



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>

APPLICATION FOR PUD ReZONING

Simplified Planned Unit Development District
 OKANA

Project Name

659 First Americans Blvd.

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

Mixed-Use

Summary Purpose Statement / Proposed Development

Case No.:	PUD - 19867
File Date:	21 Oct 21
Ward No.:	7
Nbhd. Assoc.:	Akers Park NWA
School District:	Cracked Oak
Extg Zoning:	R-1
Overlay:	SRODD

121.2458

ReZoning Area (Acres or Square Feet)

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 \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

AICCM Land Development, LLC

Name

2020 Lonnie Abbot Blvd.

Mailing Address

Ada, OK 74820

City, State, Zip Code

Phone

Email


 Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.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.

AICCM Land Development, LLC
2020 Lonnie Abbot Blvd.
Ada, OK 74820
PH: (580) 559-6215

October 11, 2021

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attn: Mr. JJ Chambless

RE: Letter of Authorization for Submittal to the City

Dear JJ:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development rezone application and all subsequent applications to the City of Oklahoma City for this project. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



cc: Mark W. Zitzow, AICP, Johnson & Associates
File: 4427 000/PUD

①

Record & Return to:
American Eagle Title Group
427 NW 13th St. Suite 320
Oklahoma City, OK 73103
File # 1609-0011-23

20180214010203610
DEED 02/14/2018
03:45:35 PM Book:13660
Page:930 PageCount:7
Filing Fee:\$25.00
Doc. Tax:\$5.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

When Recorded Mail to:
AICCM Land Development, LLC
2020 Lonnie Abbott Boulevard
ADA, OK 74820

SPECIAL WARRANTY DEED

Exempt from Oklahoma Documentary Stamp Tax under 68 O.S. 3202(11)

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF OKLAHOMA CITY, a municipal corporation ("City"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto AICCM Land Development LLC, an Oklahoma limited liability company created and existing under the laws of the State of Oklahoma ("AICCM LD"), Tracts 1 and 3 (as identified on the survey issued by Lemke Land Surveying, LLC, on October 30, 3017) situated in Oklahoma County, Oklahoma, as described in Exhibit "A", attached hereto and made a part hereof ("Undeveloped Real Property"), together with all improvements thereon and appurtenances thereunto belonging, including reversionary right in or related to the adjacent streets, alleyways and other easements; upon condition subsequent (the "Condition Subsequent"), with right of reentry, that no gambling activities shall take place on said Property.

The City or its successors or assigns, prior to exercising its right of reentry for breach of the Condition Subsequent, shall give AICCM Land Development, LLC, or its successors or assigns sixty (60) days written notice of the basis of such breach and an additional ninety (90) days thereafter to cure such breach.

This conveyance shall be subject to a covenant (the "Covenant") that said Property shall be used solely for the commercial development and operation of improvements complementary to the American Indian Cultural Center and Museum, as contemplated by 74 O.S. § 1226, et seq., and which may include, but not be limited to, offices, residential development, conference centers and hotels, motels, recreational vehicle parks, festival marketplaces (which festival marketplaces may include facilities for the creation and manufacture of Native American arts, crafts, pottery,

rugs, jewelry, clothing and similar items, and facilities for the sale of merchandise and food, restaurants and entertainment), and uses related thereto.

The City warrants title to the Property to be free, clear and discharged of and from all grants, charges, taxes, judgments, mortgages and encumbrances made or suffered to be made by the City, except easements of record, that certain Reciprocal Easement Agreement for the American Cultural Center and Museum and Surrounding Property between The City of Oklahoma City, the Native American Cultural and Educational Authority, and the Office of Management and Enterprise Services, with an Effective Date of February 12, 2018, recorded in Book 18/58, page 1055, and conditions subsequent and covenants of record, the Condition Subsequent and the Covenant created herein.

(Remainder of this page intentionally left blank.)

TO HAVE AND TO HOLD, the Undeveloped Real Property unto the AIGCM Land Development, LLC.

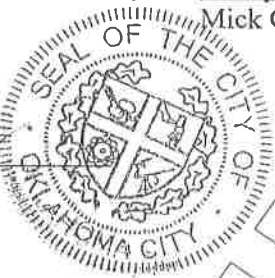
EFFECTIVE the 15 day of February, 2018.

THE CITY OF OKLAHOMA CITY,
An Oklahoma municipal corporation

By: Mick Cornett
Mick Cornett, Mayor

ATTEST:

Frances Kersey
City Clerk



Reviewed for Form and Legality.

Wiley L. Williams
Deputy Municipal Counselor

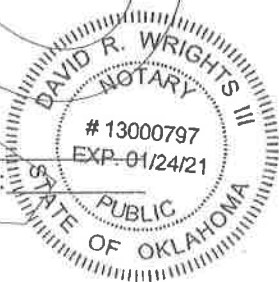
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on this 13th day of February, 2018, by the City Clerk, Frances Kersey and Mick Cornett, as Mayor of The City of Oklahoma City, Oklahoma, an Oklahoma municipal corporation.

[Seal] or

Commission # _____
My Commission Expires: _____



David R. Wrights III
Notary Public

Exhibit "A"
Property Description

Legal Description 2-Tract 3

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the northeast corner of said Section 2;

Thence South $00^{\circ}21'09''$ West, along the east line of said Section 2, a distance of 662.00 feet;

Thence North $89^{\circ}38'51''$ West, perpendicular to the east line of said Section 2, a distance of 150.00 feet to the intersection of the west right of way line of Eastern Avenue and the north bank of the Oklahoma River, and also the point of beginning;

Thence South $77^{\circ}44'30''$ West, along the north bank of the Oklahoma River, a distance of 4166.69 feet to the intersection of the north bank of the Oklahoma River and the east right of way line of Interstate 35;

Thence northwesterly along a curve to the right and continuing along said Interstate right of way line, having a radius of 1187.24 feet, a chord bearing of North $09^{\circ}52'58''$ West and a chord distance of 90.1 feet, for an arc distance of 90.12 feet;

Thence northerly, along a curve to the right and continuing along said Interstate right of way line, having a radius of 550.62 feet, a chord bearing of North $05^{\circ}26'22''$ East and a chord distance of 253.24 feet, for an arc distance of 255.52 feet;

Thence North $49^{\circ}59'34''$ East, along said Interstate right of way line, a distance of 354.04 feet;

Thence northeasterly along a curve to the right and continuing along said Interstate right of way line, having a radius of 475.62 feet, a chord bearing of North $70^{\circ}21'16''$ East and a chord distance of 200.31 feet, for an arc distance of 201.82 feet to the south right of way line of Interstate 40;

The next eight courses are along the south right of way line of the Interstate 40;

1. Thence North $86^{\circ}40'26''$ East a distance of 233.42 feet;
2. Thence North $86^{\circ}37'39''$ East a distance of 858.70 feet to the west line of the northeast quarter of said Section 2;
3. Thence South $00^{\circ}07'09''$ West, along the west line of the northeast quarter of said Section 2, a distance of 25.87 feet;
4. Thence North $83^{\circ}30'09''$ East a distance of 821.53 feet;
5. Thence North $06^{\circ}30'29''$ West a distance of 50.00 feet;
6. Thence North $83^{\circ}29'31''$ East a distance of 625.41 feet;

7. Thence North $88^{\circ}08'06''$ East a distance of 827.72 feet;
8. Thence North $83^{\circ}29'31''$ East a distance of 255.91 feet to the west right of way line of Eastern Avenue;

Thence South $00^{\circ}21'09''$ West, along the west right of way line of Eastern Avenue, a distance of 58.79 feet to the point of beginning.

