



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>

Staff Use Only:	
Case No.: PUD -	1456
File Date:	30 Sep 21
Ward No.:	7
Nbhd. Assoc.:	
School District:	OKC
Extg Zoning:	AA/R-1
Overlay:	

APPLICATION FOR PUD ReZONING

Planned Unit Development District

The Oaks c/o Crafton Tull & Assoc.

Name of Development or Applicant

NW corner of the intersection of E. Britton Rd and I-35, OKC

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

69.4 Acres (total)

ReZoning Area (Acres or Square Feet)

PUD to create a cohesive, well appointed, and distinctive I-2 & C-3 development along the I-35 corridor.

Summary Purpose Statement / Proposed Development

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):

Oaks Technology Park, LLC

Name

132 W. Main Street

Mailing Address

Purcell, OK 73080

City, State, Zip Code

405-414-7277

Phone

Warren@TBIP.net

Email


Signature of Applicant

Jason Spencer

Applicant's Name (please print)

300 Pointe Parkway Blvd.

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-787-6270

Phone

Jason.Spencer@craftontull.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.

Oaks Technology Park, LLC
132 W. Main St.
Purcell, OK 73080

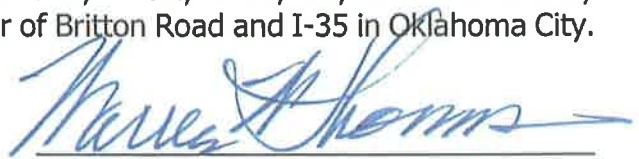
September 21, 2021

The City of Oklahoma City
Planning and Zoning Department
420 West Main, Suite 900
Oklahoma City, OK 73102

RE: Proposed Oaks Technology Park Rezone

To Whom It May Concern:

This letter will provide Oaks Technology Park, LLC., and Crafton Tull & Associates, Inc. authorization to act as agents on our behalf in the matters of zoning, platting and planning of 70 acres located in the SW/4, Section 30, T-13N, R-2W, I.M, Oklahoma County Oklahoma. Generally located at the NW corner of Britton Road and I-35 in Oklahoma City.



By: Thomas Warren

Title:



Doc # 2007183364
Bk 10684
Pg 1931-1934
DATE 12/31/07 10:08:49
Filing Fee \$19.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Caroleen Carroll

SPECIAL WARRANTY DEED

between

INTERVEST DEVELOPMENT LIMITED PARTNERSHIP,
an Oklahoma limited partnership,

as Grantor

-and-

OAKS TECHNOLOGY PARK, LLC,
an Oklahoma limited liability company,

as Grantee

After Recording Mail to:

D. Benham Kirk
119 N. Robinson, Suite 1120
OKC, OK 73102

Mail Tax Statements to:

Oaks Technology Park, LLC
3204-1 Meadow Avenue
Norman, OK 73072
Attn: Warren W. Thomas

4/19

RETURN TO:

RECORDING DATA:

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT , Intervest Development Limited Partnership, an Oklahoma limited partnership, with a notice address of P.O. Box 22606, Oklahoma City, Oklahoma 73123 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby GRANT, BARGAIN, SELL, CONVEY and ASSIGN unto Oaks Technology Park, LLC, an Oklahoma limited liability company, with a notice address of 3204-1 Meadow Avenue, Norman, Oklahoma 73072 ("Grantee"), all of its right, title and interest in and to a certain tract of real property situated in the City of Oklahoma City, Oklahoma County, State of Oklahoma, more particularly described on the attached Exhibit "A", which is made a part hereof, together with all the improvements thereon and appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas 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 therefrom, and subject to those matters set forth on Exhibit "B", attached hereto and made a part hereof by reference, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto Grantee, its successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, except for and subject to those matters set forth on Exhibit "B".

EXECUTED AND DELIVERED effective this 30th day of December, 2005.

No Documentary Stamps Required
68 o.s. 2001 § 3203 (8)

**INTERVEST DEVELOPMENT LIMITED
PARTNERSHIP, an Oklahoma limited partnership**

By: **VIR-LO COMPANY, INC.,**
an Oklahoma corporation, as General Partner

By: Jeri Thomas
Jeri Thomas, President

STATE OF OKLAHOMA)

) SS:

COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on the 30 day of December, 2005, by Jeri Thomas, President of Vir-Lo Company, Inc., an Oklahoma corporation, as General Partner for Intervest Development Limited Partnership, an Oklahoma limited partnership.

My Commission Expires
Canadian County
Notary Public and for
State of Oklahoma
Commission # 02004775 Expires 1/30/08

[Signature]
Notary Public

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

A tract of land in the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West, I.M., Oklahoma County, Oklahoma, LESS and EXCEPT the right-of-way for Interstate 35, and LESS and EXCEPT the following tract, being described by metes and bounds as follows:

Beginning at the Southwest corner (SW/c) of the Southwest Quarter (SW/4); thence North 00°21'11" West, along the West line of said Southwest Quarter (SW/4) a distance of 1319.40 feet to the Northwest Corner (NW/c) of said South Half (S/2), Southwest Quarter (SW/4); thence North 89°33'34" East, along the North line of said South Half (S/2), Southwest Quarter (SW/4) a distance of 1093.45 feet; thence South 00°21'11" East, parallel to the West line of said Southwest Quarter (SW/4) a distance of 1244.81 feet to a point on the West right-of-way line of Interstate Highway 35; thence South 89°34'49" West along said West right-of-way line a distance of 43.53 feet; thence South 00°26'11" East along the West right-of-way line a distance of 75.00 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°34'52" West along the South line of said Southwest Quarter (SW/4) a distance of 1050.01 feet to the point of beginning. Said described tract contains 1,439,857.5066 square feet or 33.0500 acres, more or less;

-- AND --

A tract of land located in the South Half (S/2) of the Southwest Quarter (SW/4) of Section 30, Township 13 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and described by metes and bounds as follows:

BEGINNING at the Southwest Corner of said Section 30; Thence North 00°21'11" West along the west line of said Section 30 a distance of 1319.40 feet to the Northwest Corner of said S/2 SW/4; Thence North 89°33'34" East along the north line of said S/2 SW/4 a distance of 1093.45 feet; Thence South 00°21'11" East a distance of 1244.80 feet to a point on the north Right-of-Way line of Britton Road; Thence South 89°34'49" West along the north Right-of-Way line of Britton Road a distance of 43.54 feet; Thence South 00°25'11" East a distance of 75.00 feet to a point on the south line of said Section 30; Thence South 89°34'49" West along said south line a distance of 1050.00 feet to the Point of Beginning; said described tract containing 33.05 acres, more or less.

Intervest Development Limited Partnership / Oaks Technology Park, LLC

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Mortgage in favor of Stillwater National Bank and Trust Co. dated November 5, 2002, and recorded in Book 8633, at Pages 596-602, and as modified dated November 5, 2005.

Interwest Development Limited Partnership / Oaks Technology Park, LLC

Doc # 2007183364
Bk 10694
Pg 1931-1934
DATE 12/31/07 10:08:49
Filing Fee \$19.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

SPECIAL WARRANTY DEED

between

**INTERVEST DEVELOPMENT LIMITED PARTNERSHIP,
an Oklahoma limited partnership,**

as Grantor,

- and -

**OAKS TECHNOLOGY PARK, LLC,
an Oklahoma limited liability company,**

as Grantee

After Recording Mail to:

D. Benham Kirk ^{WI}
119 N. Robinson, Suite 1120
OKC, OK 73102

Mail Tax Statements to:

**Oaks Technology Park, LLC
3204-1 Meadow Avenue
Norman, OK 73072
Attn: Warren W. Thomas**

4/9

RETURN TO:

RECORDING DATA:

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT , Intervest Development Limited Partnership, an Oklahoma limited partnership, with a notice address of P.O. Box 22606, Oklahoma City, Oklahoma 73123 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby GRANT, BARGAIN, SELL, CONVEY and ASSIGN unto Oaks Technology Park, LLC, an Oklahoma limited liability company, with a notice address of 3204-1 Meadow Avenue, Norman, Oklahoma 73072 ("Grantee"), all of its right, title and interest in and to a certain tract of real property situated in the City of Oklahoma City, Oklahoma County, State of Oklahoma, more particularly described on the attached Exhibit "A", which is made a part hereof, together with all the improvements thereon and appurtenances thereunto belonging, LESS AND EXCEPT any interest in and to oil, gas 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 therefrom, and subject to those matters set forth on Exhibit "B", attached hereto and made a part hereof by reference, and warrants title to the same.

