



The City of Oklahoma City
Development Services Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

9420 W I-40 Service Road

Name of Development or Applicant

9420 W I-40 Service Road

Address / Location of Property (Provide County name & parcel no. if unknown)

This PUD is proposed to permit an RV park

Summary Purpose Statement / Proposed Development

Case No.:	PUD - 2004
File Date:	3-14-24
Ward No.:	W3
Nbhd. Assoc.:	-----
School District:	Mustang/Western Heights
Extg Zoning:	AA/PUD-593/PUD-1547
Overlay:	SRO

+/-74.37 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Industrial Investments

Name

3441 Hickory Stick Road

Mailing Address

Oklahoma City, OK 73120

City, State, Zip Code

Phone

Email

Signature of Applicant

Jessica Bloye, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



Doc#: R 2021 32145
 Bk&Pg: RB 5366 785-786
 Filed: 09-15-2021 TMH
 11:11:08 AM QC
 Canadian County, OK 2E

Not Official

Exemption Documentary Stamp Tax
 OS Title 68 Article 32 Sec 3202 Paragraph 11

Ret to:

THE CITY OF OKLAHOMA CITY
 OFFICE OF CITY CLERK
 MUNICIPAL BUILDING
 200 NORTH WALKER AVE.
 OKLAHOMA CITY, OKLAHOMA 73102

GOB
 QUIT CLAIM DEED

Doc TAX Stamp 60330-264 DTD 654

KNOW ALL MEN BY THESE PRESENTS:

That the City of Oklahoma City, a municipal corporation, as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby quit-claim, grant, bargain, sell and convey unto Swisher Investments, LLC, an Oklahoma limited liability company, successor by conversion to Industrial Investments, Company, an Oklahoma general partnership, as Grantee, all its rights, title interest, estate and every claim and demand both at law and in equity, in and to all of the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

See Attachment "A" Attached Hereto and Made A Part Hereof

TO HAVE AND TO HOLD the above premises unto the Grantee, its heirs and assigns forever.

SIGNED and DELIVERED this 14th day of September, 2021.

ATTEST:

THE CITY OF OKLAHOMA CITY
 a Municipal Corporation

Amber K. Simpson
 City Clerk

David Holt
 MAYOR

REVIEWED for form and legality

Patricia Mann
 Assistant Municipal Counselor

CITY ACKNOWLEDGMENT

STATE OF Oklahoma
 COUNTY OF Oklahoma 49 O.S. (1985) Sec. 119 (CORP. ACK)

Before me, a Notary Public, in and for said State, on this 14th day of September, 2021, personally appeared David Holt to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as Mayor of the City of Oklahoma City, and acknowledged to me that he executed the same as his free and voluntary act and deed of the City of Oklahoma City, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above written.

Cartha L. Workman
 NOTARY PUBLIC

My Commission Number & Expiration Date
2/20

Not Official

Not Official

Attachment "A"

ALTA Survey, Canadian County, Oklahoma, SE/4, S1, T-11-N, R-5-W

A part of the Southeast Quarter (SE/4) and a part of Government Lot 3, Section 1, T-11-N, R-5-W; I.M., Canadian County, Oklahoma. Being more particularly described as follows:
Beginning at a $\frac{1}{2}$ " iron rod found at the Southwest (SW) corner of the Southeast Quarter (SE/4) of said Section 1, said point also being the Point of Beginning for the tract to be described,

Thence N $0^{\circ}11'10''$ E a distance of 1956.38 feet;
Thence N $88^{\circ}14'59''$ E a distance of 858.24 feet;
Thence S $06^{\circ}57'29''$ E a distance of 142.88 feet;
Thence S $11^{\circ}40'57''$ E a distance of 74.65 feet;
Thence S $19^{\circ}59'25''$ E a distance of 81.72 feet;
Thence S $29^{\circ}32'34''$ E a distance of 98.74 feet;
Thence S $36^{\circ}33'38''$ E a distance of 142.77 feet;
Thence S $00^{\circ}09'49''$ W a distance of 110.17 feet;
Thence S $03^{\circ}02'17''$ W a distance of 45.59 feet to a point on the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of said Section 1;
Thence N $88^{\circ}22'17''$ E a distance of 1559.02 feet on the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of said Section 1, also the North line of said Government Lot 3, to a point on the East line of the Southeast Quarter (SE/4) of said Section 1;
Thence S $0^{\circ}25'34''$ E on the East line of the Southeast Quarter (SE/4) of said Section 1 a distance of 719.37 feet;
Thence N $86^{\circ}27'04''$ W a distance of 2018.54 feet;
Thence S $23^{\circ}37'14''$ W a distance of 600.40' to a point on the South line of the Southeast Quarter (SE/4) said Section 1;
Thence S $88^{\circ}36'40''$ W a distance of 399.99 feet on the South line of the Southeast Quarter (SE/4) of said Section 1 to the Point of Beginning.

Said tract containing 71.01 acres, as described.

Not Official

Not Official

Exempt Documentary Stamp Tax OS Title 68,
Article 32 Section 3202, Paragraph 4.



Doc#: R 2011 11362
Bk&Pg: RB 3770 630-632
Filed: 06-13-2011 TMH
03:18:47 PM QC
Canadian County, OK

QUITCLAIM DEED (3)

KNOW ALL MEN BY THESE PRESENTS: That **INDUSTRIAL INVESTMENTS COMPANY**, an Oklahoma partnership (the "Grantor"), in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey and quitclaim unto **SWISHER INVESTMENTS LLC**, an Oklahoma limited liability company (the "Grantee"), a certain tract of real property situated in Canadian County, Oklahoma described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the Grantee, and Grantee's successors and assigns forever.

EXECUTED and delivered this 31 day of June, 2011.

