

Planning Commission Minutes
September 8, 2022

(The agenda was filed with the City Clerk of The City of Oklahoma City at 3:57 p.m. on September 2, 2022.)

10. (PUD-1909) Application by Seefried Industrial Properties, Inc., to rezone 8000 S Air Depot Boulevard from the R-1 Single Family Residential District to the PUD-1909 Planned Unit Development District. Ward 4.

The applicant was present. There were no protestors present.

Technical Evaluation:

1. The PUD must specify that development is subject to the Tinker Airport Environs Overlay Zones, including any height limitations.

**RECOMMENDED APPROVAL SUBJECT TO THE
TECHNICAL EVALUATION.**

MOVED BY PRIVETT, SECONDED BY HINKLE

AYES: CLAIR, POWERS, FRALEY, PRIVETT, HINKLE, GOVIN,
NOBLE;

ABSENT: PENNINGTON, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
September 8, 2022

Item No. IV. 10.

(PUD-1909) Application by Oklahoma City Municipal Improvement Authority to rezone 8000 S Air Depot Boulevard from the R-1 Single Family Residential District to the PUD-1909 Planned Unit Development District. Ward 4.

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name	David M Box and Paul Lefebvre
Company	Williams, Box, Forshee & Bullard PC
Phone	405-232-0080
Email	dmbox@wbfbllaw.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit an office and warehouse.

D. Existing Conditions

1. (*Existing*) Comprehensive Plan Land Use Typology Area: Open Space (OS)

Open Space identifies concentrations of publicly owned land intended to remain undeveloped and natural in character. The purpose of this typology area is to preserve important naturalized areas for aesthetic, quality of life, and environmental purposes. Only certain uses managed by the public sector would be appropriate within an area designated as OS.

(*Proposed*) Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

(*Proposed*) Comprehensive Plan Land Use Typology Layer: Employment (EM)

The Employment layer reserves priority areas within the city for large industrial and business development essential for Oklahoma City's economic stability and future growth. The EM designation provides a competitive advantage for attracting new companies and retaining existing companies that need to expand.

This designation maintains large acreages (typically 25 acres or above) to maximize clustering for specialization, synergy, transportation efficiency, and knowledge exchange. Appropriate uses within EM include those that generate employment, such as manufacturing, office parks, and office/industrial flex space uses as well as industrial uses such as warehousing or distribution. Multifamily is also appropriate when integrated as part of a holistic development that incorporates the aforementioned uses. Land uses such as single-family residential, service-related retail, K-12 schools or other civic uses, unless proven to support the primary activity or use, are not appropriate within this area.

2. Size of Site: 96.81 acres

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1 AE-1/AE-2	I-3 AE-1/AE-2	R-1 AE-1	R-1 AE-1/AE-2	R-1 PUD-1729 AE-2
Land Use	Undeveloped	Industrial	Undeveloped	Police Facility	ODOT / Undeveloped

- 4. Development Context:** The 96-acre subject site is located at the southeast corner of Air Depot Blvd and I-240 Highway. The site is currently managed by the Oklahoma City Water Utilities Trust. Abutting on the south is an Oklahoma City Police Department facility. Across Air Depot Blvd to the west is PUD-1729, which was approved in 2019 as “Abbott Lake” and allows commercial, industrial, and residential development on five tracts. An ODOT facility is also located within the R-1 zoned parcel. Tract 1 is directly across the street from the subject site and allows commercial and light industrial uses. The residential subdivision allowed in Tract 4 of PUD-1729 is under construction farther south near SE 89th Street. Across I-240 to the north is Tinker Airforce Base. The PUD is requested to allow manufacturing, office and warehouse uses that support Tinker Airforce Base. The application is associated with a request to amend the comprehensive plan and change the Land Use Typology Area from “Open Space” to “Urban Low Intensity” and the ‘Employment’ Layer (CPA-2022-00005). The Plan amendment is expected to be considered by the Planning Commission on September 22, 2022.

II. SUMMARY OF PUD APPLICATION

This PUD shall be governed by the Use and Development Regulations of the **I-2 Moderate Industrial District**, except as may be modified herein. All uses permitted in an I-2 Moderate Industrial District shall be permitted in this PUD with the exception of the following which are prohibited uses:

8300.2	Adult Day Care Facilities
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.10	Animal Sales and Services: Kennel and Veterinary, General
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.22	Bingo Parlors
8300.32	Convenience Sales and Personal Services
8200.2	Dwelling Units Above the Ground Floor
8300.34	Eating Establishments: Drive-In
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8300.44	Funeral and Interment Services: Undertaking
8150.6.5	Hoop House
8300.55	Participant Recreation and Entertainment: Indoor
8300.57	Payday or Title Loan Agencies
8300.61	Repair Services: Consumer
8300.65	Retail Sales and Services: Pawn Shops
8300.66	Signs: Non-Accessory
8300.67	Spectator Sports and Entertainment: General
8300.69	Spectator Sports and Entertainment: Restricted

Expressly permitted by this PUD, although not required and not a limitation on what may otherwise be permitted in an I-2 Moderate Industrial District, is the construction and operation of an approximate 800,280 square foot office and warehouse facility (the "Warehouse Facility") which may be subsequently expanded by approximately 100,000 square feet, and may include as a part of the Warehouse Facility a two story office facility of approximately 87,000 square feet. Such a two story office facility may include the construction and operation of a catering kitchen and fitness center. In addition, expressly permitted by this PUD is the construction and operation of a training center building (the "Training Facility") of approximately 80,000 square feet.

9.0 SPECIAL CONDITIONS

9.1 FAÇADE REGULATIONS

The façade regulations shall be governed by the I-2 Moderate Industrial Zoning District regulations, except as may be modified herein. The use of tilt-up or precast concrete and structural steel framing is expressly permitted as are aluminum mullions and glass for storefronts. Concrete materials may consist of textured and painted site cast concrete wall panels with reveals, form liner, stone or faux stone accents and aluminum storefront with one inch insulated tinted glass.

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 SCREENING REGULATIONS

In accordance with I-2 Moderate Industrial Zoning District regulations.

9.4 PLATTING REGULATIONS

Platting the Property is not required but is permitted.

9.5 DUMPSTER REGULATIONS

Dumpsters and compactors shall be consolidated where practical and located within an area a minimum of 50 feet from any residential district and shall be screened from view from a public right of way.

9.6 ACCESS REGULATIONS

There shall be two access points from S. Air Depot Boulevard in this PUD. General locations are depicted on the Master Development Plan Map, marked as **Exhibit C**, and attached hereto. One of the two access points will be dedicated for truck ingress and egress purposes. The other access point will be dedicated for automobile ingress and egress. The pattern of ingress and egress is depicted on the Master Development Plan Map.

9.7 SIGNAGE REGULATIONS

9.7.1 ACCESSORY AND FREESTANDING SIGNS

A sign that contains the name of any business located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within this PUD. No pole signs will be allowed. With respect to the Warehouse Facility, the number and size of permitted free standing signs are identified on **Exhibit D**, attached hereto. With respect to the Training Facility the number and size of free standing signs shall not exceed the number and size of the free standing signs permitted for the Warehouse Facility; provided, however, the text, design and relative location on the structure of such signs may vary as appropriate for the purposes of the Training Facility.

9.7.2 ATTACHED SIGNS

With respect to the Warehouse Facility, the number and size of permitted attached signs are identified on **Exhibit D**, attached hereto. With respect to the Training Facility the number and size of attached signs shall not exceed the number and size of the attached signs permitted for the Warehouse Facility; provided, however, the text, design and relative location on the structure of such signs may vary as appropriate for the purposes of the Training Facility.

9.7.3 NON-ACCESSORY SIGNS

Not permitted.

9.7.4 ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be in accordance with the base zoning district regulations.

9.8 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended. To minimize light spillover on residential uses, outdoor lights will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.9 SETBACK REGULATIONS

Unless modified herein, setback regulations shall be in accordance with those of the I-2 Moderate Industrial Zoning District regulations.

9.10 HEIGHT REGULATIONS

Unless modified herein, building height regulations shall be in accordance with those of the I-2 Moderate Industrial Zoning District.

9.11 PARKING REGULATIONS

Unless modified herein, the parking regulations shall be in accordance with those of the I-2 Moderate Industrial Zoning District; however, with respect to the Warehouse Tract which is expected to have +/- 380 one shift employees, a minimum of 500 parking spaces shall be provided and that number of parking spaces shall be deemed to satisfy all required parking regulations. The aforementioned 500 parking spaces shall include not less than 100 trailer parking spaces, not less than 400 car parking spaces (inclusive of the number of accessible spaces required by ADA regulations), and not less than 6 charging stations.

9.12 SIDEWALK REGULATIONS

Five-foot sidewalks shall be constructed along S. Air Depot Boulevard, or 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 OVERHEAD DOORS

This PUD expressly allows an unlimited number of loading docks and overhead doors.

9.14 SPECIFIC PLAN

A Specific Plan shall not be required.

