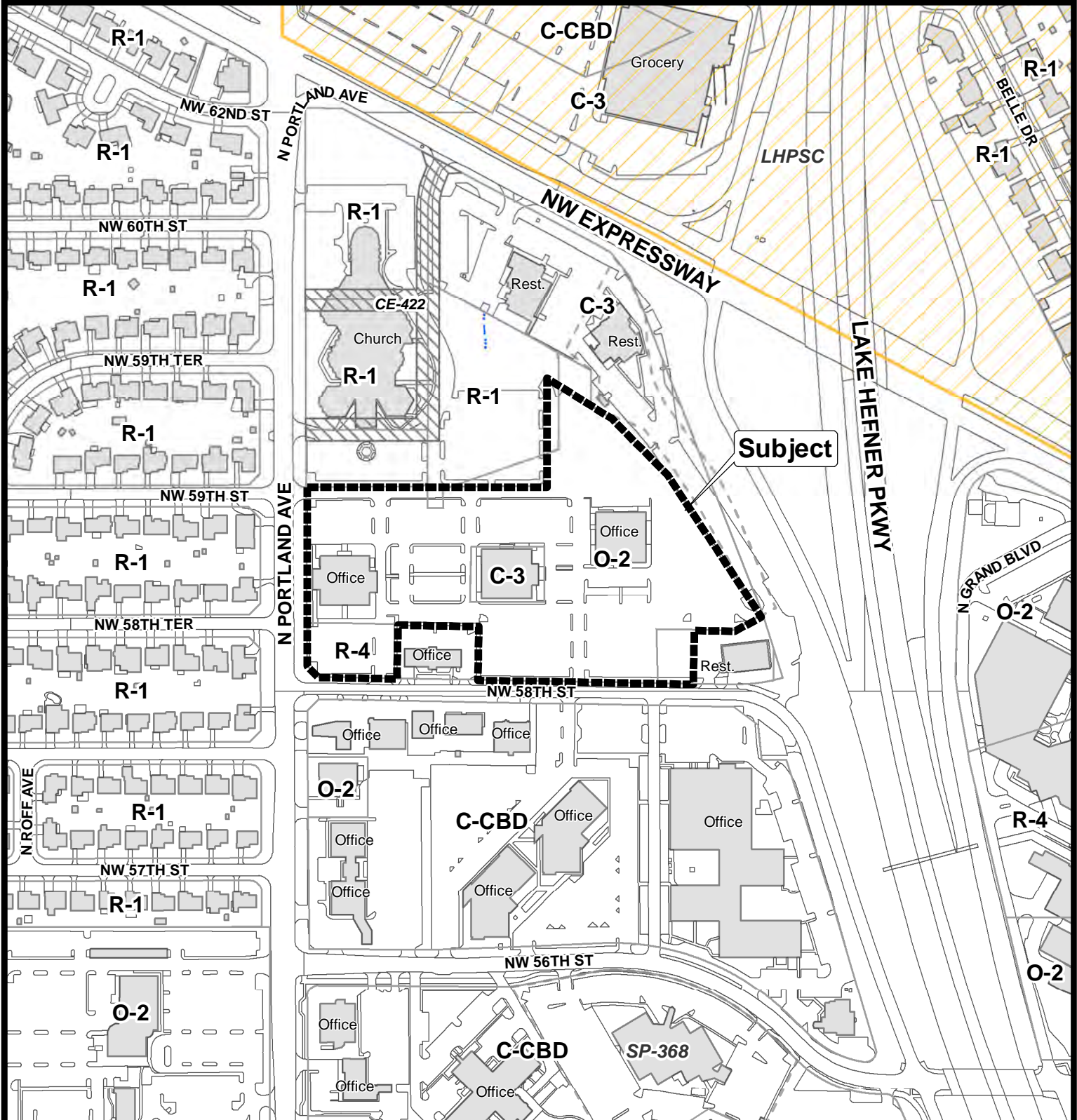


Case No: PUD-2071

Applicant: Landmark Towers Office Building, LLC

Existing Zoning: R-4 / O-2 / C-3 / R-1

Location: 3555 NW 58th St.



