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Published in The Journal Record April 22, 19 87

ORDINANCE NO. 18,742

AN ORDINANCE AMENDING CHAPTER 59, SECTION 1400 OF THE OKLAHOMA CITY MUNICIPAL CODE, 1980, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE _____

"PUD" PLANNED UNIT DEVELOPMENT _____ DISTRICT(S).

~~AND DECLARING AN EMERGENCY.~~ *td*

~~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, 1980, be amended to change the boundaries of the _____

"PUD" PLANNED UNIT DEVELOPMENT _____ District(s),

shown upon the District Map to include therein the following described property:

The Northwest Quarter of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, LESS AND EXCEPT the following described parcel:

Beginning at the Northeast corner of said Northwest Quarter; thence South along the East line of said Northwest Quarter a distance of 582.69 feet; thence North 62° 20' 15" West a distance of 481.77 feet; thence North 59° 55' 10" West a distance of 578.38 feet; thence North 0° 0' 10" West a distance of 70.0 feet to a point on the North line of said Northwest Quarter; thence East along said North line a distance of 927.17 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 in open meeting of the Council of The City of Oklahoma City, Oklahoma, on the 24 day of March, 19 87.

PASSED by the Council of The City of Oklahoma City, Oklahoma, on the 21 day of April, 19 87.

SIGNED by the Mayor of The City of Oklahoma City, Oklahoma, on the 21 day of April, 19 87.

Ronald J. Nail
MAYOR

ATTEST.

Thomas P. Hawley
CITY CLERK

APPROVED as to form and legality this 13th day of March, 19 87.

David L. Brummett
ASSISTANT MUNICIPAL COUNSELOR

TO: Mayor and City Council

FROM: City Manager

(PUD-287) Application by Maragold, Inc., to rezone 11200-11348 West Reno Avenue, 11000-11148 West I-40, and 100-728 South Mustang Road from "AA" Agricultural District to "PUD" Planned Unit Development District. (Ward 3)

Background This item was deferred from the April 14th Council meeting at the request of the applicant for further review.

On January 22, 1987, the Planning Commission recommended approval for PUD-287 subject to the Summary of Staff Evaluation as contained in the attached staff report except for the following amendments:

1. Staff Evaluation #2 was amended to delete the requirement for a pro rata share of signalization at the intersection of Reno Avenue and Mustang Road.
2. Staff Evaluation #7 was amended to state that determination of appropriate access at that point will be made at the time of preliminary platting, when a Traffic Impact Study is submitted.

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.

The Planning Commission suggested that a 17-foot street easement along both West Reno Avenue and South Mustang Road be requested. The easement has been submitted.

A protest consisting of 1 signature with no legal protest has been received. This will require 5 of 9 Council votes to approve.

Review This application was submitted to the following departments or agencies for review and comment:

- * Code Administration
- * Engineering
- * Planning
- * Transportation
Airports
- * City-County Health
COTPA
Fire
- * Oklahoma Department of Transportation
ORED

April 21, 1987

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- * Parks and Recreation
- * Police
- * Public Services
- * Water Resources
- Mustang Public Schools

An asterisk indicates departments or agencies from which comments were received.

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

The ordinance for redistricting was introduced March 24, 1987, set for final hearing April 14, 1987, deferred to April 21, 1987, and appropriate notice was published and mailed.



Terry L. Childers
City Manager *cl*

JT/lss
Attachments

OFFICE OF CITY CLERK

208 MUNICIPAL BUILDING

OKLAHOMA CITY, OKLAHOMA 73102

EASEMENT

1475 0411

H.V. Sturkie, Trustee of the Norman Hirschfield Trust for the Benefit of Alfred Dreyfus Goldman and H.V. Sturkie, Trustee of the Norman Hirschfield Trust for the Benefit of Monte Henry Goldman

for and in consideration of One Dollar (\$1.00) receipt of which is hereby acknowledged, do hereby grant and convey to the City of Oklahoma City, a municipal corporation, a permanent/non-exclusive easement seventeen (17) feet wide, described as follows:

The east 17 feet of the west 50 feet and the south 17 feet of the north 50 feet, except for the easternmost 927.17 feet, of the North-west Quarter of Section 3, Township 11 North, Range 5 West, in Canadian County, Oklahoma

STATE OF OKLAHOMA
CANADIAN COUNTY
FILED OR RECORDED
1987 JUN 10 AM 10:5
MARK NISHIDE
COUNTY CLERK

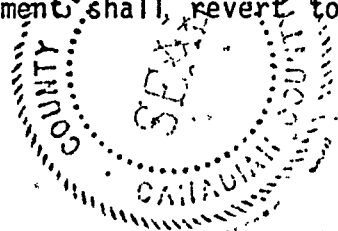
exclusive for the purpose of establishing, constructing, and maintaining public streets, public improvements, and utilities as may be necessary from time to time, with right of ingress and egress.

TO HAVE AND TO HOLD the same unto the grantee, its successors and assigns forever, and the said property is to be exclusively used for the establishment, construction, and maintenance of public streets, public improvements, and utilities and for no other purposes whatsoever; and should the grantee abandon the above property for the purposes above stated, then the said easement shall revert to the grantor(s) its heirs and assigns herein.

DATED THIS 30th DAY OF March, 1987.

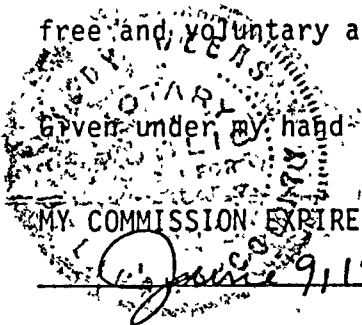
STATE OF OKLAHOMA)
Oklahoma County) SS

H.V. Sturkie
H.V. Sturkie, Trustee of the Norman Hirschfield Trust for the Benefit of Alfred Dreyfus Goldman
H.V. Sturkie
H. V. Sturkie, Trustee of the Norman Hirschfield Trust for the Benefit of Monte Henry Goldman
Signature of Grantor(s)



Before me, the undersigned, a Notary Public in and for said County and State on this 30th day of March, 1987, personally appeared H. V. Sturkie, Trustee of the Norman Hirschfield Trust for the Benefit of Alfred Dreyfus Goldman and Trustee of the Norman Hirschfield Trust for the Benefit of Monte Henry Goldman

to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.



Given under my hand and seal of office the day and year last above written.

Num Index _____
B. & P.N. Index _____
Margin _____

Judy Deeks
NOTARY PUBLIC

ACCEPTED by the City Council this 21 day of April, 1987.

Howard H. Hilly
CITY CLERK

APPROVED as to form and legality this 31st day of March, 1987.

Daniel D. Brumm
ASSISTANT MUNICIPAL COUNSELOR
010443


FINDING OF FACTS

On January 22, 1987, (PUD-287) application by Maragold, Inc., to rezone 11200-11348 West Reno Avenue, 11000-11148 West I-40, and 100-728 South Mustang Road from "AA" Agricultural District to "PUD" Planned Unit Development District was recommended for approval by a 8 to 0 vote.

The motion was made by Commissioner Banker for the following reason:

Commitments to street improvements, landscaping, and signage controls, and separation of uses along with other amenities bring this application into conformance with the OKC Plan Guidelines.

Should this application be approved, and additional 17 feet of right-of-way should be requested along both West Reno Avenue and South Mustang Road to bring the right-of-way width to the standards set by the Subdivision Regulations in order to provide adequate areas for future street, utility, and/or drainage improvements.



Secretary
Oklahoma City Planning Commisison

MINUTES

Oklahoma City Planning Commission 6
January 22, 1987

2. (PUD-287) Application by Maragold, Inc. to rezone 11200-11348 West Reno Avenue, 11000-11148 West I-40 and 100-728 South Mustang Road from the "AA" Agricultural District to the "PUD Planned Unit Development District.

Mr. Heiser noted that seventeen feet of right-of-way along West Reno Avenue and South Mustang Road should be requested. He added a 0% protest was received.

Mr. Crockett stated that on Technical Evaluation #2 on next to the last sentence because the City Council and the Planning Commission had directed staff to do a study on the requirement or criteria of a policy for signalization on intersections, that be deleted. He said staff would also amend Technical Evaluation #2 by adding a sentence, "Should the traffic impact studies differ from the requirements".

John Williams, representing the applicant, stated they agreed to all of the other Technical Evaluations.

Commissioner Banker asked the applicant if he was staying with his densities.

Mr. Williams stated they were, adding that while that was a higher density, it was not higher in relationship to development in the area. He added that he thought 36 dwelling units per acre was appropriate.

Mr. Crockett stated that in Block 6 and 7 on Mustang Road the density was 25 dwelling units per acre, so there was a step down from the east to the west. He said they believed the area to the south will eventually be "R-1" so the applicant agreed, on Tract 8, to have 25 dwelling units per acre with density more oriented towards the commercial tracts to the north.

Commissioner Banker moved to approve Item 2 subject to the Summary of Staff Evaluations, as amended. Commissioner M. Evans seconded. Ayes: W. Evans, Smiley, McCracken, M. Evans, Krous, Banker, McKillips and Paque. Nos: None. Absent: Carbin. APPLICATION RECOMMENDED FOR APPROVAL.

2. (PUD-287) Application by Maragold, Inc. to rezone 11200-11348 West Reno Avenue, 11000-11148 West I-40 and 100-728 South Mustang Road from the "AA" Agricultural District to the "PUD" Planned Unit Development District. Ward 3.

I. CASE HISTORY

This application was continued from the October 9th, November 13th and December 18, 1986 meetings for the developer to submit revisions. Revisions have been received and reviewed.

II. EXISTING ZONING AND LAND USE

Subject Site: 149.9 acres/"AA"/vacant
North: "R-1"/vacant and I-40
East: "I-2"/vacant
South: "AA"/vacant
West: "R-4", "C-2", "C-3" and "O-1"/convenience store, daycare center, vacant

III. SUMMARY OF PUD APPLICATION

The applicant proposes to develop this 149.9 acre site for multiple uses in 8 separate Blocks. A residential density of 35 dwelling units per acre is proposed for this PUD. Blocks 1 (60.9 acres), 2 (23.1 acres), 3 (8 acres) and 4 (6.2 acres) have similar regulations governing their commercial development. In each case, the "C-3" Community Commercial District Use and Development Regulations will govern each block. Blocks 2, 3, and 4 each have alternate regulations in addition to "C-3" which may apply for any portion of each block. Video game parlors and pool halls will not be permitted in Blocks 1, 3 and 4. The following uses will not be permitted in Blocks 1 and 2.

Adult Entertainment Use;
Automotive: Parking Lot;
Automotive: Parking Garage;
Funeral and Interment Service: Undertaking;
Horticulture

Also Drinking Establishments: Sitdown, Alcohol Permitted will not be allowed in Blocks 1, 3 and 4. In addition, 4 more uses will be prohibited in the south 200 feet of Block 2: Construction Sales and Services, Gasoline Sales: Truck Stops, Wholesaling, Storage and Distribution: Restricted, and Limited Industrial. Blocks 3 and 4 have additional use deletions.

At least 10 percent of the area of Blocks 1, 2, 3 and 4 will be landscaped open space, one quarter of which will be in the parking areas. A minimum of one tree will be provided for every 20 parking spaces in Blocks 1 and 2, and 1 per 15 spaces in Blocks 3 and 4. Free-standing signs will be restricted as follows. Blocks 1 and 2 may each have 1 non-accessory sign along the Interstate 40 frontage road. However, when development commences in either Block, the respective non-accessory sign must be removed. Block 1 may have 3 signs along Mustang Road at 25 feet in height with 100 square feet of display area, 3 along Reno Avenue at 35 feet in height and 2 along I-40 access road at 40 feet in height. Block 2 may have 2 signs along I-40 access road at 40 feet in height.

Signs in Blocks 3 and 4 may not exceed 30 feet in height. Building height in Blocks 1 and 2 will be limited to 6 stories or 75 feet. In Blocks 3 and 4, height will be limited to 3 stories or 39 feet, except that within the south 150 feet of these Blocks, height will be limited to 2 stories or 35 feet. The exterior wall surface of buildings shall be comprised of 60 percent masonry construction.

Special setback lines are included for these blocks. Block 1 will have a 30 foot building line along Mustang Road, and 60 feet along Reno Avenue. There will be a 120 foot setback within approximately 260 feet of the easternmost Block 1 frontage along Reno Avenue and along the I-40 access road frontage of both Blocks 1 and 2. This 120 foot building line will also apply to the northernmost approximately 450 feet of Westpointe Parkway frontage of Blocks 1 and 2. South of this, the building line will reduce to 90 feet for the next 350 feet of Westpointe Parkway frontage in Block 1 and Block 2. After that, moving southwest the building line will be reduced to 60 feet for approximately the next 350 feet in Block 1 and Block 2. After that point, the building line will be 30 feet along Westpointe Parkway in Blocks 1, 2, 3 and 4.

The alternate regulations governing Block 2 are those of the "I-1" Light Industrial District. The alternate regulations governing Blocks 3 and 4 are those of the "R-4" General Residential District. Regulations pertinent to "R-4" development in Blocks 3 and 4 are that maximum density will be limited to 35 dwelling units per acre and no more than 12 units may be attached.

Blocks 5 and 6 (3.2 acres and 3.3 acres respectively) will be governed by the "C-1" Neighborhood Commercial District Use and Development Regulations. In addition, Block 6 will have as an alternate, which may be developed in any portion of Block 6, the "R-4" General Residential District Regulations. At least 10 percent of each Block will be landscaped open space with a minimum of 25 percent of that to be located in parking areas. In Block 5, one tree will be planted for every 15 parking spaces and one per 20 spaces in Block 6. The exterior walls in each block will be 60 percent masonry. Height in Block 6 will be limited to 2 stories or 35 feet. Also, if Block 6 is developed for apartments, maximum density will be 25 dwelling units per acre with no more than 12 units attached.

Block 7, 2 acres, will be developed in accordance with the "O-1" Limited Office District use and development regulations. An alternate of "R-4" regulations may apply to any portion of Block 7. At least 10 percent of Block 7 will be landscaped, of which 25 percent must be located within the parking lots. At a minimum one tree will be planted per 20 spaces in parking areas. Height of structures will be limited to 2 stories or 35 feet. Exteriors will be 60 percent masonry construction. A 5 foot greenbelt will be installed along the south boundary, consisting of trees at least six feet in height planted on a minimum of 40 foot centers. For residential development, maximum density will be 25 dwelling units per acre with no more than 12 units attached per structure.

Block 8, 42.2 acres, will be governed by the "R-4" General Residential District use and development regulations. A 5 foot greenbelt will be installed along the south boundary with trees at least 6 feet in height and planted on a minimum of 40 foot centers. Maximum density will be 35 dwelling units per acre with no more than 20 units attached per structure. However, within the south 150 feet, density will be limited to 25 dwelling units per acre. Buildings constructed in the south 150 feet of Block 8 will be limited to 2 stories or 29 feet in height. Buildings on the remainder of Block 8 may be 3 stories or 39 feet. At least 10 percent of the site will be landscaped open space, of which 25 percent will be located in the parking lots. Also, one tree will be provided per 15 parking spaces.

Access limitations within this PUD are as follows. Along Mustang Road, minimum separations will be 350 foot for Block 1 and 200 feet for Blocks 5, 6 and 7. Block 1 will be permitted 3, Blocks 5 and 7 will have 1 each, Block 6 will have 1. Also, no access will be permitted within 150 feet of the intersection of Mustang Road and Westpointe Parkway. Access to Reno Avenue will be limited to 4 drives from Block 1. Minimum separation will be 350 feet. No access will be permitted within 150 feet of the intersection of Mustang Road and Reno Avenue. No access will be permitted to Reno Avenue within 150 feet of the Reno, I-40 access road intersection. No access will be permitted along I-40 access road within 100 feet of the Reno Avenue, I-40 access road intersection. Three access points will be permitted to the I-40 access road. Block 1 will have 2 and Block 2 will have 1. Two hundred foot separations will be maintained. No access will be permitted within 150 feet of the Westpointe Parkway, I-40 access road intersection. Access to Westpointe Parkway must maintain 100 feet between drives.

Frontage landscaping will be installed along Reno Avenue, I-40 access road and Mustang Road. There will be an average of one tree, at least 6 foot tall for every 50 feet of frontage. Property owners will maintain all medians, islands, open spaces and other such features. Private drainageways will meet City Ordinances and be maintained by a property owners association. All property within this PUD will be platted.

Half street paving will be installed along both Mustang Road and Reno Avenue at time of development. Additional improvements such as continuous left turn lanes, and acceleration/deceleration lanes may be provided at time of preliminary platting. Also, a Traffic Impact Study will be prepared and submitted at that time.

Anywhere within this PUD where commercial or office development abuts residential, an 8 foot greenbelt will be established within the residential boundary. A park and ride area will be established in one of the parking lots in this development.

IV. GUIDELINES OF THE OKC PLAN

Relevant Goals of the OKC Plan

Preservation Policy Plan

Supports Goal?

Goal: Efficient Growth Patterns

Partially

Goal: Protect Existing Investments

Yes

Goal: Enhance Esthetic Factors

Yes

Goal: Variety of Housing Choice

Yes

Goal: Encourage Economic Development

Yes

Preservation Action Program

A mix of low and moderate density housing development is projected for this site. Regional-scale shopping center development is projected two miles east of this site at the approximate location of the future crossing of Interstate 40 and the projected West Outer Loop.

PUD Policies

Design Factor Adequate

Buffering

Yes

Parking Lot Landscaping

Yes

Frontage Landscaping

Yes

Height Control

Yes

Sign Control

Yes

Sidewalks

Yes

Access Control

Yes

Conformance

This proposal for 150 acres of commercial development and very high density housing is in questionable conformance with the OKC Plan guidelines. Provision of a park-and-ride lot and several additional design controls have brought this proposal into conformance. In addition, a pro-rate share commitment for signalization around this massive development should be asked of the developer.

Transportation Planning

Development of this site could generate upwards of 50,000 vehicle trips per day. The following additional commitments would satisfy all transportation planning requirements:

1. Preliminary plat approval and acceptance of the Traffic Impact Study must be completed prior to the issuance of any building permits.
2. If two access points are allowed from Block 1 to the Interstate 40 Service Road, the access point closest to Reno Avenue should be ingress only so that incoming vehicles, after just having made a severe and difficult turn off Reno Avenue onto the service road, are not met with exiting vehicles making turning movements onto the service road as they enter the site. Safety considerations would suggest that the access point nearest Reno should be ingress-only and the access point nearest West Pointe Parkway be exit-only.
3. Provision should be made prohibiting a service road along Interstate 40 without prior approval by the Oklahoma Department of Transportation authorities.
4. Signalization should be included in the intersection improvements referenced in the Design Statement. The words "and signalization" should be added to the end of the fourth sentence in paragraph 7.9.12 on page 37.

5. Since the location of the access point from Block 1 to the Interstate 40 Service Road nearest Reno Avenue will be determined by City authorities, the references in the text and on the Plan Map to access limits for this curb cut should be removed.

Favorable Considerations

1. Several deletions of inappropriate use units are made.
2. Adequate landscaping for arterial frontages and parking lots is provided.
3. Sixty percent masonry construction is committed for all buildings.
4. Buffering is provided along the south boundary in the form of greenbelt landscaping, reduced housing densities, and reduced building heights.
5. A Traffic Impact Study recommending street and intersection improvements will be furnished at time of the preliminary plat.
6. Sidewalks will be provided along all arterial frontages and internal collector streets.
7. A park-and-ride lot within a commercial site is provided as a transit amenity.
8. Any residential area will be buffered from nearby commercial development with landscaped greenbelts, lighting restrictions, sight-proof screening, lowered building heights, and prohibition of vehicular access.
9. A reduced sign display area and number of permitted signs are committed to for pole signs along Mustang Road.

Suggested Clarifications/Revisions

Conformance can be achieved with the following changes and additions:

1. Pole signs to have landscaping around the base and be architecturally consistent with the style of the development.
2. The developer of this intensive 150 acre commercial and high density housing development capable of generating 50,000 vehicle trips per day should be asked to contribute his pro-rata share of the costs of signaling pertinent intersections, based on findings of the Traffic Impact Study.
3. The private drainageway provision should read:

Private drainageways will be permitted and must be constructed in accordance with Chapter 16 of the City Drainage Code which permits certain allowances in construction standards for Planned Unit Developments. Such private drainageways must be designed to handle adequate flows and cannot be built without specific approval of the Community Development Director of the City of Oklahoma City. Maintenance responsibilities will be placed in a properly constituted Property Owners' Association.
4. Removal of billboards prior to issuance of any building permit in the respective Block.
5. Text to specify - as the Plan Map does - that a Property Owners' Association will hold all maintenance responsibilities for private facilities and open space.
6. Text specification that S.W. 6th Street and Westpointe Place be designed to collector standards.
7. Preliminary plat approval and acceptance of the Traffic Impact Study to be completed prior to the issuance of any building permit.
8. Design, use and location of all access points to the Interstate 40 Service Road from Block 1 to be determined by appropriate City authorities. Suggest that the access point nearest Reno Avenue be ingress-only and the one nearer Westpointe Parkway be exit-only, if two are permitted.

9. Interstate-40 Service Road not to be built without prior approval of appropriate State authorities.
10. In the event of single family or duplex development located adjacent to commercial, office or high density residential development within this PUD, the 8-foot landscaped greenbelt of Section 7.9.11.1 shall be placed entirely on the non-residential side of the boundary.

V. REVIEW OF INFRASTRUCTURE AND SERVICES

A. TECHNICAL COMMENTS:

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

1. Streets:

- (a) Subject property is served by a public street.
- (b) - All City streets and drives on city right-of-way serving this PUD must be paved in accordance with City standards.
- (c) Paving widening along Mustang Road adjacent to property will be required.

2. Storm Sewers:

- (a) Storm Sewers in accordance with the City's Drainage Ordinance will be required.

3. Sanitary Sewers:

- (a) Sanitary sewer facilities are available for this location.
- (b) The developer will be required to extend public laterals to serve the proposed development.

4. Water:

- (a) Water for this area is supplied by the Overholser Treatment Plant through the 18" main on Reno Avenue.
- (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 (12") border main will be required on Mustang Road.

5. Additional Comments:

- (a) Place the following note on the Master Development Plan: "The grantor hereby agrees that the grantor, its heirs, its successor, grantees or assign will maintain and replace private paving when it becomes necessary due to the normal maintenance, repair or operation over any public utility."
- (b) Place the following note on the Master Development Plan: "All maintenance of drainage channels, common areas, and private roads, if applicable, located hereon shall be the responsibility of the Property Owners Association comprising all lot owners owning property within the Planned Unit Development of Westpointe Parkway. The said Property Owners Association is charged with the responsibility of maintaining all drainage swales, common areas and private streets, if applicable, in said Planned Unit Development."

B. REVIEW COMMENTS:

If this site is developed as proposed, a significant impact on police service will occur. (Police Department)

The Traffic Impact Study recommendations should take precedence over the PUD document if there are discrepancies between it and the PUD. (Transportation)

We recommend the development include sufficient open space and recreational facilities to meet the needs of its inhabitants. (Parks and Recreation)

A park and ride lot is committed to in the Design Statement. This lot should be given some quantitative minimum standards as to size and assurance of location usability. Also, there should be only one pole sign each on the Interstate 40 Frontage Road for Block 1 and Block 2. (Code Administration)

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

- *City-County Health
 - Airports
 - Fire
- *Public Services
 - COTPA
 - Transportation
 - Schools
- *Transportation (State of Oklahoma)
 - Planning
- *Water Resources
 - ORED

An asterisk indicates departments, divisions and/or agencies from which no adverse comments were received.

VI. SUMMARY OF STAFF EVALUATION

This PUD is in questionable conformance with the OKC Plan guidelines. Provision of certain additional landscaping and technical controls would bring this into conformance. Staff recommends that the Planning Commission require that the following be incorporated into the Design Statement and Master Development Plan and that their recommendation to City Council be made subject to these changes.

1. All freestanding signs should have landscaped bases and be architecturally consistent with the style of the development.
2. Continuous left-turn lanes should be required along West Reno Avenue and South Mustang Road. Channelization of the intersection of Mustang Road and Reno Avenue should be required. A left-turn bay should be provided on Westpointe Parkway for traffic turning onto intersecting arterial streets. Pro-rata share of signalization costs at Mustang Road and Reno Avenue should be provided. Should the Traffic Impact Study recommendations differ from these requirements, the Traffic Impact Study recommendations will take precedence.
3. The private drainageway revision should be reworded as set forth in Section IV of this staff report.
4. Non-accessory signs should be removed prior to issuance of building permits rather than development as provided in the Design Statement.
5. S.W. 6th Street and Westpointe Place should be collector streets.
6. Platting and the Traffic Impact Study should be submitted prior to issuance of building permits.
7. The access point nearer Reno Avenue from Block 1 to the Interstate 40 Frontage Road should be ingress only.
8. If single family or duplex development occurs within this PUD the required 8 foot greenbelt adjacent to commercial/office development should be placed on the commercial/office side of the boundary.

9. Quantitative commitments to the park and ride lot and assurance of usability of the location must be included in the Design Statement.
10. The text of the Design Statement should specify that a Property Owners' Association will be responsible for maintenance of all private facilities and open space areas.

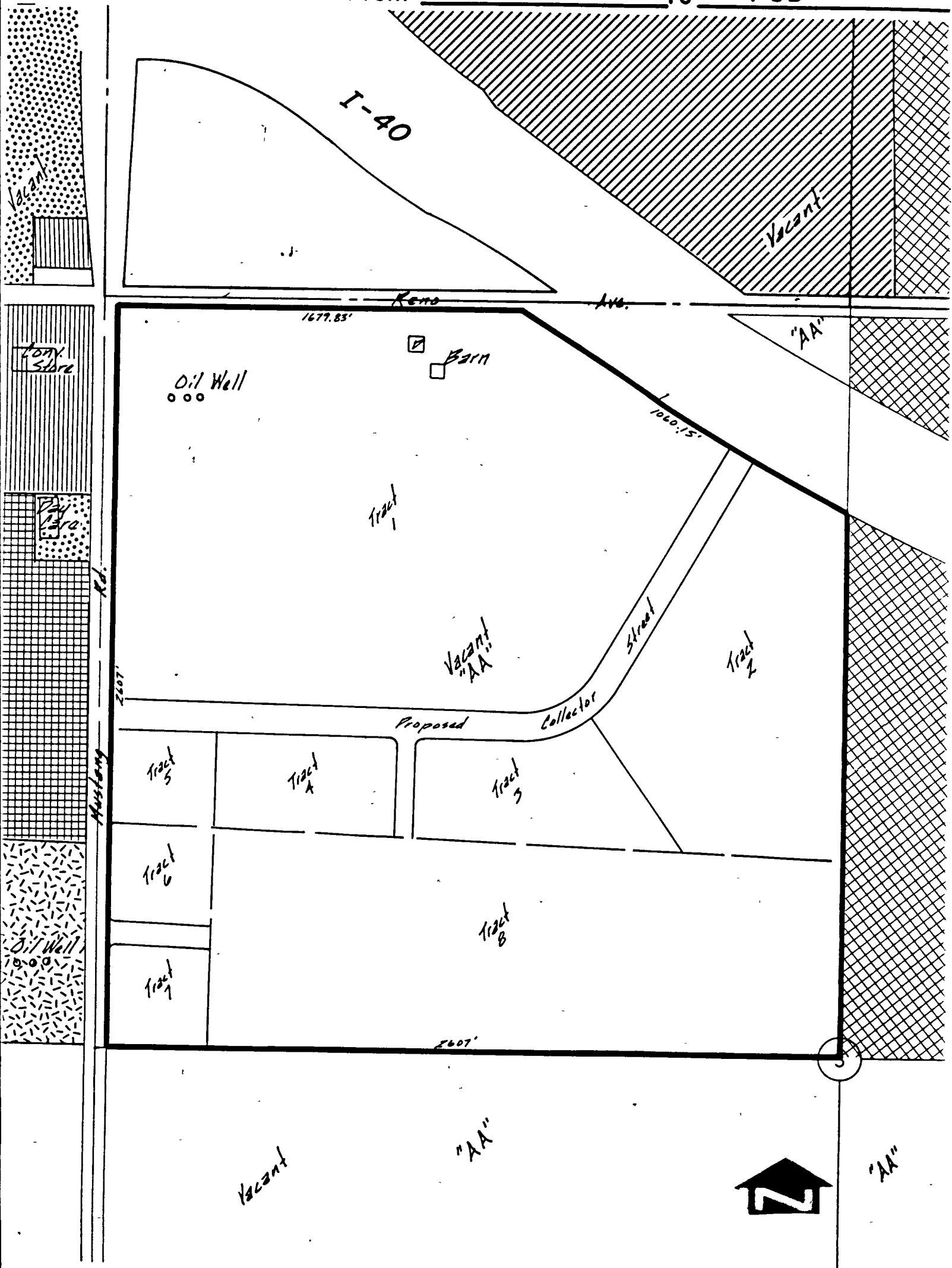
Should this application be approved, an additional 17 feet of right-of-way should be requested along Mustang Road and Reno Avenue to bring the right-of-way width to the standards set by the Subdivision Regulations in order to provide adequate areas for future street, utility and/or drainage improvements.

JT:be

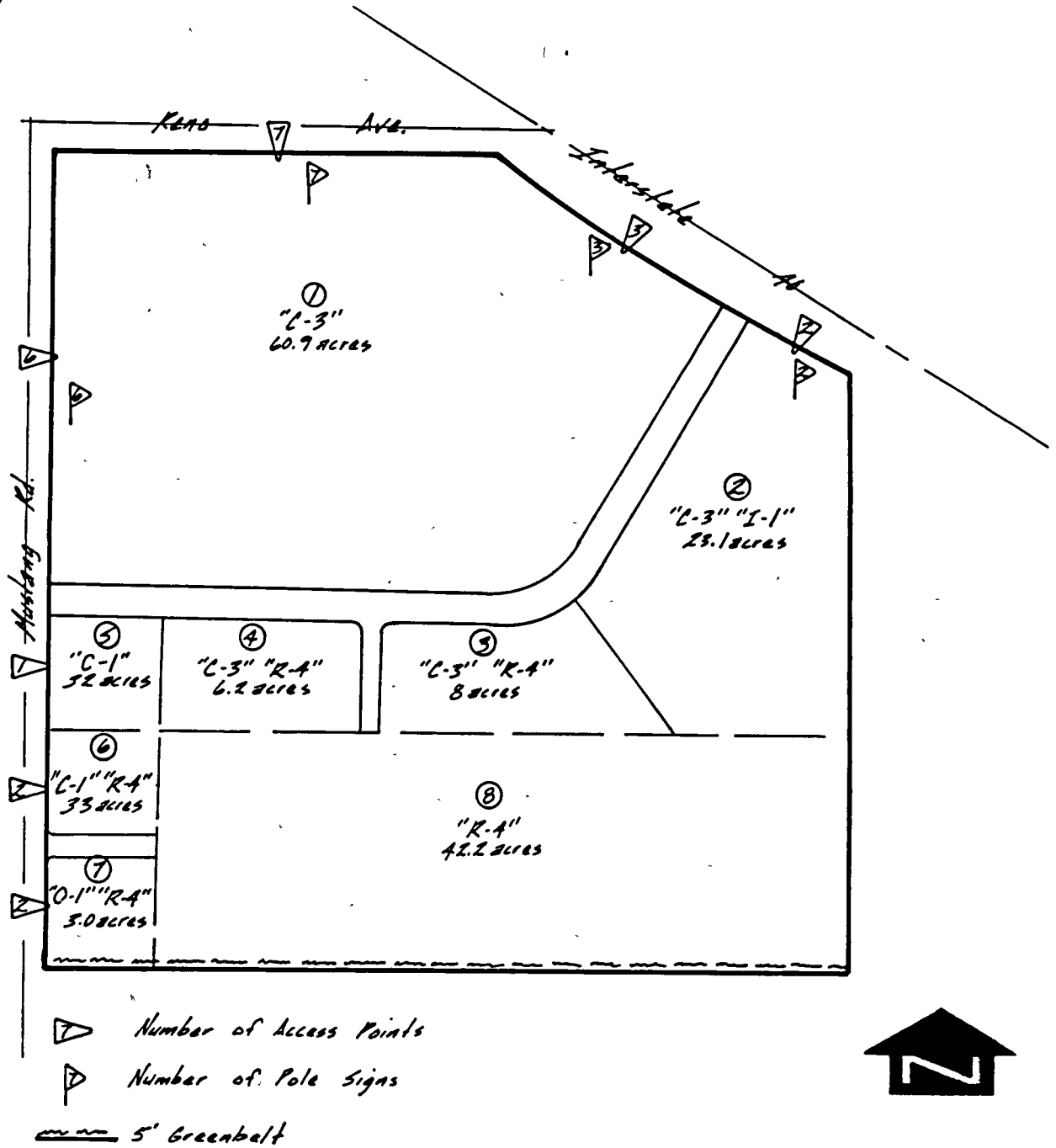
CASE NO. PUD-287 0 0 4 5 2 4

APPLICANT: MARAGOLD, INC.

