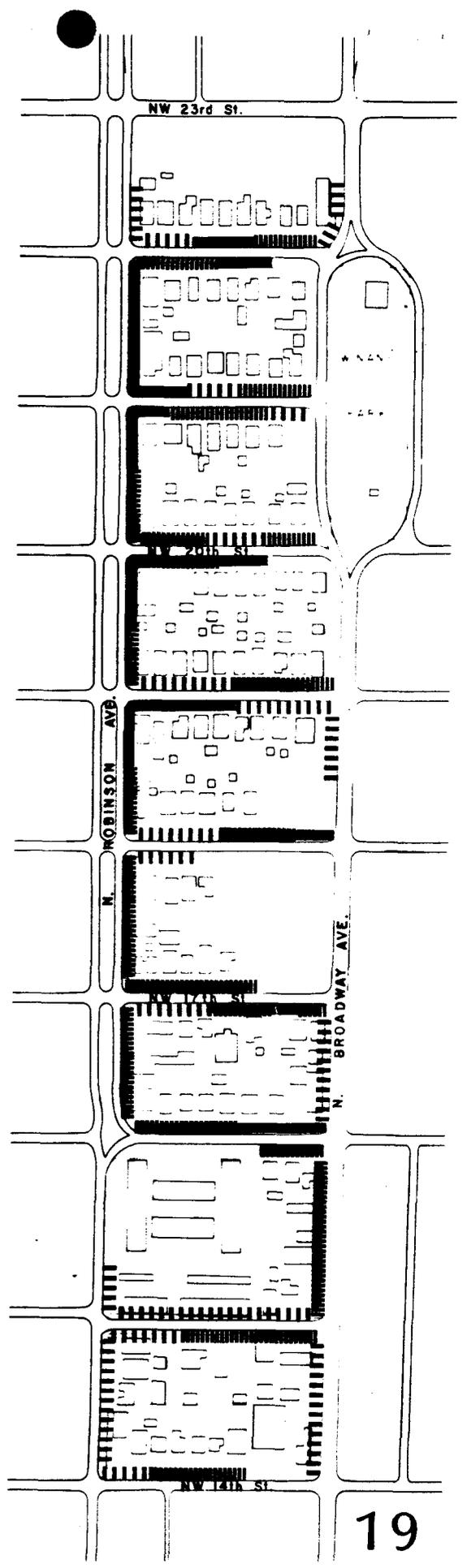
URBAN CONSERVATION DISTRICT STUDY

## SIDEWALK CONDITIONS

	GOOD
————	FAIR
———	POOR
( )	NONE



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION      OCTOBER 1982



# HERITAGE HILLS EAST

URBAN CONSERVATION DISTRICT STUDY

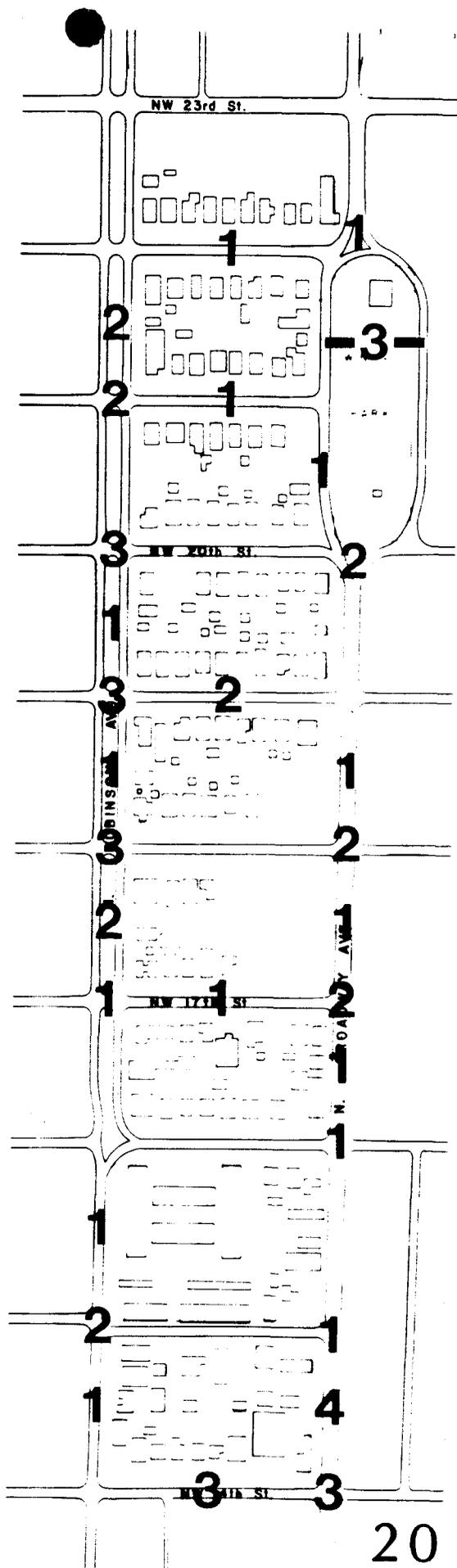
## TRAFFIC ACCIDENTS

11/01/80 TO 10/31/81



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

OCTOBER 1982



### Capital Improvements Projects

The current City Capital Improvements Program (CIP) lists no proposed construction projects for the immediate Heritage Hills East Neighborhood. The City Parks Department also reports no anticipated activity at Winans Park other than regular maintenance and upkeep.

### Transit

Two Masstrans bus routes serve Heritage Hills East. Bus #38 proceeds south on Robinson to the downtown. #31 is outbound, running north on Broadway to NW 16th, where it proceeds west and then turns north on Robinson up to NW 38th.

### Public Utilities

Although Heritage Hills East is an older neighborhood, the sewer, water, and storm drainage systems are in solid condition. Line backups occasionally occur, but Water Resources Department service call logs do not indicate that any of the major lines are in poor condition.

### The Central Expressway

The Central Expressway, which will connect downtown interstate highways to the North Broadway Extension, will be constructed within one and one-half blocks of the neighborhood's east border. Full on and off-ramp interchanges will be built at NW 23rd and NW 10th Streets, approximately near the Santa Fe railroad tracks. The stretch of Central Expressway running parallel to Heritage Hills East will be a sixteen foot high, elevated bridge. The Final EIS-Interstate 235 (environmental impact statement) anticipates that once the