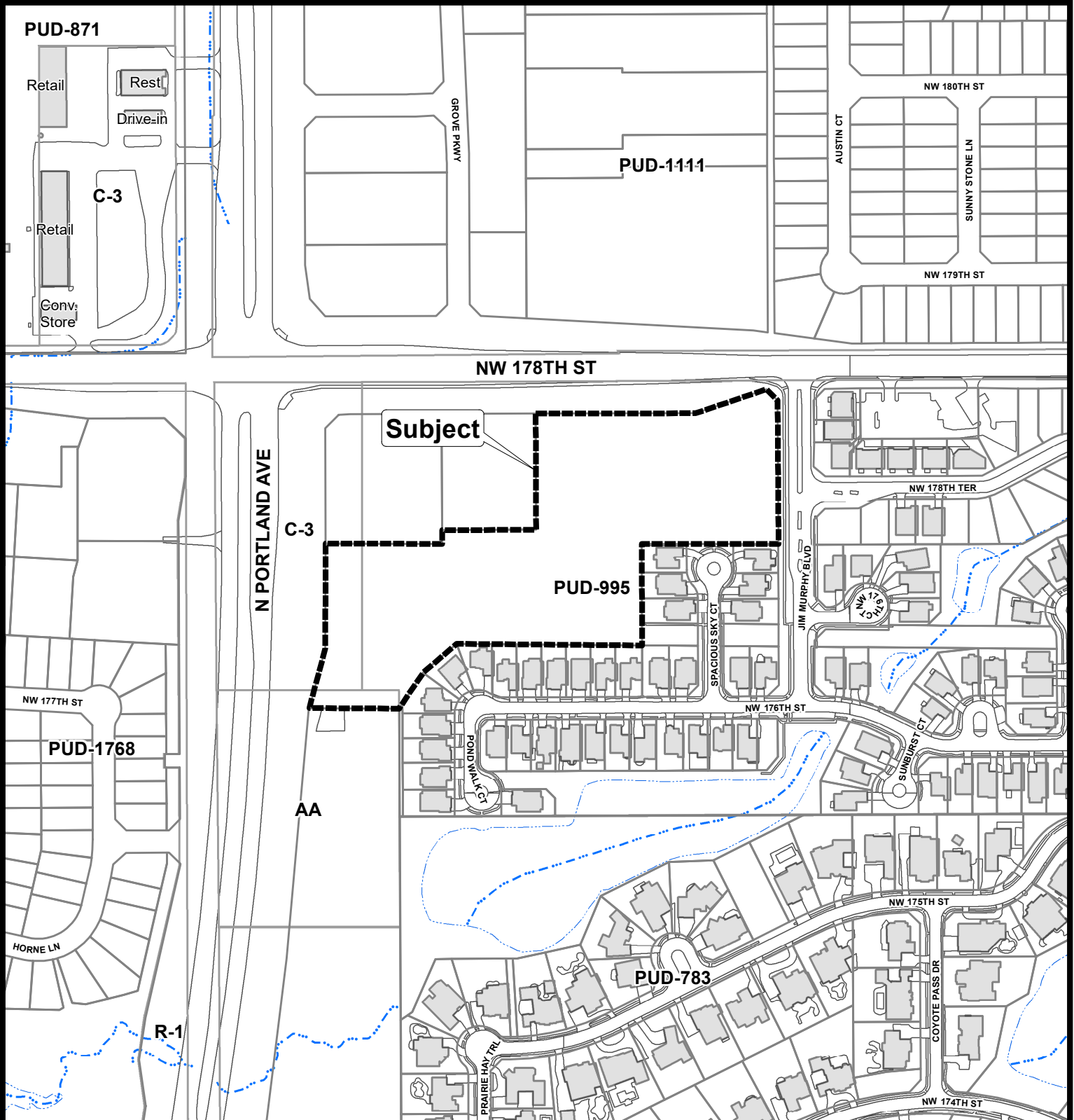


Case No: PUD-2036

Applicant: Quick-Mincey Development Corporation II

Existing Zoning: C-3 / AA / PUD-995

Location: 3600 NW 178th St.



