

## MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made and entered into by and between OKC HOUSING ACQUISITIONS, LLC (“OKC HA” or “Developer”), a Minnesota limited liability company, and THE CITY OF OKLAHOMA CITY (“City”), an Oklahoma municipal corporation.

### WITNESSETH:

**WHEREAS**, the City currently maintains SW 29<sup>th</sup> St. between S. County Line Road and South Council Road as a two-lane road; and

**WHEREAS**, the mission of OKC HA is to develop the property located at 8512 SW 29<sup>th</sup> Street (“PUD-2029 Property”), more particularly described and depicted on **Exhibit A “PUD-2029 Property Description”**, attached, in accordance with PUD-2029, as approved subject to the Amended Technical Evaluations, and the Master Design Statement, approved by the Oklahoma City Council on December 17, 2024, and attached as **Exhibit B “PUD-2029”**; and

**WHEREAS**, the portion of SW 29<sup>th</sup> Street, depicted on **Exhibit C (“Subject ROW”)**, is currently a two-lane road and is in need of improvements as described below (“SW 29<sup>th</sup> Street Improvement”) which require the acquisition of additional rights-of-ways; and

**WHEREAS**, during the Planning Commission consideration of PUD-2029, the Developer proffered as a special condition and the Planning Commission included, as part of an amended Technical Evaluation, a special condition that “Developer shall be required to pay for and install the widening of SW 29<sup>th</sup> Street from County Line Road east to tie into the existing four-lane section and the installation of signalization at the intersection of SW 29<sup>th</sup> Street and County Line Road prior to the issuance of a certificate of occupancy for any structure on site. The SW 29<sup>th</sup> Street widening shall be to a 4-lane section and shall include dedicated left-turn lanes on all four approaches at the intersection of SW 29<sup>th</sup> Street and County Line Road. All design and construction shall be in accordance with the requirements of the Public Works Department and all applicable City of Oklahoma City standards and specifications. These special conditions shall not be administratively amended.” (“SW 29<sup>th</sup> Street Public Street Improvements”); and

**WHEREAS**, OKC HA and City recognize the benefits of the Developer constructing and improving public streets within the Subject ROW for all Oklahoma City residents; and

**WHEREAS**, OKC HA and City wish to enter this MOU to outline the parties’ intention for completing the SW 29<sup>th</sup> Street Public Street Improvements; and

**NOW THEREFORE**, the parties hereto set forth certain intentions described as follows:

1. PURPOSE

OKC HA and City hereby enter this MOU to describe roles and potential responsibilities for implementation of the SW 29<sup>th</sup> Street Public Street Improvements.

2. LIASONS

The parties may each designate at least one (1) representative to coordinate MOU-related issues and serve as liaisons between the parties.

3. TERMS AND CONDITIONS

Consistent with the other concepts contained in this MOU, the Developer will provide, pay for and install the SW 29<sup>th</sup> Street Public Street Improvements, in accordance with plans approved by the City Engineer or designee that comply with all applicable Standard Specifications for Public Improvements and Standard Details, including but not limited to design, right-of-way on property included in PUD 2029, utility relocation, construction, bonds, insurance, administration, drainage, driveways access, striping, and traffic control devices, prior to the issuance of a certificate of occupancy for any structure on PUD-2029 site. Upon completion of the installation of the SW 29<sup>th</sup> Street Public Street Improvements, the Developer will donate and dedicate the SW 29<sup>th</sup> Street Public Street Improvements to the City and upon acceptance of the SW 29<sup>th</sup> Street Public Street Improvements and the necessary rights-of-ways by the City, the SW 29<sup>th</sup> Street Public Street Improvements will become an Oklahoma City public street.

4. OKC HA INTENTIONS

OKC HA intends to complete the following:

- A. Pay for and install the SW 29<sup>th</sup> Street Public Street Improvements as defined in Section 3, above prior to the issuance of a certificate of occupancy for any structure on site.
- B. Regularly communicate with the City's authorized agent(s) about MOU-related issues and status and of the SW 29<sup>th</sup> Street Public Street Improvements.

5. CITY INTENTIONS

City intends to complete the following:

- A. City will attempt in good faith to administrate the acquisition of all outstanding and necessary right-of-way in a reasonable time frame to allow the SW 29<sup>th</sup> Street Public

Street Improvements to begin, including but not limited to corresponding and negotiating with necessary property owners for acquisition of Subject ROW and initiate condemnation proceedings as necessary and authorized by applicable law. Provided, however, the failure of the City to be able to timely acquire the necessary public rights-of-ways will not negate the PUD-2029 requirements and special conditions.