INDUSTRIAL INVESTMENTS COMPANY, an Oklahoma partnership

By: *George William Swisher, Jr.*
GEORGE WILLIAM SWISHER, JR., Partner

Ret to: First Liberty Bank
9601 N. May Ave.
Okc. OK 73120

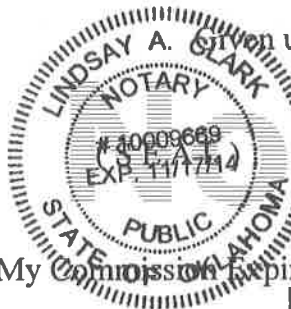
Swisher Investment LLC
1500 Dorchester Dr.
Okc. OK 73120

STATE OF OKLAHOMA)

COUNTY OF OKLAHOMA)

SS:

Before me, a Notary Public in and for said County and State, on this 3rd day of June, 2011, personally appeared **GEORGE WILLIAM SWISHER, JR.**, to me known to be the identical person who subscribed the name of the maker to the foregoing instrument as its Partner, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such partnership, for the uses and purposes therein set forth.



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

Lindsay A. Clark
NOTARY PUBLIC

My Commission Expires:

11/17/14

Commission No.:

10009669

EXHIBIT A

Legal Description

All of Government Lot 1, in the SE 1/4 of Sec. 1, T-11-N, R-5-W, I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at the NE corner of said Government Lot 1, said point being the NE corner of the said SE/4; Thence S0°13'25"E along the East line of said SE/4 a distance of 1539.00 feet to a point on the center line of the North Canadian River according to the original Government survey thereof; Thence N18°18'25"W along the center line of said River a distance of 573.99 feet; Thence N37°45'35"W along the center line of said River a distance of 793.70 feet; Thence N19°48'34"W along the center line of said River a distance of 366.14 feet to a point in the North line of said SE/4; Thence N88°23'13"E along the North line of said SE/4 a distance of 784.71 feet to the point or place of beginning.

LEGAL DESCRIPTION

All of Government Lot 1, in the SE 1/4 of Sec. 1, T-11-N, R-5-W, I.M., Canadian County, Oklahoma, more particularly described as follows:

Beginning at the NE corner of said Government Lot 1, said point being the NE corner of the said SE/4;

Thence S0°13'25"E along the East line of said SE/4 a distance of 1539.00 feet to a point on the center line of the North Canadian River according to the original Government survey thereof;

Thence N18°18'25"W along the center line of said River a distance of 573.99 feet;

Thence N37°45'35"W along the center line of said River a distance of 793.70 feet;

Thence N19°48'34"W along the center line of said River a distance of 366.14 feet to a point in the North line of said SE/4;

Thence N88°23'13"E along the North line of said SE/4 a distance of 784.71 feet to the point or place of beginning.

As recorded in Book 3770, Page 630, Canadian County, Oklahoma.

AND

A part of the Southeast Quarter (SE/4) and a part of Government Lot 3, Section 1, T-11-N, R-5-W; I.M., Canadian County, Oklahoma. Being more particularly described as follows: Beginning at a 1/2" iron rod found at the Southwest (SW) corner of the Southeast Quarter (SE/4) of said Section 1, said point also being the Point of Beginning for the tract to be described,

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Thence S 29°32'34" E a distance of 98.74 feet;

Thence S 36°33'38" E a distance of 142.77 feet;

Thence S 0°09'49" W a distance of 110.17 feet;

Thence S 03°02'17" W a distance of 45.59 feet to a point on the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of said Section 1;

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Thence N 86°27'04" W a distance of 2018.54 feet;

Thence S 23°37'14" W a distance of 600.40' to a point on the South line of the Southeast Quarter (SE/4) said Section 1;

Thence S 88°36'40" W a distance of 399.99 feet on the South line of the Southeast Quarter (SE/4) of said Section 1 to the Point of Beginning.

As recorded in Book 5366, Page 785, Canadian County, Oklahoma.

March 14, 2024

City of Oklahoma City
Development Services Department
420 W Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

RE: 9420 W I-40 Service Road: PUD Submittal

Dear Ms. Welch:

On behalf of the property owner, Industrial Investments, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 9420 W I-40 Service Road in south Oklahoma City. The subject site is currently zoned as PUD-1547, specifically Tracts 1, 2, 3 and 4 with base zonings of I-2, Moderate Industrial District and AA, Agricultural District. The north portion of the property is largely undeveloped with the exception of an area for tractor/trailer parking. The south portion of the property is developed as a recreational paintball park. The PUD, totaling approximately 74.37 acres, includes a base zoning of I-1, "Light Industrial" District to permit an RV park. The proposed RV park development also includes ample amenities for guests and visitors along with ancillary horse stables and RV storage. This PUD is consistent and appropriate with the surrounding area. Please find attached the following submittal documents for the above referenced project:

- PUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Master Development Plan
- Filing Fee of \$2,700.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **April 25, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,


For Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[5753 000 / PUD]

P:\5753\PUDD\sub flr.docx

**Industrial Investments
C/O Bill Swisher
3441 Hickory Stick Road
Oklahoma City, OK 73120
PH: (405) 826-5001**

March 11, 2024

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development rezone application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Signature

THANE SWISHER - MANAGER
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5753 000/PUD

Swisher Investments, LLC
3441 Hickory Stick Road
Oklahoma City, OK 73120
PH: (405) 826 5001

March 11, 2024

City of Oklahoma City
Planning Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

RE: Letter of Authorization for Submittal to the City

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development rezone application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,


Signature

THANE SWISHER / MANAGER
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5753 000/PUD

