



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

11121
~~11201~~ SW 29th Street

Name of Development or Applicant

11121
~~11201~~ SW 29th Street

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

Owner proposes personal storage and office/commercial development

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD _____ 1959
File Date: _____ 1JUN'23
Ward No.: _____ .3
Nbhd. Assoc.: _____ ---
School District: _____ MUSTANG
Extg Zoning: _____ AA
Overlay: _____ ---

8 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.
- ☐ 9.) 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):

SYCO, LLC

Name

11926 SW 15th St

Mailing Address

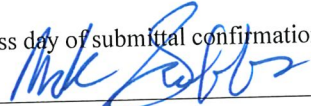
Yukon, OK 73099

City, State, Zip Code

Phone

dsyler@coxinet.net

Email


Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.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 2016 25938
Bk&Pg: RB 4402 0004-0004 1E
Filed: 10/13/2016 TMH
10:15:13 AM WD
Canadian County, OK

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

WARRANTY DEED
(STATUTORY FORM - INDIVIDUAL)

State of Oklahoma
Canadian County
Documentary Stamps
\$204.00

KNOW ALL MEN BY THESE PRESENTS:

That BRANDON M CHRISTIANSEN, a single person, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto SYCO, LLC, party of the second part, the following described real property and premises situated in Canadian County, State of Oklahoma, to-wit:

The East Half (E/2) of the East Four-Fifths (E 4/5) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section TEN (10), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

RETURN TO: SYCO, LLC

11926 SW 15th Ave.
Yukon, OK 73099
TAXES TO: SAME AS ABOVE



together with all 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, her heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 12th day of October, 2016.

Brandon M Christiansen
BRANDON M CHRISTIANSEN

STATE OF OKLAHOMA }
COUNTY OF CANADIAN } ss

This instrument was acknowledged before me on this 12th day of October, 2016, by BRANDON M CHRISTIANSEN, a single person.

Notarial Stamp Or Seal (Or Other Title Or Rank)

J. Cobb
Signature Of Notary Public Or Other Official

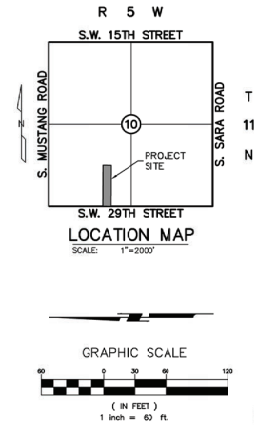
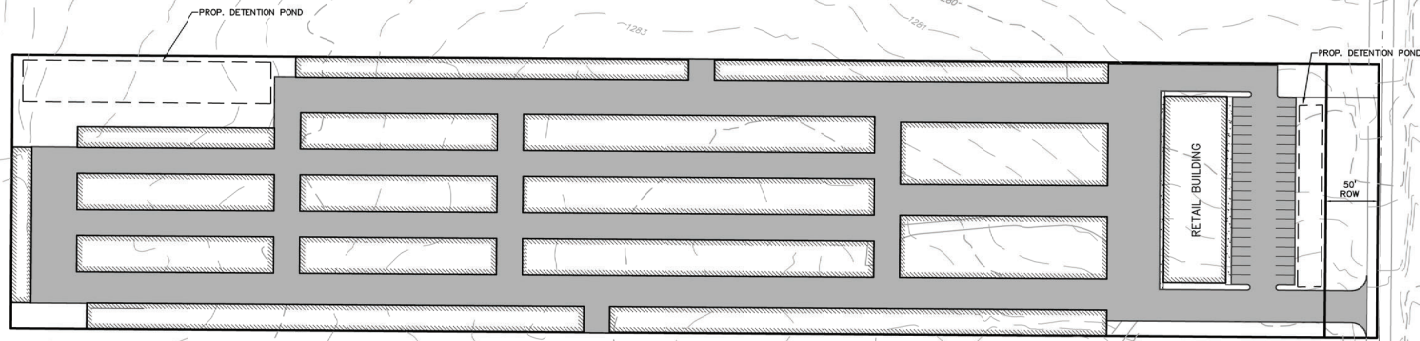
File # 16192566



RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION
THIS INSTRUMENT WAS FOUND TO BE
INADEQUATE FOR THE BEST
PHOTOGRAPHIC REPRODUCTION BECAUSE
OF ILLEGIBILITY, CARBON, OR
PHOTO COPY, DISCOLORED PAPER, ETC.

