



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

APPLICATION FOR PUD ReZONING

Planned Unit Development District

I-240 & Sunnyslane PUD

Name of Development or Applicant

8113 S Sunnyslane Rd.

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

Commercial and/or light industrial

Summary Purpose Statement / Proposed Development

Staff: _____	Case No.: PUD - <u>1944</u>
File Date: <u>27 Jan 22</u>	
Ward No.: <u>4</u>	
Nbhd. Assoc.: <u>Mid Del</u>	
School District: <u>PUD-1810</u>	
Extg Zoning: <u>PUD-1810</u>	
Overlay: <u>—</u>	

8.8909 acres

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 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. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

M&A Family, LLC

Name

727 Sundown Dr.

Mailing Address

Norman, OK 73069

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.

January 27, 2022

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

Attention: Mr. Curtis Liggins

RE: I-240 & S Sunnyslane Rd., 8113 S Sunnyslane Rd.: PUD Submittal

Dear Curtis:

On behalf of our client, Best Choice Homes, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission for the proposed development. The subject site is located at 8113 S Sunnyslane Rd. in southeast Oklahoma City. The subject property is currently zoned as PUD-1810. The proposed PUD, totaling 8.8909 acres, will consist of commercial and/or light industrial uses. This proposed development will complement the surrounding development and positively contribute to this area of southeast Oklahoma City.

Please find attached the following submittal documents for the above referenced project:

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

Please review the following information for its completeness and place this application on the Planning Commission docket of **March 10, 2022**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,


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

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, J&A
[4753 000 / PUD]

P:\4753\PUD\PUD-____\sub ltr.docx

M & A FAMILY, LLC
727 Sundown Dr.
Norman, OK 73069
PH: (000) 000-0000

January 15, 2020

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

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates, Inc. to act as agents on our behalf in the submittal and processing of this Planned Unit Development 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,



MUHAMMAD ANWAR
For M&A LLC
01/21/2020

cc: Mark W. Zitzow, AICP, Johnson & Associates, Inc.
File: 4753 000/PUD

Doc # 2007112657
Bk 10565
Pg 1433-1436
DATE 08/03/07 14:34:19
Filing Fee \$19.00
Documentary Tax \$1425.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

Return To:
M & A Family LLC
727 Sundown Drive
Norman, OK 73069

STATUTORY SPECIAL WARRANTY DEED

File No.: 1035563-NO01 (LLG)

Doc Stamps: \$1,425.00

Tax ID#: 1521-14-393-3050

1425.00
KNOW ALL MEN BY THESE PRESENTS: That **First Bank & Trust Co., Duncan (the "Grantor")**, in consideration of the sum of TEN AND NO/100's dollars and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto **M & A Family LLC (the "Grantee")**, that certain tract of real property situated in **Oklahoma County, Oklahoma**, to wit:

A part of the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest Corner of said NE/4; Thence South along the West line of said NE/4 a distance of 327.80 feet to the South Right-of-Way line of Interstate 240; Thence South 89°46'34" East along said Right-of-Way line a distance of 280.0 feet to the Point or Place of Beginning; Thence continuing South 89°46'34" East along said Right-of-Way line a distance of 485.0 feet; Thence South 0°13'26" West a distance of 349.05 feet; Thence South 68°56'33" West a distance of 126.62 feet; Thence South 21°31'04" East a distance of 800.30 feet; Thence North 68°28'56" East a distance of 100.0 feet; Thence South 21°31'04" East a distance of 925.0 feet; Thence North 68°28'56" East, a distance of 776.0 feet; Thence North 21°31'04" West a distance of 465.20 feet; Thence North 0°13'26" East a distance of 797.96 feet; Thence North 70°57'32" West a distance of 273.0 feet; Thence North 0°13'26" East a distance of 350.0 feet to a point on the South Right-of-Way line of Interstate 240; Thence South 75°28'10" East, along said Right-of-Way line a distance of 303.99 feet; Thence South 69°32'17" East along said Right-of-Way line a distance of 578.10 feet; Thence North 89°51'09" East along said Right-of-Way line a distance of 70.21 feet; Thence South 00°04' East, along said Right-of-Way line a distance of 704.84 feet; Thence North 89°51'09" East, a distance of 60 feet to a point on the East line of said NE/4; Thence South 0°04'50" East, along the East line of said NE/4 a distance of 1,314.98 feet to the Southeast Corner of said Northeast Quarter (NE/4); Thence North 89°33'30" West along the South line of said Northeast Quarter (NE/4) a distance of 2,633.71 feet to the Southwest corner of said Northeast Quarter (NE/4); Thence North 00°06'33" West, along the West line of said Northeast Quarter (NE/4) a distance of 1,893.88 feet; Thence South 89°46'34" East, a distance of 305.0 feet; Thence North 0°06'33" West, a distance of 370.01 feet; Thence North 44°56'24" West a distance of 35.46 feet to the Point of Beginning.

