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4-9-96

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W/Emergy

February 23, 1996

**APPROVED**

FEB 23 1996

CITY COUNCIL

PLANNED UNIT DEVELOPMENT

# OKLAHOMA HEALTH CENTER RESEARCH PARK

OKLAHOMA CITY, OKLAHOMA

PUD # 541

ADMINISTRATIVE DEVELOPMENT APPROVED  
BY THE CITY COUNCIL

ON Jan. 9, 2003

See page(s) 7, 8 & 9 & Renderings A, B,  
C, D1, D2, E & F.

*prepared by:*

Williams, Box, Forshee & Bullard  
522 Colcord Drive  
Oklahoma City, OK 73102

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## **1.0 INTRODUCTION**

The Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*, consisting of approximately twenty-seven (27) acres, is located in the North Half (N/2) of Section Thirty-Four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian in Oklahoma City, Oklahoma. The property is located south of N.E. 8th Street and west of Lincoln Boulevard. The site is presently zoned PUD-482, Bio-Med Research Center.

This Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is intended to be a site for the location of research institutions, including support areas, i.e. administrative facilities, office buildings, corporate and divisional headquarters and similar enterprises. The use of this property will be appropriate for the area and surrounding neighborhoods. This Planned Unit Development lies within the existing urbanized area, and is in close proximity to numerous health centers and related institutions within Oklahoma City.

The project is located in the historic Harrison-Walnut District of Oklahoma City adjacent to the Centennial Expressway. The project area lies upon the linkage between the Central Business District and the Capitol/Health Center Areas.

## **2.0 LEGAL DESCRIPTION**

The legal description of the property comprising the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is described on Exhibit "A", attached hereto and made a part of this Design Statement.

## **3.0 THE DEVELOPER**

The owner/developer of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is Oklahoma City Urban Renewal Authority, c/o Mr. David

Jones, Redevelopment Officer, 204 N. Robinson, Suite 2400, Oklahoma City, Oklahoma, 73102, Telephone (405) 235-3771.

#### **4.0 CONCEPT**

The concept for the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is to provide for the initiation of medical research and related uses on the subject property. The use of this property will be appropriate for the area. The commitment of the Oklahoma City Urban Renewal Authority for the improvement of areas surrounding the Central Business District will act as a stabilizing influence on this inner-city area of Oklahoma City.

Uses anticipated within this Planned Unit Development will include: laboratories, offices and other facilities for basic and applied research, testing and consulting, conducted by or for any individual, organization, or concern, whether public or private; corporate and divisional headquarters for research related industry and enterprises; and incidental operations required to maintain or support any use permitted above. Any other use reasonably related to the intended character of the Oklahoma Health Center Research Park is permitted provided it is first fully authorized in writing by the Oklahoma City Urban Renewal Authority.

#### **5.0 SERVICE AVAILABILITY**

Due to the location of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* within the existing urbanized area of Oklahoma City, all services are presently available to serve this site. The services are as follows:

#### **5.1 STREETS**

Northeast 8th Street, located along the entire northern boundary of the Planned Unit Development is an existing four lane local street. The Centennial Expressway which is located one block west of the Planned Unit Development site is an existing six lane

paved expressway with protected access. Located along the eastern boundary of the site is Lincoln Boulevard, a four lane north-south arterial which connects the Oklahoma Health Center and the Capitol complex. The southern boundary of the Planned Unit Development lies along Northeast 4th Street.

## **5.2 SANITARY SEWER**

Sanitary sewer facilities are presently available to serve this Planned Unit Development from an existing sanitary sewer main.

## **5.3 WATER**

Water is presently existing at various point throughout the area. Appropriate water and fire lines will be added as development occurs within the Planned Unit Development site in accordance with the requirements of the City of Oklahoma City Public Works Department requirements.

## **5.4 FIRE PROTECTION**

Fire protection is presently available from the existing station No. 6, located at 620 N.E. 8th Street. Back-up/Second Unit response is available from existing central station, No. 1, located at 820 N.W. 5th Street. Both of these stations have less than a five minute response time to this location.

## **5.5 GAS ELECTRICITY, TELEPHONE AND CABLE T.V.**

Adequate urban utility lines are available for extension into this Planned Unit Development site. Proper coordination with the various utility companies will be made in conjunction with the developer of this site.

## **6.0. SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. 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 on the day of enactment of the ordinance approving this Planned Unit Development by the City Council. In cases of conflict between the provisions of the City Codes and Regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.

The regulations are as follows:

**6.1 USE REGULATIONS**

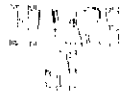
The following use regulations and/or limitations shall apply for the development of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*:

6.1.1 The Use Regulations and Development Regulations of the "C-3" Community Commercial District shall apply for the development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*.

6.1.2 All Use Units as defined in Section 59-3200.13, "C-3", Community Commercial District of the Oklahoma City Code shall be allowed for the development of all or a portion of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*, except those which are prohibited as follows:

- Section 2424.1* Gasoline Sales: Restricted
- Section 2422* Alcoholic Beverage Retail Sales
- Section 2410.1* Automotive and Equipment: Cleaning and Repairs,  
Light Equipment

6.1.3 The primary use of any structure within this Planned Unit Development shall be medical, office, research, financial or custom manufacturing.



Primary use shall be defined as at least sixty percent (60%) of the floor area denoted to that use. All other uses permitted within the C-3 Community Commercial District that are not considered a medical, office, research financial or custom manufacturing nature shall be considered as an accessory or secondary use and must be located in the same structure as a primary use.

## **6.2 SETBACK REGULATIONS**

The following setback requirements shall apply for the development of properties within this Planned Unit Development:

- 6.2.1 There shall be a minimum front yard setback requirement of fifteen feet (15') in width from the front lot line to the nearest above ground improvements for properties within this Planned Unit Development.
- 6.2.2 There shall be a minimum side yard building setback requirement from the side lot line to nearest improvement of fifteen feet (15') for properties within this Planned Unit Development. A side yard of a corner lot shall be considered as a front yard.
- 6.2.3 There shall be no side or front yard setback requirement for the west boundary of this Planned Unit Development.
- 6.2.4 There shall be no restriction placed upon the setback requirement or height in the establishment of fences within or along the boundary of this Planned Unit Development.
- 6.2.5 There will be no setback requirements for signs within this Planned Unit Development.

## **6.3 LANDSCAPE REGULATIONS**

The following landscaping provisions shall apply to this Planned Unit Development. The provisions are as follows:



- 6.3.1 A minimum of eight percent (8%) of each development parcel within this Planned Unit Development shall be devoted to landscaped open space.
- 6.3.2 All front yards, including both street-side yards on corner lots, shall have one tree with a three inch (3") caliper minimum planting size for every twenty-five (25') of frontage.
- 6.3.3 Landscaped open space shall be defined as areas not covered by buildings, drives or paved parking areas.
- 6.3.4 All landscaping in conjunction with the development of this Planned Unit Development will be constructed and/or maintained in such a manner that it will not create a sight restriction hazard for vehicular traffic.
- 6.3.5 Landscaping as required herein shall be the responsibility of the property owner(s) within this Planned Unit Development. Such owners shall be required to maintain the landscaping provided herein and shall timely replace dead vegetation
- 6.3.6 Landscaping within this Planned Unit Development shall comply with Section 6600.5.C (b) through (e) of the Planning and Zoning Code.

#### **6.4 BUILDING RESTRICTIONS**

The following building restrictions shall be the provisions that apply to buildings to be located within this Planned Unit Development. The provisions are as follows:

- 6.4.1 No portion of a building within this Planned Unit Development shall exceed six (6) stories in height, provided, however that notwithstanding other code requirements, buildings up to six (6) stories in height shall be permitted.
- 6.4.2 Metal buildings shall not be permitted within this Planned Unit Development.
- 6.4.3 Buildings to be constructed within this Planned Unit Development shall be architecturally designed and engineered and submitted for review for

complete compliance with the provisions of the Planned Unit Development prior to issuance of any building permit on the property.

## **6.5 SIGN REGULATIONS**

Signage within this Planned Unit Development will be of unified design. The use of color, sign shape, sign placement, and lettering style will be consistent throughout the development. Signs shall not be located within public right-of-way unless approval of said location is obtained from the appropriate City of Oklahoma City official.

Sign functions will include: District Identity; Secondary District Identity; Junior Identity; Site Directional; Building Identity; Building Plaque; Primary Tenant Identity; Building Address and Building Number. For each sign function, there will be a distinct sign appearance and all signs with the same function will maintain that distinct appearance.

Proposed sign design diagrams are attached as Exhibit "C". A site plan showing the proposed locations of the signs is attached as Exhibit "B". The site plan reflects the location of the signs only. It is conceptual with regard to the number of buildings, building concept and placement. Buildings may be placed anywhere within the PUD, in accordance with the provisions of the PUD.

6.5.1 District Identity - One District Identity sign will be permitted along the west boundary of this PUD. The sign will be placed so that it will be visible from the Centennial Expressway. The maximum dimensions of this monument sign will be height 68' 6"; length 18' 21"; width 6' 9". (Sign A)

6.5.2 Secondary District Identity - One Secondary District Identity will be permitted along the east boundary of this PUD. The sign will be placed so that it will be visible from Lincoln Boulevard. The maximum dimensions of this monument sign will be: height 24' 22"; length 7' 12"; width 3' 4". (Sign B)

6.5.3 Junior Identity - One Junior Identity sign is permitted at each entrance to the Planned Unit Development. One Junior Identity sign will also be placed at the northeast boundary so that it will be visible from Lincoln Boulevard. The maximum

dimensions of this monument sign will be: height ~~18'~~ 12'; length ~~5'~~ 12'; width ~~2'~~ 4'. (Sign C)

- 6.5.4 Site Directional - One Site Directional sign is permitted at each entrance to the Planned Unit Development.. One additional Site Directional will be permitted within the Research Park.. The maximum dimensions of this monument sign will be height ~~13'~~ 16'; length 10'; width ~~2'~~ 4'. (Sign D-1 and D-2)
- 6.5.5 Building Identity - One Building Identity sign will be permitted for each building. The sign will be placed near the main entrance of that building. The maximum dimensions of this monument sign will be: height ~~12'~~ 7'; length ~~4'~~ 7'; width ~~2'~~ 4'. (Sign E)
- 6.5.6 Building Plaque - Building mounted plaques, typically used to identify type of entrance at street level, will be placed as needed on each building. The maximum size for a Building Plaque will be: length: 3'; width 2'.
- 6.5.7 Primary Tenant Identity - The name and/or company logo of the primary tenant in each building will be placed on the building at or above the second floor level. The maximum height of the letters or logo will be 4'. The primary tenant name and/or logo may be placed on each face of the building.
- 6.5.8 Building Address - Building mounted plaques containing the address of the building will be placed as needed on each building. The maximum size for a Building Address plaque will be: length 3'; width 2'.
- 6.5.9 Building Number - The number of each building will be placed on the building at or above the second floor level. The maximum height of the number(s) will be 4'. The building number may be placed on each face of the building.
- 6.5.10 Other signs, as shown on Drawing #15 in Exhibit "C" (Proposed Sign Design), will be permitted throughout the Planned Unit Development.
- 6.5.11 Banners shall be permitted notwithstanding the requirements of the Code of the City of Oklahoma City within the Planned Unit Development site.

6.5.12 All signs with moving, flashing or intermittently illuminated elements are strictly prohibited within this Planned Unit Development.

6.5.13 Free-standing non-accessory signs (billboards) shall not be permitted on this site, except those which presently exist at the time of approval of this Planned Unit Development.

6.5.14 Directional - Directional signs as shown as "Sign F" shall be permitted throughout the planned unit development. (Sign F)

## **6.6 ACCESS RESTRICTIONS**

The following access restrictions shall apply for all of the development of this Planned Unit Development:

6.6.1 A minimum driveway separation of 150 feet shall be provided along N.E. 8th Street from this Planned Unit Development.

6.6.2 A minimum driveway separation of 200 feet shall be provided along Lincoln Blvd. from this Planned Unit Development.

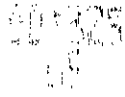
6.6.3 A minimum driveway separation of 125 feet shall be provided along N.E. 4th Street from this Planned Unit Development.

6.6.4 There shall be limits of no access from this Planned Unit Development to N.E. 4th Street within 100 feet of its intersection with Lincoln Blvd.

6.6.5 There shall be limits of no access from this Planned Unit Development to N.E. 8th Street or Lincoln Blvd. within 120 feet of the intersection of said streets.

6.6.6 All measurements stated herein shall be measured centerline of street to leading edge of drive or, centerline of street to centerline of street or, centerline of drive to centerline of drive.

On \_\_\_\_\_, the Planning Director approved an administrative amendment modifying sections 6.5.1, 6.5.2, 6.5.3, 6.5.4, 6.5.5 regarding sign size and adding section 6.5.14 and adding renderings of Signs A, B, C, D1, D2, E and F.



6.6.7 A deceleration lane will be provided should a median opening be permitted in Lincoln Boulevard at the entrance into the office park.

## **6.7 GENERAL PROVISIONS**

The following general provisions shall apply for all of the development of this Planned Unit Development.

6.7.1 Development phasing shall be allowed as a part of the development of this Planned Unit Development.

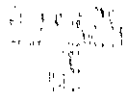
6.7.2 Fences to be constructed along the west boundary of this Planned Unit Development shall not be required to comply with the sightproof screening and landscaping requirements of Section 59-6600 of the Oklahoma City Code.

6.7.3 All dumpsters and trash collection areas to be located within this Planned Unit Development shall be screened from view from all exterior boundaries of the Planned Unit Development by sight-proof screening constructed of masonry at least six feet (6') in height, designed to be an architectural extension of the building. Berms and plantings may be used in addition to the wall, but metal or wood fences are prohibited.

## **7.0 EXHIBITS**

The following exhibits are hereby attached hereto and made a part of this Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*:

EXHIBIT "A"	LEGAL DESCRIPTION
EXHIBIT "B"	SITE PLAN
EXHIBIT "C"	PROPOSED SIGN DESIGN



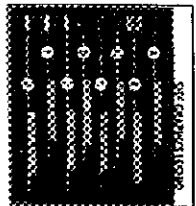
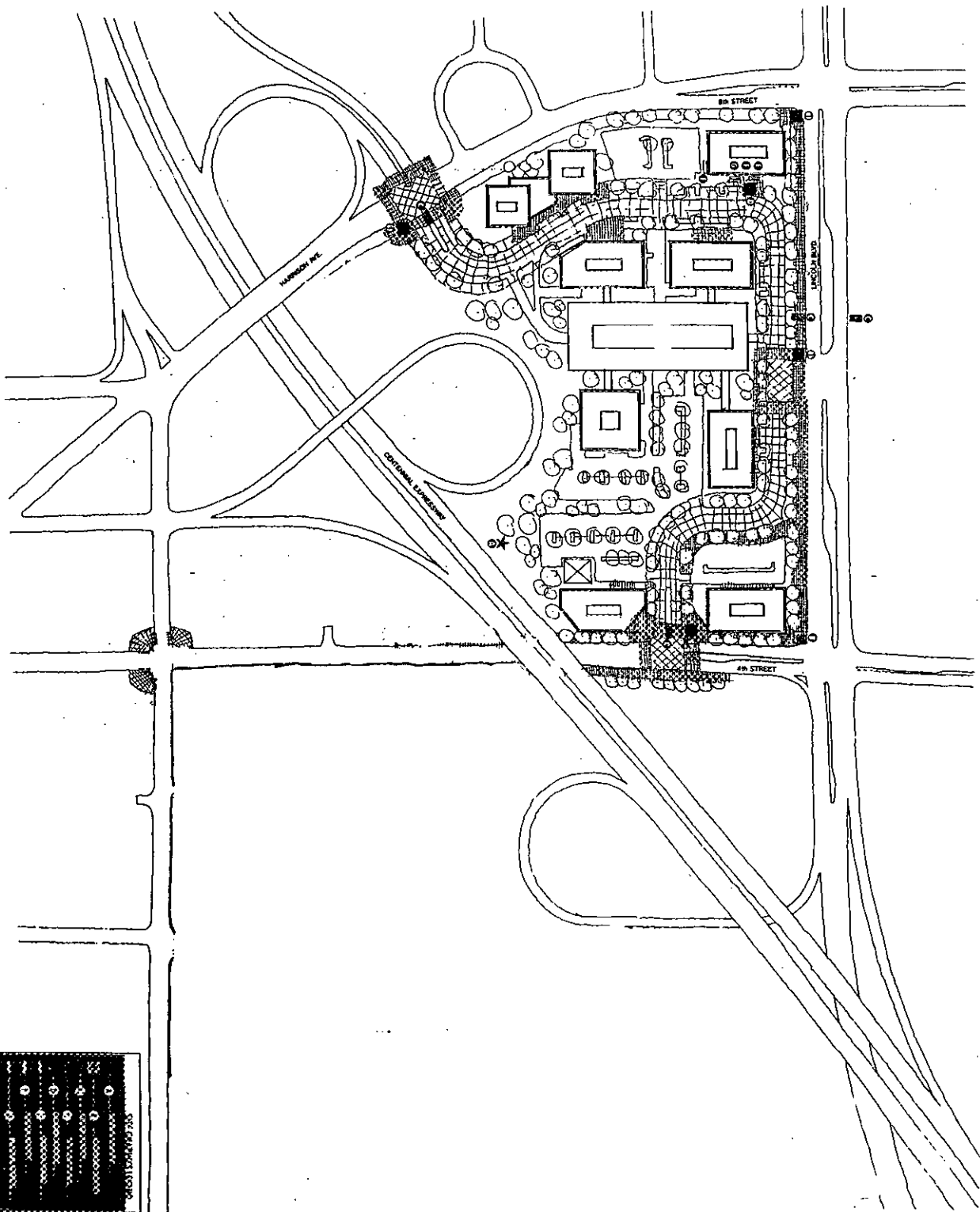
## EXHIBIT "A"

### LEGAL DESCRIPTION

A tract of land lying in the North-Half (N/2) of Section Thirty-Four (34), Township Twelve North (T-12-N), Range Three West (R-3-W), Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the center of said section 34; thence North  $89^{\circ}54'20''$  East a distance of 121.9097 feet; thence North  $00^{\circ}07'23''$  West a distance of 153.6102 feet to the Point or Place of Beginning; thence North  $84^{\circ}52'23''$  West a distance of 132.7179; thence South  $89^{\circ}54'20''$  West a distance of 303.1074 feet; thence North  $00^{\circ}05'06''$  West a distance of 5.00 feet; thence South  $89^{\circ}54'20''$  West a distance of 125.00 feet; thence North  $16^{\circ}34'28''$  West a distance of 130.36 feet; thence South  $89^{\circ}50'31''$  West a distance of 10.00 feet; thence North  $00^{\circ}05'06''$  West a distance of 760.00 feet; thence South  $89^{\circ}54'03''$  West a distance of 260.00 feet; thence South  $76^{\circ}46'19''$  West a distance of 154.03 feet; thence North  $37^{\circ}32'21''$  West a distance of 296.09 feet; thence Northeasterly along a curve to the right having a central angle of  $05^{\circ}17'58''$ , a radius of 1,382.78 feet and an arc length of 127.8971 feet; thence North  $64^{\circ}30'54''$  East a distance of 490.67 feet; thence Northeasterly along a curve to the right having a central angle of  $22^{\circ}36'21''$ , a radius of 615.43 feet and an arc length of 242.8156 feet; thence North  $79^{\circ}46'11''$  East a distance of 60.953 feet; thence North  $89^{\circ}53'15''$  East a distance of 349.3527 feet; thence South  $00^{\circ}07'23''$  East a distance of 1,442.1868 feet to the Point or Place of Beginning.

01/18/80  
10:00 AM



ILLUSTRATIVE  
PLAN

**BIO-RESEARCH CENTER PROJECT**  
Oklahoma City, Oklahoma  
HVA Associates Inc. Oklahoma City Urban Renewal Authority

**OHG**

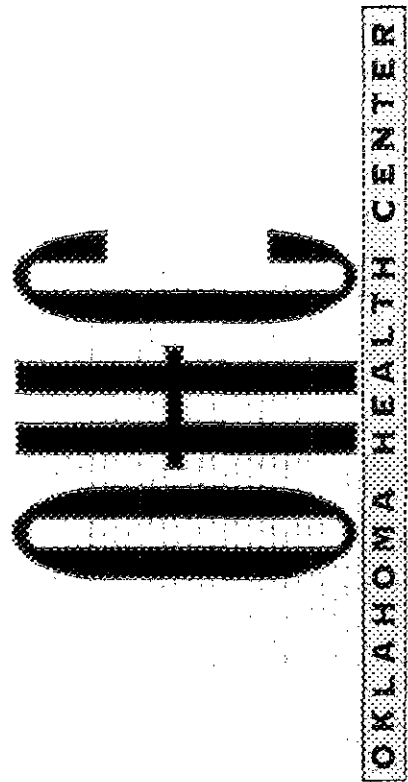
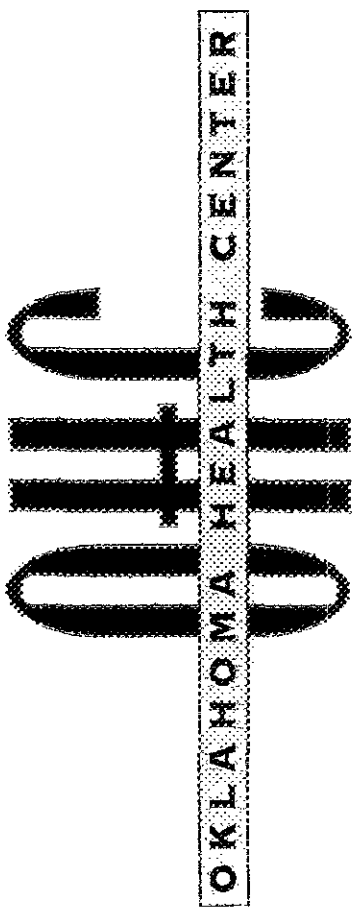
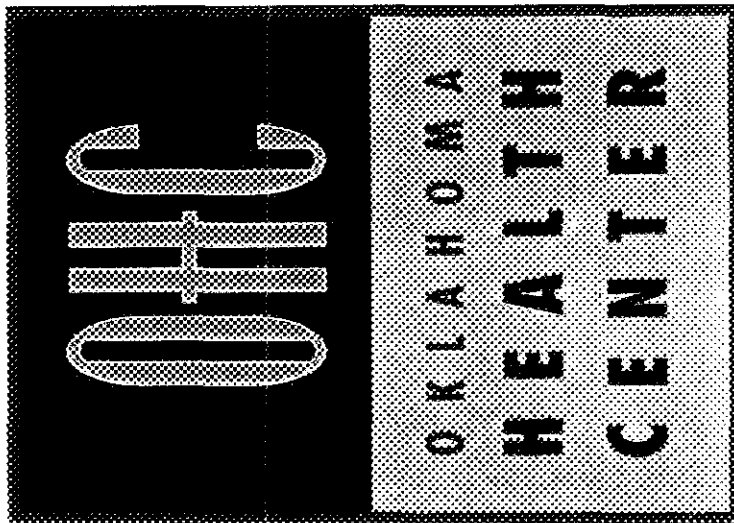
**OKLAHOMA  
HEALTH  
CENTER**

PRELIMINARY DESIGN DEVELOPMENT PACKAGE - OCTOBER, 7 1995

10-2-95

PUD-541





PROPOSED OKLAHOMA HEALTH CENTER LOGOS



**TRIPLE**  
SPANNERS

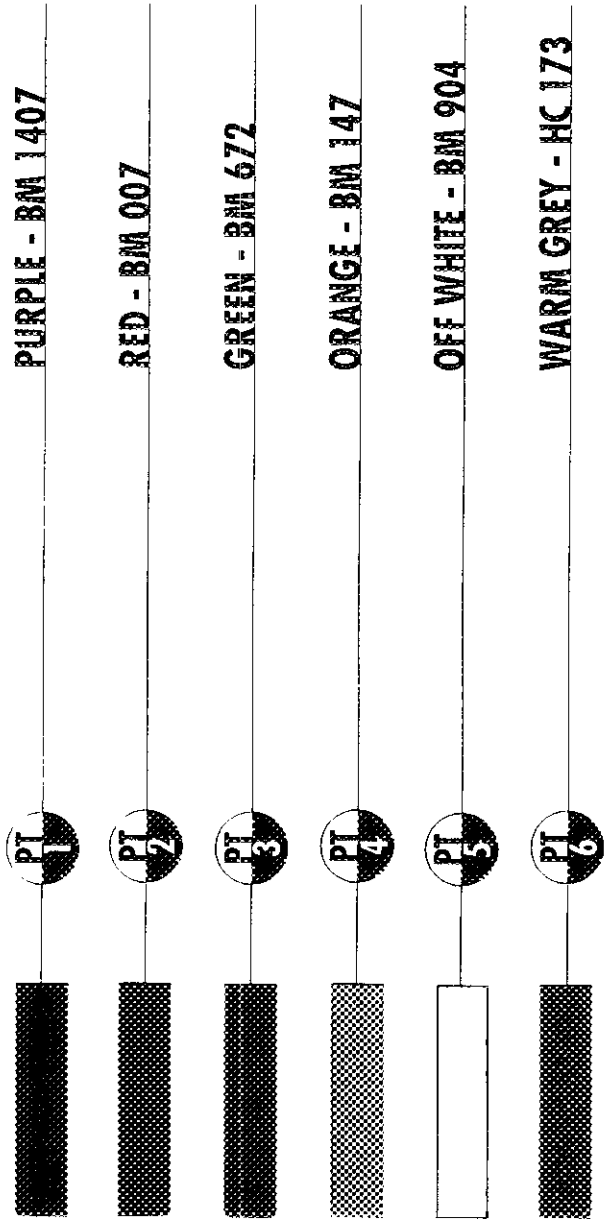
9553603

OKLAHOMA  
HEALTH  
CENTER

DATES	
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2	10.2.95
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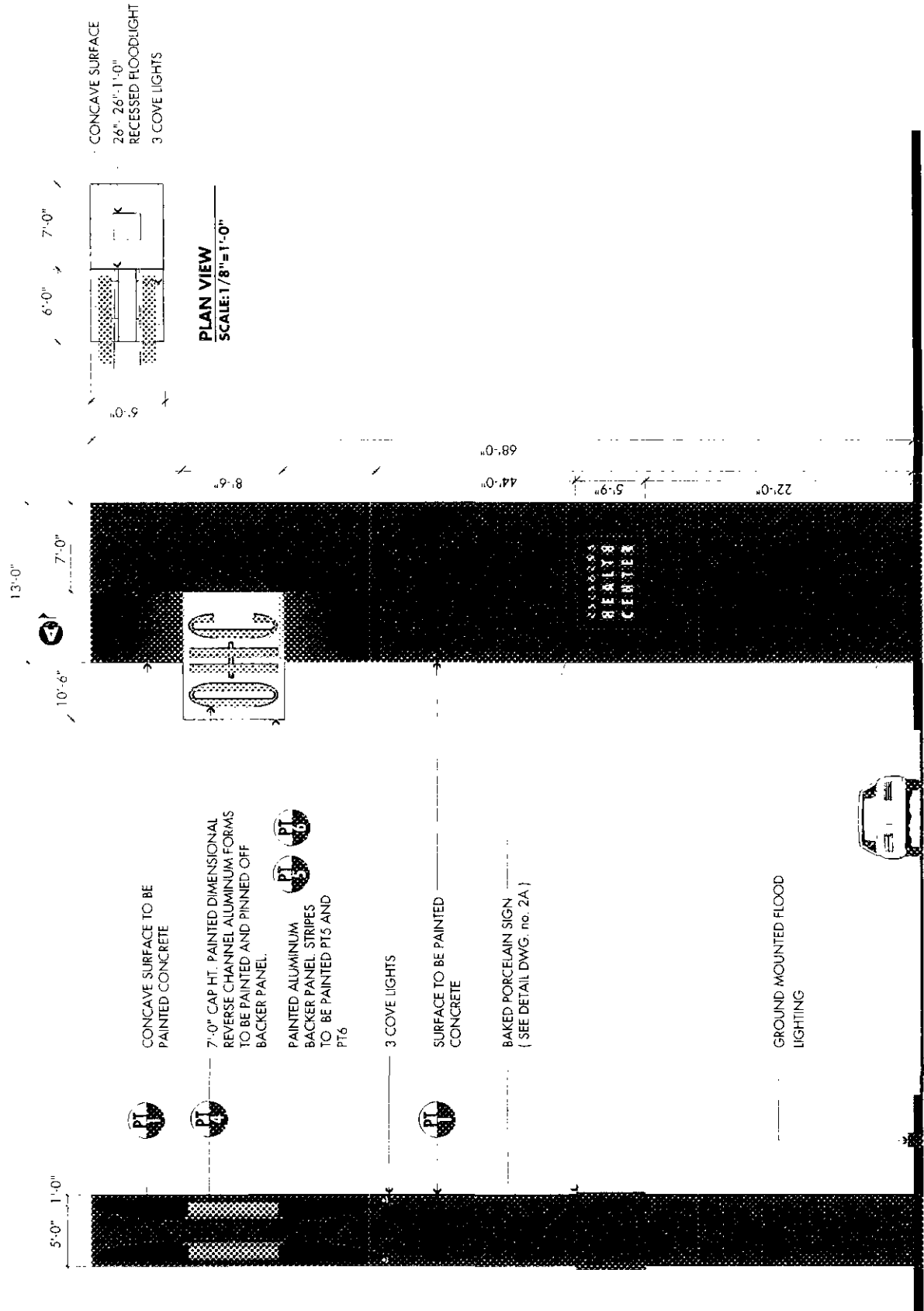
**1a**



COLOR CHART - OKLAHOMA BIO-RESEARCH

10/11/95

DATES	
1	9.18.95
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**DISTRICT IDENTITY - ELEVATION**  
SCALE: 1/8"=1'-0"

**A SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



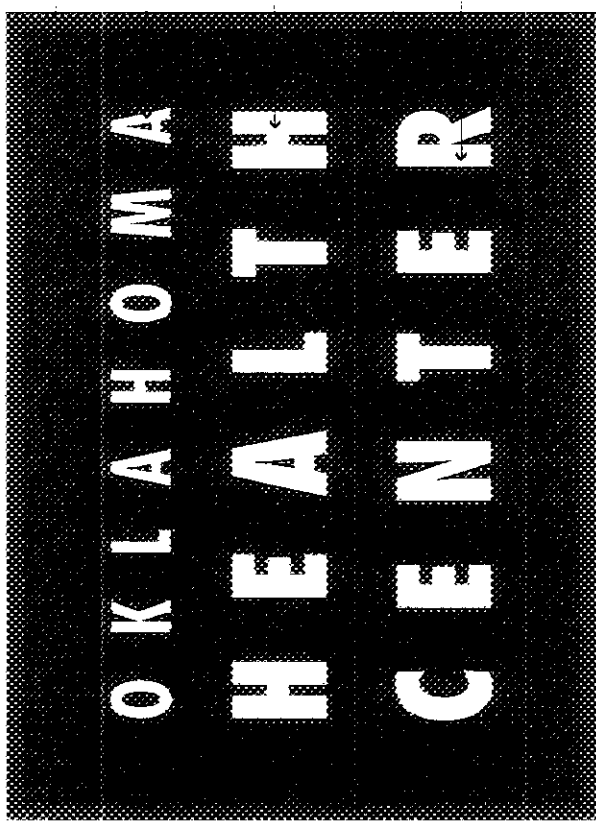
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OKLAHOMA  
HEALTH  
CENTER

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DWG. NO.

