



The City of Oklahoma City
 Planning 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

8100 S Santa Fe Avenue

Name of Development or Applicant

8100 S Santa Fe Avenue

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

Continued operations of the existing industrial/commercial uses

Summary Purpose Statement / Proposed Development

Staff Use Only	2015
Case No.: PUD	_____
File Date:	5-2-24
Ward No.:	W4
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	PUD-597 / R-1
Overlay:	_____

+/-19.94 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):

South Santa Fe, LLC

Name

PO Box 892456

Mailing Address

Oklahoma City, OK 73189

City, State, Zip Code

Phone

Email

Signature of Applicant

Mark W. Zitzow, 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.

Return: South Sante Fe, LLC
P.O. Box 872456, OKC, OK 73189

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
4040 N. TULSA
Oklahoma City, OK 73112

PERSONAL REPRESENTATIVE DEED

This indenture, made the 7 day of July, 2014, by and between Danny W. Albert, of Rockwall, Texas, the duly appointed, qualified and acting Personal Representative of the estate of Lyda Ruth Harrell, Deceased, party of the first part, and South Sante Fe, LLC by Steve Cupit, managing member, party of the second part, witnesseth:

That on the 24th day of September 2013, an Order of Sale was entered by the Court finding that the sale of the real estate of said estate was necessary and authorizing the Personal Representative to advertise the property for sale.

Thereafter, did receive on March 12, 2014 an offer to purchase the real estate of the estate from South Sante Fe, LLC through its managing member, Steve Cupit for the sum of One Hundred Ninety Thousand Dollars (\$190,000.00) to purchase the property in an as is condition and for purchaser to pay the closing costs.

Pursuant to said offer did on March 19, 2014 make application to approve the sale of said real estate pursuant to said offer, Order Fixing Time for Hearing on the 14th day of April, 2014 was entered and Notice of the Hearing was given by publication in the Journal Record on March 20th and 27th, 2014 with mailing of the Notice to all interest parties as shown by the Attorney's Affidavit thereof.

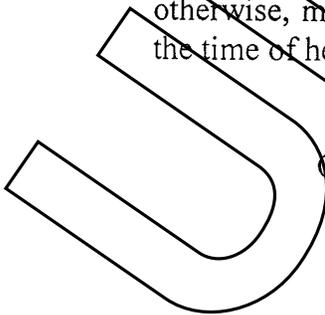
On the 14th day of April, 2014, the District Court within and for said Oklahoma County, State of Oklahoma, had a hearing and made and entered an Order Allowing Sale of Real Estate, authorizing said Personal Representative to accept the offer and to sign the Real Estate Purchase Contract and commence to conclude said sale.

Now, therefore, Danny W. Albert, Personal Representative of the estate of Lyda Ruth Harrell, deceased, party of the first part, pursuant to said Order for and in consideration of the sum of One Hundred Ninety Thousand Dollars (\$190,000.00), to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has and does by these presents, grant, bargain, sell, and convey, unto the said party of the second part, his heirs and assigns forever, all the right, title, interest and estate of Lyda Ruth Harrell, deceased, at the time of her death, and also all the right, title, and interest that the said estate, by operation of law or otherwise, may have acquired, other then, or in addition to, that of said estate, at the time of her death in and to the following described real estate, to-wit:

8200 S. Sante Fe
Oklahoma City, Ok. 73139

1456817

20140709010885610
07/09/2014 03:04:45 PM
BX:RE12579 Pg:1216 Pgs:2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Sandtill



A part of the Northwest Quarter (NW/4) of Section THIRTY-FOUR (34), Township ELEVEN (11) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at the Southwest corner of the said NW/4; Thence N 0°13'00" W a distance of 320.00 feet; Thence N 89°43'11" E a distance of 310.85 feet; Thence S 0°13'00" E a distance of 320.00 feet; Thence S 89°43'11" W a distance of 310.85 feet to the POINT OR PLACE OF BEGINNING.

together with the tenements, hereditaments and appurtenances to the same belonging or any wise appertaining thereto.

To have and to hold, all and singular, the above-described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

In witness whereof, the said party of the first part, Personal Representative as aforesaid, has hereunto set his hand the day and year first above written.

Danny W. Albert
Danny W. Albert
Personal Representative

STATE OF Oklahoma
COUNTY OF Cleveland) ss.

Be it known, That on this 7 day of July, 2014, personally appeared before me Danny W. Albert, within and for Oklahoma County and State of Cleveland, who is know to me to be the person whose name is subscribed to the within and foregoing instrument as the Personal Representative, of the estate of Lyda Ruth Harrell, deceased, executed the same as his free and voluntary act and deed for the uses and purposes herein set forth.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office, in Cleveland County, State of Oklahoma, the day and year in this indenture last above written.

KRISTAL K. BEARD
Notary Public
State of Oklahoma
Commission # 00008475 Expires 06/14/16

Kristal K. Beard
Notary Public

My Commission # _____
Expires: _____

20140709010885610
Filing Fee: \$15.00
Doc. Stamps: \$285.00
07/09/2014 03:04:45 PM
DEED



INDIVIDUAL
WARRANTY DEED
(Oklahoma Statutory Form)

RECORDED CASE
BOOK 6992 PAGE 0153

KNOW ALL MEN BY THESE PRESENTS:

That CHARLES L. MAXEY and VALERIE J. MAXEY, husband and wife, parties of the first part, in consideration of the sum of Ten and No/100 dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto STEVE CUPIT, party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

Reserving unto the Grantor title to all oil, gas and other minerals within and underlying the premises not heretofore reserved or conveyed.

MAIL TAX STATEMENT TO:

Steve Cupit
2423 So Walker
ORC73109

DOC NUMBER 961699A2
BOOK 6992
PAGES 153 - 154
TIME 12:15:34
FEE 10.00
12/11/1996
Carolynn Caudill
Oklahoma County Clerk
RECORDED AND FILED

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

TO HAVE AND TO HOLD said described premises unto the said party of the second part, its successors and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and incumbrances of whatsoever nature, subject to easements, rights of ways and restrictive covenants of record.



Signed and delivered this 10 day of December 1996.