new expressway is under construction, traffic volumes along Broadway will increase approximately thirteen percent (13%). Traffic on the north-south arterial feeders to the west - Robinson, Walker, Harvey, and Hudson - is expected to decrease, as vehicles seeking to enter the new expressway use Broadway to either proceed south to the interchange at NW 10th, or north to the one at NW 23rd. This will result in more "cut-through" traffic along the narrow east-west local residential streets of Heritage Hills East.

Possible alternative actions to alleviate the "cut-through" problem can range from (1) major redesign, perhaps resulting in street closing or cul-de-sac construction; (2) minor redesign, with installation of speed bumps, chain gate neighborhood street entrances, or landscaped islands; or (3) re-evaluation and adjustment of current parking restrictions.

The bridge on the Expressway running parallel to the neighborhood is expected to be constructed during the last phase of the Central Expressway project. No timetable has been formally set, but estimates set this date as late as 1985.

The south edge of Winans Park, where Broadway branches, causes motorists heading north to negotiate sharp turns around the park. The road surface on the northbound lane near the park is severely "washboarded" as a result of heavy truck traffic and due to the fact that the road was not originally engineered for higher speeds and weight loads on such sharp turns.

## GOALS and OBJECTIVES

Elaborating goals and objectives is an essential aspect of the Urban Conservation District study process. These goals are an expression of what preferences the residents and property owners of Heritage Hills East have for their future, and the actions necessary to pursue these goals to fruition are elaborated as general guidelines.

