

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD-1909

MASTER DESIGN STATEMENT

July 21, 2022
Revised August 31, 2022
Revised September 12, 2022

PREPARED BY:

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1.0 INTRODUCTION

The property (the "Property") subject of this Planned Unit Development ("PUD") is located within Section 34, Township 11 North, Range 2 West of the Indian Meridian in the City of Oklahoma City, Oklahoma County, Oklahoma. It consists of 96.81 acres.

2.0 LEGAL DESCRIPTION

The Property is described on **Exhibit A**, attached hereto, which is made a part of this PUD. A topographic survey, marked as **Exhibit B**, is attached hereto.

3.0 OWNER/DEVELOPER

The Property is owned, in part, by The City of Oklahoma City, a municipal corporation, by means of a Warranty Deed recorded September 12, 1979, in Book 4603, Page 1485 (S/2 of the NW/4 of Section 34, Township 11 North, Range 2 West), and in part, by the Oklahoma City Municipal Improvement Authority, a charitable public trust, by means of a Warranty Deed recorded April 16, 1962, in Book 2738, Page 701 (E/2 of Section 34, Township 11 North, Range 2 West), and a Warranty Deed recorded December 14, 1967, in Book 3563, Page 611 (SW/4 of Section 4, Township 11 North, Range 2 West), all in the office of the Oklahoma County Clerk. The Oklahoma City Water Utilities Trust is the equitable owner of the Property by a Master Lease Agreement with The City of Oklahoma City. The Property is currently under contract with Seefried Industrial Properties, Inc.

4.0 SITE AND SURROUNDING AREA

The Property is located at 8000 S. Air Depot Boulevard, which is south of Tinker Air Force Base at the southeast corner of the I-240 and Air Depot Boulevard intersection.

4.1 ZONING

The Property is undeveloped and zoned R-1 Single-Family Residential. Surrounding properties are zoned and used as follows:

- North: North of I-240 the land is zoned I-3 Heavy Industrial and used by Tinker Air Force Base.
- South: This property is zoned R-1 Single-Family Residential and is undeveloped except for its use as the Oklahoma City Police Department Gun Range and Bomb Squad training and disposal area.
- East: Undeveloped land owned by the Oklahoma City Municipal Improvement Authority. This property was zoned PUD-975 by application of the Oklahoma City Water and Wastewater Department on May 4, 2004. The applicant's proposed use was for a mixture of commercial and recreational development including restaurants, boating, marina, camping and RV facilities, and golf facilities.

West: In part zoned R-1 Single-Family Residential and used as a portion of the I-240 right of way, and in part undeveloped land zoned PUD-1729 which proposes a mixed-use development subdivided into five distinct tracts with base zoning districts ranging from C-3 Community Commercial District, to R-4 General Residential District, to R-2 Medium-Low Density Residential District, to R-1 Single-Family Residential District, and to I-2 Moderate Industrial District.

5.0 PHYSICAL CHARACTERISTICS

The Property is undeveloped. Predevelopment, the elevation of the subject property ranges from 1,294 at the north property line to 1,240 at the south edge of the property. Slope analysis reveals 4% average slope across the site north to south. The subject property soils are lean to fat clay from (0.5'-6') and weathered shale from (6'-30') below grade. There is minimal tree cover onsite, tree coverage is approximately 10%. The site is located within the Elm Creek (HUC-12: 111003020104) sub-watershed, which generally drains to the south toward the Little River. Approximately 3.3% of the subject property is in the (50- or 100-) year flood plain. Common open spaces included in this Planned Unit Development include, steep slopes, stream corridors, tree canopies, which are shown on the Master Development Plan. Open space is provided for flood plain areas and a USGS blue line stream centrally located onsite and progresses south off property. The stream is considered jurisdictional by the US Army Core of Engineers (USACE).

6.0 CONCEPT

The Property will be platted and developed in phases. The initial phase of development will be the construction and operation of an office and warehouse facility (defined as the "Warehouse Facility"). Some processing of inventory will occur within the Warehouse Facility. Once platted, the tract (the "Warehouse Tract") within which the Warehouse Facility will be located will contain sufficient space for the future expansion of the Warehouse Facility. The Master Development Plan Map, marked as **Exhibit C**, and attached hereto, depicts the general location of the Warehouse Facility on the Property as well as the proposed expansion area. Other tracts will be developed as conditions dictate. Once platted the boundaries of the Warehouse Tract will be established as well as those of all other tracts.

7.0 SERVICE AVAILABILITY

7.1 STREETS

The Property has access to S. Air Depot Boulevard, a public street. Proposed streets located within this PUD will be private but constructed to Oklahoma City paving standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities to the Property are available. Within the property subject of the PUD, sanitary sewer services will be provided from a public main to each platted lot or block by means of a dedicated utility easement.

7.3 WATER

Water facilities to the Property are available. Within the property subject of the PUD, water services will be provided from a public main to each platted lot or block by means of a dedicated utility easement.