REQUESTED CHANGE: From "AA" To "PUD"



PUD-287



GENERAL NOTES:

1. Certain uses deleted in Blocks 1, 2, 3, and 4.
2. At least 10% landscaped open space in all Blocks, 25% of which will be located in parking lots.
3. Extra building setbacks in Blocks 1, 2, 3, 4, and 5.
4. Certain limits on number of attached dwelling units in "R-4" development.
5. Frontage landscaping provided along arterials and I-40 access road.
6. 60% masonry construction for all buildings.
7. Height limits in all blocks.
8. Half-street paving along Mustang Road and Reno Avenue.

FOR PUBLICATION ONLY

1 6 7 0 0 0 4 5 2 6

LOCATION: 11200-11348 West Reno Avenue,
11000-11148 West I-40, and
100-728 South Mustang Road

CASE NUMBER: PUD-287

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the "PUD-287" Planned Unit Development District from the "AA" Agricultural District. A public hearing will be held by the City Council on April 14, 1987. The City Council meets in the Council Chambers, 3rd Floor, Municipal Building, 200 N. Walker, Oklahoma City, Oklahoma, beginning at 8:30 a.m.

Under the terms of said ordinance, the limits of and boundaries of the "PUD-287" Planned Unit Development District would be extended to include the following described property:

The Northwest Quarter of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, LESS AND EXCEPT the following described parcel:

Beginning at the Northeast corner of said Northwest Quarter; thence South along the East line of said Northwest Quarter a distance of 582.69 feet; thence North 62° 20' 15" West a distance of 481.77 feet; thence North 59° 55' 10" West a distance of 578.38 feet; thence North 0° 0' 10" West a distance of 70.0 feet to a point on the North line of said Northwest Quarter; thence East along said North line a distance of 927.17 feet to the point or place of beginning.

SEE ATTACHED MAP

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This 150 acre PUD is proposed for industrial, commercial, office, and multifamily residential uses. **Tract 1** (60 acres) will be governed by the "C-3" Community Commercial District with some commercial uses prohibited. **Tract 2** (23 acres) will be governed by either the "C-3" or "I-1" Light Industrial District. Some commercial and industrial uses will not be permitted. **Tracts 3 and 4** (8 and 6 acres) will be governed by either the "C-3" or "R-4" General Residential District. Residential density would not exceed 35 dwelling units per acre and a maximum of 12 units per structure. **Tract 5** (3.2 acres) will be governed by the "C-1" Neighborhood Commercial District. **Tract 6** (3.3 acres) will be governed by either the "C-1" or "R-4" district. Residential density would not exceed 35 dwelling units per acre and a maximum of 12 units per structure. **Tract 7** (3 acres) would be governed by either the "O-1" Limited Office or "R-4" district. Residential density would be the same as provided in Tracts 3, 4, and 6. **Tract 8** (42 acres) would be governed by the "R-4" district. Density would be limited to 35 dwelling units per acre with a maximum of 20 dwelling units per structure. Sign controls, height restrictions, access controls, and landscaping provisions are made for the entire PUD.

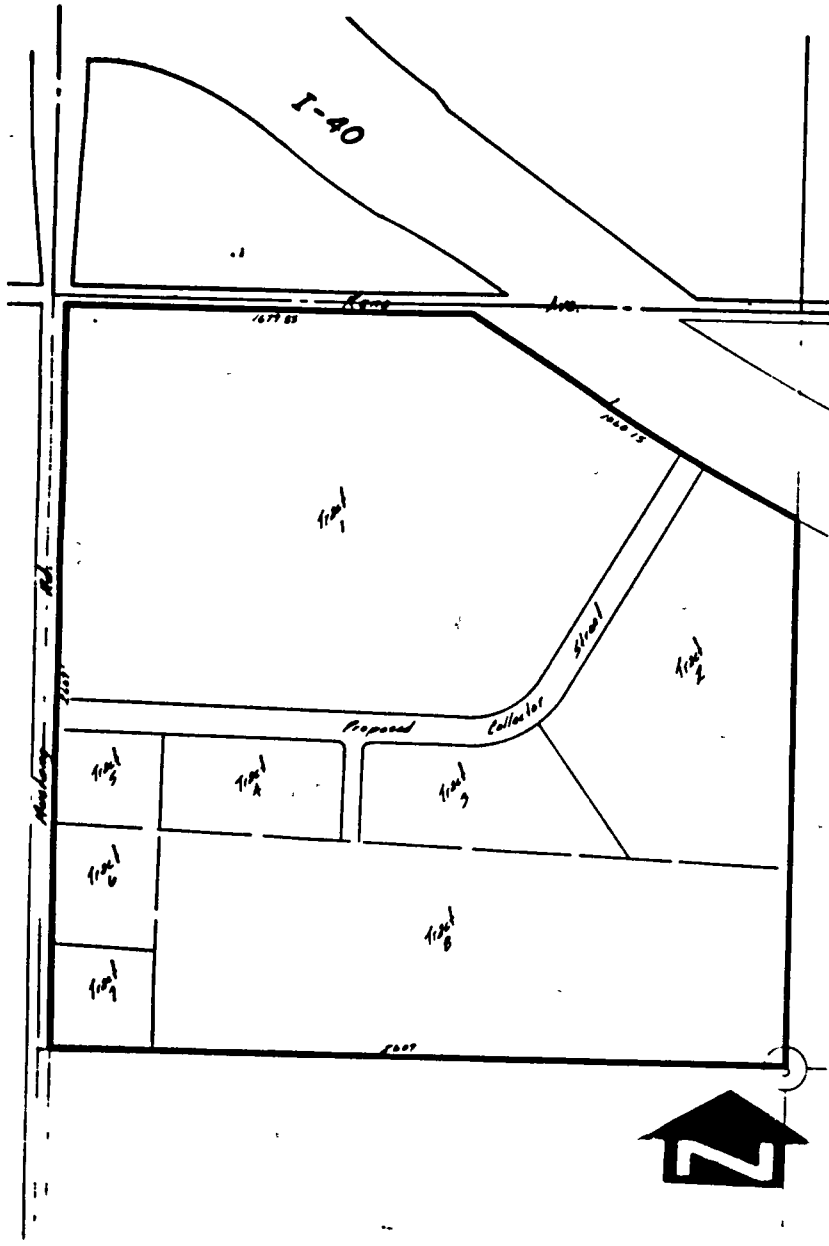
Any person having any objections to the proposed rezoning may appear before the City Council in the Municipal Building on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three (3) days prior to said hearing, any owner of property within a three hundred (300) foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the City Clerk of said City.

Dated this 24th day of March, 1987.

SEAL

Thomas P. Hurley, City Clerk

For further information call 231-2612



APPLICATION FOR RE-DISTRICTING
(File in Triplicate)

Date: August 18, 1986

TO THE PLANNING COMMISSION AND
THE CITY COUNCIL OF THE CITY OF OKLAHOMA CITY:

I, (WE), the undersigned, do hereby respectfully make application and petition to the City Council to amend the Zoning Ordinance and to change the Zoning Districts of the City of Oklahoma City, (From "AA" Agricultural District(s) to "PUD" Planned Unit Development District(s) as hereinafter requested, and in

support of this application, the following facts are shown: ¹⁰⁰⁻⁷²⁸ ~~100-728~~ S. Mustang Rd
11200-11348 W Reno Ave, 11000-11148 W P-40

1. The property sought to be rezoned is located at (address):
11300 West Reno Avenue between Interstate 40 street
and Mustang Road street on the south side of the street.

LEGAL DESCRIPTION

LOT	BLOCK	ADDITION	UNPLATTED
		See attachment Exhibit "A"	

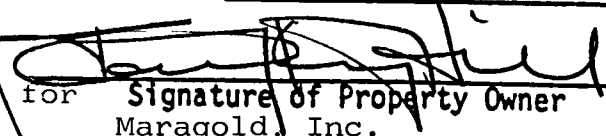
2. The property sought to be rezoned is owned by: Maragold, Inc. for Hirschfield various Trusts recorded in Book 1267, Page 320-323 Registry of Canadian County.

3. This property is presently being used for: Vacant

4. It is proposed that the property will be put to the following use: Commercial and residential

5. A fee was posted in the following amount: \$3,427.50

Send additional notices to:
John M. Williams
Shirk, Work, Robinson & Williams
520 Colcord Drive
Oklahoma City, Oklahoma 73102
and
Randy King Hill
E.D. Hill Surveying & Engineering Co
510 Colcord Drive
Oklahoma City, Oklahoma 73102


for Signature of Property Owner
Maragold, Inc.
Post Office Box 1748
Oklahoma Address 73101
Office- 840-1300 Home-
Telephone Number

AFFIDAVIT

STATE OF OKLAHOMA) SS
OKLAHOMA COUNTY)

_____ being duly sworn,
states:

1. That application has been made for amendment or change of zoning in Planning Commission Case No. _____ concerning the following described property:

2. That the following list contains the names, addresses, zip codes and complete legal description of all owners of record of property which are located within three hundred (300) feet of the exterior boundaries of the above described property:

<u>NAME</u>	<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
-------------	----------------	--------------------------

Signature

Subscribed and sworn to before me this _____ day of _____,
19____.

Notary Public

My Commission Expires:

NOTICE of REZONING

OKLAHOMA CITY PLANNING COMMISSION

Dear Property Owners:

This notice is to inform you that a neighboring property owner has filed an application with the Oklahoma City Department of Community Development to change the zoning designation on the property indicated on the reverse side of this notice. All proposed zoning changes within the City limits are reviewed by the Oklahoma City Planning Commission at a public hearing to determine whether the proposal would be in conformity with the Comprehensive Plan for the City of Oklahoma City. During this public hearing, the applicant for the zoning change presents his case and all interested citizens are invited to appear and present argument for or against the proposal.

After argument for or against the zoning cases has been heard, the Planning Commission votes to determine its recommendation on the zoning changes. The decision reached by the Planning Commission is not the final decision. The final decision is made at a subsequent hearing before the City Council.

Your attendance and participation at the Planning Commission hearing may be important to you and your neighbors. If the Planning Commission recommends approval or denial of the zoning change and the legal written protest is less than 50% based on land area, the City Council may approve or deny the zoning change with a simple majority vote. If the legal protest is 50% or greater, based on land area, it takes 7 affirmative votes of the City Council to approve the zoning change.

Although anyone may protest verbally or in writing, City Ordinances provided that the voting requirement of the City Council is increased only by a written protest of 50% or more of the real property (land area) lying within 300 feet of the exterior boundaries of the property for which the zoning change is requested. The protest percentage is computed on the basis of the land area within 300 feet of the requested zoning change for which owners have filed written protest as compared to the total land area within 300 feet of the requested zoning change. A protest petition may be presented to the Planning Commission at any time prior to the meeting. However, to have specific legal bearing on the voting requirement of the City Council, all written protests must be received at least three (3) days prior to final City Council hearing.

The reverse side of this notice contains information about the location of the property, zoning category requested, the date of the Planning Commission hearing, common uses included in the proposed zoning district and other facts that will provide information for you.

Note: Application for the Planned Unit Development (PUD) District are accompanied by a "Design Statement", plans, proposed uses, etc. A summary list of uses proposed will be shown on the reverse side of this notice. Additional information is on file in the Code Administration Division Office of the Community Development Department.

The application, plans, or any part of an application may be reviewed any time during a normal working day between the hours of 8:00 a.m. and 5:00 p.m., or you can call 231-2612, and make inquiry as to the application in question.

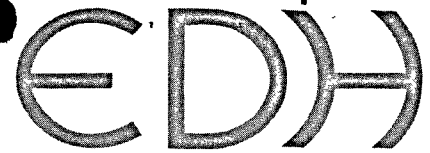
The City of Oklahoma City
Community Development Department
Code Administration Division
4th Floor, Municipal Building
Oklahoma City, Oklahoma 73102

E. D. HILL SURVEYING & ENGINEERING CO.

Consulting Engineers

Land Use Planning

Surveyors



E D HILL, JR., P. E., L. S.
PRESIDENT

RANDY KING HILL
VICE PRESIDENT

510 COLCORD DRIVE • OKLAHOMA CITY, OKLAHOMA 73102 • TELE 405-232-2208

EXHIBIT "A"

LEGAL DESCRIPTIONS

TOTAL PROPERTY

The Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, LESS AND EXCEPT the following described parcel:

Beginning at the Northeast corner of said NW/4; thence South along the East line of said NW/4 a distance of 582.69 feet; thence North $62^{\circ} 20' 15''$ West a distance of 481.77 feet; thence North $59^{\circ} 55' 10''$ West a distance of 578.38 feet; thence North $0^{\circ} 0' 10''$ West a distance of 70.0 feet to a point on the North line of said NW/4; thence East along said North line a distance of 927.17 feet to the point or place of beginning.

1 6 7 0 0 0 0 4 5 3 1

12 March 87

Oklahoma City Planning Commission
200 North Walker Avenue
Oklahoma City, Oklahoma 73102

Ladies and Gentlemen:


I hereby authorize Mr. Randy King Hill, of E.D. Hill Surveying & Engineering Co., to prepare and execute the appropriate applications with regard to rezoning of property at I-40 and Mustang Road.

The subject property is described as:

Lots Three (3), Four (4) and the South Half of the Northwest Quarter ($S\frac{1}{2}$, $NW\frac{1}{4}$) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma,

Mr. Hill is authorized to represent the property owners in actions necessary to accomplish said rezoning through a Planned Unit Development on behalf of the Betty Hirschfield Trusts and Norman Hirschfield Trusts.

Sincerely,

OK
Oct


H. V. Sturkie, Trustee

(ORDER BY NUMBER)

WARRANTY DEED

1267 0320 Corporation Form

This Space Reserved for Filing Stamp

RETURN TO:
SOUTHWEST TITLE & TRUST COMPANY
ESCROW DEPARTMENT
133 N.W. 8th
OKLAHOMA CITY, OKLAHOMA 73102

Know All Men by These Presents:

That Goldman Properties, Inc.,
a corporation duly organized and existing under and by virtue of
the laws of the State of Oklahoma, whose
principal place of business is in Oklahoma

County, State of Oklahoma, party of the first part, in consideration of the
sum of Ten & no/100 DOLLARS (\$ 10.00)

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant,
H. V. Sturkie, Trustee of the Betty Hirschfield Trust for the
Bargain, Sell and Convey unto Benefit of Alfred Dreyfus Goldman, dated March 1, 1955,

of Oklahoma County, State of Oklahoma, part
of the second part, the following described real property and premises situate in Canadian
County, State of Oklahoma, to-wit:

an undivided one-fourth (1/4th) interest in the following:

Lots Three (3) and Four (4) and the South Half of the Northwest Quarter (S/2 NW/4),
constituting the entire Northwest Quarter (NW/4), of Section Three (3), Township
Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County,
Oklahoma,

State of Oklahoma) SS
Canadian County)
Filed for record March 29 1985
at 1:30 P M and recorded in
Book 1267 Page 320
Fee \$ 5.00
MARK MISHOE
County Clerk
By Mary Lottan Deputy

CANADIAN COUNTY

OKLAHOMA - Documentary TAX
COMMISSIONER
MAR 29 85
843.75
29.11296

RETURN DEED TO: H. V. Sturkie, Trustee
P. O. Box 1/48
Okla. City, Okla. 73101

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to be same.
TO HAVE AND TO HOLD said described premises unto the said party of the second part, her heirs
and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments,
mortgages and other liens and encumbrances of whatsoever nature.

Num. Index 6
B & P.N. Index 2
Margin _____
Grantor _____
Grantee _____

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name
by its _____ President, its corporate seal affixed, and attested by its Secretary at Oklahoma City,
Oklahoma, this 29th day of March, 19 85

Goldman Properties, Inc.

Mary R. Grace President

Attest: [Signature] Secretary

STATE OF OKLAHOMA } SS: CORPORATION ACKNOWLEDGMENT
COUNTY OF OKLAHOMA } Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State on this 29th day of
March, 1985, personally appeared Mary R. Grace
to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its
President and acknowledged to me that she executed the same as his free and voluntary act and
deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.
My commission expires June 9, 1988
[Signature] Notary Public

6273

Documentary stamps have been purchased
cancelled & will be affixed after recording.
3865 MUM

(ORDER NUMBER)

WARRANTY DEED

Corporation Form

1267 0321

This Space Reserved for Filing Stamp

RETURN TO:

SOUTHWEST TITLE & TRUST COMPANY
ESCROW DEPARTMENT
133 N.W. 8th
OKLAHOMA CITY, OKLAHOMA 73102

State of Oklahoma)

Canadian County) SS

Filed for record March 29 1985

at 1267 P M and recorded in

Book 1267 Page 321

Fee \$ 5.00

MARK MISHOE

County Clerk

Mary R. Grace Deputy

Know All Men by These Presents:

That Goldman Properties, Inc.

a corporation duly organized and existing under and by virtue of

the laws of the State of Oklahoma, whose

principal place of business is in Oklahoma

County, State of Oklahoma, party of the

sum of Ten & no/100 DOLLARS (\$ 10.00)

and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Benefit of Monte Henry Goldman, dated March 1, 1955,

of Oklahoma County, State of Oklahoma, part y

of the second part, the following described real property and premises situate in Canadian

County, State of Oklahoma, to-wit:

an undivided one-fourth (1/4th) interest in the following:

Lots Three (3) and Four (4) and the South Half of the Northwest Quarter (S/2 NW/4), constituting the entire Northwest Quarter (NW/4), of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma,



RETURN DEED TO: H. V. Sturkie, Trustee
P. O. Box 1748
Okla. City, Okla. 73101

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part y of the second part, its heirs and assigns forever free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Num Index 6
B & P. Index 2
Margin _____
Grantor _____
Grantee _____

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name by its _____ President, its corporate seal affixed, and attested by its Secretary at Oklahoma City,

Oklahoma, this 29th day of March, 19 85.

Goldman Properties, Inc.

Mary Grace President

Attest: [Signature] Secretary

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS:

CORPORATION ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public, in and for said County and State on this 29th day of March, 1985, personally appeared Mary R. Grace

to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that she executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires June 9, 1988 [Signature] Notary Public

Documentary stamps have been purchased, cancelled & will be affixed after recording. NWM 3-29-85

1 6 7 0 0 0 0 4 5 3 4

OWNERSHIP

Within Four Hundred feet (400) of the following described property to-wit:

The Northwest Quarter (NW/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian Canadian County, Oklahoma, LESS AND EXCEPT the following described Tract; Beginning at the Northeast Corner of said NW/4; Thence South along the East line of said NW/4 a distance of 582.69 feet; Thence North 62°20'15" West a distance of 481.77 feet; Thence North 59°55'10" West a distance of 578.39 feet; Thence North 0°0'10" West a distance of 70 feet to a point on the North Line of said NW/4; Thence East along said North line a distance of 927.17 feet to the point or place of beginning.

SURFACE OWNERS

1. All of the NE/4 3-11-5, lying South of U.S. I-40 Highway, 296.45 acres
Logan Wickliffe Cary, Jr.
P.O. Box 50391
New Orleans, LA. 70150
- * 2. That part of U.S. I-40 Highway, lying in the NE/4 3-11-5, 23.16 acres.
3. All of the NE/4 3-11-5 Lying North of U.S. I-40 Highway, 43 acres.
Globe Life and Accident Insurance Co.
Globe Life Center
Oklahoma City, OK 73102
1. A part of the NW/4 3-11-5, described as follows: Beginning at the Northeast Corner of said NW/4; Thence South along the East line of said NW/4 a distance of 582.69 feet; Thence North 62°20'15" West a distance of 481.77 feet; Thence North 59°55'10" West a distance of 578.39 feet; Thence North 0°0'10" West a distance of 70 feet to a point on the North line of said NW/4; Thence east along said North line a distance of 927.17 feet to the point or place of beginning, 5.63 acres
Goldman Properties, Inc.
P.O. Box 1748
Oklahoma City, OK 73101
1. All of the SW/4 of 3-11-5, 160 acres.
Logan Wickliffe Cary, Jr.
P.O. Box 50391
New Orleans, LA. 70150

Page 1 * State of Oklahoma
Department of Transportation
200 N.E. 21st
Oklahoma City, OK 73105

1 6 7 0 0 0 0 4 5 3 5

1. All of the SE/4 Less and Except the SW/4 of the SE/4 of 3-11-5, 120 acres.

Logan Wickliffe Cary, Jr.
P.O. Box 50391
New Orleans, LA. 70150

1. A part of the NE/4 of 4-11-5, described as follows: COMMENCING at the NE corner of said Section 4; Thence South $89^{\circ}58'01''$ West along the North Section line of Section 4 a distance of 200 feet to a point; Thence South $0^{\circ}25'06''$ East a distance of 50 feet to a point of beginning, also being the South R/W line of Reno Avenue, Thence South $0^{\circ}25'06''$ East a distance of 185.00 feet to a point; Thence North $89^{\circ}58'01''$ East a distance of 150.0 feet to a point being the West R/W line of the Mustang Road; Thence North $0^{\circ}25'06''$ West 160.0 feet to a point; Thence North $45^{\circ}13'32''$ West a distance of 35.48 feet to a point being the South R/W line of Reno Avenue, Thence South $89^{\circ}58'01''$ West along the South R/W line of Reno Avenue a distance of 125.0 feet to a point of beginning, 0.63 acres.

Great American Life Insurance Company
11400 W. Reno
Oklahoma City, OK 73127

2. A part of the NE/4 of 4-11-5, described as follows: Beginnig 200 feet west of the NE/c Thence West 530 feet; Thence South 250 feet; Thence West 110 feet; Thence North 250 feet; Thence West 94.64 feet; Thence South 307.83 feet; Thence Southeast 653.52 feet; Thence Southeast 577.49 feet; Thence Southeast 306.93 feet; Thence South 295.94 feet; Thence Southeast 619.53 feet; Thence East 256.59 feet; Thence North 1696.16 feet; Thence East 217.8 feet; Thence North 200 feet; Thence East 217.8 feet; Thence North 488 feet; Thence West 150 feet; Thence North 185 feet to the point of beginning. LESS AND EXCEPT the following Tract, described as follows: COMMENCING at the NE/c of said NE/4 of 4-11-5; Thence North $89^{\circ}58'01''$ West 200 feet; Thence South $0^{\circ}01'59''$ West 50.00 feet to a point on the South right of way line of Reno Avenue; Thence South $0^{\circ}22'32''$ East 185.00 feet; Thence South $89^{\circ}58'01''$ East 150.35 feet to a point on the West right of way line of Mustang Road, Thence South $0^{\circ}22'32''$ East along said right of way line 1534.55 feet to the Point of Beginning; Thence South $0^{\circ}22'32''$ East 100.00 feet Thence North $89^{\circ}58'01''$ West 150.00 feet; Thence North $0^{\circ}22'32''$ West 100.00 feet; Thence South $89^{\circ}58'01''$ East 150.00 feet to the point or place of beginning. and LESS AND EXCEPT the following Tract, deccribed as follows: COMMENCING at a point 200,00 feet North $89^{\circ}58'01''$ West and 50 feet South $0^{\circ}01'59''$ West from the NE/c of said NE/4 of 4-11-5; Thence South $0^{\circ}22'32''$ East 185.00 feet; Thence South $89^{\circ}58'01''$ East 150.3553' Thence South $0^{\circ}22'32''$ East 140,00 feet; Thence North $89^{\circ}58'01''$ West 837,673 feet; Thence North $0^{\circ}01'59''$ East 124.9891 feet; Thence South $89^{\circ}58'01''$ East 155,00 feet; Thence North $0^{\circ}01'59''$ East 200.00 feet; Thence South $89^{\circ}58'01''$ East 530.00 feet to the point or place of beginning.

C.A. Henderson
2629 NW 39th Expressway
Oklahoma City, OK. 73112

3. All of that part of NE/4 of 4-11-5 lying East of Westridge Additions, LESS AND EXCEPT A tract of land described as follows: BEGINNING at the Northeast corner of said NE/4; Thence North $89^{\circ}58'01''$ West along the North Line thereof a distance of 934.64 feet; Thence South $0^{\circ}01'59''$ West a distance of 307.83 feet; Thence South $11^{\circ}53'35''$ East a distance of 653.52 feet; Thence South $36^{\circ}12'35''$ East a distance of 577.49 feet; Thence South $14^{\circ}32'46''$ East a distance of 306.93 feet; Thence South $0^{\circ}22'32''$ East a distance of 295.94 feet; Thence South $8^{\circ}24'12''$ East a distance of 619.53 feet to a point on the South line of said NE/4; Thence South $89^{\circ}54'33''$ East along said South line a distance of 306.61 feet to the Southeast Corner thereof; Thence North $0^{\circ}22'32''$ West along the East line of said NE/4 a distance of 2619.21 feet to the point or place of beginning.

Pine Ridge Lumber Inc.
907 Chisholm RD.,
Oklahoma City, OK. 73127

4. A part of the NE/4 of 4-11-5 described as follows: BEGINNING at a point 200 feet North $89^{\circ}58'01''$ West, Thence 235.00 feet South $00^{\circ}22'32''$ East, Thence 150 feet South $89^{\circ}58'01''$ East and 488.00 feet South $00^{\circ}22'32''$ East from the NE/c of said Northeast Quarter (NE/4) to the point of beginning; Thence South $00^{\circ}22'32''$ East 200 feet; Thence North $89^{\circ}58'01''$ West 217.80 feet; Thence North $00^{\circ}22'32''$ West 200 feet; Thence South $89^{\circ}58'01''$ East 217.80 feet to the Point of beginning. 1 acre

Kinder Care Learning Center, Inc.
o/oProperty Tax Service Co.
1 Civic Center Plaza
1560 Broadway, Suite 730
Denver, Co. 80202

5. A part of the NE/4 of 4-11-5 Described as follows: BEGINNING at the NE/c of said NE/4; Thence North $89^{\circ}58'01''$ West 200 feet; Thence South $0^{\circ}01'59''$ West 50.00 feet to a point on the South right of way line of Reno Avenue; Thence South $0^{\circ}22'32''$ East 185.00 feet; Thence South $89^{\circ}58'01''$ East 150.35 feet to a point on the West right of way line of Mustang Road; Thence South $0^{\circ}22'32''$ East along said right of way line 1534.55 feet to the point of beginning; Thence South $0^{\circ}22'32''$ East 100.00 feet; Thence North $89^{\circ}58'01''$ West 150.00 feet; Thence North $0^{\circ}22'32''$ West 100.00 feet; Thence South $89^{\circ}58'01''$ East 150.00 feet to the point or place of beginning. 0.344344 acres.

Western Heritage Financial Corporation
P.O. Box 925
Elk City, OK 73648

1 6 7 0 0 0 0 4 5 3 8

3. A portion of the Southeast Quarter (SE/4) of Section 33, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at a point on the East line of said Section 33, said point being located North $00^{\circ}04'22''$ East a distance of 249.97 feet and North $89^{\circ}58'01''$ West a distance of 50.00 feet from the Southeast Corner of said Section 33; Thence from said point of beginning North $00^{\circ}04'22''$ East a distance of 143.20 feet; Thence North $89^{\circ}55'38''$ West a distance of 20.00 feet; Thence North $11^{\circ}14'14''$ West a distance of 280.45 feet; Thence North $00^{\circ}04'22''$ East a distance of 150.73 feet to a point of curvature of a curve to the right, whose tangent bears North $80^{\circ}21'55''$ and whose central angle is $50^{\circ}13'24''$ and whose radius is 250.00 feet; Thence Northwesterly along the arc of said curve to the right for a distance of 219.14 feet to a point of tangency; Thence North $29^{\circ}55'38''$ West a distance of 425.85 feet to a point on a curve to the left, whose central angle is $24^{\circ}03'00''$ and whose radius is 1173.24 feet; Thence Northwesterly along the arc of said curve to the left for a distance of 492.47 feet to a point of tangency; Thence North $53^{\circ}58'38''$ West a distance of 15.81 feet to a point on a curve to the left, whose tangent bears North $57^{\circ}23'11''$ West and whose central angle is $01^{\circ}00'22.4''$ and whose radius is 42,761.84 feet; Thence Northwesterly along the arc of said curve to the left a distance of 750.98 feet; Thence South $11^{\circ}47'41''$ East a distance of 470.00 feet; Thence South $21^{\circ}17'41''$ East a distance of 300.00 feet; Thence South $05^{\circ}01'44''$ East a distance of 157.04 feet; Thence Northeast a distance of 407.4387 feet; Thence Southeast a distance of 800.00 feet; Thence Southwest 119.39 feet; Thence South $33^{\circ}43'00''$ East a distance of 130.28 feet; Thence South $82^{\circ}25'00''$ East a distance of 221.61 feet; Thence South $33^{\circ}02'20''$ East a distance of 101.72 feet; Thence South $89^{\circ}58'01''$ East a distance of 200.00 feet to the point of beginning.

C.A. Henderson
2629 NW 39th Expressway
Oklahoma City, OK 73112

WOODRUN ADDITION

1. Albert J. Wagner Jr. & Rebecca A. Wagner----Lot 5, Block 1
124 Lochwood Circle
Yukon, OK 73099
2. John & Kimberly D. Hassler Lot 6, Block 1
129 Lochwood Circle
Yukon, OK 73099
3. Levelle Harris Lot 7, Block 1
125 Lochwood
Yukon, OK 73099
4. James Lawrence & Judith E. Cooke Lot 8, Block 1
121 Lochwood Circle
Yukon, Ok 73099
5. Gene A. & Nedra B. Springman Lot 4, Block 1
120 Lochwood Circle
Yukon, OK 73099

Page 5

NOTICE OF REDISTRICTING - REZONING

1 6 7 0 0 0 0 4 5 4 0

Published in the DAILY
LAW JOURNAL · RECORD
March 25, 1987

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the "PUD-287" Planned Unit Development District from the "AA" Agricultural District. A public hearing will be held by the City Council on April 14, 1987. The City Council meets in the Council Chambers, 3rd Floor, Municipal Building, 200 N. Walker, Oklahoma City, Oklahoma, beginning at 8:30 a.m.

Under the terms of said ordinance, the limits of and boundaries of the "PUD-287" Planned Unit Development District would be extended to include the following described property:

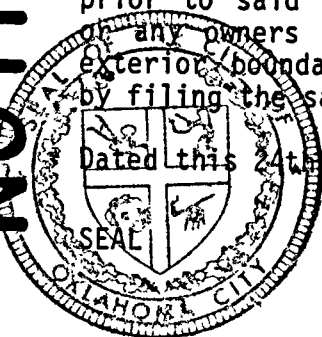
The Northwest Quarter of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, LESS AND EXCEPT the following described parcel:

Beginning at the Northeast corner of said Northwest Quarter; thence South along the East line of said Northwest Quarter a distance of 582.69 feet; thence North 62° 20' 15" West a distance of 481.77 feet; thence North 59° 55' 10" West a distance of 578.38 feet; thence North 0° 0' 10" West a distance of 70.0 feet to a point on the North line of said Northwest Quarter; thence East along said North line a distance of 927.17 feet to the point or place of beginning.