### NEIGHBORHOOD CHARACTER

GOAL: ENCOURAGE LAND USE PATTERNS THAT WILL IMPROVE THE QUALITY OF THE RESIDENTIAL CHARACTER THROUGH COMPATIBLE GROWTH AND REDEVELOPMENT

OBJECTIVES: Contain and limit commercial and office development on Broadway Avenue so that it does not infringe on abutting residential uses.

Encourage residential infill development that is suitable to the size of lots.

Adopt specific development standards that will conform to the existing scale of structures and will preserve open space.

Improve structural conditions and appearance of existing housing units and property.

Stimulate the use of building materials and architectural styles that are consistent with the neighborhood's appearance.

Encourage property owners, residents, and the neighborhood association to take an active role in guiding the development of the neighborhood in the future.

### FUTURE DEVELOPMENT

GOAL: STIMULATE DEVELOPMENT POTENTIAL OF THE NEIGHBORHOOD FOR COMPATIBLE INFILL-HOUSING AND COMMERCIAL DEVELOPMENT

**OBJECTIVES:** Improve the housing marketability of the neighborhood by establishing contacts with local realtors and developers.

Attract suitable commercial and office uses that complement the overall residential character of the neighborhood, and do not encroach upon it.

Amend Area Plan NWC 4 land use recommendations to more precisely reflect current land use and zoning patterns.

#### RECREATION

**GOAL:** IMPROVE RECREATIONAL OPPORTUNITIES FOR THE NEIGHBORHOOD RESIDENTS

**OBJECTIVES:** Make Winans Park more accessible to residents.

Improve the facilities and conditions at Winans Park.

#### TRAFFIC

**GOAL:** PROVIDE SAFE AND EFFICIENT VEHICULAR MOVEMENT AROUND AND WITHIN THE NEIGHBORHOOD, WHILE NEGATING TRAFFIC INTRUSIONS ON LOCAL STREETS

**OBJECTIVES:** Prohibit access of heavy vehicles and trucks on east-west local streets.

Reduce traffic-pedestrian hazards surrounding Winans Park.

Improve vehicular movement on Broadway at Winans Park.

Reduce congestion on east-west local streets due to on-street parking.

## POLICY RECOMMENDATIONS

### PLANNED UNIT DEVELOPMENT (PUD) INCENTIVES

As an alternative to standard lot-by-lot development, the PUD is a technique that allows the planning and setting of densities over an entire development. Its unique advantages permit mixing of building types and uses, combining yard space on individual lots into larger open spaces. This provides greater incentives to cut down construction expenses and reduce utility and street costs by limiting front-

age. Every proposed PUD site plan is reviewed by staff, public officials, and surrounding property owners, who are previously notified by mail.

PUDs are encouraged in the Heritage Hills East Urban Conservation District, in order to provide opportunities for developers to use innovative and flexible design techniques, while affording the neighborhood residents ample opportunity to participate in the site plan review process.

The following design guidelines should be used in the consideration of PUD proposals.

Landscaping - In cases where parking lots cannot be sited behind the main building(s) of multiple-family development in residential districts, commercial, or office developments, appropriate landscaping in the form of earthen berms and/or shrubbery should be placed around the sides of the parking lot.

To reduce the effect to adjacent residential lots, office and commercial developments fronting Broadway should provide parking to the front of the main structure; with at least five percent (5%) of the total offstreet parking area utilized for landscaping purposes.

Height - Consideration for any request to relax the height restrictions set forth in the development regulations should be governed by the estimated impact the development will have on the surrounding area. Any height relaxation should be considered in combination with allocations for additional open space and landscaping to compensate for the increased height. The scale and integration of the new development with the surrounding land use and structures should be considered as well in determining whether a modification to the height restriction should be granted.

#### LIMITING HIGH-IMPACT INSTITUTIONAL USES

High-impact institutions, such as drug abuse centers, halfway houses, detention/correctional facilities, work-release centers, and temporary shelter or care homes provide an essential social need. Location of such facilities in neighborhoods should be carefully distributed, due to the potential for strongly negative impacts to the surrounding area and the possibility of repelling potential investors, developers, and home owners.