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300 Feet

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

ROSE LAKE COMMERCIAL SHOPS

PUD-_____

~~September 11, 2024~~

October 23, 2024

PREPARED FOR:

**Quick Mincey Development Corp. II
6611 W. Hefner Rd, Suite A
Oklahoma City, OK 73162**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

TABLE OF CONTENTS

| SECTION..... | PAGE |
|--|-------------|
| 1.0 INTRODUCTION | 4 |
| 2.0 LEGAL DESCRIPTION..... | 4 |
| 3.0 OWNER/DEVELOPER..... | 4 |
| 4.0 SITE AND SURROUNDING AREA | 4 |
| 5.0 PHYSICAL CHARACTERISTICS..... | 4 |
| 6.0 CONCEPT | 4 |
| 7.0 SERVICE AVAILABILITY | 4 |
| 8.0 SPECIAL DEVELOPMENT REGULATIONS | 5 |
| 8.1 Use & Development Regulations | 5 |
| 8.2 Landscape & Screening Regulations | 6 |
| 8.3 Access Regulations | 6 |
| 8.4 Sign Regulations | 6 |
| 8.5 Parking Regulations | 7 |
| 8.6 Common Area Regulations..... | 7 |
| 8.7 Platting & Specific Plan Regulations..... | 7 |
| 8.8 Façade/Architectural Regulations | 7 |
| 8.9 Lighting Regulations | 7 |
| 8.10 Drainage Regulations | 7 |
| 8.11 Dumpster Regulations..... | 7 |
| 8.12 Roofing Regulations | 8 |
| 8.13 Sidewalk Regulations | 8 |
| 8.14 Height Regulations | 8 |
| 8.15 Setback Regulations | 8 |
| 8.16 Public Improvements | 8 |

8.17 General Design and Development Guidelines.....8

9.0 DEVELOPMENT SEQUENCE8

10.0 EXHIBITS8

EXHIBIT A – Legal Description (attached hereto and made a part hereof)

EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)

EXHIBIT C – Conceptual Plan (improvements shown are conceptual only. Final design to be determined at building permit stage)

SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 8.41 acres and is located in the Northwest Quarter of Section 36, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is located on the south side of NW 178th Street, east of Portland Avenue (Hwy 74).

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The developer of this property is Quick Mincey Development Corp. II.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is zoned PUD-995 and is vacant. Surrounding properties are zoned and used for:

North: PUD-1111 (C-3, R-4, R-1)/vacant
East: PUD-995 (C-3, O-2, R-1)/offices
South: PUD-995 (C-3, R-1, R-1ZL/residential
West: PUD-995 (C-3, O-2, R-4, R-1)/vacant

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property has an elevation of 1100 feet in the northwest, sloping slightly to the southeast.

SECTION 6.0 CONCEPT

The concept for this PUD is a mixed use development consisting of office and commercial uses.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts NW 178th Street, a major arterial street and Portland Avenue (State Highway 74).

7.2 SANITARY SEWER

Public sanitary sewer is available along the south and western boundaries of the property.

7.3 WATER

Public water lines are available along the north, west and east boundaries of the property.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 37 located at 16820 N. Pennsylvania Avenue, approximately 3 miles to the southeast.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public transportation is unavailable to this site.

7.7 DRAINAGE

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

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low Intensity area. The uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Municipal Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3 Community Commercial District** shall govern the property except as herein modified.

All uses permitted in the C-3 Community Commercial District, including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply.
- b) All landscaping shall be situated so that it does not create a sight restriction hazard for vehicles entering and exiting the property.
- c) A designated greenbelt area at least 10 feet in width shall be provided between any C-3 and any R-1 zoned property. Landscaping within the greenbelt shall be provided in the form of a single row of deciduous and non-deciduous trees planted on a maximum of 30 foot centers.