**2A**



BAKED PORCELAIN ENAMEL SIGN  
BACKGROUND TO MATCH PT3

7" CAP. HT. FUTURA CONDENSED BOLD

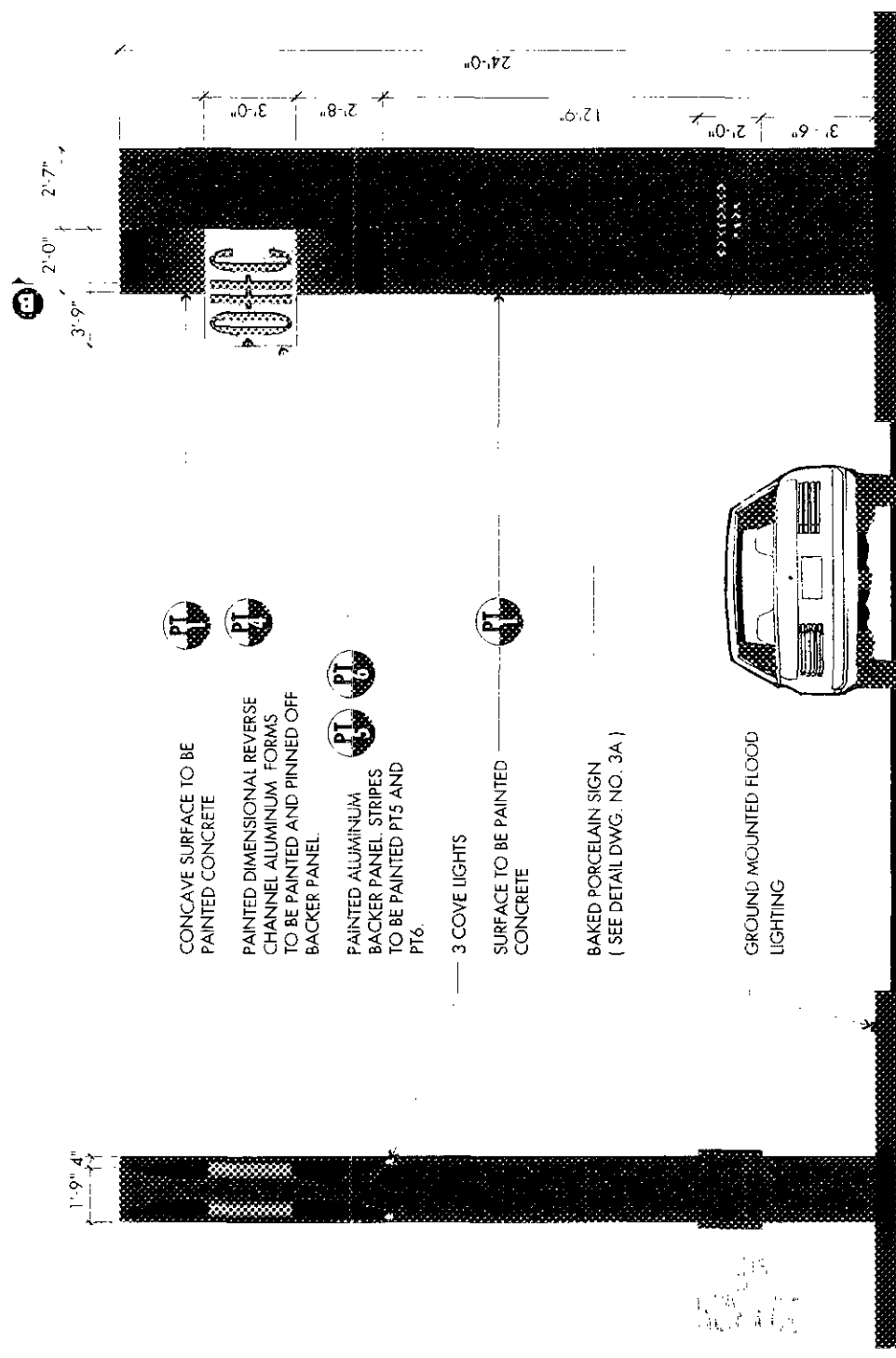


BAKED PORCELAIN ENAMEL SIGN  
COPY TO MATCH PT5

12" CAP. HT. FUTURA CONDENSED EXTRA BOLD

**A** DISTRICT IDENTITY - DETAIL ELEVATION  
SCALE: 3/4" = 1' - 0"

DATES	
1	9.18.95
2	10.2.95
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6	



CONCAVE SURFACE TO BE  
PAINTED CONCRETE

PAINTED DIMENSIONAL REVERSE  
CHANNEL ALUMINUM FORMS  
TO BE PAINTED AND PINNED OFF  
BACKER PANEL

PAINTED ALUMINUM  
BACKER PANEL STRIPES  
TO BE PAINTED PT5 AND  
PT6.

— 3 COVE LIGHTS

SURFACE TO BE PAINTED  
CONCRETE

BAKED PORCELAIN SIGN  
( SEE DETAIL DWG. NO. 3A )

GROUND MOUNTED FLOOD  
LIGHTING

**B SECONDARY DISTRICT IDENTITY - SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**B SECONDARY DISTRICT IDENTITY - ELEVATION**  
SCALE: 1/4" = 1'-0"



9553603

RESEARCH HEALTH CENTER

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DWG. NO. **3A**

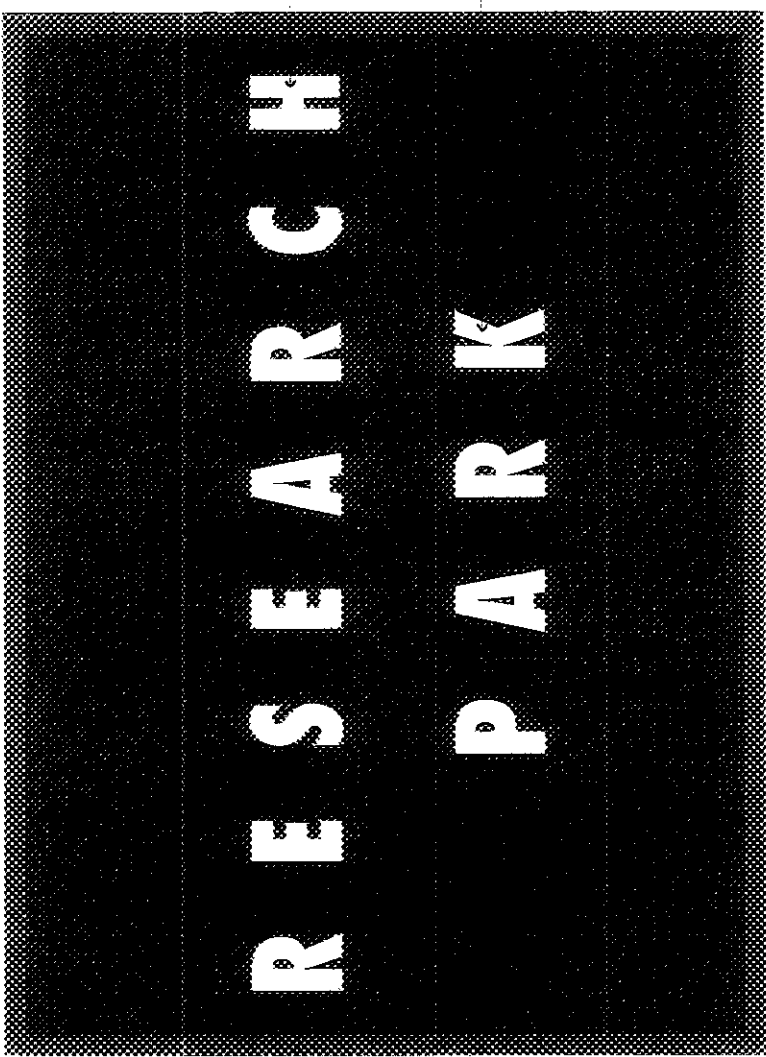
BAKED PORCELAIN ENAMEL SIGN  
BACKGROUND TO MATCH PT3



BAKED PORCELAIN ENAMEL SIGN  
COPY TO MATCH PT5



2 3/4" CAP. HT. FUTURA CONDENSED EXTRA BOLD



**B** SECONDARY DISTRICT IDENTITY - DETAIL ELEVATION  
SCALE: 1/4" = 1"



9553603

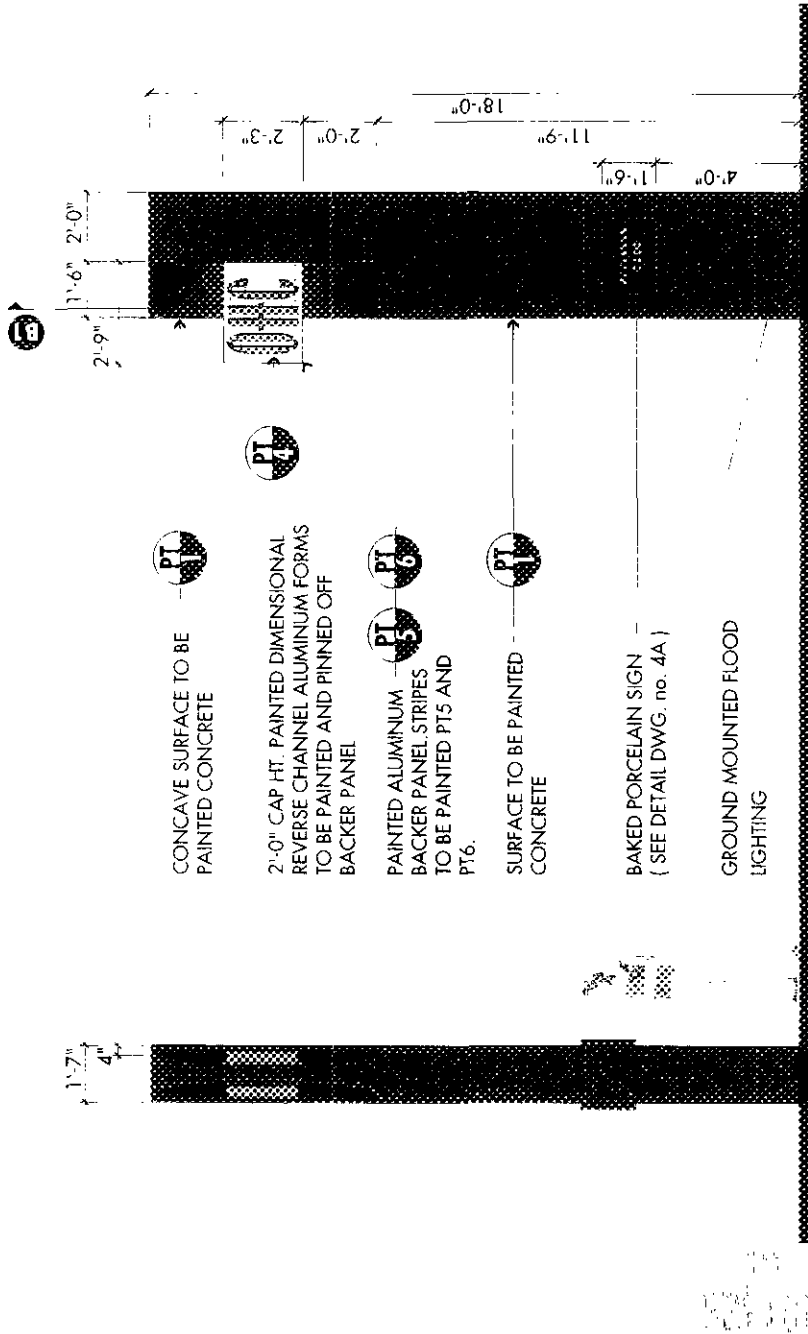
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DWG. NO.

4



31 JUNIOR IDENTITY - SIDE SECTION

SCALE: 1/4" = 1'-0"

JUNIOR IDENTITY - ELEVATION

SCALE: 1/4" = 1'-0"



9553603

OKSASORA  
HEALTH  
CENTER

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DWG. NO.

4A

BAKED PORCELAIN ENAMEL SIGN  
BACKGROUND TO MATCH PT3

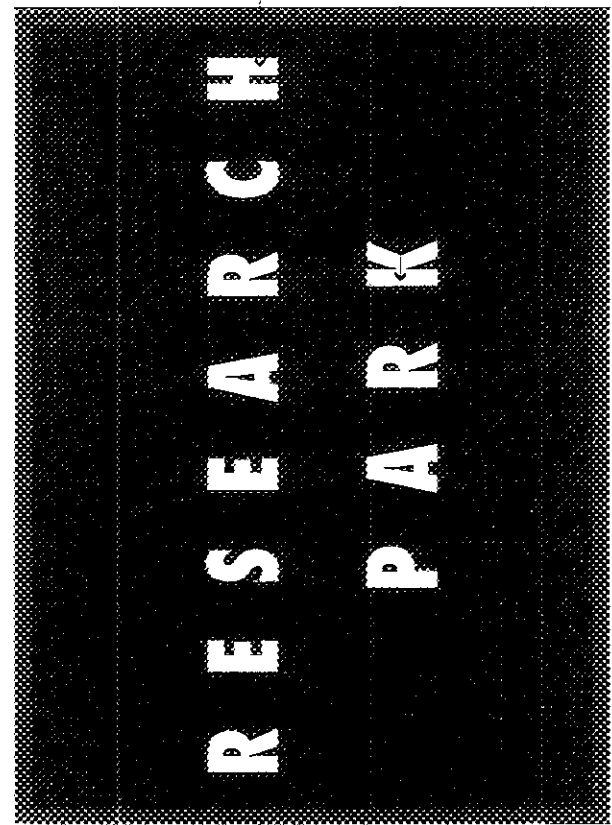


BAKED PORCELAIN ENAMEL SIGN  
COPY TO MATCH PT5



2" CAP HT FUTURA CONDENSED EXTRA BOLD

2'-0"



**B1** JUNIOR DISTRICT IDENTITY - DETAIL ELEVATION  
SCALE: 1/4" = 1"





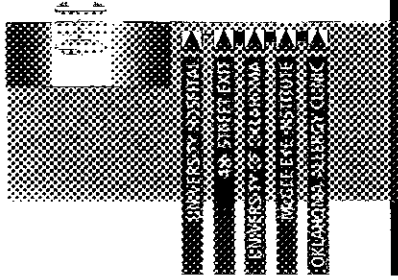
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OKLAHOMA  
HEALTH  
CENTER

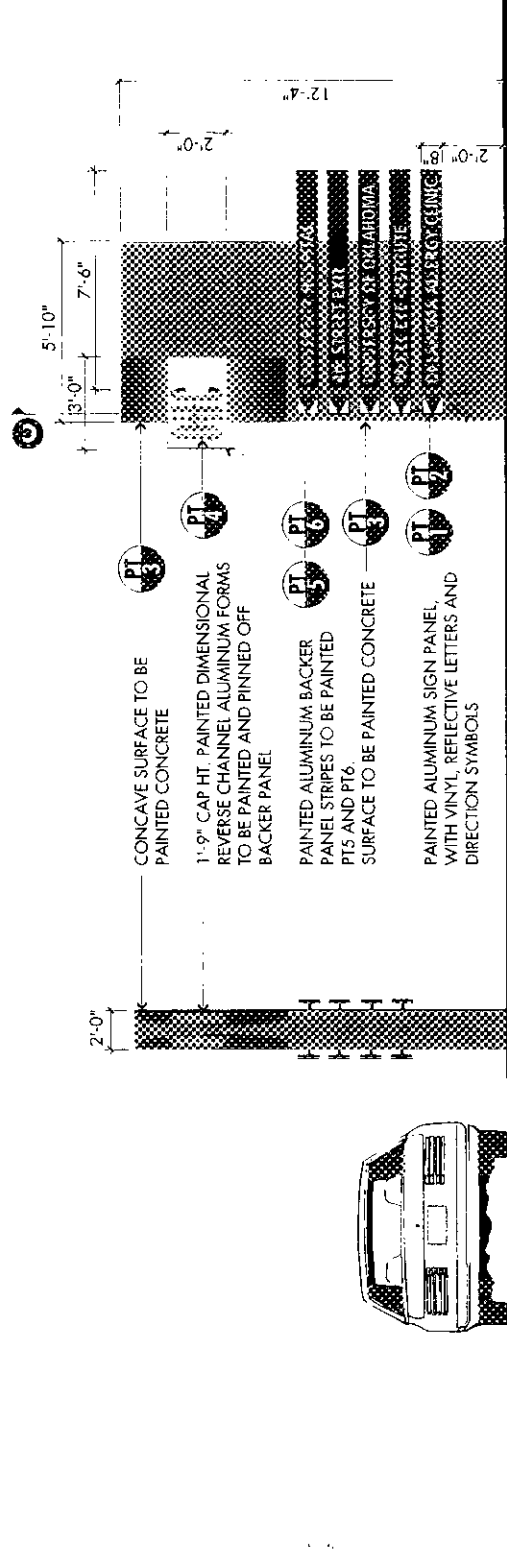
DATE	
1	9.18.95
2	10.2.95
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6	

DWG. NO

5



**SITE DIRECTIONAL - FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



CONCAVE SURFACE TO BE PAINTED CONCRETE

1'-9" CAP HT. PAINTED DIMENSIONAL REVERSE CHANNEL ALUMINUM FORMS TO BE PAINTED AND PINNED OFF BACKER PANEL

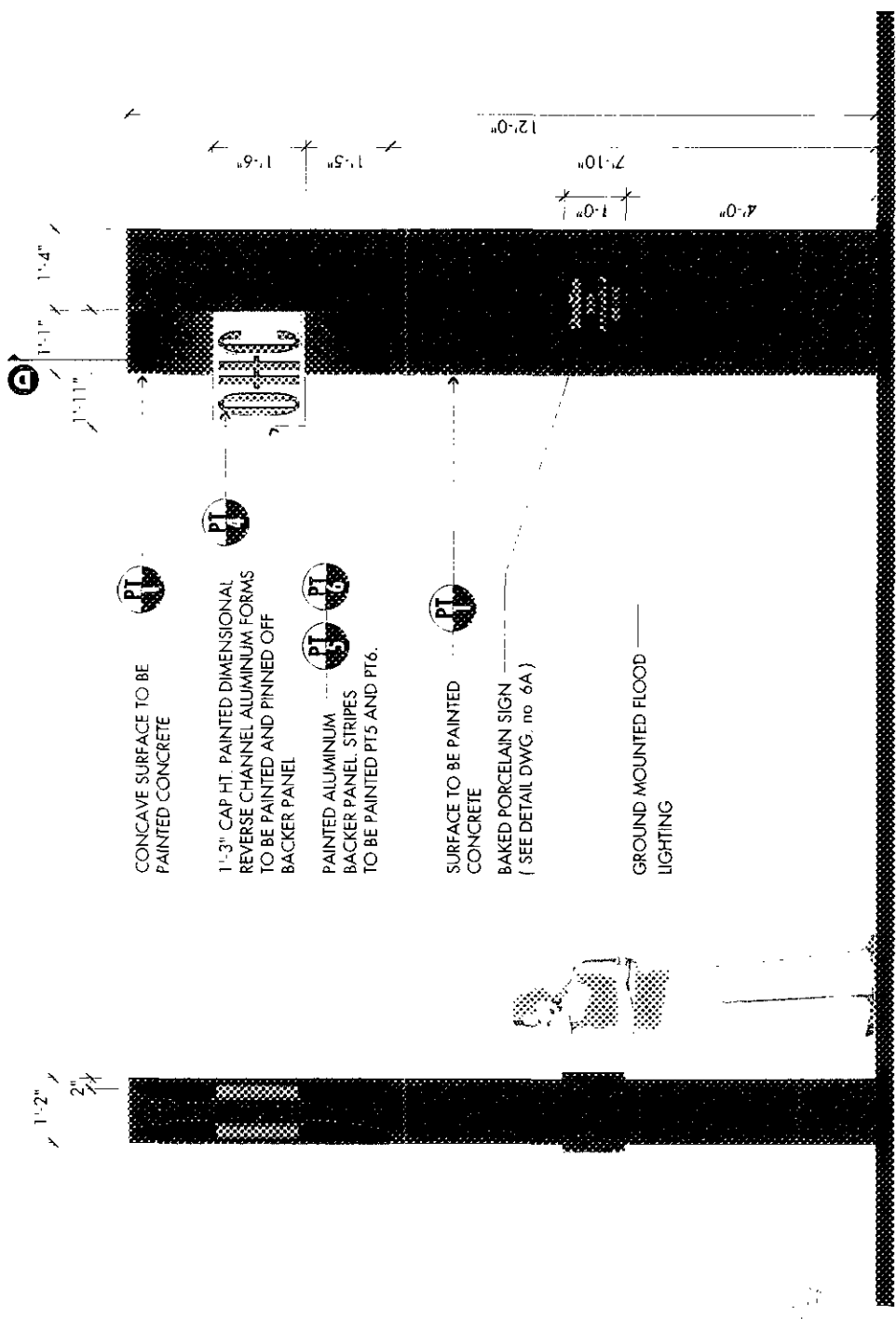
PAINTED ALUMINUM BACKER PANEL STRIPES TO BE PAINTED PT5 AND PT6. SURFACE TO BE PAINTED CONCRETE

PAINTED ALUMINUM SIGN PANEL WITH VINYL, REFLECTIVE LETTERS AND DIRECTION SYMBOLS

**SITE DIRECTIONAL - SECTION**  
SCALE: 1/4"=1'-0"

**SITE DIRECTIONAL - FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

DATES	
1	9.18.95
2	10.2.95
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CONCAVE SURFACE TO BE PAINTED CONCRETE

1-3" CAP HT. PAINTED DIMENSIONAL REVERSE CHANNEL ALUMINUM FORMS TO BE PAINTED AND PINNED OFF BACKER PANEL

PAINTED ALUMINUM BACKER PANEL STRIPES TO BE PAINTED PT5 AND PT6.

SURFACE TO BE PAINTED CONCRETE

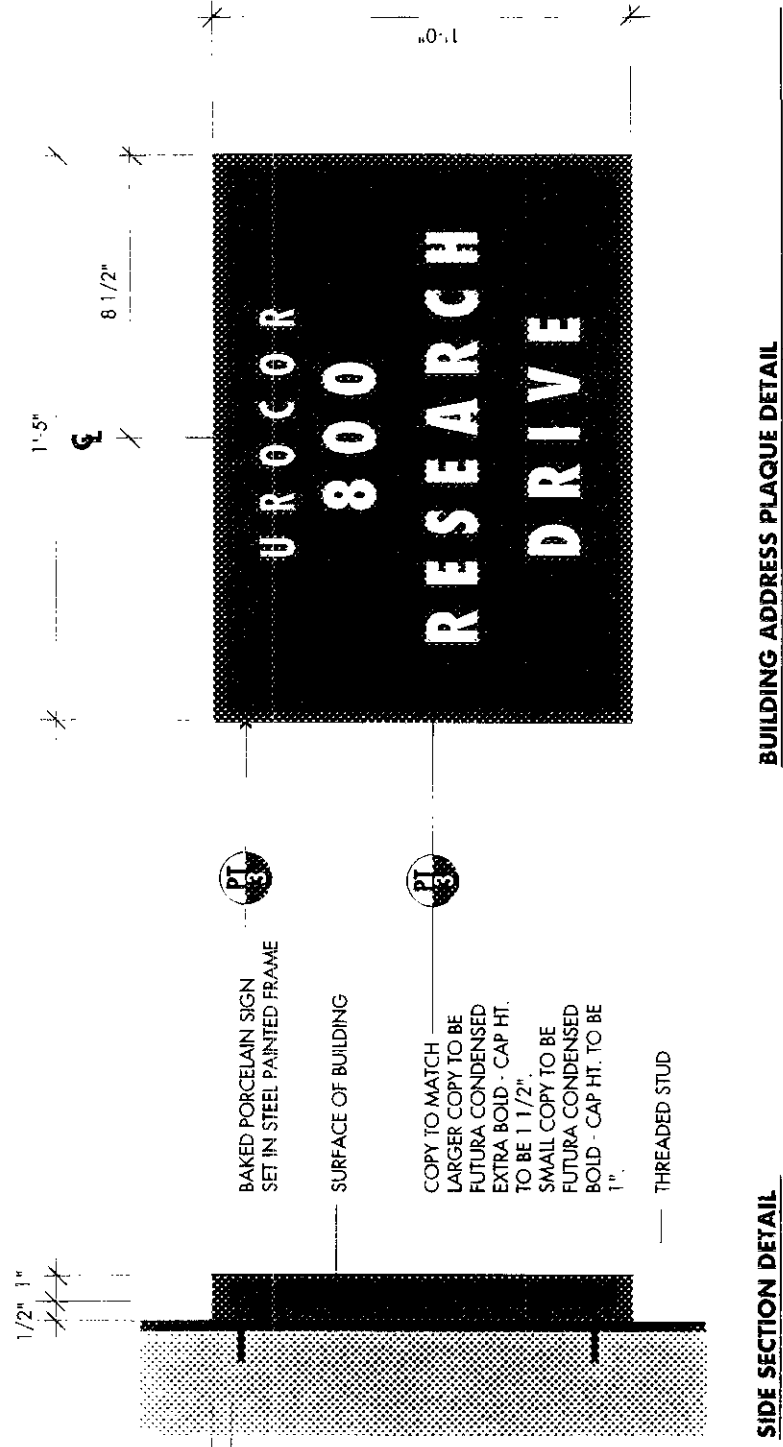
BAKED PORCELAIN SIGN (SEE DETAIL DWG. no 6A)

