



The City of Oklahoma City
Development Services Department
Subdivision & Zoning Division
420 West Main St., Suite 910
OKC, OK 73102
405-297-2623

invoiced

APPLICATION FOR REZONING TO "SPUD" SIMPLIFIED PLANNED UNIT DEVELOPMENT

Case #	SPUD-1392	Staff use only
Date Filed	2/12/22	
Ward #	7	
Nbrhd Area	Presidents Hts	
School District	Crooked Oak	
Existing Zoning	SPUD1251	

Name of Applicant: Terry N. Church - President of Smoking Oaks Addition, Inc

Address/location of property to be rezoned: 3301 South Eastern Ave, OKC, OK 73129

Legal Description of property to be rezoned: SPUD 1251 (see attached)

Size of Property (property cannot exceed 5 acres): 4.997 acres

Present Use of Property: Offices & Warehousing Summary of Proposed Development: Phase #2 adding
additional 9 buildings for offices, warehousing, Business and Industrial use.

THE FOLLOWING ITEMS **MUST** BE SUBMITTED WITH THIS APPLICATION:

- Two (2) copies of the legal description of the property sought to be rezoned if not described above. One copy must be submitted electronically in Microsoft Word format. Submit to curtis.liggins@okc.gov
- One (1) copy of the deed(s) of the property sought to be rezoned.
- One (1) copy of all property owners who own property within a 300 foot radius of the property to be rezoned. The list **MUST** include their mailing address and the legal description of their property and **MUST** be current within 30 days of the date of submittal of the application. The list **MUST ALSO** contain a minimum of 10 separate individual property owners. If there are less than 10 individual owners within the 300 feet, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. An insufficient list may result in a minimum 30-day delay in your application. You must attest on the attached "Affirmation" that the list is true and correct unless the list is certified by an abstract company or County official.
- If the applicant is not the owner of the property, (2) copies of a letter of authorization from the owner are required.
- A filing fee of \$1,800.00.
- Eight (8) copies of the attached Master Design Statement and any other supporting maps, exhibits, etc. The Master Design Statement **must** be typed.
- Master Development Plan Map (Site Plan).

There are two public hearings for consideration of a rezoning request. First is the Planning Commission hearing which is approximately four weeks from the time the application is submitted to the Development Services Department. Once the Planning Commission makes a recommendation, a public hearing is held by the City Council approximately six weeks later.

Also Send Notice & Staff Report to: ↓


Signature of Applicant

Terry N. Church
Applicant's Name (please print)

1712 Parkway Drive
Applicant's Mailing Address

Moore, Oklahoma 73160
City, State, Zip Code

Phone: (405) 642-9793

E-Mail: smokingoaksok@gmail.com

January 8, 2022

**Smoking Oaks Business and Industrial Park
3301 South Eastern Ave. Oklahoma City, OK 73129**

Dear Curtis Liggins,

I have Smoking Oaks Industrial Park located at 3301 South Eastern Ave. in Oklahoma City, OK. It is currently zoned SPUD-1251.

I have purchased nine more building permits and I am currently constructing these buildings. The building permits were issued with the intent to rezone the SPUD by adding approximately 52.50 feet to the south end of the site plan to allow for extending the paving and parking lots for buildings 13, 14 and 15 as shown on the attached site plan. The Oklahoma City planning department requires this to be done before occupancy permits can be issued on these three buildings.

It will increase the site plan from 4.43 acres to 4.997 acres.

Please contact me at 405-642-9793 for any information you may require.

Thank you for your help,

A handwritten signature in black ink, appearing to read "Terry N. Church". The signature is fluid and cursive, with the first name "Terry" and last name "Church" clearly distinguishable.