7.4 FIRE PROTECTION

The nearest fire station to the Property is Oklahoma City Fire Station #13 which is located approximately 0.7 miles from the Property. The street address for Station #13 is 7000 SE 74th St, Oklahoma City, OK 73135.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Proper coordination with public utilities will be made in conjunction with the development of the Property.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

A portion of the property within this PUD is within a FEMA 100-year flood plain. The general location of the FEMA 100-year flood plain is delineated on the Master Development Plan. Otherwise, development of this parcel will comply with the requirements of the Oklahoma City Municipal Code, 2020, as amended.

7.8 PLANOKC

PlanOKC designates the Property as "Open Space".

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD. 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 (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, 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 planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

This PUD shall be governed by the Use and Development Regulations of the **I-2 Moderate Industrial District**, except as may be modified herein, and the **Airport Environs Zone One and Zone Two Overlay Districts**. 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

EXHIBIT "A"
Legal Description

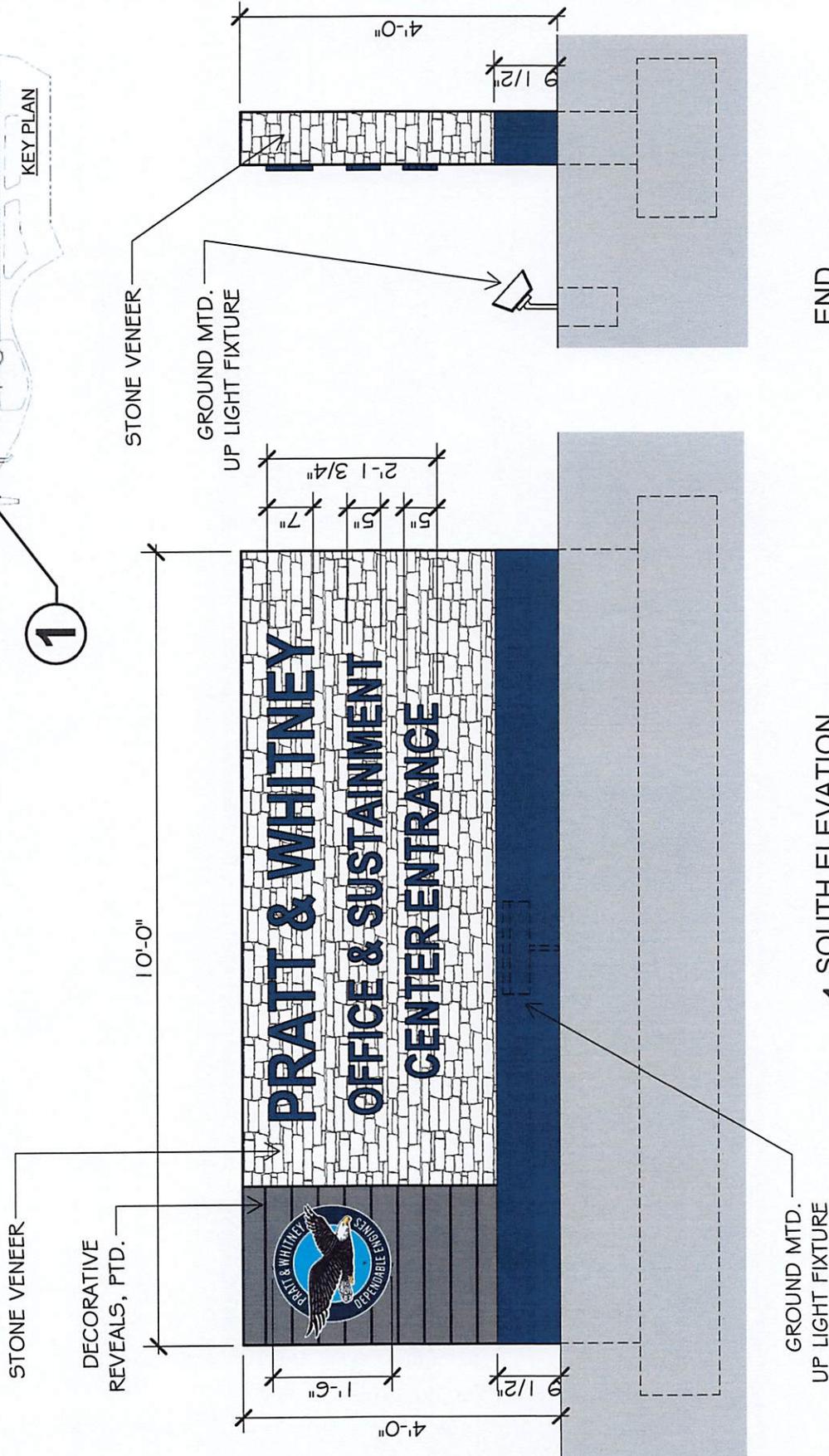
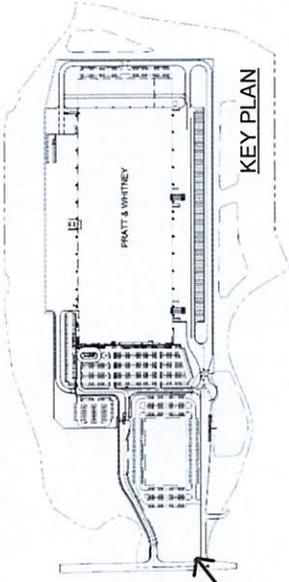
For Tax Map ID(s): 168503725, 168503675, 168503800 and 168503775