AND

Legal Description 2-Tract 1

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the northeast corner of said Section 2;

Thence South $00^{\circ}21'09''$ West, along east line of said section 2, a distance of 1800.00 feet;

Thence North $89^{\circ}38'51''$ West, perpendicular to the east line of said Section 2, a distance of 80.00 feet to the west right of way line of Eastern Avenue, and also the point of beginning;

Thence South $00^{\circ}21'09''$ West, along the west right of way line of Eastern Avenue, a distance of 500.00 feet;

Thence South $03^{\circ}12'53''$ West, along the west right of way line of Eastern Avenue, a distance of 100.12 feet;

Thence South $00^{\circ}21'09''$ West, along the west right of way line of Eastern Avenue, a distance of 67.84 feet to the north right of way line of the Burlington Northern & Santa Fe Railroad;

Thence South $51^{\circ}01'20''$ West, along said railroad right of way line, a distance of 218.34 feet;

Thence southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 2814.93 feet, a chord bearing of South $58^{\circ}26'20''$ West and a chord distance of 726.73 feet, for an arc distance of 728.76 feet;

Thence South $65^{\circ}51'20''$ West, along said railroad right of way line, a distance of 1624.48 feet;

Thence southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 1569.55 feet, a chord bearing of South $81^{\circ}53'52''$ West and a chord distance of 867.48 feet, for an arc distance of 878.92 feet;

Thence North $07^{\circ}55'20''$ East along said railroad right of way line, a distance of 25.00 feet;

Thence North $82^{\circ}04'40''$ West, along said railroad right of way line, a distance of 272.55 feet to the east right of way line of Interstate 35;

Thence North $23^{\circ}36'49''$ West, along said interstate right of way line, a distance of 731.16 feet;

Thence North 16°27'27" West, along said interstate right of way line, a distance of 1082.15 feet to the south bank of the Oklahoma River;

Thence North 77°45'18" East, along the south bank of the Oklahoma River, a distance of 3877.24 feet;

Thence South 00°21'09" West a distance of 110.00 feet;

Thence South 89°38'51" East a distance of 150.00 feet to the west right of way line of Eastern Avenue;

Thence South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 508.81 feet;

Thence South 89°38'51" East, along the west right of way line of Eastern Avenue, a distance of 70.00 feet to the point of beginning;

LESS AND EXCEPT the following described tracts of land:

1. Pursuant to 74 O.S. § 1226.18(A)(1), the real property comprising the American Indian Cultural Center and Museum, described as follows:

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the northeast corner of said Section 2;

Thence South 00°21'09" West, along the east line of said Section 2, a distance of 1955.28 feet;

Thence North 89°38'51" West perpendicular to the east line of said Section 2, a distance of 1244.88 feet to the point of beginning;

Thence South 23°33'16" West a distance of 93.48 feet;

Thence southeasterly, along a curve to the right, having a radius of 340.91 feet, a chord bearing of South 38°38'40" East and a chord distance of 187.41 feet, for an arc distance of 189.86 feet;

Thence South 22°41'23" East a distance of 102.54 feet;

Thence southerly, along a curve to the right, having a radius of 859.19 feet, a chord bearing of South 19°48'33" West and a chord distance of 546.60 feet, for an arc distance of 556.26 feet;

Thence South 00°00'00" East a distance of 169.81 feet;

Thence North 90°00'00" West a distance of 258.96 feet;

Thence North 44°58'52" West a distance of 208.81 feet;

Thence South 83°35'02" West a distance of 229.85 feet;

Thence westerly, along a curve to the right, having a radius of 602.79 feet, a chord bearing of North 11°33'34" East and a chord distance of 1146.73 feet, for an arc distance of 2271.94 feet;

Thence South 60°27'53" East a distance of 374.31 feet;

Thence South 70°57'26" East a distance of 153.94 feet to the point of beginning.

AND

2. Pursuant to 74 O.S. § 1226.18(C), the sewer lift station, described as follows:

A tract of land being a part of the Southeast Quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 2;

Thence S 00°21'09" W, along the east line of the Northeast Quarter of said Section 2, a distance of 2530.51 feet to the East Quarter Corner of said Section 2;

Thence S 00°22'19" W, along east line of the Southeast Quarter of said Section 2, a distance of 742.85 feet;

Thence N 89°37'41" W, perpendicular to the east line of the Southeast Quarter of said Section 2, a distance of 1868.90 feet to the Point of Beginning;

Thence S 12°45'16" E a distance of 15.00 feet, Thence S 78°34'44" W a distance of 65.00 feet;

Thence N 10°05'17" W a distance of 15.00 feet;

Thence N 78°34'44" E a distance of 64.30 feet to the Point of Beginning;

Containing 0.023 acres.



LEGAL DESCRIPTION

Tract 1:

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Section 2;

THENCE South 00°21'09" West, along east line of said Section 2, a distance of 1800.00 feet;

THENCE North 89°38'51" West, perpendicular to the east line of said Section 2, a distance of 80.00 feet to the west right of way line of Eastern Avenue, and also the POINT OF BEGINNING;

THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 500.00 feet;

THENCE South 03°12'53" West, along the west right of way line of Eastern Avenue, a distance of 100.12 feet;

THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 67.84 feet to the north right of way line of the Burlington Northern & Santa Fe Railroad;

THENCE South 51°01'20" West, along said railroad right of way line, a distance of 218.34 feet;

THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 2814.93 feet, a chord bearing of South 58°26'20" West and a chord distance of 726.73 feet, for an arc distance of 728.76 feet;

THENCE South 65°51'20" West, along said railroad right of way line, a distance of 1624.48 feet;

THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 1569.55 feet, a chord bearing of South 81°53'52" West and a chord distance of 867.48 feet, for an arc distance of 878.92 feet;

THENCE North 07°55'20" East along said railroad right of way line, a distance of 25.00 feet;

THENCE North 82°04'40" West, along said railroad right of way line, a distance of 272.55 feet to the east right of way line of Interstate 35;

THENCE North 23°36'49" West, along said Interstate right of way line, a distance of 731.16 feet;

THENCE North 16°27'27" West, along said Interstate right of way line, a distance of 1082.15 feet to the south bank of the Oklahoma River;

THENCE North 77°45'18" East, along the south bank of the Oklahoma River, a distance of 3877.24 feet;

THENCE South 00°21'09" West a distance of 110.00 feet;

THENCE South 89°38'51" East a distance of 150.00 feet to the west right of way line of Eastern Avenue;

THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 508.81 feet;

THENCE South 89°38'51" East, along the west right of way line of Eastern Avenue, a distance of 70.00 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the following described tracts of land:

1. The real property comprising the American Indian Cultural Center and Museum, described as follows:

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Section 2;