Terry N. Church

Return To:
Smoking Oaks Addition, Inc.
1416 E. Main
Moore, OK 73160

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

File No.: **OK03-314889-M001 (PAP)**

Doc Stamps: **\$12.50**

Tax ID#: **14-432-1080**

That **Sally Ann Trosper-Litherland and David Litherland, Wife and Husband**, party(ies) of the first part, 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 **Smoking Oaks Addition, Inc.**, party(ies) of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

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 County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said NE/4; thence South along the East line of Section 14 a distance of 842 feet to a point on the East line of said NE/4; thence West and parallel to the North line of said NE/4 a distance of 50 feet to the Point or Place of Beginning; thence South and parallel to the East line of said NE/4 a distance of 431.55 feet; thence South 32°45'00" West a distance of 991.96 feet; thence North and parallel to the East line of said NE/4 a distance of 1264.5 feet; thence East and parallel to the North line of said NE/4 a distance of 535.9 feet to the Point or Place of Beginning; LESS AND EXCEPT 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 County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said NE/4; thence South along the East line of said Section 14 a distance of 708 feet to a point on the East line of said NE/4; thence West and parallel to the North line of said NE/4 a distance of 50 feet to the Point or Place of Beginning; thence West and parallel to the North line of said NE/4 a distance of 150 feet; thence South and parallel to the East line of said NE/4 a distance of 100 feet; thence East and parallel to the North line of said NE/4 a distance of 150 feet to a point 50 feet West of the East line of said NE/4; thence North and parallel to and 50 feet West of the East Line of said NE/4 a distance of 100 feet to the Point or Place of Beginning; AND ALSO LESS AND EXCEPT 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 County, Oklahoma, more particularly described as follows: COMMENCING at the Northeast corner of said NE/4; thence South and along the East line of Section Fourteen (14) a distance of 667 feet to a point on the East line of said NE/4; thence West and parallel to the North line of said NE/4 a distance of 50 feet to the Point or Place of Beginning; thence South and parallel to the East line of said NE/4 a distance of 41 feet; thence West and parallel to the North line of said NE/4 a distance of 150 feet; thence South and parallel to the East line of said NE/4 a distance of 100 feet; thence East and parallel to the North line of said NE/4 a distance of 150 feet; thence South and parallel to the East line of said NE/4 a distance of 34 feet; thence West and parallel to the North line of said NE/4 a distance of 535.9 feet; thence North and parallel to the East line of said NE/4 a distance of 175 feet; thence East and parallel to the North line of said NE4/ a distance of 535.9 feet to the Point or Place of Beginning. and less and except all interest in all the oil, gas and other mineral and mineral rights.

Property Address: **VACANT LAND, Oklahoma City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(ies) of the second part, 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.

EXCEPT covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this January 28th, 2004.

Sally Ann Trosper-Litherland
Sally Ann Trosper-Litherland

David Litherland
David Litherland

STATE OF Colorado

ACKNOWLEDGMENT - OKLAHOMA FORM

COUNTY OF Pueblo

}
}
} ss.
}

This instrument was acknowledged before me on January 28th, 2004, by Sally Ann Trosper-Litherland and David Litherland, Wife and Husband.

Lisa Henderby
NOTARY PUBLIC

My Commission Expires:

7/13/06

Mail Tax Statements To:
Same

CERTIFICATE OF BONDED ABTRACTOR
(1,100 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 1,100 feet in all directions of the following described land:

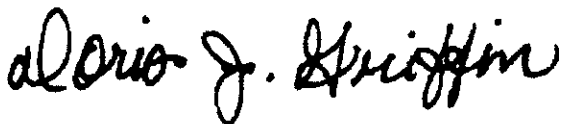
SEE EXHIBIT 'A' LEGAL DESCRIPTION, ATTACHED

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: January 5,2022 at 7:30 AM

First American Title Insurance Company



By:

Doris Griffin

Abstractor License No. 4498

OAB Certificate of Authority # 0049

File No. 2480288-OK99

OWNERSHIP REPORT
FILE NUMBER: 2480288-OK99

DATE PREPARED: JANUARY 5, 2022
EFFECTIVE DATE: JANUARY 5 2022 AT 7:30 A.M.