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 150 300 Feet



**The City of**  
**OKLAHOMA CITY**  
PLANNING DEPARTMENT  
Subdivision and Zoning

**PUD-2071 Exhibit A – Legal Description**

**TRACT 1:** All of Lots Four (4), Five (5), Six (6) and part of Lot Seven (7), Block Twenty-one (21), SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, according to the recorded plat thereof, and a part of Block Nineteen (19), SMITH'S HIGHLAND HILLS ADDITION BLOCK 18, 19 & 20, according to the recorded plat thereof, and a part of the Northwest Quarter (NW/4) of Section Twelve (12), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, all being more particularly described as follows: COMMENCING at the Southwest corner of said Northwest Quarter; THENCE North 00°02'13" East, on the West line of said Northwest Quarter, for a distance of 290.04 feet; THENCE South 88°57'19" East on the North line of said Block 21, and on said line extended Westerly, for a distance of 652.12 feet to a point 20.00 feet West of the Northeast corner of said Lot 7, and to the POINT OF BEGINNING; THENCE North 1°44'39" West for a distance of 267.31 feet to the South line of said Block 19; THENCE North 00°02'13" East, and parallel to the West line of said Block 19, for a distance of 47.00 feet; THENCE North 89°57'47" West, and parallel to the South line of said Block 19, for a distance of 60.00 feet; THENCE North 00°02'13" East, and parallel to the West line of said Block 19, for a distance of 243.10 feet; THENCE South 57°59'46" East for a distance of 170.51 feet; THENCE South 44°38'18" East for a distance of 176.46 feet; THENCE South 33°23'37" East for a distance of 379.13 feet to the North line of Lot 2, of said Block 21; THENCE South 62°14'19" West, on the North line of said Lot 2, for a distance of 67.08 feet to the Northeast corner of Lot 3 of said Block 21; THENCE North 88°57'19" West, on the North line of said Lot 3, for a distance of 90.00 feet to the Northeast corner of said Lot 4; THENCE South 1°02'41" West, on the East line of said Lot 4, for a distance of 120.00 feet to the Southeast corner of said Lot 4; THENCE North 88°57'19" West, on the South line of said Lots 4, 5, 6 and 7, for a distance of 260.00 feet to a point on the South line of said Lot 7, a distance of 20.00 feet West of the Southeast corner of said Lot 7; THENCE North 1°02'41" East, and parallel to the East line of said Lot 7, for a distance of 120.00 feet to the POINT OR PLACE OF BEGINNING. **AND TRACT 2:** A tract of land lying in the Northwest Quarter (NW/4) of Section Twelve (12), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and including within its bounds a part of Lot Seven (7), all of Lots Eight (8) and Nine (9), Block Twenty-one (21), SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, in Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, Page 37, and a part of Block Nineteen (19), SMITH'S HIGHLAND HILLS ADDITION BLOCK 18, 19 & 20, in Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 33, Page 17 of Plats, and being more particularly described as follows: COMMENCING at the Southwest corner of said Northwest Quarter; THENCE North 00°02'13" East, along the West line of said Northwest Quarter, a distance of 290.04 feet; THENCE South 88°57'19" East, along the North line of said Block Twenty-one (21), and said line extended Westerly, a distance of 405.12 feet to the POINT OF BEGINNING; THENCE continuing South 88°57'19" East, along the North line of said Block Twenty-one (21), a distance of 26.99 feet to the Northwest corner of Lot Nine (9), of said Block 21; THENCE South 01°02'41" West, on the West line of said Lot Nine (9), a distance of 120.00 feet to the Southwest corner of said Lot Nine (9); THENCE South 88°57'19" East, on the South line of Lots Nine (9), Eight (8) and Seven (7), of said Block 21, a distance of 220.00 feet to a point 20.00 feet West of the Southeast corner of said Lot Seven (7); THENCE North 01°02'41" East, parallel with the East line of said Lot Seven (7), a distance of 120.00 feet to the North line of said Lot Seven (7); THENCE North 01°44'39" West a distance of 267.31 feet to the South line of Block Nineteen (19), SMITH'S HIGHLAND HILLS ADDITION BLOCK 18, 19 & 20; THENCE North 00°02'13" East, parallel with the West line of said Block Nineteen (19), a distance of 47.00 feet; THENCE North 89°57'47" West, parallel with the South line of said Block Nineteen (19), a distance of 238.20 feet; THENCE South 00°07'15" West a distance of 309.84 feet to the POINT OF BEGINNING. **AND TRACT 3:** A tract of land lying in the Northwest Quarter (NW/4) of Section Twelve (12), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and including within its bounds all of Lots Twelve (12) and Thirteen (13), Block Twenty-one (21), SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, in Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, Page 37, and being more particularly described as follows: COMMENCING at the Southwest corner of said Northwest Quarter; THENCE North 00°02'13" East, along the West line of said Northwest Quarter (NW/4), a distance of 290.04 feet; THENCE South 88°57'19" East, on the North line of Lot Thirteen (13), Block Twenty-one (21), SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22 extended Westerly, a distance of 50.00 feet to the Northwest Corner of said Lot Thirteen (13) and the POINT OF BEGINNING; THENCE North 00°02'13" East, parallel with the West line of said Northwest Quarter (NW/4) and on the West line of said Lot Thirteen (13) extended North, a distance of 303.58 feet; THENCE South 89°57'47" East a distance of 355.51 feet; THENCE South 00°07'15" West a distance of 309.84 feet to a point on the North line of Block 21, SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22; THENCE North 88°57'19" West, along the North line of said Block 21, SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, a distance of 153.01 feet to the Northeast Corner of Lot 12 of said Block 21; THENCE South 01°02'41" West, along the East line of said Lot 12, a distance of 120.00 feet to the Southeast Corner of said Lot 12; THENCE North 88°57'19" West, along the South line of Lots 12 and 13, Block 21, SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, a distance of 175.00 feet; THENCE North 44°27'33" West, along the Southwesterly line of Lot 13 of said Block 21, a distance of 35.66 feet to the West line of said Lot 13; THENCE North 00°02'13" East, along said West line, a distance of 95.02 feet to the POINT OF BEGINNING.