Any person having any objections to the proposed rezoning may appear before the City Council in the Municipal building on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three (3) days prior to said hearing, any owner of property within the district affected, or any owners of property within a three hundred (300) foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the City Clerk of said City.

Dated this 24th day of March, 1987

Thomas P. Hurley
Thomas P. Hurley, City Clerk



NOTICE OF REDISTRICTING - REZONING

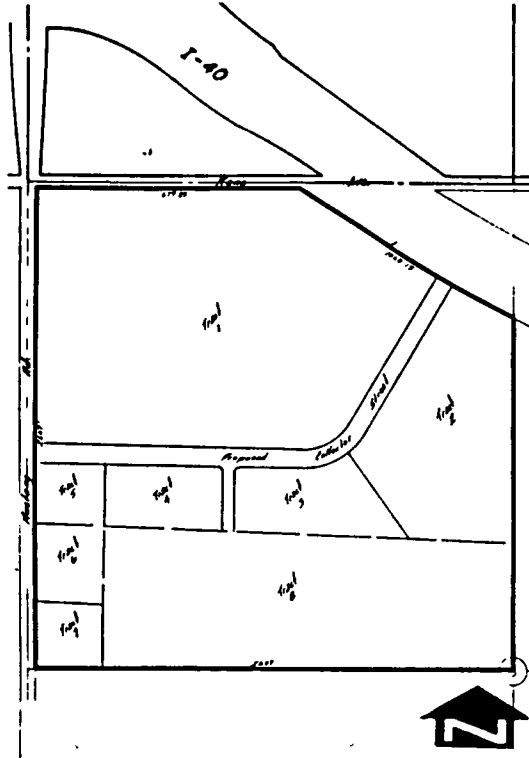
20 ✓
CASE NUMBER: PUD-287

PROPOSED ZONING CHANGE:

FROM: "AA" Agricultural District

TO: "PUD-287" Planned Unit Development District

LOCATION OF PROPERTY: 11200-11348 West Reno Avenue
11000-11148 West I-40, and
100-728 Mustang Road



BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This 150 acre PUD is proposed for industrial, commercial, office, and multifamily residential uses. Tract 1 (60 acres) will be governed by the "C-3" Community Commercial District with some commercial uses prohibited. Tract 2 (23 acres) will be governed by either the "C-3" or "I-1" Light Industrial District. Some commercial and industrial uses will not be permitted. Tracts 3 and 4 (8 and 6 acres) will be governed by either the "C-3" or "R-4" General Residential District. Residential density would not exceed 35 dwelling units per acre and a maximum of 12 units per structure. Tract 5 (3.2 acres) will be governed by the "C-1" Neighborhood Commercial District. Tract 6 (3.3 acres) will be governed by either the "C-1" or "R-4" district. Residential density would not exceed 35 dwelling units per acre and a maximum of 12 units per structure. Tract 7 (3 acres) would be governed by either the "O-1" Limited Office or "R-4" district. Residential density would be the same as provided in Tracts 3, 4, and 6. Tract 8 (42 acres) would be governed by the "R-4" district. Density would be limited to 35 dwelling units per acre with a maximum of 20 dwelling units per structure. Sign controls, height restrictions, access controls, and landscaping provisions are made for the entire PUD.

FOR FURTHER INFORMATION CALL 231-2612.



The City of
OKLAHOMA CITY
PLANNING DEPARTMENT

ORD 18742

June 11, 1999

Mr. Phillip Hagen, E.I.
W. R. Peacock & Associates, Inc.
P. O. Box 720797
Oklahoma City, OK 73172-0797

Dear Mr. Hagen:

This letter is in response to your request for an administrative amendment to PUD-287, the Planned Unit Development of Westpointe Parkway. Your request would reduce the driveway separation along both Mustang Road and Reno Avenue from 350 feet to 300 feet.


The PUD establishes the 350 foot separation along these arterial streets in Tract 1. This tract 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, sign limitations and access controls. The access restriction limits the number of driveways along the arterial streets due to the amount of traffic each street handles. However, a reduction in the separation of 350 feet to 300 feet would not significantly impact traffic flow and would allow for better circulation and access for uses within the tract.

Section 5200.3.C of the Planning and Zoning Code permits administrative amendments under certain conditions. Your request relates to the design and location of access points addressed in subparagraph (k). That paragraph indicates that an amendment is possible if the design and location of access points prescribed in the PUD master plan are not substantially altered either in design or capacity. Previous PUD administrative amendments have established "substantially" as more than 20%. Your request to reduce the driveway separation meets this requirement; therefore, it is the opinion of the Planning Department staff that your request would not significantly modify the intent of the PUD and for these reasons, an administrative amendment is approved.

Mr. Phillip Hagen
June 11, 1999
Page Two

Attached is an example of how the amendment to the PUD document should be made. Please make the corrections shown and return the amended page(s) to Terri Massey in the Zoning and Subdivision Section of the Planning Department. Also required as part of the amendment request is an administrative amendment fee of \$100 and authorization from the property owner permitting you to make the request. Once the fees, amended document and authorization from the property owner is received 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,


Garner Stoll
Planning Director

cc: Terri Massey
Subdivision & Zoning

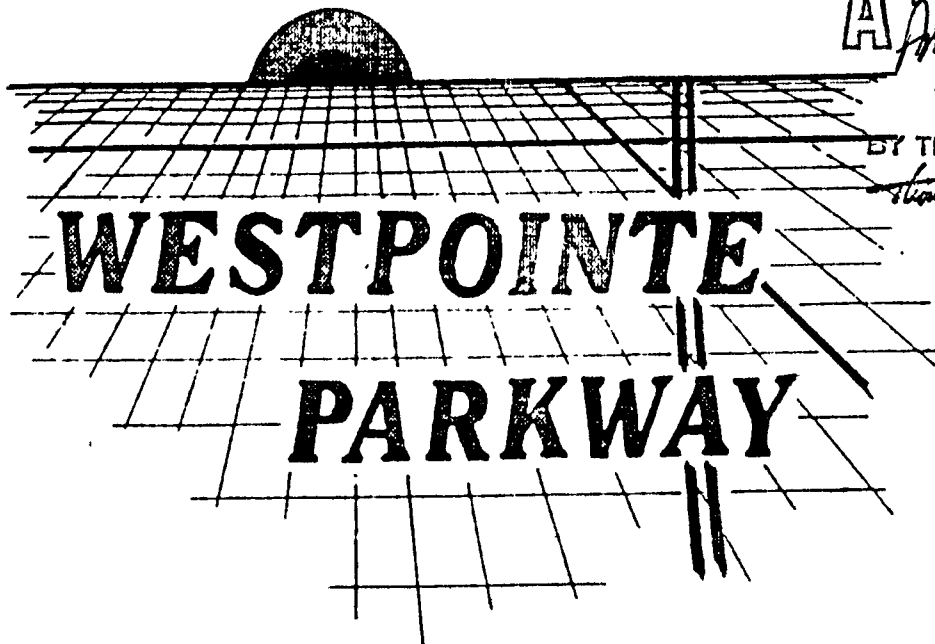
PUD-287

APPROVED
Amended

APR 21 1987

BY THE CITY COUNCIL

Stano P. Kichly CITY CLERK



WESTPOINTE

PARKWAY

at I-40 and Mustang Road

PUD-287

PUD # 287
 ADMINISTRATIVE AMENDMENT APPROVED
 BY THE PLANNING DIRECTOR
 ON 6-11-99
 See page 9

Prepared By:

E. D. HILL SURVEYING & ENGINEERING CO.

Consulting Engineers

Land Use Planning

Surveyors

510 COLCORD DRIVE • OKLAHOMA CITY, OKLAHOMA 73102 • TELE 405-232 2208

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PUD-287

APPROVED
Amended

APR 21 1987

BY THE CITY COUNCIL

Stuart P. Kibby CITY CLERK



**WESTPOINTE
PARKWAY**

at I-40 and Mustang Road

PUD-287

Prepared By:

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PLANNED UNIT DEVELOPMENT
OF
WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD

DESIGN STATEMENT

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PLANNED UNIT DEVELOPMENT
OF
WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD

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1.0 INTRODUCTION

The Planned Unit Development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD consisting of approximately 149.9 acres, is located in the NW/4 of Section 3, Township 11 North, Range 5 West, I.M., Oklahoma City, Oklahoma. The subject site is south of Reno Avenue and east of Mustang Road. The property is vacant with little or no tree cover and is used for agriculture purposes.

The Planned Unit Development of WESTPOINTE PARKWAY contemplates a multi-use commercial and residential community in keeping with the high intensity development patterns established in the Interstate 40 corridor of Oklahoma City. It is envisioned that the WESTPOINTE PARKWAY property would utilize and enhance the existing site characteristics to create a unique commercial development node.

The WESTPOINTE PARKWAY site is located within a quickly urbanizing area of West Oklahoma City. All urban services are presently available to WESTPOINTE PARKWAY, including the existence of major arterials adjoining the northern and western boundaries which provide excellent access to shopping, business and residential centers throughout the Oklahoma City area.

Comprehensive planning with attention to city growth, give WESTPOINTE PARKWAY the components of a well-rounded development. It is envisioned that WESTPOINTE PARKWAY will be a multi-level community offering both living and employment opportunities.

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2.0 LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD is as follows:

A part of the NW/4 of Section 3, Township 11 North, Range 5 West, I.M., Canadian County, Oklahoma, or more particularly described in Exhibit "A" attached hereto and made a part of this Design Statement.

3.0 THE DEVELOPER

The developer of the Planned Unit Development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD is Maragold, Inc., Post Office Box 1748, Oklahoma City, Oklahoma 73101.

4.0 THE SITE AND SURROUNDING AREAS

The Planned Unit Development of WESTPOINTE PARKWAY is situated on a site which is presently vacant with little or no tree cover. The site extends one-half mile south of Reno Avenue and one-half mile east of Mustang Road with Interstate Highway 40 crossing the northeast corner of the property. The site contains 149.9 acres, more or less.

Adjoining the Planned Unit Development of WESTPOINTE PARKWAY along the entire southern boundary is property which is zoned for agriculture use. The property immediately to the east is zoned

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"I-2" Moderate Industrial and is presently undeveloped. Across Mustang Road to the west is property zoned for commercial and office use. A portion of the land to the north, across Reno Avenue, is zoned agriculturally, while the remainder of the northern boundary is adjacent to Interstate Highway 40. Across Interstate 40 is land that is zoned industrial and includes the Xerox plant. The connection of Mustang Road to Interstate Highway 40, one-quarter mile north of Reno Avenue, provides excellent access to all parts of Oklahoma City from this site.

5.0 CONCEPT

The concept of the Planned Unit Development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD is for a mixed use development that is comprised of industrial, commercial, office and residential. The plan will maintain the development patterns which have been established along this highway corridor in western Oklahoma City. It is envisioned that the WESTPOINTE PARKWAY plan will utilize a layout that creates an exciting boulevard parkway which is highly visible from Interstate No. 40.

The WESTPOINTE PARKWAY design concept proposes a 60.9 acre commercial block at the intersection of Mustang Road and Reno Avenue which will be bordered by the boulevard street. South of the boulevard is proposed several mixed-use blocks which include industrial and commercial. The southern section of the site is proposed for residential use, with an office block along Mustang Road.

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This zoning pattern accomplishes an appropriate step-down from the high intensity corridor along the interstate to the open undeveloped agriculture land to the south.

5.1 DEVELOPMENT PARCELS

Summarizing the concept of the Planned Unit Development of WESTPOINTE PARKWAY, the land uses and acreages are as follows:

Block 1	60.9 acres	Commercial
Block 2	23.1 acres	Commercial/industrial
Block 3	8.0 acres	Commercial
Block 4	6.2 acres	Commercial
Block 5	3.2 acres	Commercial
Block 6	3.3 acres	Commercial
Block 7	3.0 acres	Office
Block 8	42.2 acres	Residential
TOTAL		149.9 acres

6.0 SERVICE AVAILABILITY

Due to the location of the Planned Unit Development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD within the urbanizing area of Oklahoma City all city services are presently available to serve this site. The services are as follows:

6.1 STREETS

Mustang Road, which is a paved section line road, adjoins the entire western border of WESTPOINTE PARKWAY. Mustang Road is one of the major access components connecting the community of

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Mustang with the employment centers of Oklahoma City. Adequate right-of-way is available along this one-half mile section in order to provide for future upgrading of this major access corridor. West Reno Avenue is located along the northern border of the site, it is a two lane paved section line road which passes under Interstate Highway 40 approximately three-eighths mile east of Mustang Road. Adequate right-of-way will be maintained to allow for the upgrading of Reno Avenue. Additionally, the site is served by the Interstate Highway No. 40, which is a major east-west highway that provides excellent access to any area of Oklahoma City. Mustang Road provides access ramps for the highway one-quarter mile north of Reno Avenue.

The **WESTPOINTE PARKWAY** development proposes a boulevard collector street that intersects Mustang Road one-quarter mile south of Reno Avenue and continues east approximately one-quarter mile before curving to a northeasterly direction. The boulevard street will connect with an access road that will parallel Interstate Highway 40 which connects with Reno Avenue one-quarter mile east of Mustang Road.

6.2 Sanitary Sewer

Sanitary sewer facilities are presently available to be extended into the **WESTPOINTE PARKWAY** at I-40 and **MUSTANG ROAD** site. An existing 20" sewer main serving the area is available at the northwest corner of Reno Avenue and Mustang Road. The developer will extend sanitary sewer lines throughout the subject site in accordance with regulations of the City of Oklahoma City.

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6.3 Water

Water facilities are presently existing to serve the **WESTPOINTE PARKWAY** development. An 18" water line is located across Reno Avenue along the entire northern boundary of the site. Additionally, a 12" water line exists across Mustang Road which runs approximately one-quarter mile south of Reno Avenue. The developer will extend appropriate water and fire lines throughout the entire **WESTPOINTE PARKWAY** development in accordance with the city codes and regulations.

6.4 Drainage

The site of **WESTPOINTE PARKWAY** generally falls from the northwest to the southeast, except for a portion in the southwest corner which falls to the west. As a part of the **WESTPOINTE PARKWAY** development all of the stringent requirements of the City of Oklahoma City Drainage Ordinance applicable at the time of approval of this Planned Unit Development will be met. Appropriate storm sewers will be included as a part of the development of this site. Additionally, this Planned Unit Development specifically allows for private drainageways left in a natural state to be utilized throughout the site.

6.5 Fire Protection

Fire protection for the Planned Unit Development of **WESTPOINTE PARKWAY** is presently available from existing Fire Station # 31 located at 618 North Rockwell Avenue. Second in protection would be provided from Fire Station #20 located at 7929 Southwest 29th Street. Adequate water mains to provide appropriate fire line

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flows will be provided throughout the WESTPOINTE PARKWAY development. Additionally, the installation of fire lanes shall be provided at the time of building permits within the WESTPOINTE PARKWAY area.

6.6 Gas, Electricity, Telephone and Cable Television

Adequate gas, electrical, telephone and cable television lines are available for extension into the WESTPOINTE PARKWAY site. Proper coordination with each utility will be made in conjunction with the development of the WESTPOINTE PARKWAY site.

7.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are hereby placed upon the development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD. Planning and zoning regulations will be those which are in effect at the time of approval of this Planned unit Development. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development of WESTPOINTE PARKWAY. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such reference zoning districts shall be the language and regulations applicable to these referenced zoning districts as contained in the City of Oklahoma City Planning and Zoning Code as such exists on the day of enactment of the Ordinance approving this Planned Unit Development by the City Council of the City of Oklahoma City. In cases of conflict between the provisions City codes and

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regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supercede. The regulations are as follows:

7.1 BLOCK 1 Commercial (60.9 acres)

7.1.1 The Use Regulations and Development Regulations of the "C-3" Community Commercial District shall apply for the development of Block 1, WESTPOINTE PARKWAY.

7.1.2 Limits of access to Mustang Road, Reno Avenue, Interstate 40 Access Road, and Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.1.2.1 No access to Mustang Road or Reno Avenue within 150 feet of the intersection of Mustang Road and Reno Avenue.

7.1.2.2 No access to Mustang Road or Westpointe Parkway within 150 feet of the intersection of Mustang Road and Westpointe Parkway.

7.1.2.3 No access to Westpointe Parkway and Interstate 40 Access Road within 150 feet of the intersection of Westpointe Parkway and Interstate 40 Access Road.

7.1.2.4 No access to Reno Avenue within 150 feet of the intersection of Interstate 40 Access Road and Reno Avenue.

7.1.2.5 No access to Interstate 40 Access Road within 100 feet of the intersection of Interstate 40 Service Road and Reno Avenue.

7.1.2.6 No more than three (3) access points to Mustang Road, four (4) access points to Reno Avenue and two (2) access points to Interstate 40 Service Road shall be allowed from Block 1, **WESTPOINTE PARKWAY**.

7.1.2.7 A minimum separation of ~~350~~ 300 feet between access points to Mustang Road and Reno Avenue shall be maintained.

7.1.2.8 A minimum separation of 100 feet between access points to Westpointe Parkway shall be maintained from Block 1, **WESTPOINTE PARKWAY**.

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

7.1.3 The following Use Restrictions shall apply to Block 1, **WESTPOINTE PARKWAY**:

7.1.3.1 No business operating exclusively as a video game parlor or as a pool hall, or as a combination pool hall/video game parlor shall be permitted with Block 1 of the Planned Unit Development of **WESTPOINTE PARKWAY**.

7.1.3.2 No business operating exclusively as Use Unit 2420 entitled "Drinking Establishments: Sitdown Alcohol Permitted" as defined in the Planning and Zoning Code of the City of Oklahoma City, shall be permitted within Block 1, **WESTPOINTE PARKWAY**, provided that such restriction shall not prohibit restaurants which serve alcoholic beverages containing more than 5% alcohol

The amendment in Section 7.1.2.7 is the result of an administrative amendment approved by the Planning Director on 6-11-99.

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7.1.2.6 No more than three (3) access points to Mustang Road, four (4) access points to Reno Avenue and two (2) access points to Interstate 40 Service Road shall be allowed from Block 1, **WESTPOINTE PARKWAY.**

7.1.2.7 A minimum separation of 350 feet between access points to Mustang Road and Reno Avenue shall be maintained.

7.1.2.8 A minimum separation of 100 feet between access points to Westpointe Parkway shall be maintained from Block 1, **WESTPOINTE PARKWAY.**

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

7.1.3 The following Use Restrictions shall apply to Block 1, **WESTPOINTE PARKWAY:**

7.1.3.1 No business operating exclusively as a video game parlor or as a pool hall, or as a combination pool hall/video game parlor shall be permitted with Block 1 of the Planned Unit Development of **WESTPOINTE PARKWAY.**

7.1.3.2 No business operating exclusively as Use Unit 2420 entitled "Drinking Establishments: Sitdown Alcohol Permitted" as defined in the Planning and Zoning Code of the City of Oklahoma City, shall be permitted within Block 1, **WESTPOINTE PARKWAY,** provided that such restriction shall not prohibit restaurants which serve alcoholic beverages containing more than 5% alcohol

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by volume. Nothing contained herein shall in any way relieve or diminish the requirement under the Planning and Zoning Code of the City of Oklahoma City that all establishments serving beverages containing more than 5% alcohol by volume for consumption on premises, first obtain the necessary approval for such use as required by the Oklahoma City Codes and Ordinances.

7.1.3.3 No business operating as Use Unit 2438 "Adult Entertainment Use" as defined in the Planning and Zoning Codes shall be permitted within Block 1, WESTPOINTE PARKWAY.

7.1.3.4 The following Use Unit classifications, presently defined under the 1980 Oklahoma City Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District are expressly prohibited now and in the future, regardless of whether such uses as a result of any future amendment or repeal of City Ordinances or classified differently or are subjected to different procedures, except as provided herein. The foregoing shall not be construed so as to prohibit such uses as may be permitted pursuant to a duly enacted major amendment to this Planned Unit Development if there is a change in conditions. The amendment process will include notice and hearing as required by applicable state law and city ordinances. The prohibited uses are as follows:

Section 2408.1 Automotive: Parking Lot

Section 2408.2 Automotive: Parking Garage

Section 2423.1 Funeral and Internment Service: Undertaking

Section 2701 Horticulture

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7.1.5 The following landscaping provisions shall apply to Block 1,
WESTPOINTE PARKWAY:

7.1.5.1 At least 10% of the area contained in Block 1, shall be devoted to landscaped open-space. A minimum of 25% of such landscaped open-space shall be comprised of either island or open-spaces within parking lot areas. Landscaped open-spaces shall be defined as that area not covered by buildings, drives or paved parking areas.

7.1.5.2 Landscaping of parking lot islands or landscaped areas will be accomplished of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one tree every twenty (20) parking spaces.

7.1.5.3 All landscaping in conjunction with the development of **WESTPOINTE PARKWAY** will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.1.5.4 There shall be an average of one tree for every fifty (50) feet of frontage to Mustang Road, Reno Avenue and Interstate 40 Access Road.

7.1.6 Signage for Block 1, **WESTPOINTE PARKWAY** shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-3" Community Commercial areas provided that the number of free-standing pole signs along Mustang Road within Block 1 shall not exceed three (3) signs and that the number of

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free-standing pole signs along Reno Avenue within Block 1 shall not exceed three (3) signs and that the number of free-standing pole signs along Interstate 40 Service Road within Block 1 shall not exceed two (2) signs. The maximum height of any free-standing signs along Mustang Road shall not exceed twenty-five (25) feet in height; the maximum height of any free-standing sign along Reno Avenue within Block 1 shall not exceed thirty-five (35) feet in height; the maximum height of any free-standing signs within Block 1 along Interstate 40 Service Road shall not exceed forty (40) feet in height. The maximum display area of signs along Mustang Road shall be no greater than 100 square feet of display area per sign. All free-standing signs shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.1.7 Buildings to be constructed within Block 1 shall not exceed six (6) stories or seventy-five (75) feet in height.

7.1.8 The exterior vertical wall surface of buildings to be constructed within Block 1, WESTPOINTE PARKWAY exclusive of doors and windows shall be comprised of at least sixty (60%) masonry, brick, stucco, rock or equivalent type finish.

7.1.9 Front yard building setback lines along Mustang Road, Reno Avenue, Interstate 40 Access Road and Westpointe Parkway shall be as reflected on the Master Development Plan and stated herein to the following:

7.1.9.1 A thirty (30) foot setback shall be maintained along Mustang Road.

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7.1.9.2 A sixty (60) foot setback shall be maintained within Block 1 to Reno Avenue.

7.1.9.3 A one-hundred-twenty (120) foot setback shall be maintained within Block 1 to Interstate 40 Access Road and to the easternmost 260 feet of the Reno Avenue frontage.

7.1.9.4 A one-hundred-twenty (120) foot setback shall be maintained within the approximate northeasterly 450 feet of Block 1.

7.1.9.5 A ninety (90) foot setback shall be maintained within the approximate south 350 feet of the northeasterly 800 feet of Block 1.

7.1.9.6 A sixty (60) foot setback shall be maintained for the approximate south 350 feet of the northeasterly 1150 feet of Block 1 to Westpointe Parkway.

7.1.9.7 A thirty (30) foot setback shall be maintained for the remainder of Block 1. to Westpointe Parkway.

7.2 BLOCK 2 Commercial/Light Industrial (23.1 acres)

7.2.1 The Use Regulations and the Development Regulations of the "C-3" Community Commercial District shall apply for the development of Block 2, WESTPOINTE PARKWAY. As an alternate, the Use Regulations and Development Regulations of the "I-1" Light Industrial District may apply for any portion of Block 2, WESTPOINTE PARKWAY, notwithstanding any other codes and

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restrictions of the City of Oklahoma City and providing all other provisions of these regulations contained herein remain in force and effect.

7.2.2 Limits of access to Interstate 40 Service Road and Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.2.2.1 No access to Interstate 40 Service Road and Westpointe Parkway within 150 feet of the intersection of Interstate 40 Service Road and Westpointe Parkway.

7.2.2.2 No access to Interstate 40 Service Road within 100 feet of the east boundary of Block 2.

7.2.2.3 No more than one (1) access points to Interstate 40 Service Road from Block 2.

7.2.2.4 A minimum separation of 100 feet between access points to Westpointe Parkway from Block 2, **WESTPOINTE PARKWAY**

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

7.2.3 The following use restrictions shall apply to Block 2, **WESTPOINTE PARKWAY:**

7.2.3.1 No business operating as Use Unit 2438 Adult

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Entertainment Use, as defined in the Planning and Zoning Code shall be permitted within Block 2.

7.2.3.2 The following Use Unit classifications, presently defined under the 1980 Oklahoma City Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District or the "I-1" Light Industrial District are expressly prohibited now and in the future, regardless of whether such uses, as a result of any future amendment or repeal of City ordinances are classified differently or are subjected to different procedures, except as provided herein. The foregoing shall not be construed so as to prohibit such uses as maybe permitted pursuant to a duly enacted major amendment to this Planned Unit Development. If there is a change in conditions. The amendment process shall include notice and hearing as required by applicable state law and city ordinances. The prohibited uses are as follows:

- Section 2408.1 Automotive: Parking Lots
- Section 2408.2 Automotive: Parking Garage
- Section 2701 Horticulture
- Section 2423.1 Funeral and Internment Services: Undertaking

7.2.3.3 The following additional uses shall be prohibited from the south 200 feet of Block 2:

- Section 2417 Construction Sales and Services
- Section 2424.2 Gasoline Sales: Truck Stops
- Section 2502 Wholesaling, Storage and Distribution:
Restricted
- Section 2504.1 Limited Industrial

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7.2.4 The following landscaping provisions shall apply to Block 2, WESTPOINTE PARKWAY:

7.2.4.1 At least 10% of the area contained in Block 2, shall be devoted to landscaped open-space. A minimum of 25% of such landscaped open-space shall be comprised of either islands or open-spaces within parking lot areas. Landscaped open-spaces shall be defined as that area not covered by buildings, drives or paved parking areas.

7.2.4.2 Landscaping of parking lot islands or landscaped areas shall be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every twenty (20) parking spaces.

7.2.4.3 All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction or hazard for vehicular traffic.

7.2.4.4 There shall be an average of one tree for every fifty (50) feet of frontage onto Interstate 40 Access Road.

7.2.5 Signage for Block 2, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-3" Community Commercial and "I-1" Light Industrial areas provided that the number of free standing pole signs along Interstate 40 Service Road within Block 2 shall not exceed two (2) signs. The maximum height of any free-standing

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signs within Block 2 shall not exceed forty (40) feet in height. All free-standing signs shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.2.6 Buildings to be constructed within Block 2 shall not exceed six (6) stories or seventy-five (75) feet in height and/or within 150 feet of residential areas shall not exceed two (2) stories or 35 feet in height.

7.2.7 The exterior vertical wall surface of buildings to be constructed within Block 2, WESTPOINTE PARKWAY exclusive of doors and windows, shall be comprised of at least sixty (60) percent masonry, brick, stucco, rock or equivalent type finish.

7.2.8 Front yard building set-back lines along Reno Avenue, Interstate 40 Access Road and Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.2.8.1 A one-hundred-twenty (120) foot setback shall be maintained within Lot 2 to Interstate 40 Access Road.

7.2.8.2 A one-hundred-twenty (120) foot setback shall be maintained within the approximate northwesterly 450 feet of Block 2.

7.2.8.3 A ninety (90) foot setback shall be maintained within the approximate southerly 350 feet of the northwesterly 800 feet of Block 2.

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7.2.8.4 A sixty (60) foot setback shall be maintained for the remainder of Block 2 to Westpointe Parkway.

7.3 BLOCK 3 COMMERCIAL (8 acres)

7.3.1 The Use and Development Regulations of the "C-3" Community Commercial District shall apply for the development of Block 3.

7.3.2 Limits of access to Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.3.2.1 No access to Westpointe Parkway within 100 feet of the intersection of Westpointe Parkway and Westpointe Place;

7.3.2.2 A separation of 100 feet between access points to Westpointe Parkway from Block 3, WESTPOINTE PARKWAY.

7.3.2.3 No access to Westpointe Place within 100 feet of the intersection of Westpointe Parkway and Westpointe Place.

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

7.3.3 The following use restrictions shall apply to Block 3, WESTPOINTE PARKWAY:

7.3.3.1 No business operating exclusively as a video game

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parlor or as a pool hall, or as a combination pool hall/video game parlor shall be permitted within Block 3 of the Planned Unit Development of WESTPOINTE PARKWAY.

7.3.3.2 No business operating exclusively as Use Unit 2420 entitled "Drinking Establishments: Sitdown Alcohol Permitted", as defined in the Planning and Zoning Code of the City of Oklahoma City shall be permitted within Block 3, provided such restrictions shall prohibit restaurants which serve alcohol beverages containing more than 5% alcohol by volume. Nothing contained herein shall in anyway relieve or diminish the requirement under the planning and zoning code of the City of Oklahoma City that all establishments serving beverages containing more than 5% alcohol by volume for consumption on premises, first obtain the necessary approval for such use as required by the Oklahoma City codes and ordinances.

7.3.3.3 No business operating as Use Unit 2438: Adult Entertainment Use, as defined in the Planning and Zoning Code of Oklahoma City shall be permitted within Block 3.

7.3.3.4 The following Use Unit classifications presently defined under the 1980 Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District are expressly prohibited now and in the future, regardless of whether such uses, as a result of any future amendment or repeal of city ordinances, are classified differently or are subjected to different procedures, except as provided herein. The foregoing shall not be construed so as to prohibit such uses as maybe permitted pursuant to a duly

enacted major amendment to this Planned Unit Development if there is a change in conditions. The amendment process will include notice and hearing as required by applicable state law and city ordinances. The prohibited uses are as follows:

- Section 2301.1 Light Public Protection and Utility: Restricted
- Section 2301.3 Light Public Protection and Utility:
General
- Section 2305.1 Cultural Exhibits
- Section 2306.1 Community Recreation: Residential
- Section 2306.2 Community Recreation: General
- Section 2408.1 Automotive: Parking Lot
- Section 2408.2 Automotive: Parking Garage
- Section 2410.1 Automotive and Equipment: Cleaning and
Repairs, Light Equipment
- Section 2419.4 Eating Establishments: Drive - In
- Section 2423.1 Funeral and Interment Services: Undertaking
- Section 2427.1 Participant Recreation and Intertainment:
Indoor
- Section 2433.1 Spectator Sports and Entertainment:
Restricted
- Section 2501 Custom Manufacturing
- Section 2701 Horticulture

7.3.4 The following landscaping provisions shall apply to Block 3, WESTPOINTE PARKWAY:

7.3.4.1 At least 10% of the area contained in Block 3, shall be devoted to landscaped open-space. A minimum of 25% of such

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landscaped open-space shall be comprised of either islands or open-spaces within parking areas. Landscaped open-spaces shall be defined as an area not covered by buildings, drives, or paved parking areas.

7.3.4.2 Landscaping of parking lot islands or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every fifteen (15) parking spaces.

7.3.4.3 All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.3.5 Signage for Block 3, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-3" Community Commercial District provided, however, that the maximum height of any free standing signs shall not exceed thirty (30) feet in height. All free-standing signs shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.3.6 Buildings to be constructed within Block 3, WESTPOINTE PARKWAY shall not exceed three (3) stories or Thirty-nine (39) feet in height and/or within 150 feet of residential shall not exceed two (2) stories or thirty-five (35) feet in height.