A TRACT OF LAND LYING IN SECTION THIRTY-FOUR (34), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 34; THENCE NORTH 89°55'39" EAST, ALONG THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 110.00 FEET TO THE EAST LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 6275, PAGE 133 WITH THE OKLAHOMA COUNTY CLERK'S OFFICE ON APRIL 02, 1992;

THENCE NORTH 00°45'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 300.53 FEET;
THENCE NORTH 02°05'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET;
THENCE NORTH 89°57'40" EAST, A DISTANCE OF 121.92 FEET;
THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 12°02'47" EAST A DISTANCE OF 264.96 FEET) FOR AN ARC LENGTH OF 324.79 FEET;
THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 18°31'59" WEST A DISTANCE OF 81.07 FEET) FOR AN ARC LENGTH OF 85.01 FEET;
THENCE NORTH 26°00'07" EAST, A DISTANCE OF 167.84 FEET;
THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 64°12'40" EAST A DISTANCE OF 238.91 FEET) FOR AN ARC LENGTH OF 245.72 FEET;
THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,180.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 83°57'26" EAST A DISTANCE OF 195.97 FEET) FOR AN ARC LENGTH OF 196.20 FEET;
THENCE NORTH 67°30'01" EAST, A DISTANCE OF 319.95 FEET;
THENCE NORTH 77°43'58" EAST, A DISTANCE OF 338.55 FEET;
THENCE NORTH 89°32'56" EAST, A DISTANCE OF 1,232.59 FEET;
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°20'27" EAST A DISTANCE OF 276.90 FEET) FOR AN ARC LENGTH OF 282.75 FEET;
THENCE SOUTH 51°56'41" EAST A DISTANCE OF 475.52 FEET;
THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°37'04" EAST A DISTANCE OF 148.21 FEET) FOR AN ARC LENGTH OF 150.78 FEET;
THENCE SOUTH 07°54'18" WEST, A DISTANCE OF 168.20 FEET;
THENCE SOUTH 17°47'05" WEST, A DISTANCE OF 216.67 FEET;
THENCE SOUTH 08°31'23" WEST, A DISTANCE OF 566.43 FEET;
THENCE SOUTH 31°02'01" WEST, A DISTANCE OF 273.92 FEET;
THENCE NORTH 89°57'34" WEST, A DISTANCE OF 1069.88 FEET;
THENCE SOUTH 66°45'20" WEST, A DISTANCE OF 234.19 FEET;
THENCE NORTH 30°00'00" WEST, A DISTANCE OF 220.34 FEET;
THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 71°00'00" WEST A DISTANCE OF 492.04 FEET) FOR AN ARC LENGTH OF 536.69 FEET;
THENCE SOUTH 68°00'00" WEST, A DISTANCE OF 248.60 FEET;
THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°31'59" WEST A DISTANCE OF 263.06 FEET) FOR AN ARC LENGTH OF 268.78 FEET;
THENCE NORTH 70°56'02" WEST, A DISTANCE OF 243.10 FEET;
THENCE NORTH 60°28'42" WEST, A DISTANCE OF 262.59 FEET;
THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 74°29'41" WEST A DISTANCE OF 145.32 FEET) FOR AN ARC LENGTH OF 146.78 FEET; THENCE NORTH 00°45'48" WEST, A DISTANCE OF 24.61 FEET TO THE POINT OF BEGINNING.

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

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

STONE VENEER
DECORATIVE REVEALS, PTD.