GROUND MOUNTED FLOOD LIGHTING

**D BUILDING ADDRESS MONUMENT - SIDE SECTION**  
SCALE: 1/2" = 1'-0"

**BUILDING ADDRESS MONUMENT - ELEVATION**  
SCALE: 1/2" = 1'-0"

DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	



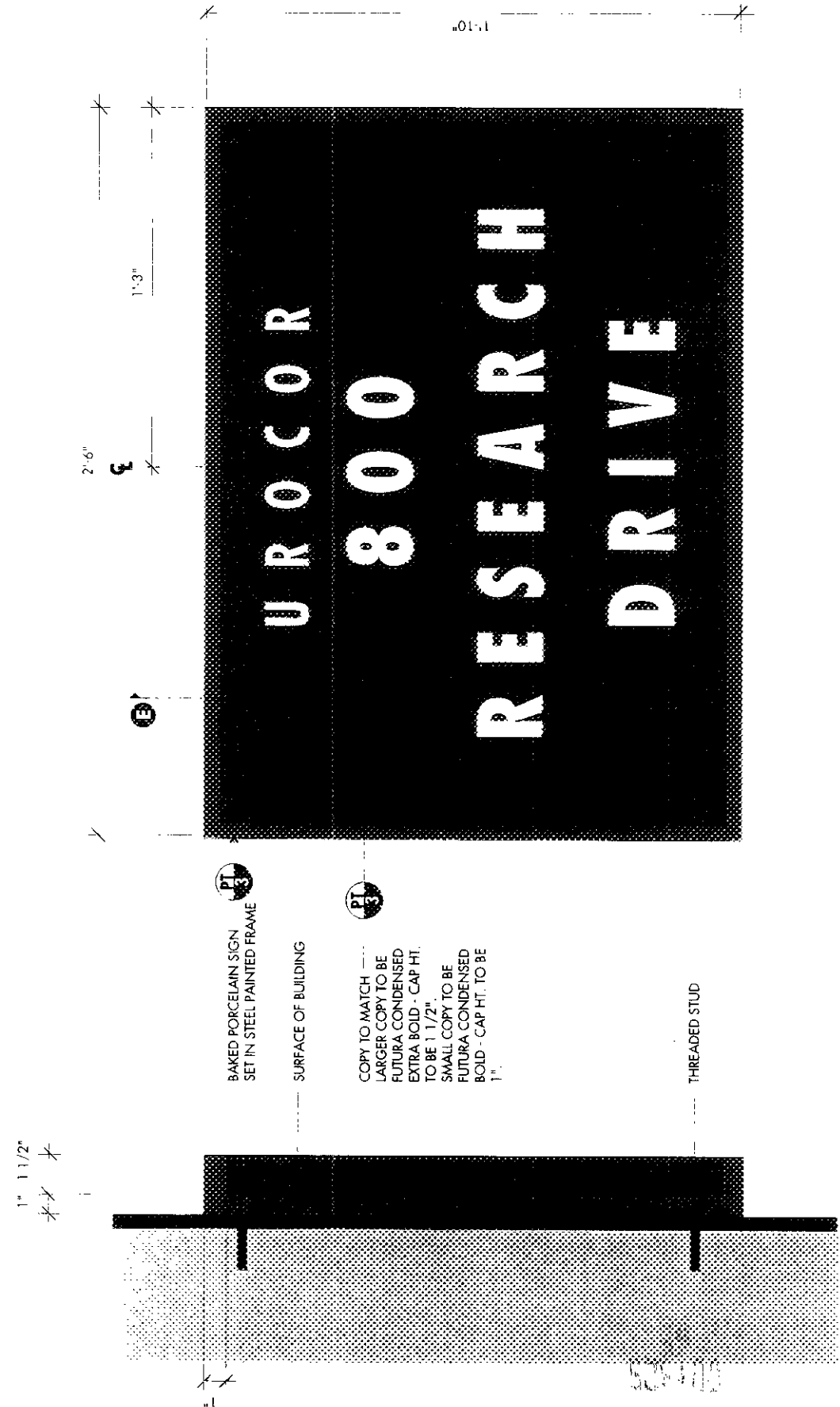


9553603

UNIVERSITY OF OKLAHOMA  
HEALTH CENTER

DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO. **7**



**BUILDING IDENTITY PLAQUE DETAIL**  
SCALE: 3" = 1'-0"

**3 SIDE SECTION DETAIL**  
SCALE: 3" = 1'-0"



9553603

ORNL  
HEALTH  
CENTER

DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO.  
**8**

**UROCOR**  
**800**  
**RESEARCH**  
**DRIVE**

**UROCOR**  
**800**  
**RESEARCH**  
**DRIVE**

**B**

**A**

**BUILDING IDENTITY PLAQUES - OPTIONS A & B**  
**NOT TO SCALE**





9553603

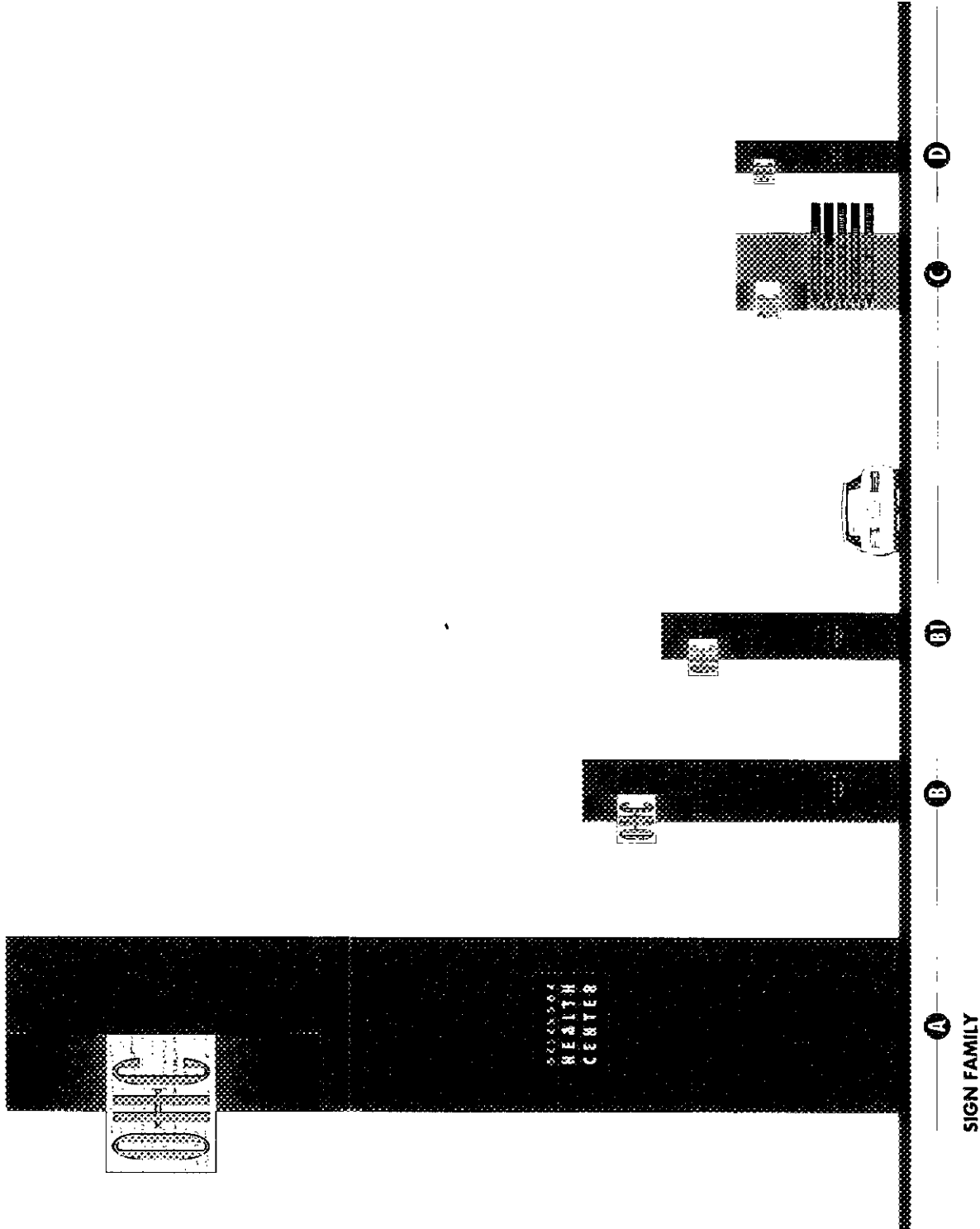
9553603

9553603  
HEALTH  
CENTER

DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO.

9



SIGN FAMILY  
SCALE: 1/8"=1'-0"

10/20/95  
10/20/95



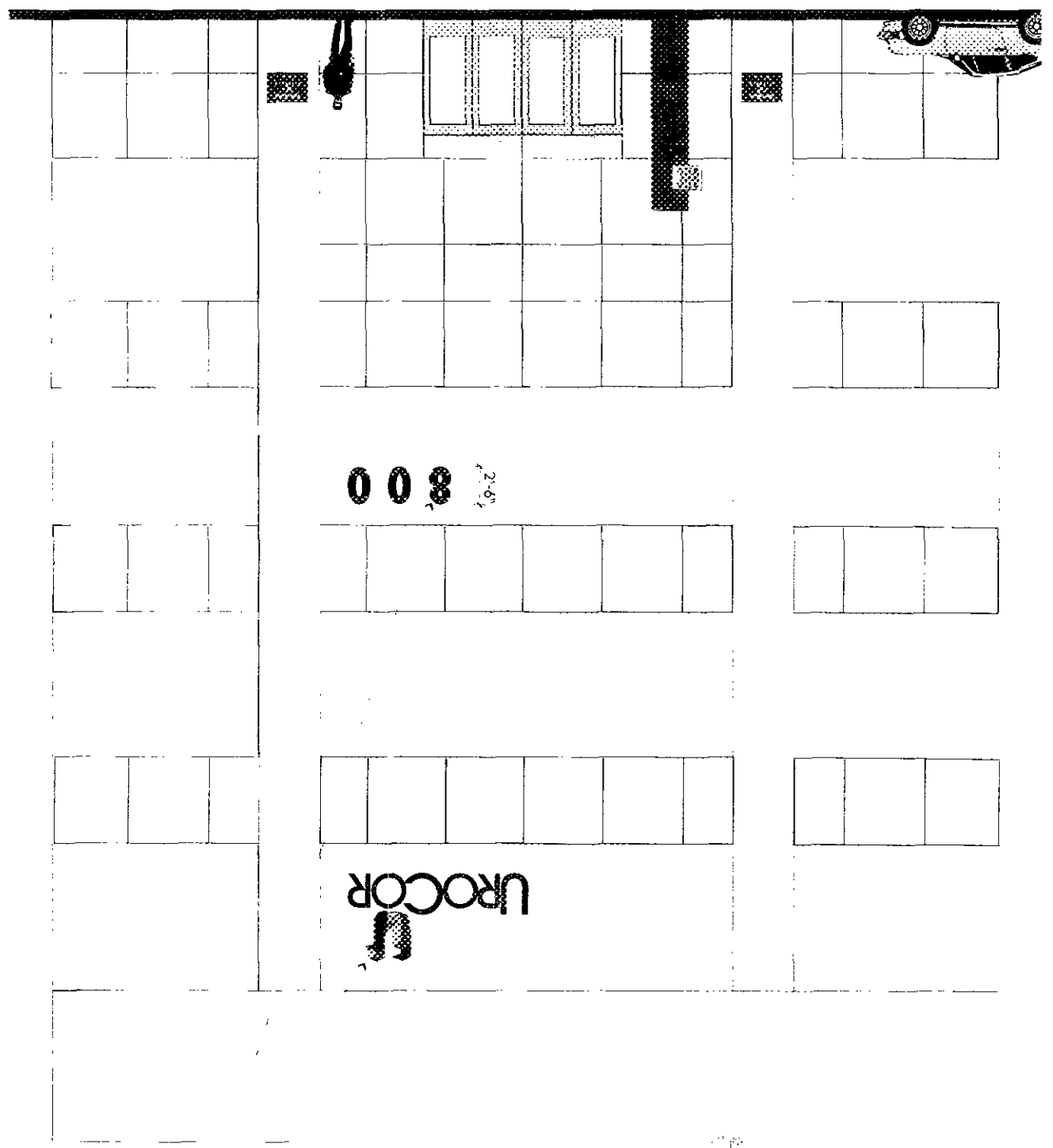
9553603

ARIZONA  
HEALTH  
CENTER

DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO.  
**10**

**SOUTH ELEVATION - OPTION A**  
NOT TO SCALE



2'-6"  
80

**UROCOR**

SEE DETAIL DWG no. 13

10/10/95



TRIPLE

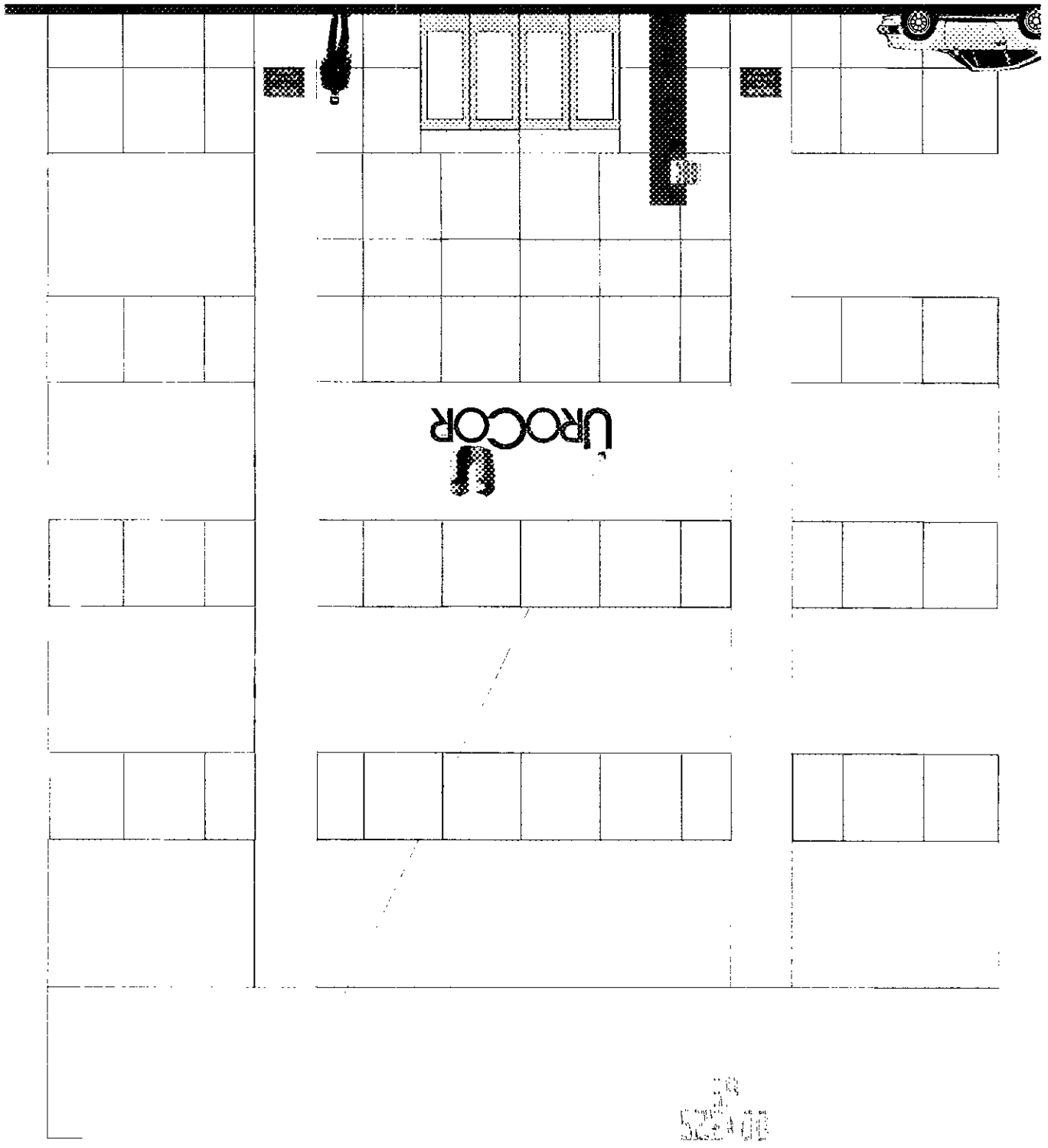
9553603

OKLAHOMA  
HEALTH  
CENTER

DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO.  
**11**

SOUTH ELEVATION - OPTION B  
NOT TO SCALE



38  
523400





9553603

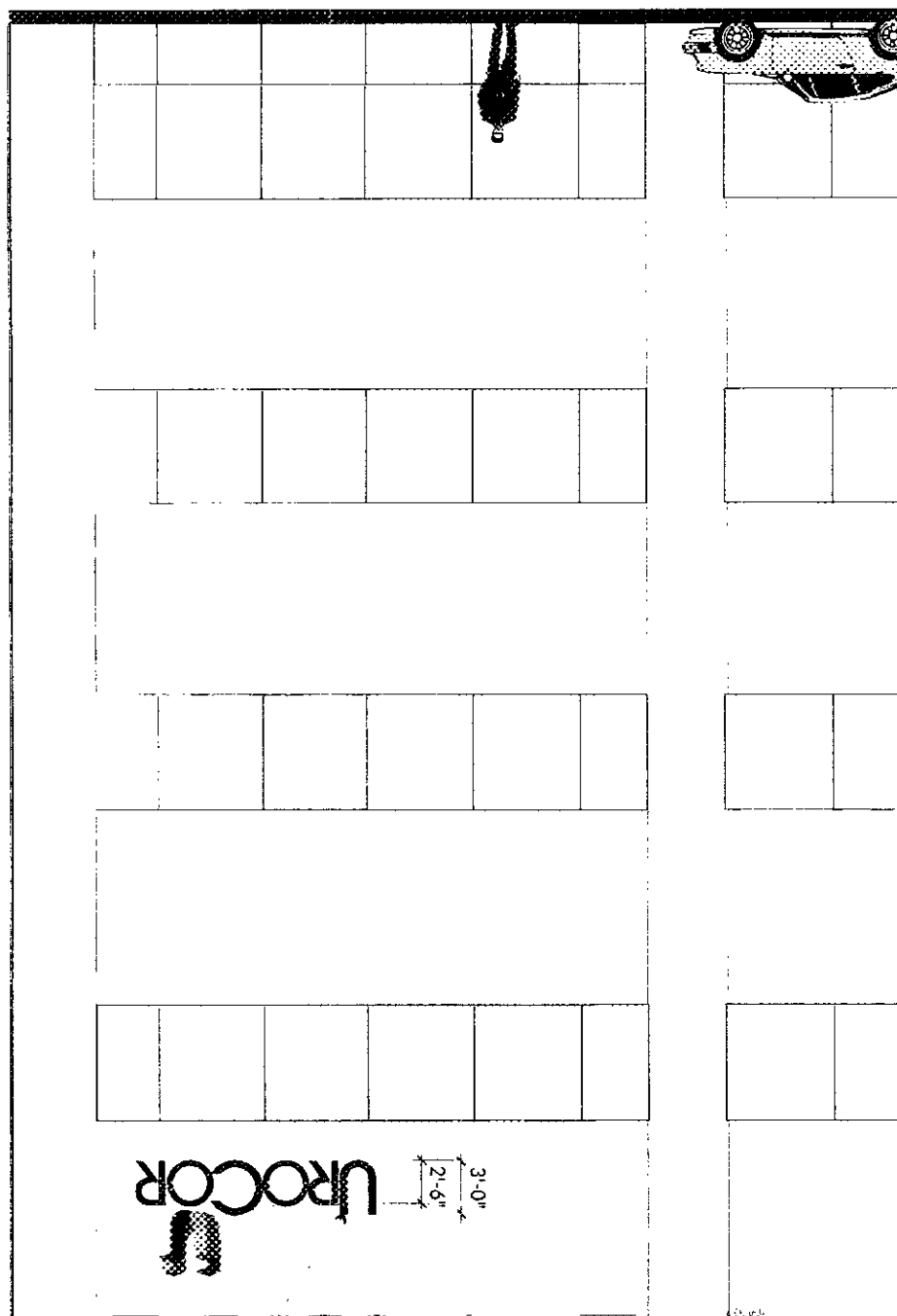
OKLAHOMA  
HEALTH  
CENTER

DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO.

12

WEST ELEVATION  
NOT TO SCALE



— SEE DETAIL DWG. no. 13

**UROCOR**

AVANT GARDE MEDIUM.  
CAP. HT. VARIES WITH APPLICATION.  
OWNER TO PROVIDE LOGO ARTWORK

**F**

**800**

FUTURA CONDENSED EXTRA BOLD.  
CAP. HT. VARIES WITH APPLICATION.

800  
800  
**G**

**F** **G** BUILDING NUMBER AND PRIMARY TENANT LOGO - DETAIL ELEVATION  
SCALE: 1/4" = 1"

	9553603	OSAKA HEALTH CENTER	DATES	1	9.18.95
				2	10.2.95
				3	
				4	
				5	
				6	
			DWG. NO.	<b>13</b>	



**ROCKE**  
GRAPHICS

9553603

DESIGN BY  
**HEALTH  
CENTER**

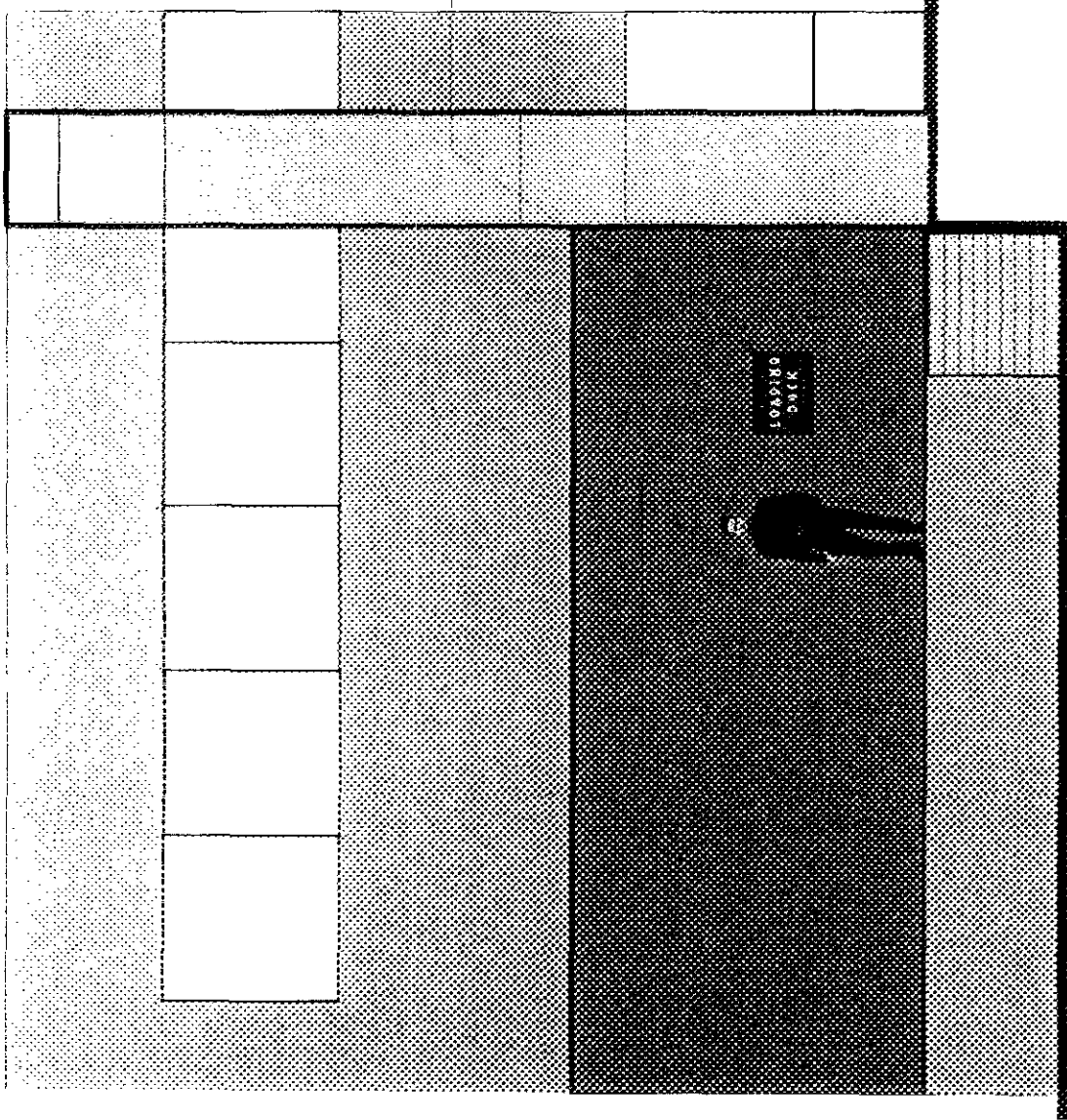
DATES

1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO.

**14**

SEE DETAIL DWG. no. 14a



**LOADING DOCK ELEVATION**  
NOT TO SCALE

NOV 1995

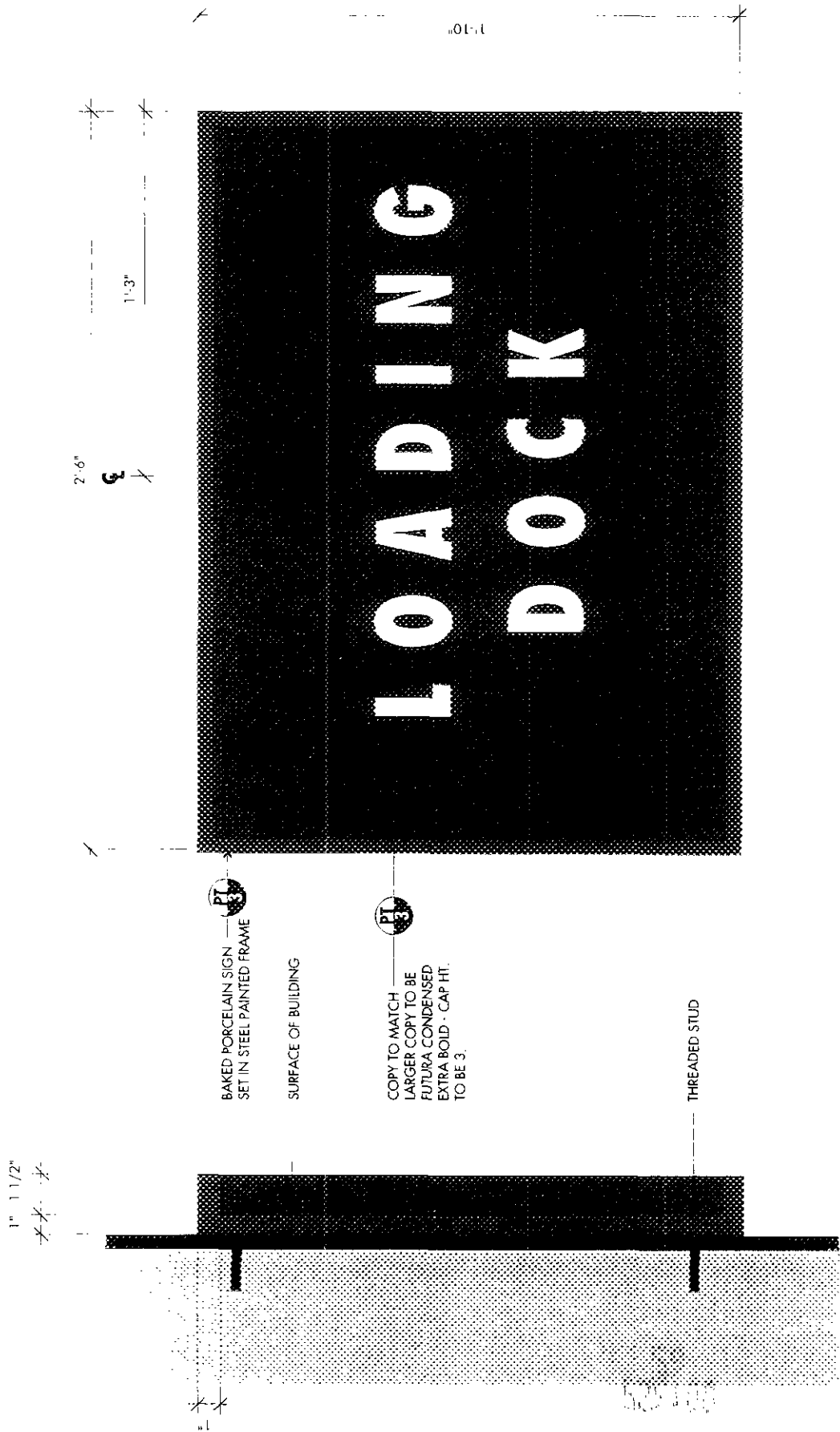


9553603

OKLAHOMA  
HEALTH  
CENTER

DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO.  
**14A**



**LOADING DOCK PLAQUE DETAIL**  
SCALE: 3"=1'-0"

**SIDE SECTION DETAIL**  
SCALE: 3"=1'-0"

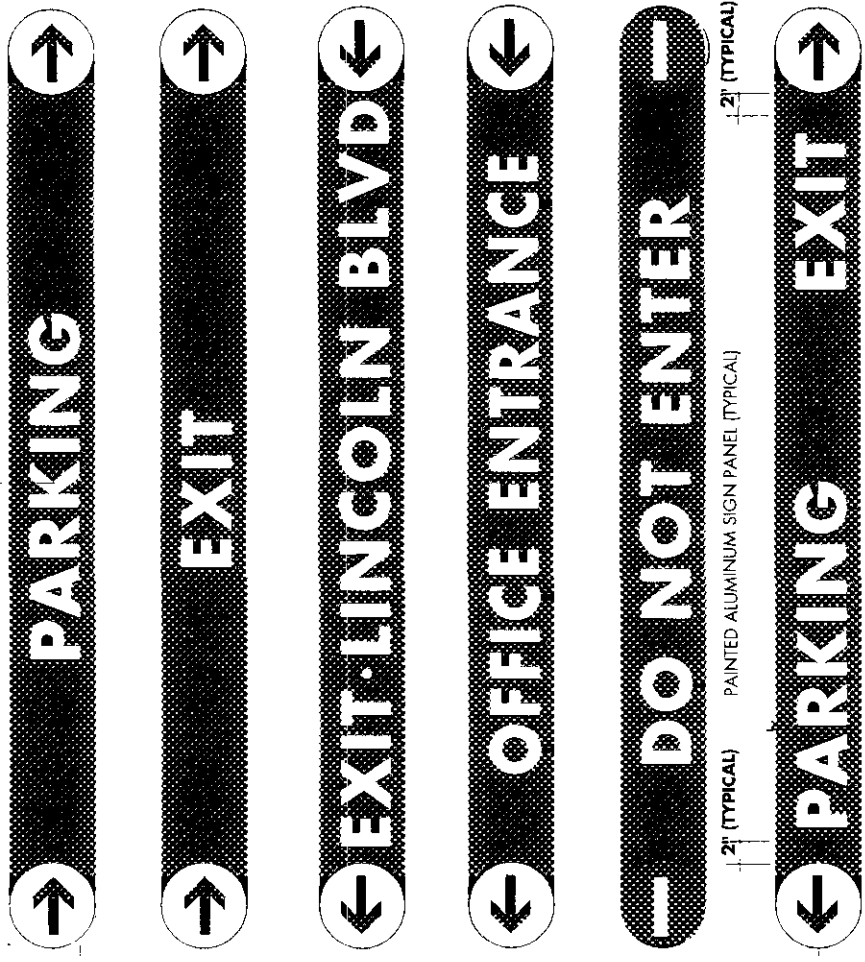
DATES	
1	9.18.95
2	10.2.95
3	
4	
5	
6	

DWG. NO.

15

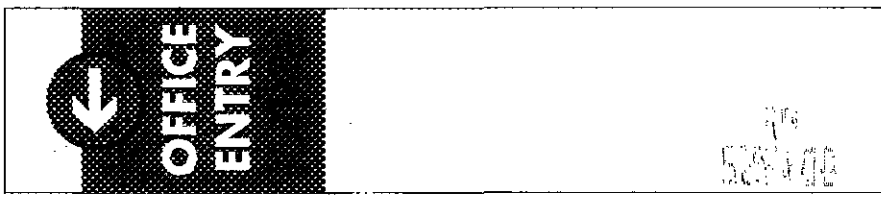
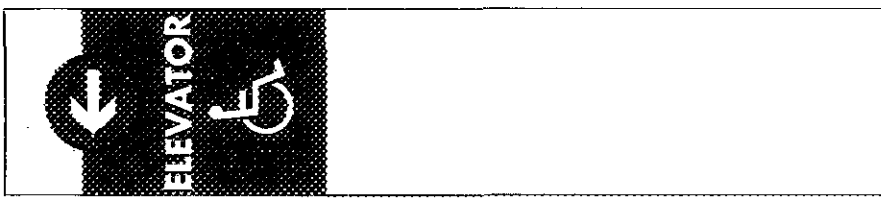
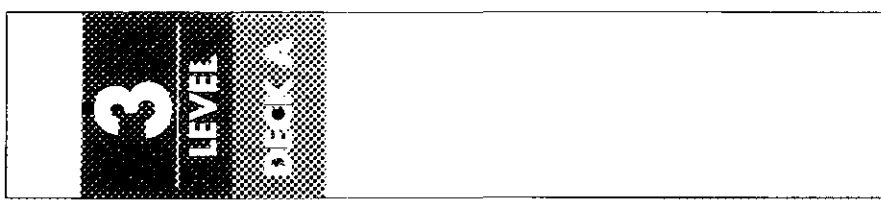
10' - 0"

CL COPY, SIGN PANEL AND DRIVE AISLE (TYP.)



