

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT
PUD-2051

MASTER DESIGN STATEMENT FOR

300 NW 104th Street Industrial

December 19, 2024
January 29, 2025
February 20, 2025

Prepared For:

300 NW 104TH, L.L.C.
Hunter Miller, Member Manager
2221 W. Lindsey St, Ste. 201
Norman, OK 73069
Ph. (405) 253-4086
craig@strbusiness.com

Prepared By:

Arc Engineering Consultants, L.L.C.
135 Deer Creek Road
Edmond, OK 73012
Ph. (405) 509-0212
srollins@arcengr.com

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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of 300 NW 104th Street Industrial consists of 9.54 acres more or less is located at on the south side of south of Hefner Road and west of Broadway Extension, also being the NE/4 of Section 28, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising the proposed PUD of 300 NW 104th Street Industrial is described in Exhibit A, attached and is made a part of this Design Statement. The boundaries of the site are depicted on the Master Development Plan map.

SECTION 3.0 OWNER/DEVELOPER

The owner/developer of the property described in Section 2.0 is 300 NW 104TH, LLC, Hunter Miller, Member Manager.

SECTION 4.0 SITE AND SURROUNDING AREAS

The subject property is currently zoned I-1 Light Industrial District, SPUD-601, I-2 Moderate Industrial District and R-1 Single Family Residential District. Surrounding properties are developed as follows:

- North SPUD-1113/R-1 warehouse/undeveloped
- East R-1/PUD-879, undeveloped/medical
- South I-2 and R-1, undeveloped
- West I-2 and R-1, undeveloped

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property is currently developed with a metal office/ storage warehouse building and private gravel parking lot. The elevation of the subject property is 1169 ft. on the north, sloping to the south and east to an elevation of 1153 ft. Slopes range from 1% to 3%. The subject property is of the Ashport silt loam, Grainola-Ashport and Keokuk-Urban land complex association: Deep to moderately deep, 0 to 1 percent slopes, silt loam soils. This property is in the Deep Fork drainage basin.

SECTION 6.0 CONCEPT

This PUD contemplates a vehicle impound yard with future possible uses of an industrial office/warehouse complex with a boat-RV self-storage use to serve businesses of the surrounding area.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The Planned Unit Development of 300 NW 104th Street Industrial is situated south of N.W. 104th Street, a two-lane minor street with a stop sign at the intersection of the Broadway Extension service Road. The nearest entry onto the Broadway Extension Service Road is about ¼ mile north at W. Hefner Road. The nearest exit off of the Broadway Extension Service Road is about ¾ mile south at W. Britton Road. N. Classen Boulevard to the west is a narrow paved minor road that connects to W. Britton Road. NW 104th Street border the PUD on the north side.

7.2 SANITARY SEWER

Public sanitary sewer facilities are presently available for this property through an existing 12-inch line which runs through the property on the south side.

7.3 WATER

Water facilities for this property are available from existing 12-inch water mains located along the north side of N.W. 104th Street.

7.4 FIRE PROTECTION

The nearest fire station to this property is Fire Station No. 22, located at 333 N.W. 92nd Street approximately 0.75 miles south of the site.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Electric, gas, telephone and other appropriate utilities currently exist at the site.

7.6 PUBLIC TRANSPORTATION

Bus routes are not currently provided in this area by Metro Transit.

7.7 DRAINAGE

A portion of the property within this Planned Unit Development is within the FEMA 100-year flood plain. The general location of the FEMA 100-year flood plain is delineated on the Master Development Plan.

7.8 COMPREHENSIVE PLAN

planokc projects this parcel to be in the Urban Low Land Use Typology Area and the uses proposed in the Planned Unit Development are consistent and in compliance with the LUTA standards.

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, as amended (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 Planned Unit Development of 300 NW 104th Street Industrial contains two tracts. The use and development regulations are provided as follows:

Tract "A", 8.25± Ac. I-2 Moderate Industrial District, except as modified herein

All uses permitted in the I-2 Moderate Industrial District shall be allowed including conditional, special permit, special exception 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 I-2 Moderate Industrial District uses will be the only uses permitted:

Use Unit 8150.6.3	Greenhouse
Use Unit 8150.6.5	Hoop House
Use Unit 8150.7	Horticulture
Use Unit 8200.2	Dwelling Units above the Ground Floor
Use Unit 8250.12	Light Public Protection and Utility: General
Use Unit 8250.13	Light Public Protection and Utility: Restricted
Use Unit 8300.1	Administrative and Professional Offices
Use Unit 8300.4	Agricultural Supplies and Services
Use Unit 8300.5	Alcoholic Beverage Retail Sales
Use Unit 8300.8	Animal Sales and Services: Grooming
Use Unit 8300.10	Animal Sales and Services: Kennel and Veterinary, General
Use Unit 8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
Use Unit 8300.13	Automotive: Parking Lots, as a Principal Use

Use Unit 8300.14	Automotive and Equipment: Cleaning and Repairs, Light Equipment
Use Unit 8300.15	Automotive and Equipment: Heavy Repairs, Heavy Equipment
Use Unit 8300.16	Automotive Auction
Use Unit 8300.19	Automotive and Equipment: Sales and Rentals, Farm and Heavy Equipment
Use Unit 8300.20	Automotive and Equipment: Sales and Rentals, Trucks, Manufactured (Mobile) Homes and Recreational Vehicles
Use Unit 8300.21	Automotive and Equipment: Storage
Use Unit 8300.23	Building Maintenance Services
Use Unit 8300.24	Business Support Services
Use Unit 8300.27	Communication Services: Antennas
Use Unit 8300.28	Communication Services: Broadcast Towers
Use Unit 8300.29	Communication Services: Limited
Use Unit 8300.30	Communication Services: Telecommunication Towers
Use Unit 8300.31	Construction Sales and Services
Use Unit 8300.48	Laundry Services
Use Unit 8300.52	Medical Services: General
Use Unit 8300.53	Medical Services: Restricted
Use Unit 8300.54	Outdoor Sales and Display, and Outdoor Storage
Use Unit 8300.60	Personal Storage
Use Unit 8300.61	Repair Services: Consumer
Use Unit 8300.62	Research Services: Restricted
Use Unit 8350.2	Above ground Flammable Liquid Storage: Restricted
Use Unit 8350.3	Custom Manufacturing
Use Unit 8350.7	Industrial, Moderate
Use Unit 8350.8	Industrial, Light
Use Unit 8350.16	Wholesaling, Storage and Distribution: Restricted

Tract “B”, 1.29± Ac. I-2 Moderate Industrial District, except as modified herein

In addition to the uses permitted in Tract “A”, the following use shall be allowed within Tract “B”

Use Unit 8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions
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If property is used as Use Unit 8300.17, the subject parcel shall be in accordance with Chapter 59, Article IX, Section 9350.14 in place at the time of development, except as otherwise noted herein.

- Sight-proof fencing and gates shall not be required where abutting a public street.
- Where the site abuts a public street there shall be a landscaped buffer at least ten feet in width, located immediately adjacent to the public

right-of-way, with fencing provided along the public right-of-way line. Landscape buffer shall include non-deciduous trees planted on not more than 20-foot centers.

- Outside storage and parking shall be permitted within any distance of the R-1 residential zoning district abutting the property.
- The property shall be deemed conforming as long as the regulations within this PUD are adhered to.

9.1 FACADE REGULATIONS

Building façade shall be in accordance with the base zoning district.

9.2 LANDSCAPING REGULATIONS

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

9.2.1 Residential landscaping buffers shall not be required between any part of this PUD and any abutting R-1 Single Family Residential zoning.

9.3 LIGHTING REGULATIONS

The design 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, outdoor lights will be directed away from any adjacent properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

Site proof fencing or landscape screening shall not be required.

9.5 PLATTING REGULATIONS

Platting shall not be required.

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.

9.8 ACCESS REGULATIONS

Access shall be in accordance with the Oklahoma City Subdivision Regulations, as amended, and the Oklahoma City Municipal Code, as amended.

One entrance will be permitted along N.W. 104th Street and three entrances will be permitted along the Harvey Avenue right-of-way.

9.9 PARKING REGULATIONS

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

9.10 SIGNAGE REGULATIONS

There shall be two freestanding signs in this PUD.

All freestanding signs within this PUD shall be ground (monument) signs with the maximum size being 16 feet high and 225 square feet in area and shall have no less than 25 square feet of landscaping at the base. The signs shall be covered with a material consistent with the buildings they serve. No pole signs will be allowed.

9.10.1 ATTACHED SIGNS

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

9.10.2 NON-ACCESSORY SIGNS

Two additional non-accessory signs shall be permitted and shall be monument signs with a maximum height of 6 feet and a maximum display area of 100 square feet.