TO HAVE AND TO HOLD said described premises unto Grantee, its successors and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, except for and subject to those matters set forth on Exhibit "B".

EXECUTED AND DELIVERED effective this 30th day of December, 2005.

No Documentary Stamps Required
68 o.s. 2001 § 3203 (8)

**INTERVEST DEVELOPMENT LIMITED
PARTNERSHIP, an Oklahoma limited partnership**

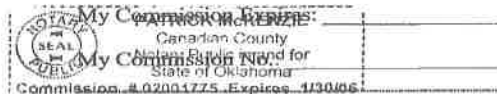
By: **VIR-LO COMPANY, INC.,**
an Oklahoma corporation, as General Partner

By:

Jeri Thomas
Jeri Thomas, President

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on the 30 day of December, 2005, by Jeri Thomas, President of Vir-Lo Company, Inc., an Oklahoma corporation, as General Partner for Intervest Development Limited Partnership, an Oklahoma limited partnership.



[Signature]
Notary Public

EXHIBIT "A"
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

A tract of land in the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West, I.M., Oklahoma County, Oklahoma, LESS and EXCEPT the right-of-way for Interstate 35, and LESS and EXCEPT the following tract, being described by metes and bounds as follows:

Beginning at the Southwest corner (SW/c) of the Southwest Quarter (SW/4); thence North 00°21'11" West, along the West line of said Southwest Quarter (SW/4) a distance of 1319.40 feet to the Northwest Corner (NW/c) of said South Half (S/2), Southwest Quarter (SW/4); thence North 89°33'34" East, along the North line of said South Half (S/2), Southwest Quarter (SW/4) a distance of 1093.45 feet; thence South 00°21'11" East, parallel to the West line of said Southwest Quarter (SW/4) a distance of 1244.81 feet to a point on the West right-of-way line of Interstate Highway 35; thence South 89°34'49" West along said West right-of-way line a distance of 43.53 feet; thence South 00°26'11" East along the West right-of-way line a distance of 75.00 feet to a point on the South line of said Southwest Quarter (SW/4); thence South 89°34'52" West along the South line of said Southwest Quarter (SW/4) a distance of 1050.01 feet to the point of beginning. Said described tract contains 1,439,857.5066 square feet or 33.0500 acres, more or less;

-- AND --

A tract of land located in the South Half (S/2) of the Southwest Quarter (SW/4) of Section 30, Township 13 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and described by metes and bounds as follows:

BEGINNING at the Southwest Corner of said Section 30; Thence North 00°21'11" West along the west line of said Section 30 a distance of 1319.40 feet to the Northwest Corner of said S/2 SW/4; Thence North 89°33'34" East along the north line of said S/2 SW/4 a distance of 1093.45 feet; Thence South 00°21'11" East a distance of 1244.80 feet to a point on the north Right-of-Way line of Britton Road; Thence South 89°34'49" West along the north Right-of-Way line of Britton Road a distance of 43.54 feet; Thence South 00°25'11" East a distance of 75.00 feet to a point on the south line of said Section 30; Thence South 89°34'49" West along said south line a distance of 1050.00 feet to the Point of Beginning; said described tract containing 33.05 acres, more or less.

EXHIBIT "B"
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Mortgage in favor of Stillwater National Bank and Trust Co. dated November 5, 2002, and recorded in Book 8633, at Pages 596-602, and as modified dated November 5, 2005.

Interwest Development Limited Partnership / Oaks Technology Park, LLC



First American Title Insurance Company

*133 NW 8th Street
Oklahoma City, OK 73102
Phone: (405)236-2861 / Fax: (866)535-3211*

PR: SOCENT

Ofc: 2499 (607)

Final Invoice

To: Crafton Tull
300 Point Parkway Boulevard
Yukon, OK 73099

Invoice No.: 607 - 2499160353
Date: 09/20/2021

Our File No.: 2674557-OK99
Title Officer:
Escrow Officer:

Customer ID: 1783385

Liability Amounts

Attention:
Your Ref.: i-40 & Britton Rezone
RE: Property:
PT SW 30-13N-2W, OK

Buyers:
Sellers:

Description of Charge	Invoice Amount
Ownership Report	\$350.00

INVOICE TOTAL **\$350.00**

Comments:

Thank you for your business!

*To assure proper credit, please send a copy of this Invoice and Payment to:
Attention: Accounts Receivable Department
PO Box 776119
Chicago, IL 60677-6119*

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:

A tract of a land in the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West, I.M., Oklahoma County, Oklahoma, LESS and EXCEPT the right-of-way for Interstate 35, and LESS and EXCEPT the following tract, being described by meets and bounds as Follows:

Beginning at the Southwest Corner (SW/c) of the Southwest Quarter (SW/4); thence North 00°21'11" West, along the West line of said Southwest Quarter (SW/4) a distance of 1319.40 feet to the Northwest Corner (NW/c) of said South Half (S/2), Southwest Quarter (SW/4); thence North 89°33'34" East, along the North line of said South Half (S/2), Southwest Quarter (SW/4) A distance of 1093.45 feet ; thence South 00°21'11" East, parallel to the West line of said Southwest Quarter (SW/4) a distance of 1244.81 feet to a point on the West right-of-way line a distance of Interstate Highway 35; thence South 89° 34'49" West along said West right-of-way line a distance of 43.53 feet; thence South 00°26'11" East along the West right-of-way line distance of 75.00 feet to a point on the South line of said Southwest Quarter (SW/4) a distance of 1050.01 feet to the point of beginning Said described tract contains 1,439,857.5066 square feet or 33.0500 acres, more or less;

-----AND-----

A tract of land located in the South Half (S/2) of the Southwest Quarter (SW/4) of Section 30, Township 13 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and described by metes and bounds as follows.

BEGINNING at the Southwest Corner of said Section 30 ; Thence North 00°21'11" West along the west line of said Section 30 a distance of 1319.40 feet to the Northwest Corner of said S/2 SW/4; Thence North 89°33'34" East along the north line of said S/2 SW/4 a distance of 1093.45 feet; Thence South 00°21'11" East a distance of 1244.80 feet to a point on the north Right-of-Way line of Britton Road; Thence South 89°34'39" West along the north Right-of-Way line of Britton Road a distance of 43.54 feet; Thence South 00°25'11" East a distance of 75.00 feet to a point on the south line of said Section30; Thence south 89°34'49" West along said south line a distance of 1050.00 feet to the Point of Beginning; said described tract containing 33.05 acres, more or less.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), 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: September 14, 2021 at 7:30 AM

First American Title Insurance Company

Rochelle Duke

By:

Shelly Duke

Abstractor License No. 4792

OAB Certificate of Authority # 0049

File No. 2674557-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
3519	R141609910	OAKS TECHNOLOGY PARK LLC, ATTN WARREN W THOMAS	132 W MAIN ST	PURCELL	OK	73080-4220	UNPLTD PT SEC 30 13N 2W	000	000	UNPLTD PT SEC 30 13N 2W 000 000 PT SW4 SEC 30 13N 2W BEG AT SW/C SW4 TH N1319.4FT E1093.45FT S1244.8FT W43.54FT S75FT W1050FT TO BEG (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3519	R141609920	OAKS TECHNOLOGY PARK LLC, ATTN WARREN W THOMAS	132 W MAIN ST	PURCELL	OK	73080-4220	UNPLTD PT SEC 30 13N 2W	000	000	UNPLTD PT SEC 30 13N 2W 000 000 PT SW4 SEC 30 13N 2W BEING GOVT LOT 4 & SE4 SW4 EX A TR BEG AT SW/C OF SW4 TH E1050FT S8FT E200FT NELY 557.31FT ELY 300FT NELY 568.01FT S801.22FT W2612.28FT TO BEG (SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
3518	R141606022	AKBARAN BEHROOZ	8402 N I 35 SERVICE RD	OKLAHOMA CITY	OK	73131-5619	UNPLTD PT SEC 30 13N 2W	000	000	UNPLTD PT SEC 30 13N 2W 000 000 PT SE4 SEC 30 13N 2W BEG 1073.90FT N OF SW/C SE4 TH E429.83FT TO A POINT ON W R/W LINE OF INTERSTATE 35 NELY ALONG R/W LINE 450.98FT NWLY269.50FT NWLY542.09FT TO W LINE OF SE4 S887.60FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3518	R141606020	GARCIA LAWRENCE E & ELSIE L	9501 NE EXPRESSWAY	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 30 13N 2W	000	000	UNPLTD PT SEC 30 13N 2W 000 000 PT OF SE4 SEC 30 13N 2W BEG 888FT N OF SW/C OF SE4 TH ELY 280.41FT NELY 211.16FT WLY 371.1FT S185.24FT TO BEG	9501 NE EXPRESSWAY ST OKLAHOMA CITY
3519	R134780400	WARREN JAMES	PO BOX 53172	OKLAHOMA CITY	OK	73152	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 8 THRU 23	9816 HARPER AVE OKLAHOMA CITY
3519	R134781000	SEDLACEK LISA	13416 PALM AVE	EDMOND	OK	73013	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 24 THRU 34	OKLAHOMA CITY
3519	R134781800	WADE CORA L ETAL, DUNBAR SUZANNE, LOUDERMILK ELIZABETH	816 GARRISON LN	YUKON	OK	73099	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 38 THRU 47	OKLAHOMA CITY
3519	R134780200	WOODYCREST ACRES LLC	3220 SHUTTLE CIR	ANCHORAGE	AK	99517-1449	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 1 THRU 5	OKLAHOMA CITY
3519	R134781600	STRELLER JOHN	17355 ECOUTUCHKA RD	EARLSBORO	OK	74840-3635	OAK VIEW ADDITION	001	000	OAK VIEW ADDITION 001 000 LOTS 36 & 37	OKLAHOMA CITY
3519	R134780300	GARRETT AND COMPANY	9701 BROADWAY EXT	OKLAHOMA CITY	OK	73114-6313	OAK VIEW ADDITION	001	007	OAK VIEW ADDITION 001 007	OKLAHOMA CITY
3519	R134781400	WADE CORA L ETAL, DUNBAR SUZANNE, LOUDERMILK ELIZABETH	816 GARRISON LN	YUKON	OK	73099	OAK VIEW ADDITION	001	035	OAK VIEW ADDITION 001 035	OKLAHOMA CITY
3519	R134803350	CASHION CHARLES L & KAREN L	3121 HARRIET ST	OKLAHOMA CITY	OK	73131-5231	WILSON PLACE ADD	000	000	WILSON PLACE ADD 000 000 PT BLK 1 BEG SE/C SD BLK TH W325.87FT N334.18FT E325.87FT S334.18FT TO BEG	3121 HARRIET ST OKLAHOMA CITY
3519	R134803355	JEZERCAK MIKE	3001 HARRIET ST	OKLAHOMA CITY	OK	73131-5252	WILSON PLACE ADD	001	000	WILSON PLACE ADD 001 000 A PT OF BLK 1 BEG SW/C OF SD BLK 1 TH N334.18FT E325.88FT S334.18FT W325.88FT TO BEG CONT 2.50ACRES MORE OR LESS	3001 HARRIET ST OKLAHOMA CITY

3519	R134806650	HUGHES JOE P JR & JILL C		3201 HARRIET ST	OKLAHOMA CITY	OK	73131	WILSON PLACE ADD	002	000	WILSON PLACE ADD 002 000 PT BLK 2 BEG SW/C TH N300FT E651.75FT S300FT W651.75FT TO BEG BLK 2 BEG 300FT N OF SW/C BLK 2 TH N330FT E651.75FT S330FT W651.75FT TO BEG	3201 HARRIET ST OKLAHOMA CITY
3519	R134809900	GLOBAL PROFESSIONAL PROS LLC		2628 NW 61ST ST	OKLAHOMA CITY	OK	73112	WILSON PLACE ADD	003	000	WILSON PLACE ADD 003 000 S630FT BLK 3	3301 HARRIET ST OKLAHOMA CITY
3524	R215461000	TAL PROPERTIES 1 LLC		3000 E BRITTON RD	OKLAHOMA CITY	OK	73120	BRITTON ROAD OFFICE PARK	000	001	BRITTON ROAD OFFICE PARK LOT 001	3000 E BRITTON RD OKLAHOMA CITY
3524	R215461010	TAL PROPERTIES 1 LLC		17 E HURD	EDMOND	OK	73034	BRITTON ROAD OFFICE PARK	000	002	BRITTON ROAD OFFICE PARK LOT 002	9300 N BRYANT AVE OKLAHOMA CITY
3524	R215461020	LEVINSON REAL ESTATE LLC		16512 N PENNSYLVANIA AVE	EDMOND	OK	73012	BRITTON ROAD OFFICE PARK	000	003	BRITTON ROAD OFFICE PARK LOT 003	9300 N BRYANT AVE OKLAHOMA CITY
3524	R168623810	COMMISSIONERS OF THE LAND OFFICE OF THE STATE OF OKLAHOMA TRS SCHOOL LAND TRUST		204 N ROBINSON AVE STE 900	OKLAHOMA CITY	OK	73102-6806	HARTZELL TOWNSHIP	000	000	HARTZELL TOWNSHIP BLK 000 LOT 000 PT NW4 SEC 31 13N 2W BEG 660FT E & 1321.61FT N & 165FT E & 662.57FT N & 270.50FT E OF SW/C NW4 TH E200FT N590FT E108.85FT SELV406.08FT E281.33FT SWLY ON A CURVE 350.97FT SWLY1016.19FT NWLY810.16FT N704.07FT TO BEG	9201 N I 35 SERVICE RD OKLAHOMA CITY
3524	R134849000	TUFFY PROPERTIES LLC		300 NE 102ND ST	OKLAHOMA CITY	OK	73114-6227	UNPLATTED PT SEC 31 13N 2W	000	000	UNPLATTED PT SEC 31 13N 2W 000 000 PT OF NW4 SEC 31 13N 2W BEG 330FT E OF NW/C OF NW4 TH E330FT S660FT W330FT N660FT TO BEG OR TR 8 OF NW4 EX N50FT	3300 E BRITTON RD OKLAHOMA CITY
3524	R134843575	KIHUN LLC		1800 RUIDOSA DR	EDMOND	OK	73034	UNPLATTED PT SEC 31 13N 2W	000	000	UNPLATTED PT SEC 31 13N 2W 000 000 PT OF NW4 SEC 31 13N 2W BEG 660FT E OF NW/C TH E300.5FT S660FT W TO A PT 660FT E OF W LINE N660FT TO BEG OR TR 9 OF NW4 EX N50FT	0 UNKNOWN OKLAHOMA CITY
3524	R134848750	FERRELL ARTHUR C, C/O WILLIE D FERRELL		3400 E BRITTON RD	OKLAHOMA CITY	OK	73131-5203	UNPLATTED PT SEC 31 13N 2W	000	000	UNPLATTED PT SEC 31 13N 2W 000 000 PT OF NW4 SEC 31 13N 2W BEG AT NE/C OF LOT 1 OF NW4 W330FT S660FT E330FT N660FT TO BEG OR TR 7 OF NW4 EX N70FT OF E240.81FT	3400 E BRITTON RD OKLAHOMA CITY
3698	R134923000	COX BEVERLEY L TRS, BEVERLEY L COX REV LIVING TRUST		9701 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5212	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT SEC 25 13N 3W BEING S 1/2 OF E 1/2 OF NE4 OF SE4	9701 N BRYANT AVE OKLAHOMA CITY
3698	R134924200	MCFARLAND MATTHEW C & DANA K		9601 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5210	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W BEING N 1/2 OF NE4 OF SE4 OF SE4	9601 N BRYANT AVE OKLAHOMA CITY
3698	R134925700	BOWLES NOEL M & RUBY J TRS, BOWLES FAMILY TRUST		9501 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5208	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT OF SEC 25 13N 3W NE4 OF SE4 OF SE4 OF SE4 OR TR 3 OF SE4 OF SE4	9501 N BRYANT AVE OKLAHOMA CITY