LESS AND EXCEPT:

A tract of land lying in the Northeast Quarter (NE/4) of Section Thirty-One (31), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

1035563

4119

\$1425.00

143

First American Title & Trust Company
133 N.W. 8th
Oklahoma City, OK 73102

LEGAL DESCRIPTION

I-240 & Sunnylane
Zoning Tract

January 19, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°27'59" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 2,635.59 feet to the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°24'32" East (South 00°04'50" East record), along and with the East line of said Northeast Quarter (NE/4), a distance of 1,652.82 feet to the POINT OF BEGINNING;

THENCE continuing South 00°24'32" East (South 00°04'50" East record), along and with the East line of said Northeast Quarter (NE/4), a distance of 648.93 feet;

THENCE South 89°35'28" West, departing said East line, a distance of 50.00 feet;

THENCE South 44°35'28" West, a distance of 35.36 feet;

THENCE South 89°35'28" West, a distance of 464.41 feet;

THENCE North 00°24'32" West, a distance of 316.26 feet;

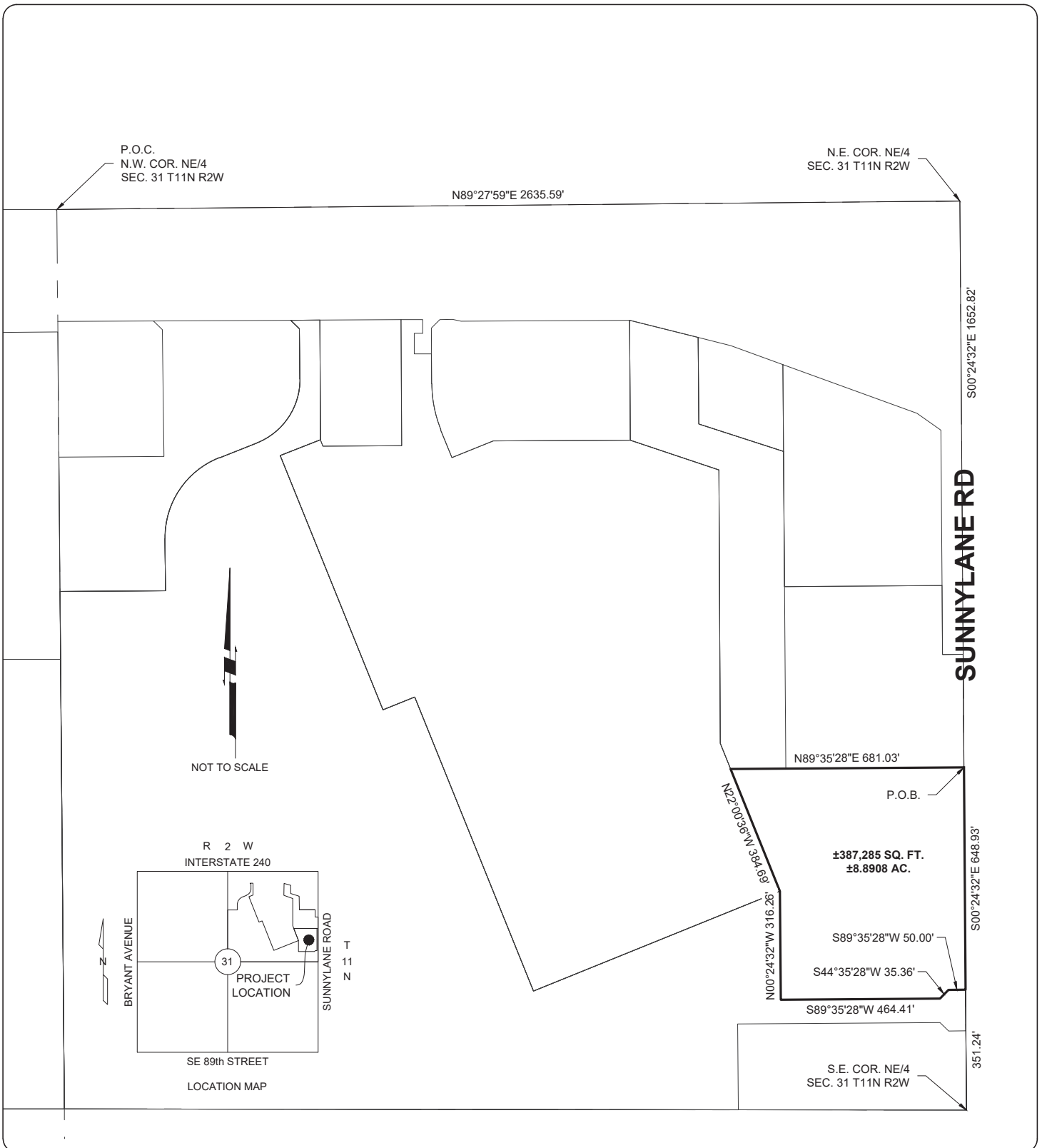
THENCE North 22°00'36" West (North 21°31'04" West record), a distance of 384.69 feet;