EXHIBIT A
LEGAL DESCRIPTION FOR
11301 (11121) SW 29TH STREET

The East Half (E/2) of the East Four-Fifths (E 4/5) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma.



NOTE: IMPROVEMENTS
SHOWN ARE CONCEPTUAL
ONLY. FINAL DESIGN TO
BE DETERMINED AT
BUILDING PERMIT STAGE

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Tulsa, Oklahoma 74106
Phone: (405) 265-0441
Fax: (405) 265-0449

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
AND NOT A FINAL
DESIGN. IT IS NOT TO BE
USED FOR CONSTRUCTION
OR AS A BASIS FOR
OBTAINING A PERMIT.
OKLAHOMA

11301 SW 29TH ST
SW 29TH STREET
OKLAHOMA CITY, OK
MASTER DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

SHEET NUMBER
MDP

SYCO, LLC
11926 SW 15th Terrace
Yukon, OK 73099

April 20, 2023


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

RE: Letter of Authorization for Rezoning Property at 11301 SW 29th Street

To Whom It May Concern:

I hereby authorize Grubbs Consulting, LLC to act as agent on my behalf in the preparation, filing and representation of the PUD rezoning application described above to the City of Oklahoma City.

Respectfully,



David Syler, Manager
SYCO, LLC



June 1, 2023

To: Subdivision & Zoning
9th Floor, 420 W. Main
OKC
(405) 297-2623

From: Terri Massey
tmassey@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail, subdivisionandzoning@okc.gov

Re: PUD Application for property located at 11301 SW 29th Street

Attachments:

- 1 Rezoning application
 - 1 Legal Description of Property to be Rezoned (Exhibit A)
 - 1 Letter of Authorization
 - 1 Deed to Property
 - 1 Ownership List with certification
 - 1 PUD Design Statement with Exhibits
-

Comments: Please accept the attached PUD rezoning application and supporting documents for placement on the July 13, 2023, Planning Commission docket. The filing fee of \$2700 will be remitted once the invoice with case number is provided. The legal description and PUD document in Word Format, along with the ownership list in Excel Format are included.

Thanks,

ABTRACTOR'S SPECIAL CERTIFICATE

STATE OF OKLAHOMA)
) ss.
COUNTY OF CANADIAN)

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, a corporation and bonded abstractor, hereby certifies:

That the following is a list of all owners of record as shown by the current year tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, to the lands surrounding and within 300 feet of:

The East Half (E/2) of the East Four-Fifths (E 4/5) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section TEN (10), Township ELEVEN (11) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma.

OWNER OF RECORD: **SYCO, LLC**

That the addresses that are listed have been taken from the Treasurer's records of Canadian County, Oklahoma.

GRANTEE & ADDRESS & LEGAL DESCRIPTION:

090003865

WELLS,STEVE E & REBECCA A
2600 S MUSTANG RD.YUKON.OK.73099-0000

T11N R05W S10 SW4 A#1 PT SW4 - BEING N/2 SW4 LESS THE E27' OF W60' & LESS BEG, 2062.05'E OF NW/C, TH E389.27' SE CURV'L 344.43' S541.82' NW CURV'R 59.68', NW328.23' NW CURV'R 634.51' TPB

090003867

SYLER,DAVID & TAMI REVOCABLE TRUST
11001 SW 29TH ST.YUKON.OK.73099

T11N R05W S10 SW4 A#3-PT SW4 BEING W2 E2 E2 S2 S W4

090003874

SMITH,KENDALL R
3004 W WILSHIRE BLVD.OKLAHOMA CITY.OK.73116-

T11N R05W S10 SW4 A#11 PT SW4 BEING W2 E4/5TH W2 SE4 SW4

090140571

GLOBAL SIGNAL ACQUISITIONS IV LLC
2000 CORPORATE DR.CANONSBURG.PA.15317-8564

T11N R05W S15 NW4 A#6 PT NW4 - BEG 1101.13'W OF NE/C, TH S121.45' W74.96', N121.45' E73.89' TPB.