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

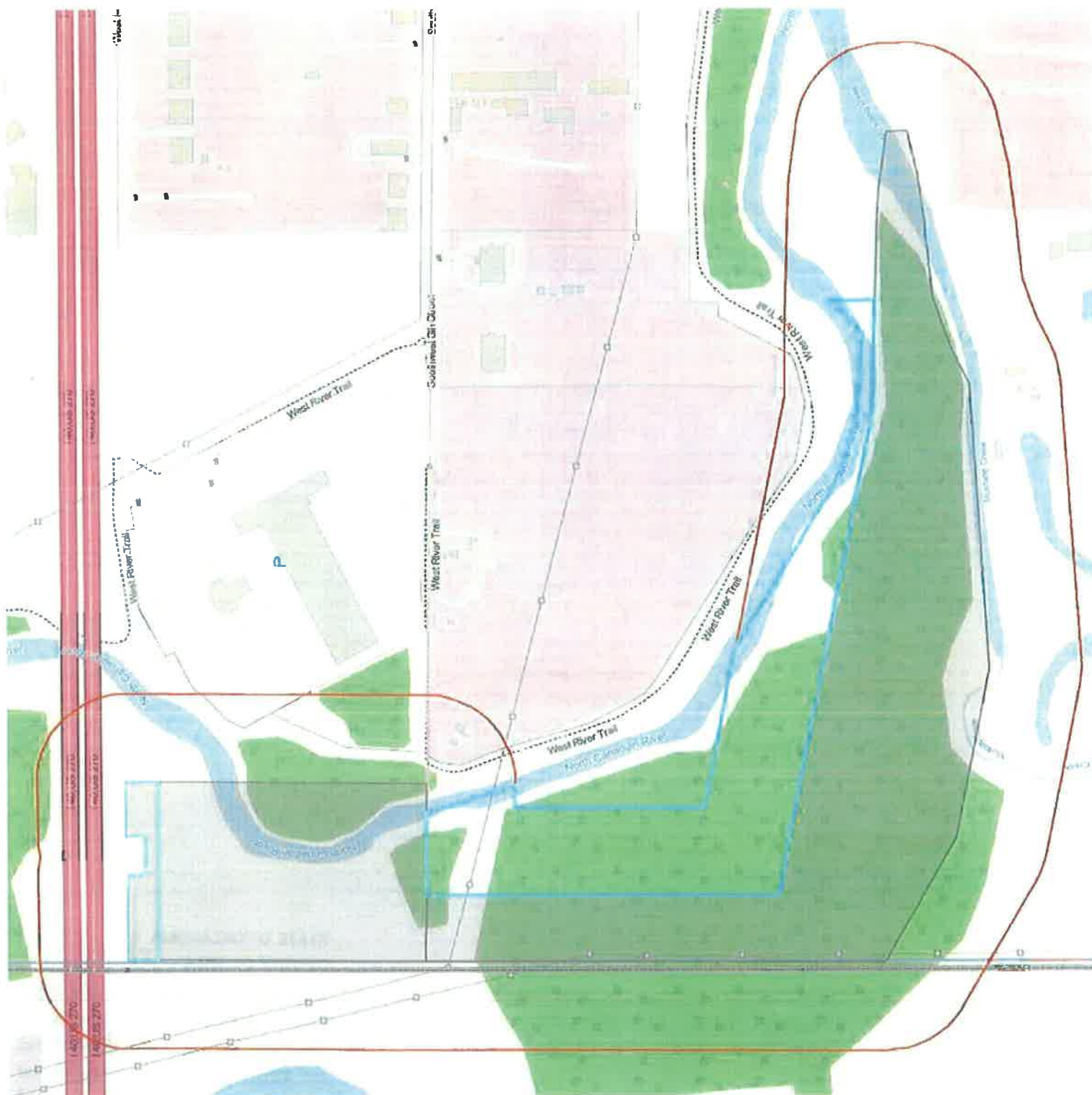
This Non-Official Report is for Account Number R142015000, R142015005, R142017050 and is a 300-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
COUNTY OF OKLA. }

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft Redline
filed in the office of the County Assessor
on the 13 day of March, 2024
Given under my hand and official seal this
13 day of March, 2024

County Assessor

Deputy



Oklahoma County Assessor's
300ft Radius Report
3/13/2024

accountno	name1	name2	name3	ma/lingaddress1	city	state	zipcode	subname	block	lot	legal	location
R142016559	WOOD EDDIE L & CAROL L	No Data	No Data	8801 SW 15TH ST	OKLAHOMA CITY	OK	73128-9593	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W BEG 1554.47FT W OF SE/C SW4 TH W346.69FTN157FT NE162.79FT NE79.68FT NWLY 115FT E199.86FT SE113.77FTSE68.06FT SW157.07FT SW106.10FT SELY 156.73FT TO	8801 SW 15TH ST OKLAHOMA CITY
R142017070	SUBLETT SABRINA	No Data	No Data	8701 SW 15TH ST	OKLAHOMA CITY	OK	73128-9593	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W BEG 549.21FT W OF SE/C SW4 TH N382.42FT E124.71FT N110.33FT NW140.84FT NW57.65FT SW87.91FT SW137.19FT SW66FT S392.78FT E289.82FT TO BEG CONT 3.51ACR	8701 SW 15TH ST OKLAHOMA CITY
R142016550	ELLISON INVESTMENTS LLC	No Data	No Data	5506 STEWART DR	MUSTANG	OK	73064-9400	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W E424.5FT OF GOVT LOT 14 DESC BEG SE/C SW4 TH W424.5FT N769.35FT NE193.61FT NE236.67FT S830.56FT TO BEG CONT 7.92ACRS MORE OR LESS	8225 SW 15TH ST OKLAHOMA CITY
R142016510	8405 OKC LLC	No Data	No Data	25706 W 73RD ST	SHAWNEE	KS	66227-2522	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SE4 SEC 6 11N 4W BEG SW/C SE4 TH N830.86FT NWLY159.11FT S834.18FT W161.50FT TO BEG EX A TR BEG SW/C SE4 TH N830.86FT E36.21FT SWLY654.08FT S177.32FT TO BEG	8405 SW 15TH ST OKLAHOMA CITY
R142016513	SLEMP STANLEY C & BEVERLY S TRS	SLEMP FAMILY REV TRUST	No Data	1500 SW 113TH PL	OKLAHOMA CITY	OK	73170-4473	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SE4 SEC 6 11N 4W BEG 161.50FT E OF SW/C SE4 TH N834.18FTNE159.11FT S840FT W161.50FT TO BEG	8401 SW 15TH ST OKLAHOMA CITY
R142016553	THE CITY OF OKLAHOMA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W BEG 830.86FT N OF SE/C SW4 TH WLY 236.67FT SWLY 193.61FT N111.03FT TO CENTER OF RIVER NELY 178.1FT NELY 256.77FT S143.26FT TO BEG CONT 1.23ACRS MORE	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
3/13/2024