10.0 EXHIBITS

The following exhibits are attached:

- Exhibit A:** Legal Description of the Property
- Exhibit B:** Topographic Survey
- Exhibit C:** Master Development Plan Map
- Exhibit D1-9:** Permitted Signs
- Exhibit E:** Conceptual Elevations

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**

4. **Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.

5. Oklahoma Water Resources Board (OWRB)

6. School District(s) Mid Del

7. Oklahoma Department of Transportation (ODOT)

B. City Departments

1. Airports

2. Central Oklahoma Transportation and Parking Authority (COTPA)

3. Fire*

4. Information Technology/Geographic Support

5. Parks and Recreation

6. Police

7. Public Works

a. Engineering

b. Streets, Traffic and Drainage Maintenance

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel.

These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.

- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) A Corps of Engineers 404 permit must be submitted with plans for any work contemplated within the floodplain, creek, or channel (waters of the United States) included in the case limits.
- 8) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 9) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 10) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.

- 11) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 12) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 13) All private roads /streets will have private storm sewer systems.
- 14) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) No wastewater service is available for proposed improvements, private on-site sewage disposal systems are required in accordance to ODEQ rules and regulations. On-site sewage disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.
- 2) 7.2 is not correct in the MDS. No sewer on site. Will require a lift station or septic.

b. Solid Waste Management

- 1) The City cannot provide service, contact private hauler.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 24" water main(s) is adjacent to the subject site(s) and a service connection will be permitted in accordance with City Standard Specifications. A separate service connection and meter is required for each building/structure.
- 2) 12-inch water main is required to be looped through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs within the proposed development.
- 3) Minimum ten (10) foot horizontal separation required for wastewater mains and five (5) foot for other mains. Minimum two (2) foot vertical separation required for all crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 4) Dead-end water mains must be avoided where applicable. All existing unnecessary water services must be abandoned at the water main.
- 5) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic and fire protection systems which require water pressure in excess of 25 psi.
- 6) Proposed water main(s) must be located within a utility easement or right-of-way. No trees, signs, dumpster, fences, and/or structures shall be permitted within any proposed or existing utility easement.
- 7) All existing and proposed meters must meet current specifications and standard details and be located in the right-of-way or utility easement within grassy areas outside of sidewalks, driveways, streets and/or paving.
- 8) All domestic and fire suppression services must have separate water service connections. Fire hydrants maximum spacing is 500 foot and must be located within 10 foot of a hard surface (i.e. sidewalk, street, and/or paving).

9. Planning

a. Comprehensive Plan Considerations

The subject site is within an area designated as “Open Space” (OS) in the comprehensive plan. An application to amend the Land Use Typology Area (LUTA) to Urban Low Intensity (UL) and the Employment Layer (EM) has been submitted and expected to be heard by the Planning Commission on September 22, 2022. Policies for the existing and proposed LUTAs are listed below.

1) LUTA Development Policies:

Site Design:

- Avoid development within or modification of 100-year floodplains or floodways. (OS & UL)
- Minimize visual, auditory, and other pollutants. (OS)
- Minimize use of impervious surfaces. (OS)
- Maximize the retention of natural areas and open space. (OS)
- Small-scale industrial, office, or retail development is appropriate provided that it supports / strengthens major employment uses and does not restrict future large-scale development by fragmenting parcels or impeding internal circulation. (EM)
- Utilize Best Management Practices (BMP) for stormwater whenever possible. (UL)
- Developments should be served by urban water and sewer utility systems. (UL)

Floodway and 100-year floodplain may be present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain. The PUD states water and sewer will be extended.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

The subject site is located along an arterial street with direct access to I-240.

Density: The Urban Low Intensity LUTA outlines a floor to area ratio (FAR) of 0.2 to 1.0 for non-residential developments. *The PUD anticipates nearly one million square feet of manufacturing and manufacturing-related uses over the approximate 96-acre site, for a FAR around 0.22.*

Automobile Connectivity:

- Development is encouraged to be designed to accommodate future development's access needs, including partial connector construction, where appropriate. (EM)
- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system. (UL)
- Limit number of dead-end streets and cul-de-sacs. (UL)
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points. (UL)
- Primary entrance points should be aligned with access points immediately across the street. (UL)
- Provide vehicular connectivity between adjacent developments. (UL)

The new development would take access from S Air Depot Blvd. Air Depot Blvd terminates approximately one-quarter mile south of the subject site. The intended use will require the site to be gated and secured.

Pedestrian Connectivity:

- Ensure public amenities within these areas can be accessed by the public via safe and efficient pedestrian and/or bicycle connections that do not compromise sensitive environmental features. (OS)
- Provide sidewalk connections to adjacent development. (UL & OS)

A public trail (Draper Trail) runs along and outside the northern boundary of the PUD. No changes are proposed to the trail system. Sidewalks will be required along Air Depot Blvd.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. Potential compatibility issues are identified when locating the proposed industrial uses adjacent to R-1 zoning. However, the adjacent R-1 zoned land is also within the Airport Environs Zone One for Tinker AFB (AE-1), where residential uses are not permitted. No compatibility issues were identified for the proposed manufacturing and warehouse industrial uses placed next to the Police Facility on the south or the uses allowed in the PUD to the west.

3) **Service Efficiency:**

- Water: *Served or Close to Served*
- Sewer: *Within an Open Sewer Shed / Will be served*
- Fire Service: *Urban Service Area*

- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
- Riparian areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site. Floodplain may also be present. A flood study will be required. The conceptual plan indicates detention areas will be located on the south end of the site near the riparian area.*
 - Upland Forests: N/A
 - Vulnerable aquifers: N/A
- 5) **Transportation System:** This site is located off N Air Depot, a Major Arterial Street in the Urban Low LUTA. South Air Depot Blvd terminates south of the subject site. The I-240 on-ramp is located along the northwestern boundary of the site. The nearest transit (bus) service is available north of Tinker AFB. A public trail runs along and outside the north boundary of the site and connects to Lake Draper.
- 6) **Other Development Related Policies**
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Reducing block sizes and use of dead-end streets.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
 - Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
 - Share parking between contiguous developments. (C-31)
 - Avoid under-grounding streams to the greatest extent possible. Where feasible, encourage the re-surfacing of buried streams. Limit the use of culverts or other structures that alter natural streams, and require designs that minimize impacts to stream health and function. (G-11)
 - Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Initiate new efforts to reduce sign clutter and improve the aesthetics of signs, while allowing for adequate and visible business identification (E-14)
- Evaluate development proposals to assess design components that contribute to or detract from safety and analyze emergency response capacity and capability. (SE-3)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The 96-acre subject site is located at the southeast corner of Air Depot Blvd and I-240 Highway. The site is designated as "Open Space" in **planokc**, which applies to publicly owned land intended to remain undeveloped and natural in character. The land is currently managed by the Oklahoma City Water Utilities Trust. The PUD proposes a modified I-2 base that would allow a manufacturing, office and warehouse development that supports Tinker Airforce Base. A request to amend the comprehensive plan and change the Land Use Typology Area to Urban Low Intensity and the 'Employment' Layer has been received (CPA-2022-00005) and is expected to be considered by the Planning Commission on September 22, 2022. Staff intends to recommend approval of the CPA.

The subject site is currently zoned R-1, but the eastern three-quarters of the site is within the Airport Environs Zone One Overlay (AE-1) which prohibits residential uses. The Master Design Statement should specify that the development will be subject to AE-1 and AE-2 Overlay regulations. New development will also be subject to FAA requirements. Public water and sewer are available. No changes to the public trail that runs along the north boundary of the site are expected. The project estimates adding 380 jobs, consistent with the comprehensive plan's Employment Land Use Typology Layer.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission.

Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

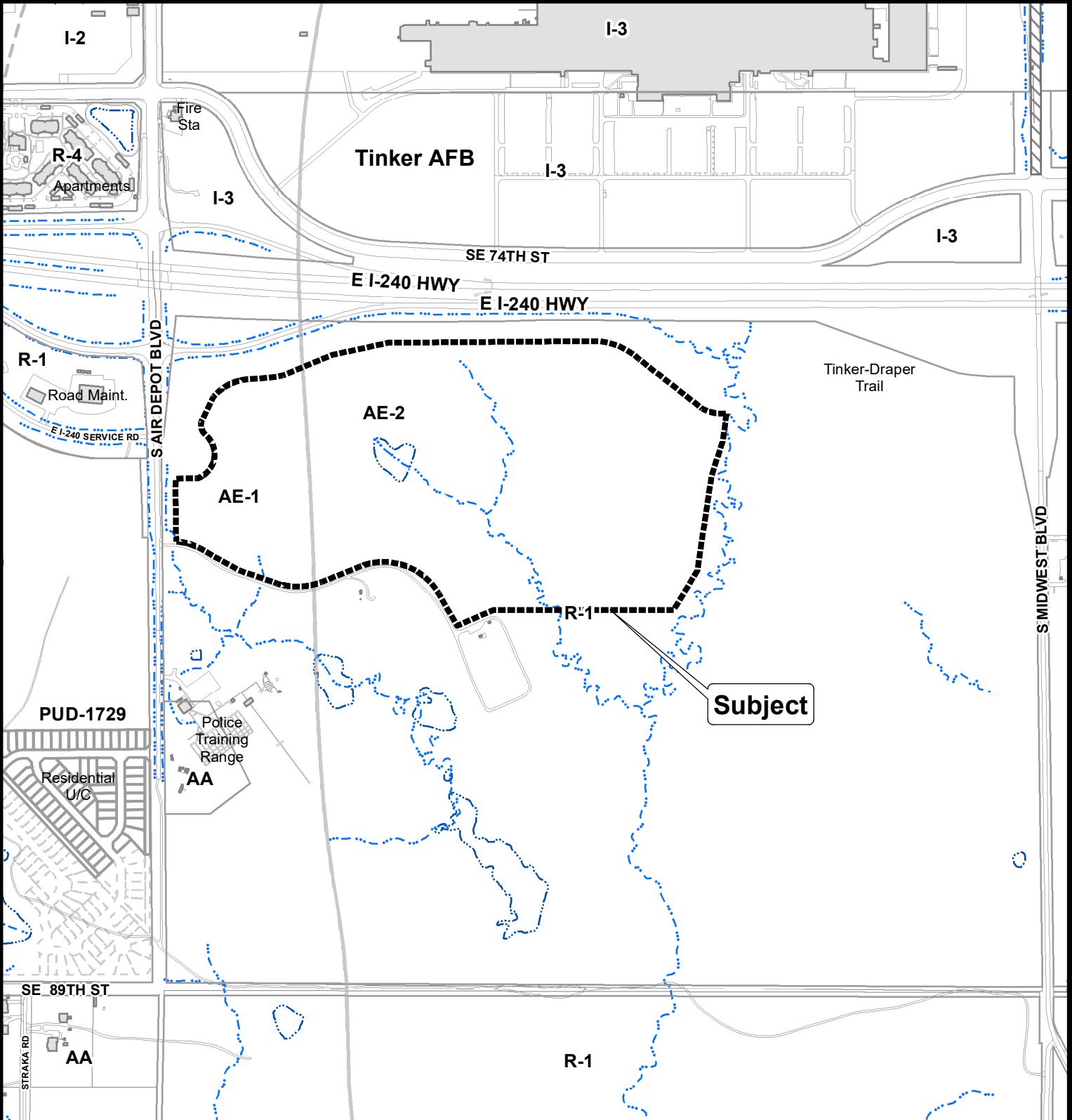
Approval of the application subject to the following Technical Evaluations:

1. The PUD must specify that development is subject to the Tinker Airport Environs Overlay Zones, including any height limitations.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

cl

Case No: PUD-1909
Applicant: Oklahoma City Municipal Improvement Authority
Existing Zoning: R-1 / AE-1 / AE-2
Location: 8000 S. Air Depot Blvd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 400 800 Feet

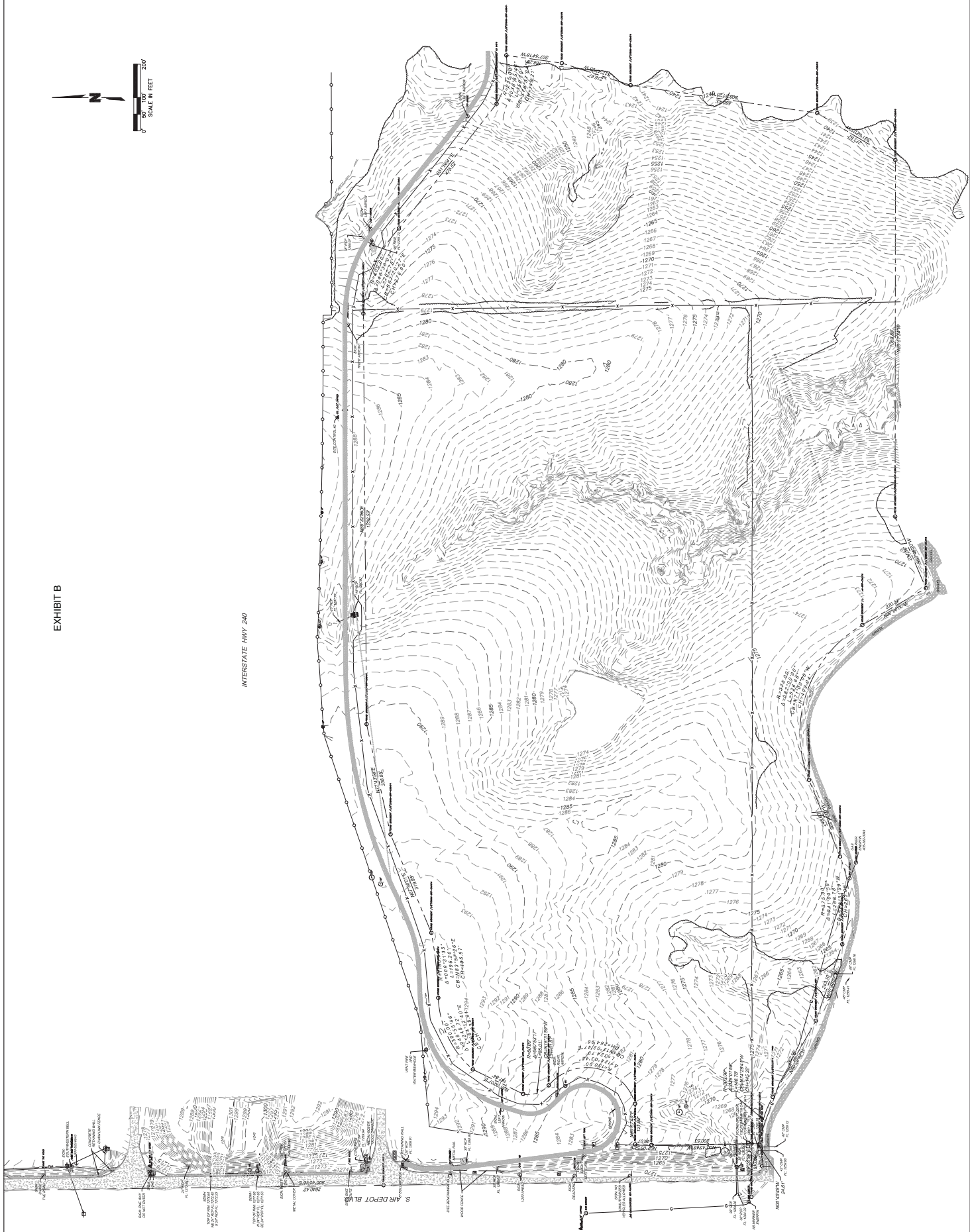
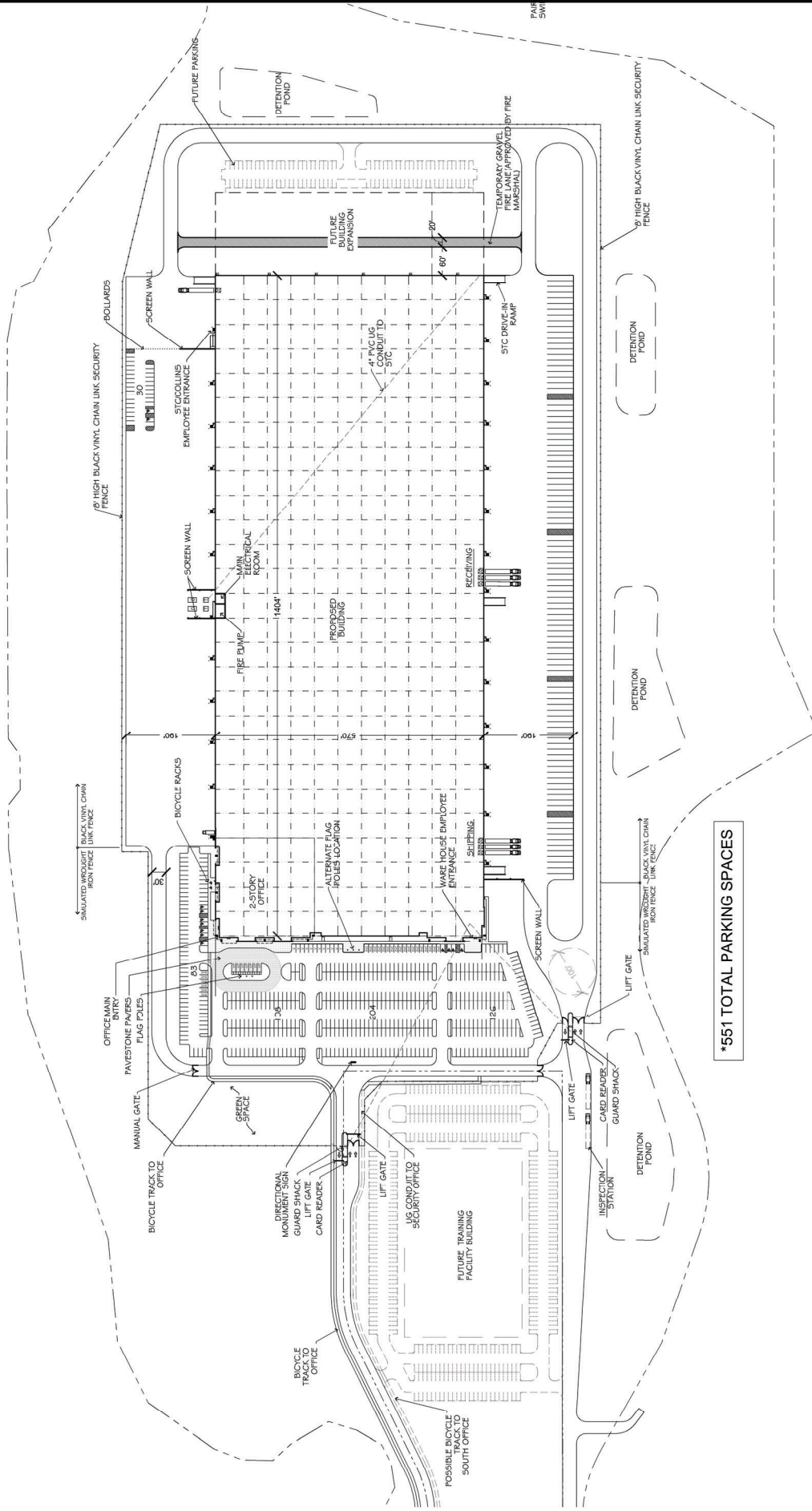