STONE VENEER
GROUND MTD. UP LIGHT FIXTURE

GROUND MTD. UP LIGHT FIXTURE

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OKLAHOMA CITY, OK

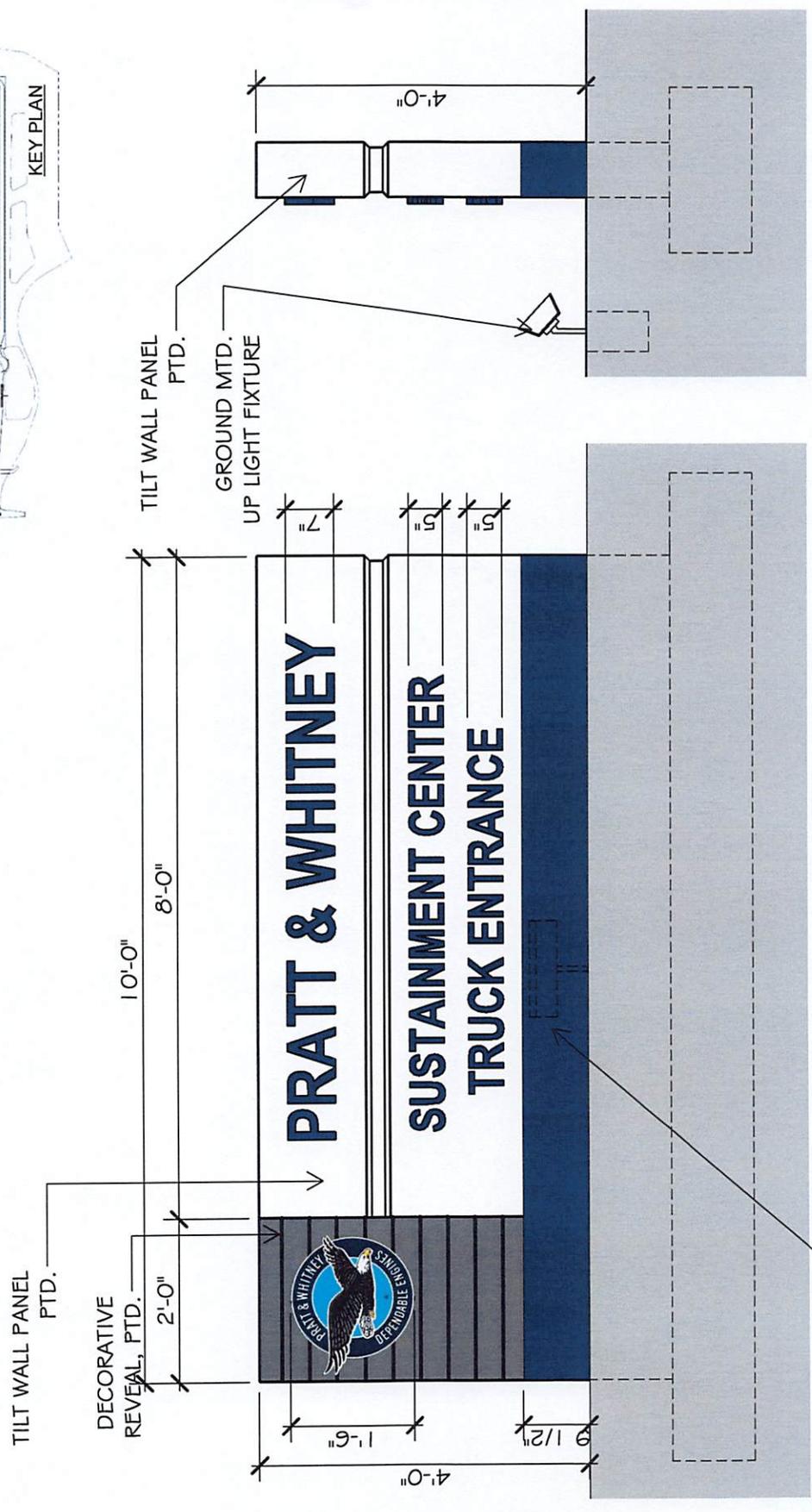
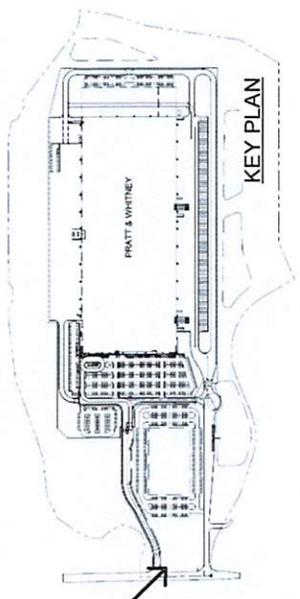
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EXHIBIT D
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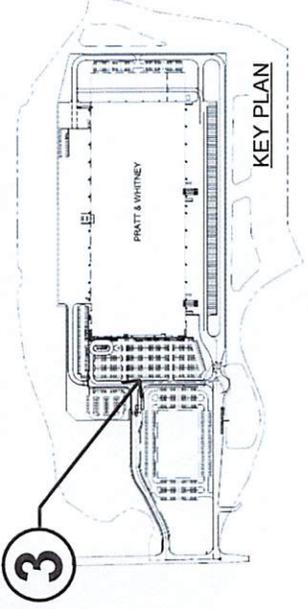
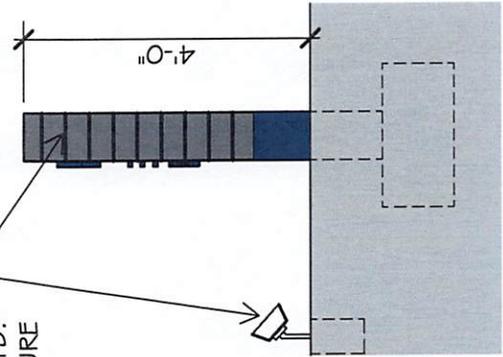
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SCALE: 1/2" = 1'-0"