3698	R134924300	WORTHINGTON RODDIE JR, WORTHINGTON JOANN	9503 N BRYANT AVE	OKLAHOMA CITY	OK	73131	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT SE4 SEC 25 13N 3W BEG 660.15FT N OF SE/C SE4 TH W652FT N219.51FT E326FT S170.07FT E326FT S50FT TO BEG CONT 2.02ACRS MORE OR LESS	9503 N BRYANT AVE OKLAHOMA CITY
3698	R134924310	EARNEST STUART E, C/O REVANELLE EARNEST	9625 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5210	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT SE4 SEC 25 13N 3W BEG 710.15FT N OF NE4 SE4 SE4	9625 N BRYANT AVE OKLAHOMA CITY
3698	R134924315	EARNEST STUART E & REVANELLE TRS, EARNEST 2003 REV TRUST	9625 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5210	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT SE4 SEC 25 13N 3W BEG 710.15FT N OF SE/C SE4 TH W326FT N170.07FT E326FT S170.07FT TO BEG CONT 1.27ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3698	R134924803	MINTON CLEO W REV LIVING TRUST, MINTON JAKE SR & RANKIN JUDY M CO TRS	10200 ASHTON RD	AMARILLO	TX	79119	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT SE4 SEC 25 13N 3W BEG 330FT S & 650.96FT E & 329.84FT S & 325.47FT E & 329.93FT S & 102.45FT E OF NW/C SE4 SE4 TH E223FT S330.01FT W223FT N329.85FT TO BEG CONT 1.69A	UNKNOWN OKLAHOMA CITY
3698	R134924810	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 25 13N 3W	000	000	UNPLTD PT SEC 25 13N 3W 000 000 PT OF SE4 SEC 25 13N 3W BEG 233FT W OF SE/C OF SE4 TH N329.85FT W150FT S329.85FT E150FT TO BEG CONT 1.13ACRS MORE OR LESS EXEMPT	0 UNKNOWN OKLAHOMA CITY
3741	R134970200	WOOLARD JACKIE L JR & VONDA LEE	9325 N BRYANT AVE	OKLAHOMA CITY	OK	73131-5435	UNPLTD PT SEC 36 13N 3W	000	000	UNPLTD PT SEC 36 13N 3W 000 000 PT NE4 SEC 36 13N 3W BEING E 1/2 OF NE4 OF NE4 OF NE4 LESS \$195FT EX N50FT	9325 N BRYANT AVE OKLAHOMA CITY



Crafton Tull
architecture | engineering | surveying

300 Pointe Parkway Blvd
Yukon, OK 73099
405.787.6270 / 405.787.6276
www.craftontull.com

Transmittal

Date: September 30, 2021

To: Subdivision Planning & Zoning

Address: City of Oklahoma City
420 W. Main #900
Oklahoma City, OK 73102

Telephone #:

RE: THE OAKS

Project #: 21615200

The following items are being transmitted: Attached; Other; For your use/ Records

NO. OF COPIES:	DATE:	DESCRIPTION:
1		Fee Check for Rezone Fee \$2700.00 - CK#7756
1		Rezone Application / PUD Master Design Statement
1		Letter of Authorization, Deed, Purchase Agreement & Title Commitment
1		Ownership Listing Oklahoma County
1		Legal and Vicinity Map

Remarks:

Please send PC Case info and receipt for application fee when available.

THANK YOU!!

for
Signed: _____

JS

Jason Spencer, PE/mr
Vice President

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT
PUD –

MASTER DESIGN STATEMENT
FOR

THE OAKS
(E. BRITTON RD, N. BRYANT AVE. AND I-35)

9/30/2021

PREPARED FOR:

Oaks Technology Park, LLC
132 W. Main Street
Purcell, OK 73080
(405) 414-7277
Warren@TBIP.net

PREPARED BY:

Crafton Tull and Associates
300 Pointe Parkway Boulevard
Yukon, OK 73099
(405) 787-6270
Jason.Spencer@craftontull.com

Commercial

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
DEVELOPMENT AND SUBDIVISION VARIATIONS	6.1
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11
SIDEWALK REGULATIONS	9.12

HEIGHT REGULATIONS	9.13
SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
GENERAL DESIGN AND DEVELOPMENT GUIDELINES	9.17
SPECIFIC PLAN	9.18
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of The Oaks, consisting of 70.0 acres are located within the SW/4 of Section 30, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located adjacent at the NW corner of the intersection of E. Britton Rd and I-35 in Oklahoma City.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property comprising this PUD is described in Exhibit A, attached, and is made a part of this Master Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner / developer of this property is Oaks Technology Park, LLC, 132 W. Main Street, Purcell, OK 73080

SECTION 4.0 SITE AND SURROUNDING AREA

The western portion of the site is zoned as R-1 while the remaining property is presently zoned as AA Agricultural District. Surrounding properties are zoned and used for:

North: R-1 Single Family Residential District and AA Agricultural District
East: R-1 Single Family Residential District and is currently vacant.
South: O-2 Office, R-1, AA Agricultural District and PUD-771
West: R-1 Single Family Residential District and is currently vacant and currently has large lot residential dwelling.

The subject property is currently vacant.

SECTION 5.0PHYSICAL CHARACTERISTICS

There is a ridge running diagonally from the southwest corner to the northeast where the highest point of 1156 is located. This point is on the north portion of the site halfway east to west. The property slopes from this ridgeline to the northeast and more significantly to the southeast. The lowest point is at the southeast corner with an elevation of 1080. The slope of the site is approximately 5-6%. This property is in the Deep Fork drainage basin. None of the subject property is located within a FEMA 50 or 100 year flood plain.

There are no known natural resources such as native rock outcroppings, steep slopes, environmentally sensitive lands, wildlife habitats, stream corridors, significant mature trees or tree canopies that are present with this PUD. The site is predominately wooded with a mixture of deciduous scrub Oaks and evergreen Cedar trees.

SECTION 6.0CONCEPT

The concept and vision for this PUD is to create a cohesive, well appointed, and distinctive development along the important I-35 corridor. The idea for this property is to create two separate

Tracts. The Tract on the west side is to change from AA to I-2 Moderate Industrial District with an emphasis on distribution warehousing and the Tract on the east side is to change from AA Agricultural District to C-3 Community Commercial District with an emphasis on commercial retail, hospitality, and office.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E. Hefner Rd. which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the south is E. Britton Rd. which has been improved to a four-lane arterial with curb and gutter. The nearest street to the west is N. Bryant Ave. which has a right-of-way width of 66 feet and is paved to rural arterial standards. The nearest street to the east is the Interstate 35 Service Rd. which is paved with curb and gutter.

Ingress and Egress for this Planned Unit Development shall be from public streets or private access drives.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this site are located at the southeast of the project. Sanitary sewer facilities will be extended into the property.

7.3 WATER

Water facilities for this property are available. Water services will be provided from a 12 inch water main located along the property line adjacent to the I-35 Service Rd and continues along the north side of Britton Rd and crosses mid-block and continues along the south side of Britton Rd.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 2 located at 2917 E. Britton Rd.. Approximately 350 feet from this PUD development.

7.5GAS, ELECTRICAL, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no bus stops in this Planned Unit Development, and each will be provided with a pedestrian path and shown on the Master Development Plan.

7.7 DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100-year flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low Intensity land use topology area.

SECTION 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, 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

8.1.1 TRACT 1

The use and development regulations of the "I-2" Moderate Industrial District shall govern this tract, except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

Allowed Industrial Uses:

8350.3. Custom Manufacturing. Establishments primarily engaged in the on-site production of goods by hand manufacturing, which involves only the use of hand tools or small mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts, and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include

8350.7. Industrial, Moderate. Establishments engaged in the manufacturing, assembly, fabrication, packaging or other industrial processing of products, primarily from extracted or raw materials, Typical uses include, but are not limited to:.

