



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

300 NW 104TH INDUSTRIAL

Name of Development or Applicant

300 NW 104th Street, Oklahoma City, Oklahoma County, OK
Address / Location of Property (Provide County name & parcel no. if unknown)

PUD I-2 Base Zoning

Summary Purpose Statement / Proposed Development

Staff Use Only	2051
Case No.: PUD	
File Date:	12-20-24
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	I-1, R-1, SPUD-601
Overlay:	

9.54 Ac

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):

300 NW 104TH, LLC, Hunter Miller, Mgr.

Name

2221 W Lindsey Street, Suite 201

Mailing Address

Norman, OK 73069

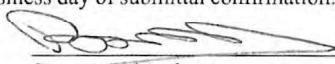
City, State, Zip Code

405-317-5234

Phone

craig@strbusiness.com

Email


Signature of Applicant

Morgan Towing, Bubby Morgan

Applicant's Name (please print)

251 S. 41st Street E

Applicant's Mailing Address

Muskogee, OK 74403

City, State, Zip Code

918-685-1511

Phone

morgan.bubby@yahoo.com; and srollins@arcengr.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.

First American Title
480 24th Avenue NW, Suite 106
Norman, OK 73069

2022030901036271 B: 15085 P: 232
03/09/2022 01:35:43 PM Pgs: 2
Fee: \$20.00 Doc Stamp: \$1323.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



Return To:
300 N.W. 104th, L.L.C.
2221 W. Lindsey Street, #201
Norman, OK 73069

WARRANTY DEED

(OKLAHOMA STATUTORY FORM)

Doc Stamps: **1,323.00**
Filed/insured by: First American Title Insurance Company
File No.: **2708696-OK11 (RAN)**

Tax ID# **3709-13-092-3720**
3709-13-092-4740
3709-13-106-1400

That **Orion Lawns, L.L.C., an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **300 N.W. 104th, L.L.C., an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

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), in Block Twenty-three (23), of GLENAIRE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Block Twenty-four (24), of GLENAIRE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Block Eleven (11), of ELLIOTT SUBDIVISION OF BLOCKS 11 & 14 GLENAIRE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Property Address: **300 NW 104th St., Oklahoma City, OK 73114**
0 Unknown, Oklahoma, City, OK 73114
200 NW 103rd St., Oklahoma City, OK 73114

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors 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.

2708696 BN 2/20 DOC-1,323.00

Signed and delivered this **March 08, 2022**.

Orion Lawns, L.L.C., an Oklahoma limited liability company

By: _____

Name: Martin Kever

Title: Manager

By: _____

Name: Edna Kever

Title: Manager

ACKNOWLEDGMENT - OKLAHOMA FORM

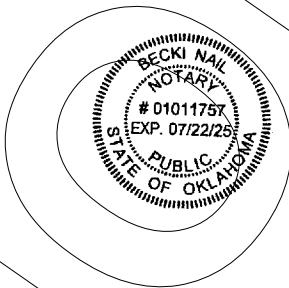
STATE OF **OKLAHOMA**

COUNTY OF **CLEVELAND**

}
} **SS.**
}

This instrument was acknowledged before me on **March 08, 2022**, by **Martin Kever and Edna Kever** as **Managers** of **Orion Lawns, L.L.C.** an **Oklahoma limited liability company**.

(SEAL)



NOTARY PUBLIC – **Becki Nail**

My Commission Expires: **July 22, 2025**

Mail Tax Statements To:
Armstrong Bank, ISAOA
401 West Main Street
Norman, OK 73069

“EXHIBIT A”
LEGAL DESCRIPTION
300 NW 104TH STREET INDUSTRIAL
300 NW 104th Street

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. Containing 179,440.66 Sq. Ft. or 4.1194 Acres, more or less.
Containing 179,440.66 Sq. Ft. or 4.1194 Acres, more or less.

300 NW 104TH, L.L.C.
2221 W. Lindsey St, Su. 201
Norman, OK 73069
(405) 850-5589

December 18, 2024

RE: Letter of Authorization for 300 NW 104th Street Industrial PUD submittal

I, Hunter Miller, hereby certify that 300 NW 104TH, L.L.C. is the owner of the property located in the proposed PUD area of 300 NW 104th Street Industrial.

I further certify that I am the manager of said 300 NW 104TH, L.L.C., and as such I hereby authorize Arc Engineering Consultants, LLC to act as agent on our behalf in the filing and representation of 300 NW 104th Street Industrial PUD application 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,

A handwritten signature in black ink, appearing to be 'H. Miller', with a long horizontal stroke extending to the right.

Hunter Miller
Manager

CERTIFICATE OF BONDED ABTRACTOR (300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) §:

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

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), in Block Twenty-three (23), of GLENAIRE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Block Twenty-four (24), of GLENAIRE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Block Eleven (11), of ELLIOTT SUBDIVISION OF BLOCKS 11 & 14 GLENAIRE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: December 10, 2024 at 7:30 AM

First American Title Insurance Company

Doris J. Griffin

By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2908008-OK99

**OWNERSHIP REPORT
FILE NUMBER 2908008-OK99**

**EFFECTIVE DATE: DECEMBER 10, 2024
DATE PREPARED: DECEMBER 19, 2024**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3709	R131061400	300 NW 104TH LLC	2221 W LINDSEY ST, Unit 201	NORMAN	OK	73069	ELLIOTS SUB ADDITION	011	000	ELLIOTS SUB ADDITION 011 000 (PART OF SUBJECT PROPERTY)	200 NW 103RD ST OKLAHOMA CITY
3709	R130923720	300 NW 104TH LLC	2221 W LINDSEY ST, Unit 201	NORMAN	OK	73069	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 1 THRU 8 & LOTS 41 THRU 48 (PART OF SUBJECT PROPERTY)	300 NW 104TH ST OKLAHOMA CITY
3709	R130924740	300 NW 104TH LLC	2221 W LINDSEY ST, Unit 201	NORMAN	OK	73069	GLENARIE ADDITION	024	000	GLENARIE ADDITION 024 000 (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3709	R130923660	MYERS INVESTMENT GROUP LLC	PO BOX 13617	OKLAHOMA CITY	OK	73113- 1617	GLENARIE ADDITION	000	000	GLENARIE ADDITION BLK 000 LOT 000 BLK 22 PLUS PT NE4 SEC 28 13N 3W BEG 510.28FT W OF NE/C BLK 22 GLENARIE ADDN TH SWLY174.55FT N150.52FT E89.72FT TO BEG PLUS A TR BEG MOST NWLY/C LT 21 BLK 22 TH W89.72FT N25FT E104.57FT SW29.08FT TO BEG	301 NW 104TH ST OKLAHOMA CITY
3709	R130924800	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	000	000	GLENARIE ADDITION 000 000 BLK 25 & VACATED ALLEY LYING WITHIN BLK 25	0 UNKNOWN OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2908008-OK99**

**EFFECTIVE DATE: DECEMBER 10, 2024
DATE PREPARED: DECEMBER 19, 2024**

3709	R130920600	SAS REALTY	2020 E 15TH ST STE A	EDMOND	OK	73013- 6749	GLENARIE ADDITION	000	000	GLENARIE ADDITION BLK 000 LOT 000 PT OF BLK 5 BEG AT SW/C TH E366.43FT N100FT NELY69.07FT N129.48FT NWLY35.39FT W10FT N30FT W354.45FT S350FT TO BEG PLUS PT OF BLKS 6 & 7 BEG AT NW/C BLK 6 TH E366.43FT SELY136.68FT S548.85FT W387.38FT N685FT TO BEG EX PT BLK 5 BEG 281.55FT E & 25FT N OF SW/C BLK 5 TH N50FT E60FT S50FT W60FT TO BEG	10201 N BROADWAY EXT OKLAHOMA CITY
3709	R130920605	GRIFFIN OUTDOOR ADVERTISING LLC	7401 N KELLEY AVE	OKLAHOMA CITY	OK	73111	GLENARIE ADDITION	005	000	GLENARIE ADDITION BLK 005 LOT 000 BEG 281.55FT E & 25FT N OF SW/C BLK 5 TH N50FT E60FT S50FT W60FT TO BEG	UNKNOWN
3709	R130921380	J P WALKER IRREV CHILDRENS TRS, WALKER BARTH P TRS	6805 REED DR	OKLAHOMA CITY	OK	73116- 2131	GLENARIE ADDITION	010	000	GLENARIE ADDITION 010 000 W 1/2	0 UNKNOWN OKLAHOMA CITY
3709	R130921320	WALKER JOHN POWELL CHILDRENS TRUST	6805 REED DR	OKLAHOMA CITY	OK	73116- 2126	GLENARIE ADDITION	010	000	GLENARIE ADDITION 010 000 E 330 FT OR E 1/2	0 UNKNOWN OKLAHOMA CITY
3709	R130921500	PEC CHEROKEE INDUSTRIAL PARK INC	11600 BROADWAY EXT STE 250	OKLAHOMA CITY	OK	73114- 6612	GLENARIE ADDITION	012	000	GLENARIE ADDITION 012 000	0 UNKNOWN OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2908008-OK99**

**EFFECTIVE DATE: DECEMBER 10, 2024
DATE PREPARED: DECEMBER 19, 2024**

3709	R130921620	LAMP TC BROADWAY FOUR LIMITED PARTNERSHIP ETAL, C/O PLATT ENERGY CORP	11600 BROADWAY EXT STE 250	OKLAHOMA CITY	OK	73114- 6612	GLENARIE ADDITION	013	000	GLENARIE ADDITION 013 000	0 UNKNOWN OKLAHOMA CITY
3709	R130924320	FARMER ELMO J & WANDA W, C/O GARRETT AND COMPANY	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 25 & 26	0 UNKNOWN OKLAHOMA CITY
3709	R130924380	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 27 & 28	0 UNKNOWN OKLAHOMA CITY
3709	R130924440	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 29 & 30	0 UNKNOWN OKLAHOMA CITY
3709	R130924500	GARRETT AND COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 31 & 32	0 UNKNOWN OKLAHOMA CITY
3709	R130924560	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 33 & 34	0 UNKNOWN OKLAHOMA CITY
3709	R130924620	DEL VALLE JESSE	PO BOX 14297	OKLAHOMA CITY	OK	73113- 0297	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 35 THRU 40	0 UNKNOWN OKLAHOMA CITY
3709	R130924260	MYERS INVESTMENTS LLC	PO BOX 13617	OKLAHOMA CITY	OK	73113- 1617	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 23 & 24	0 UNKNOWN OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2908008-OK99**

**EFFECTIVE DATE: DECEMBER 10, 2024
DATE PREPARED: DECEMBER 19, 2024**

3709	R130923900	DEL VALLE JESSE	PO BOX 14297	OKLAHOMA CITY	OK	73113-0297	GLENARIE ADDITION	023	000	GLENARIE ADDITION 023 000 LOTS 9 THRU 22	0 UNKNOWN OKLAHOMA CITY
3709	R130925580	MYERS MARK H	2712 E RANDOLPH RD	EDMOND	OK	73013-6738	GLENARIE ADDITION	028	000	GLENARIE ADDITION 028 000 LOTS 23 THRU 46	460 NW 101ST ST OKLAHOMA CITY
3709	R130925220	GARRETT AND COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	GLENARIE ADDITION	028	000	GLENARIE ADDITION 028 000 LOTS 10 & 11	410 NW 102ND ST OKLAHOMA CITY
3709	R130925160	MYERS MARK H	2712 E RANDOLPH RD	EDMOND	OK	73013-6738	GLENARIE ADDITION	028	000	GLENARIE ADDITION 028 000 LOTS 1 THRU 9	0 UNKNOWN OKLAHOMA CITY
3709	R130925940	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	GLENARIE ADDITION	029	000	GLENARIE ADDITION 029 000 LOTS 10 & 11	415 NW 103RD ST OKLAHOMA CITY
3709	R130925820	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	GLENARIE ADDITION	029	000	GLENARIE ADDITION 029 000 LOTS 7 & 8	411 NW 103RD ST OKLAHOMA CITY
3709	R130925760	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	GLENARIE ADDITION	029	000	GLENARIE ADDITION 029 000 LOTS 3 THRU 6	407 NW 103RD ST OKLAHOMA CITY
3709	R130926120	GARRETT AND CO LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	GLENARIE ADDITION	029	000	GLENARIE ADDITION 029 000 LOTS 15 THRU 23	410 NW 103RD ST OKLAHOMA CITY
3709	R130926180	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6316	GLENARIE ADDITION	029	000	GLENARIE ADDITION 029 000 LOTS 24 THRU 26	408 NW 103RD ST OKLAHOMA CITY

**OWNERSHIP REPORT
FILE NUMBER 2908008-OK99**

**EFFECTIVE DATE: DECEMBER 10, 2024
DATE PREPARED: DECEMBER 19, 2024**

3709	R130926240	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	029	000	GLENARIE ADDITION 029 000 LOTS 27 & 28	400 NW 103RD ST OKLAHOMA CITY
3709	R130925640	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	029	001	GLENARIE ADDITION 029 001	401 NW 103RD ST OKLAHOMA CITY
3709	R130925700	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	029	002	GLENARIE ADDITION 029 002	405 NW 103RD ST OKLAHOMA CITY
3709	R130925880	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	029	009	GLENARIE ADDITION 029 009	413 NW 103RD ST OKLAHOMA CITY
3709	R130926720	GARRETT AND COMPANY LLC	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114- 6316	GLENARIE ADDITION	032	001	GLENARIE ADDITION 032 001 LOTS 1 THRU 12 & VACATED ALLEY IN BLK 32 & N/2 OF VACATED 103RD ST & S/2 OF VACATED 104TH ST ADJ PROPERTY	400 NW 104TH ST OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY

PLANNED UNIT DEVELOPMENT

PUD-_____

DESIGN STATEMENT

FOR

300 NW 104th Street Industrial

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 I-2 Moderate Industrial District developed with Storage Warehouse, Boat Self-Storage
- East R-1, undeveloped
- South I-2 and R-1, undeveloped
- West I-2 and R-1, undeveloped

SECTION 4.1 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 5.0 CONCEPT

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

SECTION 6.0 SERVICE AVAILABILITY

6.1 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.

6.2 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.

6.3 WATER

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

6.4 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.

6.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

6.6 PUBLIC TRANSPORTATION

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

7.0 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 three tracts. The use and development regulations are provided as follows:

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.

8.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

8.2.1 The following I-2 Moderate Industrial District uses will be the only uses permitted:

Use Unit 8150.1	Agricultural Processing: General
Use Unit 8150.2	Agricultural Processing: Limited
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 8300.17	Automotive Vehicle Impound Yards and Damaged Vehicle Auctions
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

8.2.2 Maximum building height shall be 40 foot.

8.2.3 Building setbacks shall be in accordance with the base zoning district.

8.2.4 Parking and drives are permitted within the setbacks.

9.0 ACCESS

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

9.2 Driveways shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

9.3 Cross access between all tracts will be permitted, subject to cross-access agreements filed in Oklahoma County.

10.0 SCREENING AND LANDSCAPING

10.1 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.

10.2 All landscaping shall be situated so that it does not create a sight restriction hazard for vehicles entering and exiting the property.

10.3 Residential buffers and screening shall not be required between any tract of this PUD and any abutting R-1 Single Family Residential zoning.

10.4 Site proof fencing shall not be required.

11.0 PARKING REGULATIONS

- 11.1** 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, except as noted herein.
- 11.2** With I-2 Moderate Industrial District uses, the following regulations shall apply:
- a. 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 right of way width of 20 feet for one-way drives and 24 feet for two-way drives.
 - b. Lots within this PUD will not be required to have frontage on an approved street. Individual lots shall be allowed to cross access for the purpose of parking and maneuvering via a cross access agreement affective through recorded covenants and restrictions.
 - c. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking may be permitted in order to comply with parking requirements.
 - d. Platted lots are permitted to have shared access.
 - e. Applications for building permits in this PUD must include an overall PUD site plan that depicts the location of the proposed-for-building-permit building(s) and the size and address of all existing buildings as well as existing parking and landscaping in the PUD and parking and landscaping proposed for the building(s) for which a building permit is requested.
 - f. Gravel parking shall be allowed within this PUD. Pervious paving may be used for parking areas and private driveways subject to Public Works review and approval.

12.0 SIGNAGE REGULATIONS

- 12.1** Signs shall conform to the I-2 sign regulations except as noted herein.
- 12.2** A total of two freestanding accessory signs shall be permitted and are described as follows:

Two monument signs with a maximum height of 16 feet and a maximum display area of 225 square feet each shall be permitted.

- 12.3** Two additional non-accessory signs shall be permitted and area described as follows:

Permitted non-accessory signs shall be monument signs with a maximum height of six feet and a maximum display area of 100 square feet.

- 12.4** Identification signs for individual users shall be attached to the building and shall not exceed the roof line.
- 12.5** Ground mounted and/or wall mounted identification signs, directional signs and/or instructional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.

13.0 LIGHTING REGULATIONS

- 13.1** 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.

14.0 ARCHITECTURE

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

15.0 OWNERSHIP AND MAINTENANCE OF COMMON AREA/OPEN SPACE

The property owner(s) shall be responsible for maintenance of all common area/open space areas. It shall be the responsibility of the property owner(s) for the installation, maintenance and replacement of all parking areas, drainage areas, landscaping and sprinkler systems.

16.0 DRAINAGE REGULATIONS

- 16.1** Drainage improvements, if required, will be in accordance to 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 for Planned Unit Developments, provided the PUD is platted with drainage areas confined to common areas. 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 owner.

17.0 OTHER DEVELOPMENT REGULATIONS

- 17.1** The boundaries of the PUD are depicted on Exhibit "B".
- 17.2** Dumpsters shall be located within an area screened by a high fence or masonry wall of sufficient height that screens the dumpster from public view.

- 17.3** 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.