7.3.7 The exterior vertical wall surface of buildings to be

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constructed within Block 3, WESTPOINTE PARKWAY, exclusive of doors and windows, shall be comprised of at least sixty (60) percent masonry, brick, stucco, rock or equivalent ype finish.

7.3.8 Building line set-backs along Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following: A thirty (30) foot set-back shall be maintained within Block 3 to Westpointe Parkway.

BLOCK 4 COMMERCIAL 6.2 acres

7.4.1 The Use and Development Regulations of the "C-3" Commercial District shall apply for the development of Block 4.

7.4.2 Limits of access to Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.4.2.1 No access to Westpointe Parkway within 100 feet of the intersection of Westpointe Parkway and Westpointe Place.

7.4.2.2 A minimum separation of 100 feet between access points to Westpointe Parkway from Block 4, WESTPOINTE PARKWAY.

7.4.2.3 No access to Westpointe Place within 100 feet of the intersection of Westpointe Parkway and Westpointe Place.

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

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7.4.3 The following Use Restrictions shall apply to Block 4, WESTPOINTE PARKWAY.

7.4.3.1 No business operating exclusively as a video game parlor or as a pool hall, or as a combination pool hall/video game parlor, shall be permitted within Block 3 of the Planned Unit Development of WESTPOINTE PARKWAY.

7.4.3.2 No business operating exclusively as Use Unit 2420 entitled "Drinking Establishments: Sitdown Alcohol Permitted" as defined in the Planning and Zoning Code of the City of Oklahoma City shall be permitted within Block 3, provided such restrictions shall prohibit restaurants which serve alcoholic beverages containing more than 5% alcohol by volume. Nothing contained herein shall in anyway relieve or diminish the requirement under the Planning and Zoning Code of the City of Oklahoma City that all establishments serving beverages containing more than 5% alcohol by volume for consumption on premises, first obtain the necessary approval for such use as required by the Oklahoma City codes and ordinances.

7.4.3.3 No business operating as Use Unit 2438, Adult Entertainment Use as defined in the Planning and Zoning Code of Oklahoma City, shall be permitted within Block 3.

7.4.3.4 The following Use Unit classifications presently defined under the 1980 Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District are expressly prohibited now and in the future, regardless of whether such

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uses, as a result of any future amendment or repeal of city ordinances, are classified differently or are subjected to different procedures, except as provided herein. The foregoing shall not be construed so as to prohibit such uses as maybe permitted pursuant to a duly enacted major amendment to this Planned Unit Development if there is a change in conditions. The amendment process will include notice and hearing as required by applicable state law and city ordinances. The prohibited uses are as follows:

- Section 2301.1 Light Public Protection and Utility: Restricted
- Section 2301.3 Light Public Protection and Utility:
General
- Section 2305.1 Cultural Exhibits
- Section 2306.1 Community Recreation: Residential
- Section 2306.2 Community Recreation: General
- Section 2408.1 Automotive: Parking Lot
- Section 2408.2 Automotive: Parking Garage
- Section 2410.1 Automotive and Equipment: Cleaning and
Repairs, Light Equipment
- Section 2419.4 Eating Establishments: Drive - In
- Section 2423.1 Funeral and Interment Services: Undertaking
- Section 2427.1 Participant Recreation and Intertainemnt:
Indoor
- Section 2433.1 Spectator Sports and Entertainment:
Restricted
- Section 2501 Custom Manufacturing
- Section 2701 Horticulture

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7.4.4 The following landscaping provisions shall apply to Block 4, WESTPOINTE PARKWAY:

7.4.4.1 At least 10% of the area contained in Block 4, WESTPOINTE PARKWAY shall be devoted to landscaped open-space. A minimum of 25% of such landscaped open-space shall be comprised of either islands or open-spaces within parking areas. Landscaped open-spaces shall be defined as an area not covered by buildings, drives, or paved parking areas.

7.4.4.2 Landscaping of parking lot islands or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every fifteen (15) parking spaces.

7.4.4.3 All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.4.5 Signage for Block 4, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-3" Community Commercial District provided, however, that the maximum height of any free standing signs shall not exceed thirty (30) feet in height. All free-standing signs shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.4.6 Buildings constructed within Block 4, WESTPOINTE PARKWAY shall not exceed three (3) stories or thirty-nine (39)

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feet in height and/or within 150 feet of residential shall not exceed two (2) stories or thirty-five (35) feet in height.

7.4.7 The exterior vertical wall surface of buildings to be constructed within Block 4, WESTPOINTE PARKWAY, exclusive of doors and windows, shall be comprised of at least sixty (60) per cent masonry, brick, stucco, rock or equivalent type finish.

7.4.8 A thirty (30) foot front yard set-back shall be maintained within Block 4 to Westpointe Parkway.

7.5 BLOCK 5 COMMERCIAL 3.2 acres

7.5.1 The Use Regulations and Development Regulations of the "C-1" Neighborhood Commercial District shall apply for the development of Block 5, WESTPOINTE PARKWAY.

7.5.2 Limits of access to Mustang Road and Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B") and stated herein to the following:

7.5.2.1 Limits of no access within 150 feet of the intersection of Westpointe Parkway and Mustang Road.

7.5.2.2 A minimum separation of 100 feet between access points to Westpointe Parkway from Block 5.

7.5.2.3 A minimum separation of 200 feet between access points to Mustang Road from Block 5.

7.5.2.4 All measurements stated herein shall be measured centerline of street to centerline of street or centerline of

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street to leading edge of drive or centerline of drive to centerline of drive.

7.5.3 The following landscaping provisions shall apply to Block 5, WESTPOINTE PARKWAY:

7.5.3.1 At least ten (10) percent of the area contained in Block 5, WESTPOINTE PARKWAY shall be devoted to landscaped open-space. A minimum of twenty-five (25) percent of such landscaped open-space shall be comprised of either islands or open spaces within the parking areas. Landscaped open-spaces shall be defined as an area not covered by buildings, drives or paved parking areas.

7.5.3.2 Landscaping of parking lot islands or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every fifteen (15) parking spaces.

7.5.3.3 All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.5.3.4 There shall be an average of one tree for every fifty (50) feet of frontage onto Mustang Road.

7.5.4 Signage for Block 5, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-1" Commercial provided, however, that any

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free-standing sign shall be ground signs only and shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.5.5 The exterior wall surface of buildings to be constructed within Block 5, WESTPOINTE PARKWAY, exclusive of doors and windows, sixty (60) percent masonry, brick, stucco, rock or equivalent type finish.

7.6 BLOCK 6 COMMERCIAL 3.3 acres

7.6.1 The Use Regulations and Development regulations of the "C-1" Neighborhood Commercial District shall apply for the development of Block 6.

7.6.2 Limits of access to Mustang Road from Block 6, shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.6.2.1 A separation of 225 feet between access points to Mustang Road from Block 6, WESTPOINTE PARKWAY.

7.6.2.2 No more than one (1) access points to Mustang Road from Block 6.

7.6.2.3 No access to Mustang Road or Southwest 6th Street within 100 feet of the intersections of Mustang Road and Southwest 6th Street.

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

7.6.3 At least ten (10) percent of the area contained in Block

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6, WESTPOINTE PARKWAY shall be devoted to landscaped open-space. A minimum of twenty-five (25) percent of such landscaped open-space shall be comprised of either islands or open spaces within parking areas. Landscaped open-spaces shall be defined as an area not covered by buildings, drives or paved parking areas. Landscaping of parking island or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof, with a minimum of one (10) tree for every twenty (20) parking spaces. All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction for vehicular traffic.

7.6.4 Signage for Block 6, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for the "C-1" Neighborhood Commercial District provided however, that any free standing signs shall be ground signs only and shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.6.5 Buildings constructed within Block 6, WESTPOINTE PARKWAY shall not exceed two (2) stories or thirty-five (35) feet in height.

7.6.6 The exterior vertical wall surface of buildings to be constructed within Block 6, WESTPOINTE PARKWAY, exclusive of doors and windows, shall be comprised of at least sixty (60) per cent masonry, brick, stucco, rock or equivalent type finish.

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7.7 BLOCK 7 OFFICE 3 acres

7.7.1 The Use Regulations and Development Regulations of the "O-1" Limited Office District shall apply for the development of Block 7.

7.7.2 Limits of access to Mustang Road from Block 7, shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.7.2.1 No more than one (1) access points to Mustang Road from Block 7.

7.7.2.2 Limits of no access within 100 feet of the south boundary of Block 7.

7.7.2.3 Limits of no access to Mustang Road or Southwest 6th Street within 100 feet of the intersection of Southwest 6th Street and Mustang Road.

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

7.7.3 At least ten (10) percent of the area contained in Block 7, WESTPOINTE PARKWAY shall be devoted to landscaped open-space. A minimum of twenty-five (25) percent of such landscaped open-space shall be comprised of islands or open-space within parking lots. Land open-spaces shall be defined as an area not covered by buildings, drives, or paved parking areas. Landscaping of parking lot islands or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy,

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grass or a combination thereof, with a minimum of one (1) tree for every twenty (20) parking spaces. All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a restriction hazard for vehicular traffic.

7.7.4 Signage for Block 7, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "O-1" Limited Office District provided, however, that and free-standing sign shall be ground signs only and shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.7.5 Buildings to be constructed within Block 7, WESTPOINTE PARKWAY shall not exceed two (2) stories or thirty-five (35) feet in height.

7.7.6 The exterior vertical wall surface of buildings to be constructed within Block 7, WESTPOINTE PARKWAY, exclusive of doors and windows, shall be comprised of at least sixty (60) percent masonry, brick, stucco, rock or equivalent type finish.

7.7.7 A five (5) foot greenbelt shall be maintained along the southern boundary of Block 7. Such greenbelt shall be landscaped with trees at least six (6) feet in height planted on a minimum of forty (40) foot centers.

7.8 **BLOCK 8 RESIDENTIAL 42.2 Acres**

7.8.1 The Use Regulations and Development Regulations of the "R-4" General Residential District shall apply for the

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development of Block 8, WESTPOINTE PARKWAY.

7.8.2 A five (5) foot greenbelt shall be maintained along the southern boundary of Block 8, WESTPOINTE PARKWAY. Such greenbelt shall be landscaped with trees at least six (6) feet in height planted on a minimum of forty (40) foot centers.

7.8.3 The maximum density for dwellings within Block 8 shall not exceed thirty-five (35) dwelling units per acre provided however, that the maximum density for dwelling units within the south 150 feet of Block 8 shall not exceed twenty-five (25) dwelling units per acre.

7.8.4 No more than twenty (20) dwelling units may be attached within Block 8, WESTPOINTE PARKWAY.

7.8.5 The following landscaping provisions shall apply to Block 8, WESTPOINTE PARKWAY:

7.8.5.1 At least ten (10) per cent of the area contained within Block 8 shall be devoted to landscaped open-space. A minimum of twenty-five (25) percent of such landscaped open space shall be comprised of either island or open-space adjacent to parking areas. Landscaped open-space shall be defined as an area not covered by buildings, drives or paved parking areas.

7.8.5.2 Landscaping of parking lot islands or landscaped areas will be accomplished by low profile shrubs, trees, ivy, grass or a combination thereof, with a minimum of one tree for every fifteen (15) parking spaces.

7.8.5.3 All landscaping in conjunction with the development of Block 5 will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.8.6 The following height restrictions shall apply to the development of Block 8:

7.8.6.1 Buildings to be constructed within the south one-hundred-fifty (150) feet of Block 8 shall not exceed two (2) stories or twenty-nine (29) feet in height.

7.8.6.2 Buildings to be constructed within the remainder of Block 8 shall not exceed three (3) stories or thirty-nine (39) feet in height.

7.9 GENERAL PROVISIONS

7.9.1 Development phasing shall be allowed for the Planned Unit Development of WESTPOINTE PARKWAY.

7.9.2 Maintenance of all street, medians, entry islands, open-spaces and other such features shall be the responsibility of the property owners within the Planned Unit Development of WESTPOINTE PARKWAY.

7.9.3 Private drainageways not constructed in accordance with the Standard Specifications of the City of Oklahoma City will be permitted and must be constructed in accordance with Chapter 16 of the City Drainage Code which permits certain allowances in construction standards for Planned Unit Developments. Such

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private drainageways must be designed to handle adequate flows and cannot be built without specific approval of the Community Development Director of the City of Oklahoma City. Maintenance responsibilities will be placed in a properly constituted Property Owner's Association.

7.9.4 Each block or unit development of properties within the Planned Unit Development of WESTPOINTE PARKWAY will be platted, architecturally designed and engineered and submitted to the City of Oklahoma City for completed review for compliance with the provisions of this Planned Unit Development. Additionally, a Traffic Impact Study shall be provided at the time of preliminary platting. Both the platting and traffic study shall be submitted prior to the issuance of any building permits.

7.9.5 Blocks 1, 2, 5, 6 and 7, WESTPOINTE PARKWAY shall provide landscaping along their frontage to Mustang Road, Reno Avenue and Interstate 40 Service Road by means of trees, lawns, grass covers, shrubs and other such features. This shall not prohibit the installation of any walls, walks, fencing, entry ways and other such features to also be located within such landscaped areas. Within this landscaped area there shall be an adequate number of trees installed so that there shall be at least one (1) tree, at least six (6) feet in height, planted for every fifty (50) feet of frontage.

7.9.6 Westpointe Parkway, as shown on the Master Development Plan (Exhibit "B"), is a collector street to serve tracts within the WESTPOINTE PARKWAY development, and will be constructed to

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collector street standards. It is specifically provided for in this Planned Unit Development that the precise location of Westpointe Parkway shall be set at the time of preliminary platting of this property.

7.9.7 Sight triangles in accordance with the Standard Specifications of the City of Oklahoma City shall be provided at the intersection of all streets within the Planned Unit Development of WESTPOINTE PARKWAY.

7.9.8 The collector street names referred to within this Planned Unit Development are for identification purposes only.

7.9.9 The minimum driveway separation provisions contained within this Planned Unit Development of WESTPOINTE PARKWAY shall be so construed so that there will be a minimum driveway separation between drives of contiguous tracts that each have the minimum driveway separation provision.

7.9.10 One (1) non-accessory advertising sign shall be permitted within Block 1 adjoining the I-40 frontage and one (1) non-accessory advertising sign shall be permitted within Block 2 adjoining the I-40 frontage. At such time as any building permits are issued within Blocks 1 or 2, the respective sign within the block where the building permit is to be issued shall be removed prior to the issuance of such building permit.

7.9.11 At any point within the Planned unit development of Westpointe Parkway where commercial or office development abuts or adjoins residential development the following provisions shall

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apply:

7.9.11.1 An eight (8) foot greenbelt shall be established along such boundary as described above. Said greenbelt shall be located entirely on the non-residential side of the boundary if the residential property is developed for single family or duplex uses. However, the greenbelt shall be located entirely on the residential property if such is developed for residential uses other than single family or duplex uses. Said greenbelt shall include but not be limited to grass, trees, shrubs, berms, ground cover, walks, walls, fencing or other sight-proof screening.

7.9.11.2 A double row of trees at least six (6) feet in height shall be planted within such boundary area so that there shall be an average of one tree for every 30 lineal feet.

7.9.11.3 Sight-proof screening at least six (6) feet in height shall be required.

7.9.11.4 Lighting of commercial areas adjacent to residential development shall be directed away from such residential development.

7.9.11.5 There shall be no vehicular access by way of drives, parking areas or other means between the residential and commercial areas.

7.9.11.6 No commercial or office structure within 150 feet of the residential areas shall exceed two (2) stories or thirty-five (35) feet in height.

7.9.12 Half-street paving shall be installed along both Mustang Road and Reno Avenue at the time of development. Such half-street paving shall include provisions for a continual left turn lane.

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and acceleration/deacceleration lanes adjoining major entrances if such shall be required at the time of Preliminary Platting. As a part of preliminary platting, a Traffic Impact Study shall be prepared and submitted for approval recommending what type of improvements will be necessary. Such Traffic Impact Study shall also make recommendations regarding the improvements of the intersection of Reno Avenue and Mustang Road, including the installation by the developer of protected left turn lanes. A left turn bay will be provided on Westpointe Parkway for traffic turning onto intersection arterial streets.

7.9.13 The Interstate 40 Service Road as depicted on the Master Development Plan (Exhibit "B") shall be the responsibility of the developer of WESTPOINTE PARKWAY should such not be constructed by the Oklahoma Department of Transportation. The Service Road and its intersection with Reno Avenue shall be approved by Oklahoma Department of Transportation prior to its construction.

7.9.14 Westpointe Place and Southwest 6th Street which dead-end into Block 8 shall be public or private collector streets, and shall connect within Block 8 or cul-de-sac to provide for an adequate turnaround. The exact location of such shall be set at the time of Preliminary Platting.

7.9.15 Sidewalks shall be installed along the following streets as a part of the development of WESTPOINTE PARKWAY: Mustang Road, Reno Avenue, I -40 Service Road, Westpointe Parkway, Westpointe Place and Southwest 6th Street.

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7.9.16 The edge of the first driveway closest to Reno Avenue and all other drives within Block 1 and onto the I-40 frontage road shall be approved by the Community Development Director and/or Chief Traffic Engineer. Additionally, the Community Development Director and/or Chief Traffic Engineer may determine that such access shall be ingress only if studies show such is warranted.

7.9.17 All access points along arterials must align with or offset existing drives as stipulated in the Functional Classification Plan.

7.9.18 The developer shall provide a Park and Ride area of acceptable size within one of the parking lots installed as a part of the development of WESTPOINTE PARKWAY. Such Park and Ride area may be a portion of the required parking for the adjoining development and the location of such shall be approved by the Community Development Director.

7.9.19 A property Owner's Association shall be responsible for the maintenance of all private open-space areas. Such Property Owner's Association may be comprised of any number of property owners and may be a different association for different areas of the development.

8.0 EXHIBITS

The following exhibits are hereby attached hereto and made a part of this Planned Unit Development of WESTPOINTE PARKWAY. The

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exhibits are as follows:

Exhibit "A"	Legal Descriptions
Exhibit "B"	Master Development Plan
Exhibit "C"	Existing Utilities
Exhibit "D"	Existing Zoning
Exhibit "E"	Parkway Setback Conceptual Plan
Exhibit "F"	Survey

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LEGAL DESCRIPTIONS FOR
WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD

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EXHIBIT "A"

LEGAL DESCRIPTIONS

TOTAL PROPERTY

The Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, LESS AND EXCEPT the following described parcel:

Beginning at the Northeast corner of said NW/4; thence South along the East line of said NW/4 a distance of 582.69 feet; thence North $62^{\circ} 20' 15''$ West a distance of 481.77 feet; thence North $59^{\circ} 55' 10''$ West a distance of 578.38 feet; thence North $0^{\circ} 0' 10''$ West a distance of 70.0 feet to a point on the North line of said NW/4; thence East along said North line a distance of 927.17 feet to the point or place of beginning.

BLOCK 1

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence South $89^{\circ} 56' 46''$ East along the North line of said NW/4 a distance of 50.0 feet; thence South $0^{\circ} 18' 29''$ East a distance of 50.0 feet to the point of beginning; thence South $89^{\circ} 56' 46''$ East and parallel with the North line of said NW/4 a distance of 1688.42 feet to a point on the south right-of-way line of the Interstate Highway No. 40; thence South $0^{\circ} 00' 10''$ East along said right-of-way line a distance of 20.0 feet; thence continuing along said right-of-way line South $59^{\circ} 55' 10''$ East a distance of 578.39 feet; thence South $27^{\circ} 03' 35''$ West a distance of 962.10 feet to a point of curvature; thence Southwesterly on a curve to the right having a radius of 410.92 feet for an arc distance of 449.19 feet to a point of tangency; thence South $89^{\circ} 41' 31''$ West a distance of 1380 feet to a point 50.0 feet East of the West line of said NW/4; thence North $0^{\circ} 18' 29''$ West and parallel with the West line of said NW/4 a distance of 1399.68 feet to the point or place of beginning. Said described tract contains 2653775.60 square feet or 60.9 acres, more or less.

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BLOCK 2

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence South 89° 56' 46" East along the North line of said NW/4 a distance of 1738.68 feet to a point of intersection with the South right-of-way line of Interstate Highway #40; thence South 0° 00' 10" East along said right-of-way line a distance of 70.0 feet; thence South 59° 55' 10" East along said right-of-way line a distance of 578.39 feet to the point of beginning; thence continuing along said right-of-way line South 62° 20' 15" East a distance of 481.77 feet to a point on the East line of said NW/4 (said point being 582.69 feet south of the Northeast corner of said NW/4); thence South 0° 00' 10" East along said East line of the NW/4 a distance of 1250.49 feet; thence South 89° 41' 31" West a distance of 581.03 feet; thence North 38° 48' 24" West a distance of 625.23 feet to a point on a curve; thence Northeasterly along a curve to the left having a radius of 410.92 feet, and a chord bearing of North 39° 07' 36" East, for an arc distance of 173.08 feet to a point of tangency; thence North 27° 03' 35" East a distance of 962.10 feet to the point or place of beginning. Said described tract contains 1004387.77 square feet, or 23.1 acres, more or less.

BLOCK 3

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence South 0° 18' 29" East along the West line of said NW/4 a distance of 1450.0 feet; thence North 89° 41' 31" East a distance of 1075.0 feet to the point of beginning; thence continuing North 89° 41' 31" East a distance of 355.0 feet to a point of curvature; thence Northeasterly on a curve to the left having a radius of 410.92 feet, and a chord bearing of North 70° 26' 34" East, for an arc distance of 276.11 feet; thence South 38° 48' 24" East a distance of 625.23 feet; thence South 89° 41' 31" West a distance of 1000.00 feet; thence North 0° 18' 29" West a distance of 400.0 feet to the point or place of beginning. Said described tract contains 346792.22 square feet, or 8.0 acres, more or less.

1 6 7 0 0 0 0 4 5 8 6

BLOCK 4

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence South $0^{\circ} 18' 29''$ East along the West line of said NW/4 a distance of 1450.0 feet; thence North $89^{\circ} 41' 31''$ East a distance of 400.0 feet to the point of beginning; thence continuing North $89^{\circ} 41' 31''$ East a distance of 675.0 feet; thence South $0^{\circ} 18' 29''$ East a distance of 400.0 feet; thence South $89^{\circ} 41' 31''$ West a distance of 675.0 feet; thence North $0^{\circ} 18' 29''$ West a distance of 400.0 feet to the point or place of beginning. Said described tract contains 270,000 square feet, or 6.2 cres, more or less.

BLOCK 5

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4 thence South $0^{\circ} 18' 29''$ East along the West line of said NW/4 a distance of 1450.0 feet; thence North $89^{\circ} 41' 31''$ East a distance of 50.0 feet to the point of beginning; thence continuing North $89^{\circ} 41' 31''$ East a distance of 350.0 feet; thence South $0^{\circ} 18' 29''$ East a distance of 400.0 feet; thence South $89^{\circ} 41' 31''$ West a distance of 350.0 feet; thence North $0^{\circ} 18' 29''$ West a distance of 400.0 feet to the point or place of beginning. Said described tract contains 140,000 square feet or 3.2 acres, more or less.

BLOCK 6

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4 thence South $0^{\circ} 18' 29''$ East a distance of 1850.0 feet; thence North $89^{\circ} 41' 31''$ East a distance of 50.0 feet to the point of beginning; thence

1 6 7 0 0 0 0 4 5 3 7

North 89° 41' 31" East a distance of 350.0 feet; thence South 0° 18' 29" East a distance of 415.0 feet; thence South 89° 41' 31" West a distance of 350.0 feet; thence North 0° 18' 29" West a distance of 415.0 feet to the point or place of beginning. Said described tract contains 145250 square feet or 3.3 acres, more or less.

BLOCK 7

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4 thence South 0° 18' 29" East along the West line of said NW/4 a distance of 2265.0 feet; thence North 89° 41' 31" East a distance of 50.0 feet to the point of beginning; thence continuing North 89° 41' 31" East a distance of 350.0 feet; thence South 0° 18' 29" East a distance of 379.67 feet to a point on the South line of said NW/4; thence North 89° 13' 12" West along said South line a distance of 350.06 feet to a point 50.0 feet East of the West line of said NW/4; thence North 0° 18' 29" West and parallel with said West line a distance of 373.02 feet to the point or place of beginning. Said described tract contains 131720.05 square feet or 3.0 acres, more or less.

BLOCK 8

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4 thence South 0° 18' 29" East along the West line of said NW/4 a distance of 1850.0 feet; thence North 89° 41' 31" East a distance of 400.0 feet to the point of beginning; thence continuing North 89° 41' 31" East a distance of 2256.03 feet to a point on the East line of said NW/4; thence South 0° 00' 10" East along said East line a distance of 837.44 feet to the Southeast corner of said NW/4; thence North 89° 13' 12" West along the South line of said NW/4 a distance of 2251.98 feet; thence North 0° 18' 29" West a distance of 794.67 feet to the point or place of beginning. Said described tract contains 1839257.72 square feet or 42.2 acres, more or less.

16700004

US 66

YUKON

LAKE OVERHOLSER

N 23rd ST

N. 10th ST

RENO AVE

I-40

WESTPONTE PARKWAY

S 15th ST

WESTBURY GOLF & COUNTRY CLUB (PUBLIC)

S. 29th ST

S 44th ST

LOCATION MAP

EXHIBIT "G"

GREEN HALL RD

MUSTANG RD

SARA RD

CLAYTON RD

MORGAN RD

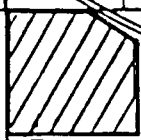
COUNTY LINE RD

COUNCIL RD

S 59th ST

MUSTANG

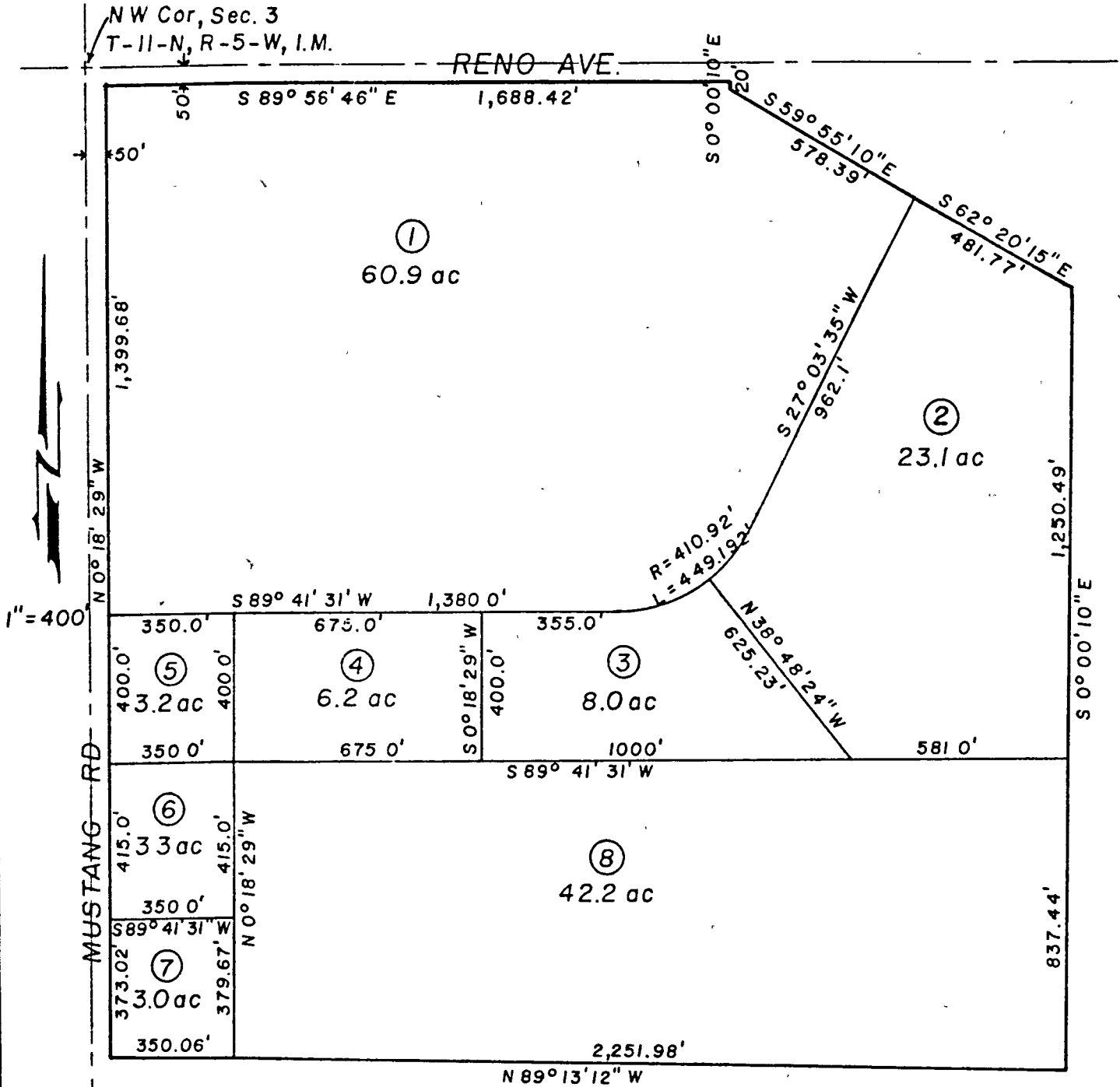
1" = 4,000'



167000 PLAT OF SURVEY

A PART OF THE NW 1/4, SEC 3, T-11-N, R-5-W, I.M.
OKLAHOMA CITY, OKLAHOMA

EXHIBIT "F"



CERTIFICATE OF SURVEY

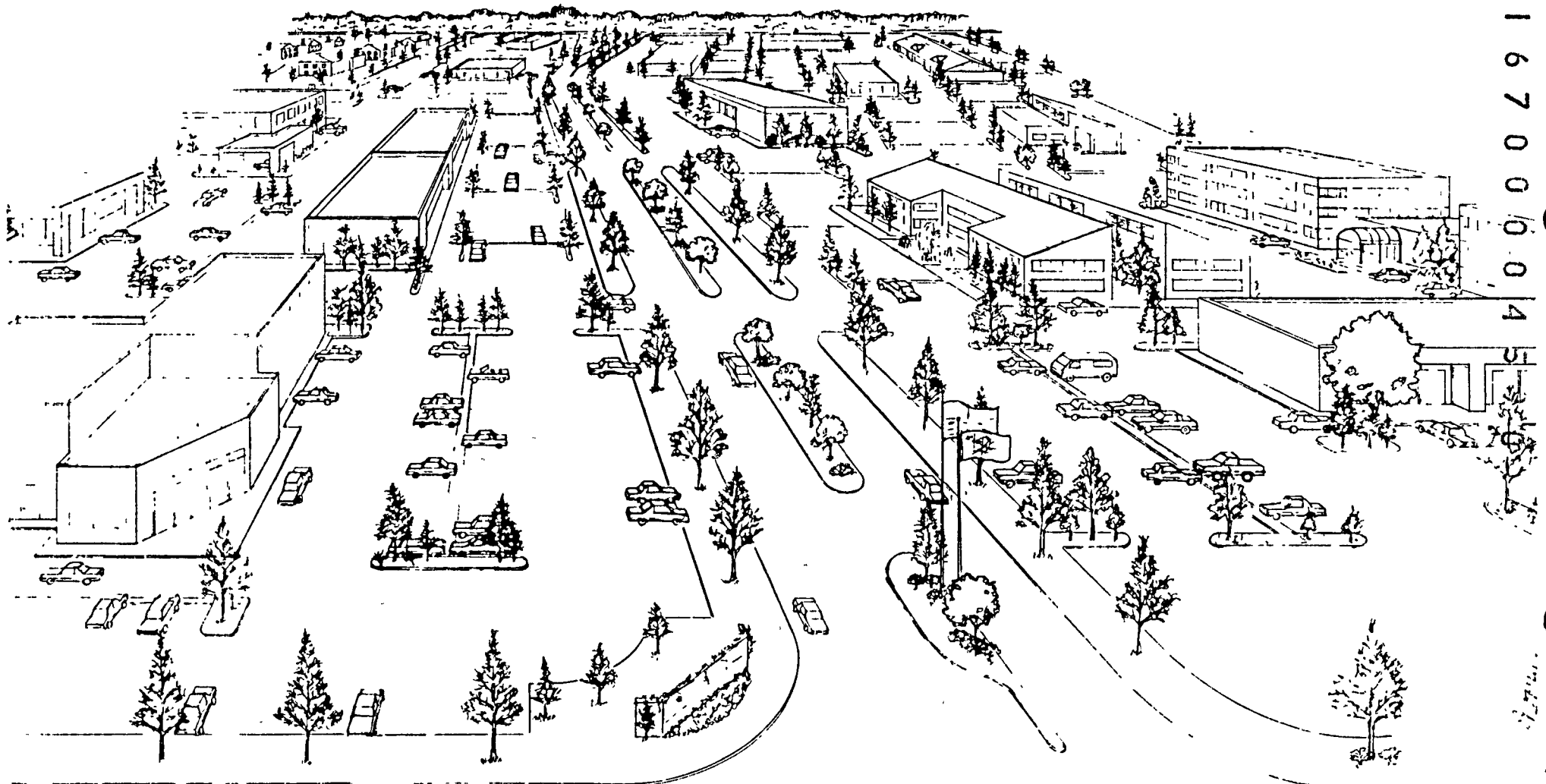
I, E.D. Hill, Jr., a registered land surveyor do hereby certify that a careful survey was made under my supervision of:

The Northwest Quarter of Section 3, Township 11 North, Range 5 West, I.M., Canadian County, Oklahoma.