Charles L. Maxey
CHARLES L. MAXEY

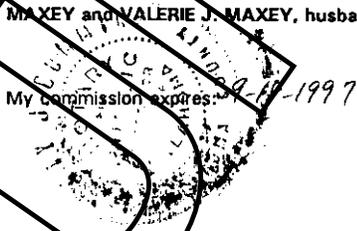
Valerie J. Maxey
VALERIE J. MAXEY

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on December 10, 1996, by CHARLES L. MAXEY and VALERIE J. MAXEY, husband and wife.

My Commission expires:



Betty J. Cummins
Notary Public

RETURN TO: # 42031
Betty J. Cummins
Escrow Department
First American Title & Trust Co.
133 N. W. 8th
Okla. City, Okla. 73102

16500

70

EXHIBIT 'A'

BOOK 6992 PAGE 0154

A part of the Northwest Quarter (NW/4) of Section Thirty-Four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, Oklahoma, and being more particularly described as follows:

Commencing at a point on the South line of said Northwest Quarter (NW/4), which point is 310.85 feet East of the Southwest corner of the Northwest Quarter (NW/4) of said Section Thirty-Four (34);

Thence continuing North $90^{\circ}00'00''$ East along the South line a distance of 1063.15 feet;

Thence North $00^{\circ}03'49''$ East a distance of 320.00 feet;

Thence North $90^{\circ}00'00''$ East a distance of 65.00 feet;

Thence North $00^{\circ}03'49''$ East a distance of 32.00 feet;

Thence North $90^{\circ}00'00''$ East a distance of 71.00 feet;

Thence North $00^{\circ}03'49''$ East a distance of 268.00 feet;

Thence South $90^{\circ}00'00''$ West a distance of 1510.00 feet to a point on the West line of said Southwest Quarter (SW/4);

Thence South $00^{\circ}03'49''$ West along the West line a distance of 300.00 feet;

Thence North $90^{\circ}00'00''$ East a distance of 310.85 feet;

Thence South $00^{\circ}03'49''$ West a distance of 320.00 feet to the point of beginning.

Also known as a part of Tracts Thirty-Eight (38), Thirty-Nine (39) and Forty (40), Garden Acres, an unrecorded plat.

LEGAL DESCRIPTION

8100 S Santa Fe Avenue

A part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, State of Oklahoma, according to the Government Survey thereof and being more particularly described as follows:

Commencing at a point on the South line of said Northwest Quarter (NW/4), which point is 310.85 feet East of the Southwest Corner of the Northwest Quarter (NW/4) of said Section 34;

Thence continuing North 90°00'00" East along the South line a distance of 1063.15 feet;

Thence North 00°03'49" East a distance of 320.00 feet;

Thence North 90°00'00" East a distance of 65.00 feet;

Thence North 00°03'49" East a distance of 32.00 feet;

Thence North 90°00'00" East a distance of 71.00 feet;

Thence North 00°03'49" East a distance of 268.00 feet;

Thence South 90°00'00" West a distance of 1510.00 feet to a point on the West line of said Southwest Quarter (SW/4);

Thence South 00°03'49" West along the West line a distance of 300.00 feet;

Thence North 90°00'00" East a distance of 310.85 feet;

Thence South 00°03'49" West a distance of 320.00 feet to the point of beginning. Also known as a part of Tracts 38, 39 and 40, GARDEN ACRES, an unrecorded plat.

Said described tract contains 18.16 acres, more or less.

As recorded in Book 6992, Page 153, Oklahoma County, Oklahoma.

AND

A part of the Northwest Quarter (NW/4) of Section THIRTY-FOUR (34), Township ELEVEN (11) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at the Southwest corner of the said NW/4;

Thence North 0°13'00" West a distance of 320.00 feet;

Thence North 89°43'11" East a distance of 310.85 feet;

Thence South 0°13'00" East a distance of 320.00 feet;

Thence South 89°43'11" West a distance of 310.85 feet to the POINT OR PLACE OF BEGINNING.

As recorded in Book 12579, Page 1216, Oklahoma County, Oklahoma.

South Santa Fe, LLC
PO Box 892456
Oklahoma City, OK, 73189
PH: (405) 630-7159

April 30, 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 (PUD) 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

RICHARD STEVE CUAT
Print Name/Title *MANAGING MEMBER*

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5810 000/PUD

Steve Cupit
PO Box 892456
Oklahoma City, OK, 73189
PH: (405) 630-7159

April 30, 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

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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 (PUD) 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

RICHARD STEVE CUPIT, OWNER
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 5810 000/PUD

May 2, 2024

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

Attention: Ms. Sarah Welch

RE: 8100 S Santa Fe Avenue: PUD Submittal

Dear Ms. Welch:

On behalf of the property owner, South Santa Fe, LLC, 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 8100 & 820 S Santa Fe Avenue in south Oklahoma City. The subject site is currently zoned as PUD-597 with a base zoning of I-1, "Light Industrial" District and R-1, "Single-Family Residential" District. The property is currently developed as industrial / commercial uses. The PUD, totaling +/-19.94 acres, proposes a base zoning of I-2, "Moderate Industrial" to permit the continued industrial / commercial operations. This PUD is consistent and appropriate with the surrounding developments as the existing uses will be maintained.

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
- Conceptual Site Plan
- Filing Fee of \$2,700.00 (PC-10899 fee (\$1,500) to be applied to this application)

Please review the following information for its completeness and place this application on the Planning Commission docket of **June 13, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,

Agent

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

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, AICP, J&A
[5810 000 / PUD]