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1653	R144321080	SMOKING OAKS ADDITION INC	1712 PARKWAY DR	MOORE	OK	73160- 8126	UNPLTD PT SEC 14 11N 3W	000	000	PT OF NE4 SEC 14 11N 3W BEG 50.5FT W & 667FT S OF NE/C OF NE4 TH S433FT TH SW1083.8FT N1439.5FT E535.9FT TO BEG EX BEG 667FT S & 50FT W OF NE/C NE4 TH W535.9FT S175FT E535.9FT N175FT TO BEG & EX BEG 967FT S & 49.84FT W OF NE/C NE4 TH W536.53FT N125FT E287.29T S29.3FT E294.27FT S95.93FT TO BEG CONT 1.37ACRS MORE OR LESS (PART OF SUBJECT PROPERTY CONTAINED WITHIN)	3301 S EASTERN AVE OKLAHOMA CITY
1653	R261142160	CITY PARK, GREELEY	420 W MAIN, STE 700	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	0	000	GREELEY TOWNSHIP 000 000 PT NE4 SEC 14 11N 3W BEING 23ACRS IN SE/C NE4 EX BEG 48.70FT W OF SE/C NE4 TH W1110.01FT NELY ON A CURVE 376.05FT NE813.49FT S422.82FT TO BEG & EX GRAND BLVD & EX EASTERN AVE (PART OF SUBJECT PROPERTY CONTAINED WITHIN)	0 UNKNOWN
1642	R143179100	TERRA FIRMA INVESTMENT LLC	3245 S HATTIE AVE	OKLAHOMA CITY	OK	73129- 6621	TROSPER ADDITION	000	000	E/2 OF LOTS 1 & 4 BLK 31 & W100FT OF LOTS 2 & 3 BLK 32 PLUS VAC NEBRASKA ST BETWEEN BLKS 31 & 32 ADJ ALSO DESC BEG 559.70FT W & 33FT N TO S LINE OF BLK 32 OF SE/C SE4 SEC 11 11N 3W TH W100FT W40FT TO SE/C BLK 31 W156.67FT N621FT E156.67FT E40FT E100FT S621.FT TO BEG	1903 SE 29TH ST OKLAHOMA CITY

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DATE PREPARED: JANUARY 5,2022
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1642	R143178500	B M C INC	9229 S I 35 SERVICE RD	MOORE	OK	73160- 9046	TROSPER ADDITION	031	000	TROSPER ADDITION 031 000 E183.35FT LOT 3 BLK 31	1713 SE 29TH ST OKLAHOMA QTY
1642	R143177800	VSI REAL ESTATE CO LLC	120 S CENTRAL AVE STE 1000	ST LOUIS	MO	63105	TROSPER ADDITION	031	000	TROSPER ADDITION 031 000 W 1/2 LOT 4	1901 SE 29TH ST OKLAHOMA QTY
1642	R143179790	PVI OKLAHOMA LLC	PO BOX 95756	OKLAHOMA CITY	OK	73143- 5756	TROSPER ADDITION	032	000	TROSPER ADDITION 032 000 W86FT LOT 1 ALL LOT 2 EX W100FT & E213.35FT LOT 3 & W86FT LOT 4	1919 SE 29TH ST OKLAHOMA QTY
1642	R143179800	GUEST JIMMY, THACH DONNA S	7413 CLAYTON DR	OKLAHOMA CITY	OK	73132- 5633	TROSPER ADDITION	032	000	TROSPER ADDITION 032 000 E152FT OF LOT 4 PLUS LOT 1 EX BEG NE/C SD LOT 1 TH W312.57FT S310.5FT E86.35FT N10.5FT E227FT N300FT TO BEG	1935 SE 29TH ST OKLAHOMA QTY
1642	R143179810	MID SOUTH MANAGEMENT INC	PO BOX 61621	SAVANNAH	GA	31420	TROSPER ADDITION	032	000	TROSPER ADDITION 032 000 W75FT OF E227FT OF S150FT LOT 4	1925 SE 29TH ST OKLAHOMA QTY
1646	R168611150	OKLA CITY PARK	420 W MAIN, STE 700	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	000	000	GREELEY TOWNSHIP 000 000 PT SEC 12 11N 3W BAL OF SEC 12 EXEMPT	2301 SE 29TH ST OKLAHOMA QTY
1652	R168611225	OKLA CITY PARK	420 W MAIN, STE 700	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	000	000	GREELEY TOWNSHIP 000 000 PT SEC 13 11N 3W NW4 EXEMPT	UNKNOWN
1653	R144321620	TROSPER NAN ETTA IRREVOCABLE TRUST	1716 SE 29TH ST	OKLAHOMA CITY	OK	73129- 7622	UNPLTD PT SEC 14 11N 3W	000	000	PT NE4 SEC 14 11N 3W BEG 1054.1FT W OF NE/C NE4 TH S2400.23FT TO BLVD TH SWLY ALONG BLVD 481FT TH N2507.86FT TH E467.7FT TO BEG EX TR BEG 1521.8FT W & 2507.86FT S OF NE/C OF NE4 TH N208FT TH NELY PARALLEL TO BLVD 208FT TH S208FT TH SWLY ALONG BLVD 208FT TO BEG	1728 SE 29TH ST OKLAHOMA QTY