8350.8. Industrial, Light. Establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from previously prepared materials, or the indoor provision of industrial services, where there are few external effects on adjacent properties. This use includes, but is not limited to, a business engaged in the processing, fabrication, assembly, treatment or packaging of food, textile, leather, wood, paper, chemical, plastic or metal products, but does not include basic industrial processing from raw materials. A small brewery as defined by State law, including taprooms, and a micro-distillery a.k.a. craft or designer distillery producing no more than 1,700 cases (4,041 gallons) per year shall be included in this use unit.

8350.10. Research and Development. Establishment that conducts research, development or controlled production of high-technology electronic, industrial or scientific products or commodities for sale, or laboratories conducting educational or medical research or testing. This use unit includes, but is not limited to, a biotechnology firm or a manufacturer of computer components.

8350.16. Wholesaling, Storage and Distribution: Restricted. Wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

8400.4. Transportation Facilities: Surface, Restricted. Facilities which contribute to the surface movement of inter-city freight, including processing, loading, and transferring. All freight goods are stored within enclosed buildings and outside activity is restricted to the loading of these goods. Typical uses include cross country truck lines and their distribution warehouses, with supplementary parking of tractors and trailers.

8.1.2 TRACT 2

The use and development regulations of the C-3 Commercial District shall govern this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8250.10. High Impact Institutional. Public, quasi-public or private activities of a medical or educational nature which, due to their area requirements, traffic generation, light or noise generation, or the nature of intended activities, have the potential for major impact on surrounding land uses. Typical uses include hospitals, colleges, universities and military installations.

8300.1. Administrative and Professional Offices. Offices of firms or organizations providing professional and executive management or administrative services. Typical uses include advertising agencies, architectural and engineering offices, corporate offices, data management and computer software consulting, government offices, financial institutions, investment brokers, law offices, non-profit organization offices, real estate offices and other office uses that generate a low proportion of vehicle trips or walk-in traffic attributable to visitors or clients in relationship to employees. This use does not include Personal Services (59-8300.58 and 59-8300.59).

8300.23. Building Maintenance Services. Establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments primarily to other firms, rather than to individuals, but excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, janitorial services, disinfecting and exterminating services, and vending machines sales and services.

8300.24. Business Support Services. Establishments primarily engaged in the provision of services of a clerical, employment, protective or minor processing nature to firms, rather than individuals, and where the storage of goods or equipment, other than as samples or as necessary for daily operation, is prohibited. Typical uses include secretarial services, telephone answering services, blueprint services and reproduction services.

8300.29. Communications Services: Limited. Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephone mechanisms, but excluding those classified as major impact services and utilities. Typical uses include television/radio studios and telecommunication service centers.

8300.32. Convenience Sales and Personal Services. Establishments or places primarily engaged in the provision of frequently needed, day-to-day retail commercial goods and services. Such uses are designed and intended to serve a limited local market, and to be generally within a short walking or driving distance of a residential area. Typical uses include small grocery stores, candy stores, ice cream parlors, dry cleaning establishments, barbershops, shoe repair shops, self-service laundries, newsstands, and body piercing and tattoo parlors, provided they do not exceed 10,000 square feet in area. Uses that create increased traffic, noise or other such impacts that would be considered incompatible with a residential use shall not be permitted.

8300.33. Drinking Establishments: Sitdown, Alcohol Permitted. Establishments or places of business where customers are seated and served and which are primarily engaged in the sale, mixing or dispensing of alcoholic beverages as defined by State law for consumption on the premises. Typical uses include a tavern or private club with minimal or no kitchen facilities and little or no food items served.

8300.34. Eating Establishments: Drive-In. Establishments or places of business with little or no inside seating where prepared food and beverages are consumed within a motor vehicle on the premises or are carried outside by the purchaser to tables. These uses are normally adjacent to high volume vehicular movement areas, and are characterized by either remote order of food from within the vehicle and delivery by attendants or by carry-out packages for consumption on or off the premises.

8300.35. Eating Establishments: Fast Food. Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-premise consumption. These uses are normally adjacent to high volume pedestrian and/or vehicular movement areas, and are characterized by pre-packaged and pre-cooked foods, and a central ordering and serving point within the establishment.

8300.36. *Eating Establishments: Fast Food, with Drive-Thru Order Window.* Establishments or places of business primarily engaged in the sale of prepared food and beverages for both on- and off-premise consumption. The fast food restaurants within this use unit classification have drive-thru order windows that allow patrons to pick up food orders from their vehicles and encourage off-premises consumption.

8300.37. *Eating Establishments: Sitdown.* Establishments or places of business where customers are seated and served, and that are primarily engaged in the sale of prepared foods and beverages for on-premises consumption. They are located at high capacity/high volume sites that are easily accessed by vehicles and pedestrians. Typical uses include restaurants, short-order eating places, cafeterias, and coffee shops.

8300.38. *Eating Establishments: Sitdown, Alcohol Permitted.* Establishments or places of business where customers are seated and served and are engaged in the sale, mixing or dispensing of alcoholic beverages as defined by State law for on-premises consumption as accessory to the primary purpose of a restaurant operation. Typical uses include restaurants and short order eating places.

8300.39. *Eating Establishments: Sitdown, Limited Alcohol Permitted.* Establishments or places of business where customers are seated and served, and are engaged in the sale or dispensing of beer and wine as defined by State law for on-premises consumption as accessory to the primary purpose of a restaurant operation. Typical uses include restaurants and short order eating places, serving beer and wine.

8300.41. *Food and Beverage Retail Sales.* Establishments or places of business primarily engaged in the retail sale of food and beverages for home consumption. Typical uses include grocery stores and delicatessens.

8300.45. *Gasoline Sales, Large.* Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile filling stations. Road service tow trucks are permitted, but not temporary or permanent parking or storage of damaged, wrecked or inoperable vehicles. This use does not include facilities for semi-trucks and trailers.

8300.46. *Gasoline Sales, Small: Restricted.* Establishments or places of business primarily engaged in the on-site retail sale of petroleum products with incidental retailing. Typical uses include automobile filling stations. Road service tow trucks are permitted, but not temporary or permanent parking or storage of damaged, wrecked or inoperable vehicles. This use does not include facilities for semi-trucks and trailers. Small gasoline sales establishments shall be limited to two service islands and three gasoline pumps per island..

8300.51. *Lodging Accommodations: Commercial Lodging.* Lodging services that provide room accommodations for travelers and may include food, drink, and other sales and services intended for the convenience of guests and the broader public. Typical uses include hotels, motels and transient boardinghouses. Size and location of all retail facilities shall be subject to all the zoning district regulations in which the use unit is located.

8300.52. Medical Services: General. Establishments primarily engaged in the provision of personal health services, including related retail sales activities. Typical uses include medical offices, dental offices, dental laboratories, clinics and health maintenance facilities with related sales facilities, such as opticians or apothecaries in the same structure, but not including hospitals, convalescent centers or nursing homes.

8300.53. Medical Services: Restricted. Establishments primarily engaged in the provision of personal health services, including the prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other health personnel, as well as the provision of medical testing and analysis services. Typical uses include medical offices, dental offices, dental laboratories, clinics and health maintenance organizations, but not including sales facilities, hospitals, convalescent centers or nursing homes.

8300.55. Participant Recreation and Entertainment: Indoor. Those participant recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, dance halls, gymnasiums, health clubs, skating rinks and arcades. Any spectators would be incidental to the participant recreation activity.

8300.56. Participant Recreation and Entertainment: Outdoor. Those participant recreation and entertainment uses conducted in open facilities. Typical uses include driving ranges, miniature golf courses, batting cages, go-cart tracks, drive-in theaters and amusement parks.

8300.59. Personal Services: Restricted. Establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services, which are able to be located in an office-type building. Typical uses include photography studios, travel agencies, reducing salons, dancing and music academies, automobile driving schools, and classrooms for business schools. Lodge and meeting halls including, but not limited to, a Masonic Lodge, V.F.W. Post and Shrine Temple, shall also be included in this use unit. Excluded are services which would be classified as Payday or Title Loan Agency (59-8300.57), Spectator Sports and Entertainment (59-8300.67, 59-8300.68 and 59-8300.69), Participant Recreation and Entertainment (59-8300.58 and 59-8300.59), or Lodging Accommodation (59-8300.49, 59-8300.50 and 59-8300.51).