THENCE South 00°21'09" West, along the east line of said Section 2, a distance of 1955.28 feet;

THENCE North 89°38'51" West perpendicular to the east line of said Section 2, a distance of 1244.88 feet to the POINT OF BEGINNING;
THENCE South 23°33'16" West a distance of 93.48 feet;
THENCE southeasterly, along a curve to the right, having a radius of 340.91 feet, a chord bearing of South 38°38'40" East and a chord distance of 187.41 feet, for an arc distance of 189.86 feet;
THENCE South 22°41'23" East a distance of 102.54 feet;
THENCE southerly, along a curve to the right, having a radius of 859.19 feet, a chord bearing of South 19°48'33" West and a chord distance of 546.60 feet, for an arc distance of 556.26 feet;
THENCE South 00°00'00" East a distance of 169.81 feet;
THENCE North 90°00'00" West a distance of 258.96 feet;
THENCE North 44°58'52" West a distance of 208.81 feet;
THENCE South 83°35'02" West a distance of 229.85 feet;
THENCE westerly, along a curve to the right, having a radius of 602.79 feet, a chord bearing of North 11°33'34" East and a chord distance of 1146.73 feet, for an arc distance of 2271.94 feet;
THENCE South 60°27'53" East a distance of 374.31 feet;
THENCE South 70°57'26" East a distance of 153.94 feet to the POINT OF BEGINNING.

2. The sewer lift station, described as follows:

A tract of land being a part of the southeast quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the northeast corner of said Section 2;
THENCE South 00°21'09" West, along the east line of the northeast quarter of said Section 2, a distance of 2530.51 feet to the east quarter corner of said Section 2;
THENCE South 00°22'19" West, along the east line of the southeast quarter of said Section 2, a distance of 742.85 feet;
THENCE North 89°37'41" West, perpendicular to the east line of the southeast quarter of said Section 2, a distance of 1868.90 feet to the POINT OF BEGINNING;
THENCE South 12°45'16" East a distance of 15.00 feet;
THENCE South 78°34'44" West a distance of 65.00 feet;
THENCE North 10°05'17" West a distance of 15.00 feet;
THENCE North 78°34'44" East a distance of 64.30 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 5,281,468 square feet or 121.2458 acres, more or less.

CERTIFICATE OF BONDED ABTRACTOR
(500 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 500 feet in all directions of the following described land:

Tract 1:

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THENCE South 00°21'09" West, along east line of said Section 2, a distance of 1800.00 feet; THENCE North 89°38'51" West, perpendicular to the east line of said Section 2, a distance of 80.00 feet to the west right of way line of Eastern Avenue, and also the POINT OF BEGINNING; THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 500.00 feet;
THENCE South 03°12'53" West, along the west right of way line of Eastern Avenue, a distance of 100.12 feet;
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THENCE North 07°55'20" East along said railroad right of way line, a distance of 25.00 feet; THENCE North 82°04'40" West, along said railroad right of way line, a distance of 272.55 feet to the east right of way line of Interstate 35;
THENCE North 23°36'49" West, along said Interstate right of way line, a distance of 731.16 feet; THENCE North 16°27'27" West, along said Interstate right of way line, a distance of 1082.15 feet to the south bank of the Oklahoma River;
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THENCE South 00°21'09" West a distance of 110.00 feet;
THENCE South 89°38'51" East a distance of 150.00 feet to the west right of way line of Eastern Avenue;
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THENCE South 89°38'51" East, along the west right of way line of Eastern Avenue, a distance of 70.00 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the following described tracts of land:

1. The real property comprising the American Indian Cultural Center and Museum, described as follows:
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THENCE North 90°00'00" West a distance of 258.96 feet; THENCE North 44°58'52" West a distance of 208.81 feet; THENCE South 83°35'02" West a distance of 229.85 feet;
THENCE westerly, along a curve to the right, having a radius of 602.79 feet, a chord bearing of North 11°33'34" East and a chord distance of 1146.73 feet, for an arc distance of 2271.94 feet; THENCE South 60°27'53" East a distance of 374.31 feet;
THENCE South 70°57'26" East a distance of 153.94 feet to the POINT OF BEGINNING.

2. The sewer lift station, described as follows:

A tract of land being a part of the southeast quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the northeast corner of said Section 2;

THENCE South 00°21'09" West, along the east line of the northeast quarter of said Section 2, a distance of 2530.51 feet to the east quarter corner of said Section 2;

THENCE South 00°22'19" West, along the east line of the southeast quarter of said Section 2, a distance of 742.85 feet;

THENCE North 89°37'41" West, perpendicular to the east line of the southeast quarter of said Section 2, a distance of 1868.90 feet to the POINT OF BEGINNING;

THENCE South 12°45'16" East a distance of 15.00 feet; THENCE South 78°34'44" West a distance of 65.00 feet;

THENCE North 10°05'17" West a distance of 15.00 feet;

THENCE North 78°34'44" East a distance of 64.30 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 5,281,468 square feet or 121.2458 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 30, 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. 2679639-OK99