EXHIBIT B

EXHIBIT C
MASTER DEVELOPMENT PLAN MAP



*551 TOTAL PARKING SPACES

NORTH
SITE PLAN
SCALE 1"=100'-0"

Job no
2205
sheet
A1.0

PRATT & WHITNEY
OKLAHOMA CITY, OK

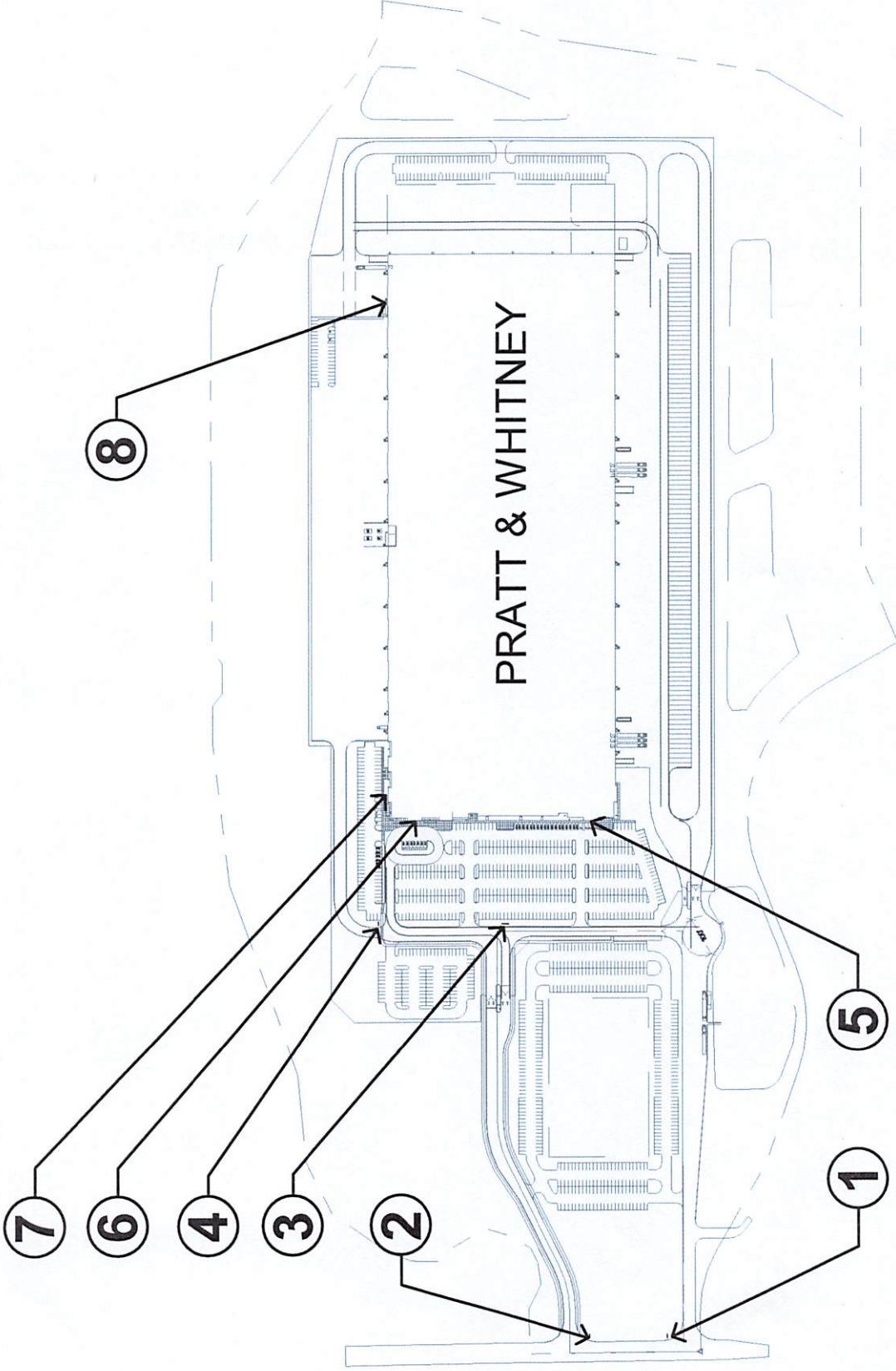


PROSS DESIGN GROUP, INCORPORATED
2010 HAYDEN FOR ROAD, SUITE 100, OKLAHOMA CITY, OK 73102-1400

drawn:
checked
date

DATE: 08/26/2022 08:26/2022

EXHIBIT D
1 of 9



KEY PLAN

SCALE: 1" = 400'-0"

job no
2205

sheet
1 of 9



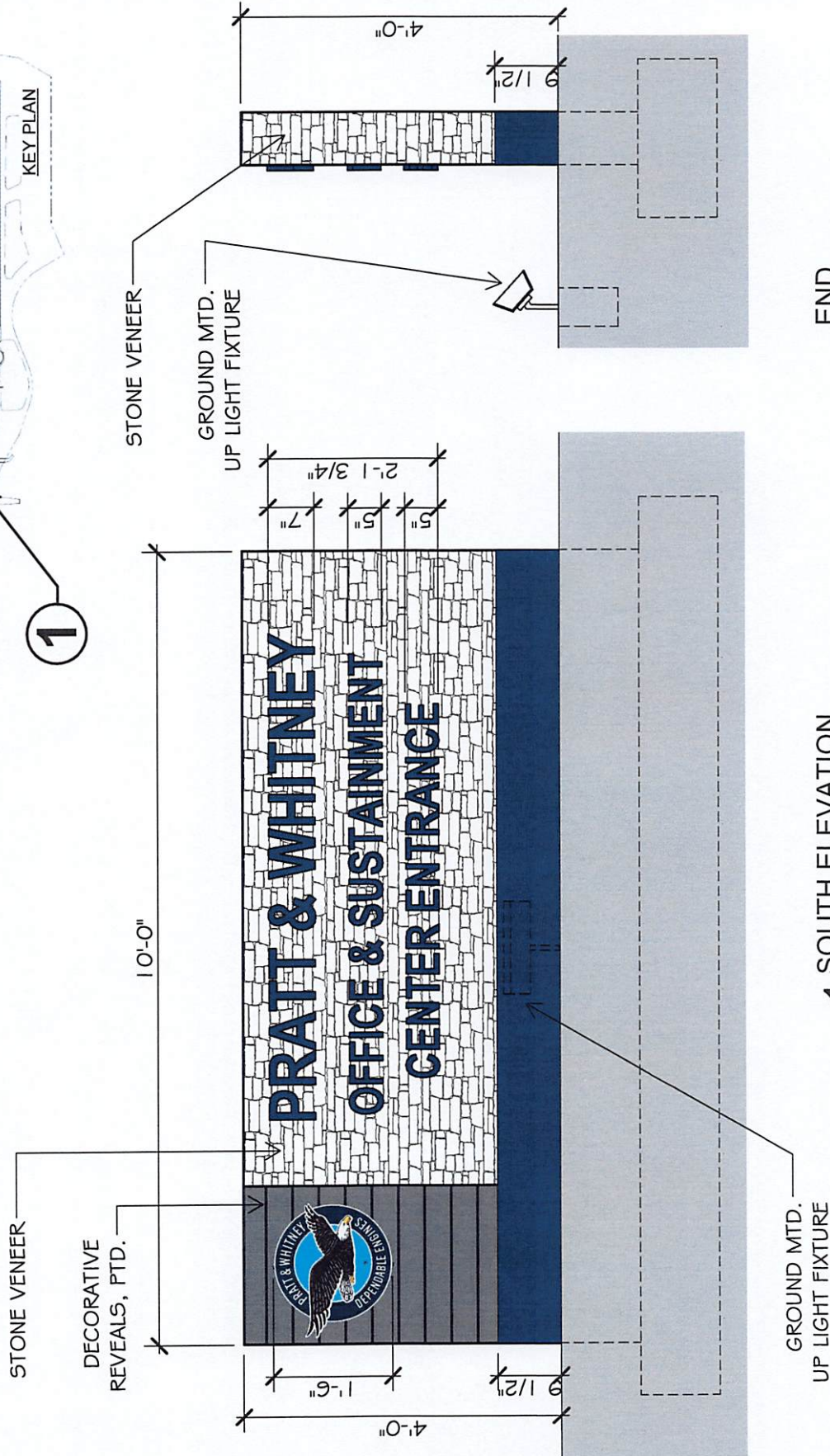
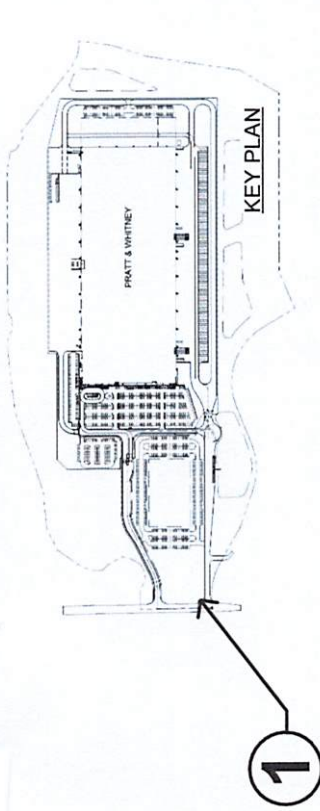
PRATT & WHITNEY