R142016517	THE CITY OF OKLAHOMA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 06 11N 4W	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SE4 SEC 6 11N 4W BEG 830.86FT N OF SW/C SE4 TH N143.26FT TO CENTER OF RIVER TH NELY 167.22FT NELY 153.98FT E6.58FT S213.72FT SWLY 318.33FT TO BEG CONT 0 1.22ACRS MORE 0	0 UNKNOWN OKLAHOMA CITY
R142016495	FREYMILLER FIVE LLC	No Data	No Data	8125 SW 15TH ST	OKLAHOMA CITY	OK	73128-9505	UNPLTD PT SEC 06 11N 4W	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SE4 SEC 6 11N 4W BEG 1268.14FT W OF SE/C SE4 TH N1091.27FT W359.09FT N TO CTR LINE OF NORTH FORK CANADIAN RIVER TH SWLY & NWLY ALONG CTR LINE OF RIVER TO A POINT 323	8337 SW 15TH ST OKLAHOMA CITY
R142016600	CITY OF OKLAHOMA CITY	No Data	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102-2232	UNPLTD PT SEC 06 11N 4W	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SE4 & SW4 SEC 6 11N 4W BEG 957.98FT S & 1317.44FT W OF NE/C SE4 TH S337.38FT SW1458.66FT NW113.85FT N538.94FT NELY590.43FT SELY985.51FT TO BEG CONT17.16ACRS MORE OR	UNKNOWN
R142017000	THE CITY OF OKLA CITY	No Data	No Data	208 MUNICIPAL BLDG	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 06 11N 4W	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W BEG 225FT E OF NW/C OF SW4 TH S1183FT SE1684.78FT E APPROX 390FT N APPROX 158.30FT SW157.62FT NW294.03FT NW211.77FT NW378.85FT NW495.46FT NW296.34FT	0 UNKNOWN OKLAHOMA CITY
R142016599	CITY OF OKLAHOMA CITY	MUNICIPAL CORPORATION	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102-2232	UNPLTD PT SEC 06 11N 4W	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W BEG 739.60FT E OF NW/C SW4 TH SW80.11FT SW66.19FT SE131.85FT SE321.48FT SE212.34FT SE212.36FT SE375.41FT SE357.26FT SE195.60FT NE170.78FT NE275.83FT	0 UNKNOWN OKLAHOMA CITY
R142016555	CEC SAND INC	No Data	No Data	6705 NW 59TH TER	BETHANY	OK	73008-1957	UNPLTD PT SEC 06 11N 4W	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W BEG 527.88FT W OF NE/C SW4 TH W1236.6FT SW80.11FT SWLY66.19FT SE131.85FT SE321.48FT SE212.34FT SE212.36FT SE375.41FT SE357.26FT SE195.60FT NE170.78FT	UNKNOWN

Oklahoma County Assessor's
300ft Radius Report
3/13/2024

R142016055	CITY OF OKLAHOMA CITY	CITY CLERK MUNICIPAL BUILDING	No Data	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102-2232	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT NW4 SEC 6 11N 4W PT OF GOV LOT 6 BEG 607.46FT E OF SW/C NW4 TH N1008.50FT E178.95FT S244.92FT E50FT NE282.67FT SE19.04FT SW113.83FT SW111.35FT SW118.73FT SW61.06FT S	UNKNOWN
R142016050	RUSH TRUCK CENTERS OF OKLAHOMA INC	No Data	No Data	PO BOX 34630	SAN ANTONIO	TX	78265-4630	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT NW4 SEC 6 11N 4W PT OF GOV LOT 6 & PT SE4 NW4 BEG 1552.59FT S OF NE/C NW4 TH S1071.51FT W1895.03FT N1020.10FT E178.95FT S245FT E50FT NE449.47FT NE303.38FT E300FT NE2	8704 W I 40 SERVICE RD OKLAHOMA CITY
R142017050	CITY OF OKLAHOMA CITY	No Data	No Data	200 N WALKER AVE	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SW4 & SE4 SEC 11N 4W BEG 1539FT N OF SW/C SW4 TH SELY 482.73FT SELY 597.18FT ELY 960.83FT NELY 324.87FT ELY 423.99FT NELY 159.98FT NLY 61.18FT NWLY 191.23FT W782.02FT NWLY 1684.78FT N1183.55F	0 UNKNOWN UNINCORPORATED
R142017060	WOOD JACKIE L & LILLIAN M	No Data	No Data	8745 SW 15TH ST	OKLAHOMA CITY	OK	73128-9597	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT SW4 SEC 6 11N 4W LOTS 14 & 15 EX E25RDS 12FT IN SE4 SW4 & EX BEG 1554.47FT W OF SE/C SW4 TH W346.69FT N157FT NE162.79FT NE79.68FT NWLY 115FT E199.86FT SE113.77FT SE68	8745 SW 15TH ST OKLAHOMA CITY
R142016020	FALCON ENTERPRISES INC	C/O MCCONNELL CONSTRUCTION INC	No Data	3057 ROLLING STONE RD	OKLAHOMA CITY	OK	73120-1864	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT NW4 SEC 6 11N 4W BEG 1650FT W OF NE/C NW4 TH W344.90FT SELY 65.08FT SELY 426.07FT SWLY 274.58FT SWLY 364.54FT SWLY 208.69FT NWLY 264.92FT S288.16FT E385.77FT N53.04F	201 ALLIANCE CT OKLAHOMA CITY
R142015005	SCHWARZ ASPHALT LLC	No Data	No Data	8251 W RENO AVE	OKLAHOMA CITY	OK	73127-7202	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT NW4 SEC 6 11N 4W PT GOVT LOT 6 BEG SW/C LOT 6 TH N911.63FT E608.69FT S920.10FT W608.69FT TO BEG	8704 W I 40 SERVICE RD OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
3/13/2024