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**N. Portland Ave. & NW 58<sup>th</sup> St.**

May 1, 2025

**PREPARED FOR:**

Lincoln Avenue Communities  
401 Wiltshire Blvd.  
Santa Monica, CA 90401  
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## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
SUBDIVISION REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13

SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN .....	9.17
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

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

The Planned Unit Development (PUD) of N. Portland Ave. & NW 58<sup>th</sup> St., consisting of 9.3884 acres, is located within the Northwest Quarter (NW/4) of Section 12, Township 12 N, Range 4 W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **SECTION 2.0 ..... LEGAL DESCRIPTION**

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

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner of this property is Landmark Towers Office Building, LLC. The developer of this property is Lincoln Avenue Communities.

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

The subject property is presently zoned R-4 General Residential District, O-2 General Office District, and C-3 Community Commercial District. Surrounding properties are zoned and used for:

North: R-1 District and used for a church and parking lot.  
East: C-3 District and used for commercial development and State Highway 74.  
South: C-3 and C-CBD Districts and used for commercial development.  
West: R-1 District and used for single-family residential.

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

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

The property is currently developed with three (3) office buildings.

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

The concept for this PUD is to modify the existing base zoning to allow for a multifamily development.

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

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

The nearest streets to the north are NW 59<sup>th</sup> St. and NW Expressway. The nearest street to the east is State Highway 74. The nearest street to the south is NW 58<sup>th</sup> St. The nearest street to the west is N. Portland Ave.

7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 30 located at 4343 S. Lake Hefner Dr. It is approximately 1.6 miles from this PUD development.

7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE

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

7.6 ..... PUBLIC TRANSPORTATION

Public Transportation is currently available adjacent to this site.

7.7 ..... DRAINAGE

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

7.8 .....COMPREHENSIVE PLAN

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

**SECTION 8.0.....SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject

to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

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

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

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

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

The existing structure shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the following special conditions shall be made a part of this PUD and shall apply:

##### 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, drivet, stucco, architectural metal, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

##### 9.2 ..... LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

##### 9.3 ..... LIGHTING REGULATIONS

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

##### 9.4 ..... SCREENING REGULATIONS

Sight-proof screening shall not be required within this PUD, except along the east PUD boundary line there shall be no less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

##### 9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.



9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 ..... DUMPSTER REGULATIONS

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

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

9.8 ..... ACCESS REGULATIONS

Access may be taken from N. Portland Ave., NW 58<sup>th</sup> St., and NW 59<sup>th</sup> St.

9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ON-PREMISE SIGNS

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

9.10.2 ..... ATTACHED SIGNS

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

9.10.3 ..... OFF-PREMISE SIGNS

Non-Accessory signs will be in accordance with the base zoning district regulations.