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1653	R144321350	SWINDLE MARY JO TRS, SWINDLE MARY JO LIVING TRUST	100 W RANCHWOOD CT	OKLAHOMA CITY	OK	73139- 8701	UNPLTD PT SEC 14 11N 3W	000	000	UNPLTD PT SEC 14 11N 3W 000 000 PT OF NE4 SEC 14 11N 3W BEG 586.4FT W OF NE/C OF NE4 TH S1598.2FT W350.8FT N1598.2FT E350.8FT TO BEG EX BEG 586.40FT W OF NE/C NE4 TH S290FT W124FT N290FT E124FT TO BEG	1830 SE 29TH ST OKLAHOMA CITY
1653	R144321385	W HARVEY SPARKMAN LLC	PO BOX 96558	OKLAHOMA CITY	OK	73143- 6558	UNPLTD PT SEC 14 11N 3W	000	000	PT NE4 SEC 14 11N 3W BEG 1521.80FT W OF NE/C NE4 TH S1364.37FT W467.15FT N960.99FT E140.80FT NE152.70FT N298.55FT E215.68FT TO BEG CONT 12.44ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD PLUS BEG 1521.80FT W & 1364.37FT S OF NE/C NE4 TH S1140.09FT TO N RW OF GRAND BLVD TH RIGHT ALONG CURVE 402FT W78FT N1169.01FT E467.15FT TO BEG	1609 SE GRAND BLVD OKLAHOMA CITY
1653	R144321385	W HARVEY SPARKMAN LLC	PO BOX 96558	OKLAHOMA CITY	OK	73143- 6558	UNPLTD PT SEC 14 11N 3W	000	000	UNPLTD PT SEC 14 11N 3W 000 000 PT NE4 SEC 14 11N 3W BEG 1521.80FT W OF NE/C NE4 TH S1364.37FT W467.15FT N960.99FT E140.80FT NE152.70FT N298.55FT E215.68FT TO BEG	1609 SE GRAND BLVD OKLAHOMA CITY
1653	R144320300	1930 SE 29TH ST LLC	C/O BOB & JAY GILSON, 3420 HICKORY RDG	EDMOND	OK	73013- 8088	UNPLTD PT SEC 14 11N 3W	000	000	UNPLTD PT SEC 14 11N 3W 000 000 PT NE4 SEC 14 11N 3W BEG 50FT S & 50FT W OF NE/C NE4 TH S608.80FT W536.40FT N608.80FT E536.40FT TO BEG	1930 SE 29TH ST OKLAHOMA CITY