R142015000	EKN HOLDINGS LLC	No Data	No Data	11816 INWOOD RD STE 70025	DALLAS	TX	75244	UNPLTD PT SEC 06 11N 4W	0	0	UNPLTD PT SEC 06 11N 4W 000 000 PT NW4 SEC 6 11N 4W PT GOVT LOT 6 8EG 911.63FT N OF SW/C LOT 6 TH N100FT TO R/W IH 40 E337.59FT S65FT E130FT N65FT E141.05FT S98.41FT W608.69FT TO BEG	8704 W 1 40 SERVICE RD OKLAHOMA CITY
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Canadian County Assessor Ownership Account	Owner	Location	Mailing Address	Parcel ID	Assessed Value	Legal Description
090000908	SWISHER INVESTMENTS LLC	-	3441 HICKORY STICK RD OKLAHOMA CITY OK 73120-0000	060999-912014-000002	\$1,367	T11N R05W S01 SE4 A#2 - BEING OGS LT 1 LESS BEG @ SW/C, TH N1956 38', E858 24' SE142 68' SE74 65' SE81 72' SE98 74' SE142 77' SE203 41' NE210 87' SE389 62' NE851 95' S943 68' NW2018 54' SW600 40' W399 99' TPB
090000910	INDUSTRIAL INVEST CO	-	C/O BILL SWISHER 3441 HICKORY STICK RD OKLAHOMA CITY OK 73120-0000	060999-912014-000004	\$85,702	T11N R05W S01 SE4 A#4 PT SE4 - BEG 652 13'S OF NW/C, TH NE2176 58' SE412 22', SE338 84' SW2551 87' NE652 13' TPB LESS BEG @ SW/C, TH NE1956 38' NE858 24' SE142 68' SE74 65' SE81 72' SE98 74' SE142 77' SE203 41' NE210 87' SE389 62' NE851 95' S943 68' NW2018 54' SW600 40' SW399 99' TPB
090000911	INDUSTRIAL INVEST CO	-	C/O BILL SWISHER 3441 HICKORY STICK RD OKLAHOMA CITY OK 73120-0000	060999-912014-000005	\$719	T11N R05W S01 SE4 A#5 PT SE4 - BEG @ SW/C, TH NE1304 25' NE2551 89' SE235 15', S719' NW2022 25' SW600 38' SW400' TPB LESS BEG @ SW/C, TH NE1956 38', NE858 24' SE142 68' SE74 65' SE81 72' SW98 74' SE142 77' SE203 41' NE210 87', SE389 62' NE851 95' S943 68' NW2018 54' SW600 40' SW399 99' TPB
090147318	CITY OF OKLAHOMA CITY	-	200 N WALKER AVE OKLAHOMA CITY OK 73102-0000	060999-912014-000007	\$30,054	T11N R05W S01 SE4 A#7 PT SE4 - BEG @ SW/C, TH NE1956 38' NE858 24' SE142 68', SE74 65' SE81 72' SE98 74' SE142 77' SE203 41' NE210 87' SE389 62' NE851 95', S943 68' NW2018 54' SW600 40' SW399 99' TPB
090000909	INDUSTRIAL INVEST	-	C/O BILL SWISHER 3441 HICKORY STICK RD OKLAHOMA CITY OK 73120-0000	060999-912014-000003	\$45,820	T11N R05W S01 SE4 A#3 PT SE4 - BEG 1802 41'E OF NW/C, TH SE366 14' SE381 48', WEST TO EAST LINE OF N/2 OF NW/4 OF SE/4, NORTH TO NORTH LINE OF SE/C, EAST TPB
090097959	I-40 OKC PARTNERS LLC	-	2126 HAMILTON RD STE 260 ARGYLE TX 76226	060999-912014-000006	\$653,400	T11N R05W S01 SE4 A#6 PT SE4 - BEING THE N/2 NW4 SE4
090000714	INDUSTRIAL INVEST CO	-	C/O BILL SWISHER 3441 HICKORY STICK RD OKLAHOMA CITY OK 73120-0000	060999-912011-000003	\$264,718	T11N R05W S01 NE4 A#3 - BEING THE SE4 NE4 LYING SOUTH OF I-40 R/O/W LESS BEG 1591 86'S & 1331 91'E OF NW/C, TH E1 17' SE301 04' E200' SW511 43' W190 81', N55' TPB
090097960	I-40 OKC PARTNERS LLC	-	2126 HAMILTON RD STE 260 ARGYLE TX 76226	060999-912011-000018	\$1,020,284	T11N R05W S01 NE4 A#18 PT NE/4 BEING ALL THAT PT OF SW/4 NE/4 LYING, S OF I-40 R O W LESS BEG 1 591 86'S NW/C TH E1 331 91' S55' W1 331 91' N55' TPB
090000712	OVERNITE TRANSPORTATION CO	8124 W RENO AVE	8600 CHEMIN SAINT-FRANCOIS 100 SAINT-LAURENT, QUEBEC CANADA HAS 1B7,-	060999-912011-000015	\$1,374,411	T11N R05W S01 NE4 A#15 PT NE4 - BEG 1228 85'W 70'S & 369 51'S OF NE/C, TH S875', E155 85' S10' E144 19' N521 82' CURVL 124 70' CURVR 138 48' W269 91' TPB
090000713	U S HIGHWAY	-	MUSTANG OK 73064-0000	060999-912011-000002	\$6,880	T11N R05W S01 NE4 A#2 PT NE4 - BEG 1011 63'N OF SE/C, TH N270' W1052 62' N10', W400' S20' W1133 91' S245' E1333 91' SE301 04' E200' N10' E762 62' TPB
090097960	I-40 OKC PARTNERS LLC	-	2126 HAMILTON RD STE 260 ARGYLE TX 76226	060999-912011-000018	\$1,020,284	T11N R05W S01 NE4 A#18 PT NE/4 BEING ALL THAT PT OF SW/4 NE/4 LYING, S OF I-40 R O W LESS BEG 1 591 86'S NW/C TH E1 331 91' S55' W1 331 91' N55' TPB
090115353	CITY OF OKLAHOMA CITY	-	200 N WALKER AVE OKLAHOMA CITY OK 73102-0000	060999-912011-000019	\$0	T11N R05W S01 NE4 A#19 PT NE4 BEG 1,646 86'S & 1,333 91'E OF NW/C, TH E190 81', NE311 43' W200' SW110 02' SW191 03' S21 91' TPB
090115332	CITY OF OKLAHOMA CITY	-	200 N WALKER AVE OKLAHOMA CITY OK 73102-0000	060999-912011-000020	\$104,544	T11N R05W S01 NE4 A#20 PT NE4 BEG 1,619 86'S OF NW/C, TH E1 072 91' SE150 21', NE109 08' S21 9' W1 333 91' N27' TPB
090120497	STATE OF OKLA DEPT OF TRANS	-	%LEGAL DIV-BUSINESS OFFICE 200 NE 21ST ST OKLAHOMA CITY OK 73105-0000	060999-912011-000021	\$450	T11N R05W S01 NE4 A#21 PT NE4 BEG 1,591 86'S OF NW/C, TH E1,333 08' SE301 04', SW110 02' SW300 11' NW150 21' W1 072 91' N28' TPB
090121545	SRM LEASING LLC	-	1400 S HOLLY AVE YUKON OK 73099	060999-912011-000022	\$344,864	T11N R05W S01 NE4 A#22 PT NE4 - BEG 759 24'S OF NE/C, TH S554 15' W912 43', N423 7' E64' NE CURVL 179 94' NW CURVR 11 15' E844 95' TPB
090000723	MIK HOLDINGS LLC	9218 W RENO AVE	C/O MARTHA SUE KIRLAND 2700 EDINBURGH DR EDMOND OK 73034-0000	060999-912011-000011	\$1,254,934	T11N R05W S01 NE4 A#11 A#12 & A#16 PT NE4; A#11 - BEG 708 43'S & 684 12'E OF NW/C, TH S635 37' E343 25' N833 53' W343 25' TPB & A#12 - BEG 708 43'S & 1027 37'E OF NW/C, TH S633 63' E107 51' N20' E244 15' N612 25' WEST TPB & A#16 - BEG @ NE/C OF A#12, TH N256 27' W6' S256 27' E6' TPB