8300.61. Repair Services: Consumer. Establishments primarily engaged in the provision of repair services to individuals and households, rather than to firms. Typical uses include appliance repair, apparel repair, musical instrument repair, electrical repair, shoe repair and jewelry repair shops.

8300.62. Research Services: Restricted. Administrative offices plus research facilities of a technical or scientific nature which are located within a completely enclosed building. There is no product manufacturing and no outside storage, display or activity. Typical uses include electronics or medical research facilities, product testing laboratory or a pharmaceutical laboratory.

8300.63. Retail Sales and Services: General. Establishments engaged in the sale or rental of goods and services, both retail and wholesale, of commonly used goods, merchandise and services. Excluded are retail sales establishments that would be classified as Retail Sales and Services: Pawn Shops (59-8300.65).

8300.67. *Spectator Sports and Entertainment: General.* Establishments or places engaged in the provision of cultural, entertainment, athletic and other events to spectators, as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than 500 people, and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include large theaters and amusement places.

8300.68. *Spectator Sports and Entertainment: High Impact.* Establishments or places engaged in the provision of cultural, entertainment, athletic and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted in open facilities or within an enclosed building with a capacity of more than 500 people, which may generate significant noise, odor, traffic or other impacts, and include retail sales, storage facilities and other activities incidental to the operation. Typical uses include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions.

8300.69. *Spectator Sports and Entertainment: Restricted.* Establishments or places engaged in provision of cultural, entertainment, athletic and other events to spectators as well as providing space for social or fraternal gatherings. These uses are conducted within an enclosed building with a capacity of 500 or less people, and include retail sales and storage facilities that are incidental to the operation of such uses. Typical uses include small theaters and amusement places.

9.0.....SPECIAL CONDITIONS

9.1.....FAÇADE REGULATIONS

For Tract 1, I-2, Exterior building wall finish on all structures may consist of tilt-up concrete panels, masonry, dryvit, rock, stone, stucco, concrete board, wood or similar type finishes. Buildings finished with a maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted. Buildings facing the south or east shall consist of a minimum of 60% brick veneer.

For Tract 2, C-3, Exterior building wall finish on all structures shall consist of a minimum 60% brick veneer, masonry, dryvit, rock, stone, stucco, concrete board, wood or similar type finishes. Buildings finished with a maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed exterior metal finish is not permitted, but fabricated metal panels may be used as an accent material. Metals are also allowed for roofing, mechanical enclosures, fascia and soffits, signs and awnings.

In addition to meeting the City's minimum façade regulations, for both tracts, all new construction shall submit the architectural design to the overall development owner. The owner shall maintain architectural oversight and maintain authority over architectural standards, site improvements, and landscaping and shall maintain the right of assignment to a successive developer. The design standards and guidelines shall be detailed within the covenants and restrictions placed. These design standards and guidelines shall allow for an orderly and cohesive development of The Oaks.

9.2 LANDSCAPING REGULATIONS

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

9.3 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section m59-12350 of the Oklahoma City Municipal Code, as amended.

9.4 SCREENING REGULATIONS

Screening shall be required when adjacent to Residential and AA Districts as required in Article XI. – Landscaping and Screening Regulations, 59-11250 – Landscape Requirements, Section (G), Residential Buffers and Screening.

9.5 PLATTING REGULATIONS

Each Tract within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

9.6 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUD, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways 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 owners.

9.7 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use.

9.8 ACCESS REGULATIONS

Access to this PUD/Tract may be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

There shall be a maximum of two access points from N. Bryant Ave. permitted in this PUD. There shall be a maximum of three access points from E. Britton Rd. permitted in this PUD. One of which would be a right-in, right-out configuration. There shall be a maximum of two access points from the I-35 Service Rd. permitted in this PUD.

Streets or driveways on adjacent property within two hundred feet of this Planned Unit Development shall be shown on the Master Development Plan.

9.9 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, as amended. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of each tract.

On-street queuing and maneuvering into private parking shall be permitted within public right-of-ways within this PUD. All parking shall be located on private property outside of public-right-of-ways. The queuing and maneuvering permitted within public right-of-ways shall be limited to the frontage of common areas. All parking spaces shall be located on private property.

9.10 SIGNAGE REGULATIONS

Tract 1 and 2, Industrial and Commercial use sign requirements shall be in accordance with Article V, Chapter 3-102 Accessory signs regulated by zoning districts, Sign Regulations of the Oklahoma City Municipal Code, as amended.

All free-standing accessory signs shall provide a landscaped area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy this requirement.

In addition to meeting the City's minimum signage regulations, for both tracts, all new signage construction shall submit the sign design to the overall development owner. The owner shall maintain architectural oversight and maintain authority over the sign standards and shall maintain the right of assignment to a successive developer. The sign design standards and guidelines shall be detailed within the covenants and restrictions.

9.11 ROOFING REGULATIONS

Each primary structure in this PUD shall have Class C roofing or better

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development Tract, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

9.13 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. 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.

9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage for development within Tract 1 and Tract 2 of this PUD.

9.18 SPECIFIC PLAN

No building permits within Tract 1 or Tract 2 shall be issued in this PUD until a specific plan for each Tract, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2010, as amended shall have been approved by the Planning Commission.

10.0 DEVELOPMENT SEQUENCE

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

11.0 EXHIBITS

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

Exhibit A - Legal Descriptions

Exhibit B – Master Development Plan

Exhibit C - Topography Plan

Exhibit D – Illustrative Master Plan

LEGAL DESCRIPTION

A tract of a land in the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West, I.M., Oklahoma County, Oklahoma, LESS and EXCEPT the right-of-way for Interstate 35, and LESS and EXCEPT the following tract, being described by meets and bounds as Follows:

Beginning at the Southwest Corner (SW/c) of the Southwest Quarter (SW/4); thence North 00°21'11" West, along the West line of said Southwest Quarter (SW/4) a distance of 1319.40 feet to the Northwest Corner (NW/c) of said South Half (S/2), Southwest Quarter (SW/4); thence North 89°33'34" East, along the North line of said South Half (S/2), Southwest Quarter (SW/4) A distance of 1093.45 feet ; thence South 00°21'11" East, parallel to the West line of said Southwest Quarter (SW/4) a distance of 1244.81 feet to a point on the West right-of-way line a distance of Interstate Highway 35; thence South 89° 34'49" West along said West right-of-way line a distance of 43.53 feet; thence South 00°26'11" East along the West right-of-way line distance of 75.00 feet to a point on the South line of said Southwest Quarter (SW/4) a distance of 1050.01 feet to the point of beginning Said described tract contains 1,439,857.5066 square feet or 33.0500 acres, more or less;

-----AND-----

A tract of land located in the South Half (S/2) of the Southwest Quarter (SW/4) of Section 30, Township 13 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and described by metes and bounds as follows.

BEGINNING at the Southwest Corner of said Section 30 ; Thence North 00°21'11" West along the west line of said Section 30 a distance of 1319.40 feet to the Northwest Corner of said S/2 SW/4; Thence North 89°33'34 East along the north line of said S/2 SW/4 a distance of 1093.45 feet; Thence South 00°21'11" East a distance of 1244.80 feet to a point on the north Right-of-Way line of Britton Road; Thence South 89°34'39 West along the north Right-of-Way line of Britton Road a distance of 43.54 feet; Thence South 00°25'11" East a distance of 75.00 feet to a point on the south line of said Section30; Thence south 89°34'49" West along said south line a distance of 1050.00 feet to the Point of Beginning; said described tract containing 33.05 acres, more or less.