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1653	R144321920	MYERS AND MYERS INC	PO BOX 1016	EDMOND	OK	73083- 1016	UNPLTD PT SEC 14 11N 3W	000	000	UNPLTD PT SEC 14 11N 3W 000 000 PT NE4 SEC 14 11N 3W BEG 48.70FT W OF SE/C NE4 TH W1110.01FT TH NELY ON A CURVE TO THE LEFT 376.05FT NE813.49FT S422.82FT TO BEG CONT 5.145ACRS MORE OR LESS	0 UNKNOWN
1653	R144321355	PELFREY ROSEMARIE TRS, PELFREY ROSEMARIE REV TRUST	9000 S CHOCTAW RD	CHOCTAW	OK	73020- 4043	UNPLTD PT SEC 14 11N 3W	000	000	UNPLTD PT SEC 14 11N 3W 000 000 PT OF NE4 SEC 14 11N 3W BEG 937.2FT W OF NE/C OF NE4 TH W116.9FT S1848.2FT E116.9FT N1848.2FT TO BEG	1740 SE 29TH ST OKLAHOMA CITY
1653	R144321095	1930 SE 29TH ST LLC	1930 SE 29TH ST	OKLAHOMA CITY	OK	73129- 7626	UNPLTD PT SEC 14 11N 3W	000	000	UNPLTD PT SEC 14 11N 3W 000 000 PT OF NE4 SEC 14 11N 3W BEG 967FT S & 49.84FT W OF NE/C NE4 TH W536.56FT N307.63FT E286.86FT S211.93FT E249.27FT S95.93FT TO BEG CONT 2.58ACRS MORE OR LESS	0 UNKNOWN
1653	R144321085	1930 SE 29TH ST LLC	1930 SE 29TH ST	OKLAHOMA CITY	OK	73129- 7626	UNPLTD PT SEC 14 11N 3W	000	000	PT NE4 SEC 14 11N 3W BEG 659.37FT S & 50FT W OF NE/C NE4 TH S182.63FT W535.9FT N182.63FT E535.9FT TO BEG EX BEG 659.37FT S & 299.27FT W OF NE/C NE4 TH S182.63FT W286.63FT N182.63FT E286.86FT TO BEG CONT 1.20ACRS MORE OR LESS	3201 S EASTERN AVE OKLAHOMA CITY
1653	R144321625	TROSPER DAVID & JEANINE TRS, TROSPER DAVID & JEANINE LIVING TRUST	1709 SE GRAND BLVD	OKLAHOMA CITY	OK	73129- 7805	UNPLTD PT SEC 14 11N 3W	0	0	PT NE4 SEC 14 11N 3W BEG 1521.8FT W & 2507.86FT S OF NE/C OF NE4 TH N208FT TH NELY PARALLEL TO BLVD 208FT TH S208FT SWLY ALONG BLVD 208FT TO BEG	1709 SE GRAND BLVD OKLAHOMA CITY

OWNERSHIP REPORT
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1653	R144321360	HINES JOSEPH E, HINES SANDRA L	1908 MELODY	ARDMORE	OK	73401	UNPLTD PT SEC 14 11N 3W	000	000	PT NE4 SEC 14 11N 3W BEG S86.40FT W OF NE/C NE4 TH S290FT W124FT N290FT E124FT TO BEG CONT .83ACRS MORE OR LESS	UNKNOWN
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**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 $00^{\circ}10'50''$ East, along and with the East line of said Northeast Quarter (NE/4), a distance of 967.00 feet

Thence South $89^{\circ}41'12''$ 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 $00^{\circ}10'50''$ East, departing said West line, a distance of 306.55 feet


Thence South $32^{\circ}45'00''$ West, a distance of 126.42 feet

Thence South $89^{\circ}41'12''$ West, a distance of 467.84 feet

Thence North $00^{\circ}10'50''$ West; a distance of 412.50 feet

Thence North $89^{\circ}41'12''$ East, a distance of 536.56 feet to the Point of Beginning.

Containing 217,690.5 square feet or 4.997 acres, more or less.