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

PUD - _____

MASTER DESIGN STATEMENT FOR

9420 W I-40 Service Road

March 11, 2024
(revision dates)

PREPARED FOR:

Industrial Investments
3441 Hickory Stick Road
Oklahoma City, OK 73120

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 9420 W I-40 Service Road, consisting of approximately 74.37 acres are located within the (SE/4) of Section (1), Township (11) N, Range (5) W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located at 9420 W I-40 Service Road.

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.

3.0 OWNER/DEVELOPER:

The Owner of the property described in Section 2.0 is Industrial Investments. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 9420 W I-40 Service Road. The property is currently zoned as PUD-1547, specifically Tracts 1, 2, 3 and 4 with base zonings of I-2, Moderate Industrial District and AA, Agricultural District. The north portion of the subject property is largely undeveloped with the exception of an area for tractor/trailer parking. The south portion of the property is developed as a recreational paintball park.

North: North of the subject site is I-40 and beyond is zoned and developed as PUD-39 (I-2 base) and I-2, "Moderate Industrial" District.

East: East of the subject site on the north is zoned as PUD-593. East of the site on the south is a continuation of the existing PUD-1547, specifically Tract 5 with a base zone of R-1, "Single Family Residential" District. Said property to the east is undeveloped.

South: South of the subject site is zoned as AA, "Agricultural" District and is undeveloped. It is anticipated that this area will be developed as new city park.

West: West of the subject site on the north side is zoned and developed as I-2, "Moderate Industrial" District. West of the site on the south side is zoned as AA, "Agricultural" District and is developed as an industrial use.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is between 1224-1210 and generally slopes to the east. The subject property has approximately 10% tree cover. All of the subject property is in the FEMA floodway or the 100-year floodplain.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as an RV Park to include ample amenities such as sport courts, a playground, dog park, pool and open space in addition to RV storage areas. This development will complement the surrounding area and will add a needed service to south Oklahoma City.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the I-1, "Light Industrial" District or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6250.2: Industrial Districts Bulk Standards
 - Setbacks: The setback requirements for the I-1 district are below. This PUD proposes setbacks for the PUD boundaries. Specifically, a setbacks of 25 feet on the north and 10 feet on the east, west and south boundaries.
 - Front: 25 feet
 - Side: None, except where a platted building line exists, that line shall take precedence if greater than this requirement; Where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R-MH-2, HL or HP District: building setback of 15 feet and landscaped buffer strip of 5 feet
 - Rear: None, except where abutting an AA, RA, R-1, R-1ZL, R-2, R-3, R-3M, R-4M, R-4, R-MH-1, R- MH-2, HL or HP District: building setback of 15 feet and landscaped buffer strip of 5 feet

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This PUD proposes a connection to W I-40 Service Road.

Proposed streets in this Planned Unit Development shall be private and shall be designed to standards.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15th Street. Approximately 3.8 miles west from this PUD development. Anticipated response times are of urban service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development nor are there any planned. There are no existing EMBARK bus routes located near this development.

7.7 DRAINAGE

The property within this Planned Unit Development is within the FEMA 100-year floodplain and a portion is within the FEMA floodway. The general location of the FEMA 100-year floodplain is delineated on the Master Development Plan.

7.8 planOKC COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low (UL) Intensity land use topology area. The UL intensity applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individuals developments, and design that facilitates pedestrian and bicycle transportation.

The north portion of this PUD is within the Heavy Industrial (HI) overlay. The HI overlay is intended to accommodate industrial uses that are difficult to integrate with less intense uses due to negative impacts from heavy traffic, noise, or odors. This designation simultaneously concentrates heavy industrial users away from existing or future neighborhoods while preserving prime land that has attributes crucial to industrial businesses.

The uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low and Heavy Industrial land use designation standards. This site is largely comprised of the FEMA floodplain and proposes low intensity industrial, office and commercial uses while ensuring said uses are not abutting residential developments. This proposed PUD complements the surrounding industrial uses.

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 **I-1, "Light Industrial" District** shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD:

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Animal Sales and Services: Horse Stables (8300.9), further limited to overnight boarding of horses ancillary to the RV Park
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment: Storage (8300.21), further limited to open-air covered and/or enclosed storage areas for recreation vehicles, trailers and boats
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Communications Services: Limited (8300.29)
- Convenience Sales and Personal Services (8300.32)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Food and Beverage Retail Sales (8300.41) ancillary to an RV park
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Industrial, Light (8350.8)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Lodging Accommodations: Campgrounds (8300.50)
- Outdoor Sales and Display, and Outdoor Storage (8300.54)
- Personal Storage (8300.60)
- Retail Sales and Services: General (8300.63)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all permanent structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or untreated concrete block buildings shall be permitted.