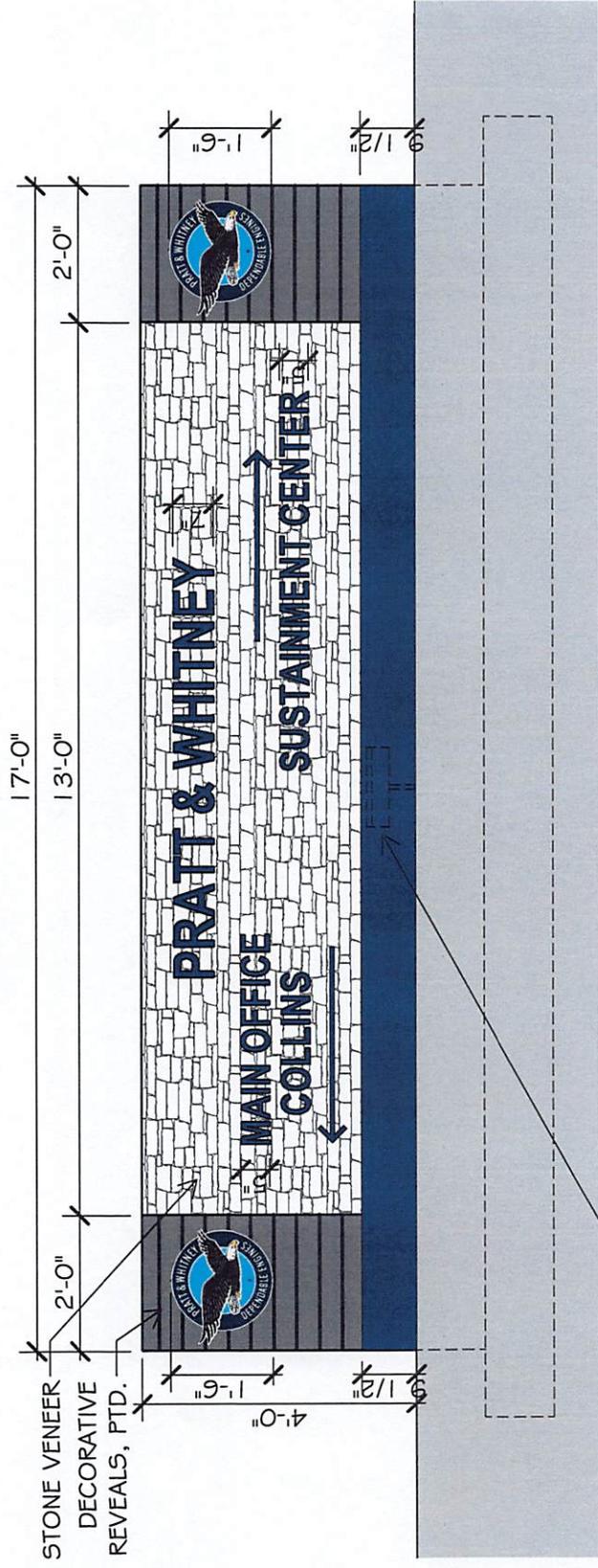
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EXHIBIT D
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DECORATIVE
REVEALS, PTD.
GROUND MTD.
UP LIGHT FIXTURE



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



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

GROUND MTD.
UP LIGHT FIXTURE

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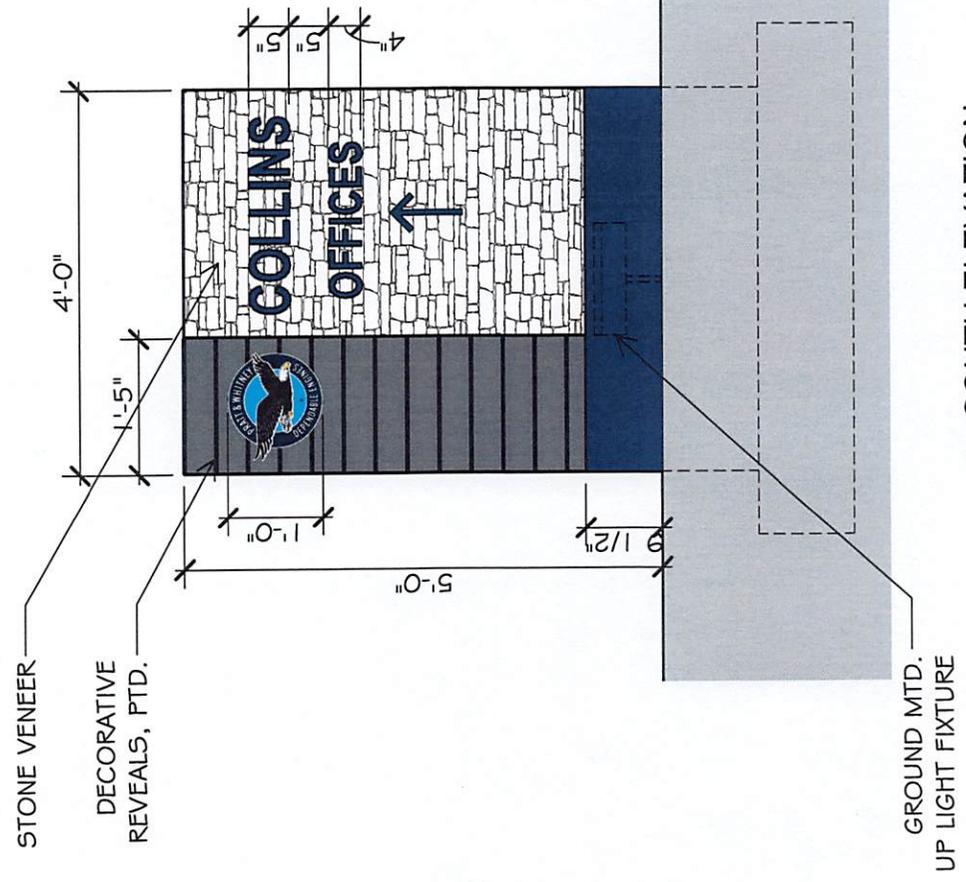
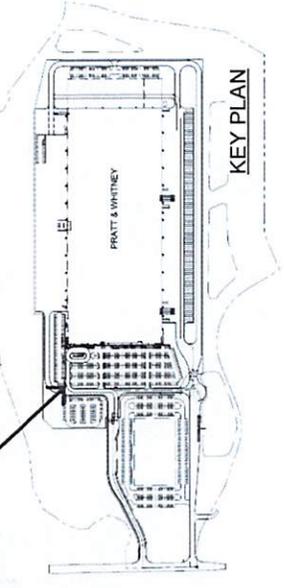