E.D. Hill, Jr.
E.D. Hill, Jr., Reg. Land Surveyor NO.13

E. D. HILL
SURVEYING & ENGINEERING CO.
510 W. COLCORD DRIVE
OKLAHOMA CITY, OKLAHOMA TELE. 405 232-2208

16700004



WESTPOINTE PARKWAY

at I-40 and Mustang Road

Oklahoma City, Oklahoma

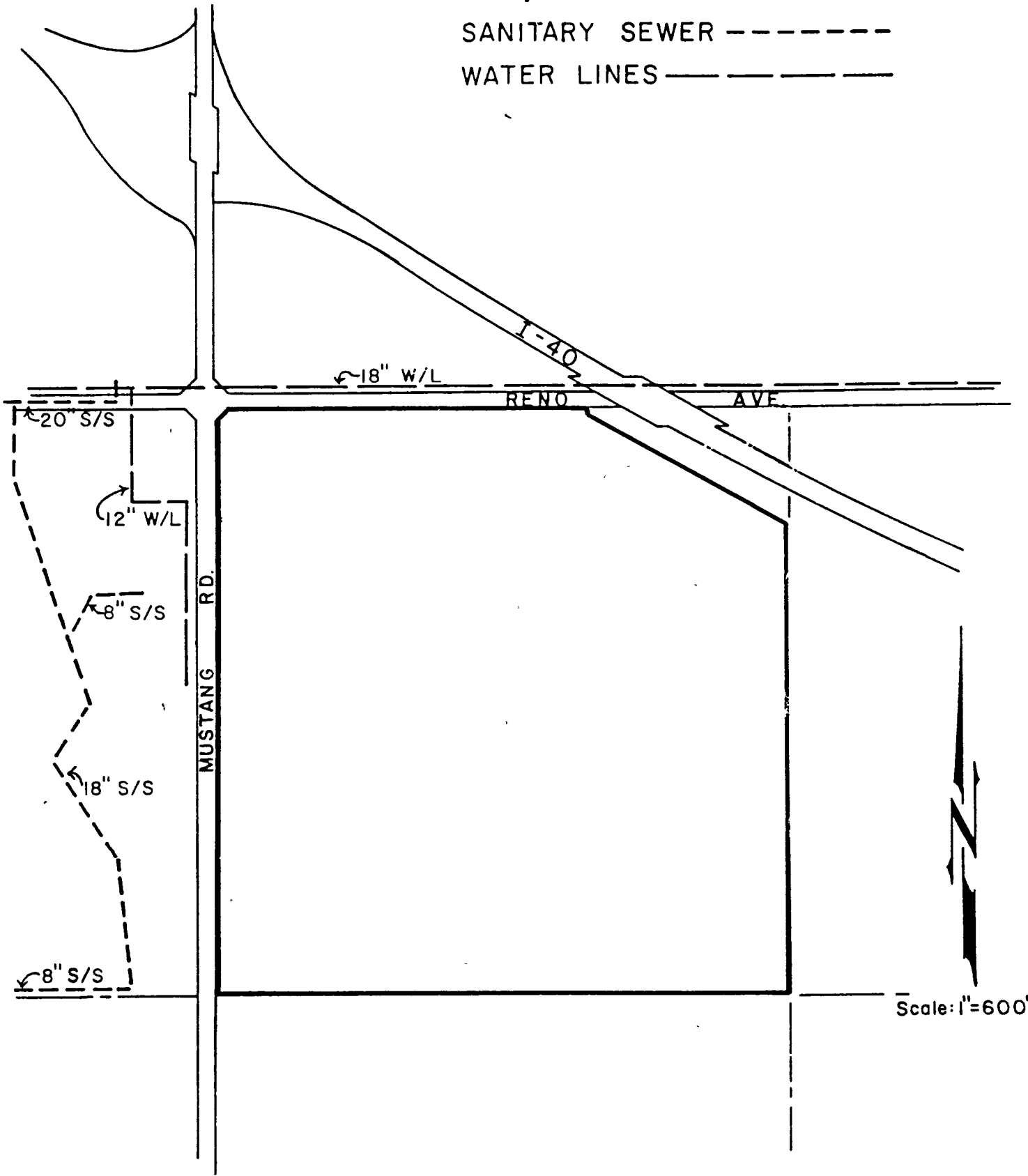
Parkway Setback Conceptual Plan



PLANNING AND DESIGN ASSOCIATES
A HILL DESIGN FIRM
810 COLCORD DRIVE • OKLAHOMA CITY OKLAHOMA 73102
LAND PLANNING • ZONING • SUBDIVISION DESIGN

1 6 7 0 0 0 0 4 5 9 1

SANITARY SEWER -----
WATER LINES -----



Scale: 1"=600'

Exhibit "D"
EXISTING UTILITIES

1 6 7 0 0 0 0 4 5 9 2

Heno

AA

O-2

I-2

I-2

AA

(I-40)

Sara Road

I-2

I-2

I-2

Interstate Highway

I-2

I-3

I-3

I-2

AA

AA

Exhibit "C"

EXISTING ZONING

Mustang Road

C-3

C-3

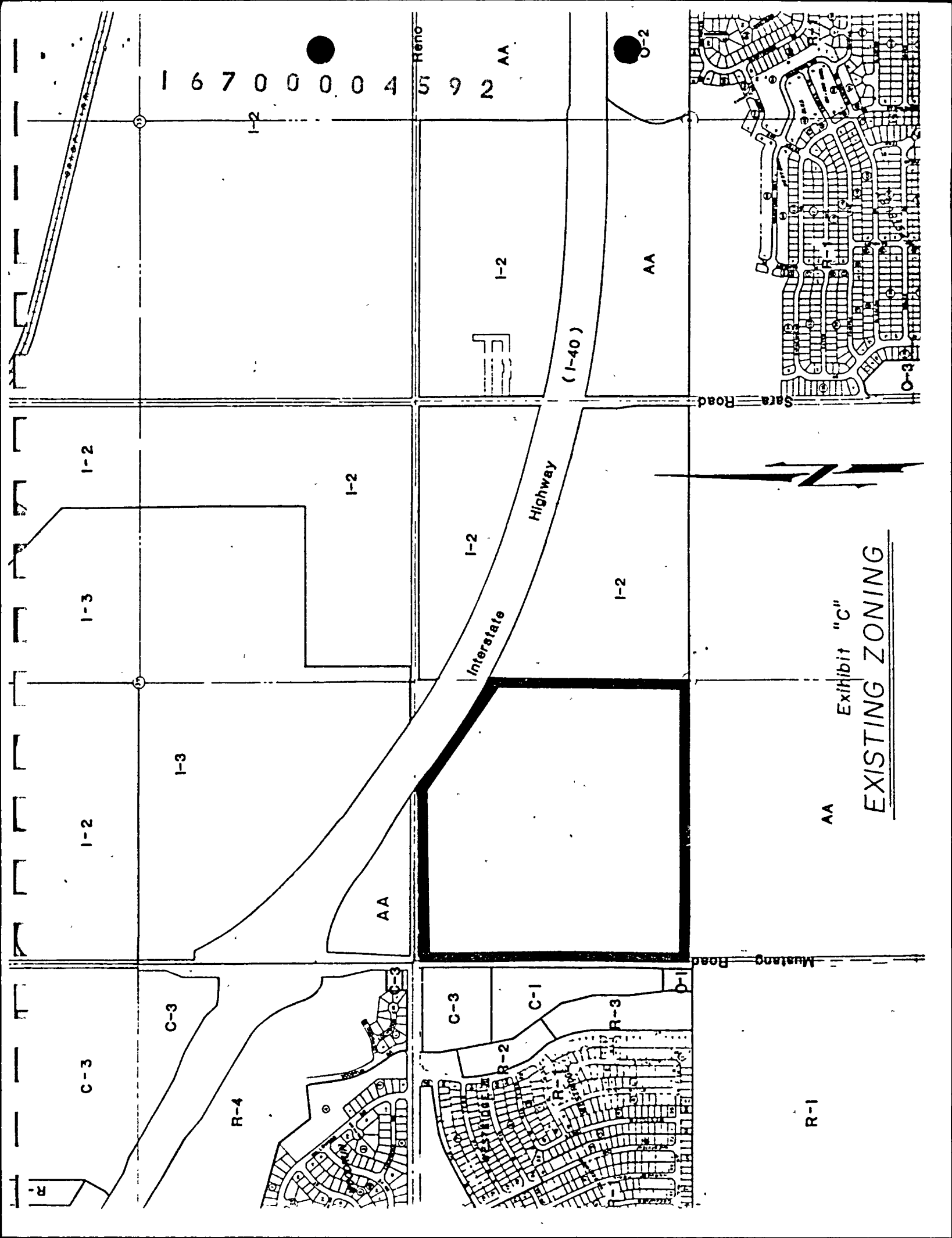
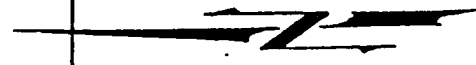
R-4

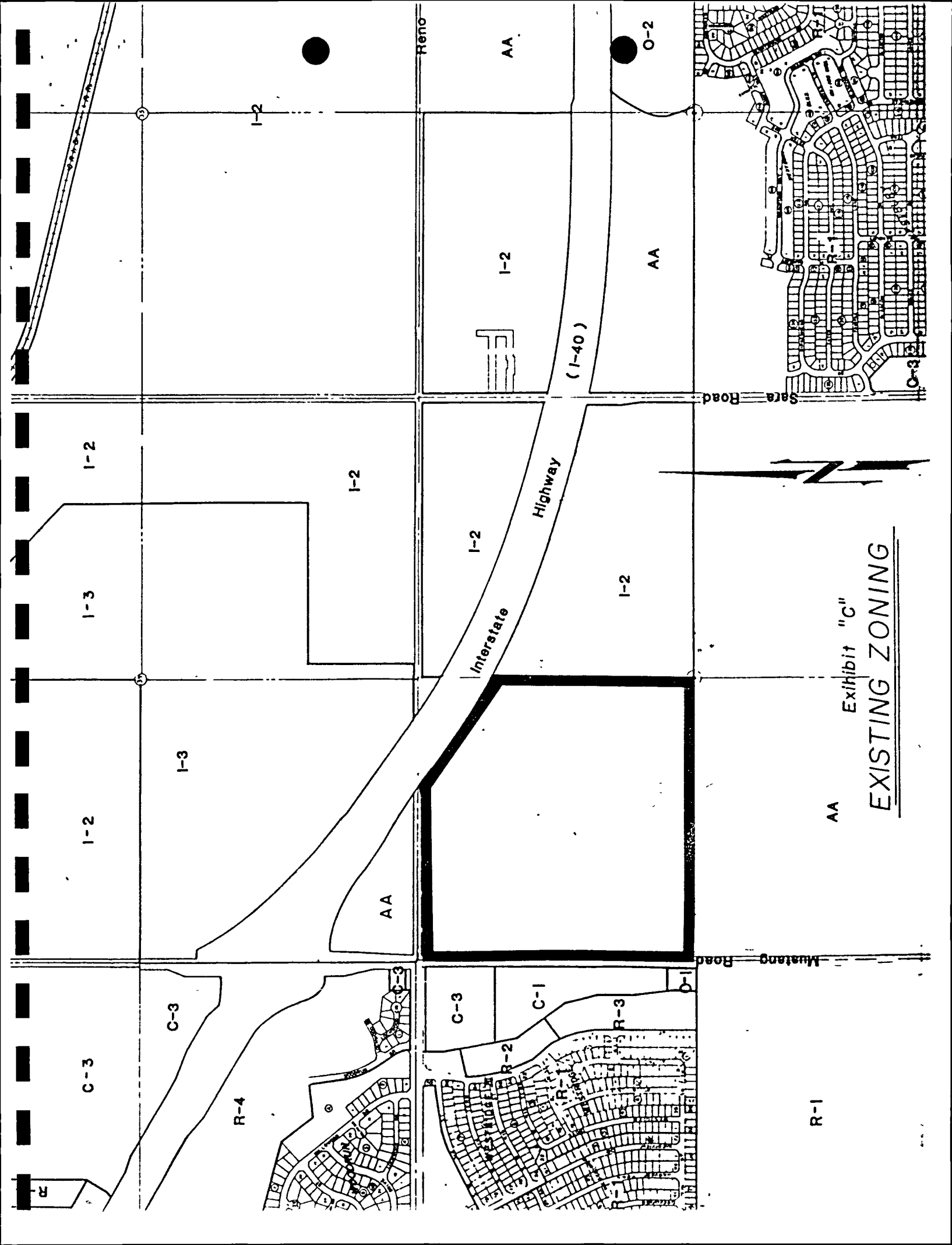
C-3

C-1

R-3

R-1





Reno

AA

O-2

I-2

I-2

AA

(I-40)

Sara Road

I-2

I-2

Highway

I-2

I-2

Interstate

I-3

I-3

I-2

AA

AA

Exhibit "C"

EXISTING ZONING

C-3

C-3

R-4

C-3

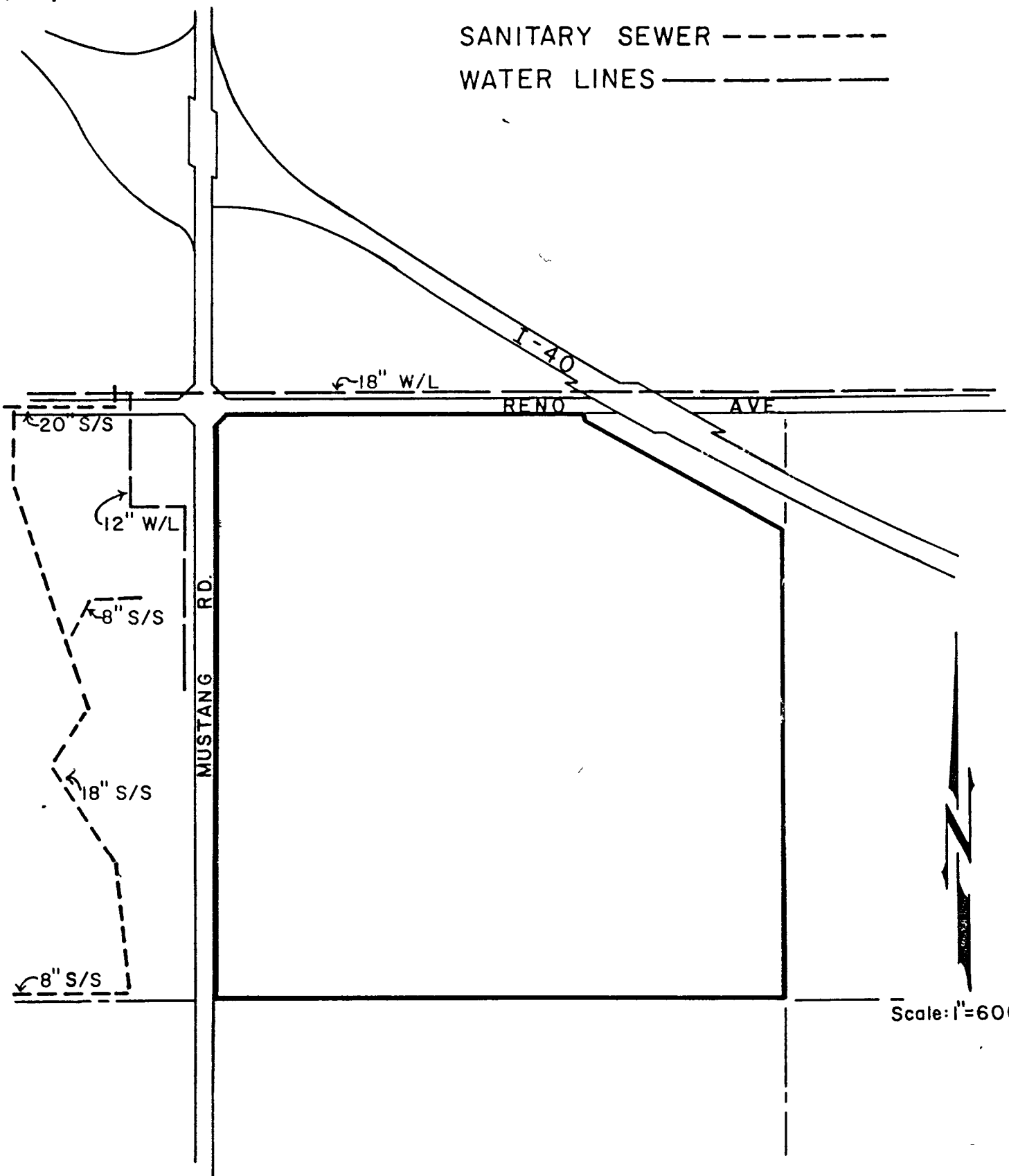
C-1

R-3

Mustang Road

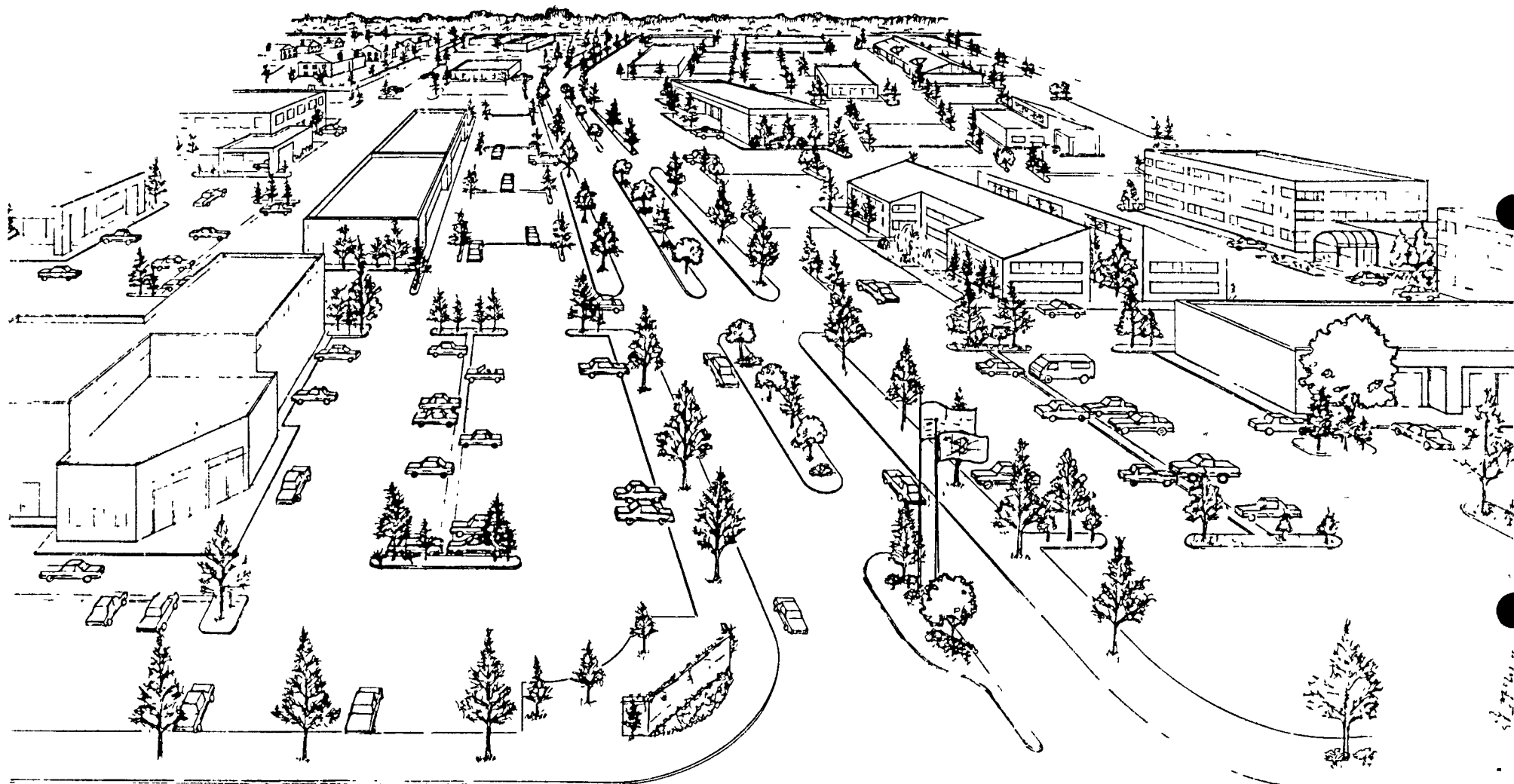
R-1

SANITARY SEWER - - - - -
WATER LINES — — — — —



Scale: 1"=600'

Exhibit "D"
EXISTING UTILITIES



WESTPOINTE PARKWAY

at I-40 and Mustang Road

Oklahoma City, Oklahoma

Parkway Setback Conceptual Plan



PLANNING AND DESIGN ASSOCIATES
A HILL DESIGN FIRM

810 COLCORD DRIVE • OKLAHOMA CITY OKLAHOMA 73102

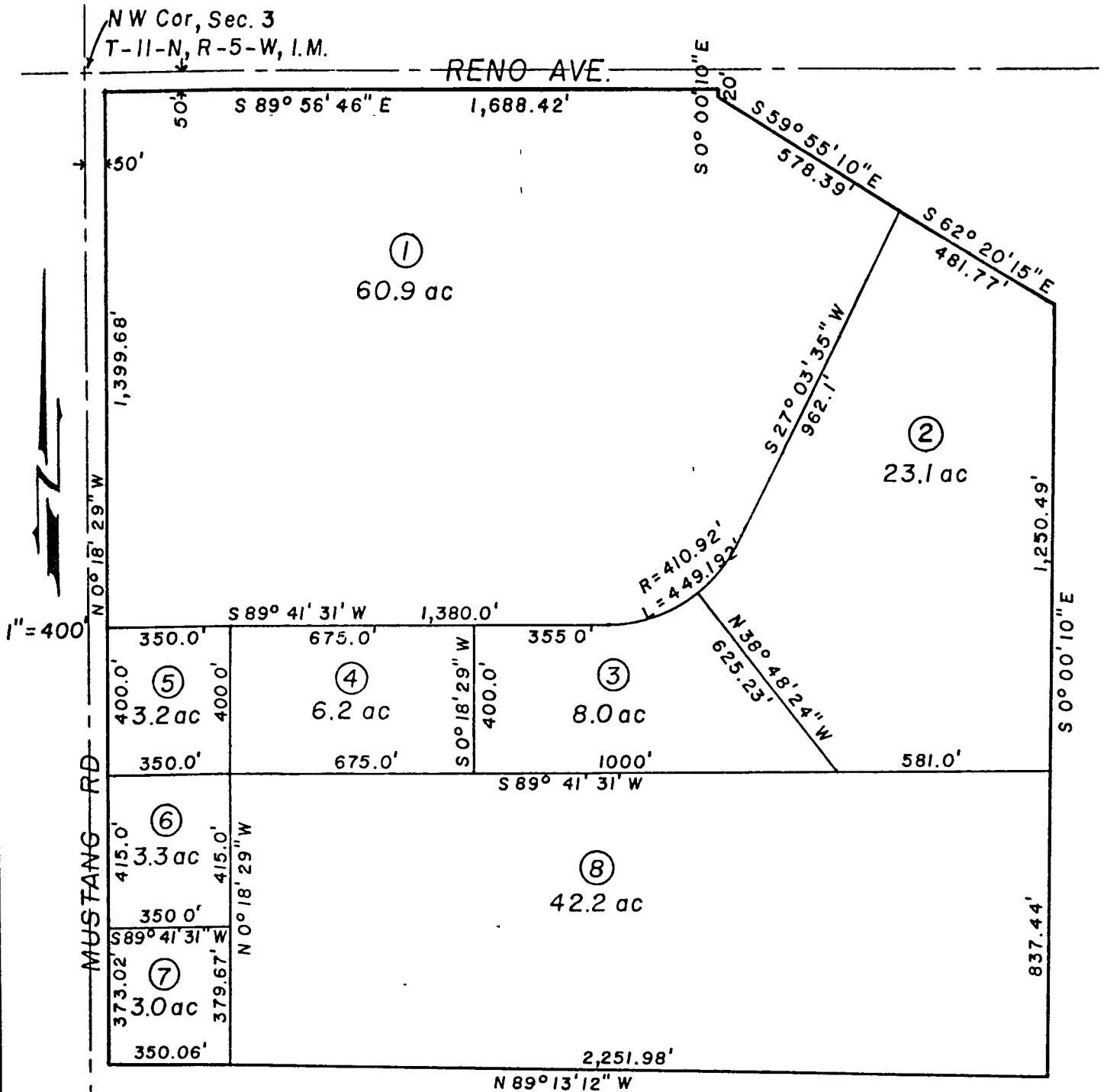
LAND PLANNING • ZONING • SUBDIVISION DESIGN

PLAT OF SURVEY

A PART OF THE NW 1/4, SEC 3, T-11-N, R-5-W, I.M.

OKLAHOMA CITY, OKLAHOMA

EXHIBIT 'F'



CERTIFICATE OF SURVEY

I, E.D. Hill, Jr., a registered land surveyor do hereby certify that a careful survey was made under my supervision of:

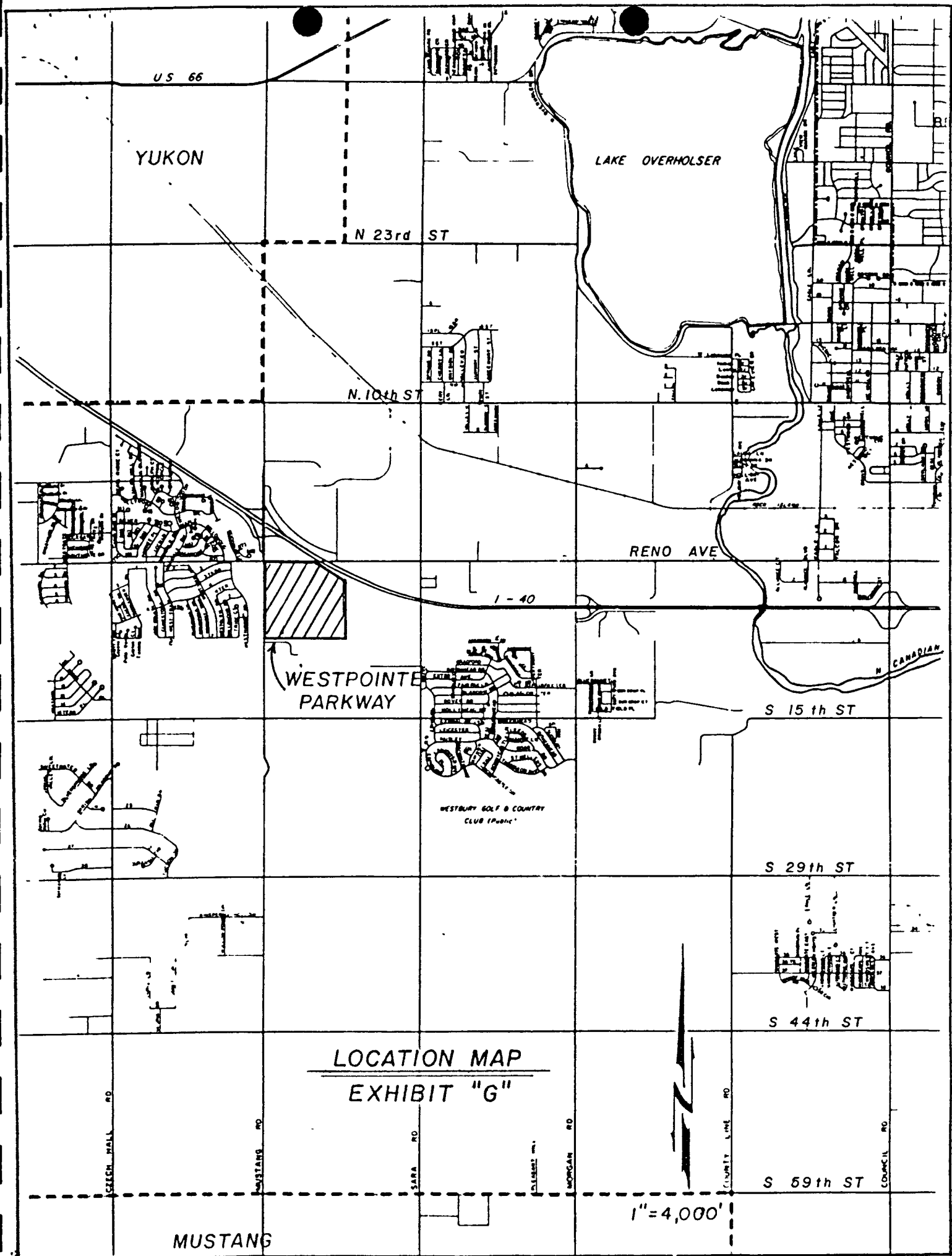
The Northwest Quarter of Section 3, Township 11 North, Range 5 West, I.M., Canadian County, Oklahoma.

E.D. Hill, Jr.

E.D. HILL, Jr., Reg. Land Surveyor NO.13

E. D. HILL
SURVEYING & ENGINEERING Co.

510 W. COLCORD DRIVE
 OKLAHOMA CITY, OKLAHOMA TELE. 405 232-2208



US 66

YUKON

LAKE OVERHOLSER

N 23rd ST

N 10th ST

RENO AVE

I-40

WESTPOINTE
PARKWAY

S 15th ST

WESTBURY GOLF & COUNTRY
CLUB (Public)

S 29th ST

S 44th ST

LOCATION MAP
EXHIBIT "G"

1" = 4,000'

SEELCH MALL RD

MUSTANG RD

SARA RD

STANLEY RD

MORGAN RD

COUNTY LINE RD

S 59th ST

COUNCIL RD

MUSTANG

PUD-287

APPROVED
Amended
APR 21 1997

BY THE CITY COUNCIL
John R. Kelly CITY CLERK



WESTPONTE PARKWAY

ord 18/12

at I-40 and Mustang Road

PUD # 287

ADMINISTRATIVE AMENDMENT APPROVED
BY THE PLANNING DIRECTOR

ON 6-11-99

See page(s) 9

PUD/SPUD # 287

ADMINISTRATIVE AMENDMENT APPROVED
BY THE DIRECTOR

ON MAY 31, 2016

See page(s) 4, 39 & Exhibit G

Prepared By

E. D. HILL SURVEYING & ENGINEERING CO.

Consulting Engineers

Land Use Planning

Surveyors

810 COLCORD DRIVE • OKLAHOMA CITY, OKLAHOMA 73102 • TELE 505-232-7700

9 1 6 0 0 0 0 4 6 2 2

PLANNED UNIT DEVELOPMENT
OF
WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD

DESIGN STATEMENT

9 1 5 0 0 0 0 4 6 2 3

PLANNED UNIT DEVELOPMENT
OF
WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD .

TABLE OF CONTENTS

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1.0 INTRODUCTION

The Planned Unit Development of **WESTPOINTE PARKWAY** at **I-40** and **MUSTANG ROAD** consisting of approximately 149.9 acres, is located in the NW/4 of Section 3, Township 11 North, Range 5 West, I.M., Oklahoma City, Oklahoma. The subject site is south of Reno Avenue and east of Mustang Road. The property is vacant with little or no tree cover and is used for agriculture purposes.

The Planned Unit Development of **WESTPOINTE PARKWAY** contemplates a multi-use commercial and residential community in keeping with the high intensity development patterns established in the Interstate 40 corridor of Oklahoma City. It is envisioned that the **WESTPOINTE PARKWAY** property would utilize and enhance the existing site characteristics to create a unique commercial development node.

The **WESTPOINTE PARKWAY** site is located within a quickly urbanizing area of West Oklahoma City. All urban services are presently available to **WESTPOINTE PARKWAY**, including the existence of major arterials adjoining the northern and western boundaries which provide excellent access to shopping, business and residential centers throughout the Oklahoma City area.

Comprehensive planning with attention to city growth, give **WESTPOINTE PARKWAY** the components of a well-rounded development. It is envisioned that **WESTPOINTE PARKWAY** will be a multi-level community offering both living and employment opportunities.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the Planned Unit Development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD is as follows:

A part of the NW/4 of Section 3, Township 11 North, Range 5 West, I.M., Canadian County, Oklahoma, or more particularly described in Exhibit "A" attached hereto and made a part of this Design Statement.

3.0 THE DEVELOPER

The developer of the Planned Unit Development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD is Maragold, Inc., Post Office Box 1748, Oklahoma City, Oklahoma 73101.

4.0 THE SITE AND SURROUNDING AREAS

The Planned Unit Development of WESTPOINTE PARKWAY is situated on a site which is presently vacant with little or no tree cover. The site extends one-half mile south of Reno Avenue and one-half mile east of Mustang Road with Interstate Highway 40 crossing the northeast corner of the property. The site contains 149.9 acres, more or less.

Adjoining the Planned Unit Development of WESTPOINTE PARKWAY along the entire southern boundary is property which is zoned for agriculture use. The property immediately to the east is zoned

"I-2" Moderate Industrial and is presently undeveloped. Across Mustang Road to the west is property zoned for commercial and office use. A portion of the land to the north, across Reno Avenue, is zoned agriculturally, while the remainder of the northern boundary is adjacent to Interstate Highway 40. Across Interstate 40 is land that is zoned industrial and includes the Xerox plant. The connection of Mustang Road to Interstate Highway 40, one-quarter mile north of Reno Avenue, provides excellent access to all parts of Oklahoma City from this site.

5.0 CONCEPT

The concept of the Planned Unit Development of **WESTPOINTE PARKWAY** at **I-40** and **MUSTANG ROAD** is for a mixed use development that is comprised of industrial, commercial, office and residential. The plan will maintain the development patterns which have been established along this highway corridor in western Oklahoma City. It is envisioned that the **WESTPOINTE PARKWAY** plan will utilize a layout that creates an exciting boulevard parkway which is highly visible from Interstate No. 40.

The **WESTPOINTE PARKWAY** design concept proposes a 60.9 acre commercial block at the intersection of Mustang Road and Reno Avenue which will be bordered by the boulevard street. South of the boulevard is proposed several mixed-use blocks which include industrial and commercial. The southern section of the site is proposed for residential use, with an office block along Mustang Road.

This zoning pattern accomplishes an appropriate step-down from the high intensity corridor along the interstate to the open undeveloped agriculture land to the south.

5.1 DEVELOPMENT PARCELS

Summarizing the concept of the Planned Unit Development of WESTPOINTE PARKWAY, the land uses and acreages are as follows:

Block 1*	60.9 acres	Commercial
Block 2*	23.1 acres	Commercial/industrial
Block 3	8.0 acres	Commercial
Block 4	6.2 acres	Commercial
Block 5	3.2 acres	Commercial
Block 6	3.3 acres	Commercial
Block 7	3.0 acres	Office
Block 8*	42.2 acres	Residential
TOTAL		149.9 acres

* Refer to Exhibit 'G' for supplemental Tract Boundary Map.

6.0 SERVICE AVAILABILITY

Due to the location of the Planned Unit Development of WES POINTE PARKWAY at 1-40 and MUSTANG ROAD within the urbanizing area of Oklahoma City all city services are presently available to serve this site. The services are as follows:

6.1 STREETS

Mustang Road, which is a paved section line road, adjoins the entire western border of WESTPOINTE PARKWAY. Mustang Road is one of the major access components connecting the community of

The underlined text in the above Table in Section 5.1 is a result of an Administrative Amendment approved by the Director on May 31, 2016.

Mustang with the employment centers of Oklahoma City. Adequate right-of-way is available along this one-half mile section in order to provide for future upgrading of this major access corridor. West Reno Avenue is located along the northern border of the site, it is a two lane paved section line road which passes under Interstate Highway 40 approximately three-eighths mile east of Mustang Road. Adequate right-of-way will be maintained to allow for the upgrading of Reno Avenue. Additionally, the site is served by the Interstate Highway No. 40, which is a major east-west highway that provides excellent access to any area of Oklahoma City. Mustang Road provides access ramps for the highway one-quarter mile north of Reno Avenue.

The **WESTPOINTE PARKWAY** development proposes a boulevard collector street that intersects Mustang Road one-quarter mile south of Reno Avenue and continues east approximately one-quarter mile before curving to a northeasterly direction. The boulevard street will connect with an access road that will parallel Interstate Highway 40 which connects with Reno Avenue one-quarter mile east of Mustang Road.

6.2 Sanitary Sewer

Sanitary sewer facilities are presently available to be extended into the **WESTPOINTE PARKWAY** at I-40 and **MUSTANG ROAD** site. An existing 20" sewer main serving the area is available at the northwest corner of Reno Avenue and Mustang Road. The developer will extend sanitary sewer lines throughout the subject site in accordance with regulations of the City of Oklahoma City.

6.3 Water

Water facilities are presently existing to serve the WESTPOINTE PARKWAY development. An 18" water line is located across Reno Avenue along the entire northern boundary of the site. Additionally, a 12" water line exists across Mustang Road which runs approximately one-quarter mile south of Reno Avenue. The developer will extend appropriate water and fire lines throughout the entire WESTPOINTE PARKWAY development in accordance with the city codes and regulations.

6.4 Drainage

The site of WESTPOINTE PARKWAY generally falls from the northwest to the southeast, except for a portion in the southwest corner which falls to the west. As a part of the WESTPOINTE PARKWAY development all of the stringent requirements of the City of Oklahoma City Drainage Ordinance applicable at the time of approval of this Planned Unit Development will be met. Appropriate storm sewers will be included as a part of the development of this site. Additionally, this Planned Unit Development specifically allows for private drainageways left in a natural state to be utilized throughout the site.

6.5 Fire Protection

Fire protection for the Planned Unit Development of WESTPOINTE PARKWAY is presently available from existing Fire Station # 31 located at 618 North Rockwell Avenue. Second in protection would be provided from Fire Station #20 located at 7929 Southwest 29th Street. Adequate water mains to provide appropriate fire line

flows will be provided throughout the WESTPOINTE PARKWAY development. Additionally, the installation of fire lanes shall be provided at the time of building permits within the WESTPOINTE PARKWAY area.

6.6 Gas, Electricity, Telephone and Cable Television

Adequate gas, electrical, telephone and cable television lines are available for extension into the WESTPOINTE PARKWAY site. Proper coordination with each utility will be made in conjunction with the development of the WESTPOINTE PARKWAY site.

7.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are hereby placed upon the development of WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD. Planning and zoning regulations will be those which are in effect at the time of approval of this Planned unit Development. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development of WESTPOINTE PARKWAY. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such reference zoning districts shall be the language and regulations applicable to these referenced zoning districts as contained in the City of Oklahoma City Planning and Zoning Code as such exists on the day of enactment of the Ordinance approving this Planned Unit Development by the City Council of the City of Oklahoma City. In cases of conflict between the provisions City codes and

regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supercede. The regulations are as follows:

7.1 BLOCK 1 Commercial (60.9 acres)

7.1.1 The Use Regulations and Development Regulations of the "C-3" Community Commercial District shall apply for the development of Block 1, WESTPOINTE PARKWAY.

7.1.2 Limits of access to Mustang Road, Reno Avenue, Interstate 40 Access Road, and Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.1.2.1 No access to Mustang Road or Reno Avenue within 150 feet of the intersection of Mustang Road and Reno Avenue.

7.1.2.2 No access to Mustang Road or Westpointe Parkway within 150 feet of the intersection of Mustang Road and Westpointe Parkway.

7.1.2.3 No access to Westpointe Parkway and Interstate 40 Access Road within 150 feet of the intersection of Westpointe Parkway and Interstate 40 Access Road.

7.1.2.4 No access to Reno Avenue within 150 feet of the intersection of Interstate 40 Access Road and Reno Avenue.

7.1.2.5 No access to Interstate 40 Access Road within 100 feet of the intersection of Interstate 40 Service Road and Reno Avenue.

7.1.2.6 No more than three (3) access points to Mustang Road, four (4) access points to Reno Avenue and two (2) access points to Interstate 40 Service Road shall be allowed from Block 1, **WESTPOINTE PARKWAY**.

7.1.2.7 A minimum separation of ~~350~~ 300 feet between access points to Mustang Road and Reno Avenue shall be maintained.

7.1.2.8 A minimum separation of 100 feet between access points to Westpointe Parkway shall be maintained from Block 1, **WESTPOINTE PARKWAY**.

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

7.1.3 The following Use Restrictions shall apply to Block 1, **WESTPOINTE PARKWAY**:

7.1.3.1 No business operating exclusively as a video game parlor or as a pool hall, or as a combination pool hall/video game parlor shall be permitted with Block 1 of the Planned Unit Development of **WESTPOINTE PARKWAY**.

7.1.3.2 No business operating exclusively as Use Unit 2420 entitled "Drinking Establishments: Sitdown Alcohol Permitted" as defined in the Planning and Zoning Code of the City of Oklahoma City, shall be permitted within Block 1, **WESTPOINTE PARKWAY**, provided that such restriction shall not prohibit restaurants which serve alcoholic beverages containing more than 5% alcohol

The amendment in Section 7.1.2.7 is the result of an administrative amendment approved by the Planning Director on 6-11-99.

by volume. Nothing contained herein shall in any way relieve or diminish the requirement under the Planning and Zoning Code of the City of Oklahoma City that all establishments serving beverages containing more than 5% alcohol by volume for consumption on premises, first obtain the necessary approval for such use as required by the Oklahoma City Codes and Ordinances.

7.1.3.3 No business operating as Use Unit 2438 "Adult Entertainment Use" as defined in the Planning and Zoning Codes shall be permitted within Block 1, WESTPOINTE PARKWAY.

7.1.3.4 The following Use Unit classifications, presently defined under the 1980 Oklahoma City Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District are expressly prohibited now and in the future, regardless of whether such uses as a result of any future amendment or repeal of City Ordinances or classified differently or are subjected to different procedures, except as provided herein. The foregoing shall not be construed so as to prohibit such uses as may be permitted pursuant to a duly enacted major amendment to this Planned Unit Development if there is a change in conditions. The amendment process will include notice and hearing as required by applicable state law and city ordinances. The prohibited uses are as follows:

- Section 2408.1 Automotive: Parking Lot
- Section 2408.2 Automotive: Parking Garage
- Section 2423.1 Funeral and Internment Service: Undertaking
- Section 2701 Horticulture

0 1 6 0 1 0 4 5 5 4

7.1.5 The following landscaping provisions shall apply to Block 1,
WESTPOINTE PARKWAY:

7.1.5.1 At least 10% of the area contained in Block 1, shall be devoted to landscaped open-space. A minimum of 25% of such landscaped open-space shall be comprised of either island or open-spaces within parking lot areas. Landscaped open-spaces shall be defined as that area not covered by buildings, drives or paved parking areas.

7.1.5.2 Landscaping of parking lot islands or landscaped areas will be accomplished of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one tree every twenty (20) parking spaces.

7.1.5.3 All landscaping in conjunction with the development of **WESTPOINTE PARKWAY** will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.1.5.4 There shall be an average of one tree for every fifty (50) feet of frontage to Mustang Road, Reno Avenue and Interstate 40 Access Road.

7.1.6 Signage for Block 1, **WESTPOINTE PARKWAY** shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-3" Community Commercial areas provided that the number of free-standing pole signs along Mustang Road within Block 1 shall not exceed three (3) signs and that the number of

free-standing pole signs along Reno Avenue within Block 1 shall not exceed three (3) signs and that the number of free-standing pole signs along Interstate 40 Service Road within Block 1 shall not exceed two (2) signs. The maximum height of any free-standing signs along Mustang Road shall not exceed twenty-five (25) feet in height; the maximum height of any free-standing sign along Reno Avenue within Block 1 shall not exceed thirty-five (35) feet in height; the maximum height of any free-standing signs within Block 1 along Interstate 40 Service Road shall not exceed forty (40) feet in height. The maximum display area of signs along Mustang Road shall be no greater than 100 square feet of display area per sign. All free-standing signs shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.1.7 Buildings to be constructed within Block 1 shall not exceed six (6) stories or seventy-five (75) feet in height.

7.1.8 The exterior vertical wall surface of buildings to be constructed within Block 1, WESTPOINTE PARKWAY exclusive of doors and windows shall be comprised of at least sixty (60%) masonry, brick, stucco, rock or equivalent type finish.

7.1.9 Front yard building setback lines along Mustang Road, Reno Avenue, Interstate 40 Access Road and Westpointe Parkway shall be as reflected on the Master Development Plan and stated herein to the following:

7.1.9.1 A thirty (30) foot setback shall be maintained along Mustang Road.

7.1.9.2 A sixty (60) foot setback shall be maintained within Block 1 to Reno Avenue.

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~~7.1.9.3 A one-hundred-twenty (120) foot setback shall be maintained within Block 1 to Interstate 40 Access Road and to the easternmost 260 feet of the Reno Avenue frontage.~~

~~7.1.9.4 A one-hundred-twenty (120) foot setback shall be maintained within the approximate northeasterly 450 feet of Block 1.~~

7.1.9.5 A ninety (90) foot setback shall be maintained within the approximate south 350 feet of the northeasterly 800 feet of Block 1.

7.1.9.6 A sixty (60) foot setback shall be maintained for the approximate south 350 feet of the northeasterly 1150 feet of Block 1 to Westpointe Parkway.

7.1.9.7 A thirty (30) foot setback shall be maintained for the remainder of Block 1. to Westpointe Parkway.

7.2 BLOCK 2 Commercial/Light Industrial (23.1 acres)

7.2.1 The Use Regulations and the Development Regulations of the "C-3" Community Commercial District shall apply for the development of Block 2, WESTPOINTE PARKWAY. As an alternate, the Use Regulations and Development Regulations of the "I-1" Light Industrial District may apply for any portion of Block 2, WESTPOINTE PARKWAY, notwithstanding any other codes and

Entertainment Use, as defined in the Planning and Zoning Code shall be permitted within Block 2.

7.2.3.2 The following Use Unit classifications, presently defined under the 1980 Oklahoma City Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District or the "I-1" Light Industrial District are expressly prohibited now and in the future, regardless of whether such uses, as a result of any future amendment or repeal of City ordinances are classified differently or are subjected to different procedures, except as provided herein. The foregoing shall not be construed so as to prohibit such uses as maybe permitted pursuant to a duly enacted major amendment to this Planned Unit Development. If there is a change in conditions. The amendment process shall include notice and hearing as required by applicable state law and city ordinances. The prohibited uses are as follows:

- Section 2408.1 Automotive: Parking Lots
- Section 2408.2 Automotive: Parking Garage
- Section 2701 Horticulture
- Section 2423.1 Funeral and Internment Services: Undertaking

7.2.3.3 The following additional uses shall be prohibited from the south 200 feet of Block 2:

- Section 2417 Construction Sales and Services
- Section 2424.2 Gasoline Sales: Truck Stops
- Section 2502 Wholesaling, Storage and Distribution:
Restricted
- Section 2504.1 Limited Industrial

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7.2.4 The following landscaping provisions shall apply to Block 2, WESTPOINTE PARKWAY:

7.2.4.1 At least 10% of the area contained in Block 2, shall be devoted to landscaped open-space. A minimum of 25% of such landscaped open-space shall be comprised of either islands or open-spaces within parking lot areas. Landscaped open-spaces shall be defined as that area not covered by buildings, drives or paved parking areas.

7.2.4.2 Landscaping of parking lot islands or landscaped areas shall be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every twenty (20) parking spaces.

7.2.4.3 All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction or hazard for vehicular traffic.

7.2.4.4 There shall be an average of one tree for every fifty (50) feet of frontage onto Interstate 40 Access Road.

7.2.5 Signage for Block 2, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-3" Community Commercial and "I-1" Light Industrial areas provided that the number of free standing pole signs along Interstate 40 Service Road within Block 2 shall not exceed two (2) signs. The maximum height of any free-standing

signs within Block 2 shall not exceed forty (40) feet in height. All free-standing signs shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.2.6 Buildings to be constructed within Block 2 shall not exceed six (6) stories or seventy-five (75) feet in height and/or within 150 feet of residential areas shall not exceed two (2) stories or 35 feet in height.

7.2.7 The exterior vertical wall surface of buildings to be constructed within Block 2, WESTPOINTE PARKWAY exclusive of doors and windows, shall be comprised of at least sixty (60) percent masonry, brick, stucco, rock or equivalent type finish.

7.2.8 Front yard building set-back lines along Reno Avenue, Interstate 40 Access Road and Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.2.8.1 A one-hundred-twenty (120) foot setback shall be maintained within Lot 2 to Interstate 40 Access Road.

7.2.8.2 A one-hundred-twenty (120) foot setback shall be maintained within the approximate northwesterly 450 feet of Block 2.

7.2.8.3 A ninety (90) foot setback shall be maintained within the approximate southerly 350 feet of the northwesterly 800 feet of Block 2.

7.2.8.4 A sixty (60) foot setback shall be maintained for the remainder of Block 2 to Westpointe Parkway.

7.3 BLOCK 3 COMMERCIAL (8 acres)

7.3.1 The Use and Development Regulations of the "C-3" Community Commercial District shall apply for the development of Block 3.

7.3.2 Limits of access to Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.3.2.1 No access to Westpointe Parkway within 100 feet of the intersection of Westpointe Parkway and Westpointe Place;

7.3.2.2 A separation of 100 feet between access points to Westpointe Parkway from Block 3, **WESTPOINTE PARKWAY.**

7.3.2.3 No access to Westpointe Place within 100 feet of the intersection of Westpointe Parkway and Westpointe Place.

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

7.3.3 The following use restrictions shall apply to Block 3, **WESTPOINTE PARKWAY:**

7.3.3.1 No business operating exclusively as a video game

parlor or as a pool hall, or as a combination pool hall/video game parlor shall be permitted within Block 3 of the Planned Unit Development of WESTPOINTE PARKWAY.

7.3.3.2 No business operating exclusively as Use Unit 2420 entitled "Drinking Establishments: Sitdown Alcohol Permitted", as defined in the Planning and Zoning Code of the City of Oklahoma City shall be permitted within Block 3, provided such restrictions shall prohibit restaurants which serve alcohol beverages containing more than 5% alcohol by volume. Nothing contained herein shall in anyway relieve or diminish the requirement under the planning and zoning code of the City of Oklahoma City that all establishments serving beverages containing more than 5% alcohol by volume for consumption on premises, first obtain the necessary approval for such use as required by the Oklahoma City codes and ordinances.

7.3.3.3 No business operating as Use Unit 2438: Adult Entertainment Use, as defined in the Planning and Zoning Code of Oklahoma City shall be permitted within Block 3.

7.3.3.4 The following Use Unit classifications presently defined under the 1980 Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District are expressly prohibited now and in the future, regardless of whether such uses, as a result of any future amendment or repeal of city ordinances, are classified differently or are subjected to different procedures, except as provided herein. The foregoing shall not be construed so as to prohibit such uses as maybe permitted pursuant to a duly

enacted major amendment to this Planned Unit Development if there is a change in conditions. The amendment process will include notice and hearing as required by applicable state law and city ordinances. The prohibited uses are as follows:

- Section 2301.1 Light Public Protection and Utility: Restricted
- Section 2301.3 Light Public Protection and Utility:
General
- Section 2305.1 Cultural Exhibits
- Section 2306.1 Community Recreation: Residential
- Section 2306.2 Community Recreation: General
- Section 2408.1 Automotive: Parking Lot
- Section 2408.2 Automotive: Parking Garage
- Section 2410.1 Automotive and Equipment: Cleaning and
Repairs, Light Equipment
- Section 2419.4 Eating Establishments: Drive - In
- Section 2423.1 Funeral and Interment Services: Undertaking
- Section 2427.1 Participant Recreation and Intertainment:
Indoor
- Section 2433.1 Spectator Sports and Entertainment:
Restricted
- Section 2501 Custom Manufacturing
- Section 2701 Horticulture

7.3.4 The following landscaping provisions shall apply to Block 3, WESTPOINTE PARKWAY:

7.3.4.1 At least 10% of the area contained in Block 3, shall be devoted to landscaped open-space. A minimum of 25% of such

landscaped open-space shall be comprised of either islands or open-spaces within parking areas. Landscaped open-spaces shall be defined as an area not covered by buildings, drives, or paved parking areas.

7.3.4.2 Landscaping of parking lot islands or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every fifteen (15) parking spaces.

7.3.4.3 All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.3.5 Signage for Block 3, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-3" Community Commercial District provided, however, that the maximum height of any free standing signs shall not exceed thirty (30) feet in height. All free-standing signs shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.3.6 Buildings to be constructed within Block 3, WESTPOINTE PARKWAY shall not exceed three (3) stories or Thirty-nine (39) feet in height and/or within 150 feet of residential shall not exceed two (2) stories or thirty-five (35) feet in height.

7.3.7 The exterior vertical wall surface of buildings to be

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constructed within Block 3, WESTPOINTE PARKWAY, exclusive of doors and windows, shall be comprised of at least sixty (60) percent masonry, brick, stucco, rock or equivalent type finish.

7.3.8 Building line set-backs along Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following: A thirty (30) foot set-back shall be maintained within Block 3 to Westpointe Parkway.

BLOCK 4 COMMERCIAL 6.2 acres

7.4.1 The Use and Development Regulations of the "C-3" Commercial District shall apply for the development of Block 4.

7.4.2 Limits of access to Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.4.2.1 No access to Westpointe Parkway within 100 feet of the intersection of Westpointe Parkway and Westpointe Place.

7.4.2.2 A minimum separation of 100 feet between access points to Westpointe Parkway from Block 4, WESTPOINTE PARKWAY.

7.4.2.3 No access to Westpointe Place within 100 feet of the intersection of Westpointe Parkway and Westpointe Place.

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

7.4.3 The following Use Restrictions shall apply to Block 4, WESTPOINTE PARKWAY.

7.4.3.1 No business operating exclusively as a video game parlor or as a pool hall, or as a combination pool hall/video game parlor, shall be permitted within Block 3 of the Planned Unit Development of WESTPOINTE PARKWAY.

7.4.3.2 No business operating exclusively as Use Unit 2420 entitled "Drinking Establishments: Sitdown Alcohol Permitted" as defined in the Planning and Zoning Code of the City of Oklahoma City shall be permitted within Block 3, provided such restrictions shall prohibit restaurants which serve alcoholic beverages containing more than 5% alcohol by volume. Nothing contained herein shall in anyway relieve or diminish the requirement under the Planning and Zoning Code of the City of Oklahoma City that all establishments serving beverages containing more than 5% alcohol by volume for consumption on premises, first obtain the necessary approval for such use as required by the Oklahoma City codes and ordinances.

7.4.3.3 No business operating as Use Unit 2438, Adult Entertainment Use as defined in the Planning and Zoning Code of Oklahoma City, shall be permitted within Block 3.

7.4.3.4 The following Use Unit classifications presently defined under the 1980 Planning and Zoning Code as permitted uses within the "C-3" Community Commercial District are expressly prohibited now and in the future, regardless of whether such

uses, as a result of any future amendment or repeal of city ordinances, are classified differently or are subjected to different procedures, except as provided herein. The foregoing shall not be construed so as to prohibit such uses as maybe permitted pursuant to a duly enacted major amendment to this Planned Unit Development if there is a change in conditions. The amendment process will include notice and hearing as required by applicable state law and city ordinances. The prohibited uses are as follows:

Section 2301.1 Light Public Protection and Utility: Restricted

Section 2301.3 Light Public Protection and Utility:
General

Section 2305.1 Cultural Exhibits

Section 2306.1 Community Recreation: Residential

Section 2306.2 Community Recreation: General

Section 2408.1 Automotive: Parking Lot

Section 2408.2 Automotive: Parking Garage

Section 2410.1 Automotive and Equipment: Cleaning and
Repairs, Light Equipment

Section 2419.4 Eating Establishments: Drive - In

Section 2423.1 Funeral and Interment Services: Undertaking

Section 2427.1 Participant Recreation and Intertainment:
Indoor

Section 2433.1 Spectator Sports and Entertainment:
Restricted

Section 2501 Custom Manufacturing

Section 2701 Horticulture

7.4.4 The following landscaping provisions shall apply to Block 4, WESTPOINTE PARKWAY:

7.4.4.1 At least 10% of the area contained in Block 4, WESTPOINTE PARKWAY shall be devoted to landscaped open-space. A minimum of 25% of such landscaped open-space shall be comprised of either islands or open-spaces within parking areas. Landscaped open-spaces shall be defined as an area not covered by buildings, drives, or paved parking areas.

7.4.4.2 Landscaping of parking lot islands or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every fifteen (15) parking spaces.

7.4.4.3 All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.4.5 Signage for Block 4, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-3" Community Commercial District provided, however, that the maximum height of any free standing signs shall not exceed thirty (30) feet in height. All free-standing signs shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.4.6 Buildings constructed within Block 4, WESTPOINTE PARKWAY shall not exceed three (3) stories or thirty-nine (39)

feet in height and/or within 150 feet of residential shall not exceed two (2) stories or thirty-five (35) feet in height.

7.4.7 The exterior vertical wall surface of buildings to be constructed within Block 4, WESTPOINTE PARKWAY, exclusive of doors and windows, shall be comprised of at least sixty (60) per cent masonry, brick, stucco, rock or equivalent type finish.

7.4.8 A thirty (30) foot front yard set-back shall be maintained within Block 4 to Westpointe Parkway.

7.5 BLOCK 5 COMMERCIAL 3.2 acres

7.5.1 The Use Regulations and Development Regulations of the "C-1" Neighborhood Commercial District shall apply for the development of Block 5, WESTPOINTE PARKWAY.

7.5.2 Limits of access to Mustang Road and Westpointe Parkway shall be as reflected on the Master Development Plan (Exhibit "B") and stated herein to the following:

7.5.2.1 Limits of no access within 150 feet of the intersection of Westpointe Parkway and Mustang Road.

7.5.2.2 A minimum separation of 100 feet between access points to Westpointe Parkway from Block 5.

7.5.2.3 A minimum separation of 200 feet between access points to Mustang Road from Block 5.

7.5.2.4 All measurements stated herein shall be measured centerline of street to centerline of street or centerline of

street to leading edge of drive or centerline of drive to centerline of drive.

7.5.3 The following landscaping provisions shall apply to Block 5, WESTPOINTE PARKWAY:

7.5.3.1 At least ten (10) percent of the area contained in Block 5, WESTPOINTE PARKWAY shall be devoted to landscaped open-space. A minimum of twenty-five (25) percent of such landscaped open-space shall be comprised of either islands or open spaces within the parking areas. Landscaped open-spaces shall be defined as an area not covered by buildings, drives or paved parking areas.

7.5.3.2 Landscaping of parking lot islands or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof with a minimum of one (1) tree for every fifteen (15) parking spaces.

7.5.3.3 All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.5.3.4 There shall be an average of one tree for every fifty (50) feet of frontage onto Mustang Road.

7.5.4 Signage for Block 5, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "C-1" Commercial provided, however, that any

free-standing sign shall be ground signs only and shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.5.5 The exterior wall surface of buildings to be constructed within Block 5, WESTPOINTE PARKWAY, exclusive of doors and windows, sixty (60) percent masonry, brick, stucco, rock or equivalent type finish.

7.6 BLOCK 6 COMMERCIAL 3.3 acres

7.6.1 The Use Regulations and Development regulations of the "C-1" Neighborhood Commercial District shall apply for the development of Block 6.

7.6.2 Limits of access to Mustang Road from Block 6, shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.6.2.1 A separation of 225 feet between access points to Mustang Road from Block 6, WESTPOINTE PARKWAY.

7.6.2.2 No more than one (1) access points to Mustang Road from Block 6.

7.6.2.3 No access to Mustang Road or Southwest 6th Street within 100 feet of the intersections of Mustang Road and Southwest 6th Street.

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

7.6.3 At least ten (10) percent of the area contained in Block

6, WESTPOINTE PARKWAY shall be devoted to landscaped open-space. A minimum of twenty-five (25) percent of such landscaped open-space shall be comprised of either islands or open spaces within parking areas. Landscaped open-spaces shall be defined as an area not covered by buildings, drives or paved parking areas. Landscaping of parking island or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy, grass or a combination thereof, with a minimum of one (10) tree for every twenty (20) parking spaces. All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a sight restriction for vehicular traffic.

7.6.4 Signage for Block 6, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for the "C-1" Neighborhood Commercial District provided however, that any free standing signs shall be ground signs only and shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.6.5 Buildings constructed within Block 6, WESTPOINTE PARKWAY shall not exceed two (2) stories or thirty-five (35) feet in height.

7.6.6 The exterior vertical wall surface of buildings to be constructed within Block 6, WESTPOINTE PARKWAY, exclusive of doors and windows, shall be comprised of at least sixty (60) per cent masonry, brick, stucco, rock or equivalent type finish.

7.7 **BLOCK 7** **OFFICE** 3 acres

7.7.1 The Use Regulations and Development Regulations of the "O-1" Limited Office District shall apply for the development of Block 7.

7.7.2 Limits of access to Mustang Road from Block 7, shall be as reflected on the Master Development Plan (Exhibit "B"), and stated herein to the following:

7.7.2.1 No more than one (1) access points to Mustang Road from Block 7.

7.7.2.2 Limits of no access within 100 feet of the south boundary of Block 7.

7.7.2.3 Limits of no access to Mustang Road or Southwest 6th Street within 100 feet of the intersection of Southwest 6th Street and Mustang Road.

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

7.7.3 At least ten (10) percent of the area contained in Block 7, **WESTPOINTE PARKWAY** shall be devoted to landscaped open-space. A minimum of twenty-five (25) percent of such landscaped open-space shall be comprised of islands or open-space within parking lots. Land open-spaces shall be defined as an area not covered by buildings, drives, or paved parking areas. Landscaping of parking lot islands or landscaped areas will be accomplished by the planting of low profile shrubs, trees, ivy,

grass or a combination thereof, with a minimum of one (1) tree for every twenty (20) parking spaces. All landscaping in conjunction with the development of WESTPOINTE PARKWAY will be constructed and maintained in a manner that will not create a restriction hazard for vehicular traffic.