2' - 0"

FIELD VERIFY COLUMN WIDTH AT EACH DECK



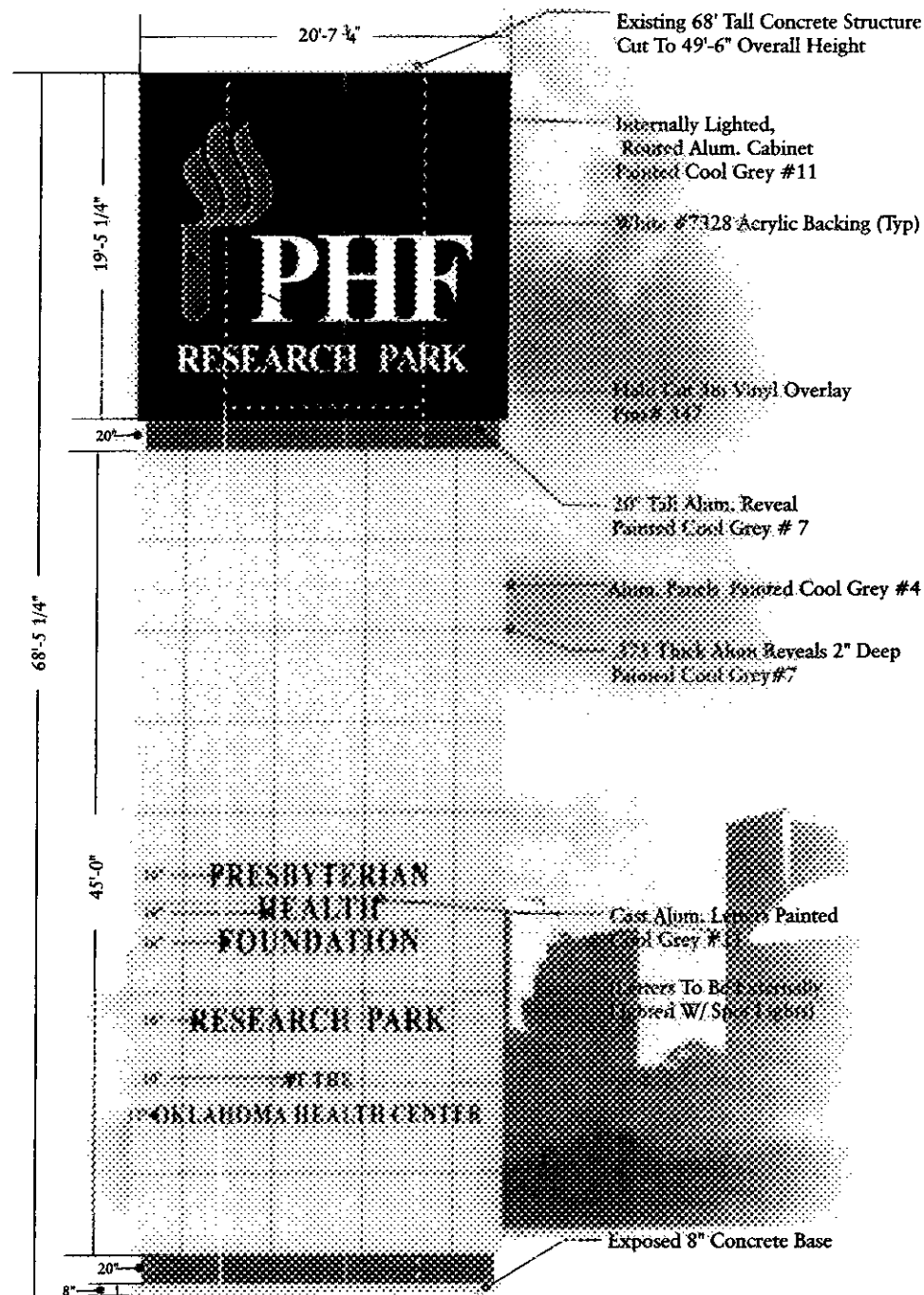
FIELD VERIFY COLUMN HEIGHT AT EACH DECK

NOTE 1 THIS DRAWING IS FOR DESIGN DEVELOPMENT ONLY NOT FOR CONSTRUCTION  
2 DIRECTIONAL SIGNS TO BE SUSPENDED FROM SLAB ABOVE EXCEPT WHERE LIMITED CLEARANCE REQUIRES MOUNTING IN "TEES" CONTRACTOR TO VERIFY FIELD CONDITIONS

TYPICAL DECK PARKING AND PEDESTRIAN DIRECTIONALS

SCALE: 3/4" = 1'-0"

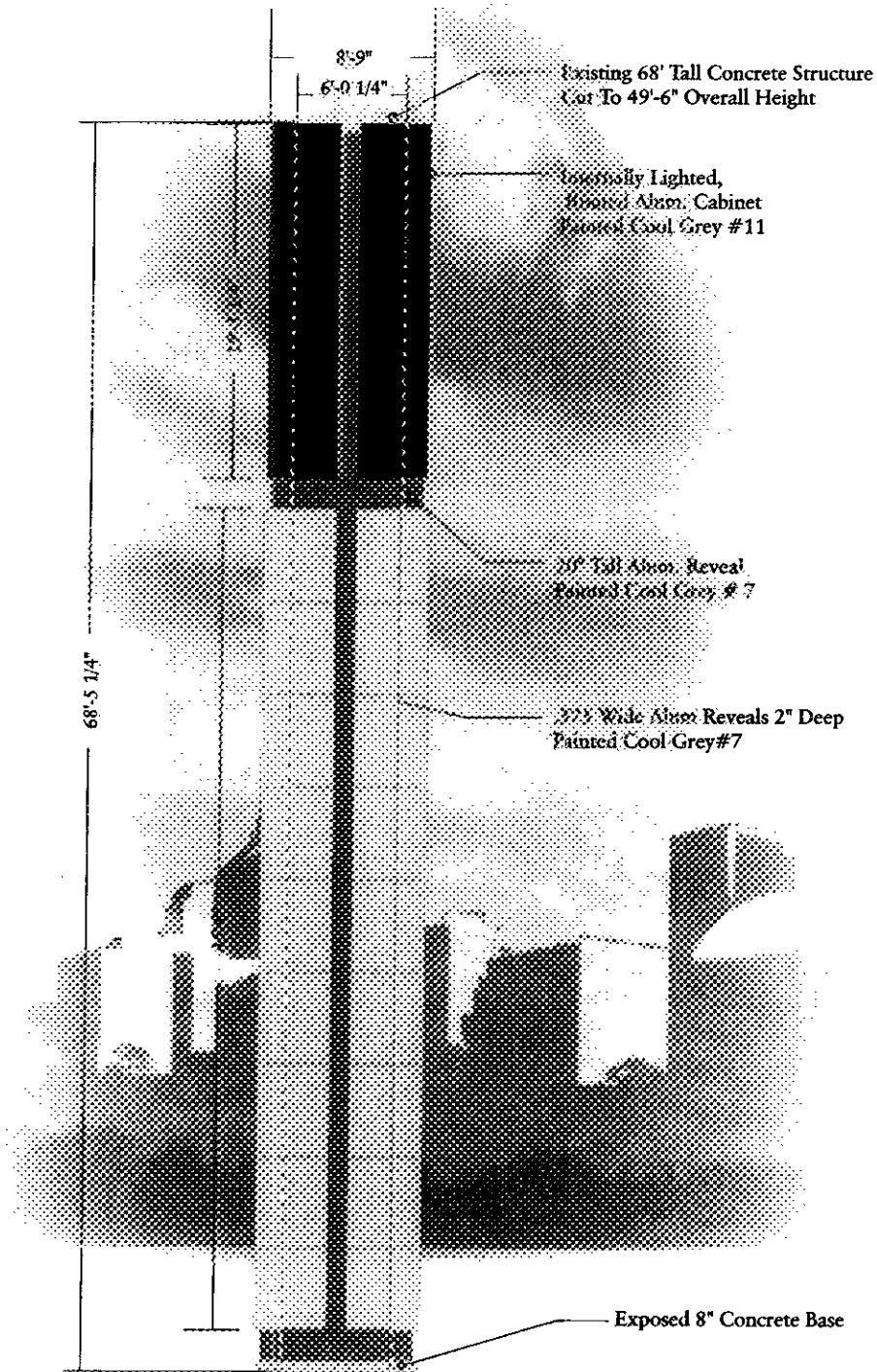
QUANTITY: OWNER TO VERIFY



**FRONT ELEVATION OF SIGN "A"**  
**DISTRICT IDENTITY**

1-9-03

<b>DALMARC SIGNS</b> <small>This is a registered design created for the exclusive use of the client. Delmarc Signs Inc. All rights reserved. This design may not be reproduced in any media without permission of Delmarc Signs.</small>	Client: PHF RESEARCH PARK	Location: RESEARCH PARK OKC	
	Description: INTERNALLY-LIGHTED PYLON SIGN		
Drawing #14072	Date: 12-12-02		Sheet #1
SCALE: 1/8" = 1'-0"	Sales Person: PHILLIP J.	Approved By:	

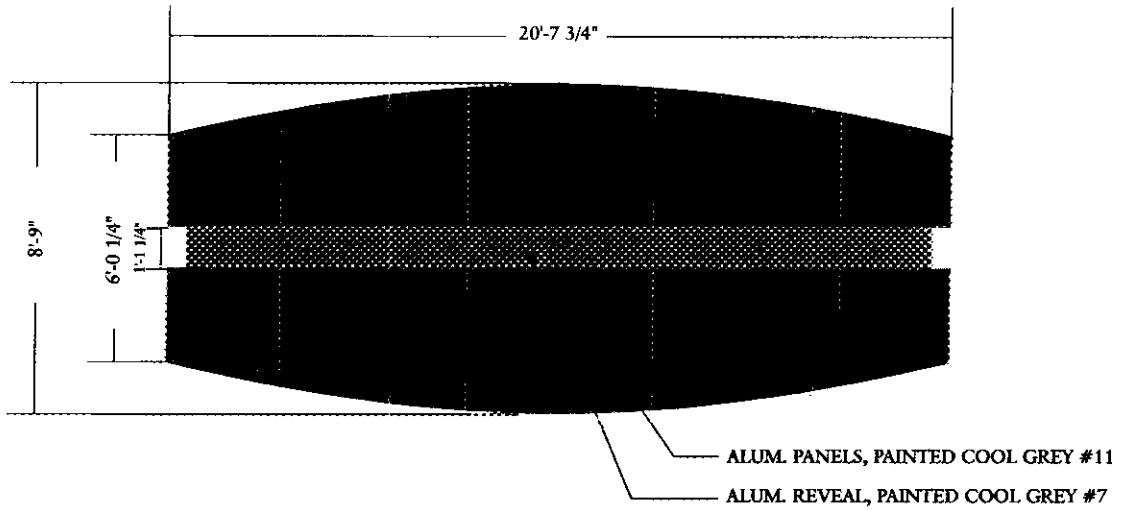


**SIDE ELEVATION**

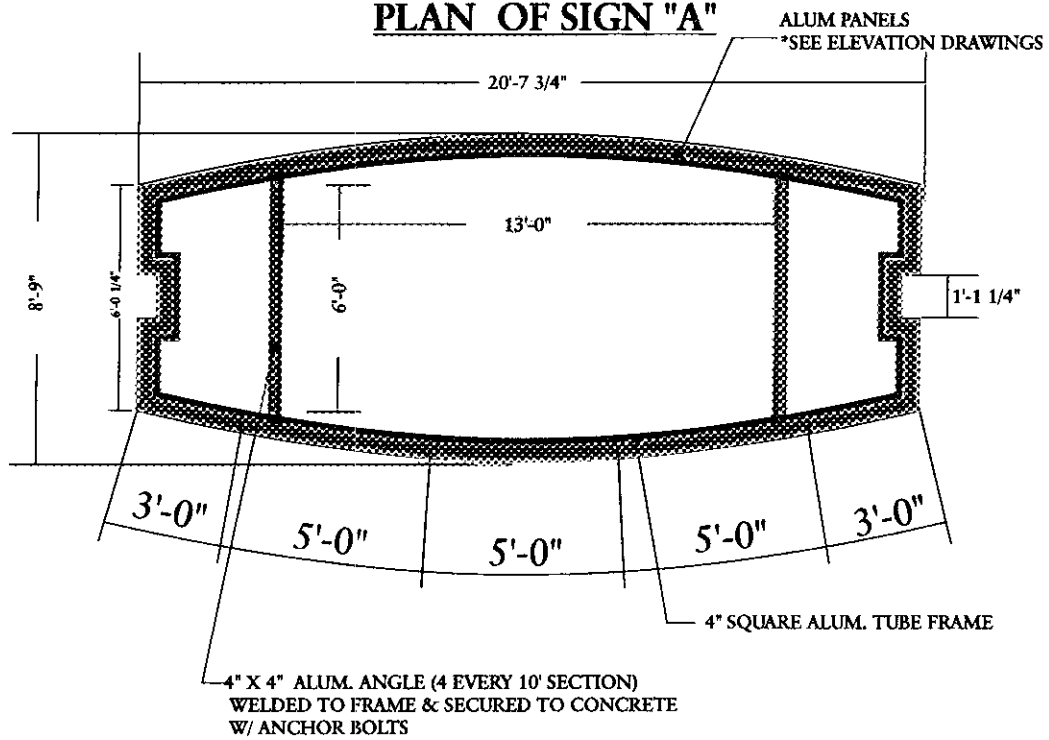
1-903

<b>DALMARC SIGNS</b> <small>© 2002</small>	Client: PHF RESEARCH PARK	Location: RESEARCH PARK OKC	
	Description: NON-LIGHTED PYLON SIGN		
<small>This is an approved design cover for the exclusive use of the client. Unless authorized by sale all rights are reserved. No design may not be reproduced in any media without permission of Dalmarc Signs.</small>	Drawing #14072	Date: 12-12-02	Sheet #2
SCALE: 1/8" = 1'-0"	Sales Person: PHILLIP J.	Approved By:	

## TOP VIEW OF SIGN "A"



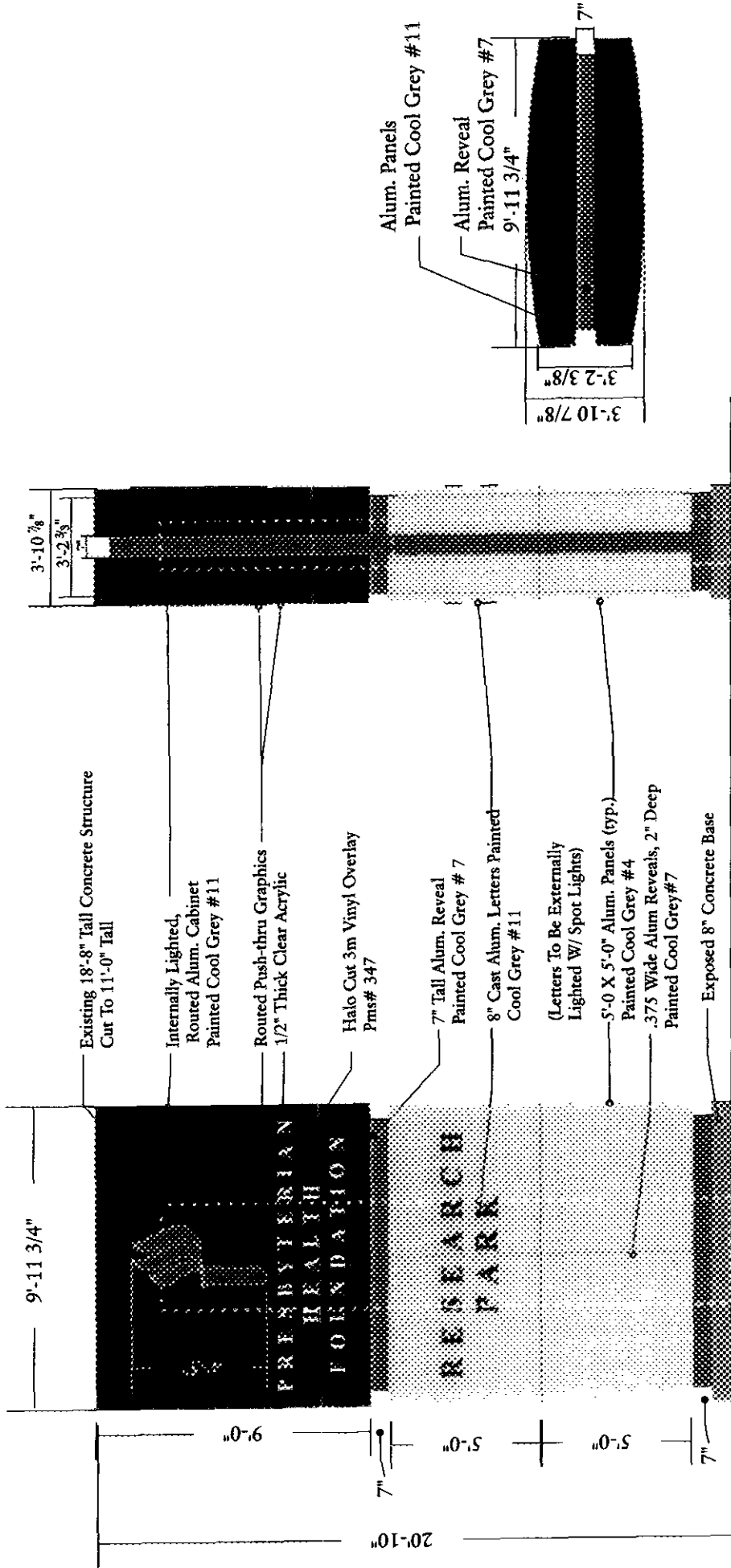
## PLAN OF SIGN "A"



1-903

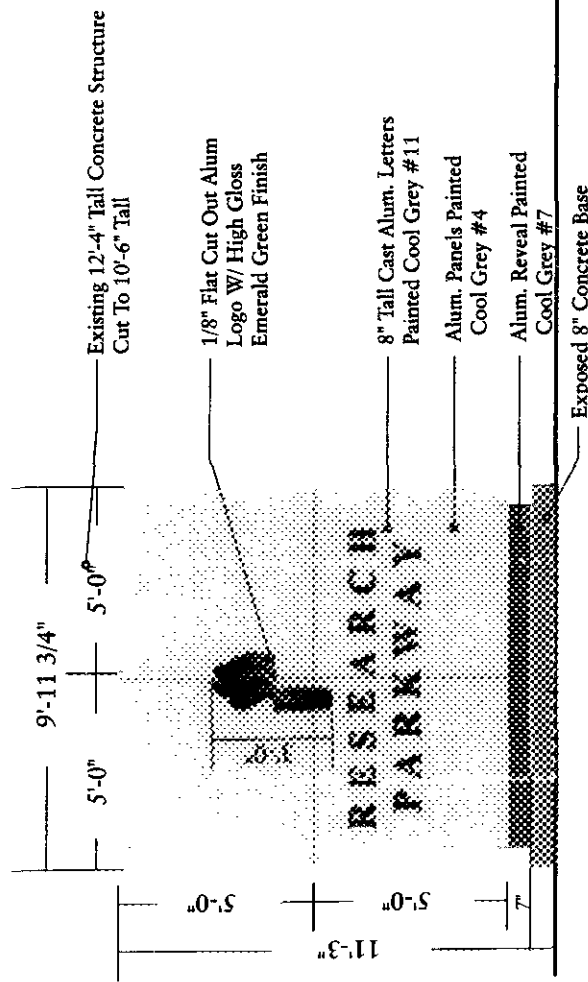
<b>DALMARC SIGNS</b>	Client: PHF RESEARCH PARK		Location: RESEARCH PARK OKC	
	Description: SIGN "A" DETAILS			
	Drawing #14072		Date: 12-12-02	Sheet #3
	SCALE: 1/4" = 1'-0"	Sales Person: PHILLIP J.	Approved By:	



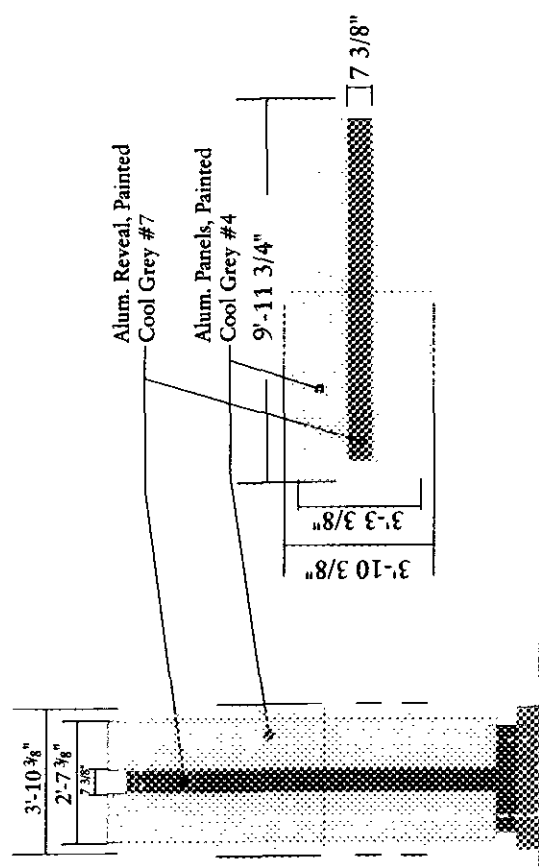


<b>DALMARC SIGNS</b>	Client: PHF RESEARCH PARK	Location: RESEARCH PARK OKC
<small>1-9-03</small>	Description: SIGN "B" DETAILS	Sheet # 4
<small>1-9-03</small>	Drawing # 14072	Date: 12-12-02
SCALE: 1/4" = 1'-0"	Sales Person: PHILLIP J.	Approved By:

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**FRONT ELEVATION OF SIGN C**  
**JUNIOR IDENTITY SIGN**

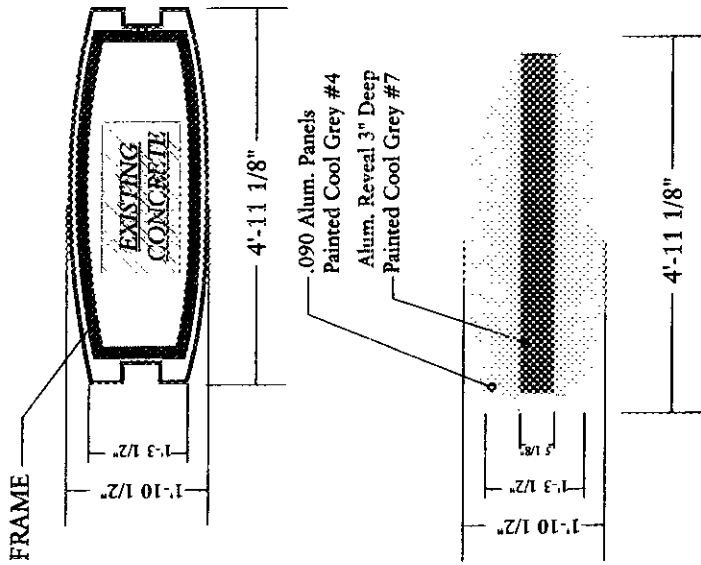


**TOP VIEW**  
**OF SIGN C**

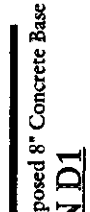
**SIDE ELEVATION OF SIGN C**

<b>DALMARCO SIGNS</b>	Client: PHF RESEARCH PARK	Location: RESEARCH PARK OKC
<small>The firm and logo are registered for the state of Oklahoma. All other uses without the firm's permission are prohibited. This drawing may not be reproduced in any media without the firm's permission.</small>	Description: SIGN "C" DETAILS	Sheet # 5
	Drawing # 14072	Date: 12-12-02
	SCALE: 1/4" = 1'-0"	Sales Person: PHILLIP J. Approved By:

**PLAN VIEW OF SIGN D1**



**TOP VIEW OF SIGN D1**



**SIDE ELEVATION OF SIGN D1**

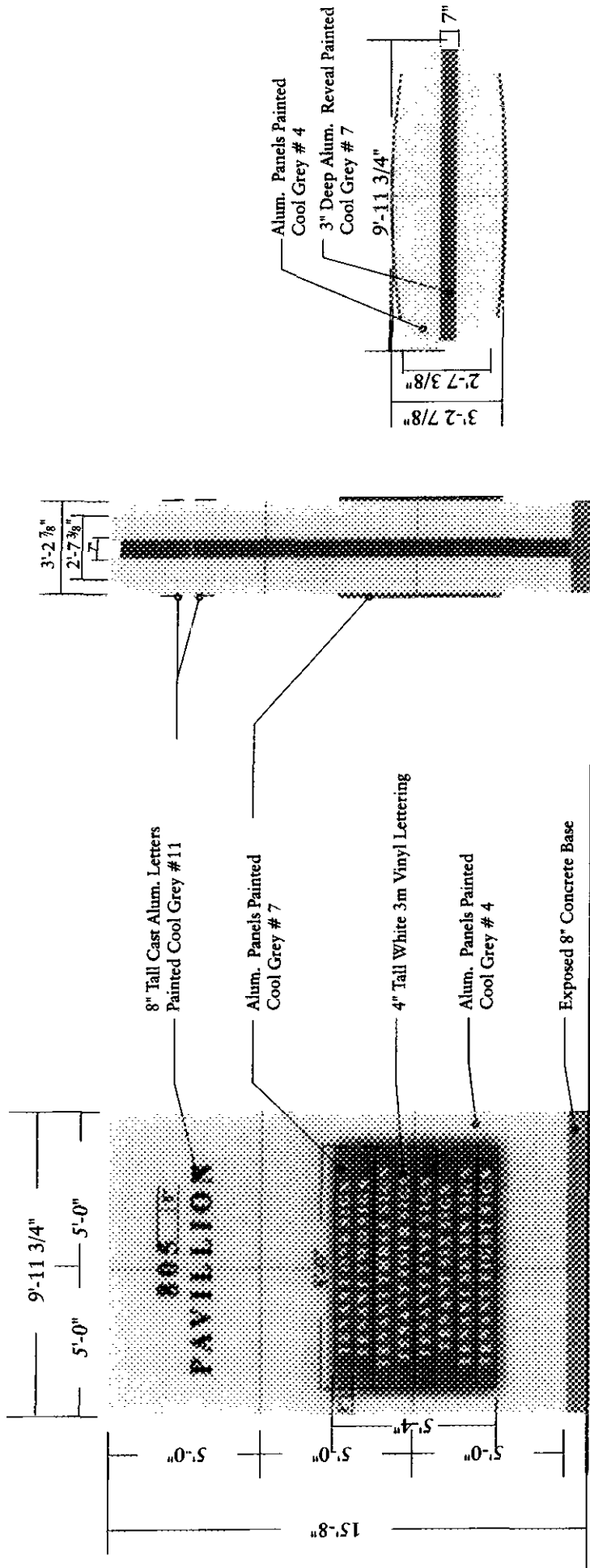


**FRONT ELEVATION OF SIGN D1 (SITE DIRECTIONAL)**



GRAPHICS ON (1) FACE ONLY  
 \*Add Numbers & Arrows As Each New Building Is Constructed

<b>DALMARCO SIGNS</b>	Client: PHF RESEARCH PARK	Location: RESEARCH PARK OKC
<small>This is an original design created for the exclusive use of the client. No other third party may use all or any part of the design without the written permission of Dalmarco Signs.</small>	Description: SIGN 'D1' SITE DIRECTIONAL	1-9-03
	Drawing # 14072	Date: 12-12-02
	SCALE: 1/2" = 1'-0"	Sales Person: PHILLIP J. Approved By:
		Sheet # 6



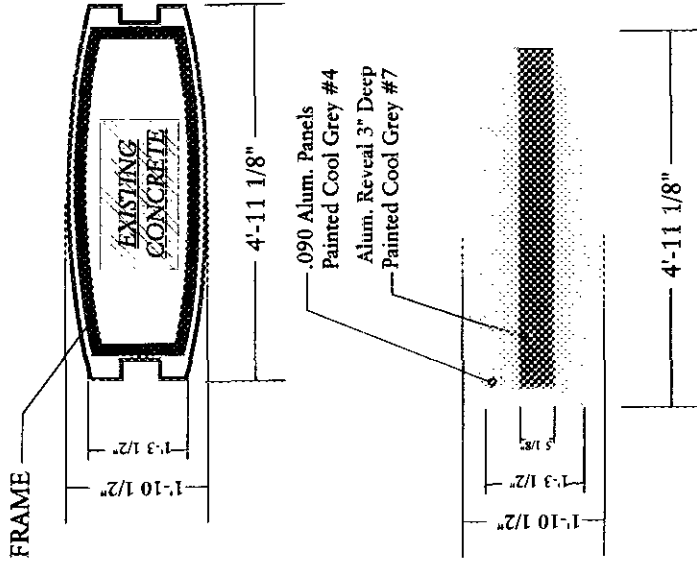
**TOP VIEW  
OF SIGN D2**

**SIDE ELEVATION OF SIGN D2**

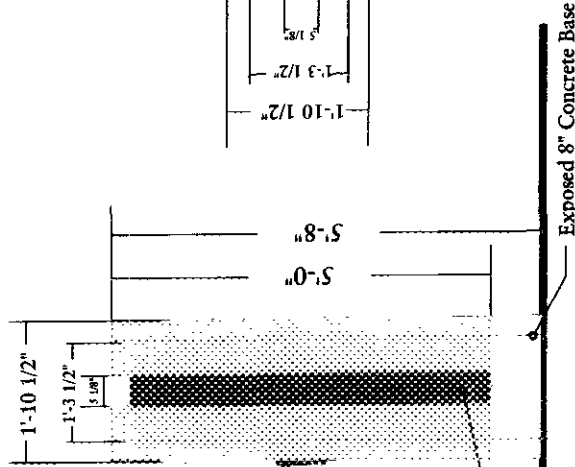
**FRONT ELEVATION OF SIGN D-2  
(SITE DIRECTIONAL)**

<b>DALMARCO SIGNS</b>	Client: PHF RESEARCH PARK	Location: RESEARCH PARK OKC
<small>This is an original design created for the exclusive use of the client. © 2003. All rights reserved. No part of this drawing may be reproduced in any form without the written permission of Dalmarco Signs.</small>	Description: SIGN "D-2" DETAILS	Date: 12-12-02
	Drawing #14072	Sheet # 7
	SCALE: 1/4" = 1'-0"	Sales Person: PHILLIP J. Approved By:

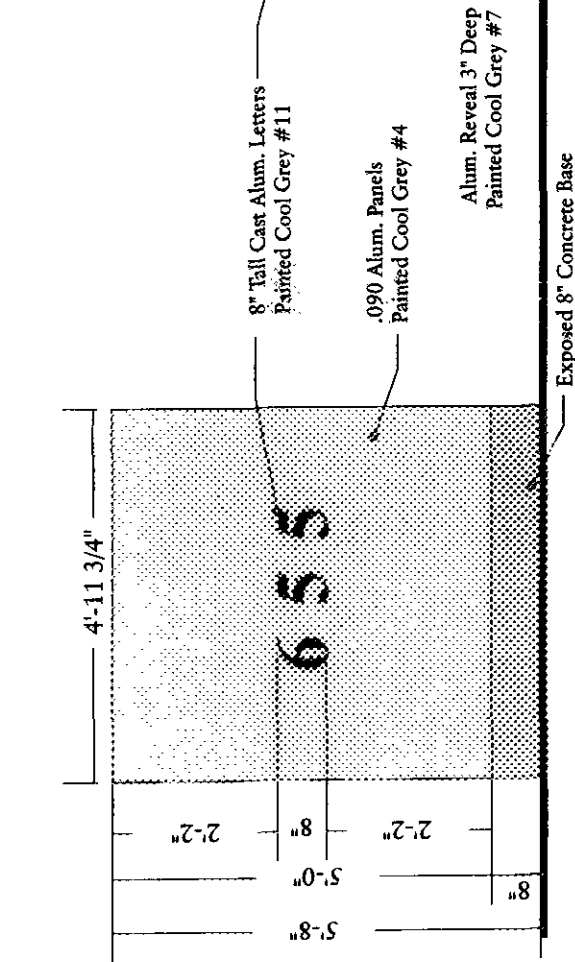
**PLAN VIEW OF SIGN E**



**TOP VIEW OF SIGN E**



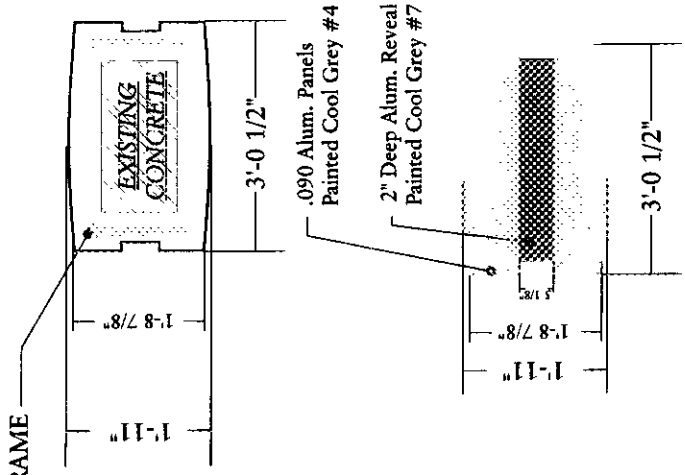
**SIDE ELEVATION OF SIGN E**



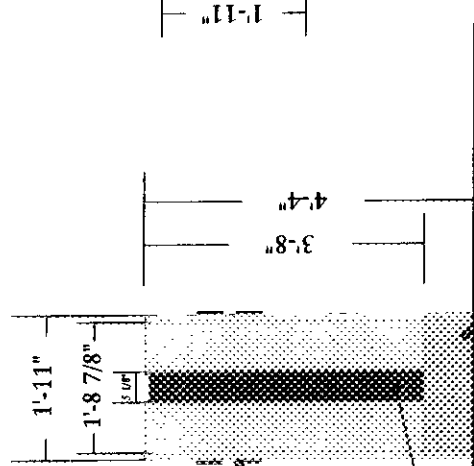
**FRONT ELEVATION OF SIGN E  
(BUILDING IDENTITY)**

<b>DALMARCO SIGNS</b>	Client: PHF RESEARCH PARK	Location: RESEARCH PARK OKC
<small>This is an original design created for the exclusive use of the client. It shall remain the property of Dalmarco Signs, Inc. and shall not be reproduced in any media without the prior written permission of Dalmarco Signs, Inc. © 2001</small>	Description: SIGN "E" DETAILS	1903
	Drawing #14072	Sheet # 8
	SCALE: 1/2" = 1'-0"	Sales Person: PHILLIP J. Approved By:
		Date: 12-12-02

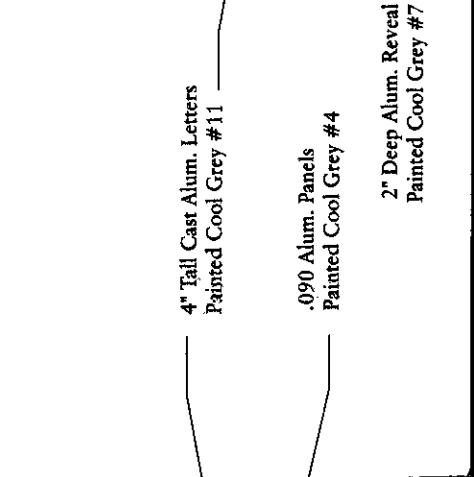
**PLAN VIEW OF SIGN F**



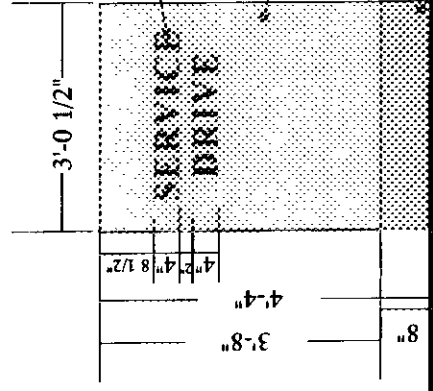
**TOP VIEW OF SIGN F**



**SIDE ELEVATION OF SIGN F**



**FRONT ELEVATION OF SIGN F (DIRECTIONAL)**



<b>DAIMARC SIGNS</b>	Client: PHF RESEARCH PARK	Location: RESEARCH PARK OKC
<small>This is an unperfected design concept for the exclusive use of the client. It is not to be used for any other project without the written permission of Daimarc Signs.</small>	Description: SIGN "F" DETAILS	Sheet # 9
	Drawing # 14072	Date: 12-12-02
	SCALE: 1/2" = 1'-0"	Sales Person: PHILLIP J. Approved By:

301325  
SE

PUD-541

Published in The Journal Record April 10, 1996

ORDINANCE NO. 70,571

AN ORDINANCE AMENDING CHAPTER 59, SECTION 1400 OF THE OKLAHOMA CITY MUNICIPAL CODE, 1993, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT AND DECLARING AN EMERGENCY.

EMERGENCY ORDINANCE

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

Section 1. That Chapter 59, Section 1400 of The Oklahoma City Municipal Code, 1993, be amended to change the boundaries of the PUD-482 Planned Unit Development District, shown upon the District Map to include therein the following described property:

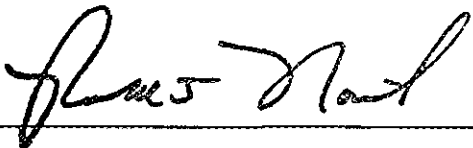
A tract of land lying in the North Half of Section 34, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the center of said Section 34; thence North 89°54'20" East a distance of 121.9097 feet; thence North 00°07'23" West a distance of 153.6102 feet to the point or place of beginning; thence North 84°52'23" West a distance of 132.7179 feet; thence South 89°54'20" West a distance of 303.1074 feet; thence North 00°05'06" West a distance of 5.00 feet; thence South 89°54'20" West a distance of 125.00 feet; thence North 16°34'28" West a distance of 130.36 feet; thence South 89°50'31" West a distance of 10.00 feet; thence North 00°05'06" West a distance of 760.00 feet; thence South 89°54'03" West a distance of 260.00 feet; thence South 76°46'19" West a distance of 154.03 feet; thence North 37°32'21" West a distance of 296.09 feet; thence Northeasterly along a curve to the right having a central angle of 05°17'58", a radius of 1,382.78 feet and an arc length of 127.8971 feet; thence North 64°30'54" East a distance of 490.67 feet; thence Northeasterly along a curve to the right having a central angle of 22°36'21", a radius of 615.43 feet and an arc length of 242.8156 feet; thence North 79°46'11" East a distance of 60.953 feet; thence North 89°53'15" East a distance of 349.3527 feet; thence South 00°07'23" East a distance of 1,442.1868 feet to the point or place of beginning.

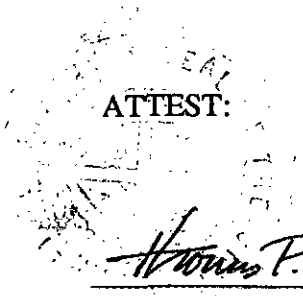
Section 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the Ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this Ordinance shall take effect, and be in full force from and after its passage as provided by law.


INTRODUCED AND READ by the Council of The City of Oklahoma City, Oklahoma, on this 19 day of March, 1996.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 9 day of April, 1996.

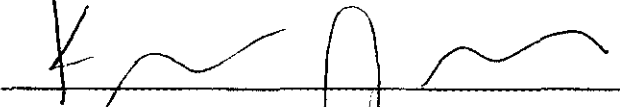
SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on this 9 day of April, 1996.

  
\_\_\_\_\_  
MAYOR



  
\_\_\_\_\_  
CITY CLERK

APPROVED as to form and legality on this 25<sup>th</sup> day of June, 1996.

  
\_\_\_\_\_  
ASSISTANT MUNICIPAL COUNSELOR





The City of  
**OKLAHOMA CITY**  
PLANNING DEPARTMENT

January 9, 2003

Ms. Audrey D. Blank  
Williams, Box, Forshee & Bullard, P.C.  
522 Colcord Drive  
Oklahoma City, Oklahoma 73102-2202

Dear Ms. Blank,

This letter is in response to your request for an administrative amendment to PUD-541, the Planned Unit Development of Oklahoma Health Center Research Park. Your request would increase the size of the identification signs for the research park plus allow for directional signs throughout the development.

The PUD provides for development in accordance with the C-3 Community Commercial District and restricts the site to specific design controls in regard to uses, building setbacks, architectural design and sign limitations.

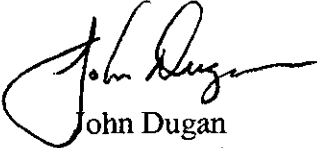
Section 5200.3.C of the Planning and Zoning Code permits administrative amendments under certain conditions. Your request relates to the area requirements addressed in subparagraph (i). That paragraph indicates that an amendment is possible if the height restrictions, yard requirements, lot coverage restrictions and other area, height and bulk requirements prescribed in the PUD master plan are not substantially altered. Previous PUD administrative amendments have established "substantially" as more than 20%. Your request to increase the size of the research park identification signs does not exceed this requirement. Therefore, it is the opinion of the Planning Department staff that your request would not significantly modify the intent of the PUD. For this reason, an administrative amendment is approved.

The amended pages of the PUD document submitted with your request, reflecting the proposed changes, are acceptable. Additionally, the authorization from the property owner and the

Ms. Audrey Blank  
January 9, 2003  
Page Two

administrative amendment fee of \$100 has been received and the receipt is enclosed. The PUD documents in the Planning Department, Public Works Department and City Clerks office will be corrected. If you have any questions, please contact Terri Massey at 297-2623.

Sincerely,



John Dugan  
Planning Director

cc: Terri Massey  
Subdivision & Zoning

**WILLIAMS, BOX, FORSHEE & BULLARD, P.C.**

ATTORNEYS AND COUNSELLORS

522 COLCORD DRIVE

OKLAHOMA CITY, OKLAHOMA 73102-2202

JOHN MICHAEL WILLIAMS  
DENNIS R. BOX  
RICHARD D. FORSHEE  
KEITH R. GIBSON  
PAUL LEFEBVRE  
KIMBERLY K. BROWN  
AUDREY D. BLANK

OF COUNSEL  
WILLIAM J. BULLARD

TELEPHONE  
(405) 232-0080

TELECOPIER  
(405) 236-5814

HAND DELIVERED

January 3, 2003

Bob Tener  
Planning and Zoning  
420 West Main  
Oklahoma City, OK 73102

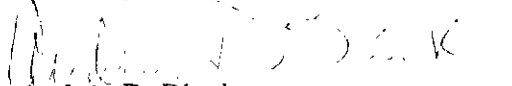
Re: Administrative Amendment to PUD-541

Dear Bob:

To complete the application for an administrative amendment to modify sign appearance, enclosed are the following documents:

- \$100 check payable to City Treasurer for filing fee
- letter of authorization from landowner Presbyterian Health Foundation
- pages 7 through 9 of PUD-541, revised as discussed
- renderings for signs A through F

Sincerely,

  
Audrey D. Blank

/a

655 RESEARCH PARKWAY, SUITE 500  
OKLAHOMA CITY, OKLAHOMA 73104-3603  
405/271-8150 FAX 405/271-2911



Presbyterian  
Health  
Foundation

Jean G. Gumerson  
President

### LETTER OF AUTHORIZATION

Jean Gumerson, on behalf of Presbyterian Health Foundation, the property owner of record, authorize the request for an administrative amendment to PUD-541 for the purpose of modifying sign appearance on the research park campus.

By:

Jean G. Gumerson

Title:

President

Date:

1-2-03

**City of Oklahoma City  
Public Works**

Today's Date: 01/09/2003 10:50:09 AM  
Business Date: 01/09/2003  
Transaction #: P011200301092414

135 ZONASUB CHG-PLAN FEE 100.00  
MILES ASSOCIATES INC PUD 541AA

Check Number 10498 100.00

**Total Due 100.00**

Check(s) Tendered 100.00

**Amount Tendered 100.00**

**Change Due 0.00**



The City of  
**OKLAHOMA CITY**  
PLANNING DEPARTMENT

April 12, 1996

Oklahoma City Urban Renewal Authority  
Dennis R. Box  
522 Colcord Drive  
Oklahoma City, OK 73102

Dear Mr. Box:

This letter is to inform you that your request to rezone 501-825 North Lincoln Boulevard from the PUD-482 Planned Unit Development District to the PUD Planned Unit Development District (PUD-541)\* was approved with the emergency by the City Council on April 9, 1996.

If we can be of further assistance to you, please contact our zoning office at 297-2623.

Sincerely,

A handwritten signature in cursive script, appearing to read "J.J. Chambless".

J.J. Chambless  
Associate Planner  
Planning Department

JJC:ld

\*Please see attached Ordinance.



# MEMORANDUM

The City of  
**OKLAHOMA CITY**

Council Agenda  
Item No.  
4/9/96

TO: Mayor and City Council  
FROM: Donald D. Bown, City Manager

(PUD-541) Application by Oklahoma City Urban Renewal Authority to rezone 501-825 North Lincoln Boulevard from PUD-482 Planned Unit Development District to PUD-541 Planned Unit Development District. Ward 7.

Reason for  
Request

The applicant proposes to change the existing zoning on the property to permit a variety of sign sizes and shapes.

Recommendation  
and Background

On February 22, 1996, the Planning Commission recommended approval for PUD-541 subject to the following Summary of Technical Evaluation as contained in the Planning Department staff report:

1. A statement should be added in the PUD document requiring a deceleration lane if a median opening is permitted on Lincoln Boulevard at the entrance into the office park.

The applicant has agreed with these conditions and the Design Statement and Master Development Plan Map have been revised to include the Planning Commission recommendations.

Council Vote Five of nine to approve

Protest None

The minutes of the pertinent Planning Commission meeting and the Planning Department staff report are attached.

The ordinance for redistricting was introduced March 19, 1996, set for final hearing April 9, 1996, and appropriate notice was published and mailed.

TM:ls  
Attachments

001225

## FINDING OF FACTS

On February 22, 1996, PUD-541, an application by Oklahoma City Urban Renewal Authority to rezone 501-825 North Lincoln Boulevard from PUD-482 Planned Unit Development District to PUD-541 Planned Unit Development District was recommended for approval by a seven to zero vote.

Commissioner Coyle moved to approve this request, determining that it is in conformance with the OKC Plan Guidelines due to the following reason:

The OKC Plan and the Harrison-Walnut Urban Renewal Plan encourage intensive redevelopment of these tracts of land.



Secretary

Oklahoma City Planning Commission



**MINUTES**

Oklahoma City Planning Commission  
February 22, 1996

10. (PUD-541) Application by Oklahoma City Urban Renewal Authority to rezone 501-825 North Lincoln Boulevard from PUD-482 Planned Unit Development District to PUD-541 Planned Unit Development District. Ward 7.

The applicant was present. There were no protestors present.

Commissioner Coyle moved to approve Item 10, subject to the Technical Evaluations, determining that this request is in conformance with the OKC Plan. Commissioner Gales seconded the motion. Ayes: Boettcher, Cordum, Washington, Jones, Williams, Gales, and Coyle. Nos: None. Absent: McCoy. PUD-541 RECOMMENDED FOR APPROVAL.

**STAFF REPORT**  
**Planning Commission**  
**February 22, 1996**

501-825  
68

10. (PUD-541) Application by Oklahoma City Urban Renewal Authority to rezone 501-825 N. Lincoln Boulevard from the PUD-482 Planned Unit Development District to the PUD Planned Unit Development District. Ward 7.

**I. GENERAL INFORMATION**

**A. CASE HISTORY**

This application was deferred from the February 8th meeting at the request of the Planning Commission. The existing PUD on the site permits medical research facilities and related uses. This request retains the provisions previously approved in PUD-582.

**B. REASON FOR THE REQUEST**

The applicant proposes to change the existing zoning on the property to permit a variety of sign sizes and shapes.

**C. EXISTING ZONING AND LAND USE**

Subject Site: 27 acres/PUD-482/medical office  
North: C-3/parking lots  
East: O-2 & R-2/office and residential  
South: C-4 & R-3/vacant  
West: Interstate 235

**D. SUMMARY OF PUD APPLICATION**

This 27 acre PUD would be developed in accordance with the C-3 Community Commercial District. All C-3 uses would be permitted except the following:

Gasoline Sales: Restricted  
Alcoholic Beverage Retail Sales  
Automotive and Equipment: Cleaning and Repairs, Light Equipment

The primary use of any structure within the PUD would be medical, office, research, financial or custom manufacturing. Primary use would be defined as at least 60% of the floor area denoted to that use. All other uses that are not considered a medical, office, research, financial or custom manufacturing nature would be considered as an accessory or secondary use and must be located within the same structure as a primary use.

There would be a 15 foot front yard and 15 foot side yard setback for all developments except there would be no front and side yard setbacks along the west boundary.

**STAFF REPORT**  
**Planning Commission**  
**February 22, 1996**  
**PUD-541 Page 2**

A minimum of 8% of each development parcel within the PUD would consist of landscaped open space. All front yards and side yards abutting street rights-of-way would have one tree for every 25 feet of frontage.

Maximum building height would be 6 stories.

Only one free-standing sign and one attached wall sign would be permitted for each building. All signs would be architecturally compatible with the development on the site. Free-standing signs would be limited to 50 square feet in area, 6 feet in height and 12 feet in length.

Signs within the PUD would be of unified design. The PUD proposes different styles of signs that serve various functions. A district identity sign is proposed along the west boundary of the PUD. The sign would have a maximum height of 68 feet, length of 18 feet and width of 6 feet. A secondary district identity sign is proposed along the east boundary. The sign would have a maximum height of 24 feet, length of 7 feet and width of 3 feet. A junior identity sign is proposed at each entrance into the office park and at the northeast corner of the PUD. These signs would have a maximum height of 18 feet, length of 5 feet and width of 2 feet. A site directional sign is proposed at each entrance and within the office park. These signs would have a maximum height of 13 feet, length of 10 feet and width of 2 feet. Building identity signs would be permitted near the main entrance of each building. The signs would have a maximum height of 12 feet, length of 4 feet and width of 2 feet. Building mounted plaques would be permitted on each building with a maximum length of 3 feet and width of 2 feet. Each building would also be permitted primary tenant identification signs which would be placed on the building at or above the second floor level. Letters or logo would not exceed 4 feet in height. Building addresses and numbers would also be permitted to be placed on buildings. Free-standing non-accessory signs would not be permitted; however, the existing non-accessory sign located at the southwest corner of the PUD would be permitted to remain. Banners would be permitted; however, signs with moving, flashing or intermittently illuminated elements would not be permitted.

Fences proposed within the PUD would not be required to comply with the height requirements nor other restrictions established in Section 6600 of the Planning and Zoning Code.

All dumpsters and trash collection areas would be screened from view from all exterior boundaries by sight-proof screening constructed of masonry at least 6 feet in height.

Access drives into the development would maintain a 150 feet separation along NE 8th Street, 200 feet along Lincoln Boulevard and 125 feet along NE 4th Street.

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## II. COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### A. ENGINEERING

The Engineering Division staff has reviewed the subject PUD and the following comments are considered applicable:

#### 1. STREETS

- (a) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

#### 2. STORM SEWER

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will not be required.
- (c) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of ½ acre or greater.

#### 3. SANITARY SEWER

- (a) It will be necessary to relocate public laterals to meet the existing sanitary sewer facilities for this location.

#### 4. WATER

- (a) Water for this area is supplied by the Overholser Treatment Plant through the 12 inch main on Lincoln Boulevard.
- (b) The developer will be required to extend public mains and provide fire protection to serve the proposed development.

### B. TRAFFIC MANAGEMENT:

Some of the proposed sign locations appear to fall within the adjacent rights-of-way which may create view obstructions for motorists. The master plan

**STAFF REPORT**  
**Planning Commission**  
**February 22, 1996**  
**PUD-541 page 4**

depicts a median opening at the office park entrance off of Lincoln Boulevard. If a median cut is requested, a deceleration lane should be provided at the median opening so that the north bound flow of traffic is not obstructed.

This application was also submitted to the following departments, divisions and/or agencies for review and comment:

- \*Airports
- \*City-County Health
- \*Fire
- \*Geographic Information Systems
- OCURA
- Parks and Recreation
- Police
- Schools
- \*Solid Waste Management
- \*Street Maintenance
- \*Transit Services
- \*Transportation (State of Oklahoma)

An asterisk indicates departments, divisions and/or agencies which responded and which had no adverse comments.

### **III. PLANNING DEPARTMENT REVIEW**

#### **A. RELEVANT POLICIES**

The OKC Plan designates this as part of the Medical Center/State Capitol focal point where intensive development is appropriate. The Plan notes the significant opportunity in this area for economic advancement through medical research and for the development of medically-related business ventures. The Plan encourages redevelopment and infill development along the Centennial Expressway as a means of enhancing the identity of the Medical Center area and of creating connecting links with the Downtown.

The Plan endorses the concept of accepting a taller sign in exchange for a guarantee that the sign will be extra attractive.

The Harrison-Walnut Urban Renewal Plan supports commercial, office or apartment development on these properties.

PUDs are encouraged in areas where the public interest is served with more creative approaches to development than are possible with standard zoning.

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**B. KEY ISSUES**

Is redevelopment encouraged by policy in this area?

Does the PUD commit to extra-attractive signs?

**C. STAFF ANALYSIS OF ISSUES**

**1. FAVORABLE CONSIDERATIONS**

- (a) The OKC Plan and the Harrison-Walnut Urban Renewal Plan encourage intensive redevelopment of these tracts of land.
- (b) The PUD commits to an attractively-designed unit redevelopment of this tract. The primary use of each building would be medical, office, research, financial or custom manufacturing. Other commercial-type uses would be accessory or secondary to the main uses and would be housed within the primary building. Extensive landscaping would be installed along the street frontages. The requirements of the landscape ordinance would be met. Buildings would have an attractive appearance.
- (c) No residential development is close by.
- (d) Commercial, office and institutional redevelopment is taking place in this area between Lincoln Boulevard and the Centennial Expressway.
- (e) Attractive sign controls are offered. Attractive monuments signs are guaranteed in line with OKC Plan policy of accepting taller signs if they would also be extra-attractive.
- (f) Additional billboards would be prohibited.

**2. UNFAVORABLE CONSIDERATIONS**

None Have been identified.

Staff recommends that the Planning Commission determine that this PUD is in conformance with the OKC Plan.

**IV. STAFF RECOMMENDATION AND SUMMARY OF TECHNICAL EVALUATION**

Approval of the application, subject to the following technical evaluations:

1. A statement should be added in the PUD requiring a deceleration lane if a median opening is permitted in Lincoln Boulevard at the entrance into the office park.

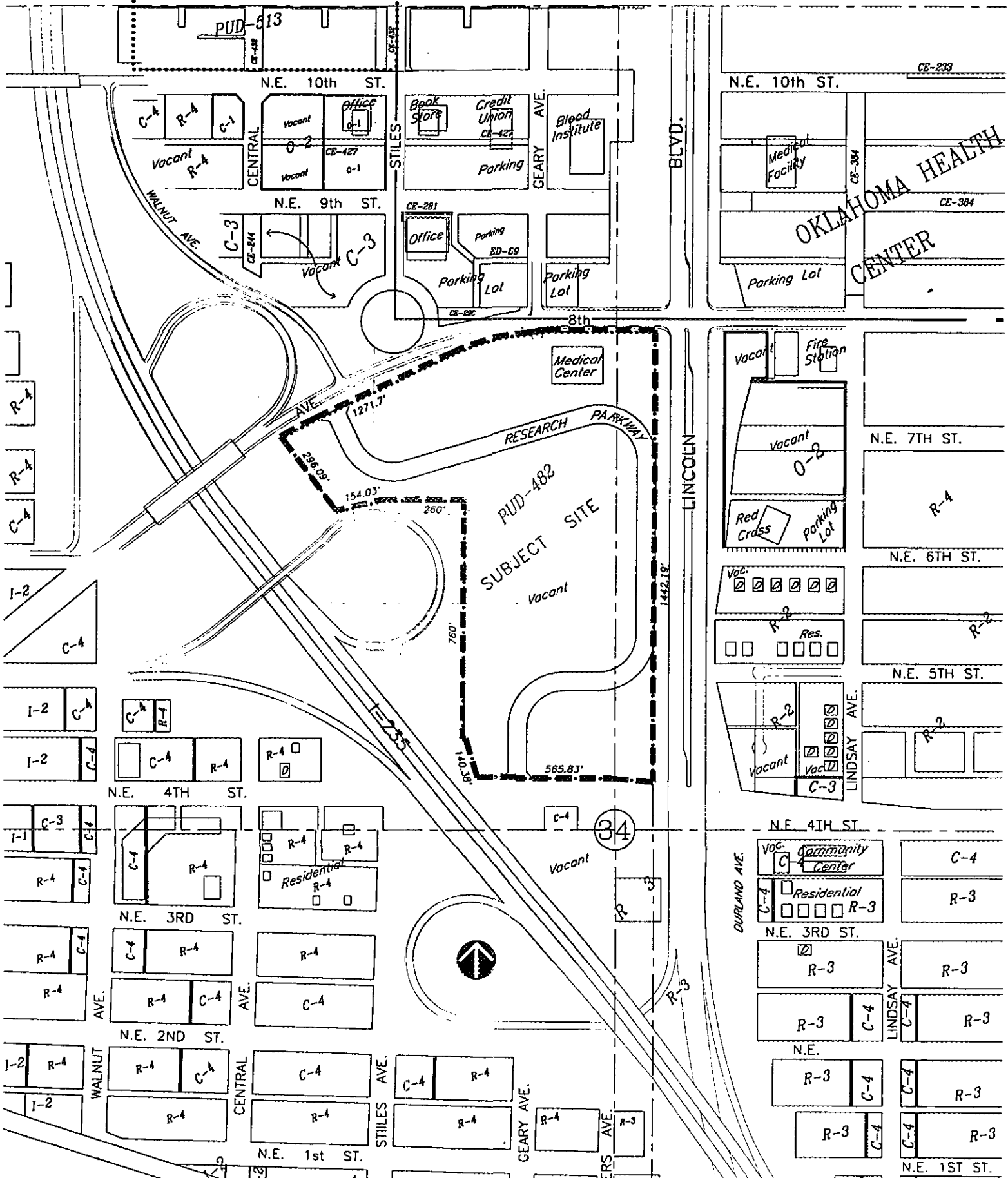
tm

PUD-541

Applicant: OKLAHOMA CITY URBAN RENEWAL AUTHORITY

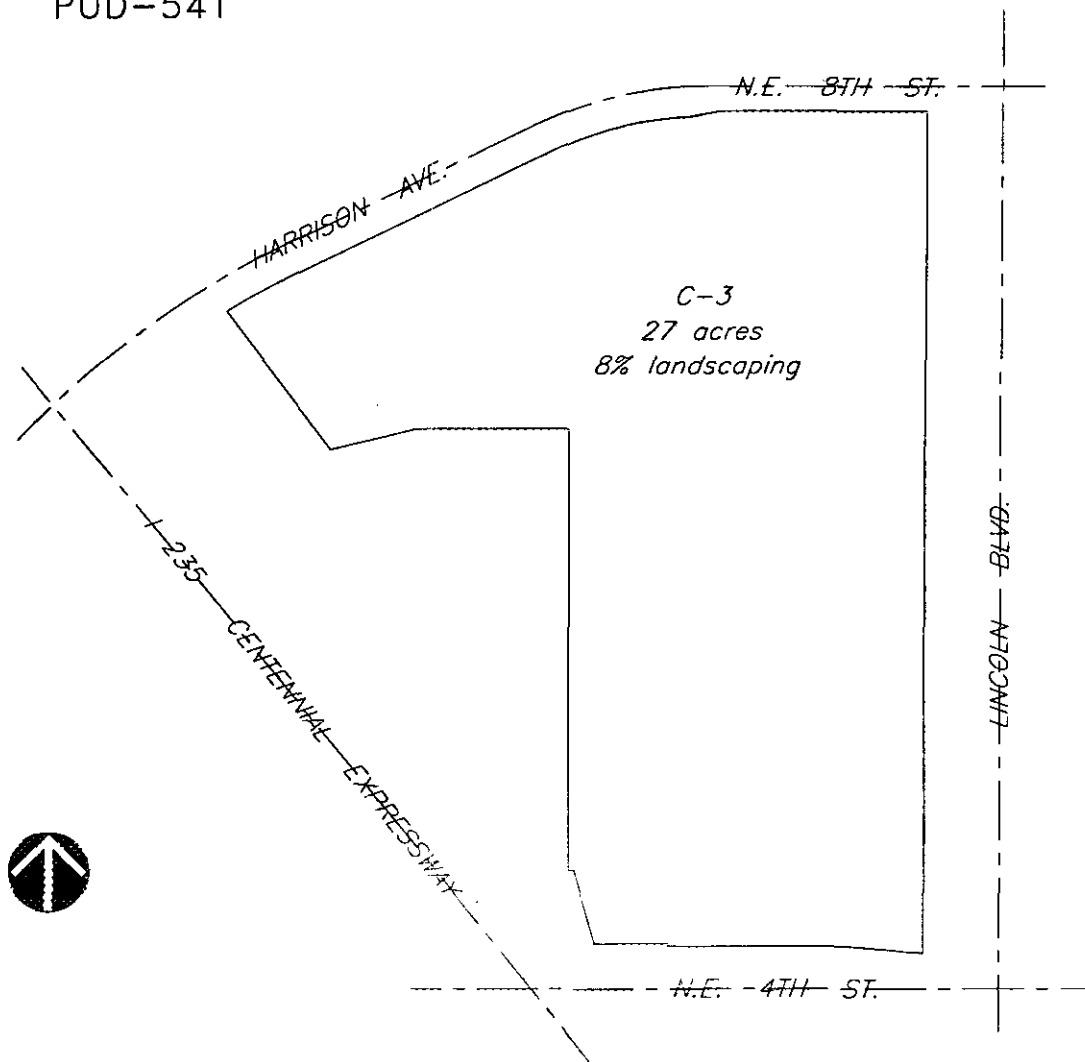
Request Change: From PUD-482

To PUD





PUD-541



GENERAL NOTES:

1. All C-3 uses permitted under certain conditions except Gasoline Sales, Alcoholic Beverage Sales & Automotive & Equipment: Cleaning & Repairs, Light Equipment.
2. Front & side yard setbacks reduced to 15 feet.
3. No front & side yard setbacks along west boundary.
4. No height restriction on fences.
5. One tree for every 25 feet of street frontage.
6. Maximum 6 story building height.
7. Specific accessory sign designs, ie. size, style, location.
8. Non-accessory signs prohibited except for those existing.
9. Access restrictions to adjacent streets provided.
10. Minimum 60% brick, rock, stone or stucco facade on all buildings.