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

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

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

9.13 ..... HEIGHT REGULATIONS

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

9.14 ..... SETBACK REGULATIONS

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

9.15 ..... PUBLIC IMPROVEMENTS

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

9.16 ..... COMMON AREAS

Maintenance of the common areas, private drainage easements, and islands / medians in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

**10.0 ..... DEVELOPMENT SEQUENCE**

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

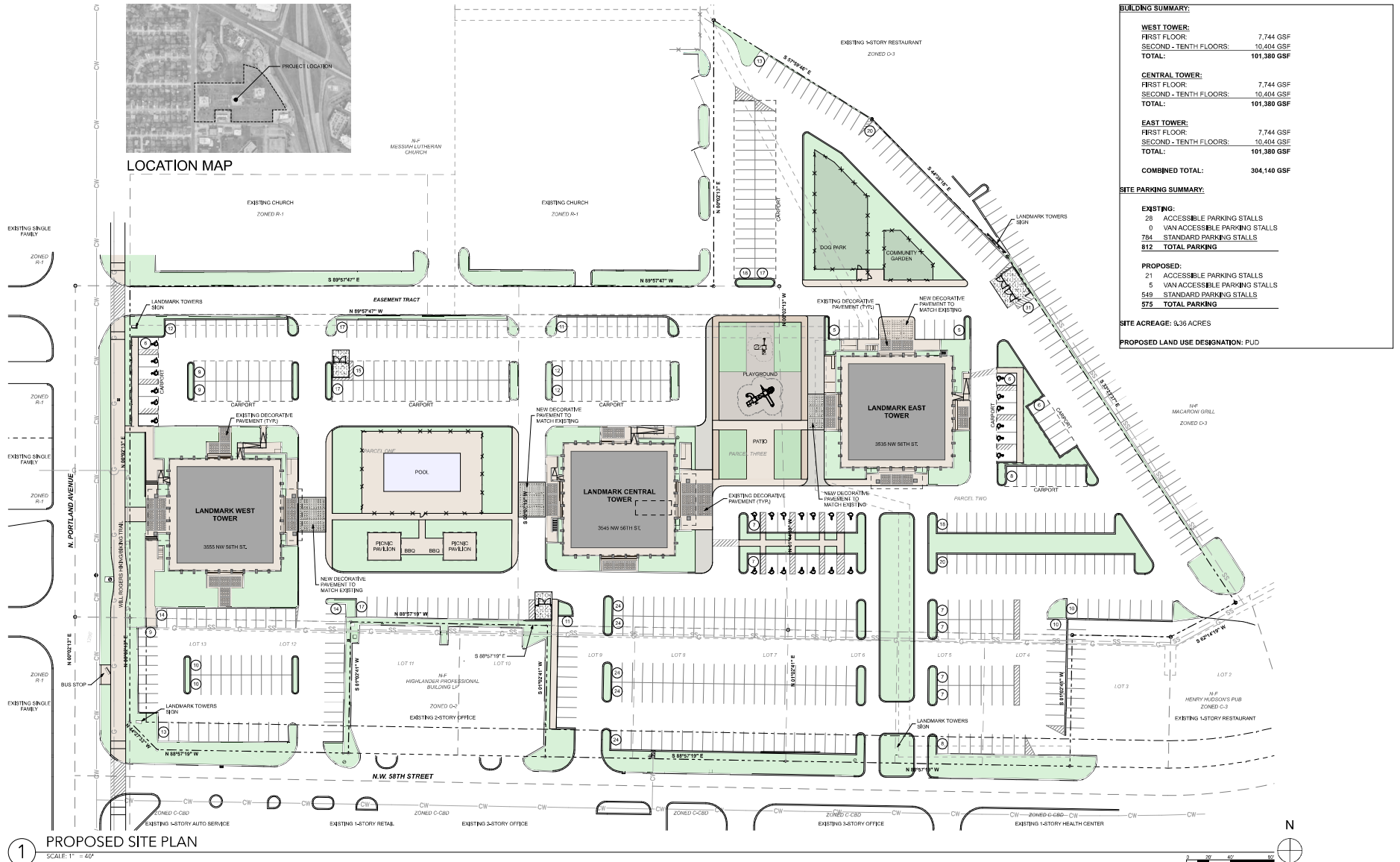