LEGAL DESCRIPTION

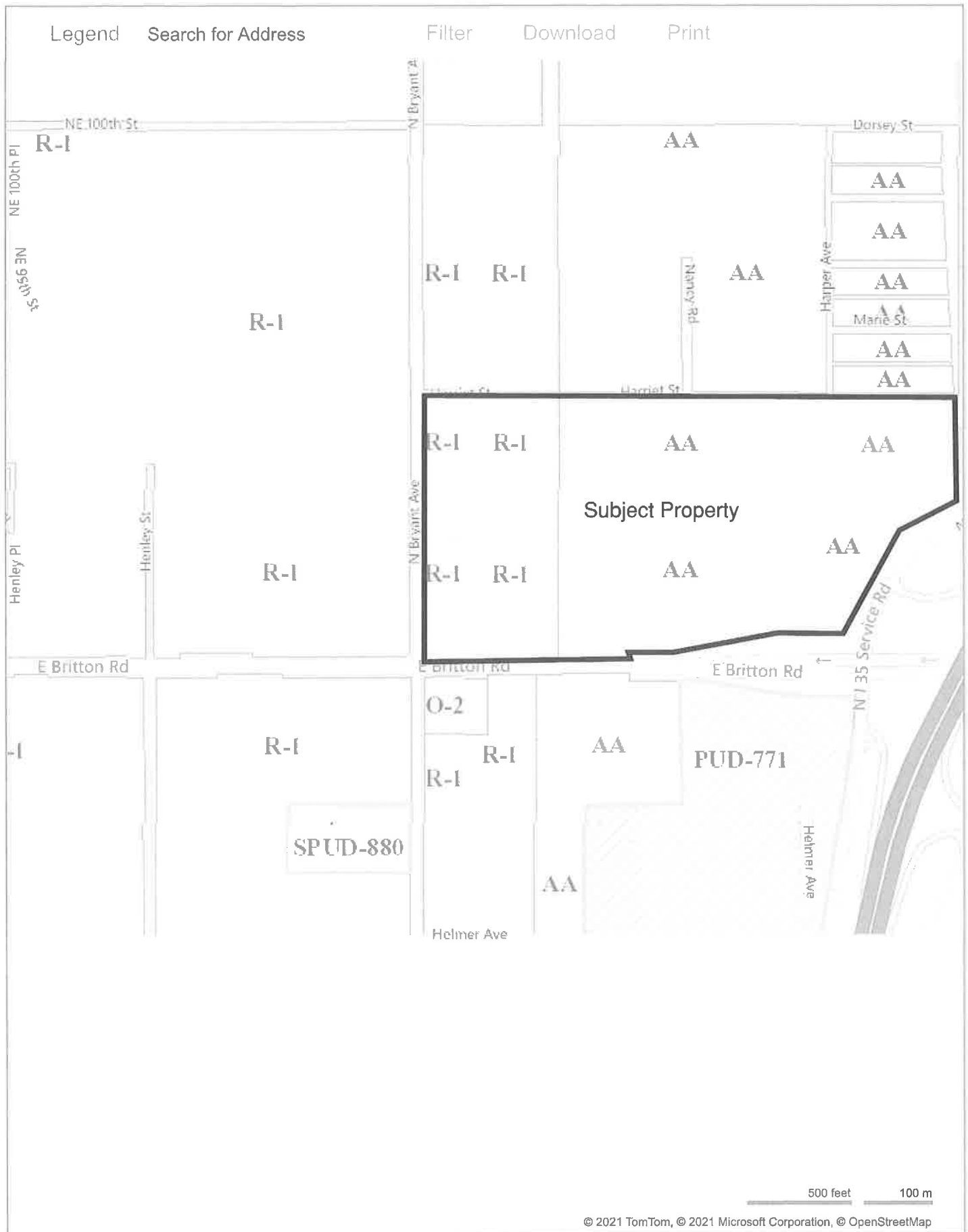
A tract of a land in the South Half (S/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West, I.M., Oklahoma County, Oklahoma, LESS and EXCEPT the right-of-way for Interstate 35, and LESS and EXCEPT the following tract, being described by meets and bounds as Follows:

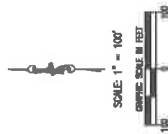
Beginning at the Southwest Corner (SW/c) of the Southwest Quarter (SW/4); thence North 00°21'11" West, along the West line of said Southwest Quarter (SW/4) a distance of 1319.40 feet to the Northwest Corner (NW/c) of said South Half (S/2), Southwest Quarter (SW/4); thence North 89°33'34" East, along the North line of said South Half (S/2), Southwest Quarter (SW/4) A distance of 1093.45 feet ; thence South 00°21'11" East, parallel to the West line of said Southwest Quarter (SW/4) a distance of 1244.81 feet to a point on the West right-of-way line a distance of Interstate Highway 35; thence South 89° 34'49" West along said West right-of-way line a distance of 43.53 feet; thence South 00°26'11" East along the West right-of-way line distance of 75.00 feet to a point on the South line of said Southwest Quarter (SW/4) a distance of 1050.01 feet to the point of beginning Said described tract contains 1,439,857.5066 square feet or 33.0500 acres, more or less;

-----AND-----

A tract of land located in the South Half (S/2) of the Southwest Quarter (SW/4) of Section 30, Township 13 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and described by metes and bounds as follows.

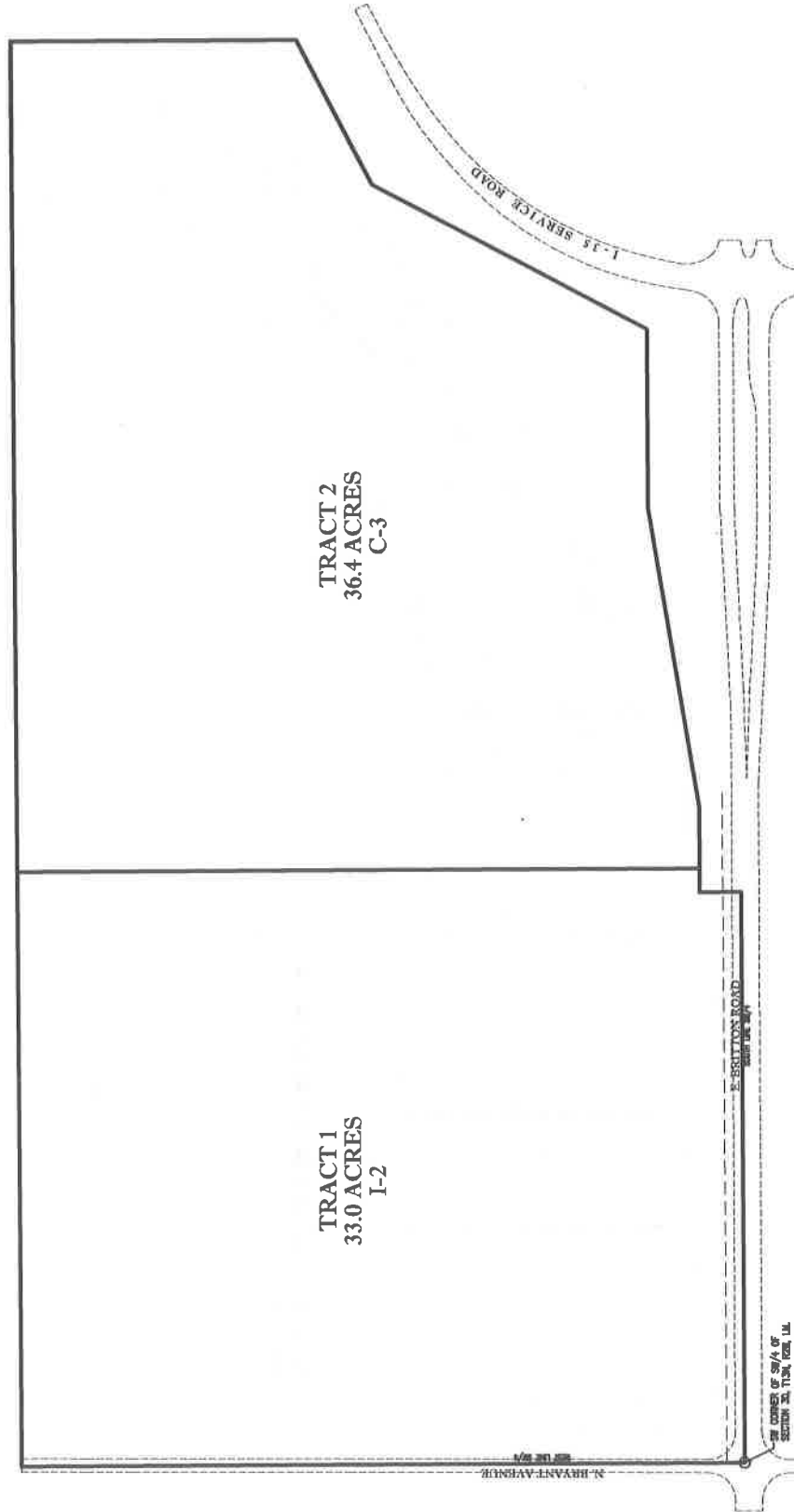
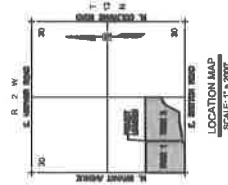
BEGINNING at the Southwest Corner of said Section 30 ; Thence North 00°21'11" West along the west line of said Section 30 a distance of 1319.40 feet to the Northwest Corner of said S/2 SW/4; Thence North 89°33'34 East along the north line of said S/2 SW/4 a distance of 1093.45 feet; Thence South 00°21'11" East a distance of 1244.80 feet to a point on the north Right-of-Way line of Britton Road; Thence South 89°34'39 West along the north Right-of-Way line of Britton Road a distance of 43.54 feet; Thence South 00°25'11" East a distance of 75.00 feet to a point on the south line of said Section30; Thence south 89°34'49" West along said south line a distance of 1050.00 feet to the Point of Beginning; said described tract containing 33.05 acres, more or less.