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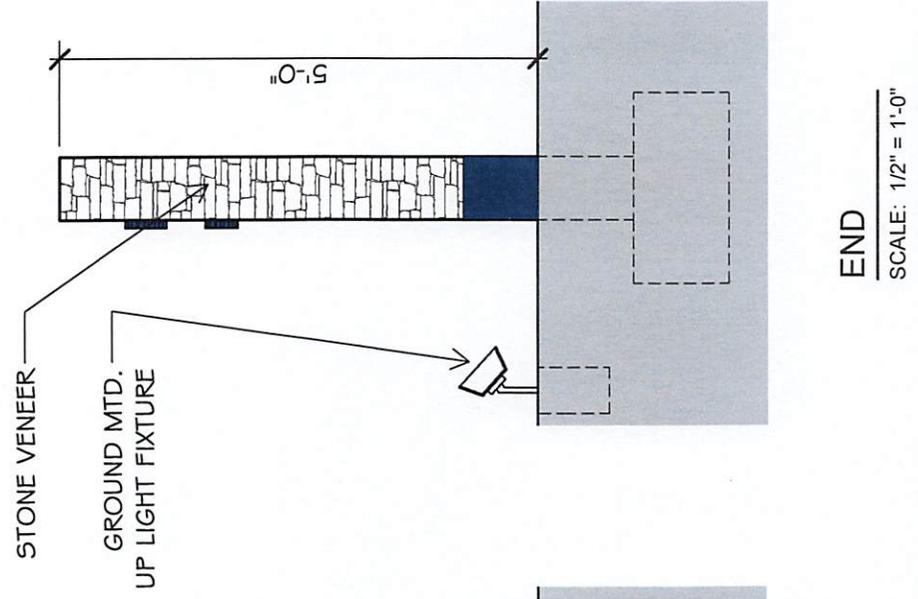
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EXHIBIT D
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4



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



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

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Polk
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OKLAHOMA CITY, OK

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DATE: 08/26/2022 10:00 AM PROJECT: PRATT & WHITNEY SUSTAINMENT CENTER ARCHITECT: PRATT & WHITNEY ARCHITECTS, INC. 100 WEST HILL ROAD, SUITE 100, DALLAS, TEXAS 75201