9.10.3 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

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

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall be in accordance with the base zoning district.

9.13 HEIGHT REGULATIONS

Maximum building height shall be 40 feet.

9.14 SETBACK REGULATIONS

Yard requirements in the PUD shall be the same as the base zoning district, except as modified herein.

9.14.1 Side yard setback abutting AA or R-1 zoning shall be none.

9.14.2 Rear yard setback abutting AA or R-1 zoning shall be none.

9.15 PERMIT REQUIREMENTS

Applications for building permits in the commercial or industrial part(s) of this PUD must include an overall PUD site plan that depicts the location of the proposed building permit and the size and address of all existing buildings as well as all existing parking and landscaping in the commercial/ industrial part(s) of this PUD and including parking and landscaping proposed for the building for which a building permit is requested.

9.16 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.

9.17 COMMON AREAS

Maintenance of the Common Areas in the development shall be the responsibility of the property owner(s). 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.

The boundaries of the Common Area shall be adjusted, if necessary, to ensure that the Common Area covers the entire 100-year flood plain.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

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 Specific Plan stage.

9.19 SPECIFIC PLAN

Specific Plan shall be required, unless developed for use unit 8300.17 Automotive Vehicle Impound Yard and Damaged Vehicle Auctions

10.0 DEVELOPMENT SEQUENCE

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

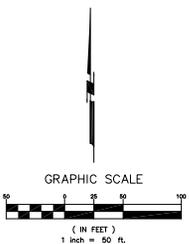
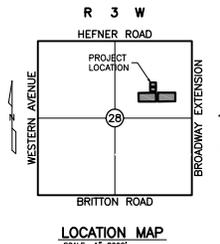
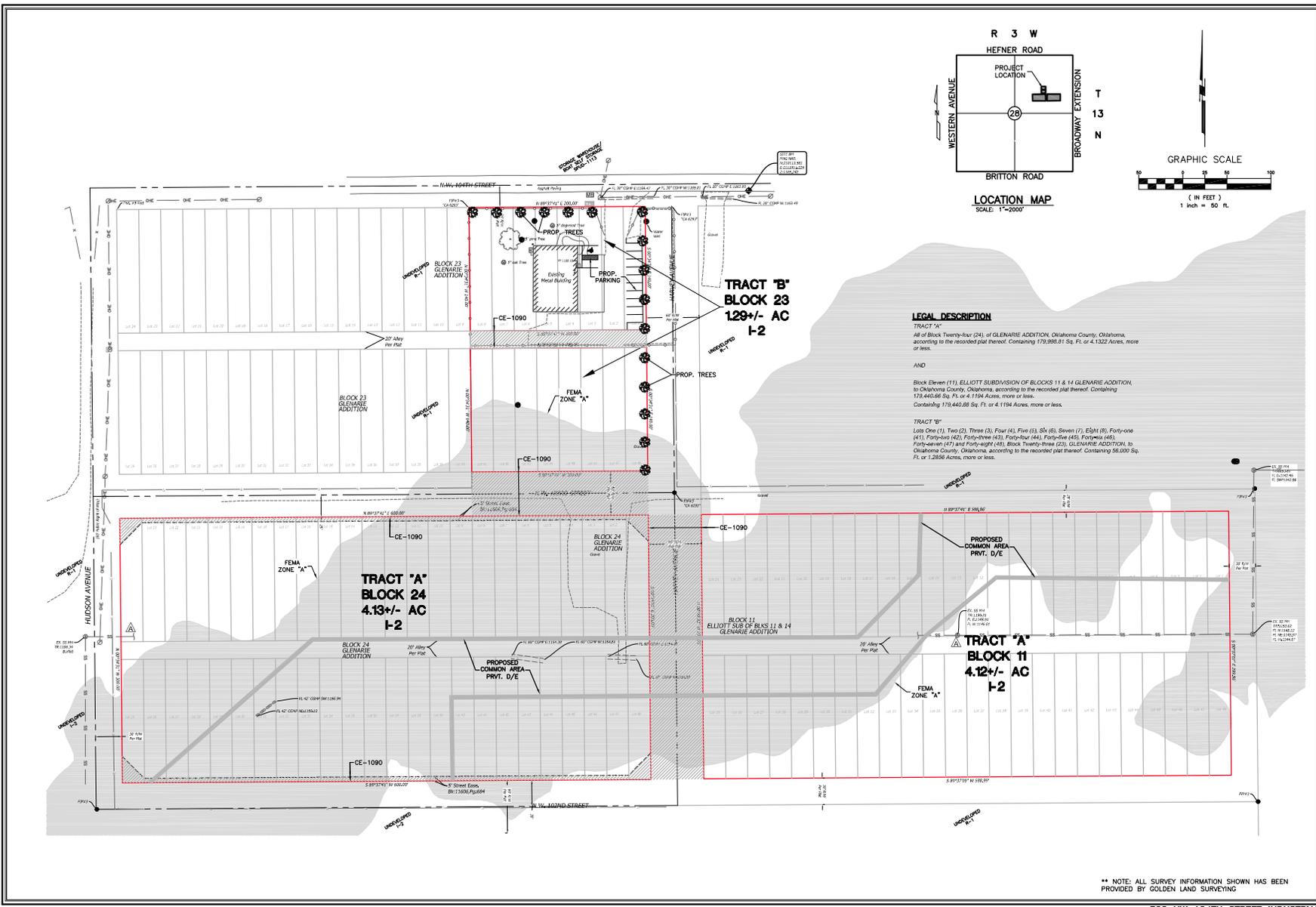
11.0 EXHIBITS