DEPARTMENT  
OF

*file*

# APPLICATION FOR REZONING

DATE: 12-22-95

CASE NO. PUD-541

REQUEST CHANGE FROM: PUD-482

TO: PUD ( Oklahoma Health Center Research Park)

ADDRESS: 501-825 North Lincoln Boulevard

*Ward 7*

LEGAL DESCRIPTION: see attached Exhibit "A"

*OKC*

REASON FOR THE REQUEST (SPECIFIC AND DETAIL DESCRIPTION):

To revise existing PUD-482 by adding specific sign regulations.



Dennis R. Box, Attorney for Applicant

522 Colcord Drive

Address

Oklahoma City,

City

OK

State

73102

Zip Code

232-0080

Phone/Office

Home

# OKLAHOMA CITY

## URBAN RENEWAL AUTHORITY

November 15, 1988

Dennis Sox, Esq.  
Williams, Sox, Forshoe & Bullard  
523 Colcord Drive  
Oklahoma City, Oklahoma 73102-2302

Re: PUD Amendment

Dear Dennis:

You are hereby authorized to represent the interests of the Oklahoma City Urban Renewal Authority in their petition to amend the PUD-Bio-Med Research Center.

The proposed amendment should encompass the signage requirements as presented by our consultants, Suzanne Swartz and Lynne Barnard of RTKL.

If you do not receive the necessary specifications from them in the very near future, please call me.

Sincerely,

  
David Jones  
Redevelopment Officer



00-1225

**FILED**  
**WHITE OPERATING COMPANY**

March 22, 1996

MAR 26 10 42 AM '96

CITY OF  
OKLAHOMA CITY, OKLA  
OFFICE OF  
CITY CLERK

Office of the City Clerk  
200 N. Walker  
Oklahoma City, OK 73102

Re: Case # PUD-541  
501-825 N. Lincoln Blvd.

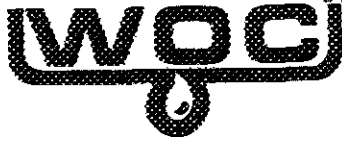
Gentlemen:

Regarding the subject zoning change, we want to confirm that the City is aware of our oil and gas well in the Southwest corner of the subject tract, and that we are afforded our rights of ingress and egress and reasonable use of the surface as may be required for the effective production of the minerals under this leasehold. This may include use of some surface area outside of the existing fence, either on a temporary or permanent basis.

Sincerely,

Lloyd R. White

LRW/vic



**WHITE OPERATING COMPANY**

**RECEIVED**

January 26, 1996

**JAN 29 1996**

PLANNING DEPARTMENT  
SUBDIVISION AND ZONING

City of Oklahoma City  
Planning Dept.  
420 W. Main, 9th Floor  
Oklahoma City, Oklahoma 73102

Re: Case # PUD-541  
501-825 N. Lincoln Blvd.

Gentlemen:

Regarding the subject unit development, White Operating Co. wishes to make known that it operates an active gas well located approximately in the southwest corner of the proposed unit area. While this is not specifically a protest of the zoning, we do maintain our rights of ingress and egress, as well as reasonable use of the surface as may be necessary to produce the minerals under our leasehold. This may, at some time, require surface area in addition to what is presently being used.

Anyone intending to buy or develop property in this area should be aware of the presence of this well and the activity required to maintain it. If appropriate, the Planning Commission or Urban Renewal Authority may choose to redefine the unit boundary to exclude the wellsite. Please feel free to contact us if there are any questions.

Sincerely,

Lloyd R. White

LRW/vic

OWNERSHIP LIST

*file*

Owners and their addresses of the property immediately surrounding and lying within a 500 foot radius of: See page 11 for legal description.

ORDER NO. 841079 DATE December 12, 1995 at 7:30 A.M. PG. NO. 1

OWNER	LOT	BLK	ADDITION
LELAND P & SALLIE A LETTS 600 DEL HAVEN DEL CITY, OK 73115	26-29	32	MAYWOOD ADD
OPUBCO, INC ‡ JAMES P KELLEY ONE LEADERSHIP SQUARE 211 N ROBINSON STE 800 OKLA. CITY, OK 73102	30-36	32	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF TRANSPORTATION 200 NE 21 OKLA. CITY, OK 73105	29-32 1-8	36 42	MAYWOOD ADD
OKLAHOMA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	E/2 28, ALL 29-30 & W/2 LOT 31 16-17	K  4	OAK PARK ADD  DURLAND 2ND ADD
OKLAHOMA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	E6.5' LOT 1 PLUS 1/2 VAC NE 9TH ADJ SD LOT 1 ON N	13	MAYWOOD ADD
OBI REAL ESTATE COMPANY 1001 N LINCOLN BLVD OKLA. CITY, OK 73104	W15' LOT, ALL LOT 2 PLUS 1/2 VAL NE 9 ST ADJ ON N	13	MAYWOOD ADD
OBI REAL ESTATE COMPANY 1001 N LINCOLN BLVD OKLA. CITY, OK 73104	3-4 & 7-9, S90' 10-11	13	MAYWOOD ADD
OKLAHOMA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	5-6 & 12-13	13	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	14-18	13	MAYWOOD ADD

STILES CIRCLE CORPORATION BOX 1845 OKLA. CITY, OK 73101	PT BLK 14 & PT OF FULTON'S SUB ADD PLUS PT VAC STREETS & ALLEYS ADJ SD PROP BEG 400' E & 190.67' S OF NW/C BLK 14 TH W239' NW ON CURVE 96.27' TH W88.31' S44.60' SE41.16' TH SE ON A CURVE 134.50' TH E285.20' N109.33' TO BEG AKA PARCEL B PLUS A TR BEG 25' W 90' SE/C BLK 14 TH W260.20' SE42.24' SE20' E29.66' TH NE ON CURVE 194.13' NE5.62' TO BEG AKA REVERSIONARY PARCEL	14	MAYWOOD ADD
OKLA. CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102		15 PLUS VAC ALLE Y EX .10 ACRS IN SW/C BLK 15 TO STAT E	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	3-8 & E/2 25, ALL 26	21	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF TRANSPORTATION 200 NE 21 OKLA. CITY, OK 73105	1-2 & 9 & 24, W/2 25 & 27-32	21	MAYWOOD ADD
STATE OF OKLAHOMA 200 NE 21 OKLA. CITY, OK 73105		22	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	23-24 25 & W23' LOT 26	27 28	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF TRANSPORTATION 200 NE 21 OKLA. CITY, OK 73105	17-22 7-24 & LOT 26 EX W23'	27 28	MAYWOOD ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	25-28	27	MAYWOOD ADD

STATE OF OKLAHOMA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	PT BLK 29 BEG NE/C SD BLK 29 TH SWLY ALONG SLY R/W LINE HARRISON AVE 79.71' SELY 89.30' ELY 4.07' TO PT 131' N OF SE/C SD BLK 29 N119.36' TO BEG AND BEG 134.7' SWLY NE/C BLK 29 TH SELY 76.6' SWLY TO PT 70' W OF E LINE BLK 29 S TO S LINE BLK 29 W111.1' NWLY 84.25' NELY 136.02' TO BEG	29	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	PT BLK 29 BEG 35' W SE/C SD BLK 29 TH W35' N100.27' NELY 37.12' S112.63' TO BEG	29	MAYWOOD ADD
STATE OF OKLAHOMA 200 NE 21 OKLA. CITY, OK 73105	1-7 & 10 31-32 19-31	30 36 37	MAYWOOD ADD
STATE OF OKLA DEPT OF TRANSPORTATION 200 NE 21 OKLA. CITY, OK 73105	1-16 & 32 8-16 & 22-25	37 38	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	17-21	38	MAYWOOD ADD
ROBERT W MOORE & BOB MOORE FINANCIAL GROUP 3600 W MAIN ST NORMAN, OK 73072	W4' LOT 5, ALL 6-7 & E22' LOT 8	41	MAYWOOD ADD
STATE OF OKLAHOMA 200 NE 21 OKLA. CITY, OK 73105	LOT 8 EX E22' & ALL 9-14 & 15 EX N77.10' & ALL 17-18 & 22-27	41	MAYWOOD ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	N77.10' LOTS 15-16 & ALL 19-20	41	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	9-10 & 26-32 10-14	42 40	MAYWOOD ADD
STATE OF OKLAHOMA 200 NE 21 OKLA. CITY, OK 73105	1-8 15-18	42 40	MAYWOOD ADD
STATE OF OKLAHOMA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	E50' LOTS 1- 3	51	MAYWOOD ADD
STATE OF OKLAHOMA 200 NE 21 OKLA. CITY, OK 73105	LOTS 1-3 EX E50'	51	MAYWOOD ADD
CITY OF OKLA CITY 420 W MAIN STE 700 OKLA. CITY, OK 73102	1-3	52	MAYWOOD ADD



TABERNACLE BAPTIST CHURCH	LOT 2 EX S9' OF W30' PLUS N9' OF E60' LOT 1	1	MILITARY ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	LOT 1 EX N9' E60' PLUS S9' W30' LOT 2 & ALL 3-5 LOT 6 & N2.14' LOT 7 & E65' LOTS 8-9	1 2	MILITARY ADD
STATE OF OKLAHOMA 200 NE 21 OKLA. CITY, OK 73105	6-9 2-5 & LOT 7 EX N2.14' & LOTS 8 & 9 EX E65' & ALL 10-14	1 2	MILITARY ADD
DEPT OF TRANSPORTATION STATE OF OKLA 200 NE 21 OKLA. CITY, OK 73105	9-14	1	PHILLIPS & MEADE EAST SIDE ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	15-16	1	PHILLIPS & MEADE EAST SIDE ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105		ALL BLK I & 1/2 VAC NE 9TH ST ADJ SD BLK ON N	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	ALL LOTS 17- 27 PLUS PT LOTS 13-16 & PT LOTS 28- 30 & PT VAC ALLEY AD SD LTS BEG SW/C BLK H TH N309.94' TO NW/C BLK H E113.24' SELY 338.75' TO SE/C LOT 30 W250' TO BEG EX A TR BEG NW/C LOT 16 TH E13.24' SE295.03' W132.35' N269.93' TO BEG	H	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	LOTS 1-2 & LOTS 13-14 ALSO VAC ALLEY BETWEEN LOTS	J	OAK PARK ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	3-12 & VAC ALLEY BETWEEN LOTS	J	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	17-24	K	OAK PARK ADD
STATE OF OKLA DEPT HWYS 200 NE 21 OKLA. CITY, OK 73105	LOTS 1-2 & LOTS 13-14 & E12.9' LOT 7 PLUS VAC ALLEY ON S	O	OAK PARK ADD

OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	3-6	O	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	LOTS 17-24 PLUS VAC ALLEY ADJ SD LOTS & PT LOTS 25-29 BEG SE/C LOT 29 NELY ALONG A CURVE 53.01' W49' S40' W25' S TO SE/C LOT 29 E TO BEG	N	OAK PARK ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73105	W/2 LOT 7, ALL LOTS 8- 12	O	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	ALL LOTS 17- 20 & PT LOT 16 BEG SW/C BLK R N150' TO NW/C BLK R E125' SWLY 152.07' TO SE/C LOT 17 W100' TO BEG PLUS VAC ALLEY ADJ THERETO	R	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	LOTS 1-6 PLUS VAC ALLEY ADJ THERETO	P	OAK PARK ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	7	P	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	ALL LOTS 17- 20 PLUS VAC ALLEY ADJ	4	DURLAND 2ND ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	ALL LOTS 1-5 & PT LOT 6 BEG SE/C SD BLK 5 TH W147.25' TO PT 1.8' E SW/C LOT 6 N140' TO PT 1.8' E NW/C LOT 6 E147.25' S140' TO BEG PLUS VAC ALLEYS ADJ	5	DURLAND 2ND ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	W1.8' LOT 6, ALL LOT 7	5	DURLAND 2ND ADD
CITY OF OKLA CITY 420 W MAIN STE 700 OKLA. CITY, OK 73102	5-6 & VAC ALLEY	6	DURLAND 2ND ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	ALL LOTS 1-4 & LOTS 7-16 PLUS VAC ALLEY ADJ EX BEG NE/C LOT 15 TH S324.70' W62.40' N13.10' W18.08' N153' E30.63' N152.90' E50' TO BEG	6	DURLAND 2ND ADD

OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	BEG NE/C LOT 15 TH S324.70' W62.40' N13.10' W18.08' N153' E30.63' N152.90' E50' TO BEG & ALL LOTS 17-19	6	DURLAND 2ND ADD
OBI REAL ESTATE COMPANY 1001 N LINCOLN BLVD OKLA. CITY, OK 73104	3-12 & VAC ALLEY ADJ LOTS 3 & 4 PLUS 1/2 VAC NE 9TH ST ADJ LOTS 8- 12 ON S	D	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	1-2 & LOTS 13-14 & VAC ALLEY ADJ SD LOTS & 1/2 VAC NE 9TH ST ADJ LOTS 13 & 14 ON S	D	OAK PARK ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	17-24 & VAC ALLEY ADJ	E	OAK PARK ADD
HCA HEALTH SERVICES OF OKLAHOMA INC COLUMBIA/HCA HEALTHCARE CORP BOX 740035 LOUISVILLE, KY 40201	PT BLKS E, F, G & H TOGETHER WITH VAC STREETS & ALLEYS ADJ SD TR BEG 33.67' N OF NW/C LOT 16 BLK E TH N20' E990.25' S698.04' W989.89' N269.93' E106.50' N230' W106.50' N183.67' TO BEG SUBJ TO ESMTS OF RECORD		OAK PARK ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	PT BLKS G & H PLUS VAC STS & ALLEYS ADJ BEG SE/C LOT 30 BLK H TH E832.61' N40' W857.61' TO PT 40' N OF S LINE LOT 30 TH SELY TO BEG		OAK PARK ADD

WILBUR RAY WHITE IRREV TRUST JOHN RANKIN TRAMCO OIL CO 100 N BROADWAY RM 2160 OKLA. CITY, OK 73102	PT BLK 3 & VAC STS & ALLEYS ADJ BEG 381.29' S & 330.08' W OF CTR LINE OF INTERSECTION OF NE 10 & LINDSAY AV TH N180' W100' S160; SELY 21.85' E86.71' TO BEG FORMERLY LOTS 25-28 & W 6 1/4' LOT 29	E	OAK PARK ADD
BARBARA & STANTON YOUNG FOUNDATION BOX 1466 OKLA. CITY, OK 73101	7-10	K	OAK PARK ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	PT BLKS K & N & VAC STS & ALLEYS ADJ SD BLKS BEG NW/C LOT 16 BLK K TH S440' E150' SE169.71' E129.95' N380' W150' N30' W100' N150' W150' TO BEG EX BEG 130' N OF SE/CLOT 40 BLK N TH N144' W400' S24' E150' SE169.71' E129.95' TO BEG SUBJ TO ESMTS OF RECORD		OAK PARK ADD
THE AMERICAN NATIONAL RED CROSS	PT BLK N BEG 130' N OF SE/C LOT 40 BLK N TH N144' W400' S24' E150' SE169.71' E129.95' TO BEG SUBJ TO ESMTS OF RECORD	N	OAK PARK ADD
MOZELLA J JACKSON BOX 44263 OKLA. CITY, OK 73144	10-11	R	OAK PARK ADD
FLORENCE LYONS 1700 NE 51 OKLA CITY, OK 73111	12-13	R	OAK PARK ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	14 & E14' LOT 15	R	OAK PARK ADD
JOE & BETTY JEAN SYNAR 10910 RUSS WOOD CIR DALLAS, TX 75229	10-11	R	DURLAND 2ND ADD
BETSY BELLE SMITH BOX 23273 OKLA. CITY, OK 73123	12-13	4	DURLAND 2ND ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	14-15	4	DURLAND 2ND ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	17-22	1	PHILLIPS & MEADE EAST SIDE ADD

DEPT OF TRANSPORTATION 200 NE 21 OKLA. CITY, OK 73105	23-32	1	PHILLIPS & MEADE EAST SIDE ADD
CHARLES WESLEY MORGAN III 1305 NE 8 OKLA. CITY, OK 73117	15-16	2	PHILLIPS & MEADE EAST SIDE ADD
DEPT OF TRANSPORTATION STATE OF OKLA 200 NE 21 OKLA. CITY, OK 73105	7-16	12	PHILLIPS & MEADE EAST SIDE ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	E15' LOT 12 & W17' LOT 13 & ALL LOTS 14-18 15-24	1 2	MILITARY ADD
J C & BUFORD C GREENHAW TRS 9221 NE 10 MIDWEST CITY, OK 73130	A STRIP BEG 40' E & 75' S OF NW/C LOT 1 BLK 50 MILITARY ADD TH S TO ALLEY W TO SW/C LOT 1 BLK 3 MILITARY TH N TO NW/C LOT 4 BLK 3 TH E TO BEG	3	MILITARY ADD
RILEY BROWN 901 NE 28 OKLA. CITY, OK 73105	E115' LOTS 1-2	3	MILITARY ADD
MARY MURPHY 9304 E 17TH PL TULSA, OK 74112	W37.5' OF E115' LOTS 3-4	3	MILITARY ADD
CRAIG M BROWN 12121 WENTWORTH PL OKLA. CITY, OK 73170	E77.5' OF E115' LOTS 3-4	3	MILITARY ADD
MEE PROPERTY LLC 1616 SE 19 #202 EDMOND, OK 73013	E25' OF W65' LOTS 1-4 & S68' LOTS 22-23	3	MILITARY ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	20-21	3	MILITARY ADD
WILLIS DUNN R C & CLAVERN BROWN & WILLA BRAY 4917 N MISSOURI AVE OKLA. CITY, OK 73117	S36' OF N72' LOTS 22-23	3	MILITARY ADD
ALICE J PALMER & H V GEAR 5909 CRESTVIEW DR OKLA. CITY, OK 73105	N36' OF LOTS 22-23	3	MILITARY ADD
OBI REAL ESTATE COMPANY 1001 N LINCOLN BLVD OKLA. CITY, OK 73104	LOTS 1-18 PLUS 1/2 VAC NE 9TH ST ADJ LOTS 17- 18 ON S	12	MAYWOOD ADD
OKLAHOMA HEALTH SERVICES FEDERAL CREDIT UNION 410 NE 10 OKLA. CITY, OK 73104	1-8 & 25-32	11	MAYWOOD ADD
UNIMED BOX 588 WEATHERFORD, OK 73096	9-24 EX PT LOT 16 BEG NW/C TH S25' NE35.36' W25' TO BEG	11	MAYWOOD ADD
THE OKLA STATE CHAMBER OF COMMERCE AND INDUSTRY 330 NE 10 OKLA. CITY, OK 73104	1-8 & 25-32	10	MAYWOOD ADD

OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	LOTS 1-3 PLUS 10' OF VAC ALLEY ADJ ON S EX BEG SW/C LOT 3 TH S10' TO CENTER VAC ALLEY TH E37.50' NWLY 48.02' TH S20' TO BEG	16	MAYWOOD ADD
DEPARTMENT OF TRANSPORTATION 200 NE 21 OKLA. CITY, OK 73105	PT LOT 3 & VAC ALLEY ADJ ON S BEG SW/C LOT 3 TH S10' TO CENTER VAC ALLEY TH E37.50' NWLY 48.02' TH S 20' TO BEG	16	MAYWOOD ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	17-26 & S80' OF E/2 LOT 31 & S80' LOT 32	16	MAYWOOD ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	8-9	30	MAYWOOD ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	4-5 & N90' LOTS 2-3	36	MAYWOOD ADD
STATE OF OKLA DEPT OF HWYS 200 NE 21 OKLA. CITY, OK 73105	17-18	37	MAYWOOD ADD
FRANK J BATTLE BOX 22100 OKLA. CITY, OK 73123	23 E50' LOTS 1- 3	42 50	MAYWOOD ADD
DEPARTMENT OF TRANSPORTATION 200 NE 21 OKLA. CITY, OK 73105	24-25	42	MAYWOOD ADD
RILEY BROWN 901 NE 28 OKLA. CITY, OK 73105	W37.5' OF E87.5' LOTS 1-3	50	MAYWOOD ADD
J C & BUFORD C GREENHAW TRS 9221 NE 10 MIDWEST CITY, OK 73130	W40' LOTS 1- 3	50	MAYWOOD ADD
MARY MURPHY 9304 E 17TH PL TULSA, OK 74112	W37.5' OF E125' LOTS 1-3	50	MAYWOOD ADD
MEE PROPERTY LLC 1616 SE 19 #202 EDMOND, OK 73013	E25' OF W65' LOTS 1-3	50	MAYWOOD ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	1-10	7	EDDIES TERRACE ADD DURLAND
STATE OF OKLA DEPT OF HWYS 201 NE 21 OKLA. CITY, OK 73105		7	EDDIES TERRACE ADD DURLAND PT EDDIES TERRACES ADDN BEG SW/C SD ADDN TH N445.90' TO NW/C LOT 14 E100' TO NE/C LOT 11 SELY 142.20' TO SE/C LOT 10 S10' SELY 305.22' TO SE/C LOT 32 W200' TO BEG SUBJ TO ESMTS OF RECORD PLUS VAC ALLEY ADJ

OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	E21' LOT 26, ALL LOTS 27- 29 & S50' OF N100' E146' LOT 32 & N50' E146' LOT 32 & S50' N155' E146' LOT 32	7	EDDIES TERRACE ADD DURLAND
STATE OF OKLA DEPT OF TRANSPORTATION 200 NE 21 OKLA. CITY, OK 73105	PT LOT 16 BEG NW/C LOT 16 TH S ALONG W LINE 25' NELY 35.36' TO NE/C TH W 25' TO BEG	11	MAYWOOD ADD
OKLA CITY URBAN RENEWAL AUTHORITY 204 N ROBINSON OKLA. CITY, OK 73102	PT LOTS 11- 16 & 25-26 & 27-28 & VAC ALLEY ADJ BEG AT NE/C LOT 11 S160' TO NE/C LOT 30 TH W 62.50' TO PT ON N LINE LOT 28 SWLY 142.03' TO PT ON S LINE LOT 27 W ALONG S LINE OF LOTS 27, 26 & 25 63.64' TO SW/C LOT 25 TH N ALONG W LINE 300' TO PT ON N LINE BLK K TH E 150' TO BEG	K	OAK PARK ADD
STATE OF OKLA 200 NE 21 OKLA. CITY, OK 73105	4-5 10-23	16 21	MAYWOOD ADD

34  
12  
3  
W

ORDER NO. 841079

OWNERSHIP LIST

PAGE 11

LEGAL DESCRIPTION:

A tract of land lying in the North Half (N/2) of Section thirty-four (34), Township twelve (12) North, Range three (3) West of the Indian Meridian, in Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the center of said Section 34; thence North  $89^{\circ}54'20''$  East a distance of 121.9097 feet; thence North  $00^{\circ}07'23''$  West a distance of 153.6102 feet to the point or place of beginning; thence North  $84^{\circ}52'23''$  West a distance of 132.7179 feet; thence South  $89^{\circ}54'20''$  West a distance of 303.1074 feet; thence North  $00^{\circ}05'06''$  West a distance of 5.00 feet; thence South  $89^{\circ}54'20''$  West a distance of 125.00 feet; thence North  $16^{\circ}34'28''$  West a distance of 130.36 feet; thence South  $89^{\circ}50'31''$  West a distance of 10.00 feet; thence North  $00^{\circ}05'06''$  West a distance of 760.00 feet; thence South  $89^{\circ}54'03''$  West a distance of 260.00 feet; thence South  $76^{\circ}46'19''$  West a distance of 154.03 feet; thence North  $37^{\circ}32'21''$  West a distance of 296.09 feet; thence Northeasterly along a curve to the right having a central angle of  $05^{\circ}17'58''$ , a radius of 1,382.78 feet and an arc length of 127.8971 feet; thence North  $64^{\circ}30'54''$  East a distance of 490.67 feet; thence Northeasterly along a curve to the right having a central angle of  $22^{\circ}36'21''$ , a radius of 615.43 feet and an arc length of 242.8156 feet; thence North  $79^{\circ}46'11''$  East a distance of 60.953 feet; thence North  $89^{\circ}53'15''$  East a distance of 349.3527 feet; thence South  $00^{\circ}07'23''$  East a distance of 1,442.1868 feet to the point or place of beginning.





001525  
ME

**City of Oklahoma City  
Public Works Department**

Today's Date: 12/20/93 3:31:28 PM  
Business Date: 12/21/93  
Transaction #: PR0123182118651  
Receipt #: 9510681

135 ZONE/SUB-PUD-541	1605.00
ocura	
Check Number 5611	1605.00

Amount Due	1605.00
Check(s) Tendered	1605.00
Amount Tendered	1605.00

STAFF REPORT  
Planning Commission  
February 8, 1996

30-0000

km

BT  
Approved  
see sign request  
68/1  
211

12)\*.

(PUD-541) Application by Oklahoma City Urban Renewal Authority to rezone 501-825 N. Lincoln Boulevard from the PUD-482 Planned Unit Development District to the PUD Planned Unit Development District. Ward 7.

I. GENERAL INFORMATION

A. CASE HISTORY

This is a new application. The existing PUD on the site permits medical research facilities and related uses. This request retains the provisions previously approved in PUD-482.

B. REASON FOR THE REQUEST

The applicant proposes to change <sup>of</sup> the existing zoning on the property to permit a variety/sign sizes and shapes.

C. EXISTING ZONING AND LAND USE

Subject Site: 27 acres/PUD-482/medical office  
North: C-3/parking lots  
East: O-2 & R-2/office and residential  
South: C-4 & R-3/vacant  
West: Interstate 235

D. SUMMARY OF PUD APPLICATION

This 27 acre PUD would be developed in accordance with the C-3 Community Commercial District. All C-3 uses would be permitted except the following:

- Gasoline Sales: Restricted
- Alcoholic Beverage Retail Sales
- Automotive and Equipment: Cleaning and Repairs, Light Equipment

The primary use of any structure within the PUD would be medical, office, research, financial or custom manufacturing. Primary use would be defined as at least 60% of the floor area denoted to that use. All other uses that are not considered a medical, office, research, financial or custom manufacturing nature would be considered as an accessory or secondary use and must be located within the same structure as a primary use.

There would be a 15 foot front yard and 15 foot side yard setback for all developments except there would be no front and side yard setbacks along the west boundary.

A minimum of 8% of each development parcel within the PUD would consist of landscaped open space. All front yards and side yards abutting street rights-of-way would have one tree for every 25 feet of frontage.

Maximum building height would be 6 stories.

Only one free-standing sign and one attached wall sign would be permitted for each building. All signs would be architecturally compatible with the development on the site. Free-standing signs would be limited to 50 square feet in area, 6 feet in height and 12 feet in length.

Signs within the PUD would be of unified design. The PUD proposes different styles of signs that serve various functions. A district identity sign is proposed along the west boundary of the PUD. The sign would have a maximum height of 68 feet, length of 18 feet and width of 6 feet. A secondary district identity sign is proposed along the east boundary. The sign would have a maximum height of 24 feet, length of 7 feet and width of 3 feet. A junior identify sign is proposed at each entrance into the office park and at the northeast corner of the PUD. These signs would have a maximum height of 18 feet, length of 5 feet and width of 2 feet. A site directional sign is proposed at each entrance and within the office park. These signs would have a maximum height of 13 feet, length of 10 feet and width of 2 feet. Building identity signs would be permitted near the main entrance of each building. The signs would have a maximum height of 12 feet, length of 4 feet and width of 2 feet. Building mounted plaques would be permitted on each building with a maximum length of 3 feet and width of 2 feet. Each building would also be permitted primary tenant identification signs which would be placed on the building at or above the second floor level. Letters or logo would not exceed 4 feet in height. Building addresses and numbers would also be permitted to be placed on buildings. Free-standing non-accessory signs would not be permitted; however, the existing non-accessory sign located at the southwest corner of the PUD would be permitted to remain. Banners would be permitted; however, signs with moving, flashing or intermittently illuminated elements would not be permitted.

Fences proposed within the PUD would not be required to comply with the height requirements nor other restrictions established in Section 6600 of the Planning and Zoning Code.

All dumpsters and trash collection areas would be screened from view from all exterior boundaries by sight-proof screening constructed of masonry at least 6 feet in height.

Access drives into the development would maintain a 150 foot separation along NE 8th Street, 200 feet along Lincoln Boulevard and 125 feet along NE 4th Street.

II. COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

A. ENGINEERING

The Engineering Division staff has reviewed the subject PUD and the following comments are considered applicable:

1. STREETS

- (a) All City streets and drives on City right-of-way serving this site must be paved in accordance with City standards.