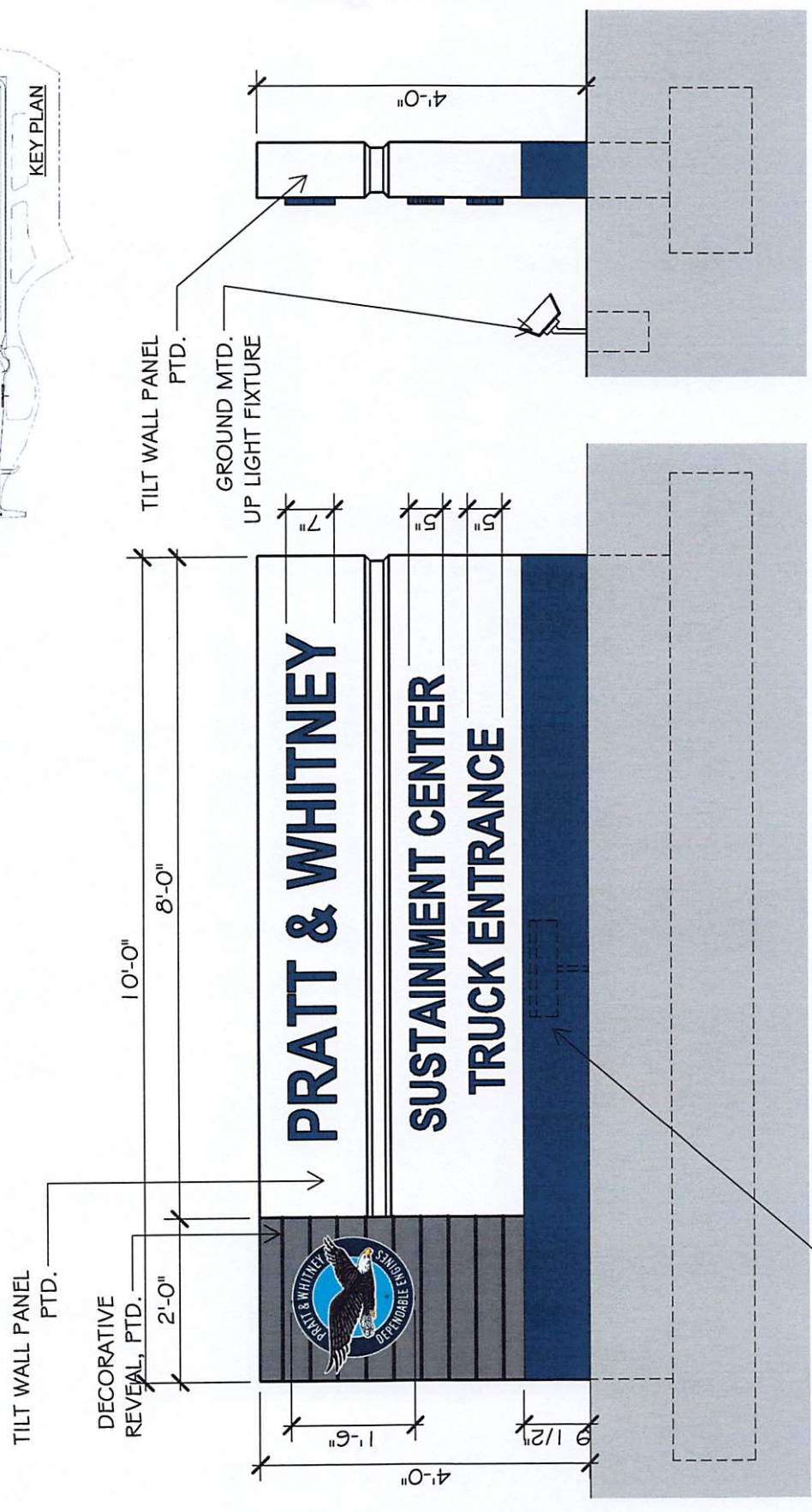
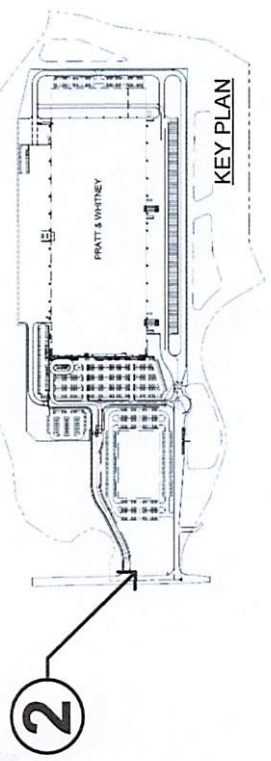
GO BEYOND

OKLAHOMA CITY, OK

pross design group, incorporated
5010 Harvest Hill Road, Suite 100, Dallas, Texas 75220, 972.759.1400







END
SCALE: 1/2" = 1'-0"

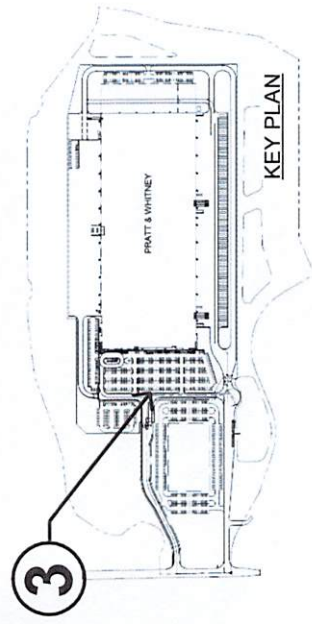
2 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

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EXHIBIT D
4 of 9

DECORATIVE
REVEALS, PTD.
GROUND MTD.
UP LIGHT FIXTURE



08/26/2022

pross design group, incorporated
5310 Harvest Hill Road, Suite 100, Dallas, Texas 75220, 972/750-1400