**11.0 ..... EXHIBITS**

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

Exhibit A - Legal Description

Exhibit B - Conceptual Master Development Plan  
Exhibit C - Topography Map

PUD-2071 EXHIBIT B



DEVELOPER 4/28/25

LINCOLN AVENUE  
COMMUNITIES  
401 WILTSHIRE BLVD  
SANTA MONICA, CA 90401  
P PHONE #



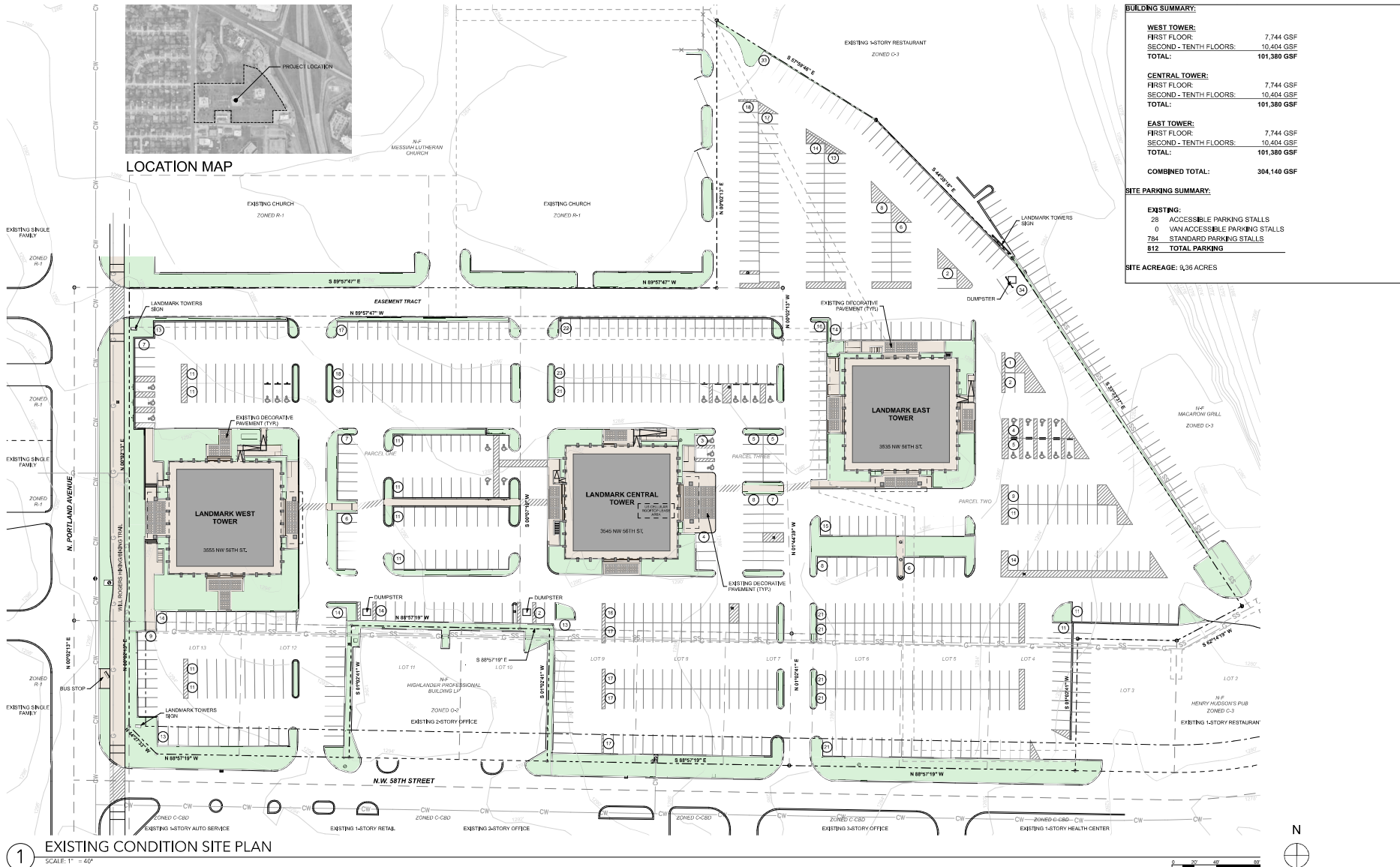
**LANDMARK TOWERS**

3535, 3545, 3555 NW 58TH STREET  
OKLAHOMA CITY, OK 73112

**PRELIMINARY**

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PUD-2071 EXHIBIT C



DEVELOPER 4/28/25

LINCOLN AVENUE  
COMMUNITIES  
401 WILTSHIRE BLVD  
SANTA MONICA, CA 90401  
P PHONE #



**LANDMARK TOWERS**

3535, 3545, 3555 NW 58TH STREET  
OKLAHOMA CITY, OK 73112

**PRELIMINARY**

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