THENCE North 89°35'28" East, a distance of 681.03 feet to the POINT OF BEGINNING.

Containing 387,285 square feet or 8.8908 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

Note: Record information listed in the above legal description was taken from Special Warranty Deed recorded in Book 10565, Page 1433.



ACAD FILE: S:\Civil 3D proj\4753\4753 - Zoning Tract.dwg, 1/19/2022 2:42 PM, Matt Johnson
 XREFS LOADED: 4753-bdy.dwg

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Proj. No.: 4753
 Date: 1-19-22
 Scale: NTS

I-240 & SUNNYLANE OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA **ZONING TRACT**



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaokc.com
 Certificate of Authorization #1484 Exp. Date: 06-30-2023
 • ENGINEERS • SURVEYORS • PLANNERS •

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:

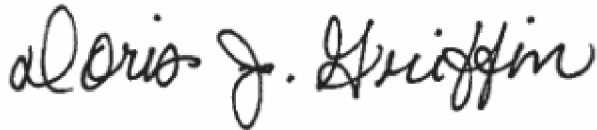
SEE ATTACHED LEGAL DESCRIPTION

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), 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: January 21, 2022 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin
Abstractor License No. 4498
OAB Certificate of Authority # 0049
File No. 2710595-OK99

LEGAL DESCRIPTION

I-240 & Sunnylane
Zoning Tract

January 19, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°27'59" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 2,635.59 feet to the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°24'32" East (South 00°04'50" East record), along and with the East line of said Northeast Quarter (NE/4), a distance of 1,652.82 feet to the POINT OF BEGINNING;

THENCE continuing South 00°24'32" East (South 00°04'50" East record), along and with the East line of said Northeast Quarter (NE/4), a distance of 648.93 feet;

THENCE South 89°35'28" West, departing said East line, a distance of 50.00 feet;

THENCE South 44°35'28" West, a distance of 35.36 feet;

THENCE South 89°35'28" West, a distance of 464.41 feet;

THENCE North 00°24'32" West, a distance of 316.26 feet;

THENCE North 22°00'36" West (North 21°31'04" West record), a distance of 384.69 feet;

THENCE North 89°35'28" East, a distance of 681.03 feet to the POINT OF BEGINNING.