8.3 ACCESS REGULATIONS

- a) Access onto NW 178th Street shall be permitted from two driveways, maintaining a minimum separation of 200 feet, measuring centerline to centerline. The easternmost drive must align with an opposite drive across NW 178th Street and/or be located at the proposed traffic signal on NW 178th Street (Separation distance for the eastern most access point shall not be required from Jim Murphy due to requirement to be located at the proposed signalized intersection).
- b) Platted lots for all uses are not required to take access from an approved street. Primary access to individual platted lots shall be permitted from private drives. The private drive shall be placed within a platted common area and/or platted access easement designated for access purposes. A property owners association, through the use of recorded covenants and restrictions, shall govern maintenance of the private drive. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.
- c) Private drives shall be permitted to be named and platted lots taking access off of private drives shall be permitted to be addressed off of said named private drive.
- d) Sidewalks shall comply with the Subdivision Regulations.

8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.
- b) One free standing pole sign shall be permitted on both Portland Avenue and NW 178th Street. The sign on NW 178th Street shall be a maximum height of 15 feet and have a maximum display area of 125 square feet.
- c) All accessory signs shall be constructed of material similar to the primary buildings they serve, shall not be permitted to have exposed poles and will have a landscaped area around their bases consisting of no less than 25 square feet, containing a mixture

of flowers, shrubs and grass.

8.5 PARKING REGULATIONS

- a) The design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except as otherwise noted herein.

8.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Any platting of property shall comply with the Subdivision Regulations.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on primary buildings shall not be permitted.

8.9 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

8.10 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

8.11 DUMPSTER REGULATIONS

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

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to a residential zoning district or use outside the boundaries of the PUD.

8.12 ROOFING REGULATIONS

Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

8.14 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

8.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

8.16 PUBLIC IMPROVEMENTS

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

8.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

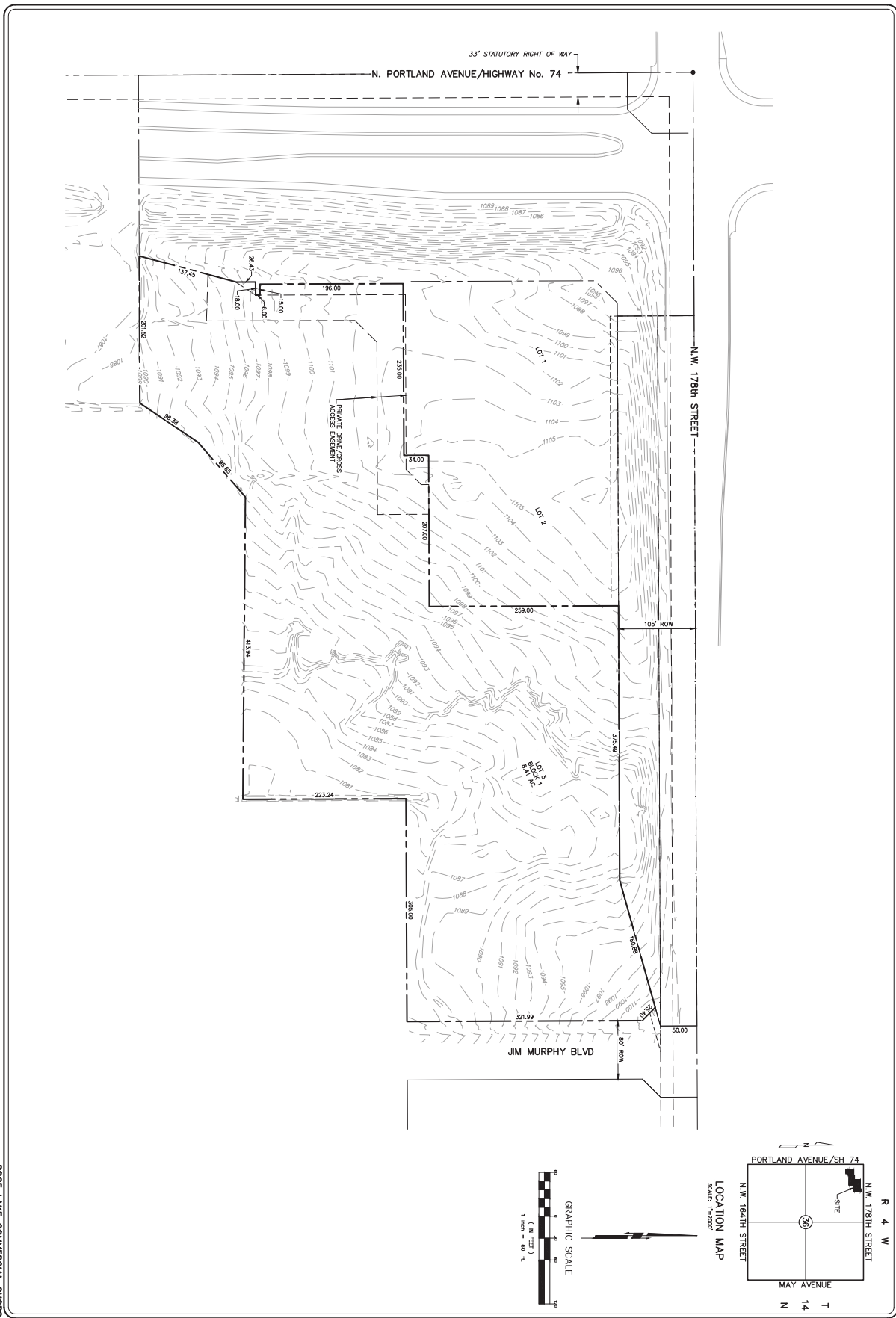
EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