Two high-impact facilities are currently operating in Heritage Hills East: the YWCA Women's Shelter and the Family Junction youth crisis center. Heritage Hills East is a small area - only nine square blocks. Therefore, any future development or expansion of high impact institutions could upset the neighborhood's residential balance and irreparably erode its image, souring its potential for attracting investment.

It is recommended that no new high-impact institutional developments or expansions be permitted, in order to not overburden the neighborhood with the resultant carryover effects and to preserve its image as a viable investment area.

#### UTILITY METERS

Whenever possible, above-ground utility meters and structures should be located in the rear yard area, in order to protect the visual quality of the streetscape.

#### AMEND AREA PLAN NORTHWEST CENTRAL FOUR

Area Plan Northwest Central Four was adopted by the Planning Commission and City Council in 1979, encompassing Heritage Hills East. The proposed area plan amendment recognizes that although the area plan currently calls for medium density residential use across the street from the western fringe of Winans Park, current zoning designation permits office and commercial uses on some lots (see Zoning Map).

Therefore, the proposed amendment would attempt to contain non-residential growth along this two-block stretch by designating it for office uses. Offices would generate less traffic than commercial businesses in this predominately low density residential area, and would pose less of a barrier between Winans Park and the neighborhood residents.

#### CONSIDERATIONS FOR NEIGHBORHOOD ACTION

"By focusing on local and specific expressions of a problem, active neighborhood organization can make a real and noticeable difference in the neighborhood's quality of life. At the same time, a neighborhood group that plans for its future puts itself in the position to identify unique neighborhood strengths and opportunities, and to take advantage of these in the effort to build a better neighborhood."<sup>1</sup>

The paragraph above illustrates perhaps the most essential long-range element in the Urban Conservation District process: ongoing neighborhood action. Urban Conservation designation is only the first step in upgrading the imageability of Heritage Hills East neighborhood.

##### 1. Application for Block Grant (CDBG) Funding

An unfortunate situation is that some of the most obvious improvements that need to be made - sidewalks, dead tree removal, and housing maintenance - can most likely be accomplished only at a significant private cost; in a neighborhood where income levels dropped in the last decade. One avenue to pursue is application for Community Development Block Grant (CDBG) funding.

<sup>1</sup>Neighborhood Planning Primer, U.S. Dept. of HUD, 1980.

# HERITAGE HILLS EAST

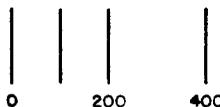
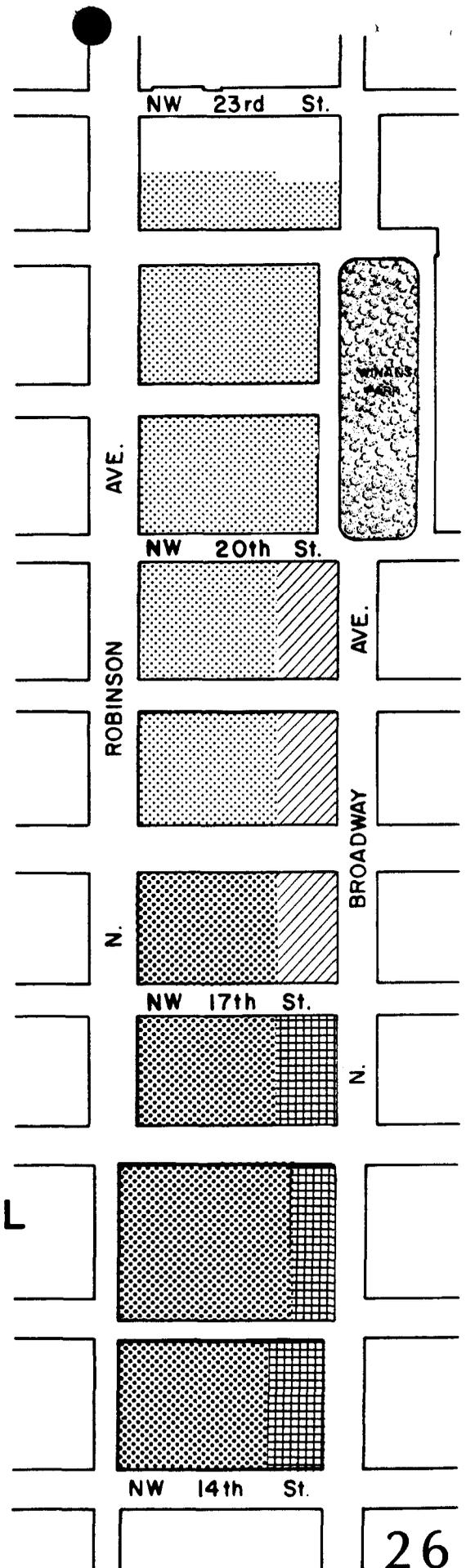
URBAN CONSERVATION DISTRICT STUDY

