

4-26-2022

BY THE CITY COUNCIL
Angie H. Simpson CITY CLERK

SPUD-1392 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

This site will be developed in accordance with the regulation of the **1-2 Moderate Industrial District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

1. The following use(s) will be the only use(s) permitted on this site:

- Administrative and Professional Office (8300.1)
- Automotive and Equipment: Storage (8300.21)
- Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
- Automotive and Equipment: Repairs, Heavy Equipment (8300.15)
- Building Maintenance Services (8300.23)
- Business Support Services (8300.24)
- Construction Sales and Services (8300.31)
- Agricultural Processing: General (8150.1)
- Agricultural Processing: Limited (8150.2)
- Agricultural Supplies and Services: (8150.4)
- Horticulture (8150.7)

Repair Services: Consumer (8300.61)
Research Services: Restricted (8300.62)
Custom Manufacturing (8350.3)
Wholesaling, Storage and Distribution: Restricted (8350.16)
Light Industrial (8350.8)
Moderate Industrial (8350.7)
Transportation Facilities: Surface Goods Restricted (8400.4)
Research and Development (8350.10)
Personal Storage (8300.60)
Outdoor Sales and Display, Outdoor Storage (8300.54)
Retail Sales and Services: (8300.63)

The "Retail Sales" are for These Buildings only.

- a. 3301 Bldg. 1
- b. 3305 Suite A & B
- c. 3309 Suite A & B
- d. 3313 Suite A & B

2. Maximum Building Height: 20 Feet

3. Maximum Building Size: 3600 SQ. Feet

4. Maximum Number of Buildings: 8 Existing Buildings and 9 Buildings under construction and (4) future buildings. (A total of 21)

5. Building Setback Lines

Front; 83 Feet

Rear: 73 Feet

Sides: 12 to 25 Feet.

6. Sight-Proof Screening 7 foot Metal Fence

7. Landscaping: The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Sign as Required and Approved.

9. Access, Two Entrance and Exists

II. Other Development Regulations:

1. Architecture: Completed Metal Buildings

2. Open Space: Yes

3. Street Improvements: Concrete Streets

4. Other: See Site Plans

III. Supporting Documents.

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit A
Smoking Oaks Industrial Park
3301 South Eastern Ave.
Oklahoma City, Oklahoma 73129

SPUD Legal Description for Rezoning

A tract of land being a part of the Northeast Quarter (NE/4) of Section Fourteen (14), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows:

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

Thence South 00° 10' 50" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 967.00 feet;

Thence South 89° 41' 12" West, departing said East line, a distance of 49.84 feet to a point on the West line of an easement in favor of the State of Oklahoma recorded in Book 372, Page 476, said point being the Point of Beginning;

Thence South 00° 10' 50" East, departing said West line, a distance of 306.55 feet