MAP NO.	ACCOUNT NO.	NAME	MAILING ADDRESS	CITY	STATE	ZIPCODE	SUBNAME	BLOCK	LOT	LEGAL	LOCATION
1605	R131722000	AICCM LAND DEVELOPMENT LLC	2020 LONNIE ABBOT BLVD	ADA	OK	74820	UNPLTD PT SEC 02 11N 3W	000	000	UNPLTD PT SEC 02 11N 3W 000 000 PT OF SEC 2 11N 3W BEG 662FT S & 150FT W OF NE/C NE4 SEC 2 TH SW4166.69FT RIGHT ON CURVE NW90.12FT RIGHT ON CURVE NE255.52FT NE354.04FT RIGHT ON CURVE NE201.82FT NE1092.12FT S25.87FT NE821.53FT NW50FT NE625.41FT NE827.72FT NE255.91FT S58.79FT TO BEG CONT 29.05ACRS MORE OR LESS PLUS A TR BEG 1800FT S & 80FT W OF NE/C SD SEC 2 TH 5500FT SW100.12FT S67.84FT SW218.34FT RIGHT ON CURVE SW728.76FT SW1624.48FT RIGHT ON CURVE SW878.92FT NE25FT NW272.55FT NW731.16FT NW1082.15FT NE3877.24FT S110FT E150FT S508.81FT E70FT TO BEG CONT 155.49ACRS MORE OR LESS EX A TR BEG 1955.28FT S & 1244.88FT W OF NE/C SD SEC TH SW93.48FT RIGHT ON CURVE SE189.86FT SE102.54FT RIGHT ON CURVE SW556.26FT S169.81FT W258.96FT NW208.81FT SW229.85FT NE1146.73FT SE374.31FT SE153.94FT TO BEG CONT 15.45ACRS MORE OR LESS & EX SEWER LIFT STATION BEG 2530.51FT S TO E CORNER OF SD SEC TH 5742.85FT W1868.90FT OF NE/C SD SEC TH SE15FT SW65FT NW15FT NE64.30FT TO BEG (SUBJECT PROPERTY)	659 FIRST AMERICANS BLVD UNINCORPORATED
1603	R142991600	ALLEN CONTRACTING INC	PO BOX 1178	OKLAHOMA CITY	OK	73101-1178	JONES ADDITION	000	000	JONES ADDITION 000 000 BLKS 4 THRU 6 & BLKS 11 & 12 & 14 JONES ADD & BLK 3 LOTS 12 THRU 47 KATHERINE HEIGHTS	1100 S EASTERN AVE OKLAHOMA CITY
1604	R142934200	CITY OF OKLAHOMA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 11N 3W	000	000	UNPLTD PT SEC 01 11N 3W 000 000 PT OF NW4 SEC 1 11N 3W BEG 1080.45FT S & 145FT E OF NW/C NW4 TH NE1242.21FT LEFT ON CURVE NE932.79FT TO PT S R/W LINE OF RENO AVE TH LEFT ON CURVE SE142.77FT TO N R/W LINE OF RR TH LEFT ON CURVE SW286.81FT SW2572.02FT TO E R/W LINE OF EASTERN AVE N1203.08FT TO BEG CONT 29.08ACRS MORE OR LESS EX A TR BEG 332.70FT S & 359.66FT SW ON CURVE OF NE/C NW4 TH LEFT ON CURVE SW190.01FT SW363.80FT NW22.1FT NE243.40FT SE25FT NE42.48FT RIGHT ON CURVE NE232.59FT SE49.99FT TO BEG CONT .37ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY 700 S IRVING ST OKLAHOMA CITY
1604	R146787500	CITY OF OKLAHOMA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	WALNUT HILL HIGHLAND	000	000	WALNUT HILL HIGHLAND 000 000 LOTS 1 THRU 10 BLK 1 & LOTS 1 THRU 40 BLK 2	0 UNKNOWN OKLAHOMA CITY 700 S IRVING ST OKLAHOMA CITY
1605	R168611055	CITY OF OKLA CITY	200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	GREELEY TOWNSHIP	000	000	GREELEY TOWNSHIP 000 000 PT OF SEC 2 11N 3W THAT PT OF N/2 OF SD SEC LYING S OF FLOODWAY EX 2 OF FLOODWAY & THAT PT LYING S OF FLOODWAY EX 2 TRACTS DEED TO NATIVE AMERICAN CULTURAL & EDUCATION AUTHORITY BK 9706 PG 1254 PLUS A TR BEG 1316.6FT E 980.2FT S OF NW/C SW4 SD SEC TH S130FT NW ALONG RR R/W APPROX 545FT NE APPROX 65FT NW795FT N50FT SELY 795FT N958FT E APPROX 115FT TH SELY TO BEG	0 UNKNOWN UNINCORPORATED

1605	R131722005	NATIVE AMERICAN CULTURAL AND EDUCATIONAL AUTHORITY	PO BOX 26980	OKLAHOMA CITY	OK	73126	UNPLTD PT SEC 02 11N 3W	000	000	000	PT OF SEC 2 11N 3W BEG 1955.28FT S & 1244.88FT W OF NE/C SD SEC TH SW93.48FT RIGHT ON CURVE SE189.86FT SE102.54FT RIGHT ON CURVE SW556.26FT S169.81FT W258.96FT NW208.81FT SW229.85FT NE1146.73FT SE374.31FT SE153.94FT TO BEG CONT 15.45ACRS MORE OR LESS PLUS SEWER LIFT STATION BEG 2530.51FT S TO E4 CORNER OF SD SEC TH S742.85FT W1868.90FT OF NE/C SD SEC TH SE15FT SW65FT NW15FT NE64.30FT TO BEG CONT .02 ACRS MORE OR LESS	0 UNKNOWN UNINCORPORATED
1606	R143181125	BLACK BRANCH TERMINALS LLC	PO BOX 25612	RICHMOND	VA	23260	SKYLINE SOUTHWEST IND DIST.	000	000	000	SKYLINE SOUTHWEST IND DIST. 000 000 LOTS 7 & 8 & SWLY 210.17FT OF LOT 6	0 UNKNOWN OKLAHOMA CITY
1606	R143181065	SAIA MOTOR FREIGHT LINE INC	PO BOX A	HOUMA	LA	70361-5901	SKYLINE SOUTHWEST IND DIST.	000	000	000	SKYLINE SOUTHWEST IND DIST. 000 000 ALL LOT 5 & NELY 68.48FT LOT 6	1715 S SKYLINE DR OKLAHOMA CITY
1606	R143181005	GRISBY HOLDINGS CORPORATION	72 E BROADWAY ST	MADISONVILLE	KY	42431-2563	SKYLINE SOUTHWEST IND DIST.	000	002	000	SKYLINE SOUTHWEST IND DIST. 000 002	1905 S SKYLINE DR OKLAHOMA CITY
1606	R143181025	NAIFCO REALTY CO	PO BOX 76447	OKLAHOMA CITY	OK	73147-2447	SKYLINE SOUTHWEST IND DIST.	000	003	000	SKYLINE SOUTHWEST IND DIST. 000 003	1901 S SKYLINE DR OKLAHOMA CITY
1606	R143181045	SAIA MOTOR FREIGHT LINE LLC	1801 S SKYLINE DR	OKLAHOMA CITY	OK	73129	SKYLINE SOUTHWEST IND DIST.	000	004	000	SKYLINE SOUTHWEST IND DIST. 000 004	1801 S SKYLINE DR OKLAHOMA CITY
1606	R142972960	BLACK BRANCH TERMINALS LLC	PO BOX 25612	RICHMOND	VA	23260	UNPLTD PT SEC 02 11N 3W	000	000	000	UNPLTD PT SEC 02 11N 3W 000 000 PT SE4 SEC 2 11N 3W BEG SW/C SE4 TH N1125.56FT E810FT S1125.56FT W810FT TO BEG EX 545FT OF W290.53FT SW4 SE4 SUBJ TO ESMTS OF RECORD	1501 SE 15TH ST OKLAHOMA CITY
1606	R142972970	DUGAN TERMINALS OF OKLAHOMA LLC	7200 W MAPLE ST	WICHITA	KS	67209	UNPLTD PT SEC 02 11N 3W	000	000	000	UNPLTD PT SEC 02 11N 3W 000 000 PT SE4 SEC 2 11N 3W BEG 1836.40FT N OF SE/C SE4 TH W75FT THON A CURVE TO THE LEFT 209.52FT SW12.28FT TO SE/C LOT 2 SKYLINE SE INDUST DIST NWLY 528FT TO NE/C SD LOT 2 & TO SLY R/W OF RR TH NELY ALONG R/W 356.76FT NELY ALONG R/W 236.75FT MORE OR LESS TO E LINE SE4 E2.62FT S803.60FT TO BEG SUBJ	1925 S SKYLINE DR OKLAHOMA CITY
1607	R142971055	BLACK BRANCH TERMINALS LLC	PO BOX 25612	RICHMOND	VA	23260	UNPLTD PT SEC 02 11N 3W	000	000	000	UNPLTD PT SEC 02 11N 3W 000 000 PT SW4 SEC 2 11N 3W BEG 50FT N OF SE/C SW4 TH N1271.05FT TO S R/W OF RR TH WLY ON A CURVE 503.66FT NWLY260.12FT SLY33.47FT WLY25FT SELY398.44FT SELY319.15FT SELY408.46FT E339.42FT S187FT E100FT TO BEG CONT 714929.22 SQ FT OR 16.4125ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY
1607	R131721925	STLOUIS & SANTAFE RR CO	503 FRISCO BLDG	ST LOUIS	MI	00000	UNPLTD PT SEC 02 11N 3W	000	000	000	UNPLTD PT SEC 02 11N 3W 000 000 PT OF SW4 SEC 2 11N 3W BEG AT NW/C OF SW4 TH E791.6FT S982.4FT NWLY 812.8FT N867.8FT TO BEG LESS BEG 154FT E OF NW/C OF SW4 E180FT S463FT W304FT N180FT E124FT N283FT TO BEG	1008 S HIGH AVE OKLAHOMA CITY