## AREA PLAN NW CENTRAL 4

1979 - 1989

RESIDENTIAL DENSITY

-  MEDIUM
-  HIGH
-  PARK
-  OFFICE
-  GENERAL COMMERCIAL



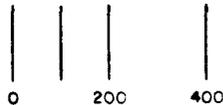
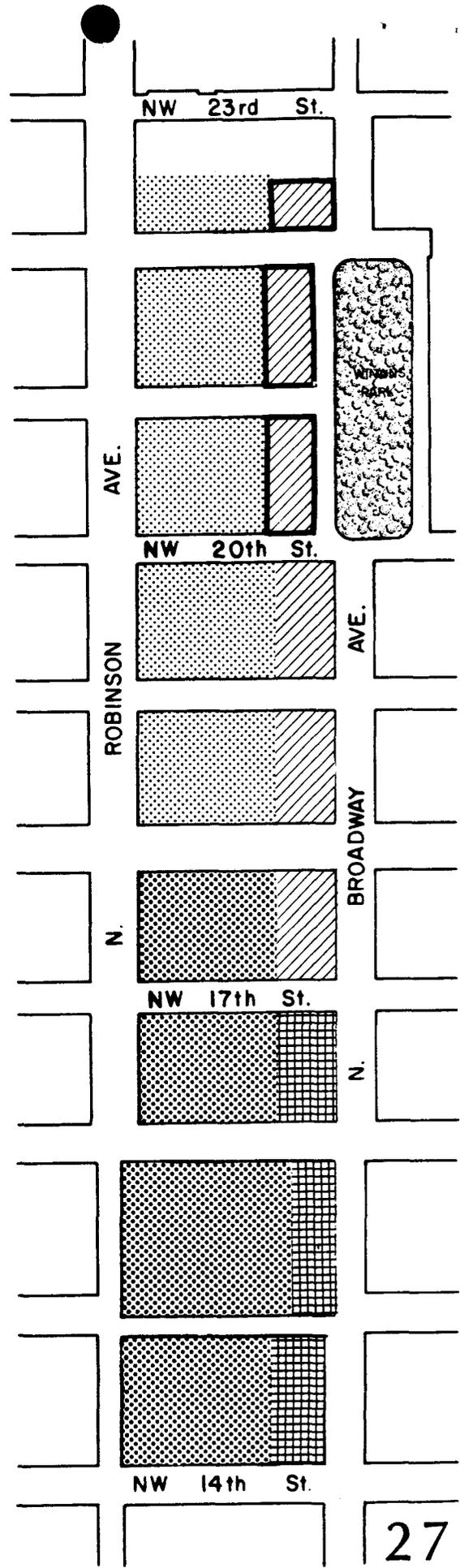
# HERITAGE HILLS EAST

URBAN CONSERVATION DISTRICT STUDY

## PROPOSED AREA PLAN AMENDMENTS

### RESIDENTIAL DENSITY

-  MEDIUM
-  HIGH
-  PARK
-  OFFICE
-  GENERAL COMMERCIAL



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION                      OCTOBER 1982

Heritage Hills East is not presently an official CDBG district, although recent data show it is now eligible to apply for said designation. CDBG eligibility regulations require that at least fifty-one percent (51%) of total households be "low to moderate" income. Fifty-eight percent (58%) of the households in Heritage Hills East currently meet this guideline, therefore, making the neighborhood eligible for block grant status.

