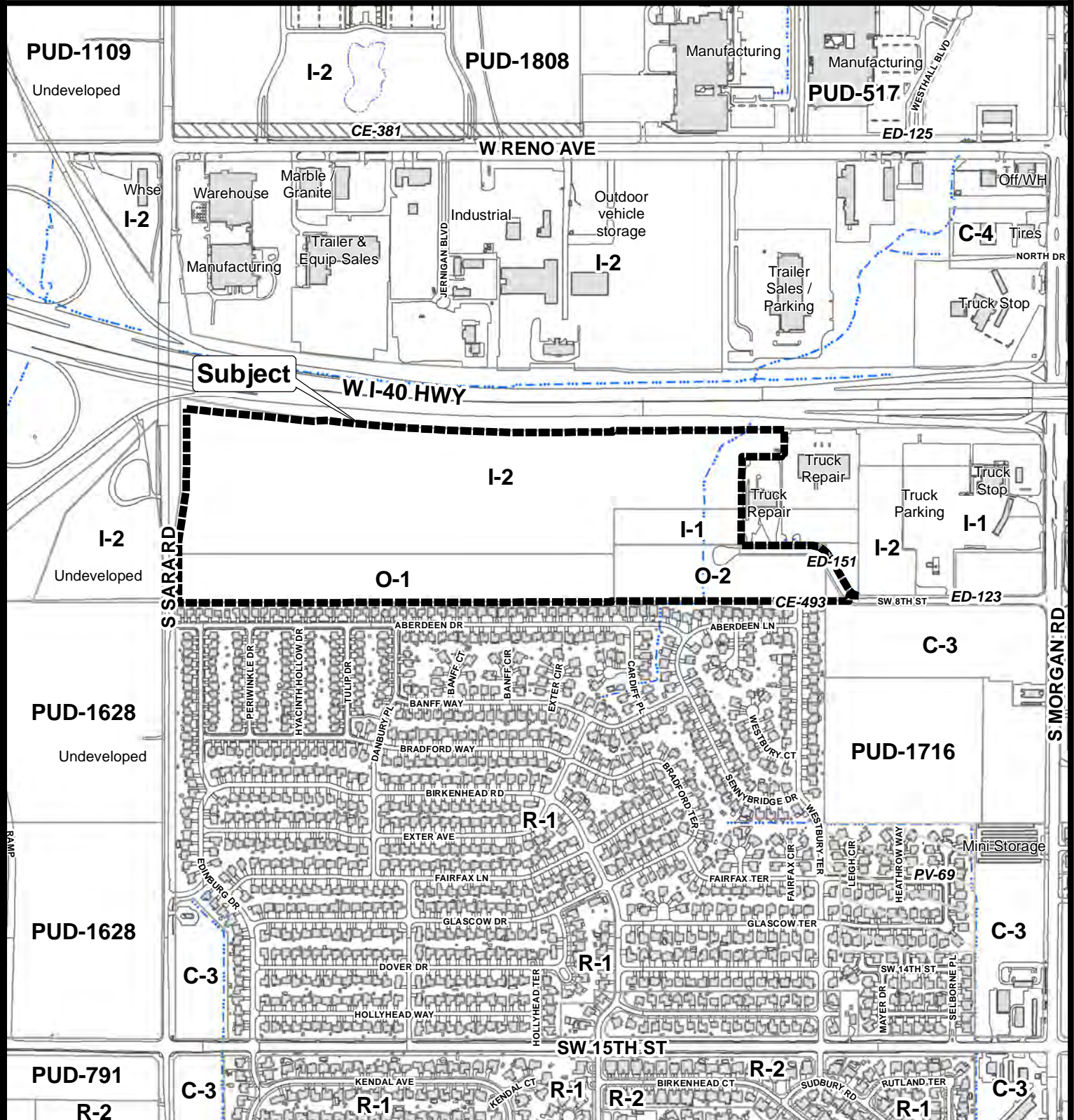


Case No: PUD-2092 Applicant: R.W. TIMMS Investments, LLC
Existing Zoning: I-1 / I-2 / O-1 / O-2
Location: 800 S. Sara Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 400 800 Feet