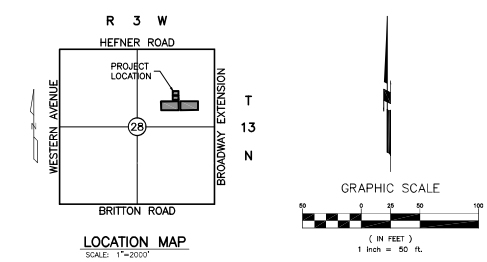
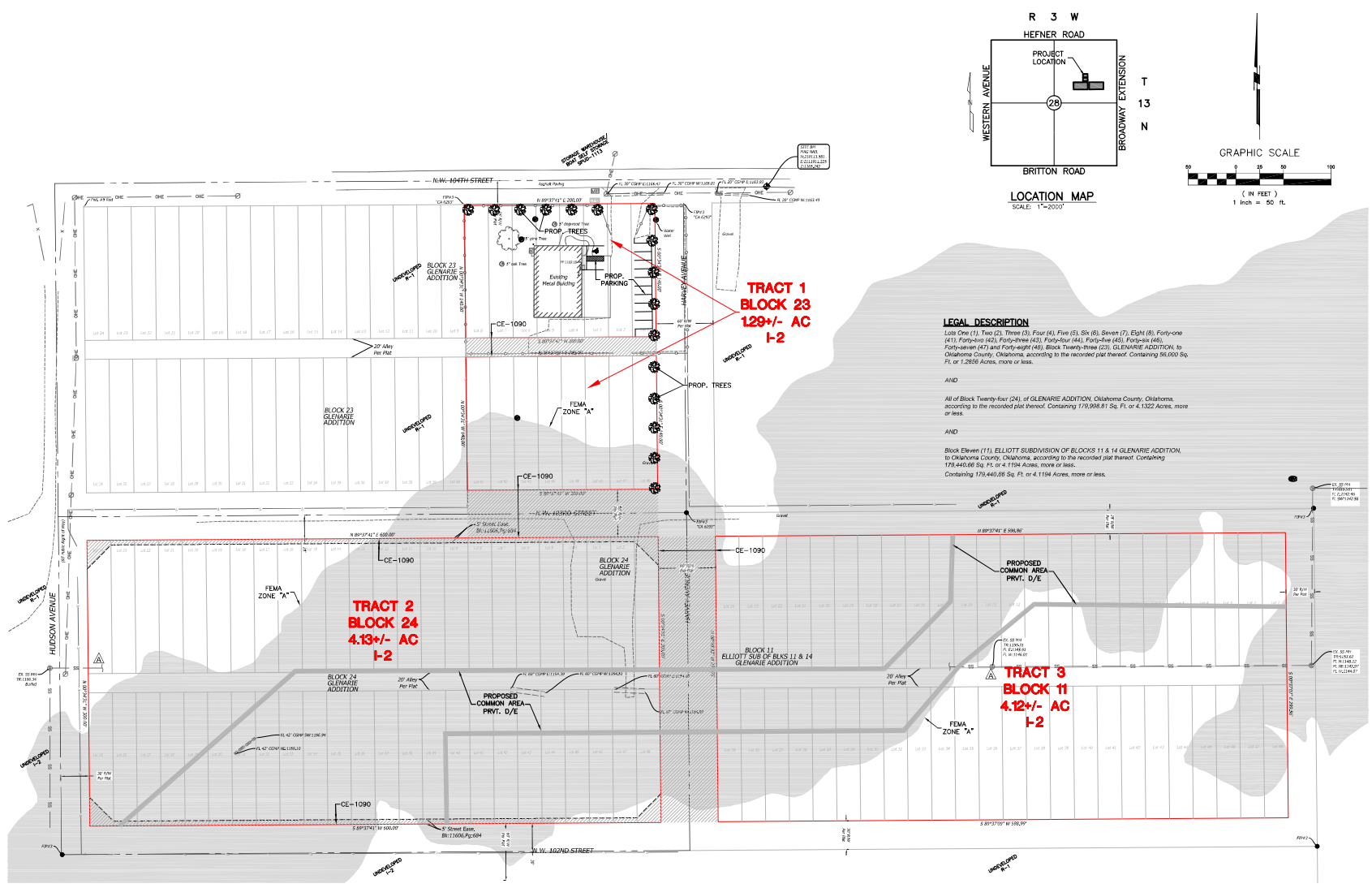
The boundary of the Common Area shall be adjusted, if necessary, to ensure that the Common Area covers the entire 100-year flood plain.

- 17.4** Applications for building permits 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 proposed for the building for which a building permit is requested.
- 17.5** Buildings designed for industrial use with accessory tenant occupancy for caretakers, security, etc. shall be permitted.
- 17.6** 300 NW 104th Industrial may be developed in phases.
- 17.7** Every structure in this PUD shall have Class C roofing or better.
- 17.8** 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.

18.0 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



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), GLENARE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 56,000 Sq. Ft. or 1.2858 Acres, more or less.
AND
All of Block Twenty-four (24), of GLENARE ADDITION, Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 179,988.81 Sq. Ft. or 4.1322 Acres, more or less.
AND
Block Eleven (11), ELLIOTT SUBDIVISION OF BLOCKS 11 & 14 GLENARE ADDITION, to Oklahoma County, Oklahoma, according to the recorded plat thereof. Containing 179,445.85 Sq. Ft. or 4.1194 Acres, more or less.

** 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
1306 WEST GREEK STREET
EDMUND, OK 73112
PHONE: (405) 504-0271
FAX: (405) 504-0448
CERTIFICATE OF AUTHORIZATION NO. 0009 EXP. 6/30/24