Containing 387,285 square feet or 8.8908 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

Note: Record information listed in the above legal description was taken from Special Warranty Deed recorded in Book 10565, Page 1433.

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1521	R143933035	BEST CHOICE HOMES LLC	PO BOX 720162	NORMAN	OK	73070	UNPLTD PT SEC 31 11N 2W	0	0	UNPLTD PT NE4 SEC 31 11N 2W BEG 327.8FT S & 680FT E OF NW/C NE4 TH E85FT S349.05FT SW126.62FT SE800.23FT NE100FT SE925FT NE776FT NW465.20FT N797.96FT NW273FT N350FT SE205.87FT S241FT SE259.67FT S926.06FT E520FT S1000.17FT W2633.71FT N1502.08FT E304.80FT N151.95FT RIGHT ON CURVE NE301.30FT NE117.88FT LEFT ON CURVE NE239.87FT N146.30FT NW35.36FT TO BEG CONT 71.44ACRS MORE OR LESS (SUBJECT PROPERTY CONTAINED WITHIN)	UNKNOWN
1521	R143933050	M & A FAMILY LLC	727 SUNDOWN DR	NORMAN	OK	73069-6546	UNPLTD PT SEC 31 11N 2W	000	000	UNPLTD PT NE4 SEC 31 11N 2W BEG 1000.17FT N OF SE/C NE4 TH W520FT N APPROX 531.2FT E460FT S264.84FT E60FT S TO SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
1521	R143933015	CITY OF OKLAHOMA CITY, OFFICE OF CITY CLERK	200 N WALKER AVE	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 31 11N 2W	000	000	PT NE4 SEC 31 11N 2W BEG 327.8FT S & 1002.08FT E OF NW/C NE4 TH E63FT S40FT W25FT S60FT E50FT S87.71FT LEFT ON CURVE SE136.80FT SE88.17FT NE129.98FT E400FT SE273FT S797.96FT SE465.20FT SW776FT NW925FT SW100FT NW800.30FT NE126.62FT SE20.34FT E229.62FT N368FT TO BEG CONT 33.74ACRS MORE OR LESS	3820 E I 240 SERVICE RD OKLAHOMA CITY
1528	R206122660	NASASA LTD	6 WESTMINSTER CIR	AMARILLO	TX	79119-4948	SUNNY POINTE SEC 2	012	003	SUNNY POINTE SEC 2 012 003	0 UNKNOWN OKLAHOMA CITY
1528	R206122650	NASASA LTD	6 WESTMINSTER CIR	AMARILLO	TX	79119-4948	SUNNY POINTE SEC 2	12	2	SUNNY POINTE SEC 2 012 002	UNKNOWN
1528	R143674000	MAYFAIR CULTURAL CENTER INC	3200 NW 48TH ST STE 100	OKLAHOMA CITY	OK	73112-5911	UNPLTD PT SEC 32 11N 2W	000	000	UNPLTD PT SEC 32 11N 2W 000 000 PT OF NW4 SEC 32 11N 2W BEG 50FT E OF SW/C NW4 TH N516.09FT E180FT S365FT E200FT S150FT W380FT TO BEG CONT 2.84ACRS MORE OR LESS	8020 S SUNNYLANE RD OKLAHOMA CITY