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

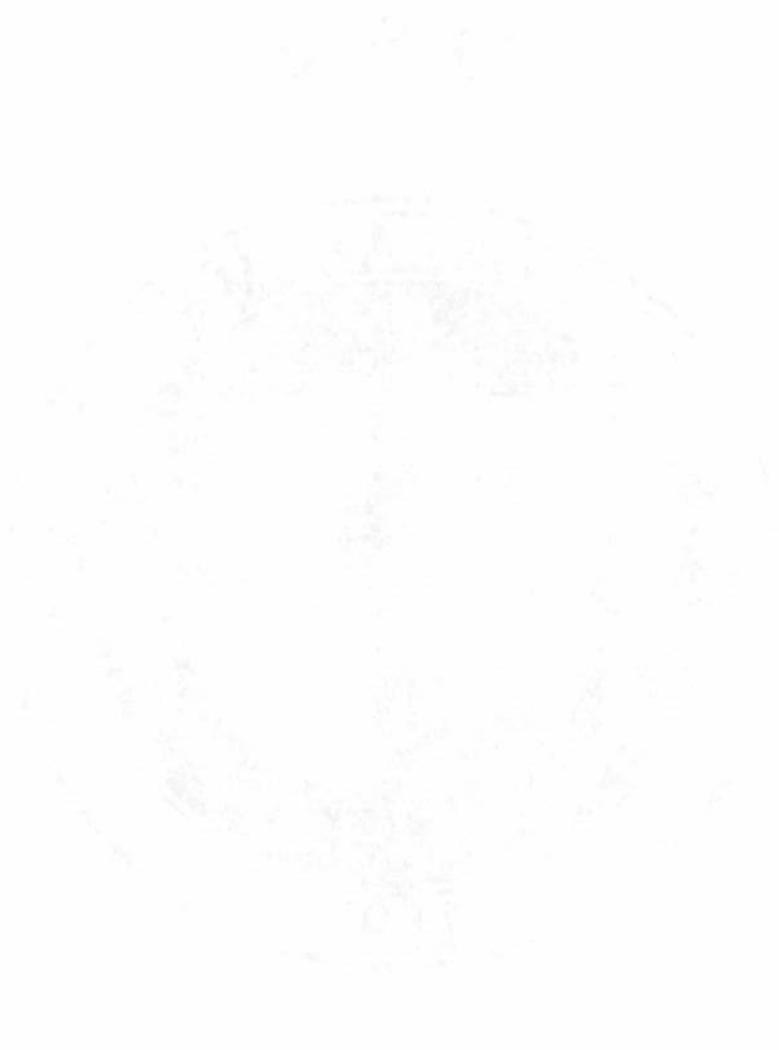
This Official Report is for Account Number R132308125,R132308135 and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

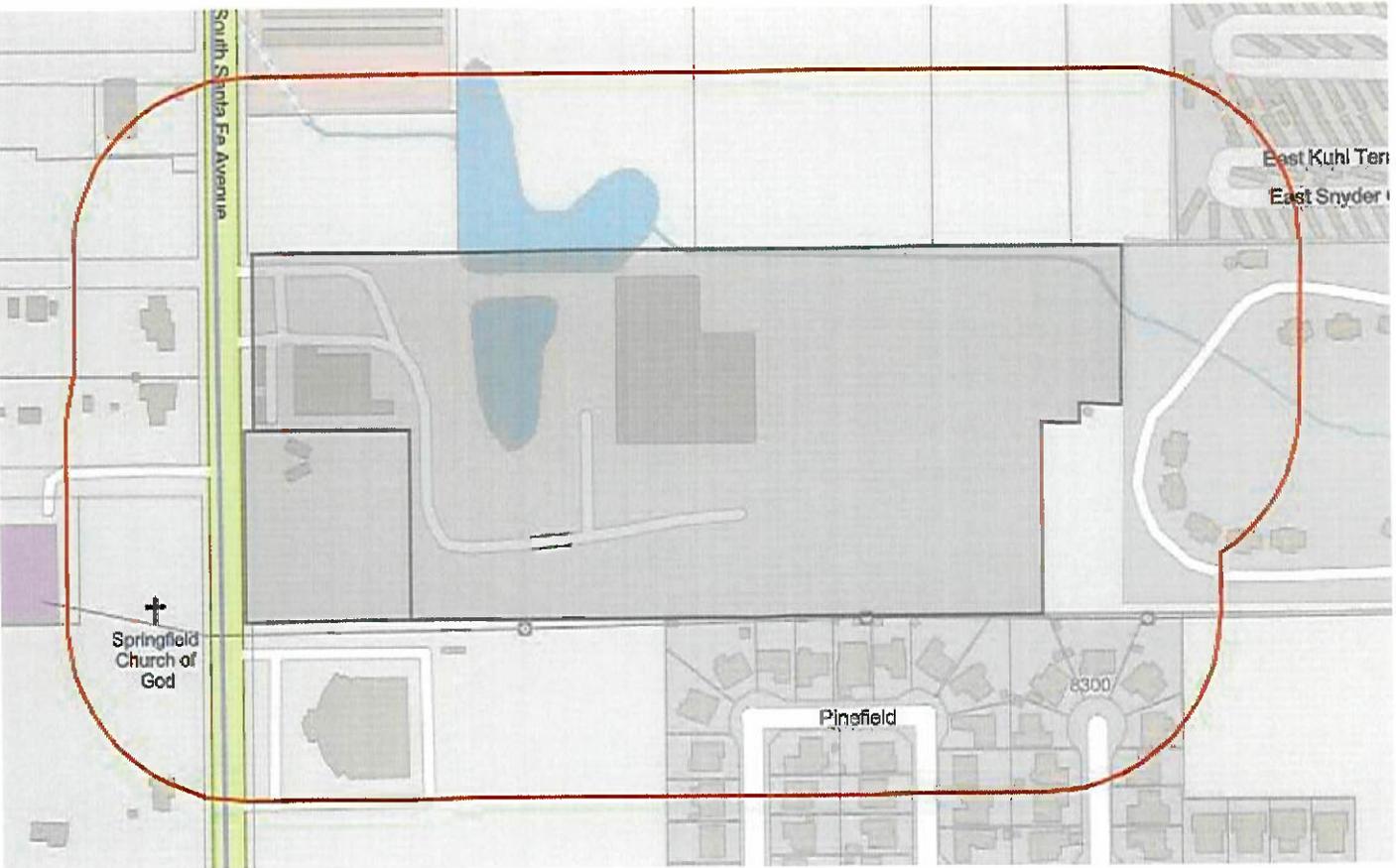
If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.