The City of
OKLAHOMA CITY
PLANNING DEPARTMENT
Subdivision and Zoning

PUD-2092 Exhibit A – Legal Description

Part of the Northeast Quarter (NE/4) of Section Two (2), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING at the Southeast Corner of said Northeast Quarter (NE/4); THENCE South 89°58'15" West a distance of 1168.12 feet THENCE North 00°35'39" East a distance of 30.00 feet; THENCE on a curve to the right having a radius of 70.01 feet, a chord bearing of North 60°09'46" West, a chord length of 70.29 feet and an arc length of 73.64 feet; THENCE North 30°01'45" West, a distance of 230.61 feet; THENCE on a curve to the left having a radius of 130.1 feet, a chord bearing of North 60°01'45" West, a chord length 130.01 feet and an arc length of 136.15 feet; THENCE South 89°58'15" West a distance of 412.91 feet to the POINT OF BEGINNING; THENCE South 00°02'39" East a distance of 30.00 feet; THENCE South 89°59'01" West, a distance of 244.01 feet; THENCE North 00°35'39" East a distance of 350.43 feet; THENCE on a curve to the right having a radius of 337.40 feet, a chord bearing of North 14°05'39" East, a chord length of 157.53 feet and an arc length of 159.00 feet; THENCE N 27°35'39" East, a distance of 59.56 feet; THENCE South 89°35'09" West, a distance of 115.80 feet; THENCE North 00°24'51" West a distance of 160.11 feet to a point on the South right-of-way line of Interstate I-40; THENCE North 89°35'09" East, a distance of 548.00 feet; South 00°35'39" West along and with the South right-of-way line, a distance of 142.23 feet; THENCE North 83°45'52" West, a distance of 14.50 feet; THENCE South 00°35'39" West, a distance of 19.58 feet; THENCE South 89°35'09" West, a distance of 235.02 feet; THENCE South 00°35'59" West, a distance of 527.40 feet to the POINT OF BEGINNING. **AND** A tract of land being a part of the Northeast Quarter (NE/4) of Section two (2), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4); THENCE South 89°58'15" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,168.12 feet; THENCE North 00°35'39" East, departing said South line, a distance of 30.00 feet to the POINT OF BEGINNING; THENCE South 89°58'15" West, a distance of 60.00 feet; THENCE South 00°35'39" West, a distance of 30.00 feet to a point on the South line of said Northeast Quarter (NE/4); THENCE South 89°58'15" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,414.40 feet to the Southwest (SW) Corner of said Northeast Quarter (NE/4); THENCE North 00°26'40" East, along and with the West line of said Northeast Quarter (NE/4), a distance of 1,012.05 feet to a point on the South right-of-way line of Interstate 40; THENCE North 89°35'09" East, along and with the South right-of-way line of Interstate 40, a distance of 473.59 feet; THENCE South 00°24'51" East, departing said South right-of-way line, a distance of 160.11 feet; THENCE North 89°35'09" East, a distance of 115.80 feet; THENCE South 27°35'39" West, a distance of 59.56 feet; THENCE on a curve to the left having a radius of 337.40 feet, a chord bearing of South 14°05'39" West, a chord length of 157.53 feet and arc length of 159.00 feet; THENCE South 00°35'39" West, a distance of 350.43 feet; THENCE North 89°58'15" East, a distance of 244.07 feet; THENCE North 00°02'40" West, a distance of 29.99 feet; THENCE North 89°58'15" East, a distance of 412.91 feet; THENCE on a curve to the right having a radius of 130.01 feet, a chord bearing of South 60°01'45" East, a chord length of 130.01 feet and arc length of 136.15 feet; THENCE South 30°01'45" East, a distance of 230.61 feet; THENCE on a curve to the left having a radius of 70.01 feet, a chord bearing of South 60°09'46" East, a chord length of 70.29 feet and an arc length of 73.64 feet to the POINT OF BEGINNING. **AND** A portion of the Northwest Quarter (NW¼) of Section Two (2), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at a PK Spike for the West Quarter corner of Section Two (2), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence North 89°51'10" East a distance of 70.00 feet to an Iron Rod with cap for the Point of Beginning; Thence along the South line of the Northwest Quarter of Section 2, North 89°51'10" East a distance of 2574.12 feet to an Iron Rod with cap for the Center of said Section 2; Thence along the East line of the Northwest Quarter of said Section 2, North 00°18'30" East a distance of 1012.23 feet to an Iron Rod with cap on the South right-of-way of Interstate Highway 40; Thence along the South line of said right-of-way, South 89°27'49" West a distance of 344.98 feet to an Iron Rod with cap at a point of curve; Thence along a curve to the right having a radius of 10914.45 feet, with an arc length of 1359.20 feet, a chord bearing of North 86°58'08" West, with a chord length of 1358.32 feet to an Iron Rod with cap; Thence continuing along said right-of-way South 85°40'19" West a distance of 77.73 feet to an Iron Rod with cap; Thence along the South and East line of Special Warranty Deed, File No. 2282991-OK12 (KZ), Project SWJKT, Parcel No. J-304, the following courses and distances: North 84°24'39" West a distance of 756.17 feet to an Iron Rod with cap; South 00°09'11" West a distance of 476.18 feet to an Iron Rod with cap; South 08°16'25" West a distance of 318.65 feet to an Iron Rod with cap; South 00°09'11" West a distance of 363.69 feet to an Iron Rod with cap to the POINT OF BEGINNING.

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

S. Sara Rd. & W. I-40

July 16, 2025

PREPARED FOR:

Isom Company, LLC
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of S. Sara Rd. & W. I-40 consisting of 89.27 acres, is located within the Northeast Quarter and a portion of the Northwest Quarter of Section 2, Township 11 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma.

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 of this property is RW Timms Investments, LLC. The developer of this property is Isom Company, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for I-2, I-1, O-2, and O-1. Surrounding properties are zoned and used for:

North: I-2 District and W. I-40 and used for industrial development.
East: I-2 and I-1 Districts and used for commercial development.
South: R-1 District and used for residential development.
West: I-2 District and is currently undeveloped.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

SECTION 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped with dense tree coverage on the east side of the property.

SECTION 6.0CONCEPT

The concept for this PUD is to change the existing base zoning to a base zoning that will permit an industrial development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is W. I-40 Highway. The nearest street to the east is S. Morgan Rd. The nearest streets to the south are Aberdeen Dr. and Aberdeen Ln. The nearest street to the west is S. Sara Rd.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains.

7.3 WATER

Water facilities for this property are available. Water services will be provided from public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 33 located at 11630 SW 15th St. It is approximately 3 miles 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

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not within FEMA flood plain.

7.8COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

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, 2020, 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

The use and development regulations of the I-2 Moderate Industrial District shall govern this PUD, except as herein modified.

All uses within the I-2 District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, architectural metal, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed concrete block buildings shall not be permitted.

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 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

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 district or use.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

9.8 ACCESS REGULATIONS

Access may be taken from S. Sara Rd.

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, 2020, as amended.

9.10 SIGNAGE REGULATIONS

Signage shall be in accordance with the base zoning district.

9.11 ROOFING REGULATIONS

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

9.12 SIDEWALK REGULATIONS

Sidewalks shall not be required within this PUD.

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, private drainage easements, and islands / medians 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 SPECIFIC PLAN

A specific plan shall not be required.

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 Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan