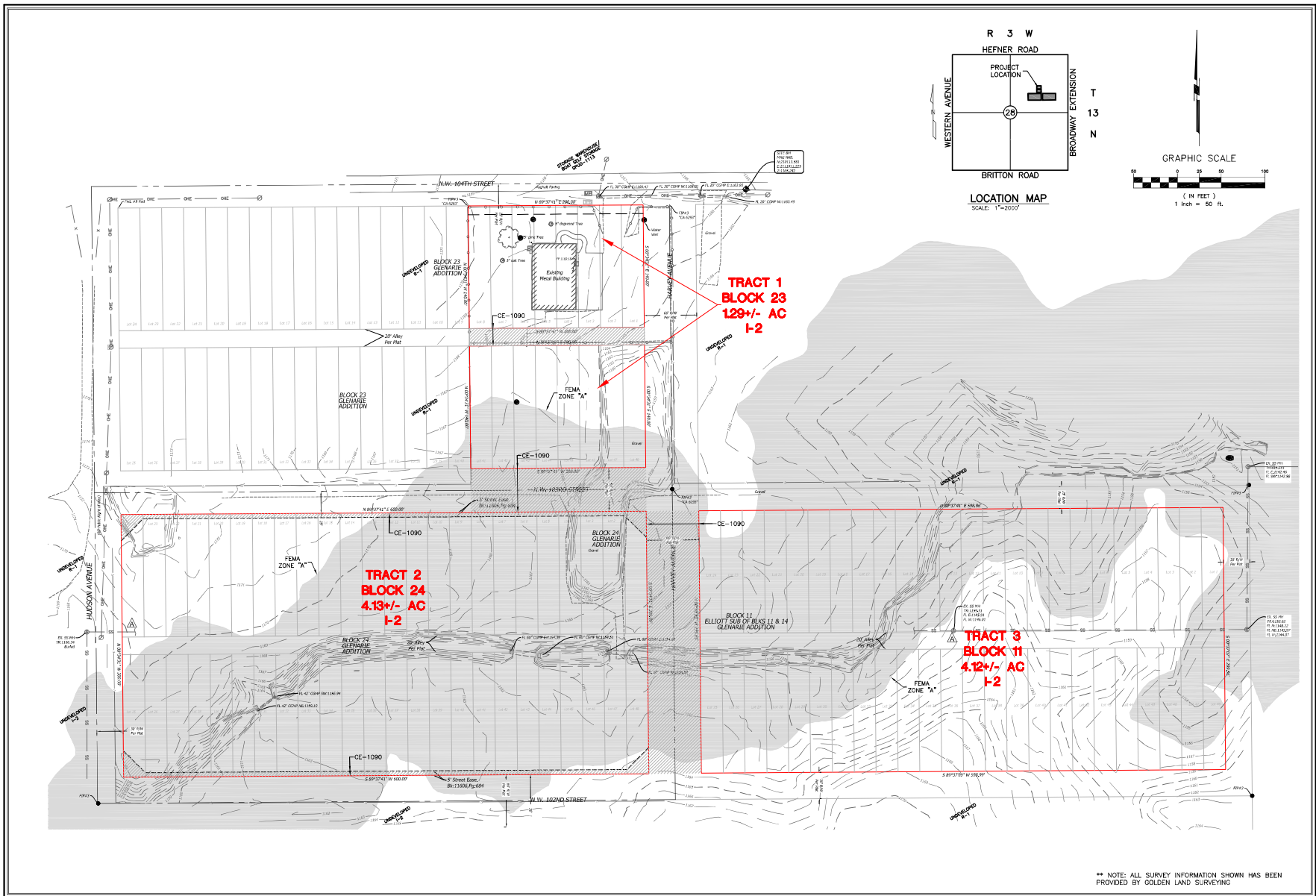
Arc
ENGINEERING
CONSULTANTS

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

REVISIONS		DATE
NO.	DESCRIPTION	

DRAWN BY: SDR	CHECKED BY: SDR	APPROVED BY: SDR
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PROJECT NUMBER: 21-002	DATE: 12-17-24
SCALE: (HORIZ.) 1"=50' (VERT.) N/A	SHEET NUMBER 1 of 1



300 NW 104TH STREET INDUSTRIAL

Arc Engineering Consultants, LLC
CIVIL ENGINEERING
LAND PLANNING
1306 WEST GREEK ROAD
EDMOND, OK 73119
PHONE: (405) 504-0271
FAX: (405) 504-0448
CERTIFICATE OF AUTHORIZATION NO. 0006 EXP. 6/30/24

Arc ENGINEERING CONSULTANTS

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

DRAWN BY	CHECKED BY	APPROVED BY	NO.	REVISIONS	DATE
				DESCRIPTION	
SDR	SDR	SDR			

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

SHEET NUMBER
1 of 1