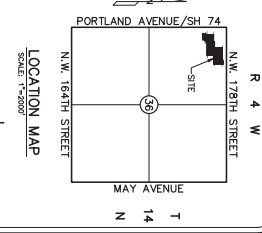
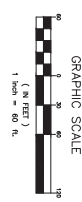
EXHIBIT C: CONCEPTUAL SITE PLAN (improvements shown are conceptual only.
Final design to be determined at building permit stage.

EXHIBIT A
LEGAL DESCRIPTION
Rose Lake Commercial Shops

ALL OF LOT 3 in Block 1, Rose Lake Commercial, an addition to Oklahoma City, Oklahoma County, Oklahoma being part of the Northwest Quarter (NW/4) of Section 36, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma.



ROSE LAKE COMMERCIAL SHOPS

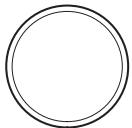


SHEET NUMBER
EXH B

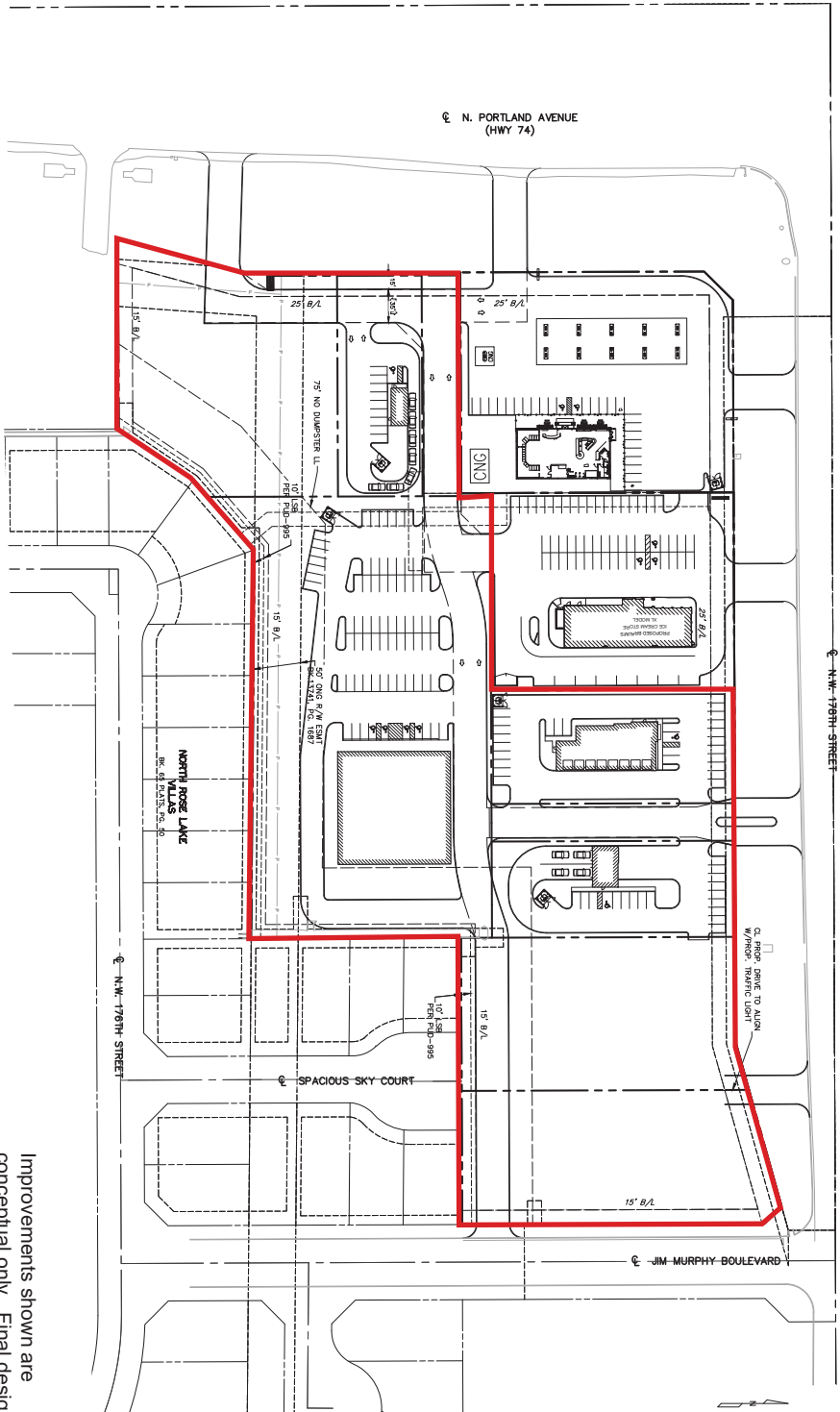
Proj. No.: 15-072
Date: 09/12/2024
Scale: (Horizontal) 1"=60'
(Vertical) N/A
Drawn By: JMB
Checked By: MCO
Approved By: MCO

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |

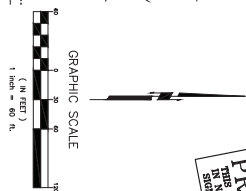
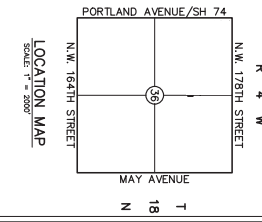
ROSE LAKE COMMERCIAL SHOPS
3600 N.W. 178TH STREET
OKLAHOMA CITY, OKLAHOMA
MASTER DEVELOPMENT PLAN



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 285-0641
Fax: (405) 285-0648
GIRBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/25



Improvements shown are conceptual only. Final design to be determined at building permit stage.



ROSE LAKE COMMERCIAL
Conceptual Plan

SHEET NUMBER
EX-C
15-072

| REVISIONS | | |
|-----------|-------------|------|
| NO. | DESCRIPTION | DATE |
| | | |
| | | |
| | | |
| | | |

Proj. No.: 15-072
Date: 2.19.2024
Scale: (Title) 1/4"=1'-0"
(Plan) N/A
Drawn By: BAC
Checked By: CSJ
Approved By: MCS

ROSE LAKE COMMERCIAL
N.W. 178TH & PORTLAND
OKLAHOMA CITY, OKLAHOMA
EXHIBIT C

PRELIMINARY
THIS DOCUMENT IS FOR INFORMATION ONLY AND IS NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION.

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 285-0941
Fax: (405) 285-0949
RUBBS CONSULTING, LLC, CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24