OKLAHOMA CITY, OK

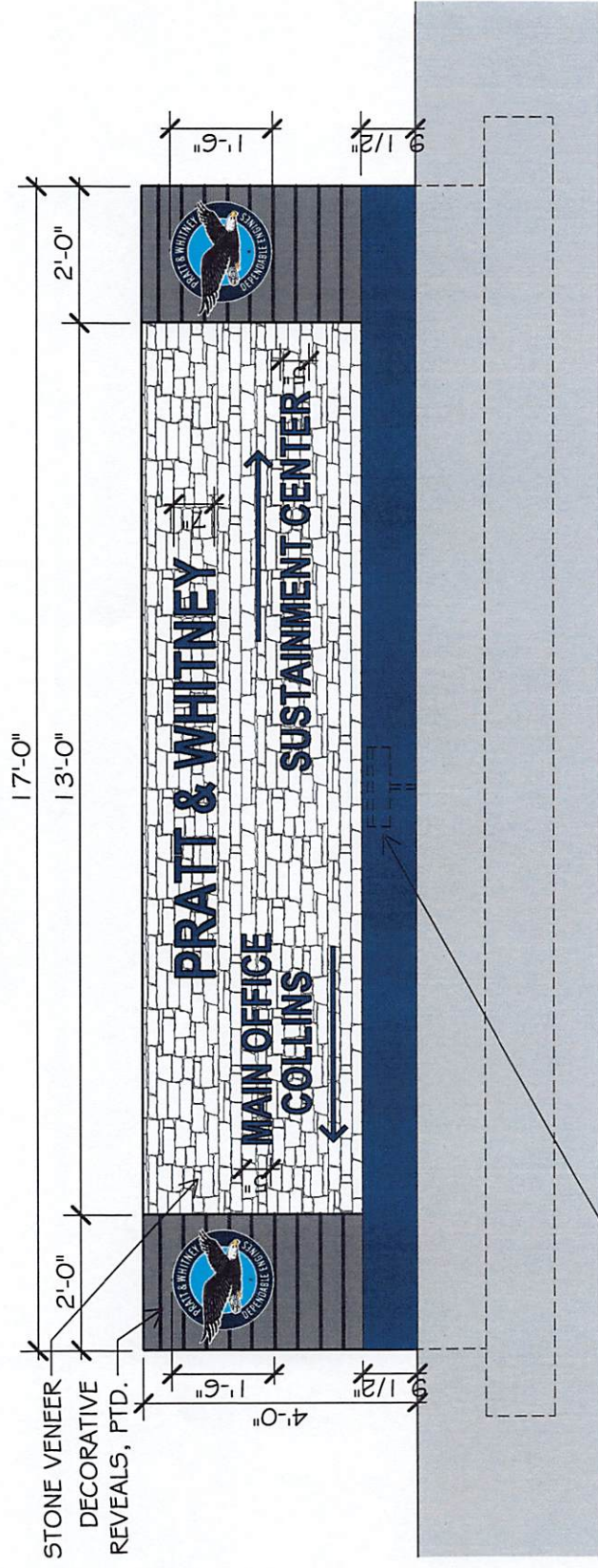
PRATT & WHITNEY

GO BEYOND



job no
2205
sheet
4 of 9

END
SCALE: 3/8" = 1'-0"

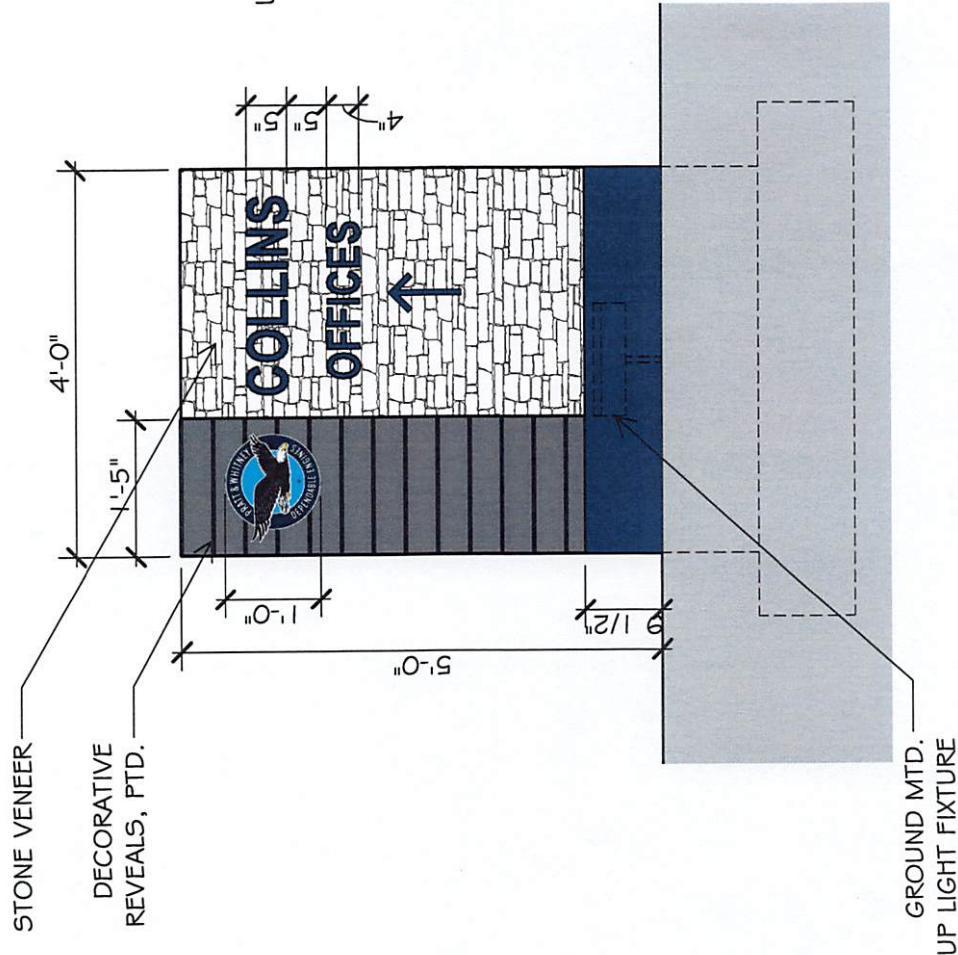


3 WEST ELEVATION
SCALE: 3/8" = 1'-0"

GROUND MTD.
UP LIGHT FIXTURE

EXHIBIT D
5 of 9

4



4 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

END
SCALE: 1/2" = 1'-0"



Pross design group, Incorporated
5210 Highway Hill Road, Suite 100, Dallas, Texas 75220 972/759-1400

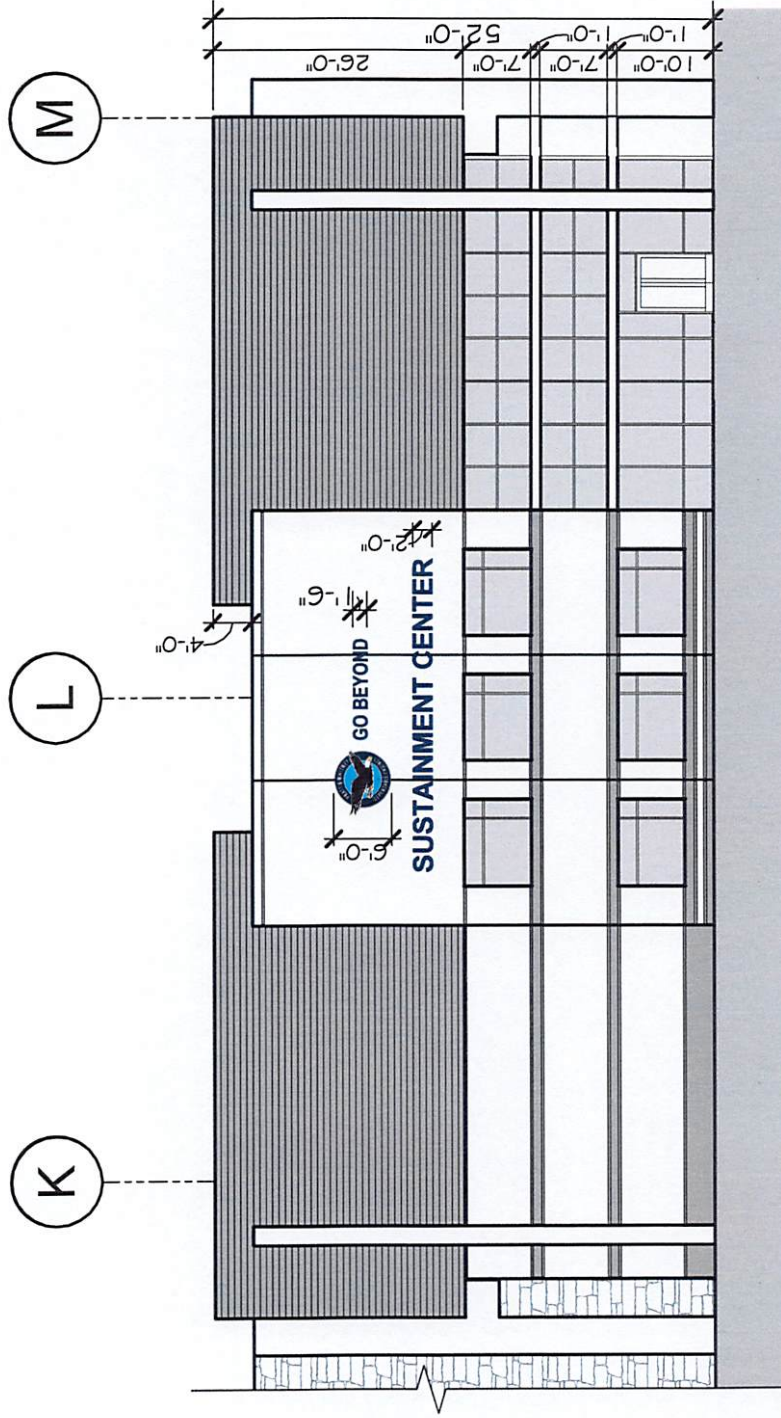
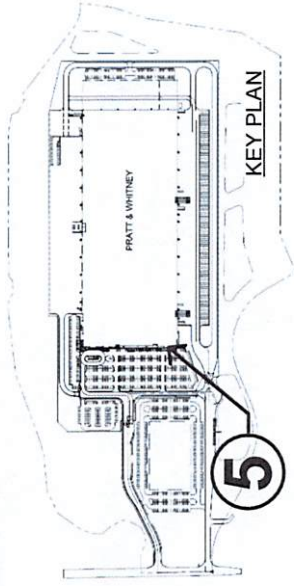
OKLAHOMA CITY, OK