2. STORM SEWER

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will not be required.
- (c) Construction within the limits of this PUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

3. SANITARY SEWER

- (a) It will be necessary to relocate public laterals to meet the existing sanitary sewer facilities for this location.

4. WATER

- (a) Water for this area is supplied by the Overholser Treatment Plant through the 12 inch main on Lincoln Boulevard.
- (b) The developer will be required to extend public mains and provide fire protection to serve the proposed development.

B. TRAFFIC MANAGMENT:

~~The applicant should provide detailed site plans for each of the proposed sign locations. Some of the proposed locations fall within the rights-of-way and may create view obstructions for motorists. The master plan depicts a median opening ~~at~~ Street. A deceleration lane should be provided at the median opening so that the north bound flow of~~

*The proposed signs should not be relocated*

*appear to appear to If a median cut is requested,*

*which the office Park entrance 0209 Lincoln.*

STAFF REPORT  
Planning Commission  
February 8, 1996  
PUD-541 page 4

Traffic is not obstructed.

This application was also submitted to the following departments, divisions and/or agencies for review and comment:

- \*Airports
- \*City-County Health
- \*Fire
- \*Geographic Information Systems
- OCURA
- Parks and Recreation
- Police
- Schools
- \*Solid Waste Management
- \*Street Maintenance
- \*Transit Services
- \*Transportation (State of Oklahoma)

An asterisk indicates departments, divisions and/or agencies which responded and which had no adverse comments.

### III. PLANNING DEPARTMENT REVIEW

#### A. RELEVANT POLICIES

The OKC Plan designates this as part of the Medical Center/State Capitol focal point where intensive development is appropriate. The Plan notes the significant opportunity in this area for economic advancement through medical research and for the development of medically-related business ventures. The Plan encourages redevelopment and infill development along the Centennial Expressway as a means of enhancing the identity of the Medical Center area and of creating connecting links with the Downtown.

The Harrison-Walnut Urban Renewal Plan supports commercial, office or apartment development on these properties.

PUDs are encouraged in areas where the public interest is served with more creative approaches to development than are possible with standard zoning.

#### B. KEY ISSUES

Is redevelopment encouraged by policy in this area?

Does the PUD commit to an attractive unit design?

C. STAFF ANALYSIS OF ISSUES

1. Favorable Considerations:

- (a) The OKC Plan and the Harrison-Walnut Urban Renewal Plan encourage intensive redevelopment of these tracts of land.
- (b) The PUD commits to an attractively-designed unit redevelopment of this tract. The primary use of each building would be medical, office, research, financial or custom manufacturing. Other commercial-type uses would be accessory or secondary to the main uses and would be housed within the primary building. Extensive landscaping would be installed along the street frontages. The requirements of the landscape ordinance would be met. Buildings would have an attractive appearance.
- (c) No residential development is close by.
- (d) Commercial, office and institutional redevelopment is taking place in this area between Lincoln Boulevard and the Centennial Expressway.
- (e) Attractive sign controls are offered.
- (f) Additional billboards would be prohibited.

2. Unfavorable Considerations:

- (g) ~~None have been identified.~~

Staff recommends that the Planning Commission determine that this PUD is in conformance with the OKC Plan.

IV. STAFF RECOMMENDATION AND SUMMARY OF TECHNICAL EVALUATION.

Approval of the application, subject to the following

*Technical Evaluations:*

tm

1. See Traffic comments

2. ~~Amma~~ The PUD should restrict the sign proposed sign reflect a maximum sign height of 50 feet for the identification sign on the west side of the parcel.

No information has been submitted to justify a sign of that height

The proposed 68 foot high identification sign appears to be out of scale with the proposed redevelopment. A sign height in location would be appropriate.  
induced this more

1005  
1005  
1005

TO: Current Planning Division

FROM: Long Range Planning Division

DATE: January 19, 1996

SUBJECT: Report and Evaluation

PUD-541

Oklahoma Health Center  
Research Park  
NE 4th to NE 8th, I-235  
to Lincoln Blvd.

### III. PLANNING DEPARTMENT REVIEW

#### A. RELEVANT POLICIES

The OKC Plan designates this as part of the Medical Center/State Capitol focal point where intensive development is appropriate. The Plan notes the significant opportunity in this area for economic advancement through medical research and for the development of medically-related business ventures. The Plan encourages redevelopment and infill development along the Centennial Expressway as a means of enhancing the identity of the Medical Center area and of creating connecting links with the Downtown.

The Harrison-Walnut Urban Renewal Plan supports commercial, office or apartment development on these properties.

PUDs are encouraged in areas where the public interest is served with more creative approaches to development than are possible with standard zoning.

#### B. KEY ISSUES

Is redevelopment encouraged by policy in this area?

Does the PUD commit to an attractive unit design?

#### C. STAFF ANALYSIS OF ISSUES

##### 1. Favorable Considerations:

(a) The OKC Plan and the Harrison-Walnut Urban Renewal Plan encourage intensive redevelopment of these tracts of land.

PUD-541

Page 2

(b) The PUD commits to an attractively-designed unit redevelopment of this tract. The primary use of each building would be medical, office, research, financial or custom manufacturing. Other commercial-type uses would be accessory or secondary to the main



uses and would be housed within the primary building. Extensive landscaping would be installed along the street frontages. The requirements of the landscape ordinance would be met. Buildings would have an attractive appearance.

(c) No residential development is close by.

(d) Commercial, office and institutional redevelopment is taking place in this area between Lincoln Boulevard and the Centennial Expressway.

(e) Attractive sign controls are offered.

(f) Additional billboards would be prohibited.

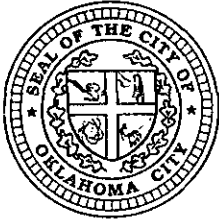
## 2. Unfavorable Considerations:

This PUD is in conformance with the OKC Plan.

## D. POSSIBLE ALTERNATIVES

## IV. STAFF RECOMMENDATION AND SUMMARY OF TECHNICAL EVALUATIONS

Approval of the PUD.



# MEMORANDUM

The City of  
**OKLAHOMA CITY**

To: Terri Massey, Associate Planner  
JJ Chambless, Associate Planner  
Subdivision & Zoning Sections of Planning Department

From: Michael Southard, Assistant Planner  
Traffic Management Division

Date: January 9, 1996

Re.: Planning Commission Staff Recommendations - Traffic Management Division has reviewed the following cases and makes the respective recommendations.

---

## PUD-541

Location:

501-825 N LINCOLN BOULEVARD

Proposed Change:

MEDICAL RESEARCH AND RELATED USES

Traffic Recommendation:

THE APPLICANT SHOULD PROVIDE DETAILED SITE PLANS FOR EACH OF THE PROPOSED SIGN LOCATIONS. SOME OF THE PROPOSED LOCATIONS FALL WITHIN THE RIGHT-OF-WAY AND MAY CREATE VIEW OBSTRUCTIONS FOR MOTORISTS. THE MASTER PLAN DEPICTS A MEDIAN OPENING AT SIXTH STREET. A DECELERATION LANE SHOULD BE PROVIDED AT THE MEDIAN OPENING SO THAT THE NORTH BOUND FLOW OF TRAFFIC IS NOT OBSTRUCTED.

## C-4474

Location:

NORTH OF HEFNER ROAD AND WEST OF ROCKWELL AVENUE

Proposed Change:

FINAL PLAT OF WARWICK PLACE, SECTION IV

Traffic Recommendation:

NO COMMENT



# MEMORANDUM

The City of  
OKLAHOMA CITY

TO: Terri Massey  
Subdivision Section, Development Center  
Public Works Department

FROM: Edward E. Jones, Superintendent  
Street Maintenance Division

DATE: January 12, 1996

SUBJECT: Status of Necessary City Services

A handwritten signature in black ink, appearing to read "E. Jones", written over the "FROM:" line of the memorandum.

The property listed below for development will not affect the normal drainage or maintenance to streets:

<u>Application No.</u>	<u>Address</u>
PUD-542	2609 N. May Ave.
PUD-541	501-825 N. Lincoln Blvd.
C-4474 Warwick Place Sec. IV	North of Hefner Road and west of Rockwell Ave.
SPUD- 169	4200 N. Pennsylvania

dj:km



001525  
**OKLAHOMA DEPARTMENT OF TRANSPORTATION**

200 N. E. 21st Street  
Oklahoma City, OK 73105-3204

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January 8, 1996

City of Oklahoma City  
Planning Department  
420 West Main, Suite 910  
Oklahoma City, Oklahoma 73102

Gentlemen:

We have reviewed the following listed plats for proposed development sites in the Oklahoma City area:

<u>DEVELOPMENT</u>	<u>CASE NUMBER</u>
7201 South Council	ABC-353
8371 North Rockwell Avenue	ABC-354
North of Hefner Road and west of Rockwell Avenue	C-4474
501 - 825 North Lincoln Boulevard	PUD-541
2609 North May Avenue	PUD-542
4200 North Pennsylvania Avenue	SPUD-169

Based on the location and description of these plats, there does not appear to be any conflict between the proposed developments and further recommended transportation system improvements for the Oklahoma City metropolitan area.

Please be advised that it is a local responsibility to prevent any development along highway corridors which would violate federal noise standards. Failure to properly control development excludes the use of federal funds for noise abatement relief.

We appreciate the opportunity to review and comment on these plats before they are approved for development.

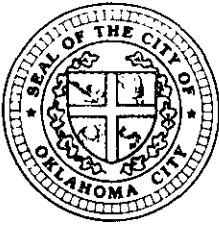
Sincerely,

A handwritten signature in cursive script, appearing to read "R. J. Driskill".

R. J. Driskill, P.E.  
Planning Engineer

RJD:AH:vr

cc: Urban Design Division



# MEMORANDUM

The City of  
**OKLAHOMA CITY**  
Fire Department

TO: Planning Department  
Subdivision Division

FROM: Major Lynn Beck *LB*

DATE: January 6, 1996

SUBJECT: Cases PUD-541

On 1/6/96 a review was conducted of the following cases:

PUD-541, 501-825 N Lincoln Boulevard

No fire department comment at this time.

If you have any questions, feel free to contact me at the Fire Marshal's Office, 297-3584.

PLANNING DEPARTMENT  
Subdivision & Zoning

TO: Kathe Casula  
Planning Department  
Subdivision & Zoning

FROM: Teresa Poarch  
Water/Wastewater Utilities

DATE: 1/2/96

SUBJECT: C- \_\_\_\_\_

PUD- 541

SPUD- \_\_\_\_\_

The Water/Wastewater Utilities staff has reviewed the subject application and the following comments are considered applicable:

Water

- (a) Water for this area is supplied by the Overholser Treatment Plant through the 12" main on Lincoln Blvd.
- (b) The developer will be required to extend public mains and provide fire protection to serve the proposed development.
- (c) Distribution mains for this subdivision must be designed to anticipate fire flow and domestic requirements. Hydraulic calculations may be required.
- (d) A twelve inch (12") border main will be required.
- (e) The developer will/may have to obtain his domestic water and fire protection from sources other than the Oklahoma City water supply.
- (f) An alternate means of fire protection as approved by the Oklahoma City Fire Department should be submitted.
- (g) When grid mains are installed in accordance with the current Master Plan as developed by Pitometer and Associated, this area should be serviced with ample pressure and volume.
- (h) Continued development in this area may create supply problems until loop water mains are installed in accordance with the current Master Plan developed by Pitometer and Associates.

PLANNING DEPARTMENT  
Subdivision & Zoning

TO: Kathe Casula  
Planning Department  
Subdivision & Zoning

FROM: Gart Douglas  
Water/Wastewater Utilities

DATE: \_\_\_\_\_

SUBJECT: C- \_\_\_\_\_ PUD- 541 ✓ SPUD- \_\_\_\_\_  
SP- \_\_\_\_\_ PC- \_\_\_\_\_ ABC- \_\_\_\_\_

SAN. SEWER  
# S.B.  
OKC  
S.M.

The Water/Wastewater Utilities staff has reviewed the subject application and the following comments are considered applicable:

Sanitary Sewers

*[Handwritten initials and circled letters (a) and (b)]*

- (a) Sanitary sewer facilities are available for this location and it is not necessary to extend public laterals to it.
- (b) It will be necessary to <sup>Relocate</sup> ~~extend~~ public laterals to meet the existing sanitary sewer facilities for this location.
- (c) Sanitary sewer facilities are not available for this location.
- (d) According to City records, public sanitary sewer facilities are available approximately \_\_\_\_\_ of the site.
- (e) Sanitary sewer facilities are available and a direct connection to the sewer can be made.
- (f) Other \_\_\_\_\_





010-3025  
101

TO: Planning Department Staff

FROM: Service Development Division  
Transit Services Department

DATE: January 2, 1996

SUBJECT: Development Review Comments

The staff of the Transit Services Department has reviewed the following Planning Commission cases and offers these thoughts:

ABC-353: No comments.

ABC-354: No comments.

PUD-541: This area is currently served by Routes 4, 18, and 22.

PUD-542: This area is currently served by Routes 7 & 23.

SPUD-169: This area is currently served by Route 8.

C-4474: This area is currently unserved.



TO: Terri Massey  
Subdivision Review Coordinator

FROM: Margaret Farmer, GIS

DATE: January 9, 1996

SUBJECT: PUD, Plat Review

C - 4474 - WARWICK PLACE, SEC 4 - A Final Plat

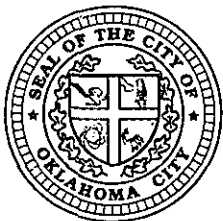
o - NO COMMENT

PUD - 541 \* 501- 825 N LINCOLN BLVD

o - No Comment

PUD - 542 \* 2609 N MAY AVE

o - No Comment



# MEMORANDUM

The City of  
OKLAHOMA CITY

January 4, 1996

TO: Public Works Department  
Development Center  
Zoning Section

FROM: Joan Thompson, Interim Division Manager  
Solid Waste Management Division

SUBJECT: Availability of Services

In response to your memos, the following are submitted for your information concerning the above subject matter.

Case No. ABC - 353  
Considered for Proposed Zoning Overlay Change: ABC-2 Alcoholic Beverage Consumption Restaurant with Alcohol District.  
Sector IV - The City can not service, contact private hauler.

Case No: ABC - 541  
Considered for Proposed Medical Research and related use.  
Sector II - The City can not service, contact private hauler.

Case No. ABC - 354  
Considered for Proposed Zoning Change: ABC-2 Alcoholic Beverage Consumption Restaurant with Alcohol District Overlaying the:  
I-2 Moderate Industrial District.  
Sector I - The City can not service, contact private hauler.

Case No. PUD - 542  
Considered for Monopole Communication Tower.  
Sector I - No service needed.

Case No. SPUD - 169  
Considered for Commercial Use.  
Sector II - The City can not service, contact private hauler.

PLANNING DEPARTMENT  
Subdivision & Zoning

TO: Kathe Casula  
Planning Department  
Subdivision & Zoning

FROM: Barbara Hall  
Engineering Division

DATE: \_\_\_\_\_

SUBJECT: C- \_\_\_\_\_ PUD- 541 SPUD- \_\_\_\_\_  
SP- \_\_\_\_\_ PC- \_\_\_\_\_ ABC- \_\_\_\_\_

The Engineering Division staff has reviewed the subject application and the following comments are considered applicable:

**Storm Sewers**

- (a) Storm sewers in accordance with the City's Drainage Ordinance will be required.
- (b) Detention will be required for any improvements that result in additional hard surface area causing increased runoff.
- (c) Detention will not be required.
- (d) A flood study will be required to establish finished floor elevations and common lot areas.
- (e) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'). These elevations shall be approved by the Public Works Department Engineering staff prior to filing of the final plat.
- (f) Construction within the limits of this (plat PUD SP) will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

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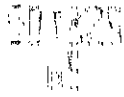
December 20, 1995

PLANNED UNIT DEVELOPMENT  
**OKLAHOMA HEALTH CENTER  
RESEARCH PARK**

OKLAHOMA CITY, OKLAHOMA

*prepared by:*

Williams, Box, Forshee & Bullard  
522 Colcord Drive \*  
Oklahoma City, OK 73102



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## **1.0 INTRODUCTION**

The Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*, consisting of approximately twenty-seven (27) acres, is located in the North Half (N/2) of Section Thirty-Four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian in Oklahoma City, Oklahoma. The property is located south of N.E. 8th Street and west of Lincoln Boulevard. The site is presently zoned PUD-482, Bio-Med Research Center.

This Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is intended to be a site for the location of research institutions, including support areas, i.e. administrative facilities, office buildings, corporate and divisional headquarters and similar enterprises. The use of this property will be appropriate for the area and surrounding neighborhoods. This Planned Unit Development lies within the existing urbanized area, and is in close proximity to numerous health centers and related institutions within Oklahoma City.

The project is located in the historic Harrison-Walnut District of Oklahoma City adjacent to the Centennial Expressway. The project area lies upon the linkage between the Central Business District and the Capitol/Health Center Areas.

## **2.0 LEGAL DESCRIPTION**

The legal description of the property comprising the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is described on Exhibit "A", attached hereto and made a part of this Design Statement.

## **3.0 THE DEVELOPER**

The owner/developer of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is Oklahoma City Urban Renewal Authority, c/o Mr. David

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Jones, Redevelopment Officer, 204 N. Robinson, Suite 2400, Oklahoma City, Oklahoma, 73102, Telephone (405) 235-3771.

#### **4.0 CONCEPT**

The concept for the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is to provide for the initiation of medical research and related uses on the subject property. The use of this property will be appropriate for the area. The commitment of the Oklahoma City Urban Renewal Authority for the improvement of areas surrounding the Central Business District will act as a stabilizing influence on this inner-city area of Oklahoma City.

Uses anticipated within this Planned Unit Development will include: laboratories, offices and other facilities for basic and applied research, testing and consulting, conducted by or for any individual, organization, or concern, whether public or private; corporate and divisional headquarters for research related industry and enterprises; and incidental operations required to maintain or support any use permitted above. Any other use reasonably related to the intended character of the Oklahoma Health Center Research Park is permitted provided it is first fully authorized in writing by the Oklahoma City Urban Renewal Authority.

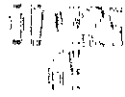
#### **5.0 SERVICE AVAILABILITY**

Due to the location of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* within the existing urbanized area of Oklahoma City, all services are presently available to serve this site. The services are as follows:

##### **5.1 STREETS**

Northeast 8th Street, located along the entire northern boundary of the Planned Unit Development is an existing four lane local street. The Centennial Expressway which is located one block west of the Planned Unit Development site is an existing six lane





paved expressway with protected access. Located along the eastern boundary of the site is Lincoln Boulevard, a four lane north-south arterial which connects the Oklahoma Health Center and the Capitol complex. The southern boundary of the Planned Unit Development lies along Northeast 4th Street.

## **5.2 SANITARY SEWER**

Sanitary sewer facilities are presently available to serve this Planned Unit Development from an existing sanitary sewer main.

## **5.3 WATER**

Water is presently existing at various point throughout the area. Appropriate water and fire lines will be added as development occurs within the Planned Unit Development site in accordance with the requirements of the City of Oklahoma City Public Works Department requirements.

## **5.4 FIRE PROTECTION**

Fire protection is presently available from the existing station No. 6, located at 620 N.E. 8th Street. Back-up/Second Unit response is available from existing central station, No. 1, located at 820 N.W. 5th Street. Both of these stations have less than a five minute response time to this location.

## **5.5 GAS ELECTRICITY, TELEPHONE AND CABLE T.V.**

Adequate urban utility lines are available for extension into this Planned Unit Development site. Proper coordination with the various utility companies will be made in conjunction with the developer of this site.

## **6.0. SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of

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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 on the day of enactment of the ordinance approving this Planned Unit Development by the City Council. In cases of conflict between the provisions of the City Codes and Regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.

If development of this PUD does not commence within five years of its adoption by the City Council, the site shall henceforth be developed in accordance with the PUD-482 Planned Unit Development District use and development regulations and be subject to the regulations in Section 5100 of Chapter 59 of the Planning and Zoning Code. For the purposes of this provision, development shall be deemed to have commenced upon the issuance of a City permit for fences, work order, platting, deed approval, etc., or upon the issuance of a City building permit for any structure or development within this PUD.

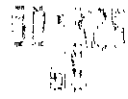
The regulations are as follows:

**6.1 USE REGULATIONS**

The following use regulations and/or limitations shall apply for the development of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*:

6.1.1 The Use Regulations and Development Regulations of the "C-3" Community Commercial District shall apply for the development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*.

6.1.2 All Use Units as defined in Section 59-3200.13, "C-3", Community Commercial District of the Oklahoma City Code shall be allowed for the development of all or a portion of the Planned Unit Development of



*OKLAHOMA HEALTH CENTER RESEARCH PARK*, except those which are prohibited as follows:

- Section 2424.1* Gasoline Sales: Restricted
- Section 2422* Alcoholic Beverage Retail Sales
- Section 2410.1* Automotive and Equipment: Cleaning and Repairs,  
Light Equipment

6.1.3 The primary use of any structure within this Planned Unit Development shall be medical, office, research, financial or custom manufacturing. Primary use shall be defined as at least sixty percent (60%) of the floor area denoted to that use. All other uses permitted within the C-3 Community Commercial District that are not considered a medical, office, research financial or custom manufacturing nature shall be considered as an accessory or secondary use and must be located in the same structure as a primary use.

## **6.2 SETBACK REGULATIONS**

The following setback requirements shall apply for the development of properties within this Planned Unit Development:

- 6.2.1 There shall be a minimum front yard setback requirement of fifteen feet (15') in width from the front lot line to the nearest above ground improvements for properties within this Planned Unit Development.
- 6.2.2 There shall be a minimum side yard building setback requirement from the side lot line to nearest improvement of fifteen feet (15') for properties within this Planned Unit Development. A side yard of a corner lot shall be considered as a front yard.
- 6.2.3 There shall be no side or front yard setback requirement for the west boundary of this Planned Unit Development.

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6.2.4 There shall be no restriction placed upon the setback requirement or height in the establishment of fences within or along the boundary of this Planned Unit Development.

6.2.5 There will be no setback requirements for signs within this Planned Unit Development.

**6.3 LANDSCAPE REGULATIONS**

The following landscaping provisions shall apply to this Planned Unit Development. The provisions are as follows:

6.3.1 A minimum of eight percent (8%) of each development parcel within this Planned Unit Development shall be devoted to landscaped open space.

6.3.2 All front yards, including both street-side yards on corner lots, shall have a one tree with a three inch (3") caliper minimum planting size for every twenty-five (25') of frontage.

6.3.3 Landscaped open space shall be defined as areas not covered by buildings, drives or paved parking areas.

6.3.4 All landscaping in conjunction with the development of this Planned Unit Development will be constructed and/or maintained in such a manner that it will not create a sight restriction hazard for vehicular traffic.

6.3.5 Landscaping as required herein shall be the responsibility of the property owner(s) within this Planned Unit Development. Such owners shall be required to maintain the landscaping provided herein and shall timely replace dead vegetation

6.3.6 Landscaping within this Planned Unit Development shall comply with Section 6600.5.C (b) through (e) of the Planning and Zoning Code.

**6.4 BUILDING RESTRICTIONS**

The following building restrictions shall be the provisions that apply to buildings to be located within this Planned Unit Development. The provisions are as follows:

- 6.4.1 No portion of a building within this Planned Unit Development shall exceed six (6) stories in height, provided, however that notwithstanding other code requirements, buildings up to six (6) stories in height shall be permitted.
- 6.4.2 Metal buildings shall not be permitted within this Planned Unit Development.
- 6.4.3 Buildings to be constructed within this Planned Unit Development shall be architecturally designed and engineered and submitted for review for complete compliance with the provisions of the Planned Unit Development prior to the issuance of any building permit on the property.

## 6.5 SIGN REGULATIONS

Signage within this Planned Unit Development will be of unified design. The use of color, sign shape, sign placement, and lettering style will be consistent throughout the development.

Sign functions will include: District Identity; Secondary District Identity; Junior Identity; Site Directional; Building Identity; Building Plaque; Primary Tenant Identity; Building Address and Building Number. For each sign function, there will be a distinct sign appearance and all signs with the same function will maintain that distinct appearance.

Proposed sign design diagrams are attached as Exhibit "C". A site plan showing the proposed locations of the signs is attached as Exhibit "B". The site plan reflects the location of the signs only. It is conceptual with regard to the number of buildings, building concept and placement. Buildings may be placed anywhere within the PUD, in accordance with the provisions of the PUD.

- 6.5.1 District Identity - One District Identity sign will be permitted along the west boundary of this PUD. The sign will be placed so that it will be

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visible from the Centennial Expressway. The maximum dimensions of this monument sign will be height 68'; length 18'; width 6'.

- 6.5.2 Secondary District Identity - One Secondary District Identity will be permitted along the east boundary of this PUD. The sign will be placed so that it will be visible from Lincoln Boulevard. The maximum dimensions of this monument sign will be: height 24'; length 7'; width 3'.
- 6.5.3 Junior Identity - One Junior Identity sign is permitted at each entrance to the Planned Unit Development. One Junior Identity sign will also be placed at the northeast boundary so that it will be visible from Lincoln Boulevard. The maximum dimensions of this monument sign will be: height 18'; length 5'; width 2'.
- 6.5.4 Site Directional - One Site Directional sign is permitted at each entrance to the Planned Unit Development.. One additional Site Directional will be permitted within the Research Park.. The maximum dimensions of this monument sign will be height 13'; length 10'; width 2'.
- 6.5.5 Building Identity - One Building Identity sign will be permitted for each building. The sign will be placed near the main entrance of that building. The maximum dimensions of this monument sign will be: height 12'; length 4'; width 2'.
- 6.5.6 Building Plaque - Building mounted plaques, typically used to identify type of entrance at street level, will be placed as needed on each building. The maximum size for a Building Plaque will be: length: 3'; width 2'.
- 6.5.7 Primary Tenant Identity - The name and/or company logo of the primary tenant in each building will be placed on the building at or above the second floor level. The maximum height of the letters or logo will be 4'. The primary tenant name and/or logo may be placed on each face of the building.

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- 6.5.8 Building Address - Building mounted plaques containing the address of the building will be placed as needed on each building. The maximum size for a Building Address plaque will be: length 3'; width 2'.
- 6.5.9 Building Number - The number of each building will be placed on the building at or above the second floor level. The maximum height of the number(s) will be 4'. The building number may be placed on each face of the building.
- 6.5.10 Other signs, as shown on Drawing #15 in Exhibit "C" (Proposed Sign Design), will be permitted throughout the Planned Unit Development.
- 6.5.11 Banners shall be permitted notwithstanding the requirements of the Code of the City of Oklahoma City within the Planned Unit Development site.
- 6.5.12 All signs with moving, flashing or intermittently illuminated elements are strictly prohibited within this Planned Unit Development.
- 6.5.13 Free-standing non-accessory signs (billboards) shall not be permitted on this site, except those which presently exist at the time of approval of this Planned Unit Development.

## **6.6 ACCESS RESTRICTIONS**

The following access restrictions shall apply for all of the development of this Planned Unit Development:

- 6.6.1 A minimum driveway separation of 150 feet shall be provided along N.E. 8th Street from this Planned Unit Development.
- 6.6.2 A minimum driveway separation of 200 feet shall be provided along Lincoln Blvd. from this Planned Unit Development.
- 6.6.3 A minimum driveway separation of 125 feet shall be provided along N.E. 4th Street from this Planned Unit Development.
- 6.6.4 There shall be limits of no access from this Planned Unit Development to N.E. 4th Street within 100 feet of its intersection with Lincoln Blvd.

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6.6.5 There shall be limits of no access from this Planned Unit Development to N.E. 8th Street or Lincoln Blvd. within 120 feet of the intersection of said streets.

6.6.6 All measurements stated herein shall be measured centerline of street to leading edge of drive or, centerline of street to centerline of street or, centerline of drive to centerline of drive.

## 6.7 GENERAL PROVISIONS

The following general provisions shall apply for all of the development of this Planned Unit Development.

6.7.1 Development phasing shall be allowed as a part of the development of this Planned Unit Development.

6.7.2 Fences to be constructed along the west boundary of this Planned Unit Development shall not be required to comply with the sightproof screening and landscaping requirements of Section 59-6600 of the Oklahoma City Code.

6.7.3 All dumpsters and trash collection areas to be located within this Planned Unit Development shall be screened from view from all exterior boundaries of the Planned Unit Development by sight-proof screening constructed of masonry at least six feet (6') in height, designed to be an architectural extension of the building. Berms and plantings may be used in addition to the wall, but metal or wood fences are prohibited.