Ross C. Morris PE, PLS

SPUD-* 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, 2010).

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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2010, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections I through III shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

This site will be developed in accordance with the regulation of the * District (OKC Zoning Ordinance, 2010), except that the following restrictions will apply:

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

*

2. Maximum Building Height:
3. Maximum Building Size:

4. **Maximum Number of Buildings:** 17 Existing Buildings and 4 Future Buildings (A Total of 21)
5. **Building Setback Lines**

Front: 83 Feet

Rear: 73 Feet

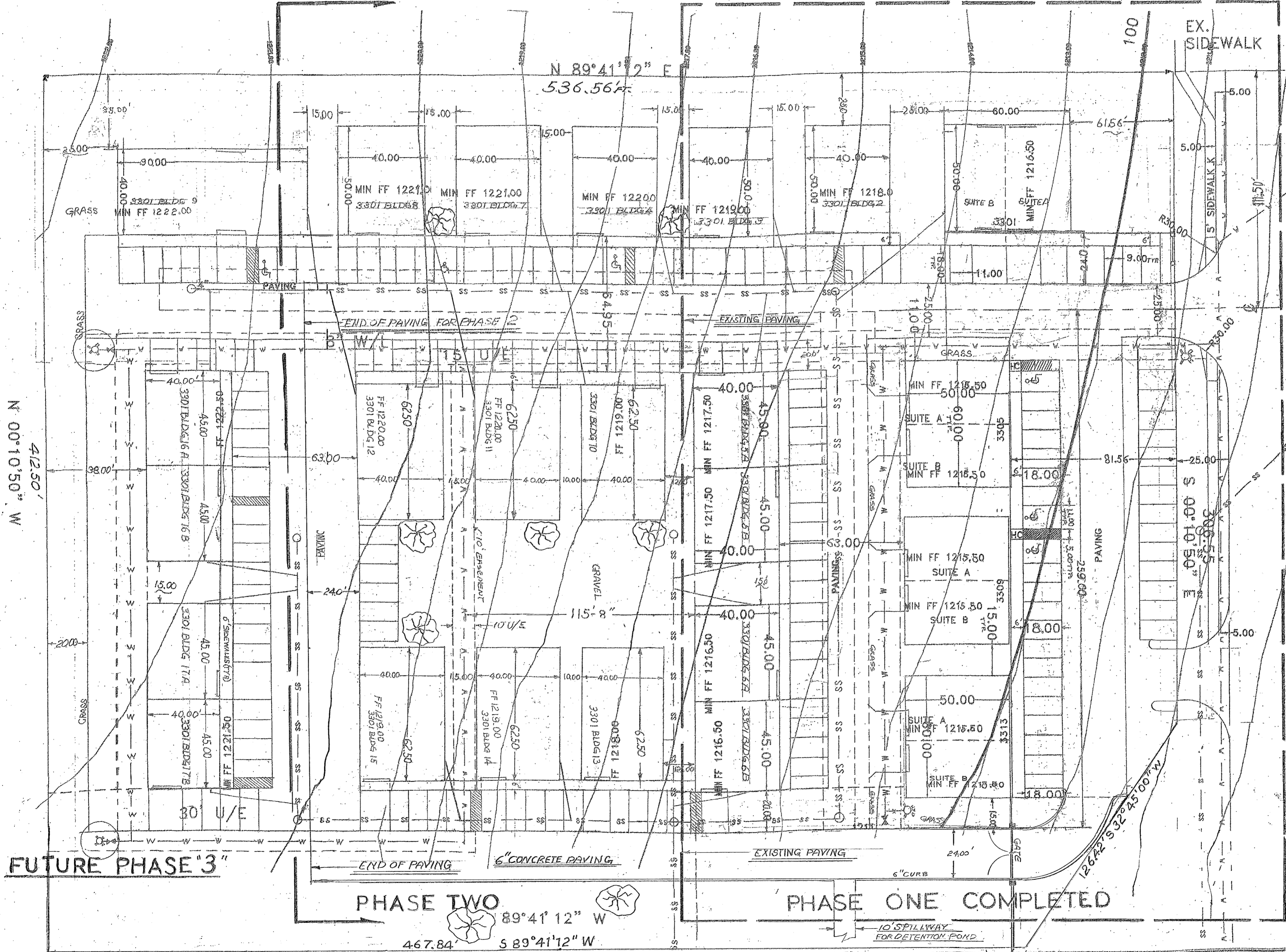
Sides: 12 to 25 Feet
6. **Sight-proof Screening:** 7 foot Metal Fence
7. **Landscaping:** As required by the City Completed and Approved
8. **Signs:** As required and Approved
9. **Access:** Two Entrance and Exists