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 2017 Redistrict
filed in the office of the County Assessor
on the 1 day of May, 2024
Given under my hand and official seal this
1 day of May, 2024

County Assessor
Deputy



Oklahoma County Assessor's
300ft Radius Report
5/1/2024

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location	
R090166005	LUTTS CLARENCE J	No Data	No Data	8101 S SANTA FE AVE	OKLAHOMA CITY	OK	73139-8210	NADEN SMITH ADD		7	0	NADEN SMITH ADD BLK 007 N 1/2 OF BLK 7	8101 S SANTA FE AVE OKLAHOMA CITY
R090169000	O G & E	No Data	No Data	PO BOX 321	OKLAHOMA CITY	OK	73101	NADEN SMITH ADD		12	0	NADEN SMITH ADD 012 000 W400FT OF BLK PUBLIC SERV	0 UNKNOWN OKLAHOMA CITY
R132308135	CUPIT STEVE	No Data	No Data	PO BOX 892456	OKLAHOMA CITY	OK	73189-2456	UNPLTD PT SEC 34 11N 3W		0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 310.85FT E OF SW/C NW/C TH E1063.15FT N320FT E65FT N32FT E71FT N268FT W1510FT S300FT E310.85FTS320FT TO BEG AKA PT OF TRS 38 39 & 40 IN GARDEN ACRES UNREC CONT 18.157ACRS MORE OR LESS	8100 S SANTA FE AVE, Unit A OKLAHOMA CITY
R090062800	PHAM CUONG HUY & CHAU VO	No Data	No Data	8308 RAYBURN AVE	OKLAHOMA CITY	OK	73149-1915	SPRINGFIELD VILLAGE		6	26	SPRINGFIELD VILLAGE 006 026	8308 RAYBURN AVE OKLAHOMA CITY
R090062830	BACA DANIEL OLMOS	No Data	No Data	8317 BELLMON AVE	OKLAHOMA CITY	OK	73149	SPRINGFIELD VILLAGE		6	29	SPRINGFIELD VILLAGE 006 029	8317 BELLMON AVE OKLAHOMA CITY
R132308140	PATEL PRADEEP V & ASHA P	No Data	No Data	10604 TURNBERRY LN	OKLAHOMA CITY	OK	73170-3224	UNPLTD PT SEC 34 11N 3W		0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1374FT E OF SW/C NW4 TH N320FT E65FT N32FT E71FT N268FT E800.71FT SE176.84FT SW90FT SE30.08FT SW56.55FT NW19.50FT SW153.42FT SLY231.02FT SELY220.17FT SE61.82FT E40.12FT SE21.02FT E124.71FT SE ON A CURVE 51.83FT W1123.60FT TO BEG AKA PT TRS 40 & 41 GARDEN ACRES UNREC CONT 11.36ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	8081 S SHIELDS BLVD OKLAHOMA CITY
R090062680	SCHWEITZER DUSTIN R	SCHWEITZER PEARLIE	No Data	8305 WOODFIELD ST	OKLAHOMA CITY	OK	73149-1821	SPRINGFIELD VILLAGE		6	14	SPRINGFIELD VILLAGE 008 014	8305 WOODFIELD ST OKLAHOMA CITY
R090063230	BREWER WALTER E	BREWER WILMA M	No Data	8304 WOODFIELD ST	OKLAHOMA CITY	OK	73149-1822	SPRINGFIELD VILLAGE		8	27	SPRINGFIELD VILLAGE 008 027	8304 WOODFIELD ST OKLAHOMA CITY
R090062980	CABALLERO JUANA	No Data	No Data	8305 RAYBURN AVE	OKLAHOMA CITY	OK	73149-1931	SPRINGFIELD VILLAGE		8	2	SPRINGFIELD VILLAGE 008 002	8305 RAYBURN AVE OKLAHOMA CITY
R090062790	DELGADO JOSHUA OSVALDO FELICIANO	FELICIANO ANGELITA	No Data	8304 RAYBURN AVE	OKLAHOMA CITY	OK	73149	SPRINGFIELD VILLAGE		6	25	SPRINGFIELD VILLAGE 006 025	8304 RAYBURN ST OKLAHOMA CITY
R090062840	ROBLES BOBBY	No Data	No Data	8313 BELLMON AVE	OKLAHOMA CITY	OK	73149-1918	SPRINGFIELD VILLAGE		6	30	SPRINGFIELD VILLAGE 006 030	8313 BELLMON AVE OKLAHOMA CITY
R090062900	SHARP PAUL W	No Data	No Data	8312 BELLMON AVE	OKLAHOMA CITY	OK	73149	SPRINGFIELD VILLAGE		6	36	SPRINGFIELD VILLAGE 006 036	8312 BELLMON AVE OKLAHOMA CITY
R090062690	NGUYEN THANG	No Data	No Data	38660 LEXINGTON ST, Unit 451	FREMONT	CA	94536	SPRINGFIELD VILLAGE		6	15	SPRINGFIELD VILLAGE 006 015	8303 WOODFIELD ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
5/1/2024