## 7.0 EXHIBITS

The following exhibits are hereby attached hereto and made a part of this Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*:

EXHIBIT "A"	LEGAL DESCRIPTION
EXHIBIT "B"	SITE PLAN
EXHIBIT "C"	PROPOSED SIGN DESIGN



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## EXHIBIT "A"

### LEGAL DESCRIPTION

A tract of land lying in the North-Half (N/2) of Section Thirty-Four (34), Township Twelve North (T-12-N), Range Three West (R-3-W), Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

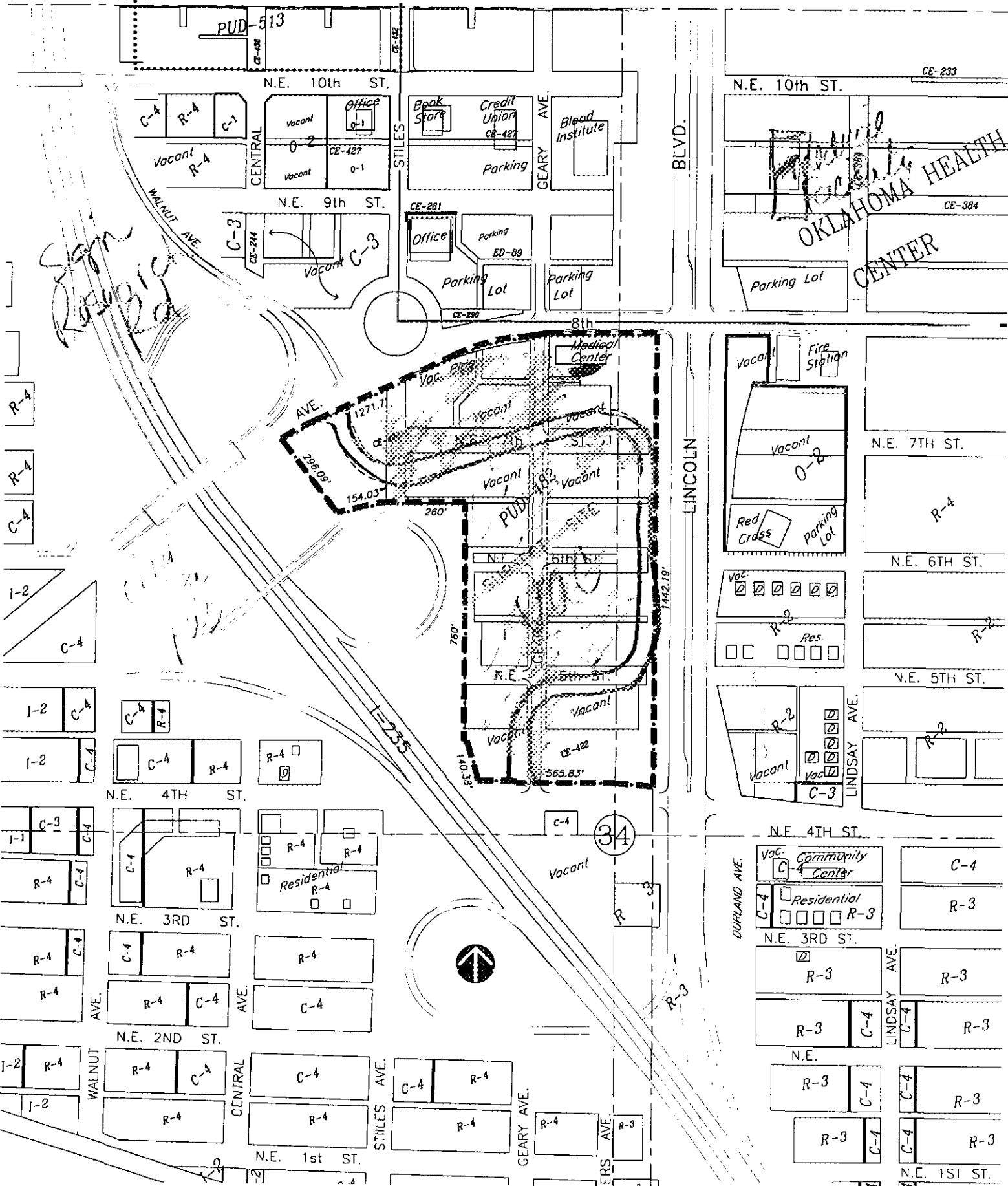
Commencing at the center of said section 34; thence North  $89^{\circ}54'20''$  East a distance of 121.9097 feet; thence North  $00^{\circ}07'23''$  West a distance of 153.6102 feet to the Point or Place of Beginning; thence North  $84^{\circ}52'23''$  West a distance of 132.7179; thence South  $89^{\circ}54'20''$  West a distance of 303.1074 feet; thence North  $00^{\circ}05'06''$  West a distance of 5.00 feet; thence South  $89^{\circ}54'20''$  West a distance of 125.00 feet; thence North  $16^{\circ}34'28''$  West a distance of 130.36 feet; thence South  $89^{\circ}50'31''$  West a distance of 10.00 feet; thence North  $00^{\circ}05'06''$  West a distance of 760.00 feet; thence South  $89^{\circ}54'03''$  West a distance of 260.00 feet; thence South  $76^{\circ}46'19''$  West a distance of 154.03 feet; thence North  $37^{\circ}32'21''$  West a distance of 296.09 feet; thence Northeasterly along a curve to the right having a central angle of  $05^{\circ}17'58''$ , a radius of 1,382.78 feet and an arc length of 127.8971 feet; thence North  $64^{\circ}30'54''$  East a distance of 490.67 feet; thence Northeasterly along a curve to the right having a central angle of  $22^{\circ}36'21''$ , a radius of 615.43 feet and an arc length of 242.8156 feet; thence North  $79^{\circ}46'11''$  East a distance of 60.953 feet; thence North  $89^{\circ}53'15''$  East a distance of 349.3527 feet; thence South  $00^{\circ}07'23''$  East a distance of 1,442.1868 feet to the Point or Place of Beginning.

PUD-541

Applicant: OKLAHOMA CITY URBAN RENEWAL AUTHORITY

Request Change: From PUD-482

To PUD



10/10/96

Revised 2/10

February 9, 1996

PLANNED UNIT DEVELOPMENT

**OKLAHOMA HEALTH CENTER  
RESEARCH PARK**

OKLAHOMA CITY, OKLAHOMA

*prepared by:*

Williams, Box, Forshee & Bullard  
522 Colcord Drive  
Oklahoma City, OK 73102



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## **1.0 INTRODUCTION**

The Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*, consisting of approximately twenty-seven (27) acres, is located in the North Half (N/2) of Section Thirty-Four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian in Oklahoma City, Oklahoma. The property is located south of N.E. 8th Street and west of Lincoln Boulevard. The site is presently zoned PUD-482, Bio-Med Research Center.

This Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is intended to be a site for the location of research institutions, including support areas, i.e. administrative facilities, office buildings, corporate and divisional headquarters and similar enterprises. The use of this property will be appropriate for the area and surrounding neighborhoods. This Planned Unit Development lies within the existing urbanized area, and is in close proximity to numerous health centers and related institutions within Oklahoma City.

The project is located in the historic Harrison-Walnut District of Oklahoma City adjacent to the Centennial Expressway. The project area lies upon the linkage between the Central Business District and the Capitol/Health Center Areas.

## **2.0 LEGAL DESCRIPTION**

The legal description of the property comprising the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is described on Exhibit "A", attached hereto and made a part of this Design Statement.

## **3.0 THE DEVELOPER**

The owner/developer of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is Oklahoma City Urban Renewal Authority, c/o Mr. David



Jones, Redevelopment Officer, 204 N. Robinson, Suite 2400, Oklahoma City, Oklahoma, 73102, Telephone (405) 235-3771.

#### **4.0 CONCEPT**

The concept for the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* is to provide for the initiation of medical research and related uses on the subject property. The use of this property will be appropriate for the area. The commitment of the Oklahoma City Urban Renewal Authority for the improvement of areas surrounding the Central Business District will act as a stabilizing influence on this inner-city area of Oklahoma City.

Uses anticipated within this Planned Unit Development will include: laboratories, offices and other facilities for basic and applied research, testing and consulting, conducted by or for any individual, organization, or concern, whether public or private; corporate and divisional headquarters for research related industry and enterprises; and incidental operations required to maintain or support any use permitted above. Any other use reasonably related to the intended character of the Oklahoma Health Center Research Park is permitted provided it is first fully authorized in writing by the Oklahoma City Urban Renewal Authority.

#### **5.0 SERVICE AVAILABILITY**

Due to the location of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK* within the existing urbanized area of Oklahoma City, all services are presently available to serve this site. The services are as follows:

##### **5.1 STREETS**

Northeast 8th Street, located along the entire northern boundary of the Planned Unit Development is an existing four lane local street. The Centennial Expressway which is located one block west of the Planned Unit Development site is an existing six lane

paved expressway with protected access. Located along the eastern boundary of the site is Lincoln Boulevard, a four lane north-south arterial which connects the Oklahoma Health Center and the Capitol complex. The southern boundary of the Planned Unit Development lies along Northeast 4th Street.

## **5.2 SANITARY SEWER**

Sanitary sewer facilities are presently available to serve this Planned Unit Development from an existing sanitary sewer main.

## **5.3 WATER**

Water is presently existing at various point throughout the area. Appropriate water and fire lines will be added as development occurs within the Planned Unit Development site in accordance with the requirements of the City of Oklahoma City Public Works Department requirements.

## **5.4 FIRE PROTECTION**

Fire protection is presently available from the existing station No. 6, located at 620 N.E. 8th Street. Back-up/Second Unit response is available from existing central station, No. 1, located at 820 N.W. 5th Street. Both of these stations have less than a five minute response time to this location.

## **5.5 GAS ELECTRICITY, TELEPHONE AND CABLE T.V.**

Adequate urban utility lines are available for extension into this Planned Unit Development site. Proper coordination with the various utility companies will be made in conjunction with the developer of this site.

## **6.0. SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of

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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 on the day of enactment of the ordinance approving this Planned Unit Development by the City Council. In cases of conflict between the provisions of the City Codes and Regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.

The regulations are as follows:

**6.1 USE REGULATIONS**

The following use regulations and/or limitations shall apply for the development of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*:

6.1.1 The Use Regulations and Development Regulations of the "C-3" Community Commercial District shall apply for the development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*.

6.1.2 All Use Units as defined in Section 59-3200.13, "C-3", Community Commercial District of the Oklahoma City Code shall be allowed for the development of all or a portion of the Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*, except those which are prohibited as follows:

- Section 2424.1* Gasoline Sales: Restricted
- Section 2422* Alcoholic Beverage Retail Sales
- Section 2410.1* Automotive and Equipment: Cleaning and Repairs,  
Light Equipment

6.1.3 The primary use of any structure within this Planned Unit Development shall be medical, office, research, financial or custom manufacturing.



Primary use shall be defined as at least sixty percent (60%) of the floor area denoted to that use. All other uses permitted within the C-3 Community Commercial District that are not considered a medical, office, research financial or custom manufacturing nature shall be considered as an accessory or secondary use and must be located in the same structure as a primary use.

## **6.2 SETBACK REGULATIONS**

The following setback requirements shall apply for the development of properties within this Planned Unit Development:

- 6.2.1 There shall be a minimum front yard setback requirement of fifteen feet (15') in width from the front lot line to the nearest above ground improvements for properties within this Planned Unit Development.
- 6.2.2 There shall be a minimum side yard building setback requirement from the side lot line to nearest improvement of fifteen feet (15') for properties within this Planned Unit Development. A side yard of a corner lot shall be considered as a front yard.
- 6.2.3 There shall be no side or front yard setback requirement for the west boundary of this Planned Unit Development.
- 6.2.4 There shall be no restriction placed upon the setback requirement or height in the establishment of fences within or along the boundary of this Planned Unit Development.
- 6.2.5 There will be no setback requirements for signs within this Planned Unit Development.

## **6.3 LANDSCAPE REGULATIONS**

The following landscaping provisions shall apply to this Planned Unit Development. The provisions are as follows:

- 6.3.1 A minimum of eight percent (8%) of each development parcel within this Planned Unit Development shall be devoted to landscaped open space.
- 6.3.2 All front yards, including both street-side yards on corner lots, shall have one tree with a three inch (3") caliper minimum planting size for every twenty-five (25') of frontage.
- 6.3.3 Landscaped open space shall be defined as areas not covered by buildings, drives or paved parking areas.
- 6.3.4 All landscaping in conjunction with the development of this Planned Unit Development will be constructed and/or maintained in such a manner that it will not create a sight restriction hazard for vehicular traffic.
- 6.3.5 Landscaping as required herein shall be the responsibility of the property owner(s) within this Planned Unit Development. Such owners shall be required to maintain the landscaping provided herein and shall timely replace dead vegetation
- 6.3.6 Landscaping within this Planned Unit Development shall comply with Section 6600.5.C (b) through (e) of the Planning and Zoning Code.

#### **6.4 BUILDING RESTRICTIONS**

The following building restrictions shall be the provisions that apply to buildings to be located within this Planned Unit Development. The provisions are as follows:

- 6.4.1 No portion of a building within this Planned Unit Development shall exceed six (6) stories in height, provided, however that notwithstanding other code requirements, buildings up to six (6) stories in height shall be permitted.
- 6.4.2 Metal buildings shall not be permitted within this Planned Unit Development.
- 6.4.3 Buildings to be constructed within this Planned Unit Development shall be architecturally designed and engineered and submitted for review for

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complete compliance with the provisions of the Planned Unit Development prior to the issuance of any building permit on the property.

## **6.5 SIGN REGULATIONS**

Signage within this Planned Unit Development will be of unified design. The use of color, sign shape, sign placement, and lettering style will be consistent throughout the development. Signs shall not be located within public right-of-way unless approval of said location is obtained from the appropriate City of Oklahoma City official.

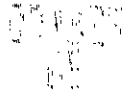
Sign functions will include: District Identity; Secondary District Identity; Junior Identity; Site Directional; Building Identity; Building Plaque; Primary Tenant Identity; Building Address and Building Number. For each sign function, there will be a distinct sign appearance and all signs with the same function will maintain that distinct appearance.

Proposed sign design diagrams are attached as Exhibit "C". A site plan showing the proposed locations of the signs is attached as Exhibit "B". The site plan reflects the location of the signs only. It is conceptual with regard to the number of buildings, building concept and placement. Buildings may be placed anywhere within the PUD, in accordance with the provisions of the PUD.

6.5.1 District Identity - One District Identity sign will be permitted along the west boundary of this PUD. The sign will be placed so that it will be visible from the Centennial Expressway. The maximum dimensions of this monument sign will be height 68'; length 18'; width 6'.

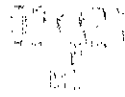
6.5.2 Secondary District Identity - One Secondary District Identity will be permitted along the east boundary of this PUD. The sign will be placed so that it will be visible from Lincoln Boulevard. The maximum dimensions of this monument sign will be: height 24'; length 7'; width 3'.

6.5.3 Junior Identity - One Junior Identity sign is permitted at each entrance to the Planned Unit Development. One Junior Identity sign will also be



placed at the northeast boundary so that it will be visible from Lincoln Boulevard. The maximum dimensions of this monument sign will be: height 18'; length 5'; width 2'.

- 6.5.4 Site Directional - One Site Directional sign is permitted at each entrance to the Planned Unit Development.. One additional Site Directional will be permitted within the Research Park.. The maximum dimensions of this monument sign will be height 13'; length 10'; width 2'.
- 6.5.5 Building Identity - One Building Identity sign will be permitted for each building. The sign will be placed near the main entrance of that building. The maximum dimensions of this monument sign will be: height 12'; length 4'; width 2'.
- 6.5.6 Building Plaque - Building mounted plaques, typically used to identify type of entrance at street level, will be placed as needed on each building. The maximum size for a Building Plaque will be: length: 3'; width 2'.
- 6.5.7 Primary Tenant Identity - The name and/or company logo of the primary tenant in each building will be placed on the building at or above the second floor level. The maximum height of the letters or logo will be 4'. The primary tenant name and/or logo may be placed on each face of the building.
- 6.5.8 Building Address - Building mounted plaques containing the address of the building will be placed as needed on each building. The maximum size for a Building Address plaque will be: length 3'; width 2'.
- 6.5.9 Building Number - The number of each building will be placed on the building at or above the second floor level. The maximum height of the number(s) will be 4'. The building number may be placed on each face of the building.

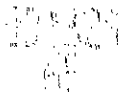


- 6.5.10 Other signs, as shown on Drawing #15 in Exhibit "C" (Proposed Sign Design), will be permitted throughout the Planned Unit Development.
- 6.5.11 Banners shall be permitted notwithstanding the requirements of the Code of the City of Oklahoma City within the Planned Unit Development site.
- 6.5.12 All signs with moving, flashing or intermittently illuminated elements are strictly prohibited within this Planned Unit Development.
- 6.5.13 Free-standing non-accessory signs (billboards) shall not be permitted on this site, except those which presently exist at the time of approval of this Planned Unit Development.

## **6.6 ACCESS RESTRICTIONS**

The following access restrictions shall apply for all of the development of this Planned Unit Development:

- 6.6.1 A minimum driveway separation of 150 feet shall be provided along N.E. 8th Street from this Planned Unit Development.
- 6.6.2 A minimum driveway separation of 200 feet shall be provided along Lincoln Blvd. from this Planned Unit Development.
- 6.6.3 A minimum driveway separation of 125 feet shall be provided along N.E. 4th Street from this Planned Unit Development.
- 6.6.4 There shall be limits of no access from this Planned Unit Development to N.E. 4th Street within 100 feet of its intersection with Lincoln Blvd.
- 6.6.5 There shall be limits of no access from this Planned Unit Development to N.E. 8th Street or Lincoln Blvd. within 120 feet of the intersection of said streets.
- 6.6.6 All measurements stated herein shall be measured centerline of street to leading edge of drive or, centerline of street to centerline of street or, centerline of drive to centerline of drive.



## **6.7 GENERAL PROVISIONS**

The following general provisions shall apply for all of the development of this Planned Unit Development.

- 6.7.1 Development phasing shall be allowed as a part of the development of this Planned Unit Development.
- 6.7.2 Fences to be constructed along the west boundary of this Planned Unit Development shall not be required to comply with the sightproof screening and landscaping requirements of Section 59-6600 of the Oklahoma City Code.
- 6.7.3 All dumpsters and trash collection areas to be located within this Planned Unit Development shall be screened from view from all exterior boundaries of the Planned Unit Development by sight-proof screening constructed of masonry at least six feet (6') in height, designed to be an architectural extension of the building. Berms and plantings may be used in addition to the wall, but metal or wood fences are prohibited.

## **7.0 EXHIBITS**

The following exhibits are hereby attached hereto and made a part of this Planned Unit Development of *OKLAHOMA HEALTH CENTER RESEARCH PARK*:

EXHIBIT "A"	LEGAL DESCRIPTION
EXHIBIT "B"	SITE PLAN
EXHIBIT "C"	PROPOSED SIGN DESIGN

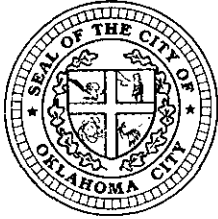


## EXHIBIT "A"

### LEGAL DESCRIPTION

A tract of land lying in the North-Half (N/2) of Section Thirty-Four (34), Township Twelve North (T-12-N), Range Three West (R-3-W), Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the center of said section 34; thence North  $89^{\circ}54'20''$  East a distance of 121.9097 feet; thence North  $00^{\circ}07'23''$  West a distance of 153.6102 feet to the Point or Place of Beginning; thence North  $84^{\circ}52'23''$  West a distance of 132.7179; thence South  $89^{\circ}54'20''$  West a distance of 303.1074 feet; thence North  $00^{\circ}05'06''$  West a distance of 5.00 feet; thence South  $89^{\circ}54'20''$  West a distance of 125.00 feet; thence North  $16^{\circ}34'28''$  West a distance of 130.36 feet; thence South  $89^{\circ}50'31''$  West a distance of 10.00 feet; thence North  $00^{\circ}05'06''$  West a distance of 760.00 feet; thence South  $89^{\circ}54'03''$  West a distance of 260.00 feet; thence South  $76^{\circ}46'19''$  West a distance of 154.03 feet; thence North  $37^{\circ}32'21''$  West a distance of 296.09 feet; thence Northeasterly along a curve to the right having a central angle of  $05^{\circ}17'58''$ , a radius of 1,382.78 feet and an arc length of 127.8971 feet; thence North  $64^{\circ}30'54''$  East a distance of 490.67 feet; thence Northeasterly along a curve to the right having a central angle of  $22^{\circ}36'21''$ , a radius of 615.43 feet and an arc length of 242.8156 feet; thence North  $79^{\circ}46'11''$  East a distance of 60.953 feet; thence North  $89^{\circ}53'15''$  East a distance of 349.3527 feet; thence South  $00^{\circ}07'23''$  East a distance of 1,442.1868 feet to the Point or Place of Beginning.



# MEMORANDUM

The City of  
OKLAHOMA CITY

To: Terri Massey, Associate Planner  
Subdivision Section of Planning Department

From: Michael Southard, Assistant Planner  
Traffic Management Division

Date: February 19, 1996

Re.: Planning Commission Staff Recommendations - Traffic Management Division has reviewed the following cases and makes the respective recommendations.

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## Oklahoma Health Center Research Park

Location:

West of Lincoln Boulevard Between NE 8th and NE 4th Streets

Proposed Change:

Variance to the Sign Ordinance through PUD Process

Traffic Recommendation:

Staff has meet with the applicant and has concluded that the proposed sign locations meet all of our original concerns. Therefore, traffic management has no comment concerning the sign locations.



DEVELOPMENT REVIEW FORM

PLANNING DEPARTMENT  
Subdivision Division

TO: Public Works/Barbara Hall  
Public Works/George Storm  
Water Wastewater Utilities/Gart Douglas  
Traffic Management/Sheila Wood  
Traffic Management/Viren Chandra  
Planning/Garner Stoll  
Planning/Bob Mier  
Planning/Steve Paulson  
Water Engineering-Gis/Margaret Farmer  
City-County Health Dept./Paul Dungan  
Airports Dept./Dale Thompson  
Parks Administration/Terry Ash  
Fire Marshal's Office/Coy Prather  
Neighborhood Enhancement/Al Behrens  
Police/Planning & Research/Chief DeLaughter  
Water Resources Dept./Teresa Poarch  
Street Maintenance Division/Fred Owens Sr.  
Solid Waste Management  
Transit Services/Hugh Kierig  
Neighborhood Alliance/1236 NW 36/73112  
Second Century/Tiana Douglas/204 N Robinson #2400/73102  
ODOT/Terry McFall, P.E./200 NE 21/73105  
Oklahoma City School District  
N/A Neighborhood Association

DATE: December 29, 1995

SUBJECT: Status of Necessary City Services Within Proximity of Property Outlined

CASE NO.: PUD-541

LOCATION: 501-825 N. Lincoln Boulevard

LEGAL DESCRIPTION: A part of the N/2 of Section 34, Township 12 North, Range 3 West

PROPOSED USE: Medical research and related uses

Comments relevant to the work of your department are requested regarding the availability and/or need of water, drainage, sanitary and storm sewer, traffic facilities, fire protection facilities, street right-of-way or any public easements, soil conditions and any other pertinent information related to the development of this property.

A staff report will be forwarded to the Planning Commission and your response is needed before 1-10-96. For information or assistance, please contact the Planning Department/Subdivision Division at 297-3932.

FOR PLANNING COMMISSION MEETING OF: February 8, 1996

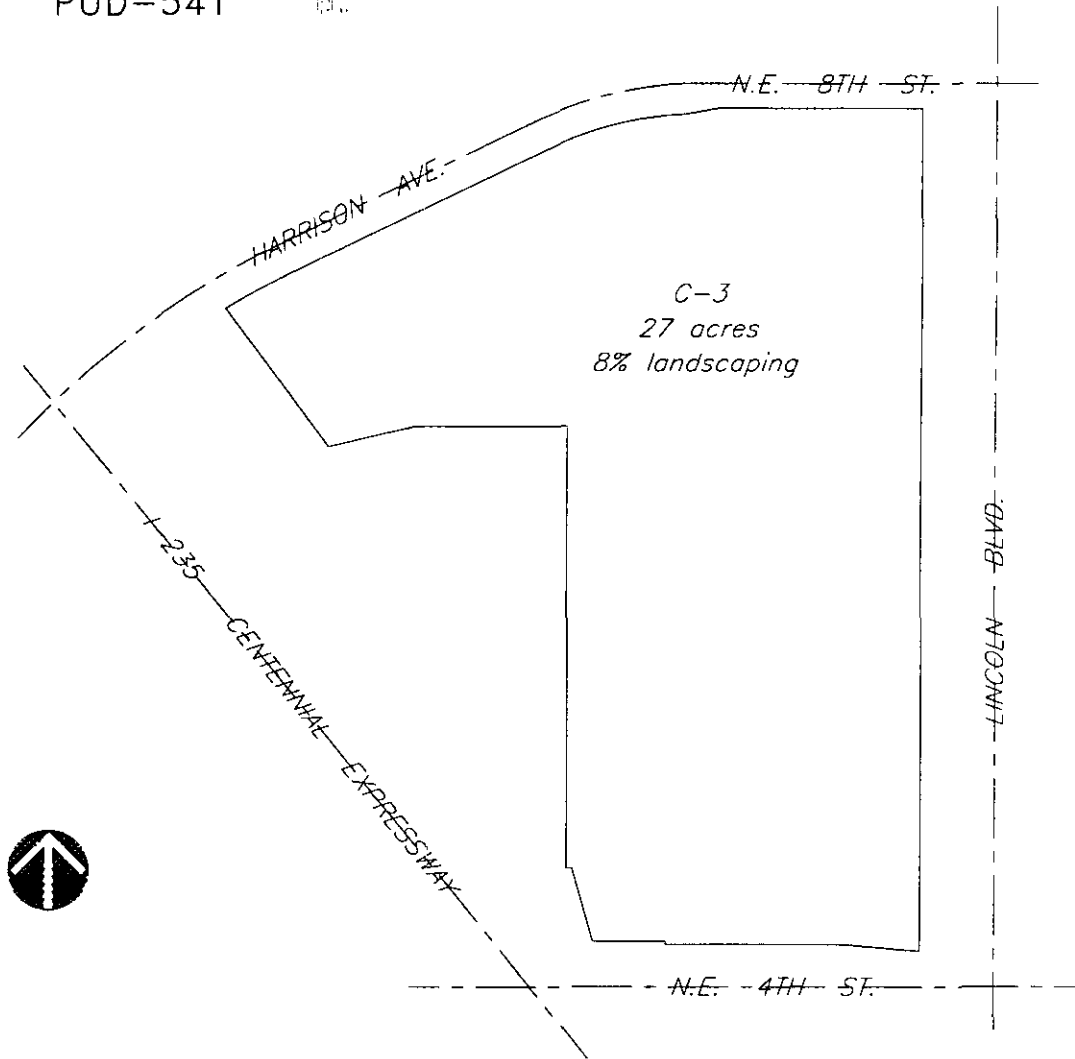
Attachment

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12/29/95



PUD-541

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GENERAL NOTES:

1. All C-3 uses permitted under certain conditions except Gasoline Sales, Alcoholic Beverage Sales & Automotive & Equipment: Cleaning & Repairs, Light Equipment.
2. Front & side yard setbacks reduced to 15 feet.
3. No front & side yard setbacks along west boundary.
4. No height restriction on fences.
5. One tree for every 25 feet of street frontage.
6. Maximum 6 story building height.
7. Specific accessory sign designs, ie. size, style, location.
8. Non-accessory signs prohibited except for those existing.
9. Access restrictions to adjacent streets provided.
10. Minimum 60% brick, rock, stone or stucco facade on all buildings.

# NOTICE OF REZONING

PROPOSED USE: Medical Research and  
Related Uses

DATE OF HEARING: February 8, 1996

PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-541

FROM: PUD-482 Planned Unit Development District

TO: PUD Planned Unit Development District

LOCATION OF PROPERTY: 501-825 N. Lincoln Boulevard

## PUBLIC HEARING INFORMATION

### HEARING SCHEDULE:

1. The Oklahoma City Planning Commission will hold a public hearing on the date shown above. As an interested property owner, you are invited to present your views for or against the proposed zoning change. You may file a written petition and offer oral argument and evidence for or against the granting of the application. Your position regarding the proposed change in zoning may be known by filing a written petition, by appearing in person at the hearing, by having an attorney or other authorized representative appear personally in your behalf, or by any combination of these actions.
2. Following the hearing, the Planning Commission transmits its recommendations to the City Council where an Ordinance to rezone the subject property is introduced and the date for final public hearing is set. The time span between the date of the Planning Commission hearing and the date of final City Council hearing is a minimum of 33 days. By law, 20 days notice by mail of the final Council hearing must be given. You will receive such notice from the City Clerk.
3. It is at the final hearing that the City Council receives the Planning Commission recommendation and takes action on the Ordinance to rezone the subject property.

### LOCATION OF HEARING:

The City Planning Commission meets in the Council Room, Third Floor, Municipal Building, 200 N. Walker, Oklahoma City, Oklahoma, at 1:30 p.m.

### BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This PUD will permit amendments to the sign standards and also proposes offices, research institutions, and medical facilities. The property would be developed in accordance with the C-3 Community Commercial District. All uses would be required to be associated with the Bio-medical Research Center and/or the Urban Renewal Authority. Maximum building height would be six stories. Landscaping would be provided.

PUD-541  
Dennis Box  
522 Colcord Drive  
Okla. City, OK 73102

PUD-541  
Leland & Sallie Letts  
600 Del Haven  
Del City, OK 73115

PUD-541  
OPUBCO Inc., J. Kelley  
211 N Robinson, Ste 800  
Okla. City, OK 73102

PUD-541  
ODOT  
200 NE 21  
Okla. City, OK 73105

PUD-541  
OKC Urban Renewal  
204 N Robinson  
Okla. City, OK 73102

PUD-541  
OBI Real Estate Company  
1001 N Lincoln Blvd  
Okla. City, OK 73104

PUD-541  
Stiles Circle Corporation  
Box 1845  
Okla. City, OK 73101

PUD-541  
Robert Moore  
3600 W Main St  
Norman, OK 73072

PUD-541  
Property Administration

PUD-541  
Parks Department

PUD-541  
Tabernacle Baptist Church  
1829 NE 36  
Okla. City, OK 73111

PUD-541  
HCA Health Services of OK Inc  
Box 740035  
Louisville, KY 40201

PUD-541  
Wilbur White Trust  
100 N Broadway, Rm 2160  
Okla. City, OK 73102

PUD-541  
Barbara & Stanton Young Found.  
Box 1466  
Okla. City, OK 73101

PUD-541  
American Natl Red Cross  
601 NE 6  
Okla. City, OK 73104

PUD-541  
Mozella Jackson  
Box 44263  
Okla. City, OK 73144

PUD-541  
Florence Lyons  
1700 NE 51  
Okla. City, OK 73111

PUD-541  
Joe & Betty Synar  
10910 Russ Wood Cir  
Dallas, TX 75229

PUD-541  
Betsy Smith  
Box 23273  
Okla. City, OK 73123

PUD-541  
Charles Morgan III  
1305 NE 8  
Okla. City, OK 73117

PUD-541  
J & Buford Greenhaw Trs  
9221 NE 10  
Midwest City, OK 73130

PUD-541  
Riley Brown  
901 NE 28  
Okla. City, OK 73105

PUD-541  
Mary Murphy  
9304 E 17th Pl  
Tulsa, OK 74112

PUD-541  
Craig Brown  
12121 Wentworth Pl  
Okla. City, OK 73170

PUD-541  
Mee Property LLC  
1616 SE 18 #202  
Edmond, OK 73013

PUD-541  
W Dunn R & C Brown  
4917 N Missouri Ave  
Okla. City, OK 73117

PUD-541  
Alice Palmer  
5909 Crestview Dr  
Okla. City, OK 73105

PUD-541  
OK Health Serv Federal CU  
410 NE 10  
Okla. City, OK 73104

PUD-541  
Unimed  
Box 588  
Weatherford, OK 73096

PUD-541  
OK Chamber of Commerce  
330 NE 10  
Okla. City, OK 73104

ED 5401  
717 AK 1  
C  
E.C.

PUD-541  
Frank Battle  
Box 22100  
Okla. City, OK 73123