OWNERSHIP REPORT
FILE NUMBER 2710595-OK99

1528	R211451390	WATERS EDGE AT SUNNY POINTE HOA INC, C/O NEIGHBORHOOD SERVICES CORP	1322 FRETZ DR	EDMOND		OK	73003	WATERS EDGE AT SUNNY POINTE	000	000	WATERS EDGE AT SUNNY POINTE 000 000 COMMON AREAS A & B	0 UNKNOWN OKLAHOMA CITY
1528	R211451000	NEAL JAMES E JR, HOLMES STARR N	8000 WATERS EDGE WAY	OKLAHOMA CITY		OK	73135- 5005	WATERS EDGE AT SUNNY POINTE	001	001	WATERS EDGE AT SUNNY POINTE 001 001	8000 WATERS EDGE WAY OKLAHOMA CITY
1528	R211451010	FELTON RADIANCE	8013 SUTTLE CT	OKLAHOMA CITY		OK	73135- 5006	WATERS EDGE AT SUNNY POINTE	001	002	WATERS EDGE AT SUNNY POINTE 001 002	8013 SUTTLE CT OKLAHOMA CITY
1528	R211451320	TEWELL JUSTIN	8025 WATERS EDGE WAY	DEL CITY		OK	73135- 5000	WATERS EDGE AT SUNNY POINTE	004	011	WATERS EDGE AT SUNNY POINTE 004 011	8025 WATERS EDGE WAY OKLAHOMA CITY
1528	R211451330	KB WOODS PROPERTIES LLC	2422 NW 178TH ST	EDMOND		OK	I	WATERS EDGE AT SUNNY POINTE	004	012	WATERS EDGE AT SUNNY POINTE 004 012	8021 WATERS EDGE WAY OKLAHOMA CITY
1528	R211451340	ZAMUDIO THOMAS C	8017 WATERS EDGE WAY	OKLAHOMA CITY		OK	73135	WATERS EDGE AT SUNNY POINTE	004	013	WATERS EDGE AT SUNNY POINTE 004 013	8017 WATERS EDGE WAY OKLAHOMA CITY
1528	R211451350	WIEGMANN CHRISTOPHER	8013 WATERS EDGE WAY	OKLAHOMA CITY		OK	73135- 5000	WATERS EDGE AT SUNNY POINTE	004	014	WATERS EDGE AT SUNNY POINTE 004 014	8013 WATERS EDGE WAY OKLAHOMA CITY
1528	R211451360	CHON DOK BONG, KANG SEUNG LIM	8009 WATERS EDGE WAY	OKLAHOMA CITY		OK	73135- 5000	WATERS EDGE AT SUNNY POINTE	004	015	WATERS EDGE AT SUNNY POINTE 004 015	8009 WATERS EDGE WAY OKLAHOMA CITY
1528	R211451370	AMARTEY EUGENE A	8005 WATERS EDGE WAY	OKLAHOMA CITY		OK	73135- 5000	WATERS EDGE AT SUNNY POINTE	004	016	WATERS EDGE AT SUNNY POINTE 004 016	8005 WATERS EDGE WAY OKLAHOMA CITY
1528	R211451380	SCHAMEL EMORY	8001 WATERS EDGE WAY	OKLAHOMA CITY		OK	73135- 5000	WATERS EDGE AT SUNNY POINTE	004	017	WATERS EDGE AT SUNNY POINTE 004 017	8001 WATERS EDGE WAY OKLAHOMA CITY

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

PUD - ____

DESIGN STATEMENT FOR

8113 S Sunnyslane Rd.

January 26, 2022

Developer:

Home Creations
2240 N Broadway
Moore, OK 73160

Owner:

M & A Family, LLC
727 Sundown Dr.
Norman, OK 73069

Prepared by:

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

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1.0 INTRODUCTION:

The subject property is located at 8113 S Sunnylane Road in southeast Oklahoma City. This site is approximately 8.8908 acres in size.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed "8113 S Sunnylane Rd." PUD is described in Exhibit A, attached, and is made a part of this Design Statement.

3.0 OWNER/DEVELOPER:

The Developer of the property described in Section 2.0 is Home Creations. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 8113 S Sunnylane Road south of I-240 and west of S Sunnylane Rd. The property is currently zoned as PUD-1810. The subject site is within Tract 3 of the existing PUD and has a base zoning of R-1, "Single-Family Residential" District. The subject property is undeveloped.

North: North of the subject site is zoned as I-1, "Light Industrial" District and is undeveloped.