MASTER DEVELOPMENT PLAN OF **THE OAKS**

A PART OF THE SW/4 OF SECTION 30, T13N, R2W, 11M.
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



ATTACHMENT B

MASTER DEVELOPMENT PLAN
THE OAKS

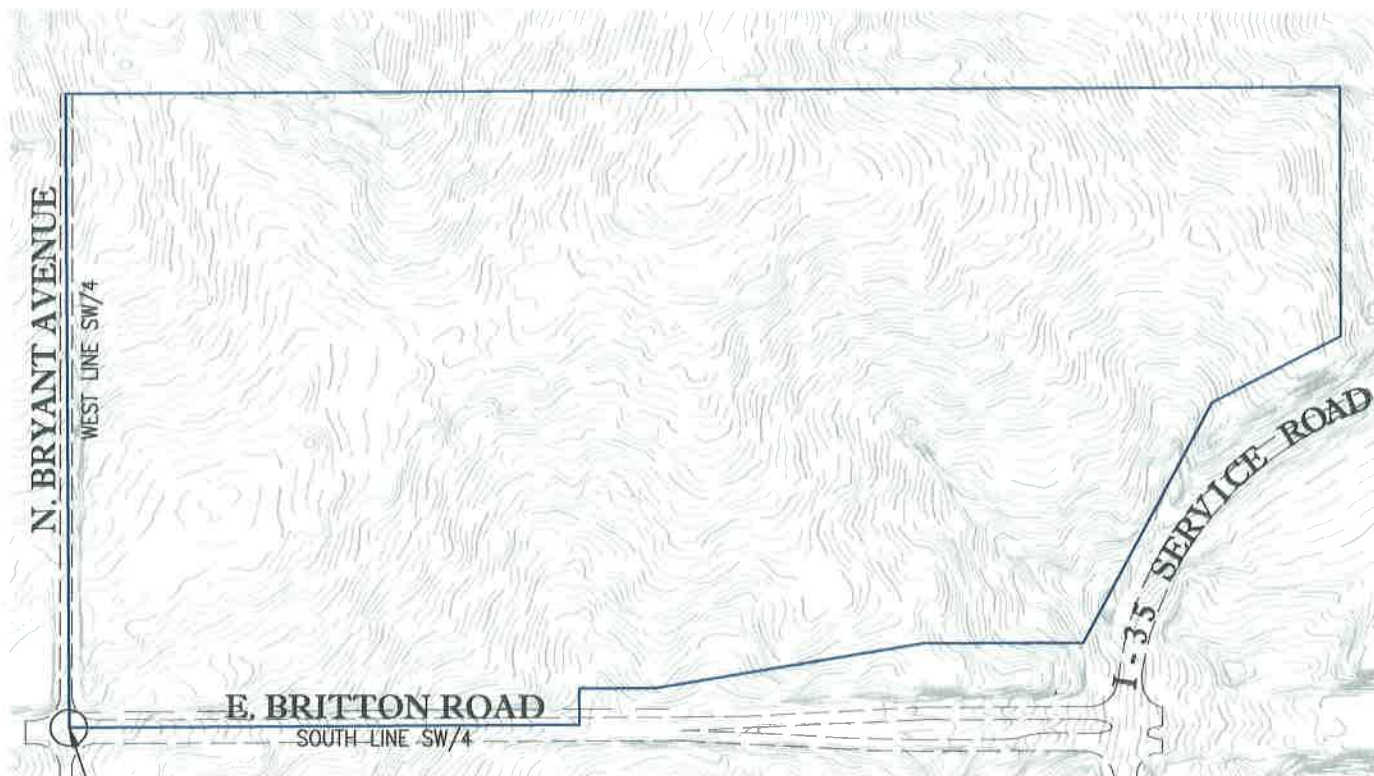


Crafton Tull
CRAFTON TULL & ASSOCIATES, INC.
ENGINEERS & ARCHITECTS
1000 N. MAYA AVENUE, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73102
PHONE: (405) 241-1100
FAX: (405) 241-1101
WWW.CRAFTONTULL.COM

SHEET NO. 1 OF 1
DATE 09/06/21
PROJECT NO. 21615200

OWNER & DEVELOPER

OKS TECHNOLOGY PARK
WARREN THOMAS LLC
1700 N. MAYA AVENUE, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73102
PHONE: (405) 241-1100
FAX: (405) 241-1101
WWW.CRAFTONTULL.COM

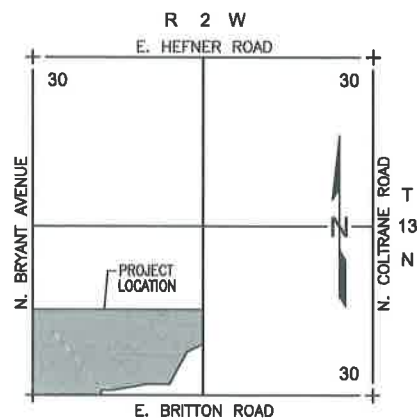
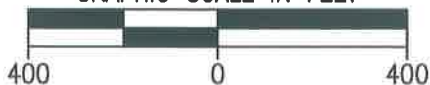


SW CORNER OF SW/4 OF
SECTION 30, T13N, R2W, I.M.



SCALE: 1" = 400'

GRAPHIC SCALE IN FEET



LOCATION MAP

SCALE: 1" = 3000'

OWNER & DEVELOPER

OAKS TECHNOLOGY PARK
WARREN THOMAS LLC
132 W. MAIN STREET
PURCELL, OKLAHOMA 73080

EMAIL: WARREN@TBIP.NET

DRAWING: G:\21615200_OAKSTECH\INFRASTRUCTURE\CIVIL\DWG\IPUD\IPUD EXHIBITS.DWG

THE OAKS — TOPOGRAPHIC MAP — ATTACHMENT C



Crafton Tull
architecture | engineering | surveying

405.787.6270 | 405.787.6276 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CA 973 (PELS) EX-9863 6/30/2022

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099

SHEET NO.: 1 of 1
DATE: 09/30/21
PROJECT NO.: 21615200



SUMMARY

TRACT 1

SITE AREA: ~33.0 ACRES
EXISTING ZONING: R-A & AA
PROPOSED ZONING: I-2

TRACT 2

SITE AREA: ~36.4 ACRES
EXISTING ZONING: AA
PROPOSED ZONING: C-3

THE OAKS

E. BRITTON RD. AND INTERSTATE 35

OKLAHOMA CITY, OK

SEPTEMBER, 2021