1607	R142975005	MAGELLAN PIPELINE COMPANY LLC, ATTN PROPERTY TAX	PO BOX 22186	TULSA	OK	74121- 2186	UNPLTD PT SEC 02 11N 3W	000	000	UNPLTD PT SEC 02 11N 3W 000 000 PT SW4 SEC 2 11N 3W BEG 967.5FT W & 583FT N OF SE/C SW4 TH N781.3FT TO S R/W OF SL&SF RR TH NWLY ALONG SD R/W TO COMPTON PARK ADDN TH S863.3FT E570FT TO BEG EX 1.38ACRS FOR HWY PUBLIC SERVICE	0 UNKNOWN OKLAHOMA CITY
1607	R142976010	STATE OF OKLAHOMA DEPT OF TRANSPORTATION	PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 02 11N 3W	000	000	UNPLTD PT SEC 02 11N 3W 000 000 PT SW4 SEC 2 11N 3W BEG AT A POINT OF INTERSECTION OF E R/W/LINE INTERSTATE HWY & S LINE ST LOUIS & SF R/W SD PT BEING 1351.26FT N & 892.60FT W OF SE/C SW4 TH SELY 485.33FT NLY398.47FT NELY25FT NLY33.48FT TO S LINE RR R/W TH NWLY150.84FT TO BEG PLUS A TR BEG 438.92FT W & 231.88FT N OF SE/C SW4 TH NWLY404.66FT SELY408.56FT W11.42FT TO BEG & N17FT OF S50FT E100FT SW4 & N17FT OF S50FT W62.50FT E162.50FT SE4 SE4 SW4 & EXA TR BEG 438.92FT W & 231.88FT N OF SE/C SW4 TH SELY211.61FT NWLY 203.92FT W11.42FT TO BEG	0 UNKNOWN OKLAHOMA CITY

October 21, 2021

City of Oklahoma City
Development Services Department
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

Attention: Mr. Curtis Liggins

RE: OKANA: PUD Submittal

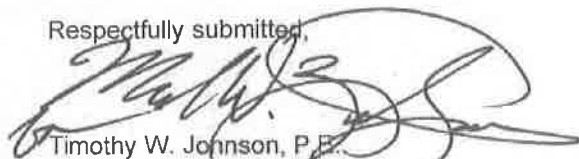
Dear Curtis:

On behalf of our client and property owner, AICCM Land Development, LLC, we are submitting a request for a PUD application for property located at 659 First Americans Blvd. in Oklahoma City. The subject site is undeveloped with the exception of an existing road that leads to the First Americans Museum. This proposed PUD will complement the museum. While the museum is surrounded by the subject site, it is not within the PUD boundary. The subject site is currently zoned as R-1, "Single-Family Residential" District and I-3, "Heavy Industrial" District. This application seeks to rezone the property, totaling 121.2458 acres, to permit the proposed mixed-use development that will ultimately include a variety of commercial, office, retail and recreational uses, while also becoming a cultural hub for gatherings and events. This will be a one-of-a-kind, high-quality development for this growing area that will seek to bring new life and activity to the south side of the Oklahoma River. Please find attached the following submittal documents for the above referenced project:

- PUD Rezoning Application
- Letter of Authorization
- Legal Description
- Warranty Deed
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- The filing fee: \$2,700.00

Please review the following information for its completeness and place this application on the Planning Commission docket for **December 9, 2021**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.
JOHNSON & ASSOCIATES

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, Johnson & Associates
[4427 000/ PUD]

P:\4427\PUD\sub ltr.docx

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD - _____

DESIGN STATEMENT FOR
OKANA

October 15, 2021

Applicant:

AICCM Land Development, LLC
2020 Lonnie Abbot Blvd.
Ada, OK 74820
(405) 000-0000

Prepared by:

Johnson & Associates
1 East Sheridan, Suite 200
Oklahoma City, OK 73104
(405) 235-8075

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1.0 INTRODUCTION:

The subject property is located immediately southeast of the I-40 and I-35 Junction, east of I-35 near Downtown Oklahoma City. This site is approximately 121.24 acres in size.

2.0 LEGAL DESCRIPTION:

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

3.0 OWNER/DEVELOPER:

The owner of the property described in Section 2.0 is AICCM Land Development, LLC. Johnson & Associates prepared the PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property lies south of and along the Oklahoma River, southeast of the Interstate 40 and Interstate 35 Junction. The property is currently zoned, R-1, "Single-Family Residential", and I-3, "Heavy Industrial" within the Scenic River Overlay Design District. The subject property is undeveloped, with the exception of the existing roadway leading to the First Americans Museum. The First Americans Museum is currently zoned as PUD-1838 with a base zoning district of I-1, "Light Industrial" District and the Scenic River Overlay Design District (SRODD). Although The First Americans museum is surrounded by the subject property, it is not a part of this PUD. The proposed development will complement the museum.

North: Immediately north of the subject site is the Oklahoma River. Beyond is I-40 right-of-way and I-40. The property beyond I-40 is developed and zoned as I-3, "Heavy Industrial", I-2, "Moderate Industrial" and C-4, "General Commercial". In addition, there is a very small area zoned R-1, "Single-Family Residential" but it is not developed as such.

East: Directly east of the proposed PUD is First Americans Blvd. Beyond is largely undeveloped land owned by the City of Oklahoma City and zoned R-1, "Single-Family Residential".

South: Directly south of the proposed PUD is a railroad and beyond that is developed I-3, "Heavy Industrial" and I-2, "Moderate Industrial" zoning. The land is developed as a rail yard for storage and other industrial uses.

West: Immediately west of the subject site is I-35 right-of-way and I-35. Beyond is undeveloped and zoned as R-1, "Single-Family Residential". Further west is zoned and developed as I-3, "Heavy Industrial".

5.0 PHYSICAL CHARACTERISTICS:

The subject site is approximately 121.24 acres with minimal tree cover, at time of writing this PUD. Most of the existing trees on the site are along the south boundary abutting the railroad tracks. The site fronts the Oklahoma River on its north boundary and there is a stream along the west side of the property. The majority of the property is located within the 500-year FEMA

Floodplain with a small portion abutting the river within the 100-year FEMA Floodplain. All development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

6.0 CONCEPT:

The location of the subject site along the Oklahoma River, southeast of the I-40 & I-35 Junction and its close proximity to downtown Oklahoma City make it an ideal spot for the proposed mixed-use development. The development may ultimately include a variety of commercial, office, retail, and recreational uses, while also becoming a cultural hub for gatherings and events. The proposed development also features an internal pedestrian system to allow for residents and visitors to access all areas of the development. This will be a one-of-a-kind, high-quality development for this growing area that will seek to bring new life and activity to the south side of the Oklahoma River.