East: Immediately east of the subject site is S Sunnylane Rd. Beyond is zoned as PUD-942 with a base zoning of I-1, "Light Industrial" District which is undeveloped and is zoned and developed as R-1, "Single-Family Residential" District.

South: South of the subject site is zoned as PUD-1810 with base zonings of R-1, "Single-Family Residential" and C-3, "Community Commercial".

West: West of the subject site is zoned both I-2, "Moderate Industrial" District which is developed as baseball fields and PUD-1810, with a base zoning of R-1, "Single-Family Residential" District.

5.0 PHYSICAL CHARACTERISTICS:

The subject site is approximately 8.8908 acres and is undeveloped. About half of the subject site is within the 100-Year FEMA Floodplain. There is one USGS Blue Line Stream within the FEMA Floodplain in this location. The proposed development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as a combination of commercial and/or office uses that will complement the mix of uses within the larger PUD-1810 that surrounds the subject site. 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.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Access into this PUD shall be via S Sunnylane Road.

7.2 SANITARY SEWER

Sanitary sewer will be provided by extension of The City of Oklahoma City sewer line which is currently serving the area.

7.3 WATER

Water is available to the site and will be provided by an extension of The City of Oklahoma City water line system.

7.4 FIRE PROTECTION

Fire protection for the site shall be provided through The City of Oklahoma City Fire Department. The closest fire station to this site is Station No. 13 which is located at 7400 SE 74th Street. Station No. 13 is approximately 2 miles east of the subject PUD.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no Oklahoma City EMBARK bus lines in the area.

7.7 DRAINAGE

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

Plan**okc** projects this parcel to be in the Urban Low Intensity area. Urban Low 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.

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. 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 use and development regulations of the **C-3, "Community Commercial" District** shall govern this PUD except as herein modified below:

The following uses shall be the only uses allowed within this Tract:

- Single-Family Residential (8200.14)
- Dwelling Units and Mixed Use (8200.2)
- Live/Work Units (8200.4)
- Low Impact Institutional: Neighborhood Related (8250.14)
- Murals (8250.16)
- Community Recreation: General (8250.2)
- Community Recreation: General (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Administrative and Professional Offices (8300.1)Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishment: Fast Food (8300.35)
- Eating Establishment: Fast Food with Drive-Thru Order Window (8300.36) Required distance of 150 feet from developed single family residential
- Eating Establishment: Sitdown (8300.37)
- Eating Establishment: Sitdown, Alcohol Permitted (8300.38)
- Eating Establishment: Sitdown, limited Alcohol Permitted (8300.39)
- Food and Beverage Retail Sales (8300.41)
- Funeral and Interment Services: Undertaking (8300.44)
- Alcoholic Beverage Retail Sales (8300.5)
- Medical Services: General (830.52)
- Medical Services: Restricted (8300.53)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)

- Personal Storage (8300.6)
- Repair Services: Consumer (8300.61)
- Retail Sales and Services: General (8300.63)
- Research and Development (8350.1)
- Research Services: Restricted (8300.62)
- Animal Sales and Services: Grooming (8300.8)
- Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
- Wholesaling, Storage and Distribution: Restricted (8350.16)
- Custom Manufacturing (8350.3)
- Industrial, Moderate (8350.7)
- Industrial, Light (8350.8)

All other conditional, accessory, special or special exception uses not specifically prohibited shall be permitted subject to the review and approval processes specified in the Zoning Code.

9.0 SPECIAL CONDITIONS:

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

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, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted.

Industrial uses and personal storage shall be permitted the use of coated metal buildings.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

To minimize light spillover on residential uses, outdoor lights within the development 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 adjacent to 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 DUMPSTER REGULATIONS

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from the view of primary vehicle and pedestrian circulation systems. Said enclosure shall be a minimum of 50 feet from any residential use (if developed at the start of construction for this project).

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.7 VEHICULAR ACCESS REGULATIONS

Vehicular access into this PUD shall be via a maximum of three (3) drives from S Sunnyslane Rd.