Metal buildings shall be permitted.

9.2 LANDSCAPING REGULATIONS

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

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

Screening shall be per the base zoning district of the use at the time of development.

9.5 PLATTING REGULATIONS

Platting within this PUD shall be per the City of Oklahoma Subdivision Regulations.

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.

9.8 VEHICULAR ACCESS REGULATIONS

There shall be one (1) access point from W I-40 Service Road in this PUD.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

9.9 PARKING REGULATIONS

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

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Gravel may be permitted as a low impact development option for the entry drive such that it meets the minimum standards for emergency access.

9.10 SIGNAGE REGULATIONS

Signage within this PUD shall be per the base zoning district regulations.

9.11 ROOFING REGULATIONS

All structures in this PUD shall have Class C roofing or better.

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Interior pedestrian pathways shall be included within this PUD. Pedestrian pathways shall be shown at the time of the specific plan and shall be required with each phase of development.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning district regulations.

9.14 SETBACK REGULATIONS

Setbacks within this PUD shall be as follows:

North: 25 feet
East: 10 feet
West: 10 feet
South: 10 feet

There shall be no internal setbacks except as those required by Building and Fire Codes.

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 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 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

9.18 SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued within this PUD until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Site Plan

EXHIBIT "A"
LEGAL DESCRIPTION

All of Government Lot 1, in the SE 1/4 of Sec. 1, T-11-N, R-5-W, I.M., Canadian County, Oklahoma, more particularly described as follows:

Beginning at the NE corner of said Government Lot 1, said point being the NE corner of the said SE/4;

Thence S0°13'25"E along the East line of said SE/4 a distance of 1539.00 feet to a point on the center line of the North Canadian River according to the original Government survey thereof;

Thence N18°18'25"W along the center line of said River a distance of 573.99 feet;

Thence N37°45'35"W along the center line of said River a distance of 793.70 feet;

Thence N19°48'34"W along the center line of said River a distance of 366.14 feet to a point in the North line of said SE/4;

Thence N88°23'13"E along the North line of said SE/4 a distance of 784.71 feet to the point or place of beginning.

As recorded in Book 3770, Page 630, Canadian County, Oklahoma.

AND

A part of the Southeast Quarter (SE/4) and a part of Government Lot 3, Section 1, T-11-N, R-5-W; I.M., Canadian County, Oklahoma. Being more particularly described as follows: Beginning at a ½" iron rod found at the Southwest (SW) corner of the Southeast Quarter (SE/4) of said Section 1, said point also being the Point of Beginning for the tract to be described,

Thence N 0°11'10" E a distance of 1956.38 feet;

Thence N 88°14'59" E a distance of 858.24 feet;

Thence S 06°57'29" E a distance of 142.88 feet;

Thence S 11°40'57" E a distance of 74.65 feet;

Thence S 19°59'25" E a distance of 81.72 feet;

Thence S 29°32'34" E a distance of 98.74 feet;

Thence S 36°33'38" E a distance of 142.77 feet;

Thence S 0°09'49" W a distance of 110.17 feet;

Thence S 03°02'17" W a distance of 45.59 feet to a point on the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of said Section 1;

Thence N 88°22'17" E a distance of 1559.02 feet on the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of said Section 1, also the North line of said Government Lot 3, to a point on the East line of the Southeast Quarter (SE/4) of said Section 1;

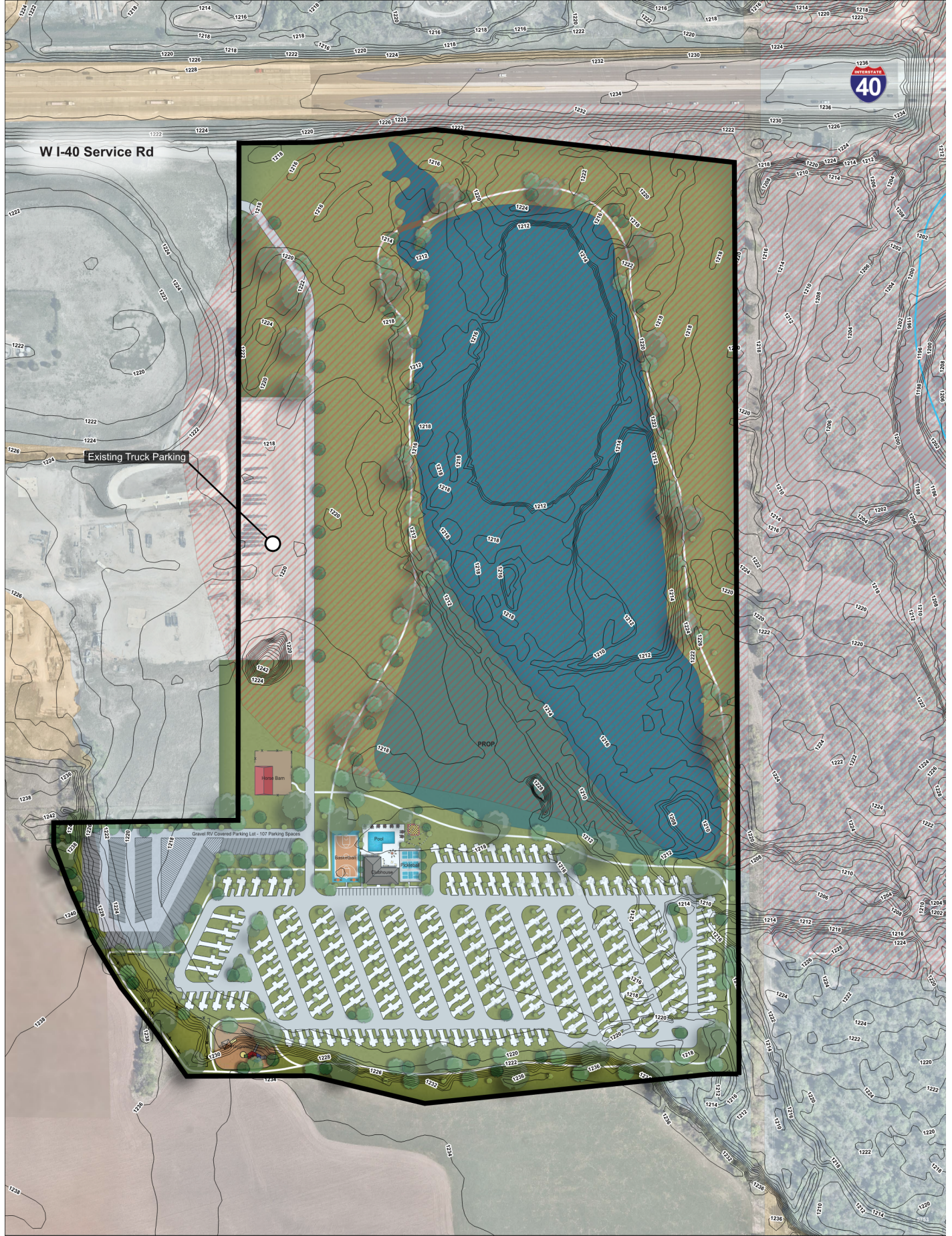
Thence S 0°25'34" E on the East line of the Southeast Quarter (SE/4) of said Section 1 a distance of 719.37 feet;