PRATT & WHITNEY
GO BEYOND



job no
2205
sheet
5 of 9

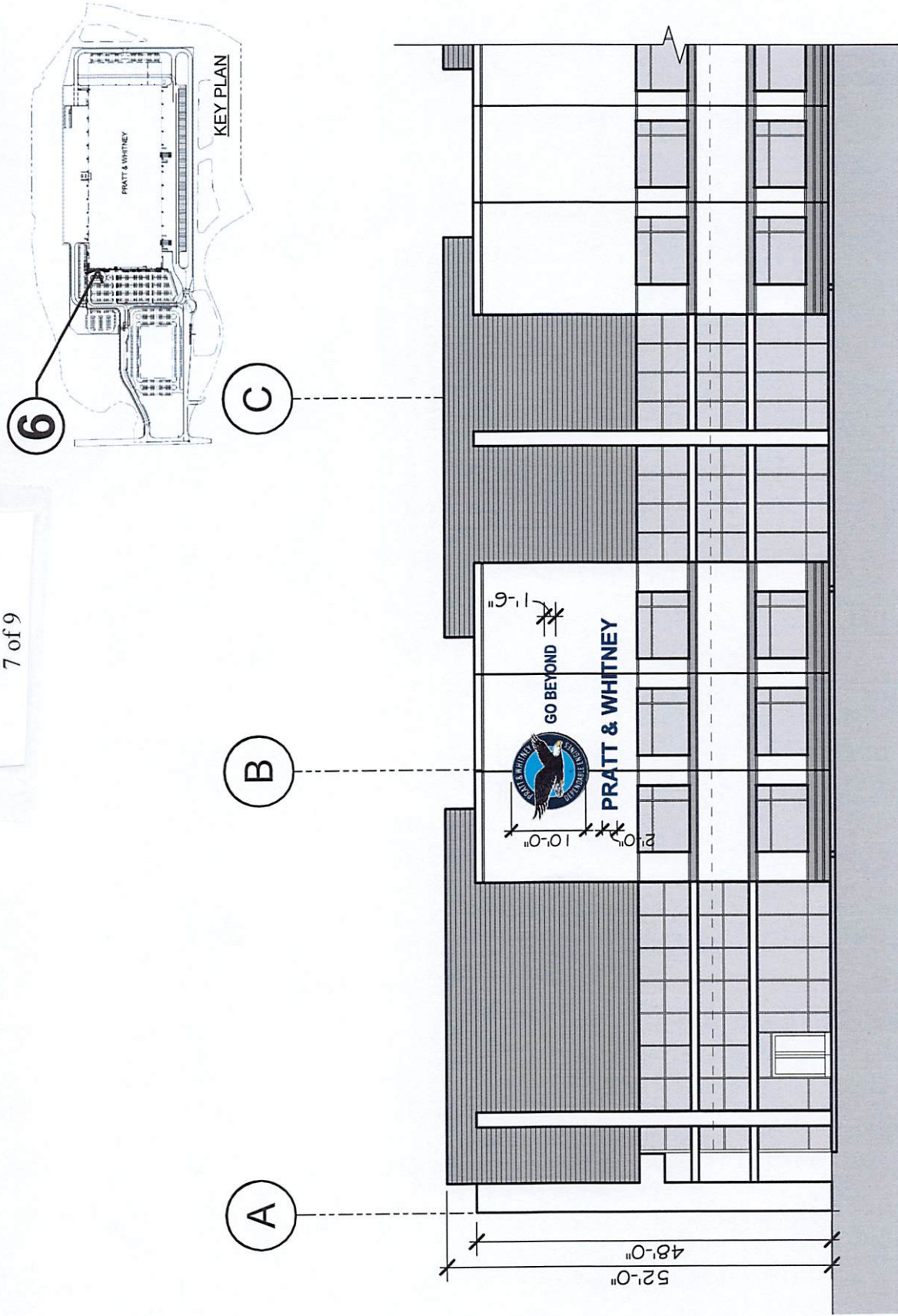
EXHIBIT D
6 of 9



5 PARTIAL WEST ELEVATION - SUSTAINMENT CENTER

SCALE: 1" = 20'-0"

EXHIBIT D
7 of 9



6 PARTIAL WEST ELEVATION - MAIN OFFICE
SCALE: 1" = 20'-0"

08/26/2022

pross design group, incorporated
5010 Harvest Hill Road, Suite 100, Dallas, Texas 75230, 972.7750-1400