9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along S Sunnyslane Rd. 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. All sidewalks shall be in place prior to any occupancy certificates being issued.

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.

If development within this PUD utilizes the "Commercial District" scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

Proposed uses are not required to have off-street parking located on the same site as the structure. Off street parking may be provided by parking lots or garages located adjacent to the structure it serves.

If on-site parking is not provided for a proposed use/structure, locations and parking calculations for all structures in this PUD shall be provided with the building permit application.

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

9.10.1 *Freestanding Accessory Signs*

Freestanding signs shall be in accordance with the C-3 “Community Commercial” district regulations.

9.10.2 *Attached Signage*

Attached signs shall be in accordance with the C-3 “Community Commercial” district regulations with the following exceptions:

Square footage of signs for individual uses located in a multi-story, multi-tenant structure (stacked uses) shall be calculated based upon the frontage and setback of the individual use requesting the sign, regardless of the floor on which the use is located. (See Municipal Code Section 3-102(c) 3). Frontage is considered that façade(s) where the sign is to be located.

9.10.3 *Non-Accessory Signs*

Non-accessory signage shall not be permitted within this development.

9.10.4 *Electronic Message Display Signs*

Electronic Message Display Signs shall be in accordance with the C-3 “Community Commercial” district regulations.

9.10.5 *Decorative Artwork, Architectural Elements and Temporary Signage*

Decorative artwork and/or architectural structures shall be permitted in this PUD, including, without limitation, upon or across public right-of-way with applications for review for such improvements submitted to the Arts Liaison in the Office of Arts & Cultural Affairs and subject to recommendation by the Oklahoma City Arts Commission and approval by the Public Works Department and require issuance of a permit. If located on upon or across public right-of-way shall also require approval by the Oklahoma City Council.

Decorative artwork, architectural structures may include but are not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc.

Decorative artwork/architectural structures shall not exceed twenty-five (25) feet in height, must have a minimum fourteen (14) feet clearance in height (for archways), and be located a minimum of twenty-five (25) feet from the curb of an adjacent public street.

9.11 ROOFING REGULATIONS

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

9.12 SETBACK REGULATIONS

Setbacks shall be per the base zoning district.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the C-3, "Community Commercial" District Regulations.

9.14 LOT COVERAGE

Maximum lot coverage shall be per C-3, "Community Commercial" District regulations.

9.15 PUBLIC IMPROVEMENTS

The Developer shall make public improvements throughout the PUD as may be 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 developer. 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.

9.17 SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS

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

There shall be no platting requirements within this PUD.

9.18 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.

10.0 DEVELOPMENT SEQUENCE:

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

11.0 EXHIBITS:

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

- A: Legal Description
- B: Conceptual Site Plan

EXHIBIT "A"
LEGAL DESCRIPTION

I-240 & Sunnylane
Zoning Tract

January 19, 2022

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°27'59" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 2,635.59 feet to the Northeast (NE) Corner of said Northeast Quarter (NE/4);

THENCE South 00°24'32" East (South 00°04'50" East record), along and with the East line of said Northeast Quarter (NE/4), a distance of 1,652.82 feet to the POINT OF BEGINNING;

THENCE continuing South 00°24'32" East (South 00°04'50" East record), along and with the East line of said Northeast Quarter (NE/4), a distance of 648.93 feet;

THENCE South 89°35'28" West, departing said East line, a distance of 50.00 feet;

THENCE South 44°35'28" West, a distance of 35.36 feet;

THENCE South 89°35'28" West, a distance of 464.41 feet;

THENCE North 00°24'32" West, a distance of 316.26 feet;