B. Maintain the Subject ROW upon completion of the SW 29<sup>th</sup> Street Improvement.

C. Regularly communicate with OKC HA's authorized agent(s) about MOU-related issues and status of the acquisition.

#### 6. ALLOWABLE COST AND PAYMENT

Both OKC HA and City shall pay its own administrative costs to fulfill its responsibilities as outlined in Section 4 and Section 5.

#### 7. COMPLETE AGREEMENT

This MOU contemplates the intentions of OKC HA and City with respect to the SW 29<sup>th</sup> Street Public Street Improvements. Neither party shall be bound by any statement or representation that does not conform to this MOU. The terms and conditions of this MOU will not modify, waive or amend any PUD-2029 requirements or special conditions.

#### 8. TERMINATION

Notwithstanding anything in this MOU to the contrary, in the event that OKC HA determines the development upon the PUD-2029 Property is not feasible, its intentions under this MOU shall terminate.

#### 9. GOVERNING LAW AND ENFORCEABILITY

This MOU shall be governed by, and interpreted in accordance with, Oklahoma law. Both OKC HA and City shall comply with applicable laws, rules, regulations, guidelines, and policies.

#### 10. AMENDMENT

This MOU may be amended or terminated by written agreement signed by both OKC HA and the City.

#### 11. ASSIGNMENT

This MOU may be assigned upon mutual agreement of the parties, which agreement will not be unreasonably withheld, and in which case the assigning party must notify the other party in accordance with Section 13, below.

## 12. NO JOINT VENTURE

This MOU shall not create a joint venture, partnership, agency or employment relationship, between the parties or their officials or agents.

## 13. NOTICES

A. Official communications to the City regarding this MOU shall be sent to:

OKC Public Works Department  
420 W. Main Street, Suite 700  
Oklahoma City, OK 73102  
Deborah Miller – [debbie.miller@okc.gov](mailto:debbie.miller@okc.gov)  
Steven Barker – [steven.barker@okc.gov](mailto:steven.barker@okc.gov)

B. Official communication to OKC HA regarding this MOU shall be sent to:

Box Law Group, PLLC  
525 NW 11<sup>th</sup> St., Ste. 205  
Oklahoma City, OK 73103  
David Box – [david@boxlawgroup.com](mailto:david@boxlawgroup.com)

## 14. SECTION HEADINGS

The Section headings for this MOU are for convenience only and shall not affect its meaning or interpretation. This MOU shall not be construed in favor of (or against) either party based on who drafted it.

## 15. INDEMNIFICATION

OKC HA shall release, indemnify, and hold harmless the City, and its officers, agents, and employees, for any damage or loss, for any injury or death, and for claims or liability arising from any activity under this MOU, unless such damages or loss are solely due to the acts or omissions of the City. This provision shall survive the expiration or termination of this MOU and shall be binding upon OKC HA's representative, successors, and assigns.

The City is constitutionally and statutorily prohibited from indemnifying any third party.

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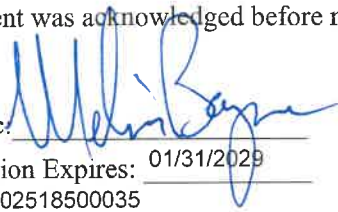
**APPROVED** by OKC HOUSING ACQUISITIONS, LLC, a Minnesota limited liability limited partnership, this 20 day of February, 2025.



Name: Timothy S. Allen  
Title: Secretary

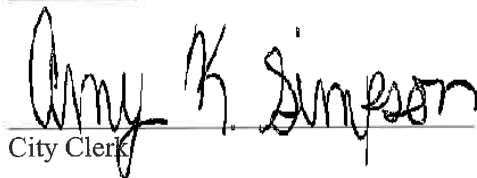
Hennepin County )  
 ) SS:  
State of Minnesota )

This instrument was acknowledged before me on this 20th day of February, 2025.