7.7.4 Signage for Block 7, WESTPOINTE PARKWAY shall be in accordance with the present advertising ordinances of the City of Oklahoma City for "O-1" Limited Office District provided, however, that and free-standing sign shall be ground signs only and shall have landscaped bases that are architecturally consistent with the style of development adjoining.

7.7.5 Buildings to be constructed within Block 7, WESTPOINTE PARKWAY shall not exceed two (2) stories or thirty-five (35) feet in height.

7.7.6 The exterior vertical wall surface of buildings to be constructed within Block 7, WESTPOINTE PARKWAY, exclusive of doors and windows, shall be comprised of at least sixty (60) percent masonry, brick, stucco, rock or equivalent type finish.

7.7.7 A five (5) foot greenbelt shall be maintained along the southern boundary of Block 7. Such greenbelt shall be landscaped with trees at least six (6) feet in height planted on a minimum of forty (40) foot centers.

7.8 BLOCK 8 RESIDENTIAL 42.2 Acres

7.8.1 The Use Regulations and Development Regulations of the "R-4" General Residential District shall apply for the

development of Block 8, WESTPOINTE PARKWAY.

7.8.2 A five (5) foot greenbelt shall be maintained along the southern boundary of Block 8, WESTPOINTE PARKWAY. Such greenbelt shall be landscaped with trees at least six (6) feet in height planted on a minimum of forty (40) foot centers.

7.8.3 The maximum density for dwellings within Block 8 shall not exceed thirty-five (35) dwelling units per acre provided however, that the maximum density for dwelling units within the south 150 feet of Block 8 shall not exceed twenty-five (25) dwelling units per acre.

7.8.4 No more than twenty (20) dwelling units may be attached within Block 8, WESTPOINTE PARKWAY.

7.8.5 The following landscaping provisions shall apply to Block 8, WESTPOINTE PARKWAY:

7.8.5.1 At least ten (10) per cent of the area contained within Block 8 shall be devoted to landscaped open-space. A minimum of twenty-five (25) percent of such landscaped open space shall be comprised of either island or open-space adjacent to parking areas. Landscaped open-space shall be defined as an area not covered by buildings, drives or paved parking areas.

7.8.5.2 Landscaping of parking lot islands or landscaped areas will be accomplished by low profile shrubs, trees, ivy, grass or a combination thereof, with a minimum of one tree for every fifteen (15) parking spaces.

7.8.5.3 All landscaping in conjunction with the development of Block 5 will be constructed and maintained in a manner that will not create a sight restriction hazard for vehicular traffic.

7.8.6 The following height restrictions shall apply to the development of Block 8:

7.8.6.1 Buildings to be constructed within the south one-hundred-fifty (150) feet of Block 8 shall not exceed two (2) stories or twenty-nine (29) feet in height.

7.8.6.2 Buildings to be constructed within the remainder of Block 8 shall not exceed three (3) stories or thirty-nine (39) feet in height.

7.9 GENERAL PROVISIONS

7.9.1 Development phasing shall be allowed for the Planned Unit Development of WESTPOINTE PARKWAY.

7.9.2 Maintenance of all street, medians, entry islands, open-spaces and other such features shall be the responsibility of the property owners within the Planned Unit Development of WESTPOINTE PARKWAY.

7.9.3 Private drainageways not constructed in accordance with the Standard Specifications of the City of Oklahoma City will be permitted and must be constructed in accordance with Chapter 16 of the City Drainage Code which permits certain allowances in construction standards for Planned Unit Developments. Such

private drainageways must be designed to handle adequate flows and cannot be built without specific approval of the Community Development Director of the City of Oklahoma City. Maintenance responsibilities will be placed in a properly constituted Property Owner's Association.

7.9.4 Each block or unit development of properties within the Planned Unit Development of **WESTPOINTE PARKWAY** will be platted, architecturally designed and engineered and submitted to the City of Oklahoma City for completed review for compliance with the provisions of this Planned Unit Development. Additionally, a Traffic Impact Study shall be provided at the time of preliminary platting. Both the platting and traffic study shall be submitted prior to the issuance of any building permits.

7.9.5 Blocks 1, 2, 5, 6 and 7, **WESTPOINTE PARKWAY** shall provide landscaping along their frontage to Mustang Road, Reno Avenue and Interstate 40 Service Road by means of trees, lawns, grass covers, shrubs and other such features. This shall not prohibit the installation of any walls, walks, fencing, entry ways and other such features to also be located within such landscaped areas. Within this landscaped area there shall be an adequate number of trees installed so that there shall be at least one (1) tree, at least six (6) feet in height, planted for every fifty (50) feet of frontage.

7.9.6 Westpointe Parkway, as shown on the Master Development Plan (Exhibit "B"), is a collector street to serve tracts within the **WESTPOINTE PARKWAY** development, and will be constructed to

collector street standards. It is specifically provided for in this Planned Unit Development that the precise location of Westpointe Parkway shall be set at the time of preliminary platting of this property.

7.9.7 Sight triangles in accordance with the Standard Specifications of the City of Oklahoma City shall be provided at the intersection of all streets within the Planned Unit Development of **WESTPOINTE PARKWAY**.

7.9.8 The collector street names referred to within this Planned Unit Development are for identification purposes only.

7.9.9 The minimum driveway separation provisions contained within this Planned Unit Development of **WESTPOINTE PARKWAY** shall be so construed so that there will be a minimum driveway separation between drives of contiguous tracts that each have the minimum driveway separation provision.

7.9.10 One (1) non-accessory advertising sign shall be permitted within Block 1 adjoining the I-40 frontage and one (1) non-accessory advertising sign shall be permitted within Block 2 adjoining the I-40 frontage. At such time as any building permits are issued within Blocks 1 or 2, the respective sign within the block where the building permit is to be issued shall be removed prior to the issuance of such building permit.

7.9.11 At any point within the Planned unit development of Westpointe Parkway where commercial or office development abuts or adjoins residential development the following provisions shall

apply:

7.9.11.1 An eight (8) foot greenbelt shall be established along such boundary as described above. Said greenbelt shall be located entirely on the non-residential side of the boundary if the residential property is developed for single family or duplex uses. However, the greenbelt shall be located entirely on the residential property if such is developed for residential uses other than single family or duplex uses. Said greenbelt shall include but not be limited to grass, trees, shrubs, berms, ground cover, walks, walls, fencing or other sight-proof screening.

7.9.11.2 A double row of trees at least six (6) feet in height shall be planted within such boundary area so that there shall be an average of one tree for every 30 lineal feet.

7.9.11.3 Sight-proof screening at least six (6) feet in height shall be required.

7.9.11.4 Lighting of commercial areas adjacent to residential development shall be directed away from such residential development.

7.9.11.5 There shall be no vehicular access by way of drives, parking areas or other means between the residential and commercial areas.

7.9.11.6 No commercial or office structure within 150 feet of the residential areas shall exceed two (2) stories or thirty-five (35) feet in height.

7.9.12 Half-street paving shall be installed along both Mustang Road and Reno Avenue at the time of development. Such half-street paving shall include provisions for a continual left turn lane

and acceleration/deacceleration lanes adjoining major entrances if such shall be required at the time of Preliminary Platting. As a part of preliminary platting, a Traffic Impact Study shall be prepared and submitted for approval recommending what type of improvements will be necessary. Such Traffic Impact Study shall also make recommendations regarding the improvements of the intersection of Reno Avenue and Mustang Road, including the installation by the developer of protected left turn lanes. A left turn bay will be provided on Westpointe Parkway for traffic turning onto intersection arterial streets.

7.9.13 The Interstate 40 Service Road as depicted on the Master Development Plan (Exhibit "B") shall be the responsibility of the developer of WESTPOINTE PARKWAY should such not be constructed by the Oklahoma Department of Transportation. The Service Road and its intersection with Reno Avenue shall be approved by Oklahoma Department of Transportation prior to its construction.

7.9.14 Westpointe Place and Southwest 6th Street which dead-end into Block 8 shall be public or private collector streets, and shall connect within Block 8 or cul-de-sac to provide for an adequate turnaround. The exact location of such shall be set at the time of Preliminary Platting.

7.9.15 Sidewalks shall be installed along the following streets as a part of the development of WESTPOINTE PARKWAY: Mustang Road, Reno Avenue, I -40 Service Road, Westpointe Parkway, Westpointe Place and Southwest 6th Street.

7.9.16 The edge of the first driveway closest to Reno Avenue and all other drives within Block 1 and onto the I-40 frontage road shall be approved by the Community Development Director and/or Chief Traffic Engineer. Additionally, the Community Development Director and/or Chief Traffic Engineer may determine that such access shall be ingress only if studies show such is warranted.

7.9.17 All access points along arterials must align with or offset existing drives as stipulated in the Functional Classification Plan.

7.9.18 The developer shall provide a Park and Ride area of acceptable size within one of the parking lots installed as a part of the development of WESTPOINTE PARKWAY. Such Park and Ride area may be a portion of the required parking for the adjoining development and the location of such shall be approved by the Community Development Director.

7.9.19 A property Owner's Association shall be responsible for the maintenance of all private open-space areas. Such Property Owner's Association may be comprised of any number of property owners and may be a different association for different areas of the development.

8.0 EXHIBITS

The following exhibits are hereby attached hereto and made a part of this Planned Unit Development of WESTPOINTE PARKWAY. The

exhibits are as follows:

Exhibit "A"	Legal Descriptions
Exhibit "B"	Master Development Plan
Exhibit "C"	Existing Utilities
Exhibit "D"	Existing zoning
Exhibit "E"	Parkway Setback Conceptual Plan
Exhibit "F"	Survey
<u>Exhibit "G"</u>	<u>Supplemental Tract Map, Tracts 1, 2 & 8</u>

The underlined text above in Section 8.0 Exhibits is a result of an Administrative Amendment approved by the Director on May 31, 2016.

2 1 5 9 0 0 4 5 6 3

LEGAL DESCRIPTIONS FOR
WESTPOINTE PARKWAY at I-40 and MUSTANG ROAD

Exhibit A
AA 05-31-2016

TRACT 1

A tract of land situate within the Northwest Quarter (NW/4) of Section Three (3), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°56'46"E along the North line of said NW/4 a distance of 85.44 feet; thence
S00°03'14"W a distance of 70.00 feet to the POINT OF BEGINNING; thence

S89°56'46"E a distance of 1479.81 feet; thence
S46°15'57"W a distance of 36.13 feet to a point on a non-tangent curve to the left; thence
109.78 feet along the arc of said curve having a radius of 150.00 feet, subtended by a chord of 107.35 feet which bears S23°42'16"E; thence
S44°40'16"E a distance of 142.66 feet to a point of curvature to the right; thence
33.62 feet along the arc of said curve having a radius of 250.00 feet, subtended by a chord of 33.60 feet which bears S40°49'06"E; thence
N89°56'44"W a distance of 932.78 feet; thence
S00°18'29"E a distance of 337.09 feet; thence
S89°50'08"W a distance of 719.98 feet; thence
N00°18'29"W a distance of 80.88 feet; thence
N05°24'17"E a distance of 100.43 feet; thence
N00°18'29"W a distance of 383.97 feet; thence
N44°52'23"E a distance of 35.24 feet to the POINT OF BEGINNING.

Said tract contains 625,924 Square Feet or 14.37 Acres more or less.

TOGETHER WITH:

A tract of land situate within the Northwest Quarter (NW/4) of Section Three (3), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S00°18'29"E along the West line of said NW/4 a distance of 924.29 feet; thence
N89°41'31"E a distance of 50.00 feet to the POINT OF BEGINNING; thence

N89°46'17"E a distance of 816.00 feet; thence
S00°18'28"E a distance of 895.87 feet to a point on a non-tangent curve to the right; thence
65.89 feet along the arc of said curve having a radius of 580.00 feet, subtended by a chord of 65.85 feet which bears S86°26'17"W; thence
S89°46'06"W a distance of 750.26 feet; thence
N00°18'29"W a distance of 899.74 feet to the POINT OF BEGINNING.

Said tract contains 734,086 Square Feet or 16.85 Acres more or less.

LESS AND EXCEPT:

A tract of land situate within the Northwest Quarter (NW/4) of Section Three (3), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°56'46"E along the North line of said NW/4 a distance of 76.84 feet; thence
S00°03'14"W a distance of 291.41 feet to the POINT OF BEGINNING; thence

N89°41'31"E a distance of 224.99 feet; thence
S00°18'29"E a distance of 187.46 feet; thence
S89°41'31"W a distance of 224.99 feet; thence
N00°18'29"W a distance of 187.46 feet to the POINT OF BEGINNING.

Said tract contains 42,177 Square Feet or 0.97 Acres more or less.

Total Tract 1 contains 1,317,833 Square Feet or 30.25 Acres more or less.

TRACT 2

A tract of land situate within the Northwest Quarter (NW/4) of Section Three (3), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S89°56'46"E along the North line of said NW/4 a distance of 1565.26 feet; thence
S00°03'14"W a distance of 70.00 feet to the POINT OF BEGINNING; thence

S89°56'46"E a distance of 173.50 feet; thence
S00°00'10"E a distance of 35.81 feet; thence
S59°53'25"E a distance of 562.18 feet; thence
S63°34'50"E a distance of 492.65 feet; thence
S00°00'10"E a distance of 340.41 feet; thence
N90°00'00"W a distance of 741.76 feet to a point on a non-tangent curve to the right; thence
270.39 feet along the arc of said curve having a radius of 780.00 feet, subtended by a chord of 269.04 feet which bears S25°58'10"W; thence
S35°54'02"W a distance of 465.16 feet; thence
N54°12'48"W a distance of 200.00 feet; thence
N35°52'09"E a distance of 465.67 feet to a point of curvature to the left; thence
362.24 feet along the arc of said curve having a radius of 580.00 feet, subtended by a chord of 356.38 feet which bears N17°58'37"E; thence
N00°03'13"E a distance of 261.95 feet to a point of curvature to the left; thence
195.15 feet along the arc of said curve having a radius of 250.00 feet, subtended by a chord of 190.23 feet which bears N22°18'32"W; ; thence
N44°40'16"W a distance of 142.66 feet to a point of curvature to the right; thence

109.78 feet along the arc of said curve having a radius of 150.00 feet, subtended by a chord of 107.35 feet which bears N23°42'16"W; thence
N46°15'57"E a distance of 36.13 feet to the POINT OF BEGINNING.

Said tract contains 703,925 Square Feet or 16.16 Acres more or less.

TRACT 8

A tract of land situate within the Northwest Quarter (NW/4) of Section Three (3), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), Canadian County, Oklahoma; being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; thence
S00°18'29"E along the West line of said NW/4 a distance of 1824.49 feet; thence
N89°41'31"E a distance of 399.93 feet to the POINT OF BEGINNING; thence

N89°46'06"E a distance of 400.33 feet to a point of curvature to the left; thence
280.30 feet along the arc of said curve having a radius of 580.80 feet, subtended by a chord of 277.58 feet which bears N75°55'24"E; thence
S44°11'14"E a distance of 111.43 feet; thence
S00°00'00"W a distance of 819.10 feet; thence
N89°11'33"W a distance of 743.06 feet; thence
N00°18'20"W a distance of 818.88 feet to the POINT OF BEGINNING.

Said tract contains 623,530 Square Feet or 14.31 Acres more or less.

EXHIBIT "A"

LEGAL DESCRIPTIONS

TOTAL PROPERTY

The Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, LESS AND EXCEPT the following described parcel:

Beginning at the Northeast corner of said NW/4; thence South along the East line of said NW/4 a distance of 582.69 feet; thence North $62^{\circ} 20' 15''$ West a distance of 481.77 feet; thence North $59^{\circ} 55' 10''$ West a distance of 578.38 feet; thence North $0^{\circ} 0' 10''$ West a distance of 70.0 feet to a point on the North line of said NW/4; thence East along said North line a distance of 927.17 feet to the point or place of beginning.

BLOCK 1

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence South $89^{\circ} 56' 46''$ East along the North line of said NW/4 a distance of 50.0 feet; thence South $0^{\circ} 18' 29''$ East a distance of 50.0 feet to the point of beginning; thence South $89^{\circ} 56' 46''$ East and parallel with the North line of said NW/4 a distance of 1688.42 feet to a point on the south right-of-way line of the Interstate Highway No. 40; thence South $0^{\circ} 00' 10''$ East along said right-of-way line a distance of 20.0 feet; thence continuing along said right-of-way line South $59^{\circ} 55' 10''$ East a distance of 578.39 feet; thence South $27^{\circ} 03' 35''$ West a distance of 962.10 feet to a point of curvature; thence Southwesterly on a curve to the right having a radius of 410.92 feet for an arc distance of 449.19 feet to a point of tangency; thence South $89^{\circ} 41' 31''$ West a distance of 1380 feet to a point 50.0 feet East of the West line of said NW/4; thence North $0^{\circ} 18' 29''$ West and parallel with the West line of said NW/4 a distance of 1399.68 feet to the point or place of beginning. Said described tract contains 2653775.60 square feet or 60.9 acres, more or less.

BLOCK 2

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence South 89° 56' 46" East along the North line of said NW/4 a distance of 1738.68 feet to a point of intersection with the South right-of-way line of Interstate Highway #40; thence South 0° 00' 10" East along said right-of-way line a distance of 70.0 feet; thence South 59° 55' 10" East along said right-of-way line a distance of 578.39 feet to the point of beginning; thence continuing along said right-of-way line South 62° 20' 15" East a distance of 481.77 feet to a point on the East line of said NW/4 (said point being 582.69 feet south of the Northeast corner of said NW/4); thence South 0° 00' 10" East along said East line of the NW/4 a distance of 1250.49 feet; thence South 89° 41' 31" West a distance of 581.03 feet; thence North 38° 48' 24" West a distance of 625.23 feet to a point on a curve; thence Northeasterly along a curve to the left having a radius of 410.92 feet, and a chord bearing of North 39° 07' 36" East, for an arc distance of 173.08 feet to a point of tangency; thence North 27° 03' 35" East a distance of 962.10 feet to the point or place of beginning. Said described tract contains 1004387.77 square feet, or 23.1 acres, more or less.

BLOCK 3

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence South 0° 18' 29" East along the West line of said NW/4 a distance of 1450.0 feet; thence North 89° 41' 31" East a distance of 1075.0 feet to the point of beginning; thence continuing North 89° 41' 31" East a distance of 355.0 feet to a point of curvature; thence Northeasterly on a curve to the left having a radius of 410.92 feet, and a chord bearing of North 70° 26' 34" East, for an arc distance of 276.11 feet; thence South 38° 48' 24" East a distance of 625.23 feet; thence South 89° 41' 31" West a distance of 1000.00 feet; thence North 0° 18' 29" West a distance of 400.0 feet to the point or place of beginning. Said described tract contains 346792.22 square feet, or 8.0 acres, more or less.

BLOCK 4

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4; thence South $0^{\circ} 18' 29''$ East along the West line of said NW/4 a distance of 1450.0 feet; thence North $89^{\circ} 41' 31''$ East a distance of 400.0 feet to the point of beginning; thence continuing North $89^{\circ} 41' 31''$ East a distance of 675.0 feet; thence South $0^{\circ} 18' 29''$ East a distance of 400.0 feet; thence South $89^{\circ} 41' 31''$ West a distance of 675.0 feet; thence North $0^{\circ} 18' 29''$ West a distance of 400.0 feet to the point or place of beginning. Said described tract contains 270,000 square feet, or 6.2 cres, more or less.

BLOCK 5

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4 thence South $0^{\circ} 18' 29''$ East along the West line of said NW/4 a distance of 1450.0 feet; thence North $89^{\circ} 41' 31''$ East a distance of 50.0 feet to the point of beginning; thence continuing North $89^{\circ} 41' 31''$ East a distance of 350.0 feet; thence South $0^{\circ} 18' 29''$ East a distance of 400.0 feet; thence South $89^{\circ} 41' 31''$ West a distance of 350.0 feet; thence North $0^{\circ} 18' 29''$ West a distance of 400.0 feet to the point or place of beginning. Said described tract contains 140,000 square feet or 3.2 acres, more or less.

BLOCK 6

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4 thence South $0^{\circ} 18' 29''$ East a distance of 1850.0 feet; thence North $89^{\circ} 41' 31''$ East a distance of 50.0 feet to the point of beginning; thence

2 1 3 0 0 0 3 4 5 6 7

North 89° 41' 31" East a distance of 350.0 feet; thence South 0° 18' 29" East a distance of 415.0 feet; thence South 89° 41' 31" West a distance of 350.0 feet; thence North 0° 18' 29" West a distance of 415.0 feet to the point or place of beginning. Said described tract contains 145250 square feet or 3.3 acres, more or less.

BLOCK 7

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4 thence South 0° 18' 29" East along the West line of said NW/4 a distance of 2265.0 feet; thence North 89° 41' 31" East a distance of 50.0 feet to the point of beginning; thence continuing North 89° 41' 31" East a distance of 350.0 feet; thence South 0° 18' 29" East a distance of 379.67 feet to a point on the South line of said NW/4; thence North 89° 13' 12" West along said South line a distance of 350.06 feet to a point 50.0 feet East of the West line of said NW/4; thence North 0° 18' 29" West and parallel with said West line a distance of 373.02 feet to the point or place of beginning. Said described tract contains 131720.05 square feet or 3.0 acres, more or less.

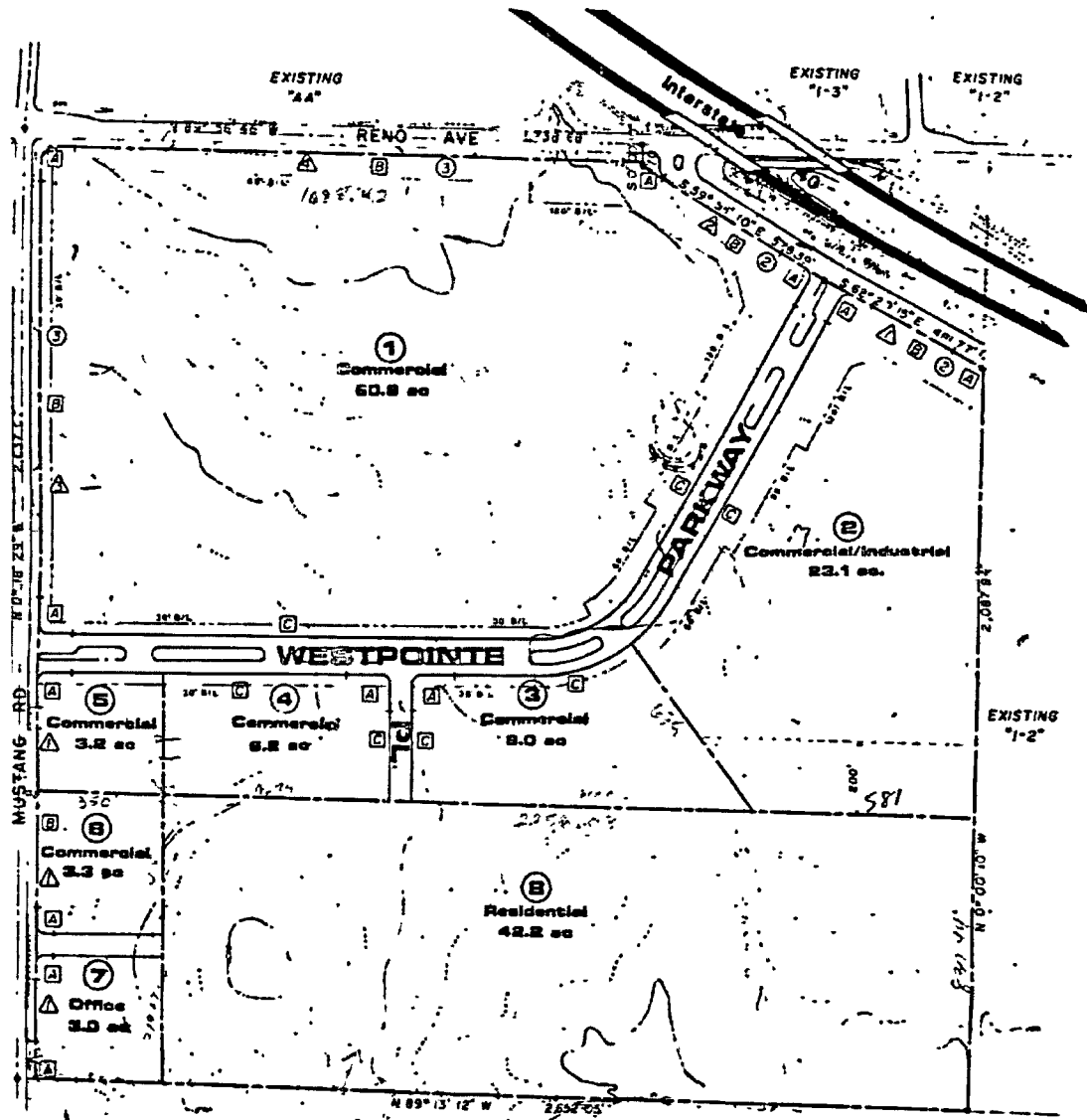
BLOCK 8

A part of the Northwest Quarter (NW/4) of Section 3, Township 11 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said NW/4 thence South 0° 18' 29" East along the West line of said NW/4 a distance of 1850.0 feet; thence North 89° 41' 31" East a distance of 400.0 feet to the point of beginning; thence continuing North 89° 41' 31" East a distance of 2256.03 feet to a point on the East line of said NW/4; thence South 0° 00' 10" East along said East line a distance of 837.44 feet to the Southeast corner of said NW/4; thence North 89° 13' 12" West along the South line of said NW/4 a distance of 2251.98 feet; thence North 0° 18' 29" West a distance of 794.67 feet to the point or place of beginning. Said described tract contains 1839257.72 square feet or 42.2 acres, more or less.

at I-40 and Mustang Road
 A PART OF THE NW 1/4 OF SECTION 3, T-11-N, R-5-W, I M
 CANADIAN COUNTY, OKLAHOMA

EXHIBIT "B"
 MASTER DEVELOPMENT PLAN



DESIGN ASSOCIATES
 1000 N. W. 10th St.
 Oklahoma City, Oklahoma 73101

The grantor hereby agrees that the grantor, its heirs, its successor, transferees or assign will maintain and defend the title having when the same are or may be in the hands of the grantor or its heirs, successors, transferees or assign over any lot.

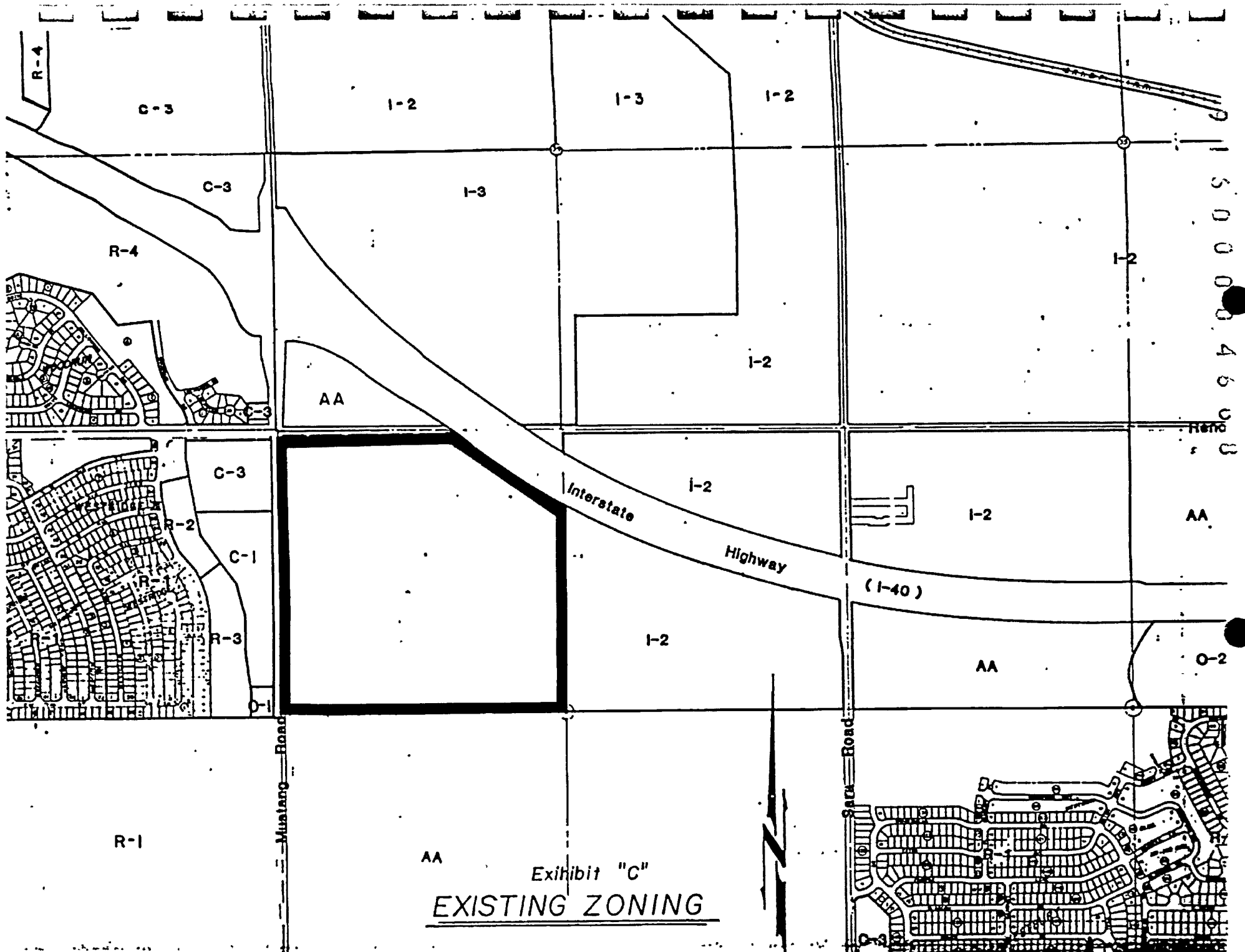
All easements of drainage channels, water courses, and private roads if applicable, located thereon shall be the responsibility of a Property Owner's Association comprising lot owners owning property within the Planned Development of WESTPOINTE PARKWAY. The said Owners Association is charged with the maintenance of

- NOTES**
- △ - Denotes number of access points
 - ④ - Denotes number of free standing signs
 - Ⓜ - Denotes limits of no access
 - Ⓟ - Denotes limits of access-for minimum separation requirements-see design statement
 - Ⓠ - Denotes limits of access-minimum separation of 100' between access points

EXISTING "AA"

