

## Liggins, Curtis D

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**From:** Liggins, Curtis D  
**Sent:** Tuesday, March 15, 2022 9:05 AM  
**To:** dbutler@anchorengineering.net  
**Cc:** ccareeman@gmail.com  
**Subject:** FW: PUD # 1846

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**From:** Mike North <[ccareman@gmail.com](mailto:ccareman@gmail.com)>  
**Sent:** Monday, March 14, 2022 11:36 AM  
**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>  
**Subject:** PUD # 1846

I have reviewed PUD 1846 and have the following comments which I would like to see the PUD adjusted accordingly, I am a property owner which this PUD will be adjacent to on its south boundary. Our intended use of our property will be as a Residential Duplex development.

While I am not opposed to the mini storage development, I am concerned with some of the language in the PUD and the following should be addressed in the PUD.

- Façade Regulations are substandard. Office buildings should be 70% masonry as is customary in okc. The personal storage units at a minimum should have coated or treated metal and some higher standard when visible from the arterial.
- Landscaping section should include evergreen trees planted on 20' centers along the south boundary because it is adjacent to duplex zoning. This section as written conflicts with the screening section which states the buildings can be placed on the property line. Clarification is needed.
- The screening section should strike that buildings may be placed on the property line
- The setback section says N/A, further clarification is needed here. No buildings should be placed on the property line adjacent to residential housing units.

We will be developing duplex housing units immediately next to the south property line of this development and feel the above should be addressed in the PUD.

Mike North  
Managing Member  
JMAS, LLC