Thence N 86°27'04" W a distance of 2018.54 feet;

Thence S 23°37'14" W a distance of 600.40' to a point on the South line of the Southeast Quarter (SE/4) said Section 1;

Thence S 88°36'40" W a distance of 399.99 feet on the South line of the Southeast Quarter (SE/4) of said Section 1 to the Point of Beginning.

As recorded in Book 5366, Page 785, Canadian County, Oklahoma.



PUD-_____
9420 W I-40 Service Road

Exhibit B
 Conceptual Site Plan
 164 RV Sites
 +/-77 Acres

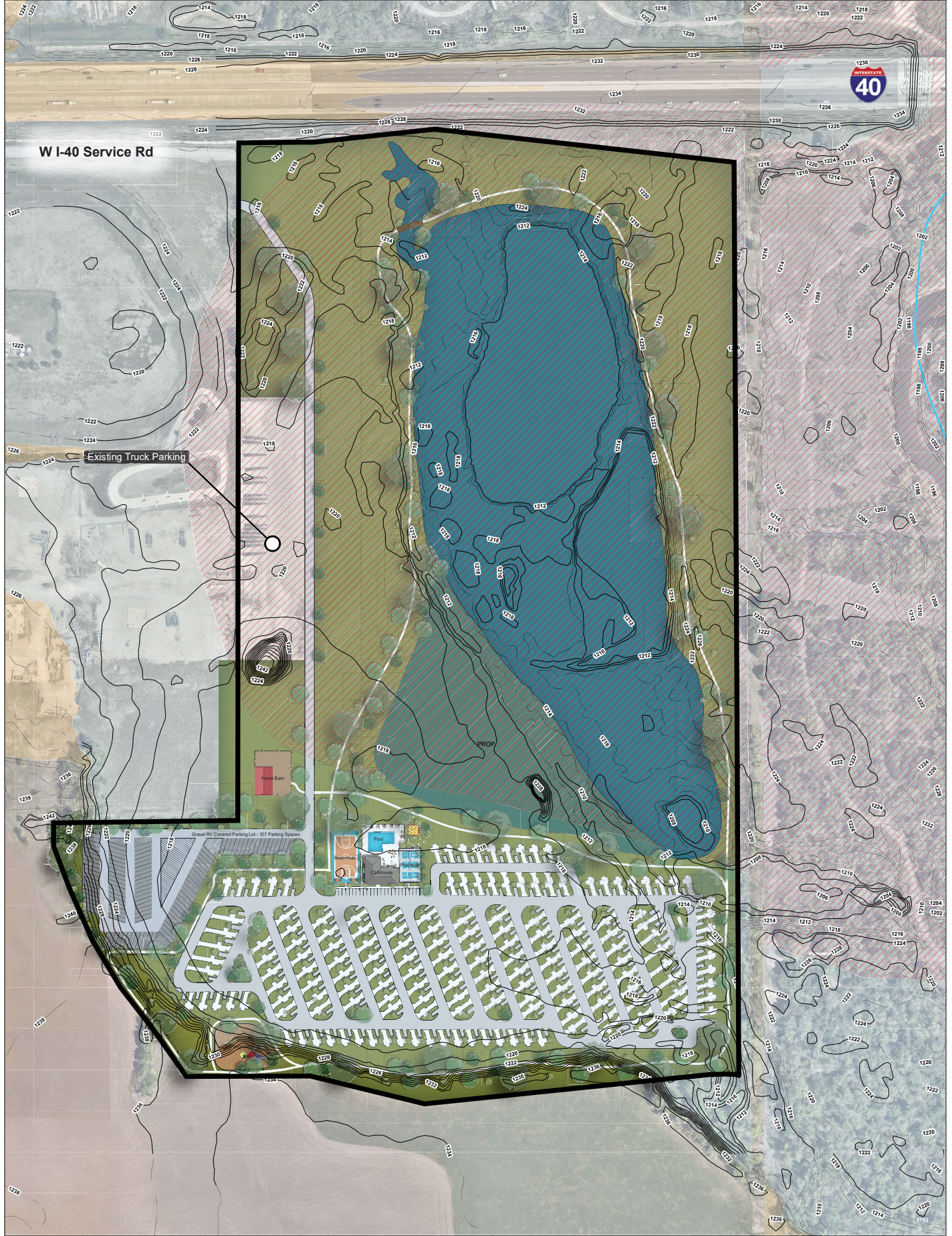
JA
 &
 ASSOCIATES
 JOHNSON & ASSOCIATES

Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 233-6675 FAX (405) 233-6675

ENGINEERS SURVEYORS PLANNERS

3/13/24

Conceptual site plan showing feasible option
 permitted under proposed rezoning



PUD-_____
9420 W I-40 Service Road

Exhibit B
 Conceptual Site Plan
 164 RV Sites
 +/-77 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 238-8878 FAX (405) 238-8878

ENGINEERS SURVEYORS PLANNERS
 3/13/24
 Conceptual site plan showing feasible option
 permitted under proposed rezoning