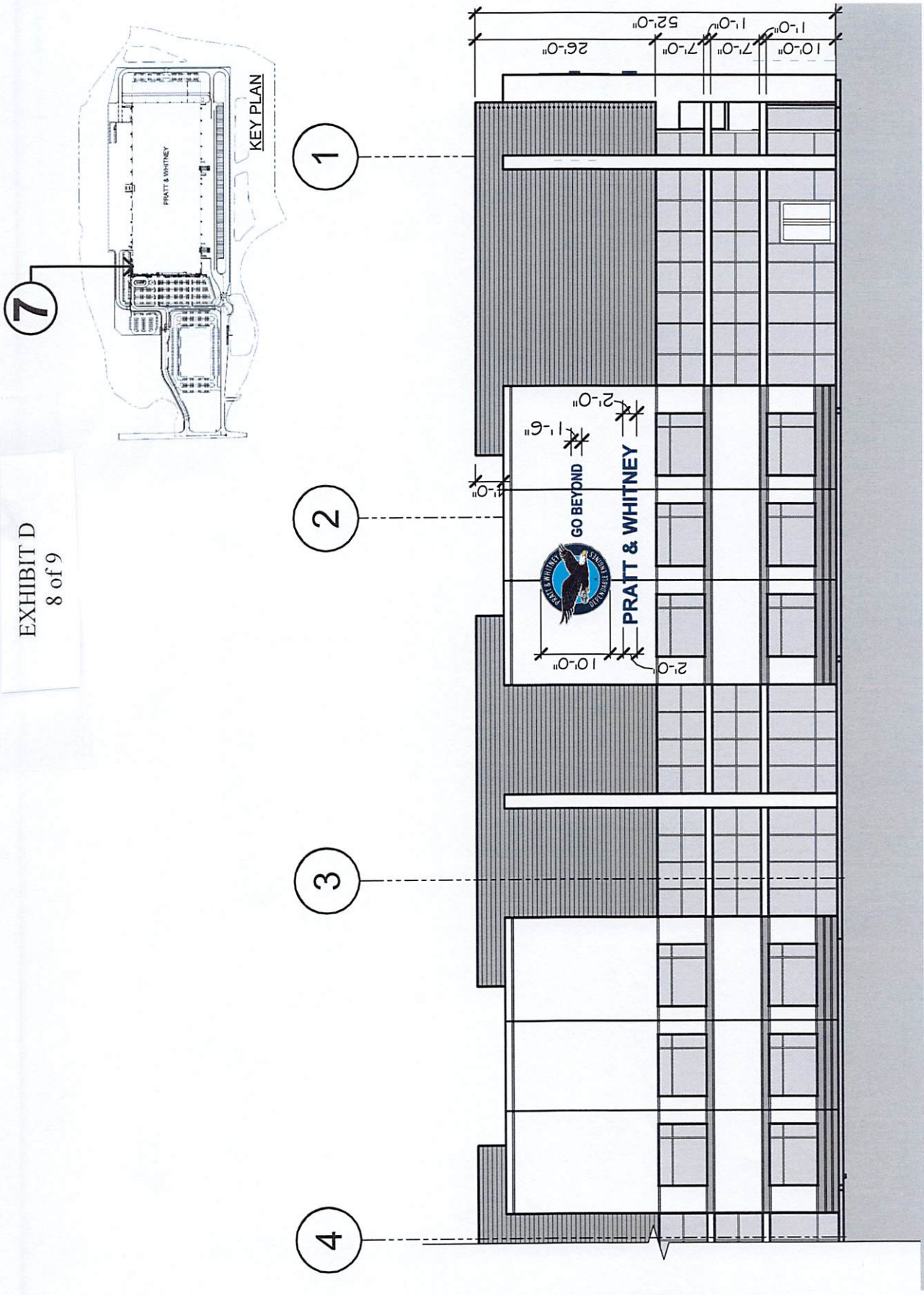
OKLAHOMA CITY, OK

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2205
sheet
7 of 9

EXHIBIT D
8 of 9



7 PARTIAL NORTH ELEVATION - MAIN OFFICE
SCALE: 1" = 20'-0"



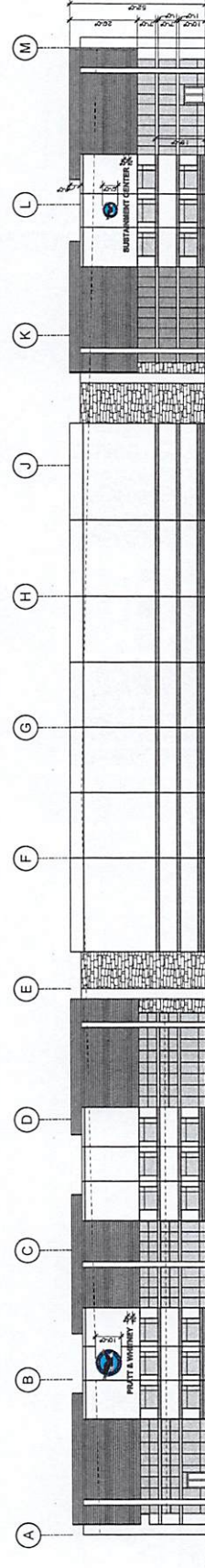
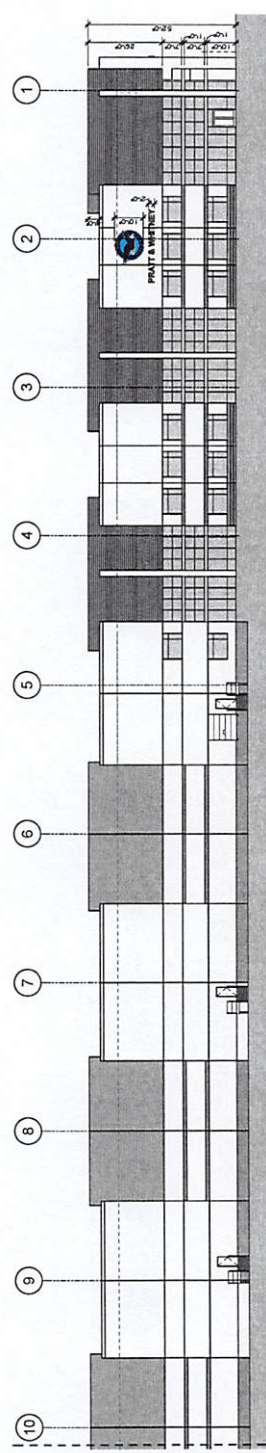
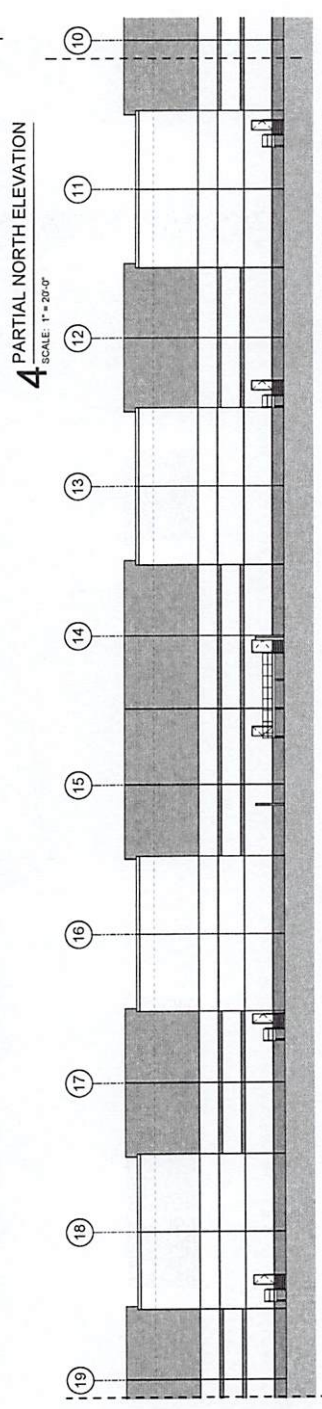
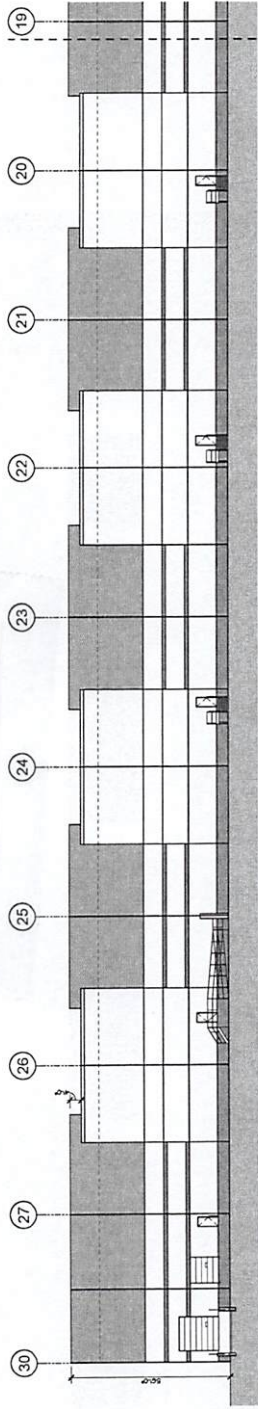
OKLAHOMA CITY, OK

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job no
2205
sheet
8 of 9

EXHIBIT E



drawn:	
checked:	
date:	
07/29/2022	

REVIEW ONLY

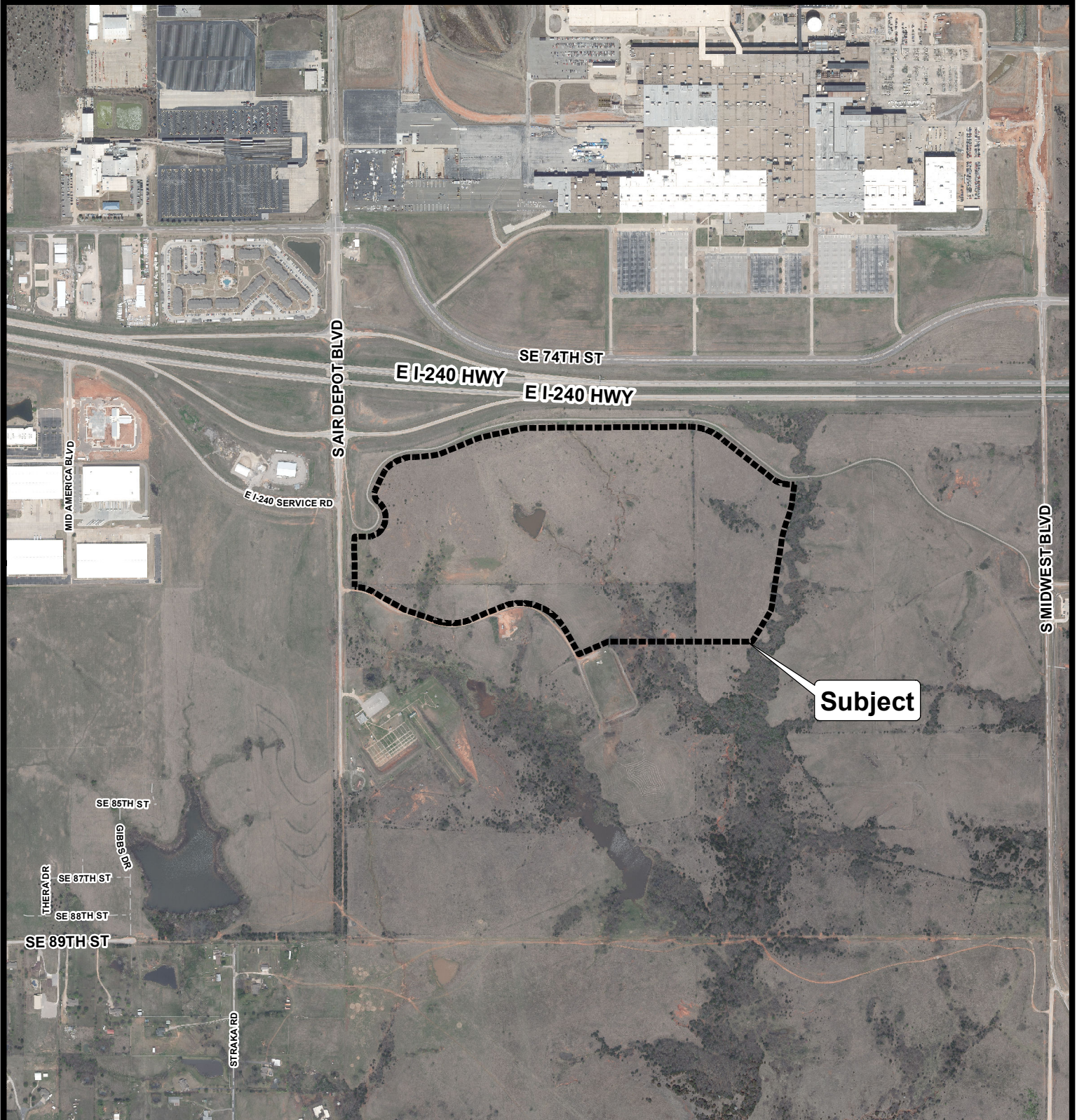
pross design group, incorporated
5010 KENNEDY AVE SUITE 1000 CANTON, TEXAS 75020 817.776.1400

poly

SEALED
INDUSTRIAL PROPERTIES
PRATT & WHITNEY
OKLAHOMA, TX

job no
2205
sheet
A3.0

Case No: PUD-1909
Applicant: Oklahoma City Municipal Improvement Authority
Existing Zoning: R-1 / AE-1 / AE-2
Location: 8000 S. Air Depot Blvd.



Aerial Photo from 2/2020



The City of
OKLAHOMA CITY

Planned Unit Development



0 500 1,000
Feet