Notary Public:   
My Commission Expires: 01/31/2029  
Notary #: 1102518500035



**APPROVED** by the Council of The City of Oklahoma City this 11TH day of MARCH, 2025

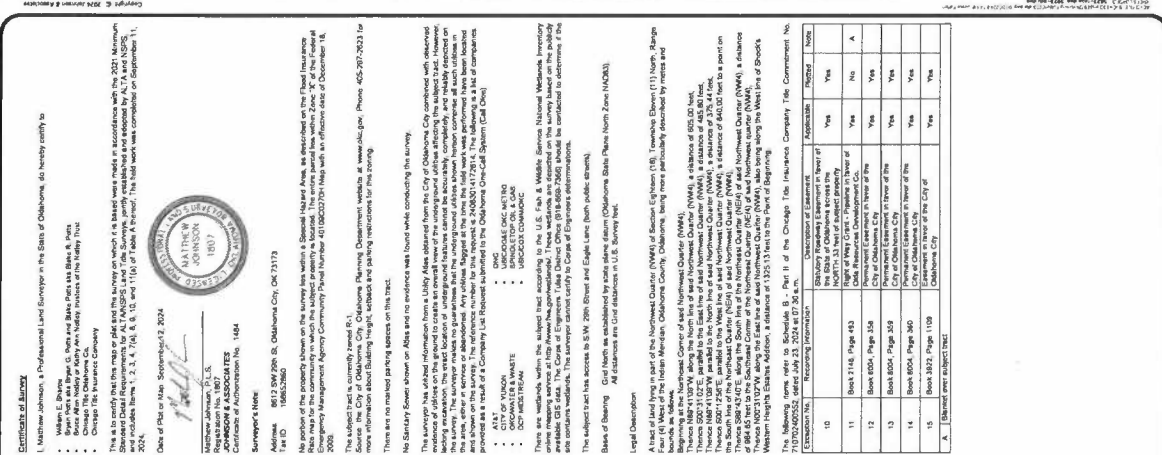
  
City Clerk



  
Mayor

**REVIEWED** for form and legality

  
Assistant Municipal Counselor

[illegible][illegible][illegible]

# Exhibit B

## "PUD-2029"

ADOPTED AS AMENDED  
MASTER DESIGN STATEMENT DATED 12/16/2024



## MEMORANDUM

Council Agenda  
Item No. XI. E  
12/17/2024

### The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (PUD-2029) rezoning 8512 SW 29th Street from R-1 Single-Family Residential District to PUD-2029 Planned Unit Development District. Ward 3.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Easement requested but not received.

Deferred from December 3, 2024.

#### **Applicant:**

Kaitlyn Turner, Williams, Box, Forshee, & Bullard, P.C.  
Notley Trust

#### **Purpose:**

The purpose of this application is to allow multi-family residential use and development.

#### **Background:**

On October 10, 2024, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the PUD document has been amended accordingly.

#### **Amended Technical Evaluation:**

1. Access shall be required along the south PUD boundary in a manner that meets Fire Department requirements. ~~and allows residents in the planned subdivision to the south (Buffalo Farms Phase 2) to access SW 29th Street.~~
2. Modify Section 9.4 Screening Regulations to state: No less than an 8-foot-high wall shall be required along the east, west and south boundary of this parcel. Said wall shall be constructed entirely of masonry on a continuous footing. No less than a 6-foot and no greater than an 8-foot wrought iron fence shall be required along the northern boundary line of this PUD.
3. Developer shall be required to pay for and install the widening of SW 29th Street from County Line Road east to tie into the existing four-lane section and the installation of signalization at the intersection of SW 29th Street and County Line Road prior to the issuance of a certificate of occupancy for any structure on site. The SW 29th Street widening shall be to a 4-lane section and shall include dedicated left-turn lanes on all four approaches at the

intersection of SW 29th Street and County Line Road. All design and construction shall be in accordance with the requirements of the Public Works Department and all applicable City of Oklahoma City standards and specifications. These special conditions shall not be administratively amended.

4. Modify the last sentence of Section 9.2 Landscaping Regulations to state: Said landscape buffer shall consist of 6-inch caliper trees on maximum 40-foot centers.

The Planning Commission suggested that 17 feet of additional easement be requested along SW 29th Street to bring the right-of-way width to the standard set by the Subdivision Regulations.

**Protests:**

698 Protests, 11 Legal, 30.07%

**Previous Action:**

The Ordinance was introduced November 5, 2024 and set for final hearing December 3, 2024. Appropriate notice was published and mailed.