R090063240	KAZERANI HOSSEIN	KAZERANI SARAH NARGESS	No Data	8300 WOODFIELD ST	OKLAHOMA CITY	OK	73149-1822	SPRINGFIELD VILLAGE	8	28	SPRINGFIELD VILLAGE 008 028	8300 WOODFIELD ST OKLAHOMA CITY
R090062970	RAINES ELAINE	No Data	No Data	8301 RAYBURN AVE	OKLAHOMA CITY	OK	73149-1931	SPRINGFIELD VILLAGE	8	1	SPRINGFIELD VILLAGE 008 001	8301 RAYBURN AVE OKLAHOMA CITY
R090062780	EACHEVARRIA STEPHEN & LYDIA	No Data	No Data	8302 RAYBURN AVE	OKLAHOMA CITY	OK	73149-1915	SPRINGFIELD VILLAGE	6	24	SPRINGFIELD VILLAGE 006 024	8302 RAYBURN AVE OKLAHOMA CITY
R090062850	SERIES K OF GSD HOLDINGS LLC	No Data	No Data	2905 MONICA LN	MOORE	OK	73160	SPRINGFIELD VILLAGE	6	31	SPRINGFIELD VILLAGE 006 031	8309 BELLMON AVE OKLAHOMA CITY
R090062890	BROWN SIRRON YARNET	No Data	No Data	8308 BELLMON AVE	OKLAHOMA CITY	OK	73149-1918	SPRINGFIELD VILLAGE	6	35	SPRINGFIELD VILLAGE 006 035	8308 BELLMON AVE OKLAHOMA CITY
R132308125	SOUTH SANTE FE LLC	No Data	No Data	PO BOX 892456	OKLAHOMA CITY	OK	73189-2456	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG SW/C OF NW4 TH N320FT E310.85FT S320FT W310.85FT TO BEG SUBJ TO ESMTS OF RECORD	8200 S SANTA FE AVE OKLAHOMA CITY
R090062700	BURRIS CONSTANCE MARIE	No Data	No Data	8301 WOODFIELD ST	OKLAHOMA CITY	OK	73149-1821	SPRINGFIELD VILLAGE	6	16	SPRINGFIELD VILLAGE 006 016	8301 WOODFIELD ST OKLAHOMA CITY
R090166000	BANUELOS MIGUEL A	BANUELOS ELIZABETH	No Data	8113 S SANTE FE	OKLAHOMA CITY	OK	73139	NADEN SMITH ADD	7	0	NADEN SMITH ADD 007 000 S 1/2	8113 S SANTA FE AVE OKLAHOMA CITY
R132309620	SPRINGFIELD CHURCH OF GOD	OF PROPHECY	C/O GARY DUCKWORTH	210 W PARK AVE	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT SW4 SEC 34 11N 3W BEG NW/C OF SW4 TH E740FT S445.42FT W740FT N443.44FT TO BEG CONT 7.55ACRS MORE OR LESS EXEMPT	0 UNKNOWN OKLAHOMA CITY
R090062710	KNOX BETTY LOU	KNOX CORY R	No Data	101 PINEFIELD	OKLAHOMA CITY	OK	73149-1832	SPRINGFIELD VILLAGE	6	17	SPRINGFIELD VILLAGE 006 017	101 PINEFIELD OKLAHOMA CITY
R090062720	HIGHFILL SANDRA LEA	No Data	No Data	105 PINEFIELD	OKLAHOMA CITY	OK	73149-1832	SPRINGFIELD VILLAGE	6	18	SPRINGFIELD VILLAGE 006 018	105 PINEFIELD OKLAHOMA CITY
R090062730	ROBINSON LACY D	No Data	No Data	109 PINEFIELD	OKLAHOMA CITY	OK	73149-1832	SPRINGFIELD VILLAGE	6	19	SPRINGFIELD VILLAGE 006 019	109 PINEFIELD OKLAHOMA CITY
R090062740	MARTIN ROBERT O JR & KIM L	No Data	No Data	113 PINEFIELD	OKLAHOMA CITY	OK	73149-1832	SPRINGFIELD VILLAGE	6	20	SPRINGFIELD VILLAGE 006 020	113 PINEFIELD OKLAHOMA CITY
R090062750	COLLINS SHAWN & RONELLA	No Data	No Data	117 PINEFIELD	OKLAHOMA CITY	OK	73149	SPRINGFIELD VILLAGE	6	21	SPRINGFIELD VILLAGE 006 021	117 PINEFIELD OKLAHOMA CITY
R090062760	MINATRA ROGER LEE	No Data	No Data	121 PINEFIELD	OKLAHOMA CITY	OK	73149	SPRINGFIELD VILLAGE	6	22	SPRINGFIELD VILLAGE 006 022	121 PINEFIELD OKLAHOMA CITY
R090062770	HARVEY REBECCA	MORRIS LISA M	No Data	6190 62ND AVE N LOT 71	PINELLAS PARK	FL	33781-5336	SPRINGFIELD VILLAGE	6	23	SPRINGFIELD VILLAGE 006 023	8300 RAYBURN AVE OKLAHOMA CITY
R090062860	TITUS EVERETT D JR & SUE A	No Data	No Data	8305 BELLMON AVE	OKLAHOMA CITY	OK	73149-1918	SPRINGFIELD VILLAGE	6	32	SPRINGFIELD VILLAGE 006 032	8305 BELLMON AVE OKLAHOMA CITY
R090062870	TASSIELLO RACHEL L & JOEL	No Data	No Data	8300 BELLMON AVE	OKLAHOMA CITY	OK	73149-1918	SPRINGFIELD VILLAGE	6	33	SPRINGFIELD VILLAGE 006 033	8300 BELLMON AVE OKLAHOMA CITY
R090062880	ROBERTI DAYLON	FRANKLIN GABRIELLA	No Data	8304 BELLMON AVE	OKLAHOMA CITY	OK	73149-1918	SPRINGFIELD VILLAGE	6	34	SPRINGFIELD VILLAGE 006 034	8304 BELLMON AVE OKLAHOMA CITY

Oklahoma County Assessor's
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R132309616	AUSTIN & AUSTIN INVESTMENTS LLC	No Data	No Data	37311 45TH ST	SHAWNEE	OK	74804-8811	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT SW4 SEC 34 11N 3W BEG 1610FT E OF NW/C SW4 TH E892.72FT SELY437.64FT S7.71FT SW35.36FT W357.77FT NWLY ON A RIGHT CURVE 132.72FT NWLY ON A LEFT CURVE 145.71FT N115FT W290FT N312.74FT TO BEG	8333 S SHIELDS BLVD, UNIT A100 OKLAHOMA CITY
R132307630	LOPEZ ENTERPRISE LLC	No Data	No Data	7109 ASHBY TER	OKLAHOMA CITY	OK	73149	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT NW4 SEC 34 11N 3W BEG 1787.70FT S & 50FT E OF NW/C NW4 TH E350FT S237.3FT W350FT N237.3FT TO BEG PT TR 37	0 UNKNOWN OKLAHOMA CITY
R090163040	GUARDIOLA LUDIVINA VIEZCAS	No Data	No Data	816 SW 85TH ST	OKLAHOMA CITY	OK	73139	NADEN SMITH ADD	6	0	NADEN SMITH ADD 006 000 N125FT OF E175FT OF BLK 6	8013 S SANTA FE AVE OKLAHOMA CITY
R132307500	HAND UP MINISTRIES INC	No Data	No Data	PO BOX 2896	OKLAHOMA CITY	OK	73101-2896	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1692FT E & 1800FT SELY NW/C NW4 THW176.73FT S12FT W10FT N12FT W10FT N135FT W435.6FT S440FT E726.45FT NWLY 317.42FT TO BEG	8041 S SHIELDS BLVD OKLAHOMA CITY
R132307625	PUBLIC STORAGE INC	C/O DEPT-PT-OK-25623	No Data	PO BOX 25025	GLENDALE	CA	91221-5025	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1365FT S & 50FT E OF NW/C NW4 TH E350FT S422.7FT W350FT N422.7FT TO BEG PT TR 37	8012 S SANTA FE AVE OKLAHOMA CITY
R132308000	L & E PAVING COMPANY LLC	No Data	No Data	816 SW 85TH ST	OKLAHOMA CITY	OK	73139	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1360FT S & 400FT E OF NW/C NW4 TH S660FT E400FT N660FT W400FT TO BEG	120 SE 79TH ST OKLAHOMA CITY
R132307880	EXPRESS BUILDING INC	No Data	No Data	11837 KINGSVILLE DR	FRISCO	TX	75035	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1360FT S & 1000FT E OF NW/C NW4 TH E200FT S660FT W400FT N430.02FT E199.98FT N230FT TO BEG SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
R132307755	SAVIMAR LLC	No Data	No Data	313 EAST MOREHEAD	WASHINGTON	OK	73093	UNPLTD PT SEC 34 11N 3W	0	0	PT NW4 SEC 34 11N 3W BEG BEG 1360FT S & 1200FT E OF NW/C NW4 TH E220FT S658.80FT W220FT N658.73FT TO BEG CONT 3.33ACRS MORE OR LESS	UNKNOWN