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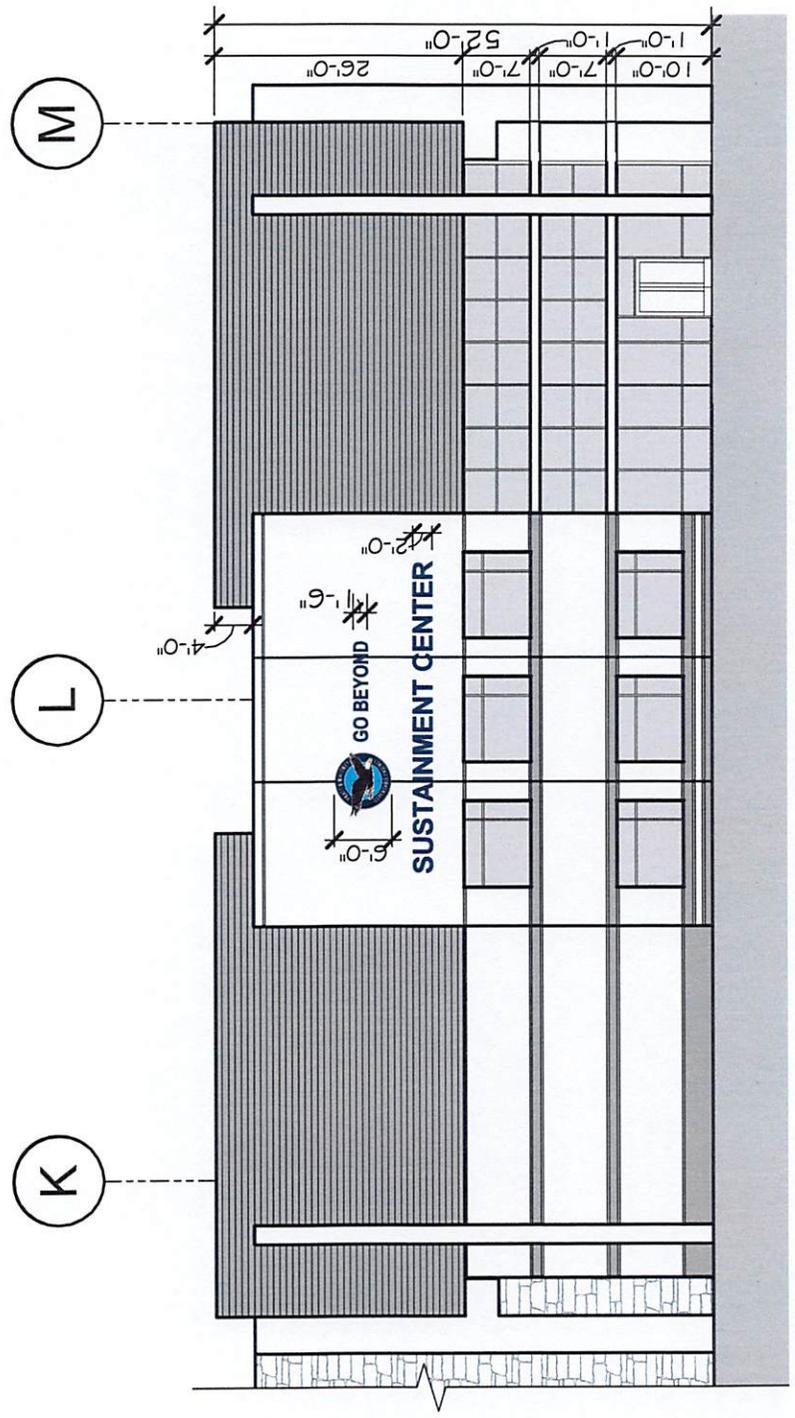
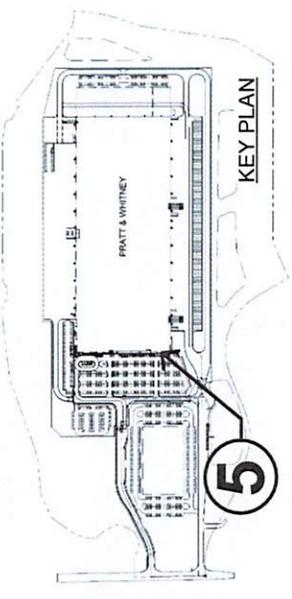
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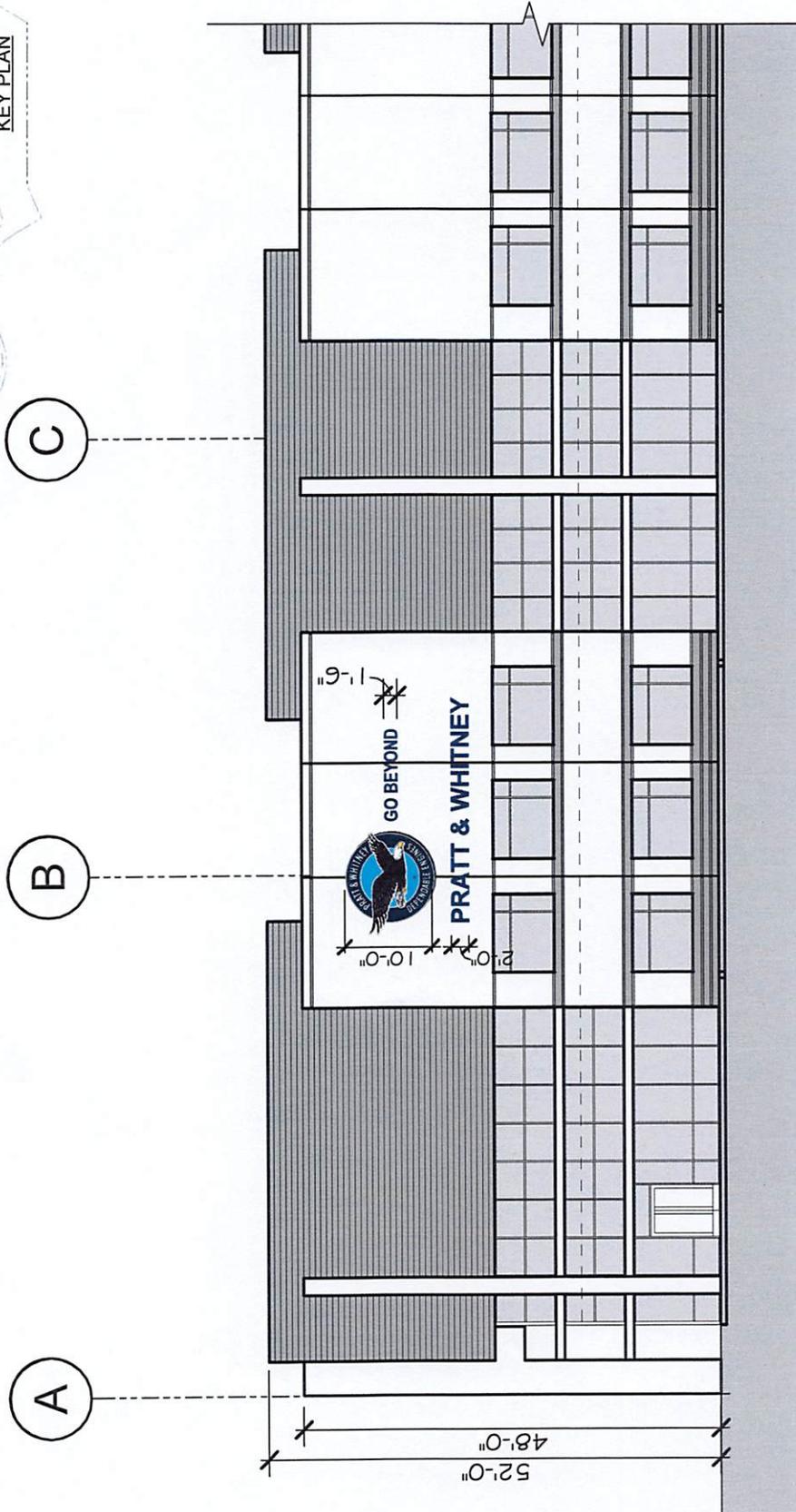
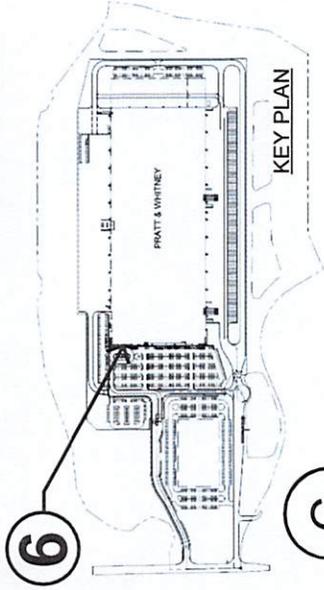
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5 PARTIAL WEST ELEVATION - SUSTAINMENT CENTER