**Review:**

Planning Department

**Recommendation:** Ordinance be adopted.

PUD-2029

Published in The Journal Record DECEMBER 18, 2024

**ORDINANCE NO.** 27,744

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

**EMERGENCY ORDINANCE**

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

**SECTION 1.** That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE N89°41'09"W, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 605.00 FEET; THENCE S00°31'02"E, PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 485.80 FEET; THENCE N89°41'09"W, PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 375.44 FEET; THENCE S00°12'56"E, PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 840.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4); THENCE S89°43'40"E, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 984.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID NORTHWEST QUARTER (NW/4); THENCE N00°31'02"W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW/4), ALSO BEING ALONG THE WEST LINE OF SHOCK'S WESTERN HEIGHTS ESTATES ADDITION, A DISTANCE OF 1,325.13 FEET TO THE POINT OF BEGINNING.

**SECTION 2.** (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the 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 from and after its passage as provided by law.

**INTRODUCED AND READ** in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 5TH day of NOVEMBER, 2024.

**PASSED** by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 17TH day of DECEMBER, 2024.

ATTEST:

Amy K Simpson  
CITY CLERK



David Holt  
MAYOR

REVIEWED for form and legality.

Sh. R. R.

ASSISTANT MUNICIPAL COUNSELOR

**APPROVED**

12-17-2024

BY THE CITY COUNCIL  
*May 6, 2024* CITY CLERK

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**  
**PUD-2029**

**MASTER DESIGN STATEMENT FOR**

**SW 29<sup>th</sup> St.**

August 1, 2024  
September 5, 2024  
September 20, 2024  
October 11, 2024  
December 16, 2024

Amended by City Council on December 17, 2024.

**PREPARED FOR:**

Nathan Barta  
136 W State Hwy 152  
Mustang, OK 73064  
405-630-9889  
[nathan@kencarpenterauctionandrealty.com](mailto:nathan@kencarpenterauctionandrealty.com)

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of 8612 SW 29<sup>th</sup> St., consisting of 25.69 acres, is located within the Northwest Quarter (NW/4) of Section 18, Township 11 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **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**

The owners of this property are Bruce Allen Notley or Kathy Ann Notley, trustees of the Notley Trust Dated July 28, 2014, Bryan Potts, and Blake Potts.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for R-1. Surrounding properties are zoned and used for:

North: PUD-1660 District and used is currently undeveloped.  
East: R-1 District and used for residential development.  
South: PUD-1941 District and used is currently undeveloped.  
West: PUD-1941 District and used is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The subject property is currently vacant and used for agriculture. There is a small farm pond located in the middle of the site that will be preserved and used for stormwater detention. The site generally flows to the northeast to an existing culvert and pond on the east side of the property.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to change the existing base zoning to a base zoning that will permit a residential development.

## **SECTION 7.0 ..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is SW 29<sup>th</sup> St. The nearest street to the east is S. Eagle Ln. The nearest street to the south is SW 36<sup>th</sup> St. The nearest street to the west is S. County Line Rd.

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7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are not currently available. Sanitary sewer services will be extended 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 station to this property is station number 20 located at 7929 SW 29<sup>th</sup> St. It is approximately 0.7 miles from this PUD development. All structures within this PUD will be sprinklered.

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

Public Transportation is currently unavailable adjacent to this site.

7.7 ..... DRAINAGE

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

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and 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.

No section within this PUD may be administratively amended.

#### 8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-4 General Residential District** shall govern this PUD, except as herein modified.

**All uses within the R-4 District shall be permitted within this PUD.**

There shall be a maximum of 11 dwelling units per acre within this PUD. There shall be a maximum of 264 residential units. Site layout shall be in accordance with Exhibit B, attached hereto and incorporated herein.

#### 9.0.....SPECIAL CONDITIONS

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

##### 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 60% brick veneer and masonry. A maximum of 40% cementitious siding (including, but not limited to, the brand commonly known as James Hardie) and wood material shall be permitted. In no instance shall EIFS (Exterior Insulation Finish System) material exceed 5% of the overall exterior building wall finish for each structure. Exposed metal or exposed concrete block buildings shall not be permitted.

##### 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. In addition, a 20-foot landscape buffer shall be required along the east boundary line. Said landscape buffer shall adhere to the specifications within Exhibit D, attached and incorporated herein.

The east building setback area shall be restricted to landscaped open green space and shall not be developed with buildings, parking, or paving. The landscaping within the east building setback area shall adhere to the specifications within Exhibit D, attached and incorporated herein.