It is the owners' intent to create an inviting and active development with elements specific to celebrating Native American cultural heritage. More specifically, the proposed development and future phases may feature a hotel, office buildings, retail, an indoor waterpark, lagoon, and parking. This variety of uses is consistent with the recent and increase in mixed-use developments along the Oklahoma River. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the owner with the flexibility desired to develop the area.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Access into this PUD shall be via S Eastern Avenue/First Americans Boulevard. Other access may be obtained in the future if needed.

7.2 SANITARY SEWER

Sanitary sewer will be provided by extension of The City of Oklahoma City sewer line which is currently serving the area.

7.3 WATER

Water is available to the site and will be provided by an extension of The City of Oklahoma City water line system.

7.4 FIRE PROTECTION

Fire protection for the site shall be provided through The City of Oklahoma City Fire Department. The closest fire station to this site is Station No. 23 which is located at 2812 S Eastern Ave. Station 23 is 2.1 miles south of the subject PUD.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no existing Oklahoma City bus lines within this PUD. The nearest bus stop utilizes the 29th St. Crosstown route which has a stop at the northwest corner of SE 15th St. and S High Ave.

7.7 DRAINAGE

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

planokc projects this parcel to be in the Urban Medium Intensity area. Urban Medium applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in Urban Low. Development within Urban Medium areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the Urban Medium areas include "infill" development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods. As suggested by planokc, the proposed development is a large mixed-use development that encourages pedestrian activity within close proximity to downtown OKC.

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. 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 ("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 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 “**C-3, Community Commercial**” District shall govern this PUD except as herein modified below:

All uses (including special permit, special exception, accessory and conditional uses subject to their appropriate conditions and review procedures for public hearings where applicable) allowed under the DTD-2 zoning district shall be permitted, including:

- Dwelling Units Above the Ground Floor (8200.2)
- Live/Work Units (8200.4)
- Multiple-Family Residential (8200.12)
- Artist Graphics (8250.1)
- Community Recreation: General (8250.2)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Murals (8250.16) subject to applicable reviews
- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Communications Services: Antennas (8300.27)
- Animal Sales and Services: Horse Stables (8300.9)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Drive-In (8300.34)
- Eating Establishments: Sit-down (8300.37)
- Eating Establishments: Sit-down, Alcohol Permitted (8300.38)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Food and Beverage Retail Sales (8300.41)
- Lodging Accommodations: Campgrounds (8300.50) (including RV campgrounds)
- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Outdoor Sales and Display, and Outdoor Storage (8300.54)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Spectator Sports and Entertainment: General (8300.67)

- Spectator Sports & Entertainment: High Impact (8300.68)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Aboveground Flammable Liquid Storage: Restricted (8350.2)
- Custom Manufacturing (8350.3)
- Research and Development (8350.10)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Light Industrial (8350.8) further restricted to a small brewery, micro-brewery or artist in residence.

9.0 SPECIAL CONDITIONS:

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

9.1 ARCHITECTURAL REGULATIONS

All structures constructed within this PUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of materials such as brick, brick veneer, stucco, reinforced EFIS, rock, stone masonry, architectural metal, architectural concrete such as tilt-up concrete panels, precast concrete panels, and split face concrete block, exterior grade, decay-resistant, solid wood, composite wood or cement-board.

Accessory storage structures shall be permitted within this PUD. Said storage structures shall be permitted an exterior finish of cementous coated flat metal panels.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance.

9.3 LIGHTING REGULATIONS

9.3.1 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 and updated with the following: Parking areas to have an average of 1fc, minimum level of 0.25 with a uniformity ratio better than 20:1. Pedestrian walkways and common areas to have an average of 2fc, minimum level of 1fc with a uniformity ratio better than 18:1.

9.3.2 Spot lighting will be permitted in conjunction with the operation of recreation and entertainment and community recreation uses.

9.3.3 Up-lighting shall be permitted on buildings, structures, living screens, vegetation including trees, art and signage.

9.4 SCREENING REGULATIONS

Screening for this PUD shall not be required as there are no residential or low impact uses that neighbor the site. However, screening shall be required around any mechanical equipment (except cooling towers) or storage areas to screen from public view or a public street. Rooftop Mechanical units shall be positioned such that they are not visible from the street, sidewalk or public open spaces. If they can not be positioned such, they must be screened.

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from the view of primary vehicle and pedestrian circulation systems. Temporary trash receptacles are permitted. These receptacles will be serviced by a private company and will be removed after each event.

9.5 DRAINAGE REGULATIONS

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

9.6 VEHICULAR ACCESS REGULATIONS

Access into this PUD may be via S Eastern Ave./First Americans Blvd or alternative access points determined in the future. Future access points may be created.

9.7 RESTROOM FACILITY REGULATIONS

Temporary restroom facilities shall be permitted during construction and must be within the construction zone. Temporary restrooms shall be permitted for events and shall be installed within one day of the event beginning and removed within one day of the end of the event. Permanent and/or handicap accessible restroom facilities shall also be provided.

9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along any public street where development occurs. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/ procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

A pedestrian system shall be organized to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements.

9.9 PARKING REGULATIONS

Per the base zoning of this PUD, there shall be no parking requirements for any use within this PUD. All efforts will be made to accommodate visitors and employees by providing parking; however, this shall not be a requirement during the building permit stage.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Paving and striping will not be required for this PUD on gravel paving or grass surfaces, intended to be utilized for parking.

9.10 SIGNAGE REGULATIONS

9.10.1 *Freestanding Accessory Signs*

There shall be up to two (2) 25-foot tall maximum height project identification (freestanding) signs in this PUD. Maximum sign area shall be 250 square feet.

Ground (monument) User identification signs shall have a maximum size being 8-feet high and a maximum sign area of 150 square feet. Traditional pole signs shall be prohibited.

Ground-mounted directional signs (outside of the public rights-of-way) that are less than 25 square feet shall be considered incidental and allowed within this PUD without approval.

Flag poles shall be permitted with no height restriction.

A sign that contains the name of any business and/or multi-family development located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within the PUD.

9.10.2 *Attached Signage*

Attached signs will be in accordance with the base zoning district regulations. Additionally, attached signage is permitted up to 18% of each building side.

The use of large projection screens shall not be considered signage and shall be permitted within this PUD.

9.10.3 ***Non-Accessory Signs***

Non-accessory signage shall not be permitted within this development.

9.10.4 ***Electronic Message Display Signs***

EMD I, II & III signage shall be permitted within this PUD.