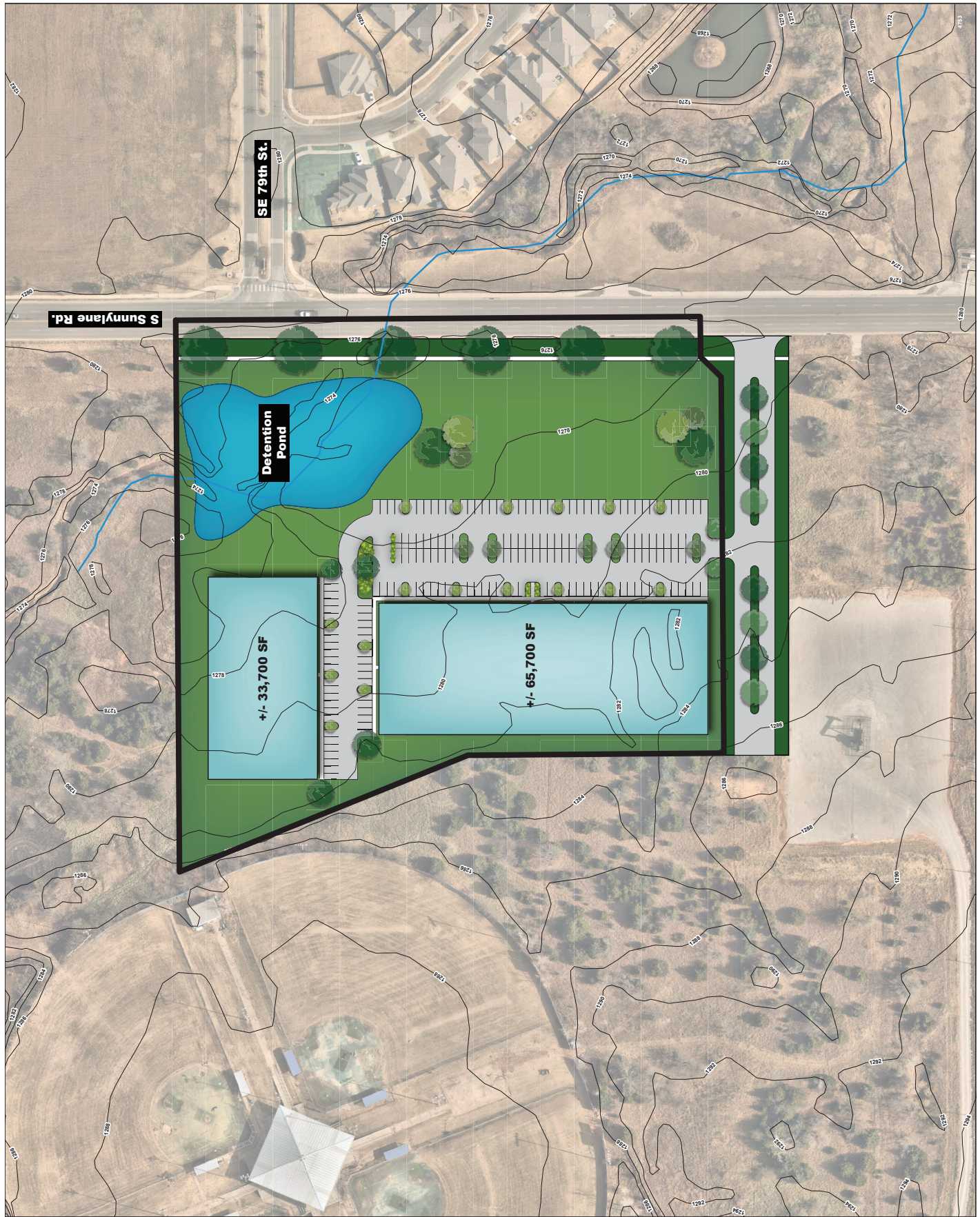
THENCE North 22°00'36" West (North 21°31'04" West record), a distance of 384.69 feet;

THENCE North 89°35'28" East, a distance of 681.03 feet to the POINT OF BEGINNING.

Containing 387,285 square feet or 8.8908 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

Note: Record information listed in the above legal description was taken from Special Warranty Deed recorded in Book 10565, Page 1433.



PUD-_____
8113 S Sunnylane Rd.

Exhibit B
Conceptual Site Plan