DEVELOPER
 MARAGOLD INC
 PO BOX 1748
 OKC, OK 73101
 PUD-287
 November 1986
 E. D. HILL

24FH

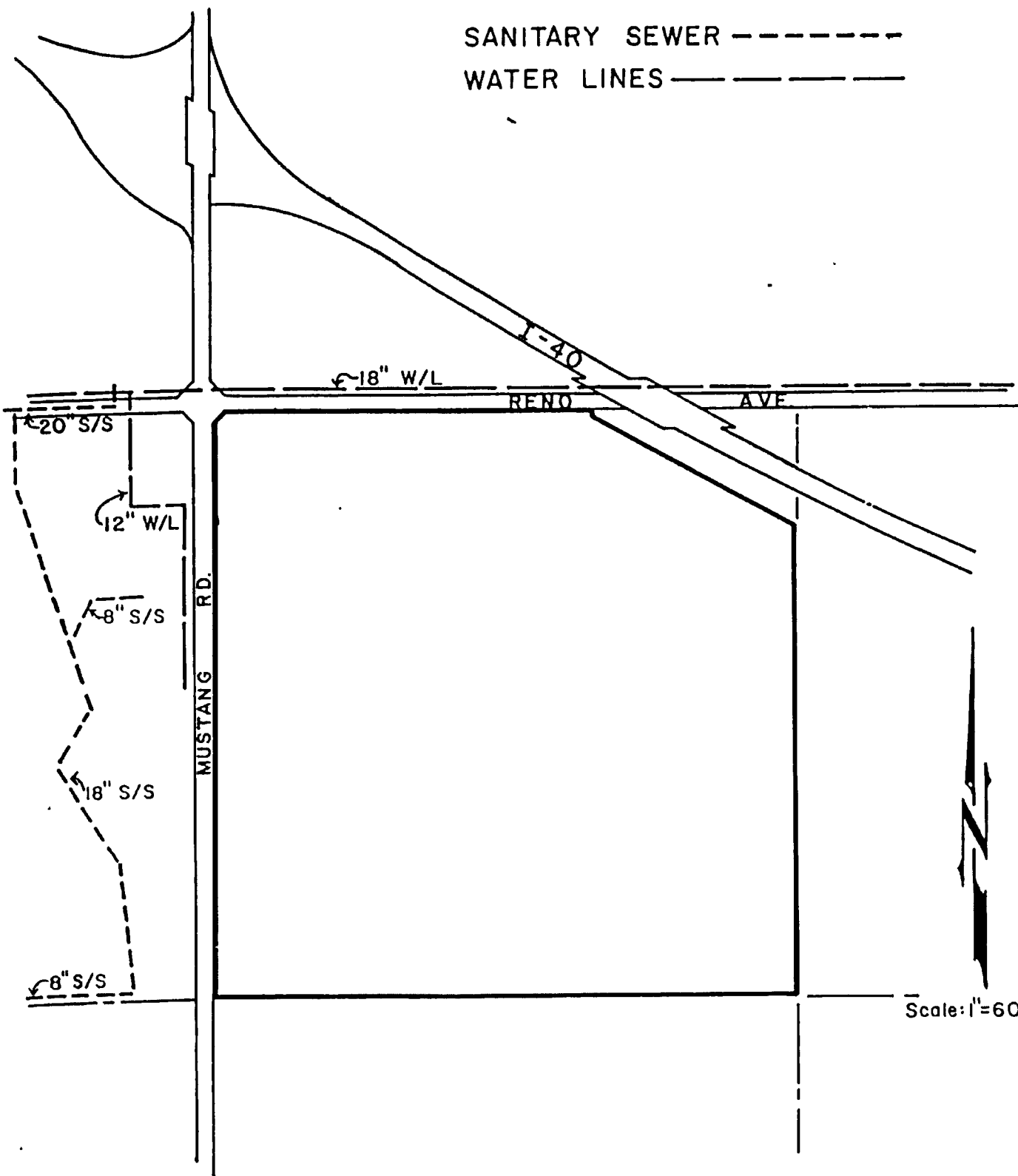


150000.4608

AA
 Exhibit "C"
EXISTING ZONING

SANITARY SEWER - - - - -

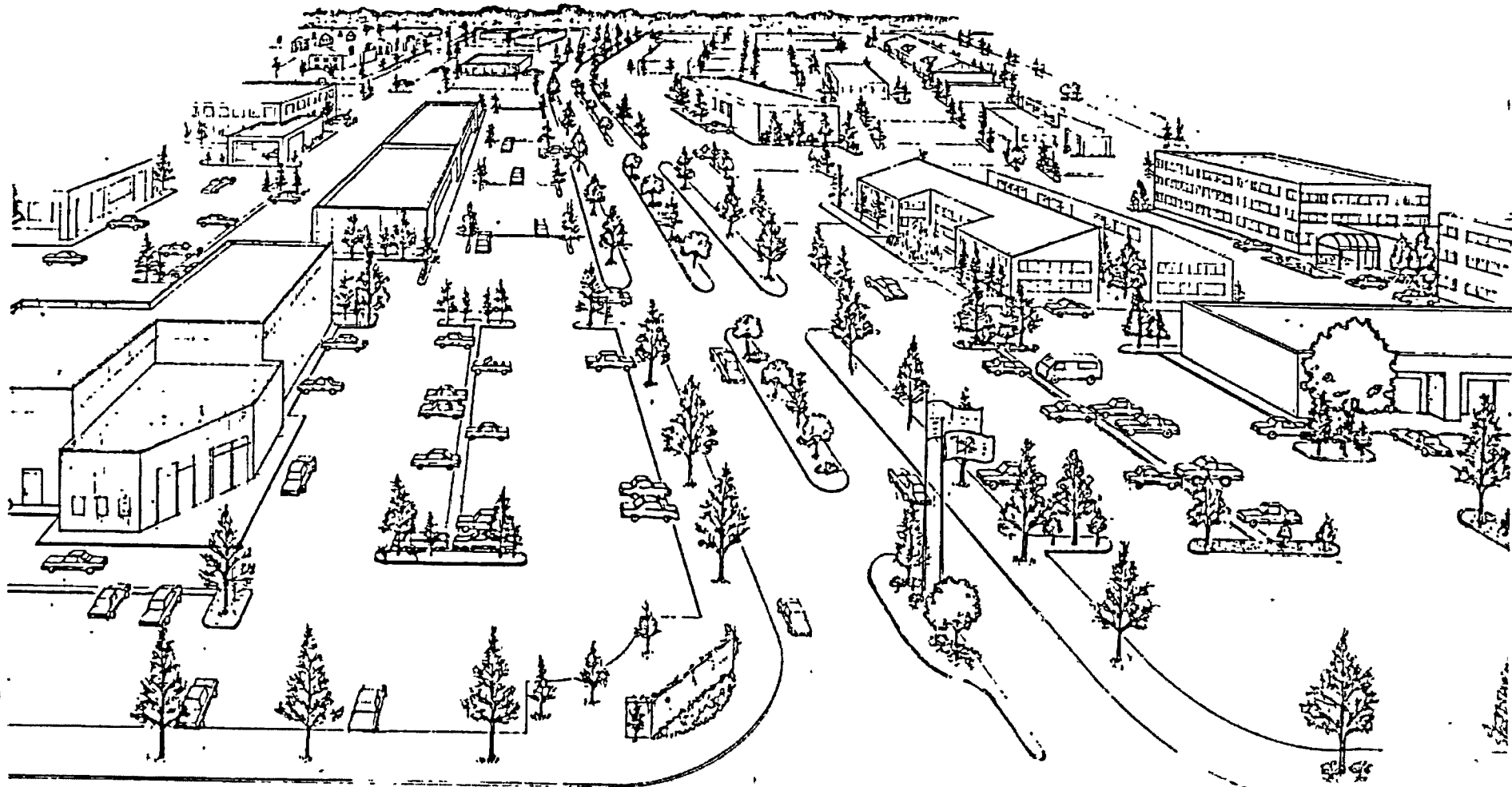
WATER LINES - - - - -



Scale: 1"=600'

Exhibit "D"
EXISTING UTILITIES

21500024570



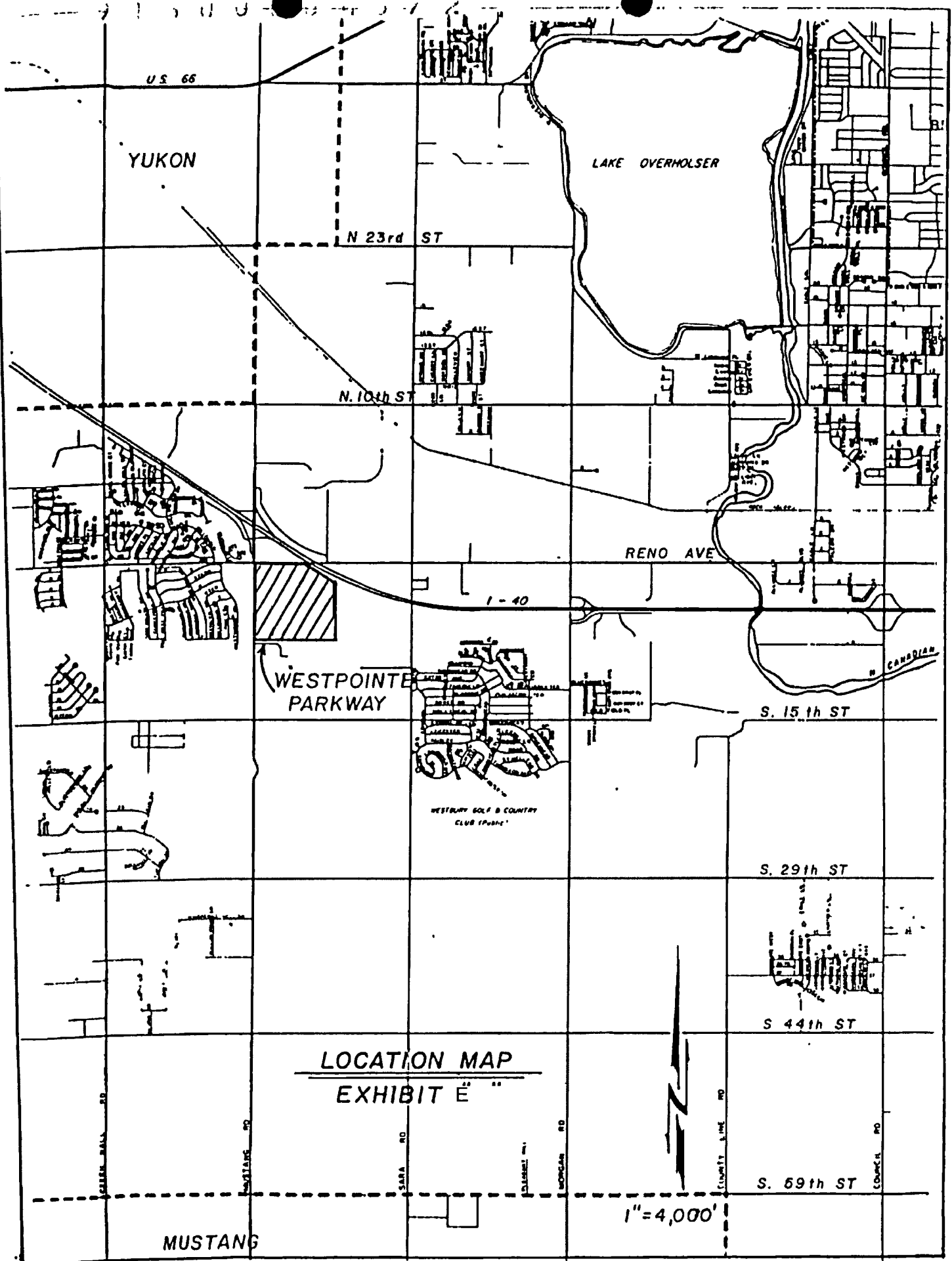
WESTPOINTE PARKWAY

at I-40 and Mustang Road

Oklahoma City, Oklahoma

Parkway Setback Conceptual Plan


PLANNING AND DESIGN ASSOCIATES
 A FULL DESIGN FIRM
 810 COLCORD DRIVE • OKLAHOMA CITY • OKLAHOMA 73108
 LAND PLANNING • ZONING • SUBDIVISION DESIGN



YUKON

U.S. 66

LAKE OVERHOLSER

N 23rd ST

N 104th ST

RENO AVE

I-40

WESTPOINTE
PARKWAY

S 15th ST

WESTWAY GOLF & COUNTRY
CLUB (Public)

S 29th ST

S 44th ST

LOCATION MAP
EXHIBIT E

S 59th ST

1" = 4,000'

MUSTANG

GREEN HALL RD

WATKINS RD

SARA RD

ELIZABETH RD

MORGAN RD

COUNTY LINE RD

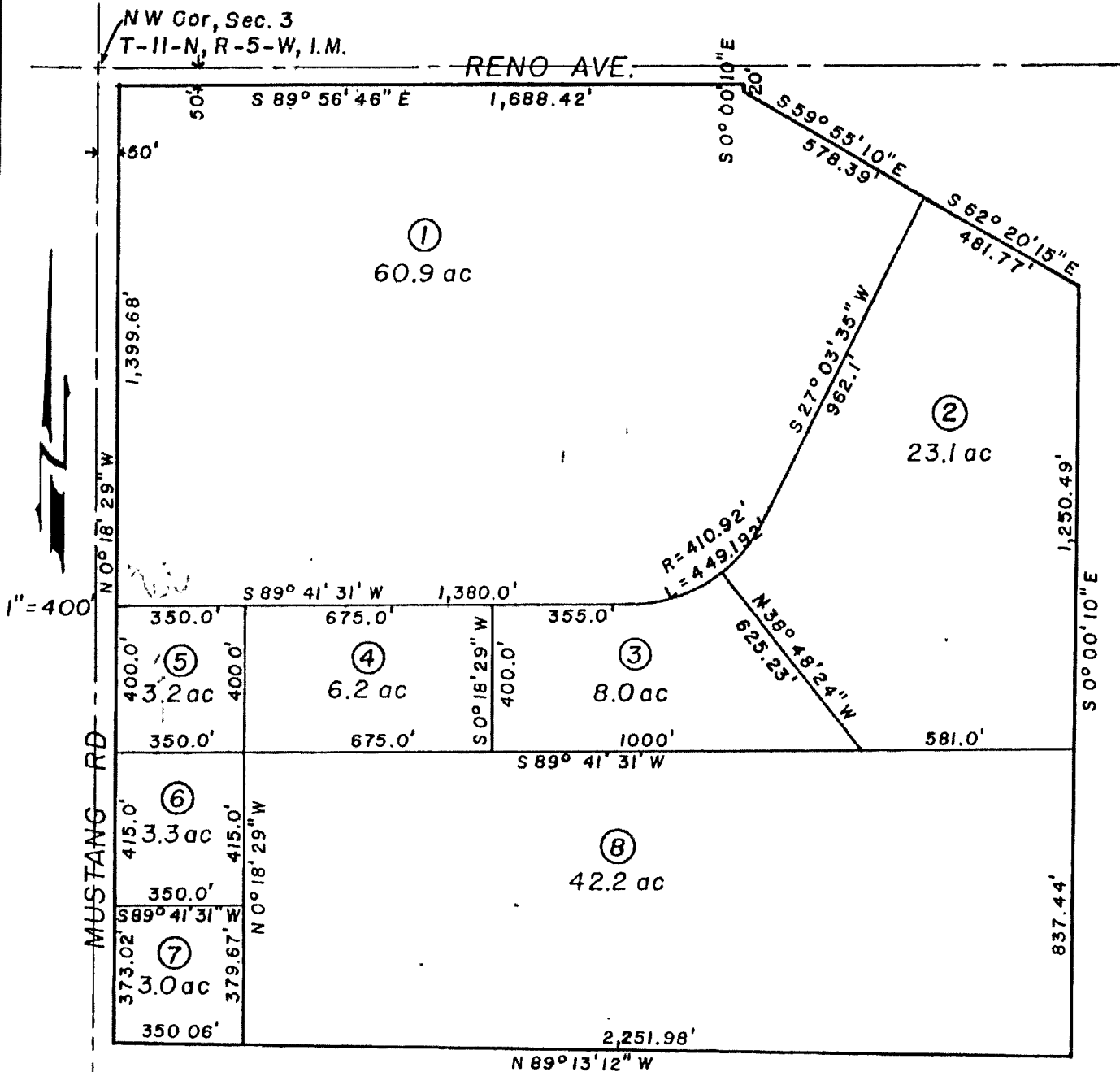
COUNCIL RD

PLAT OF SURVEY

A PART OF THE NW 1/4, SEC 3, T-11-N, R-5-W, I.M.

OKLAHOMA CITY, OKLAHOMA

EXHIBIT 'F'



CERTIFICATE OF SURVEY

I, E.D. Hill, Jr., a registered land surveyor do hereby certify that a careful survey was made under my supervision of:

The Northwest Quarter of Section 3, Township 11 North, Range 5 West, I.M., Canadian County, Oklahoma.

E.D. Hill, Jr.

E.D. HILL, Jr., Reg. Land Surveyor NO.13

E. D. HILL
SURVEYING & ENGINEERING Co.
 910 W. COLCORD DRIVE
 OKLAHOMA CITY, OKLAHOMA TELE. 405 232 2208

W. RENO AVE.

NORTH LINE NW/4

I-40

TRACT 1
13.40 ACRES

SPUD
265

PUD-722

PUD-1390

TRACT 2
16.16 ACRES

PUD-733

MUSTANG ROAD

WEST LINE NW/4

TRACT 1
16.85 ACRES

PUD
1390

R-2

EAST LINE NW/4

SPUD
312

PUD
788

PUD
973

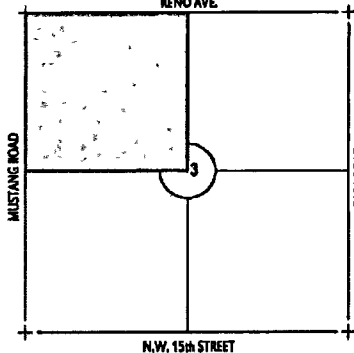
TRACT 8
14.31 ACRES

R-1

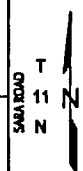
PUD
788

SOUTH LINE NW/4

R 5 W
RENO AVE.



LOCATION MAP
SCALE: 1" = 3000'



SCALE: 1" = 400'

Exhibit 'G'

EXHIBIT A



214 E. Main
Oklahoma City Oklahoma 73104

Crafton Tull
architecture | engineering | surveying
405 787 6270 | 405 787 6276 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CA 973 (P/L/S) EXP 03/02/2016

SHEET NO. 1 of 1
DATE 04/29/16
PROJECT NO. 09601800

Blvd. and the East line of Lot 1, Block 7, in said Westpointe Parkway Phase VI; Thence N00°03'12"E along the East line of said Lot 1, a distance for 18.05 feet;

Thence along the East line of said Lot 1, on a curve to the Left having a radius of 150.00 feet, a Chord Bearing of N22°18'32"W and a Chord distance of 114.14 feet for an Arc distance of 117.09 feet; Thence N44°40'16"W along the East line of said Lot 1, a distance of 63.29' feet to the Northeast corner of said Lot 1; Thence N89°56'44"W along the North line of said Lot 1, a distance of 325.20 feet to the Southwest corner of Lot 9, Block 1, as per the recorded plat of Westpointe Parkway Phase 11, an Addition in the NW/4 of Section 3, T-11-N, R-5-W., I.M., Canadian County, Oklahoma; Thence N00°18'29"W along the West line of said Lot 9, a distance of 250.00 feet to the Northwest corner of said Lot 9; Thence S89°56'44"E and parallel with the North line of said NW/4 a distance of 498.31 feet; Thence S00°00'10"E a distance of 35.76 feet; Thence S59°53'25"E a distance of 562.19 feet; Thence S63°34'50"E a distance of 492.28 feet to the POINT OF BEGINNING, and containing 17.18 acres more or less, being 11200 W. Reno Avenue.

On September 3, 2009, the application came on for hearing before the Board. The Applicant appeared and was represented. No one appeared in protest.

Upon consideration of the application and the staff report filed by Lanc Gross, Clerk of the Board, and following the presentation and consideration of evidence and arguments by the Applicant and/or by others, on September 3, 2009, the Board made its decision by a vote of 3-0 and granted the requested Variance, finding that the application met all elements for the grant of a Variance set forth in 11 O.S. '44-104(3) and '44-107.

The Variance granted by this Order is subject to compliance by the Applicant and its successors or assigns with all applicable requirements set forth in the Oklahoma City Municipal Code, 2007, as amended, and with all of the following conditions imposed by the Board:

- 1) None.

Failure of the Applicant or its successors or assigns to comply with any applicable requirements set forth in the Oklahoma City Municipal Code, 2007, as amended, or with any of

the above-stated conditions shall render this Order and the Variance granted hereby null and void.

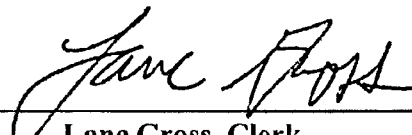
IT IS THEREFORE ORDERED by the Board that the application filed herein is granted, subject to the foregoing terms, conditions, and requirements.

DATED this 3rd day of September, 2009.

**BOARD OF ADJUSTMENT OF THE
CITY OF OKLAHOMA CITY**

By: 
Rod Baker, Chairperson

ATTEST:


Lane Gross, Clerk

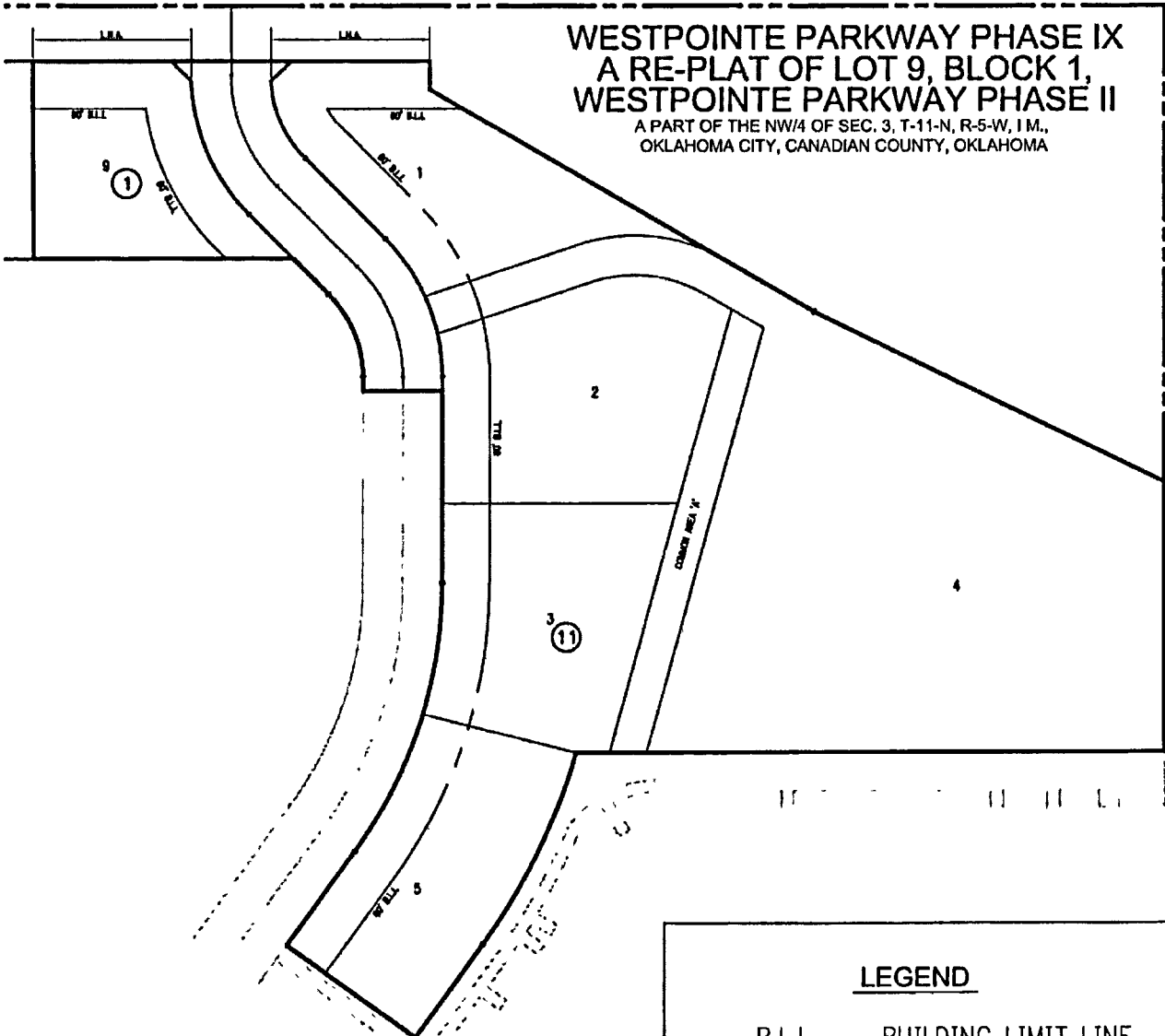


Vote of Board Approving Variance on September 3, 2009:

Concurring: Dunn, Baker, Wanzer
Dissenting: None
Recuse: None
Absent: Allen, Dobbs

**WESTPOINTE PARKWAY PHASE IX
A RE-PLAT OF LOT 9, BLOCK 1,
WESTPOINTE PARKWAY PHASE II**

A PART OF THE NW/4 OF SEC. 3, T-11-N, R-5-W, 1 M.,
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA

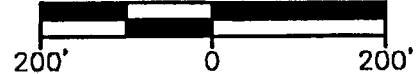


LEGEND

B.L.L. BUILDING LIMIT LINE



GRAPHIC SCALE IN FEET



R 5 W
RENO AVE

PROJECT LOCATION



3

MUSTANG ROAD

SARA ROAD

T
11
N



LOCATION MAP

SCALE: 1" = 2000'

S.W 15th STREET

WESTPOINTE_PARKWAY_PHASE_IX_BOA_EXHIBIT

214 E Main Street
Oklahoma City Oklahoma 73104

Crafton Tull Sparks
architecture | engineering

405.787.6270 | 405.787.6276 |
www.craftontullsparks.com

SHEET NO 001
DATE 07/28/09
PROJECT NO. 096018-00

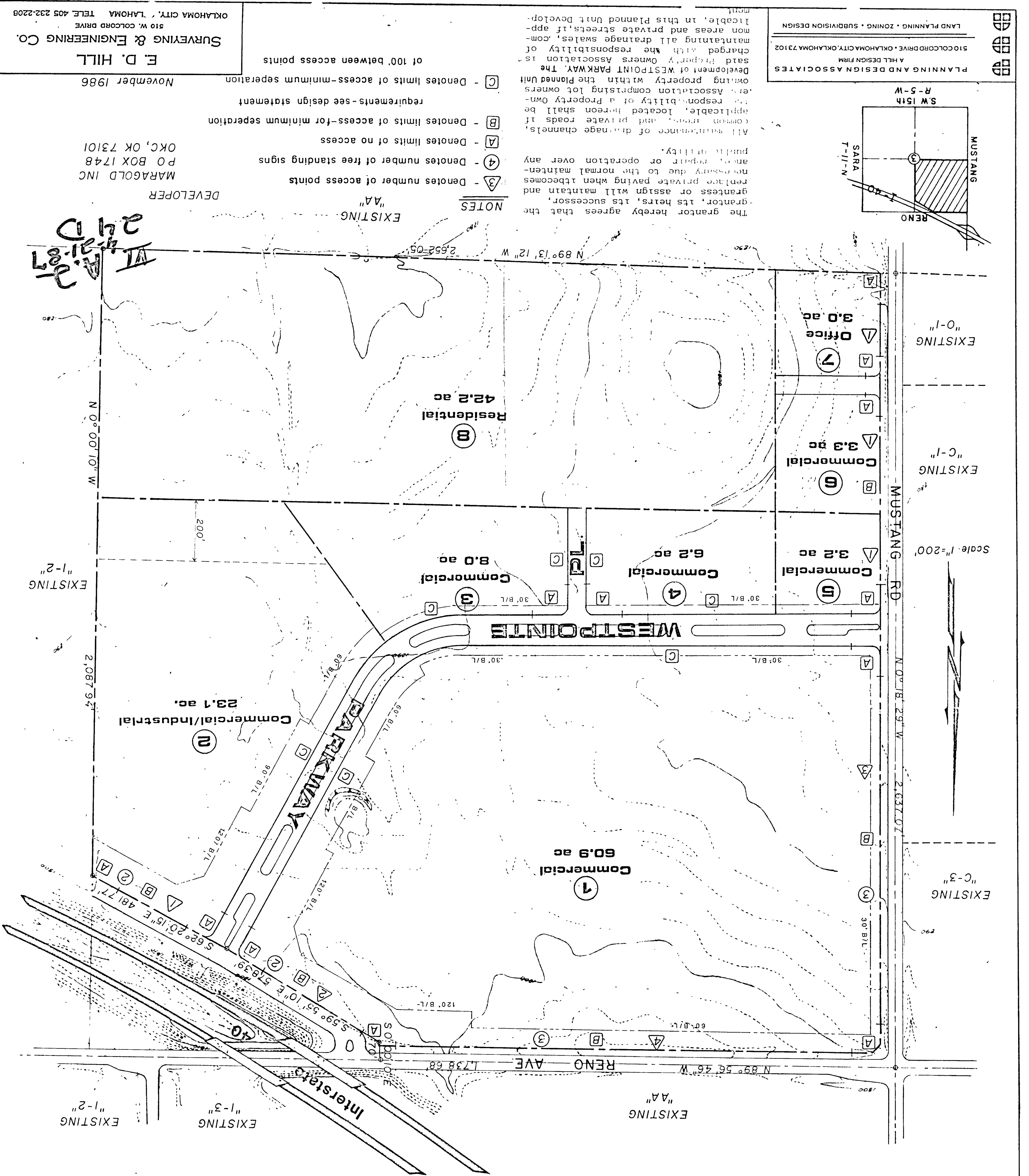
CHECKS OF ALL WORK SHALL BE MADE BY THE ARCHITECT OR ENGINEER AT HIS OWNERS RISK.

BOA-13159

PLANNED UNIT DEVELOPMENT
OF
WESTPOINTE PARKWAY
at I-40 and Mustang Road
A PART OF THE NW 1/4 OF SECTION 3, T-11-N, R-5-W, I.M.
CANADIAN COUNTY, OKLAHOMA

EXHIBIT "B"

MASTER DEVELOPMENT PLAN



The grantor hereby agrees that the grantor, its heirs, its successor, or assign will maintain and repair private paving when it becomes necessary due to the normal maintenance and operation over any public utility.

All maintenance of drainage channels, common areas, and private roads if applicable, located hereon shall be the responsibility of a property owner-owners Association comprising lot owners owning property within the Planned Unit Development of Westpointe Parkway. The said Property Owners Association is charged with the responsibility of maintaining all drainage swales, common areas and private streets, if applicable, in this Planned Unit Development.

- NOTES**
- ③ - Denotes number of access points
 - ④ - Denotes number of free standing signs
 - ⑤ - Denotes limits of no access
 - ⑥ - Denotes limits of access-for minimum separation
 - ⑦ - Denotes limits of access-minimum separation requirements-see design statement

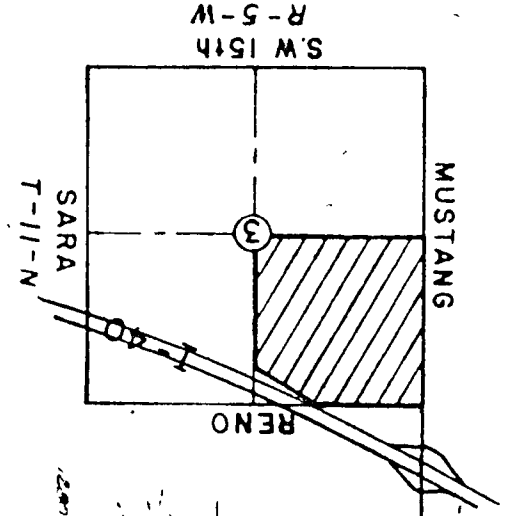
DEVELOPER
MARGOLD INC
P.O. BOX 1748
OKC, OK 73101

November 1986

E. D. HILL
SURVEYING & ENGINEERING CO.

510 W. COLCORD DRIVE
OKLAHOMA CITY, OKLAHOMA
TELE. 405 232-2208

PLANNING AND DESIGN ASSOCIATES
A HILL DESIGN FIRM
510 COLCORD DRIVE • OKLAHOMA CITY, OKLAHOMA 73102
LAND PLANNING • ZONING • SUBDIVISION DESIGN



Scale: 1"=200'

VI A. 2
241 D
11-1-87