Oklahoma County Assessor's
300ft Radius Report
5/1/2024

R132307750	HARRELL KERRY D & PAMELA Y TRS	HARRELL KERRY D LIVING TRUST	No Data	300 SE 79TH ST	OKLAHOMA CITY	OK	73149-1708	UNPLTD PT SEC 34 11N 3W	0	0	UNPLTD PT SEC 34 11N 3W 000 000 PT NW4 SEC 34 11N 3W BEG 1360FT S & 1420.12FT E OF NW/C OF NW4 TH E178.73FT S658.86FT W178.77FT N658.80FT TO BEG CONT 2.70ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R090164000	JESUCRISTO ES MI FORTALEZA CHURCH INC	No Data	No Data	18500 SE 149TH ST	NEWALLA	OK	74857	NADEN SMITH ADD	6	0	NADEN SMITH ADD BLK 006 BEG 754.15FT N & 33FT W OF SE/C NE4 SEC 33 11N 3W TH S125FT W609.93FT N167.67FT E335FT S17.67FT E232.98FT S25FT E42FT TO BEG CONT 2.21ACRS MORE OR LESS	8017 S SANTA FE AVE OKLAHOMA CITY
R090163000	FUENTEE JOSE & JENNIFER	No Data	No Data	PO BOX 720146	NORMAN	OK	73069	NADEN SMITH ADD	6	0	NADEN SMITH ADD BLK 006 BEG 125FT N SE/C BLK 6 TH W42FT N25FT W232.98FT N17.67FT W335FT N132.33FT E435FT S125FT E175FT S50FT TO BEG CONT 1.49ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
R148352755	AUDDELLE DAVID A & CAROL A	No Data	No Data	PO BOX 94993	OKLAHOMA CITY	OK	73143-4993	MCCANN DAVIS MCCANN S BDWY	0	0	MCCANN DAVIS MCCANN S BDWY BLK 001 & BLK 008 PLUS E210FT OF BLK 012 NADEN SMITH ADDN	8305 S SANTA FE AVE OKLAHOMA CITY

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

PUD - _____

**MASTER DESIGN STATEMENT FOR
8100 S Santa Fe Avenue**

May 2, 2024

PREPARED FOR:

South Santa Fe, LLC
PO Box 892456
Oklahoma City, OK 73189

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of 8100 S Santa Fe Avenue consisting of +/-19.94 acres are located within the Northwest Quarter (NW/4) of Section (34), Township (11) N, Range (3) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 8100 & 8200 S Santa Fe Avenue.

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 Developer of the property described in Section 2.0 is South Santa Fe, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 8100 S Santa Fe Avenue. The property is currently zoned as PUD-597 with a base zoning of I-1, "Light Industrial" District. The subject property is currently developed as industrial/commercial uses.

North: North of the subject site is zoned as I-2, "Moderate Industrial", R-1, "Single-Family Residential", I-1, "Light Industrial", and O-2, "General Office" Districts. Said property is largely undeveloped with the exception of the personal storage development at the southeast corner of Santa Fe Avenue & SE 79th Street.

East: East of the subject site is zoned as R-MH-2, "Manufactured (Mobile) Home Park" District and is developed as multi-family residential.

South: South of the subject site is zoned as R-1, "Single-Family Residential" District and is developed as a Church and as single-family residential.

West: Immediately west of the subject site is S Santa Fe Avenue. Beyond is zoned as R-1, "Single-Family Residential" District, developed with single-family homes, and AA, "Agricultural" District and is undeveloped.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property is between 1268-1284. The subject property has minimal tree cover. A small portion in the northeast corner of the property is within the FEMA 100-Year Floodplain. There is one USGS Blue Line running from the northeast corner along the east portion of the north property boundary.

6.0 CONCEPT:

The businesses on this property have been in existence for over 20 years. It is the developer's intent to maintain and grow the existing industrial and commercial operations on the subject property. Given the buffers, existing trees and proposed planting, the industrial development seeks to continuing screening and operating in a hidden and discreet manner.

Given the abutting developments and the continued operations of the existing business, we believe this proposed PUD will complement the surrounding area.

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-2, "Moderate Industrial" base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6250.2: Industrial Districts Bulk Standards
 - Setbacks
 - Table 6250.2 outlines setbacks per building locations. This PUD proposes setbacks to the PUD boundaries. In addition, internal setbacks are not required within this PUD except those required by Building and Fire Codes.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

The nearest street to the west is S Santa Fe Avenue which has a right-of-way width of approx. 90 feet and is paved to Oklahoma City standards.

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 16 located at 405 SE 66th Street. Approximately 1.5 miles northeast of 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 proposed in this Planned Unit Development. There is an existing bus stop on the east side of S Santa Fe Avenue in front of the subject property. This stop is along the S Western/SW 104th route and the S Walker route.