##### 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.

9.4 ..... SCREENING REGULATIONS

No less than an eight-foot-high wall shall be required along the south and west boundary. No less than an eight-foot-high wall shall be required along the east side of this PUD and shall be located along the setback line as defined in Section 9.14, below. No wall shall be located within the east setback area. Said wall shall be constructed entirely of masonry on a continuous footing. No less than a six-foot and no greater than an eight-foot-high wrought iron fence shall be required along the northern boundary line of this PUD.

9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform with the City of Oklahoma City Subdivision Regulations, as amended.

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 and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

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

9.8 ..... ACCESS REGULATIONS

The main access to the property shall be off SW 29<sup>th</sup> St. Up to two access points may be permitted off SW 29<sup>th</sup> St. Access shall be required along the south PUD boundary in a manner that meets Fire Department requirements. All access points shall meet OKC Subdivision Regulations for separation. No access shall be permitted off of S. Eagle Ln.

Developer shall be required to pay for and install the widening of SW 29<sup>th</sup> St. from County Line Rd. east to tie into the existing four-lane section and the installation of signalization at the intersection of SW 29<sup>th</sup> St. and County Line Rd. prior to the issuance of a certificate of occupancy for any structure on site. The SW 29<sup>th</sup> St widening shall be to a 4-lane section and shall include dedicated left-turn lanes on all four approaches at the intersection of SW 29<sup>th</sup> St and County Line Rd. All design and construction shall be in accordance with the requirements of the Public Works department and all applicable City of Oklahoma City standards and specifications.

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 ..... FREESTANDING ACCESSORY SIGNS

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

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs are prohibited.

9.11 ..... ROOFING REGULATIONS

Roofing for all structures to conform to adopted Building Code requirements.

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks, with a five (5) foot landscaped buffer, shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. An internal pedestrian circulation plan shall be shown on subsequent Specific Plans.

9.13 ..... HEIGHT REGULATIONS

The maximum height within this PUD shall be three (3) stories and forty feet (40'), except Building 1, Building 2, and Building 3, as depicted on Exhibit B, shall be a maximum of two (2) stories and thirty feet (30'). The maximum height of the Club, as depicted on Exhibit B, shall be one story and twenty-five feet (25'). The base R-4 District step-downs in building height shall apply.

9.14 ..... SETBACK REGULATIONS

Setback regulations shall be in accordance with the base zoning district except that the setback along the eastern boundary of the PUD shall be 135 feet for non-residential structures (the Club and pool, as shown on Exhibit B) and 260 feet for residential structures. The building setback area between the east boundary line to the structures shall be restricted to landscaped open green space as defined in Section 9.2 and shall not be developed with buildings, parking, or paving.

9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 ..... COMMON AREAS

A minimum of 20 percent of the PUD site shall usable open space. Maintenance of the common areas, private drainage easements, and islands/medians 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 ..... SPECIFIC PLAN

A Specific Plan shall be required per 59-14150.D.