To be officially designated, the Neighborhood Association must complete an eligibility application by November, 1983, describing its plan for a specific block grant-related project that would require funding in fiscal year 1984 or thereafter. The City's Bureau of Grants Management administers the grant program and should be contacted for application procedures.

2. Actions for the Traffic Commission

a. Relax On-street Parking Restrictions on NW 18th Street.

NW 18th is one of the widest east-west streets in the neighborhood and has no parking on the south side of the street. Single-family, duplexes, and large parcels of vacant land are the exclusive land uses on NW 18th. It is anticipated that if parking were permitted on both sides of the street, the surrounding low density residential and vacant uses would not cause congestion or create any appreciable traffic hazards.

b. Better Directional Signs at Broadway and Winans Park.

Directions for northbound traffic on Broadway are not sufficiently prominent, requiring larger and more properly situated signs that clearly warn motorists of the sharp turn around Winans Park. Speeding vehicles occasionally miss this sharp turn and crash into the guardrails and light pole at the southernmost edge of the park. Consideration should be given for an illuminated sign to caution night drivers.

c. Prohibit Heavy Trucks on East-West Local Streets.

A common complaint at general neighborhood and planning committee meetings has focused on the volume of heavy truck traffic on the narrow, east-west residential streets. These streets serve not only the neighborhood residents, but are a convenient means for vehicles attempting to switch north-south arterial feeder streets, such as Broadway, Robinson, Hudson, and Walker. With on-street parking congestion an existing situation, especially at intersections closest to Robinson, it is recommended that large trucks be prohibited on the east-west local streets.

d. Prohibit On-street Parking on East-West Local Streets Near the Intersection at Robinson.

On-street parking congests the local streets near Robinson, often making them accessible to only one vehicle. This is due to the location of several older apartment buildings along Robinson that do not have adequate off-street parking. Currently, vehicles can legally park on both sides of the street approximately ten to twelve feet from the curb at Robinson, making accessibility especially difficult when a vehicle is in the process of turning from a local street on to Robinson. Upon review, the City Traffic Engineering office can move the "No Parking from here to corner" signs back approximately ten to fifteen feet, in order to open up these intersections where congestion causes a hazard.

3. Image Building

Any neighborhood, in order to be successful, needs to offer a pleasing visual and social environment. The presence of an active and persistent neighborhood association can provide the impetus for enhancing attractiveness and marketability. Social cohesiveness has been demonstrated to improve at "block parties" or unique activities that can not only bring neighborhood residents together, but also attract the general public.

In terms of improving housing marketability, the association could establish contacts with local realtors, who would benefit from the information, insight, and resources the association can provide. Some neighborhoods have prepared their own informational pamphlets, which are available to prospective buyers, new residents, and realtors.

The strong correlation between declining housing conditions and rental single-family homes and duplexes has already been identified in Heritage Hills East. The neighborhood association can take a variety of approaches.

Associations traditionally reflect home ownership interests. Because of the high number of rental properties, the Heritage Hills East Association should consider attracting rental property owners and tenants to participate in the association's activities. As a result, absentee landlords would be fully aware of the association's commitment to the future of Heritage Hills East, and its refusal to stand idle if the present pattern of disinvestment is continued.

If efforts at encouraging property owners to upgrade maintenance deficiencies go unheeded, the association could appoint either a special officer or select a committee to monitor City code violations, and to establish contact with the City Action Center. Often, merely knowing what the code says, and to what office the violations should be reported can be the deciding factor that produces results. In addition, the officer or committee should closely monitor zoning applications and the City's Capital Improvements Program (CIP), a five-year schedule of public improvements projects.

The urban conservation effort recognizes that neighborhoods are the product of considerable capital investments and immeasurable human resources. Knowledge of community planning and development, therefore, is an invaluable tool for the private sector to utilize in achieving neighborhood goals and objectives, and solving ongoing issues.