II. Other Development Regulations:

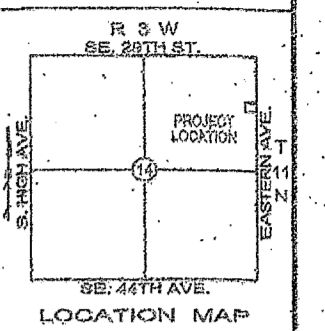
1. **Architecture:** Completed Metal Buildings
2. **Open Space:** Yes
3. **Street Improvements:** Concrete Streets
4. **Other:** See Site Plans

III. Supporting Documents

Exhibit A: Legal Description
Exhibit B: Site Plan



CITY OF OKLAHOMA CITY



- LEGEND**
- SANITARY SEWER LINE
 - WATER LINE
 - OVERHEAD ELECTRIC
 - EXISTING GAS SERVICE
 - SANITARY SEWER MANHOLE
 - POWER POLE
 - GUY ANCHOR
 - LIGHT POLE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - ELECTRIC METER
 - TELEPHONE PEDestal
 - MONITOR WELL
 - SIGN
 - TRAFFIC SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - FENCE
 - SET IRON PIN
 - FOUND IRON PIN
 - BENCHMARK

LANDSCAPING & SITE PLAN

3301 S. EASTERN INDUSTRIAL PARK
 BEING A PART OF THE NE/4, SEC. 14, T11N, R3W, IM.
 CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

MORRIS
 ENGINEERING AND SURVEYING
 www.morrisengineering.com
 817 N.W. 27TH ST. MOORE, OK 73160
 (405) 912-2770 OFF. (405) 912-2322 FAX



DATE: 3-10-15
 SIGNATURE: [Signature]
 TITLE: SITE PLAN
 3301 S. EASTERN INDUSTRIAL PARK
 HORIZONTAL SCALE: 1"=20' VERTICAL: 1"=4'
 JOB NO. REF. NO. REF. NO.
 SHEET NO. 1 OF 6

January 18, 2022

**Smoking Oaks Business and Industrial Park
3301 South Eastern Ave. Oklahoma City, OK 73129**

(Letter of Authorization)

Dear Thad Johnson,

I am the President of Smoking Oaks Addition, Inc. and I do hereby authorize this application for rezoning.

I have Smoking Oaks Industrial Park located at 3301 South Eastern Ave. in Oklahoma City, OK. It is currently zoned SPUD-1251.

I have purchased nine more building permits and I am currently constructing these buildings. The building permits were issued with the intent to rezone the SPUD by adding approximately 52.50 feet to the south end of the site plan to allow for extending the paving and parking lots for buildings 13, 14 and 15 as shown on the attached site plan. The Oklahoma City planning department requires this to be done before occupancy permits can be issued on these three buildings.

It will increase the site plan from 4.43 acres to 4.997 acres.

Please contact me at 405-642-9793 for any information you may require.

Thank you for your help,

A handwritten signature in black ink, appearing to read "Terry N. Church". The signature is stylized with a large, looped "T" and "C".

Terry N. Church

**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 217,690.5 square feet or 4.997 acres, more or less.

SPUD 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 * District (OKC Zoning Ordinance, 2010), 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

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