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

- EXHIBIT A: Legal Description
- EXHIBIT B: Master Development Plan Map
- EXHIBIT C: Topographic Map

PUD-2051 EXHIBIT A – Legal Description

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47) and Forty-eight (48), Block Twenty-three (23), GLENARIE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 56,000 Sq. Ft. or 1.2856 Acres, more or less. **AND** All of Block Twenty-four (24), of GLENARIE ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 179,998.81 Sq. Ft. or 4.1322 Acres, more or less. **AND** Block Eleven (11), ELLIOTT SUBDIVISION OF BLOCKS 11 & 14 GLENARIE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.



LEGAL DESCRIPTION

TRACT "A"
 All of Block Twenty-four (24), of GLENARIE ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 179,938.81 Sq. Ft. or 4.1322 Acres, more or less.

AND

Block Eleven (11), ELLIOTT SUBDIVISION OF BLOCKS 11 & 14 GLENARIE ADDITION, in Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 179,440.88 Sq. Ft. or 4.1194 Acres, more or less.

TRACT "B"
 Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47) and Forty-eight (48), Block Twenty-three (23), GLENARIE ADDITION, in Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 58,600 Sq. Ft. or 1.2856 Acres, more or less.

Arc Engineering Consultants LLC
 CIVIL ENGINEERING
 LAND PLANNING
 1300 WEST GIBBY ROAD
 OKLAHOMA CITY, OKLAHOMA 73102
 PHONE (405) 509-9271 FAX (405) 509-9272
 CERTIFICATE OF AUTHORIZATION NO. 5289 EXP. 4/30/24

300 NW 104TH STREET INDUSTRIAL
 300 NW 104TH STREET
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
PUD EXHIBIT "B"
MASTER DEVELOPMENT PLAN