## APPENDIX I

### Heritage Hills East Urban Conservation District Study

#### A SUMMARY OF THE REGULATIONS IN THE PROPOSED HERITAGE HILLS EAST URBAN CONSERVATION DISTRICT ORDINANCE.

##### New Development

A two inch tree must be planted for every fifty feet of street frontage.

Buildings cannot be higher than thirty-five feet.

##### Parking

For one and two-family homes, no vehicle can be parked to the front of the house unless it is parked on a paved driveway.

The maximum driveway widths for residences are:

12 feet: single-family houses with a single garage

20 feet: single-family houses with a double garage  
duplexes

For all other residential developments, no more than fifty percent of the front yard shall be paved.

For office and commercial establishments along Broadway, the parking lot must be located so that it faces Broadway and is landscaped.

Boat trailers, campers, RV's, and commercial vehicles can park in the front driveway for only seventy-two hours and no more than fourteen total days in a calendar year.

##### Solid Waste Storage

Trash receptacles are to be stored behind the front building line, except on garbage pick-up days.

No materials or equipment, including old furniture, discarded or unused household appliances, and boxes of miscellaneous materials can be left outside the house unless they are screened so that they are not visible from the fronting street.

## Signs

Billboards are prohibited, along with portable signs and pole signs.

No flashing signs are allowed.

For commercial establishments along Broadway, the sign must have a fixed-base and be made of masonry materials. It can be no taller than six feet.

No signs are permitted to face a local east-west street unless the affected commercial establishment has no frontage on Broadway. In such case the permitted sign has to be illuminated by an indirect source or through a translucent panel, and must also be attached to the building wall.

No sign attached to a building wall can be higher than the building roof line.

## Garages

Existing shared-garages are allowed to be maintained and rebuilt.

All garages, carports, and accessory buildings (such as sheds, etc.) must be located even-to or behind the residence's rear wall line.

## Front Yard Fences

Any fence on the front yard area must be decorative- made of either wood, brick, masonry, or decorative iron. It cannot be higher than three feet.

## Neighborhood Advisory Role to the City

The Heritage Hills East Neighborhood Association Urban Conservation District Committee shall serve as the official advisory representative to The City of Oklahoma City.

The Committee will be notified of and have the opportunity to comment on City plans, proposed capital improvements, and applications for rezoning, variances, special exceptions, and permits and subdivisions of land affecting the neighborhood.

APPENDIX II

Permitted and conditional uses in Heritage Hills East, according to zoning district.

R-4 GENERAL RESIDENTIAL

Permitted Uses

- (a) Single Family Residential
- (b) Two Family Residential
- (c) Three and Four Family Residential
- (d) Multiple Family Residential
- (e) Group Residential
- (f) Light Public Protection and Utility: Restricted
- (g) Community Recreation: Property Owners Association

Conditional Uses

- (a) Light Public Protection and Utility: General
- (b) Low Impact Institutional: Neighborhood Related
- (c) Library Services and Community Centers
- (d) Community Recreation: Restricted

O-1 LIMITED OFFICE

Permitted Uses

- (a) Light Public Protection and Utility: Restricted
- (b) Light Public Protection and Utility: General
- (c) Low Impact Institutional: Neighborhood Related
- (d) Library Services and Community Centers
- (e) Administrative and Professional Office
- (f) Medical Services: Restricted
- (g) Personal Services: Restricted

Conditional Uses

- (a) Automotive: Parking Lot

C-3 COMMUNITY COMMERCIAL

Permitted Uses

- (a) Three and Four Family Residential
- (b) Multiple Family Residential
- (c) Group Residential
- (d) Light Public Protection and Utility: Restricted