9.10.5 ***Decorative Artwork, Architectural Elements (excluding building elements) and Temporary Signage***

Decorative artwork and architectural elements shall be permitted in this PUD. Artwork/architectural elements may include but is not limited to live projection murals and videos, fountains, individual art pieces, decorative entry elements, etc. Any decorative artwork/architectural elements (excluding architectural elements attached to buildings) that are permanent in nature shall not exceed 40 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street. Only permanent art pieces installations shall be required to obtain approval from the Oklahoma City Arts Commission. Live projection murals and video shall not be considered permanent.

9.10.6 ***Temporary Signage***

Temporary signage within this PUD shall be permitted and not required to be approved through the design review staff or the RDC Committee. Temporary signage includes: promotional banners/signage, directional wayfinding for events, sponsorship banners, specialized racing markers for onetime events, etc. Temporary signage shall not remain in place for more than 60 consecutive days. There is no limitation on placement, number or size of individual temporary signage.

9.11 ROOFING REGULATIONS

All non-metal structures in this PUD shall have Class C roofing or better.

9.12 SETBACK REGULATIONS

There shall be no setback regulations except for those required to meet The City of Oklahoma City Building and Fire Code.

9.13 HEIGHT REGULATIONS

There shall be no minimum or maximum height restriction within this PUD.

9.14 LOT COVERAGE

Maximum lot coverage shall be 100%.

9.15 PUBLIC IMPROVEMENTS

The Owner shall make reasonable public improvements throughout the PUD as may be 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 business or property owner’s 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.

9.17 PLATTING & PERMITTING REQUIREMENTS

9.17.1 Platting shall not be required for this PUD.

9.17.2 Due to the level of detail provided herein; a Specific Plan shall not be required.

9.17.3 This PUD shall supersede all requirements of the Scenic River Overlay Design District, and therefore, no regulations or requirements contained within Scenic River Overlay Design District shall apply to any development within this PUD. Additionally, there shall be no requirement for site plan/ architectural review or approval by the Riverfront Design Committee or Urban Design staff within the Oklahoma City Planning Department.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City’s Traffic Division.

11.0 EXHIBITS:

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

- A: Legal Description
- A-1: Property Boundary Depiction
- B: Conceptual Site Plan

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the northeast corner of said Section 2;
THENCE South 00°21'09" West, along east line of said Section 2, a distance of 1800.00 feet;
THENCE North 89°38'51" West, perpendicular to the east line of said Section 2, a distance of 80.00 feet to the west right of way line of Eastern Avenue, and also the POINT OF BEGINNING;
THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 500.00 feet;
THENCE South 03°12'53" West, along the west right of way line of Eastern Avenue, a distance of 100.12 feet;
THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 67.84 feet to the north right of way line of the Burlington Northern & Santa Fe Railroad;
THENCE South 51°01'20" West, along said railroad right of way line, a distance of 218.34 feet;
THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 2814.93 feet, a chord bearing of South 58°26'20" West and a chord distance of 726.73 feet, for an arc distance of 728.76 feet;
THENCE South 65°51'20" West, along said railroad right of way line, a distance of 1624.48 feet;
THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 1569.55 feet, a chord bearing of South 81°53'52" West and a chord distance of 867.48 feet, for an arc distance of 878.92 feet;
THENCE North 07°55'20" East along said railroad right of way line, a distance of 25.00 feet;
THENCE North 82°04'40" West, along said railroad right of way line, a distance of 272.55 feet to the east right of way line of Interstate 35;
THENCE North 23°36'49" West, along said Interstate right of way line, a distance of 731.16 feet;
THENCE North 16°27'27" West, along said Interstate right of way line, a distance of 1082.15 feet to the south bank of the Oklahoma River;
THENCE North 77°45'18" East, along the south bank of the Oklahoma River, a distance of 3877.24 feet;
THENCE South 00°21'09" West a distance of 110.00 feet;
THENCE South 89°38'51" East a distance of 150.00 feet to the west right of way line of Eastern Avenue;
THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 508.81 feet;
THENCE South 89°38'51" East, along the west right of way line of Eastern Avenue, a distance of 70.00 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the following described tracts of land:

1. The real property comprising the American Indian Cultural Center and Museum, described as follows:

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the northeast corner of said Section 2;

THENCE South 00°21'09" West, along the east line of said Section 2, a distance of 1955.28 feet;

THENCE North 89°38'51" West perpendicular to the east line of said Section 2, a distance of 1244.88 feet to the POINT OF BEGINNING;

THENCE South 23°33'16" West a distance of 93.48 feet;

THENCE southeasterly, along a curve to the right, having a radius of 340.91 feet, a chord bearing of South 38°38'40" East and a chord distance of 187.41 feet, for an arc distance of 189.86 feet;

THENCE South 22°41'23" East a distance of 102.54 feet;

THENCE southerly, along a curve to the right, having a radius of 859.19 feet, a chord bearing of South 19°48'33" West and a chord distance of 546.60 feet, for an arc distance of 556.26 feet;

THENCE South 00°00'00" East a distance of 169.81 feet;

THENCE North 90°00'00" West a distance of 258.96 feet; THENCE North 44°58'52" West a distance of 208.81 feet; THENCE South 83°35'02" West a distance of 229.85 feet;

THENCE westerly, along a curve to the right, having a radius of 602.79 feet, a chord bearing of North 11°33'34" East and a chord distance of 1146.73 feet, for an arc distance of 2271.94 feet;

THENCE South 60°27'53" East a distance of 374.31 feet;

THENCE South 70°57'26" East a distance of 153.94 feet to the POINT OF BEGINNING.

2. The sewer lift station, described as follows:

A tract of land being a part of the southeast quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the northeast corner of said Section 2;

THENCE South 00°21'09" West, along the east line of the northeast quarter of said Section 2, a distance of 2530.51 feet to the east quarter corner of said Section 2;

THENCE South 00°22'19" West, along the east line of the southeast quarter of said Section 2, a distance of 742.85 feet;

THENCE North 89°37'41" West, perpendicular to the east line of the southeast quarter of said Section 2, a distance of 1868.90 feet to the POINT OF BEGINNING;

THENCE South 12°45'16" East a distance of 15.00 feet; THENCE South 78°34'44" West a distance of 65.00 feet; THENCE North 10°05'17" West a distance of 15.00 feet;

THENCE North 78°34'44" East a distance of 64.30 feet to the POINT OF BEGINNING.