10.0 ..... DEVELOPMENT SEQUENCE

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

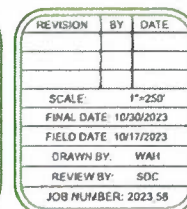
11.0 ..... EXHIBITS

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D - Landscape Plan

## LEGAL DESCRIPTION

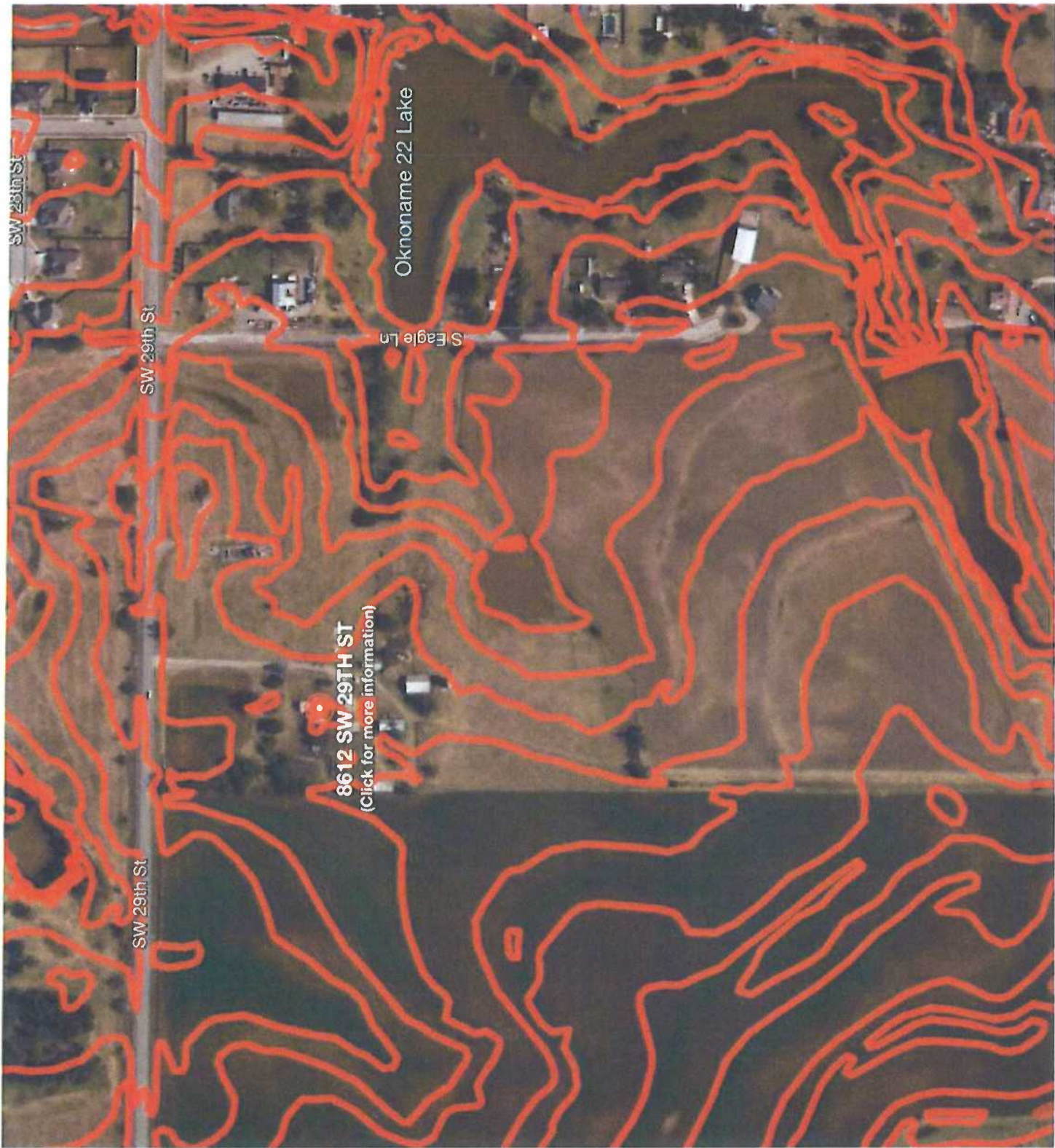
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THIS PLAT AND SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.













The diagram illustrates a tree stump puller, a mechanical device used for removing tree stumps. It features a central vertical shaft with a handle at the top and a pulling mechanism at the bottom. The handle is labeled "Blunt point requires 'push' and 'pull' action". The pulling mechanism is labeled "Pushed up & down, pulled out". The device is shown in a cross-section view, revealing its internal components. The handle is labeled "Handle with 1/2 inch square pipe". The pulling mechanism is labeled "End are guided by 1/2 inch square and 1/2 inch hole in central shaft". The device is shown in a cross-section view, revealing its internal components. The handle is labeled "Handle with 1/2 inch square pipe". The pulling mechanism is labeled "End are guided by 1/2 inch square and 1/2 inch hole in central shaft". The device is shown in a cross-section view, revealing its internal components. The handle is labeled "Handle with 1/2 inch square pipe". The pulling mechanism is labeled "End are guided by 1/2 inch square and 1/2 inch hole in central shaft".

[illegible]

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Journal of Internal Medicine 255: 103–110

- [illegible]

04-0776 **Amelioration of drug-induced convulsions**

- [illegible]

1. <http://www.who.int/mediacentre/factsheets/fs104/en/>



Oklahoma  
Landscape  
Architects  
7100-400 OLA

Tree Planting Layout  
Diagram  
Shocks Western Heights  
SW 29th St. & S. Eagle Ln.  
OKC, OK 73179

Landscaping	L-1.1
12-17-2024	
1"=60'	



# Exhibit C Subject ROW

INTERSECTION TO  
BE SIGNALIZED AND  
LEFT TURN LANES  
ADDED

AREA TO BE  
WIDENED