SCALE: 1" = 20'-0"

EXHIBIT D
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6 PARTIAL WEST ELEVATION - MAIN OFFICE

SCALE: 1" = 20'-0"

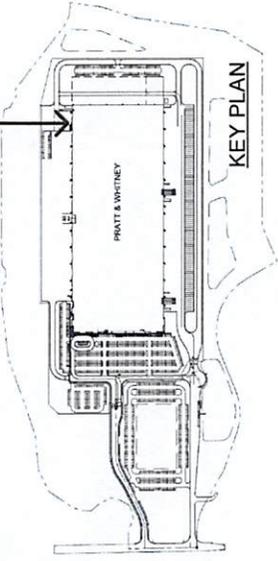


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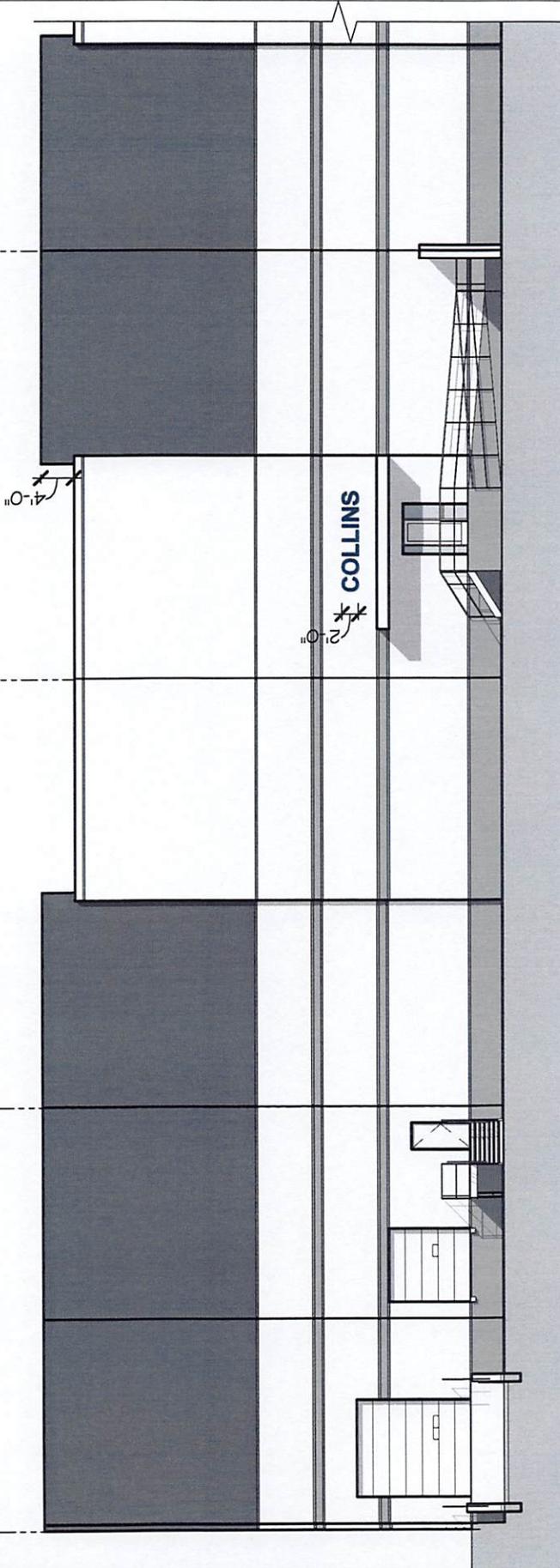
KEY PLAN

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8 PARTIAL NORTH ELEVATION - COLLINS
SCALE: 1" = 20'-0"

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