090141676

HAWK,KYLER WILLIAM & KENDRA MARIE
11013 SW 30TH CIR.YUKON.OK.73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 1 BLOCK 6

090141677

WHIPPLE,WILLARD H & NADINE P
11017 SW 30TH CIR.YUKON.OK.73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 2 BLOCK 6

090141678

MCDOWELL-OROZCO, LENORE J & NYDIA
11101 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 3 BLOCK 6

090141679

LAVERY, JUSTIN ALAN
11105 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 4 BLOCK 6

090141680

GARRETT, MARK ALLEN & DALLAS LYNN
11109 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 5 BLOCK 6

090141681

FKH SFR L LP
1850 PARKWAY PL STE 900. MARIETTA. GA. 30067

PINNACLE AT BROOKSTONE PHASE 2 LOT 6 BLOCK 6

090141682

LEBOEUF, JOSHUA
11117 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 7 BLOCK 6

090141683

ANDERSON, MALCOLM J & TIPHANI &
11121 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 8 BLOCK 6

090141684

NELSON, LEE & RACHEL
11125 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 9 BLOCK 6

090141685

PERRY, COURTNEY ELLA-CHANELL
11129 SW 30TH CIR. YUKON. OK. 73099-

PINNACLE AT BROOKSTONE PHASE 2 LOT 10 BLOCK 6

090141686

GRIDER, ROBERT & LAURA
11124 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 11 BLOCK 6

090141687

FLORES, ROGER M & SANDRA PINA-
11120 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 12 BLOCK 6

090141688

11116 SW 30TH LLC
6915 N CLASSEN BLVD SUITE C. OKLAHOMA CITY. OK. 73116

PINNACLE AT BROOKSTONE PHASE 2 LOT 13 BLOCK 6

090141689

STEBBINS, DALE HOWARD & VERONICA KAY
11112 SW 30TH CIR. YUKON. OK. 73099-1161

PINNACLE AT BROOKSTONE PHASE 2 LOT 14 BLOCK 6

090141690

DAVIS, MARK B & LYNNE M
11108 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 15 BLOCK 6

090141691

ECKROTE, JORDAN MATLI & SEAN E
11104 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 16 BLOCK 6

090141692

CEVALLOS, MARIA J
11100 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 17 BLOCK 6

090141693

MCLAUGHLIN, RYAN
11016 SW 30TH CIR. YUKON. OK. 73099

PINNACLE AT BROOKSTONE PHASE 2 LOT 18 BLOCK 6

090152386

MUSTANG 29 LLC
825 N BROADWAY STE 300. OKLAHOMA CITY. OK. 73102

BROOKSTONE VILLAGE LOT 7 BLOCK 1

Due care and diligence have been exercised in preparing this report; however, no liability is assumed for the correctness or completeness of information furnished.

DATED: May 25, 2023 at 7:30 AM.

OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
Bonded Abstractor

Andtime
Authorized Signatory

Andrea Hornback, License #5078

COMPLETED: May 25, 2023

Order No. 23293522

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

PUD-
11301 SW 29th Street

May 31, 2023

PREPARED FOR:

SYCO, LLC
11926 SW 15th Terrace
Yukon, OK 73099

PREPARED BY:

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

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

SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of eight acres and is located in the Southwest Quarter of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma. The subject property is located on the north side of SW 29th Street, approximately one-half mile east of Mustang Road.

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The developer and owner of this property is SYCO, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is zoned AA Agricultural and is vacant. Surrounding properties are zoned and used for:

North: AA/residence

East: AA/residence

South: PUD-1350/residential neighborhood

West: AA/residence

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the subject property ranges from 1287 feet along the westerly boundary to 1276 feet along the east. The property is slightly higher in the west and southwest and drains southeasterly and northeasterly across the site. There is scattered tree cover along the exterior boundaries of the property. This property is in the North Canadian River drainage basin.

SECTION 6.0 CONCEPT

The concept for this PUD is a personal storage facility on a majority of the property with limited office and commercial uses along SW 29th Street.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the I-1 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

Several commercial and industrial uses are eliminated as permitted uses.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts SW 29th Street, a two lane major arterial street with a paving width of 22 feet and no curb and gutter.

7.2 SANITARY SEWER

Public sanitary sewer is located along the south boundary of SW 29th Street.

7.3 WATER

Public water is available from the existing public water line located along SW 29th Street.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 33 located at 11630 SW 15th Street.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public transportation is unavailable to this site.

7.7 DRAINAGE

The subject property is not adjacent to or within a FEMA flood plain.