7.7 DRAINAGE

A small portion of the property within this Planned Unit Development is within the FEMA 100-year floodplain. 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 Intensity (UL) land use topology area. The Urban Low typology 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 individual developments, and design that facilitates pedestrian and bicycle transportation. UL development primarily consists of single family homes, with some apartment complexes, auto-oriented retail centers, and suburban office parks. This PUD is in conformance with the Comprehensive Plan.

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-2, "Moderate 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)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Automotive and Equipment Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Automobile Dealerships and Malls (8300.18)
- Automotive and Equipment: Storage (8300.21)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Cultural Exhibits (8250.5)
- Custom Manufacturing (8350.3)
- Industrial, Light (8350.8)
- Laundry Services (8300.48)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Outdoor Sales and Display, and Outdoor Storage (8300.54)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Personal Storage (8300.60)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Wholesaling, Storage and Distribution: Restricted (8350.16)

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all 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 exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

The existing structures shall be permitted and deemed in conformance with this PUD.

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.

The existing 50-foot greenbelt shall be maintained and replanted along the south PUD boundary.

Within the greenbelt (where abutting single family residential) trees shall be planted on 30' centers. Trees shall be a minimum of 6 feet in height at the time of planting.

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.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries developed as residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque.

9.5 PLATTING REGULATIONS

Platting shall be per the City of Oklahoma City 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 a maximum of four (4) access points from S Santa Fe Avenue permitted in this PUD. The four (4) existing drives shall be permitted.

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.

The existing parking shall be deemed in conformance and shall meet the parking requirement.

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.

9.10 SIGNAGE REGULATIONS

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

The existing signage shall be deemed in conformance.

9.11 ROOFING REGULATIONS

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

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Should the subject property be redeveloped, five-foot wide sidewalks shall be constructed along S Santa Fe Avenue with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place 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

The PUD boundary setbacks shall be as follows:

North: 25 feet

East: 15 feet

West: 25 feet

South: 25 feet; unless abutting property developed as residential: 100 feet

There shall be no internal setbacks except 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

A specific plan shall not be required for this PUD.

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: Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

8100 S Santa Fe Avenue

A part of the Northwest Quarter (NW/4) of Section Thirty-four (34), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, in Oklahoma County, State of Oklahoma, according to the Government Survey thereof and being more particularly described as follows:

Commencing at a point on the South line of said Northwest Quarter (NW/4), which point is 310.85 feet East of the Southwest Corner of the Northwest Quarter (NW/4) of said Section 34;

Thence continuing North 90°00'00" East along the South line a distance of 1063.15 feet;

Thence North 00°03'49" East a distance of 320.00 feet;

Thence North 90°00'00" East a distance of 65.00 feet;

Thence North 00°03'49" East a distance of 32.00 feet;

Thence North 90°00'00" East a distance of 71.00 feet;

Thence North 00°03'49" East a distance of 268.00 feet;

Thence South 90°00'00" West a distance of 1510.00 feet to a point on the West line of said Southwest Quarter (SW/4);

Thence South 00°03'49" West along the West line a distance of 300.00 feet;

Thence North 90°00'00" East a distance of 310.85 feet;

Thence South 00°03'49" West a distance of 320.00 feet to the point of beginning. Also known as a part of Tracts 38, 39 and 40, GARDEN ACRES, an unrecorded plat.

Said described tract contains 18.16 acres, more or less.

As recorded in Book 6992, Page 153, Oklahoma County, Oklahoma.

AND

A part of the Northwest Quarter (NW/4) of Section THIRTY-FOUR (34), Township ELEVEN (11) North, Range THREE (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at the Southwest corner of the said NW/4;

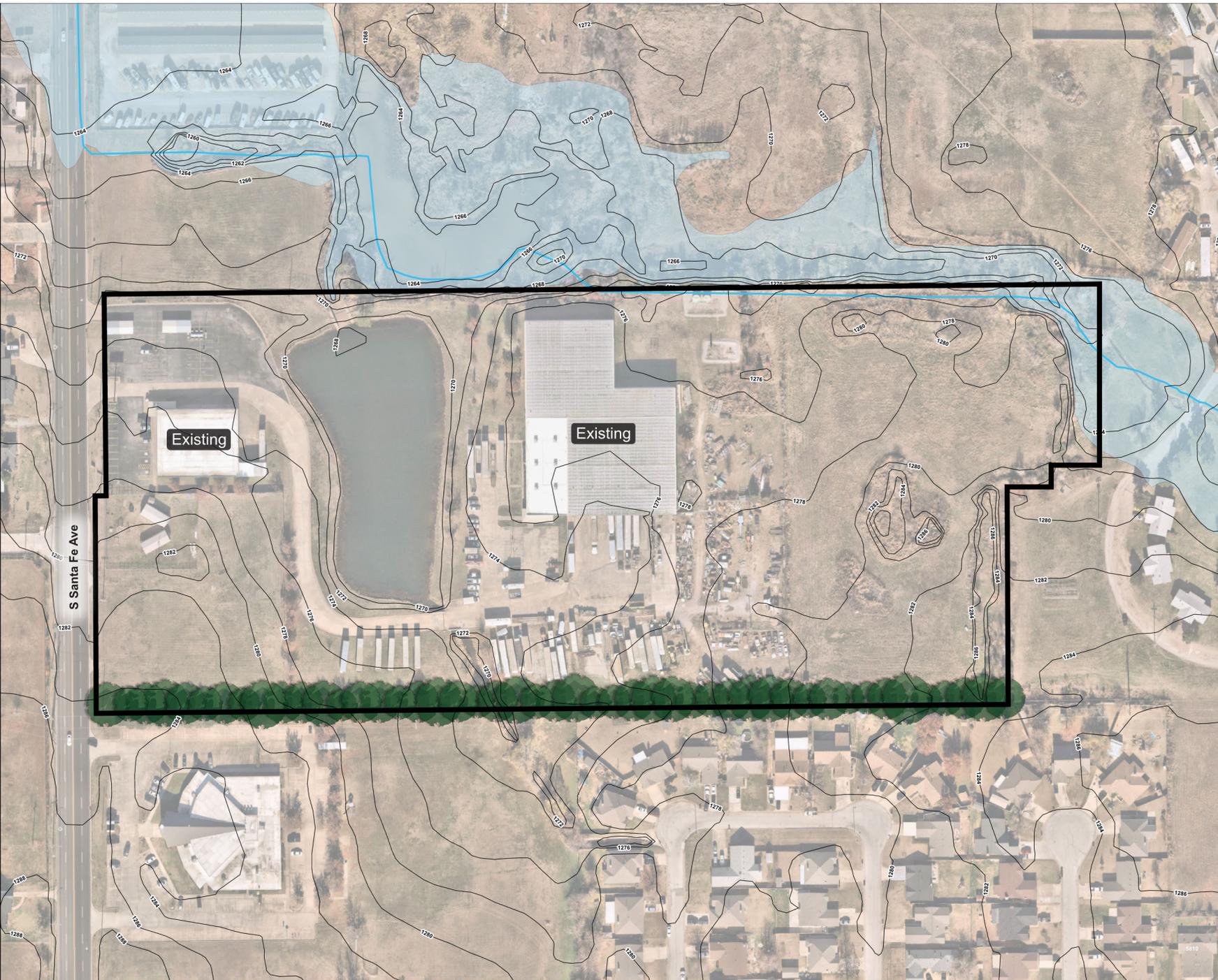
Thence North 0°13'00" West a distance of 320.00 feet;