NO.	DESCRIPTION	DATE

PROJECT NUMBER:
21-002

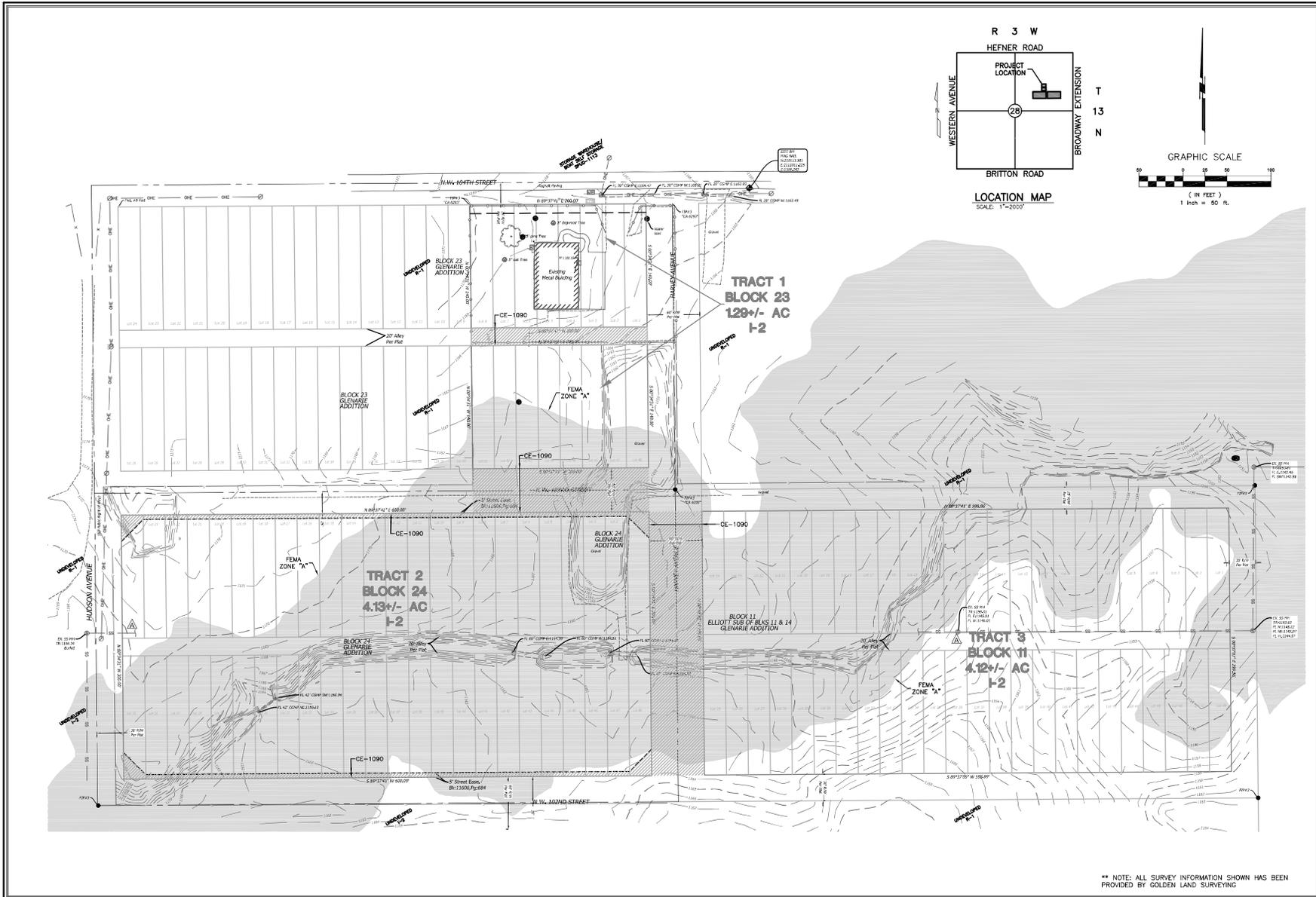
DATE:
02-20-25

SCALE:
(HORIZ.) 1"=50'
(VERT.) N/A

SHEET NUMBER
1 of 1

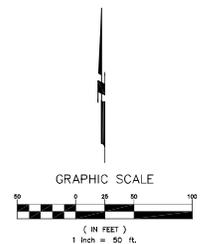
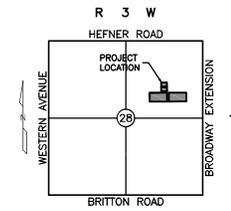
** NOTE: ALL SURVEY INFORMATION SHOWN HAS BEEN PROVIDED BY GOLDEN LAND SURVEYING

PUD-2051 Exhibit C



** NOTE: ALL SURVEY INFORMATION SHOWN HAS BEEN PROVIDED BY GOLDEN LAND SURVEYING

300 NW 104TH STREET INDUSTRIAL



Arc Engineering Consultants, LLC
 CIVIL ENGINEERING LAND PLANNING
 1320 WEST HEFNER ROAD
 OKLAHOMA CITY, OKLAHOMA 73102
 PHONE: (405) 504-4274 FAX: (405) 504-4444
 CERTIFICATE OF AUTHORIZATION NO. 5209 EXP. 6/30/24

300 NW 104TH STREET
 INDUSTRIAL
 300 NW 104TH STREET
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
 PUD EXHIBIT "C"
 TOPOGRAPHIC MAP

NO.	DESCRIPTION	DATE

PROJECT NUMBER:	22-013
DATE:	12-17-24
SCALE:	(HORIZ.) 1"=50' (VERT.) N/A

SHEET NUMBER
1 of 1