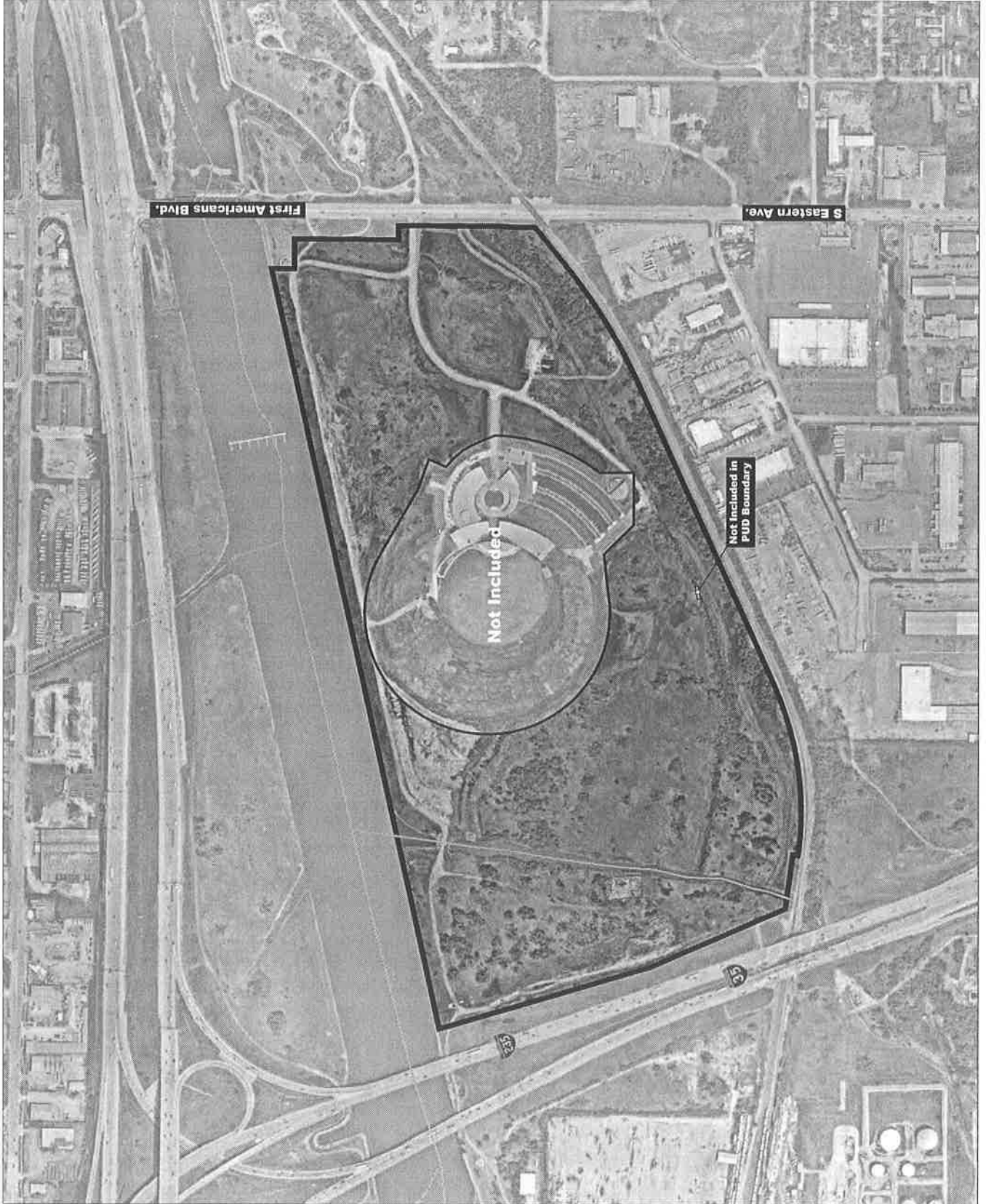
Said described tract of land contains an area of 5,281,468 square feet or 121.2458 acres, more or less.

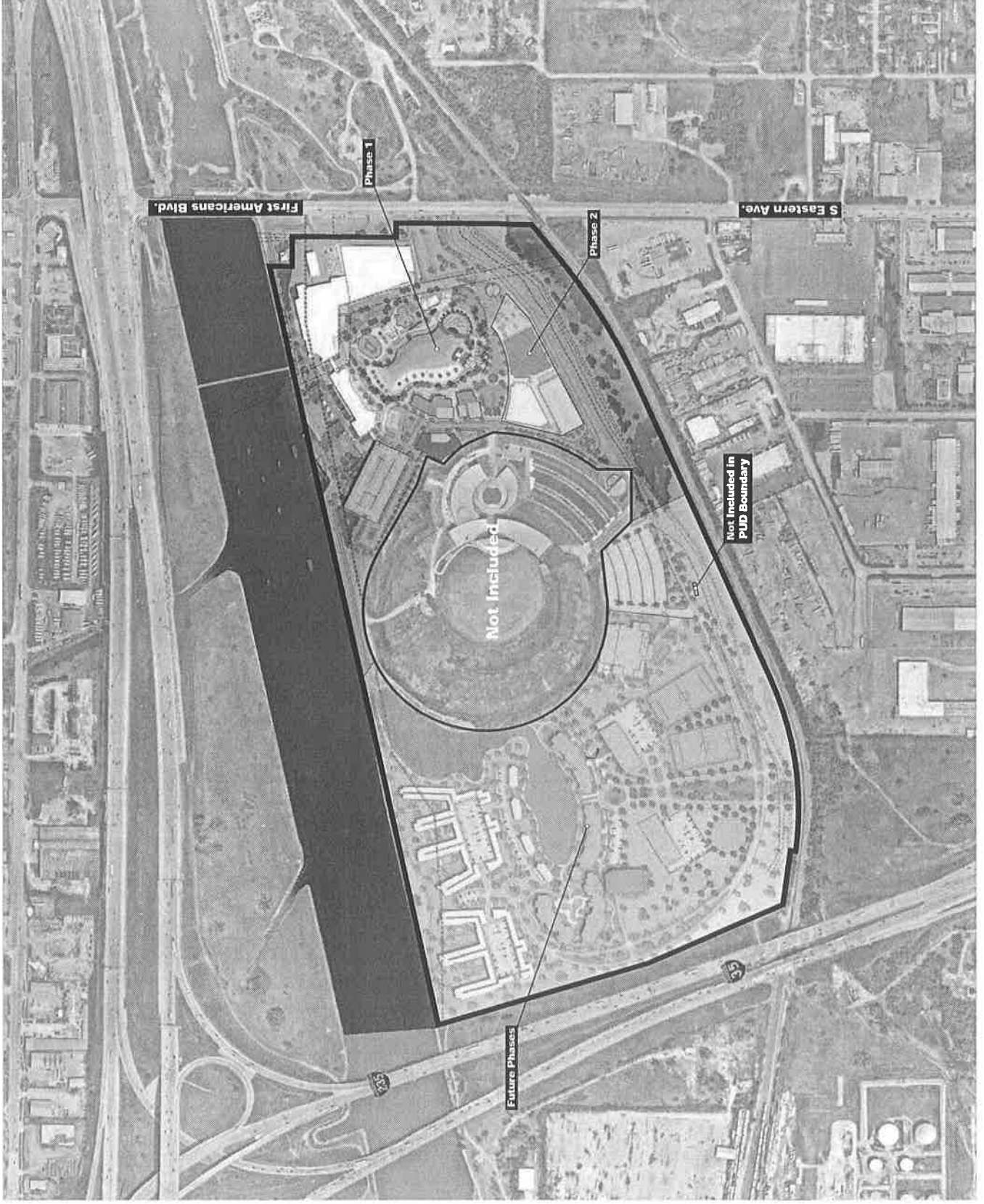
Legal description from Boundary and Topographic Survey prepared by DTM, Randall Mansfield dated May 9, 2019 and from Special Warranty Deed recorded in Book 13660 Page 930.



OKANA PUD-

Exhibit A-1
Property Boundary





OKANA PUD-

Exhibit B
Conceptual Site Plan

CALLISON|TKL



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