Thence North 89°43'11" East a distance of 310.85 feet;

Thence South 0°13'00" East a distance of 320.00 feet;

Thence South 89°43'11" West a distance of 310.85 feet to the POINT OR PLACE OF BEGINNING.

As recorded in Book 12579, Page 1216, Oklahoma County, Oklahoma.



PUD-_____
8100 S Santa Fe Ave

Exhibit B
 Master Development Plan

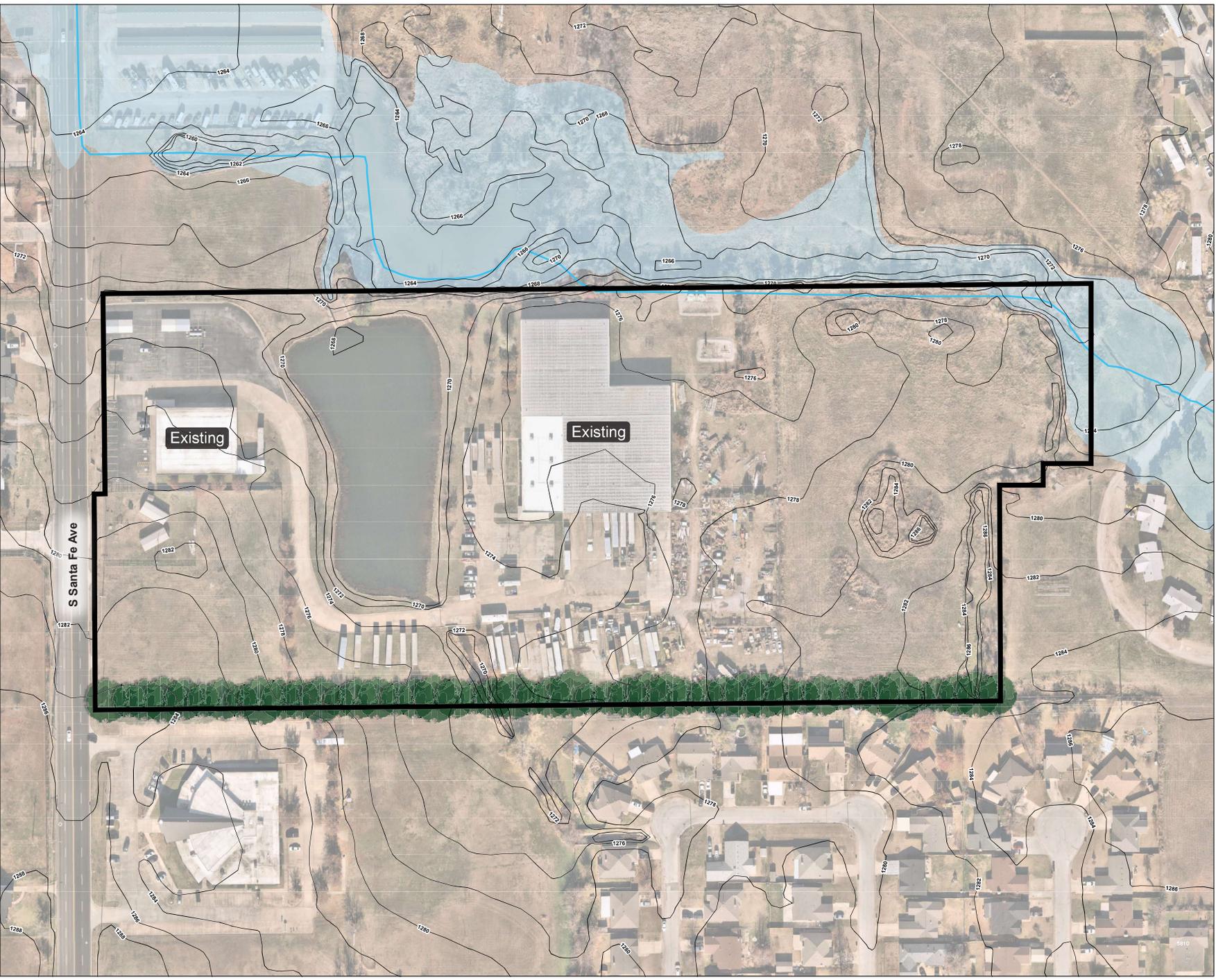
+/-19.94 Acres



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 Oklahoma City, OK 73104
 (405) 235-8875 FAX (405) 235-8878

ENGINEERS SURVEYORS PLANNERS
 5/2/24

Conceptual site plan showing feasible option
 permitted under proposed rezoning



PUD-_____
8100 S Santa Fe Ave

Exhibit B
 Master Development Plan

+/-19.94 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 232-6275 FAX (405) 232-6276

ENGINEERS SURVEYORS PLANNERS
 5/2/24

Conceptual site plan showing feasible option
 permitted under proposed rezoning