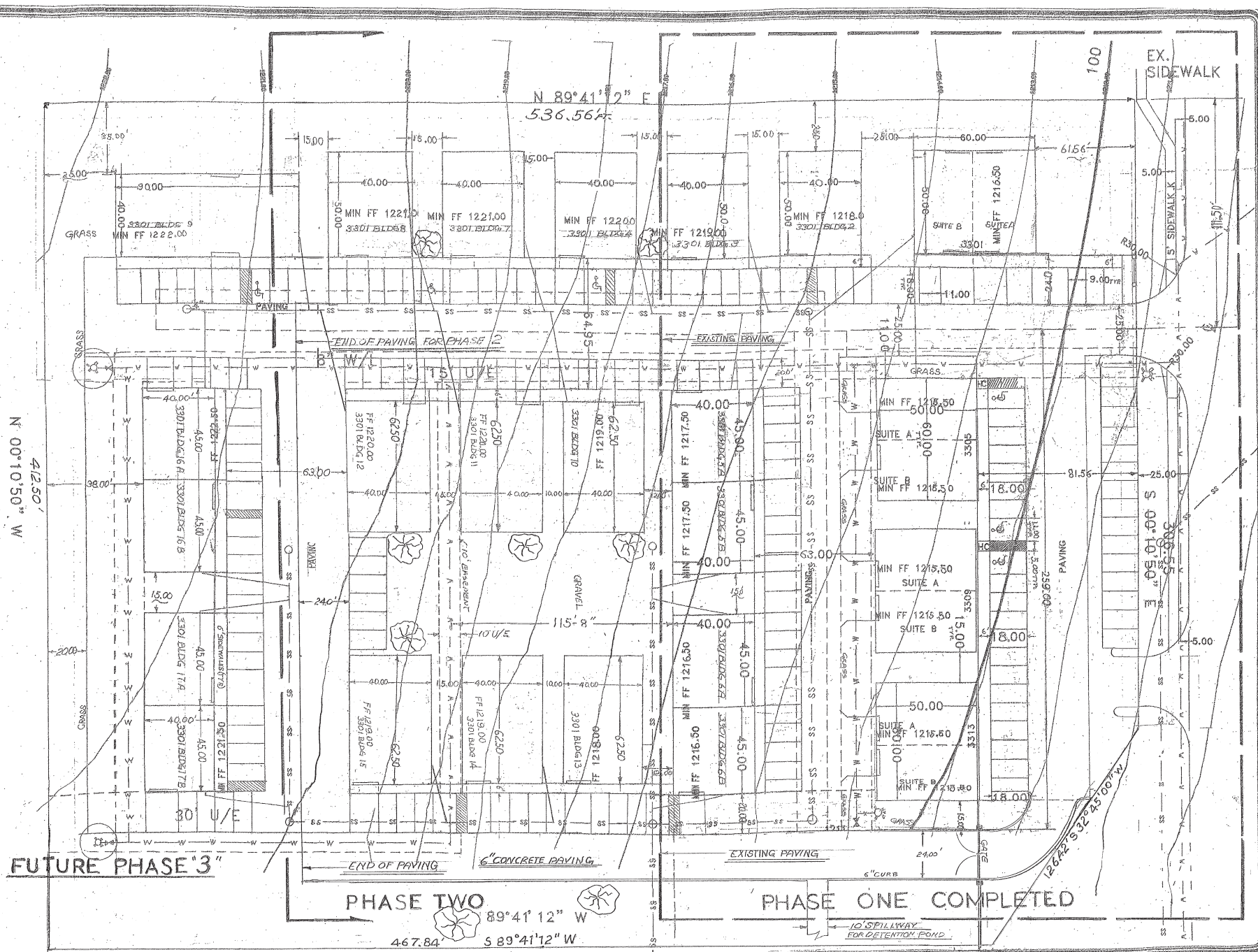
Thence South 32° 45' 00" West, a distance of 126.42 feet

Thence South 89° 41' 12" West, a distance of 467.84 feet

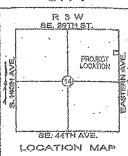
Thence North 00° 10' 50" West, a distance of 412.50 feet

Thence North 89° 41' 12" East, a distance of 536.56 feet to the Point of Beginning.

Containing 217,690.50 square feet or 4.997 acres, more or less.



CITY OF OKLAHOMA CITY



LEGEND

- GASTRO OVERLINE
- WATER LINE
- OVERHEAD ELECTRIC
- EXISTING GAS SERVICE
- EXISTING SEWER SERVICE
- EXISTING SANITARY
- POWER POLE
- GUY WIRE
- LIGHT POLE
- FUEL OIL TANK
- WATER VALVE
- WATER METER
- GAS METER
- GAS METER
- ELECTRIC METER
- TELEPHONE FIBER OPTIC
- WIRELESS
- HIGH
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- FENCE
- SET POINT PIN
- FOUNDATION PIN
- BENCHMARK

LANDSCAPING & SITE PLAN

3301 S. EASTERN INDUSTRIAL PARK

BEING A PART OF THE NE 1/4, SEC. 14, T11N, R3W, IM.

CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

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16837

OKLAHOMA

DATE: 10-15-15

PROJECT: 3301 S. EASTERN INDUSTRIAL PARK

SHEET NO. 1 OF 6