7.8 COMPREHENSIVE PLAN

PlanOKC designates this area as Urban Low Intensity. The uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

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

of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **I-1 Light Industrial District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

The following uses shall be the only uses permitted within the south 500 feet of the site, measuring from the north right-of-way line of SW 29th Street:

1. Administrative and Professional Offices (8300.1)
2. Agricultural Supplies and Services (8300.4)
3. Alcoholic Beverage Retail Sales (8300.5)
4. Animal Sales and Services: Grooming (8300.8)
5. Animal Sales and Services: Kennels and Veterinary, General (8300.10)
6. Animal Sales and Services: Kennels and Veterinary, Restricted (8300.11)
7. Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
8. Building Maintenance Services (8300.23)
9. Business Support Services (8300.24)
10. Child Care Centers (8300.25)
11. Communications Services: Limited (8300.29)
12. Convenience Sales and Personal Services (8300.32)
13. Cultural Exhibits (8250.5)
14. Custom Manufacturing (8350.3)
15. Eating Establishments: Fast Food (8300.35)
16. Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
17. Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
18. Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
19. Food and Beverage Retail Sales (8300.41)
20. Greenhouse (8150.6.3)
21. Industrial, Light (8350.8)
22. Laundry Services (8300.48)
23. Light Public Protection and Utility: General (8250.12)
24. Light Public Protection and Utility: Restricted (8250.13)
25. Medical Services: General (8300.52)
26. Medical Services: Restricted (8300.53)
27. Participant Recreation and Entertainment: Indoor (8300.55)
28. Personal Services: General (8300.58)
29. Personal Services: Restricted (8300.59)
30. Personal Storage (8300.60)
 - a. No wholesale or retail sales shall be permitted from personal storage units.
 - b. No maintenance, repair or mechanical work shall be permitted from personal storage units.
 - c. A single living quarters for caretakers and/or security personnel is permitted.
31. Repair Services: Consumer (8300.61)
32. Research and Development (8350.10)

- 33. Research Services: Restricted (8300.62)
- 34. Retail Sales and Services: General (8300.63)
- 35. Wholesaling, Storage and Distribution: Restricted (8350.16)

The following use shall be the only use permitted within the north 770 feet of the site:

- 1. Personal Storage (8300.60)
 - a. No wholesale or retail sales shall be permitted from personal storage units.
 - b. No maintenance, repair or mechanical work shall be permitted from personal storage units.
 - c. A single living quarters for caretakers and/or security personnel is permitted.

8.2 LANDSCAPE & SCREENING REGULATIONS

- 1) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted:
 - a. In lieu sight proof screening required by Ordinance, a landscape buffer, minimum of 10 feet wide, shall be permitted along the east, west and north property lines of the PUD, unless buildings associated with the use unit Personal Storage, as noted in section 8.2.1.b. below, are provided within 10 feet of said property lines. Trees that grow to a height of at least six feet shall be planted within the buffer on maximum 20-foot centers, or existing trees shall be retained if applicable.
 - b. Also, in lieu of a sight proof fence required by Ordinance, buildings associated with the use unit Personal Storage shall be permitted to act as screening whether constructed directly upon a property line or inside of said property line. Landscape buffer, as stated in section 8.2.1.a., shall not be required if Personal Storage buildings are within 10 feet of east, west, and/or north property lines.
 - c. A security fence, between six to eight feet in height, shall be permitted around the perimeter of the PUD property, in conjunction with said landscape buffer, noted in 8.2.1.a. above.
 - d. Sight proof screening, security fence, and/or landscape buffer shall be permitted to be completed in phases adjacent to the portion of development being constructed.

8.3 ACCESS REGULATIONS

- a) Access shall be from SW 29th Street. The number of access points and/or driveways shall be in accordance with the Municipal Code. Shared access and driveways are permitted, subject to agreement between property owners.
- b) All access drives shall meet the requirements of the Subdivision Regulations and Oklahoma City municipal ordinances in place at the time of development.

8.4 SIGN REGULATIONS

- a) Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.

b) FREESTANDING ACCESSORY SIGNS

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

c) ATTACHED SIGNS

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

d) NON-ACCESSORY SIGNS

Non-Accessory signs are prohibited.

e) ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs are prohibited.