- (e) Light Public Protection and Utility: General
- (f) Low Impact Institutional: Neighborhood Related
- (g) Cultural Exhibits
- (h) Library Services and Community Centers
- (i) Community Recreation: Restricted
- (j) Community Recreation: General
- (k) Community Recreation: Property Owners Association
- (l) Administrative and Professional Office
- (m) Animal Sales and Services: Grooming
- (n) Animal Sales and Services: Kennels and Veterinary, Restricted
- (o) Automotive: Parking Lot
- (p) Automotive: Parking Garage
- (q) Automotive and Equipment: Cleaning and Repairs, Light Equipment
- (r) Building Maintenance Services
- (s) Business Support Services
- (t) Communications Services: Limited
- (u) Convenience Sales and Personal Services
- (v) Eating Establishments: Sitdown, Alcohol Not Permitted
- (w) Eating Establishments: Fast Foods
- (x) Eating Establishments: Drive-In
- (z) Food and Beverage Retail Sales
- (aa) Alcoholic Beverage Retail Sales
- (bb) Funeral and Interment Services: Undertaking
- (cc) Gasoline Sales: Restricted
- (dd) Medical Services: Restricted
- (ee) Medical Services: General
- (ff) Participant Recreation and Entertainment: Indoor
- (gg) Personal Services: Restricted
- (hh) Personal Services: General
- (ii) Repair Services: Consumer
- (jj) Research Services: Restricted
- (kk) Retail Sales and Services: General
- (ll) Spectator Sports and Entertainment: Restricted
- (mm) Transient Accommodations: Lodging
- (nn) Personal Storage
- (oo) Custom Manufacturing
- (pp) Horticulture

Conditional Uses

- (a) Signs, Non-Accessory

C-4 GENERAL BUSINESS

Permitted Uses

- (a) Three and Four Family Residential
- (b) Multiple Family Residential
- (c) Group Residential
- (d) Light Public Protection and Utility: Restricted
- (e) Light Public Protection and Utility: General
- (f) Low Impact Institutional: Neighborhood Related

- (g) Cultural Exhibits
- (h) Library Services and Community Centers
- (i) Community Recreation: Restricted
- (j) Community Recreation: General
- (k) Community Recreation: Property Owners Association
- (l) Administrative and Professional Office
- (m) Agricultural Supplies and Services
- (n) Animal Sales and Services: Grooming
- (o) Animal Sales and Services: Kennels and Veterinary, Restricted
- (p) Automotive: Parking Lot
- (q) Automotive: Parking Garage
- (r) Automotive and Equipment: Storage
- (s) Automotive and Equipment: Cleaning and Repairs, Light Equipment
- (t) Automotive and Equipment: Repairs, Heavy Equipment
- (u) Automotive Sales and Rentals
- (v) Automotive and Equipment: Sales and Rentals, Light Equipment
- (w) Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment
- (x) Building Maintenance Services
- (y) Business Support Services
- (z) Communication Services: Limited
- (aa) Construction Sales and Services
- (bb) Convenience Sales and Personal Services
- (cc) Eating Establishments: Sitdown, Alcohol Not Permitted
- (dd) Eating Establishments: Fast Foods
- (ee) Eating Establishments: Drive-In
- (ff) Food and Beverage Retail Sales
- (gg) Alcoholic Beverage Retail Sales
- (hh) Funeral and Interment Services: Undertaking
- (ii) Gasoline Sales: Restricted
- (jj) Gasoline Sales: Truck Stops
- (kk) Laundry Services
- (ll) Medical Services: Restricted
- (mm) Medical Services: General
- (nn) Participant Recreation and Entertainment: Indoor
- (oo) Personal Services: Restricted
- (pp) Personal Services: General
- (qq) Repair Services: Consumer
- (rr) Research Services: Restricted
- (ss) Retail Sales and Services: General
- (tt) Spectator Sports and Entertainment: Restricted
- (uu) Spectator Sports and Entertainment: General
- (vv) Transient Accommodations: Campground
- (ww) Transient Accommodations: Lodging
- (xx) Signs, Non-Accessory
- (yy) Personal Storage
- (zz) Custom Manufacturing
- (aaa) Wholesaling, Storage, and Distribution: Restricted
- (bbb) Restricted Light Industrial
- (ccc) Horticulture

Conditional Uses

None

Ordinance # 17225

Heritage Hills East

6-14-83

Orig - "Revised"