8.5 PARKING REGULATIONS

- a) The design and number of all parking facilities shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, as amended, except parking requirements for the Personal Storage use unit shall only be calculated based on the floor area of the office associated with said use.

8.6 COMMON AREA REGULATIONS

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

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

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

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) Exterior building wall finish, on walls facing SW 29th, and within 100 feet of SW 29th Street, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted on said structure.

8.9 LIGHTING REGULATIONS

- a) The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
- b) Lights shall not be located closer than twenty feet to any property line that adjoins a single-family residential development or zoning. All lighting shall be arranged so that there will be no annoying glare directed or reflected toward adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams. A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted if required at the building permit stage.

8.10 DRAINAGE REGULATIONS

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

8.11 DUMPSTER REGULATIONS

- a) Trash collection facilities shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
- b) Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to a residential zoning district, outside the boundaries of the PUD.

8.12 ROOFING REGULATIONS

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

8.13 SIDEWALK REGULATIONS

- a) A sidewalk shall be required along SW 29th Street.

8.14 HEIGHT REGULATIONS

- a) The base zoning district regulations shall regulate heights of structures.

8.15 SETBACK REGULATIONS

- a) Unless modified herein, yard requirements shall be the same as the base-zoning district except there shall be a zero setback requirement along the east, west and north property lines for the Personal Storage use unit.

8.16 PUBLIC IMPROVEMENTS

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

8.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

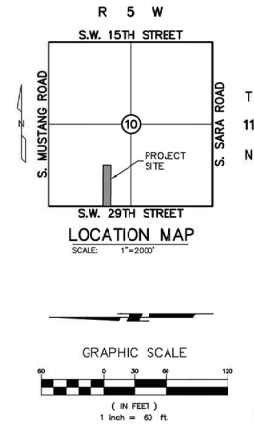
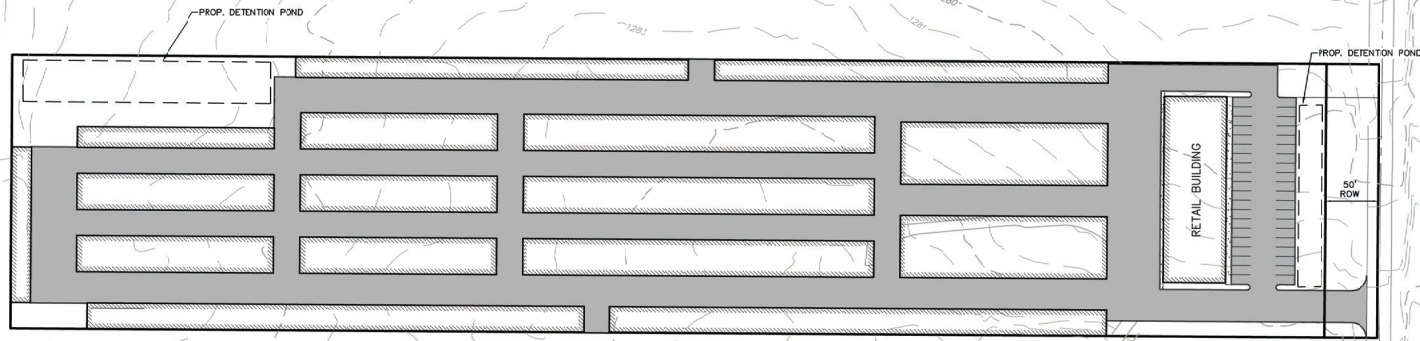
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT A
LEGAL DESCRIPTION FOR
11301 (11121) SW 29TH STREET

The East Half (E/2) of the East Four-Fifths (E 4/5) of the West Half (W/2) of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section 10, Township 11 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma.



NOTE: IMPROVEMENTS
SHOWN ARE CONCEPTUAL
ONLY. FINAL DESIGN TO
BE DETERMINED AT
BUILDING PERMIT STAGE

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1900 S. State Road
Tulsa, Oklahoma 74106
Phone: (918) 265-0491
Fax: (918) 265-0499

PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND SHOULD NOT BE USED
FOR ANY DECISIONS
WITHOUT THE WRITTEN
CONSENT OF RUBBS CONSULTING, LLC

11301 SW 29TH ST
SW 29TH STREET
OKLAHOMA CITY, OK
MASTER DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

SHEET NUMBER
MDP