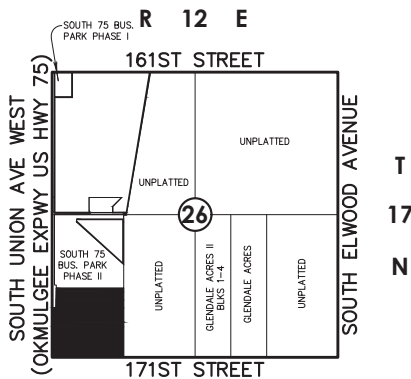
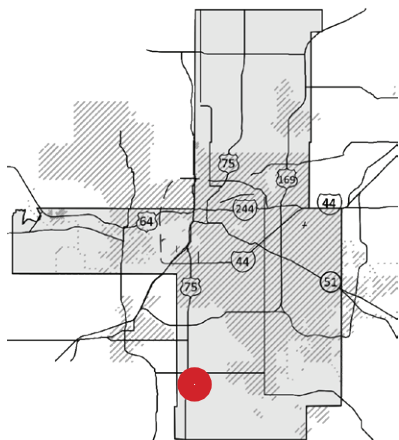


South 75 Business Park

A PLANNED UNIT DEVELOPMENT (PUD) MINOR AMENDMENT
39.323 ACRES LOCATED ALONG THE EAST SIDE OF SOUTH U.S. HIGHWAY 75 BETWEEN
161ST STREET AND 171ST STREET IN THE CITY OF GLENPOOL, OKLAHOMA



Location Map

Scale: 1"= 2000'



DECEMBER 2020

OWNER/DEVELOPER:

SOUTH 75, LLC/
SOUTH 75 BUSINESS PARK, LLC
c/o REX ROBERTSON
16400 DALLAS PARKWAY, SUITE 140
DALLAS, TEXAS 75248-1389

APPLICANT/CONSULTANT:

TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

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I. PROPERTY DESCRIPTION

South 75 Business Park is a Planned Unit Development (PUD), consists of 132.857 acres located along the east side of South U.S. Highway 75 between 161st Street and 171st Street in the City of Glenpool, Oklahoma, and is more particularly described with the following statement:

ALL OF "SOUTH 75 BUSINESS PARK PHASE III", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6894), LESS AND EXCEPT:

PER GENERAL WARRANTY DEED DATED JANUARY 31, 2020 AND FILED OF RECORD FEBRUARY 10, 2020 AS DOCUMENT # 2020012509 IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA:

A TRACT OF LAND THAT IS A PART OF LOT ONE (1), BLOCK TWO (2), "SOUTH 75 BUSINESS PARK PHASE III", A SUBDIVISION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6894), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 1 FOR THE FOLLOWING THREE (3) COURSES; SOUTH 88°46'43" WEST FOR A DISTANCE OF 410.97 FEET; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF NORTH 46°13'17" WEST FOR 42.43 FEET, FOR AN ARC DISTANCE OF 47.12 FEET; THENCE NORTH 1°13'17" WEST FOR A DISTANCE OF 256.04 FEET; THENCE NORTH 88°46'43" EAST FOR A DISTANCE OF 613.65 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 43°49'37" WEST AND ALONG SAID EASTERLY LINE FOR A DISTANCE OF 244.00 FEET; THENCE SOUTH 1°13'17" EAST AND CONTINUING ALONG SAID EASTERLY LINE FOR A DISTANCE OF 113.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 140,823 SQUARE FEET OR 3.233 ACRES.

EXCLUDING SAID TRACT, THE ABOVE-DESCRIBED REMAINDER OF "SOUTH 75 BUSINESS PARK PHASE III" CONTAINS 3,684,236 SQUARE FEET OR 84.578 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83-1993); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

(2) FOUND 3/8" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°06'59" EAST.

AND

"TRACT A":

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, AS RECORDED AT DOCUMENT NO. 2008090664, OF THE TULSA COUNTY CLERK'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SAID SECTION 26; THENCE NORTH 88°46'43" EAST AND ALONG THE NORTH LINE OF SAID NW/4 SW/4 FOR A DISTANCE OF 1322.94 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4 SW/4; THENCE SOUTH 1°06'43" EAST AND ALONG THE EAST LINE OF SAID NW/4 SW/4 FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°06'43" EAST AND CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 842.47 FEET TO A DEFLECTION POINT IN THE EASTERLY LINE OF LOT 1, BLOCK 1, "SOUTH 75 BUSINESS PARK PHASE II", A SUBDIVISION WITHIN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 6749; THENCE NORTH 48°59'53" WEST AND ALONG THE EASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 1172.61 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF RESERVE "A", SAID "SOUTH 75 BUSINESS PARK" PHASE II; THENCE NORTH 1°13'17" WEST AND ALONG THE EAST LINE OF SAID RESERVE "A" FOR A DISTANCE OF 54.45 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 166TH STREET SOUTH AS PRESENTLY LOCATED; THENCE NORTH 88°46'43" EAST AND ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 869.96 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 390,099 SQUARE FEET OR 8.955 ACRES.

AND

"TRACTS C AND D":

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, AS RECORDED AT DOCUMENT NO. 2008090664,

OF THE TULSA COUNTY CLERK'S OFFICE, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 26; THENCE NORTH 1°06'05" WEST AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 561.76 FEET; THENCE ALONG A 5829.60 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 6°00'39" EAST, A CENTRAL ANGLE OF 3°55'28", A CHORD BEARING AND DISTANCE OF NORTH 4°02'55" EAST FOR 399.22 FEET, FOR AN ARC DISTANCE OF 399.30 FEET; THENCE NORTH 88°45'55" EAST FOR A DISTANCE OF 35.00 FEET; THENCE ALONG A 5864.60 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 1°47'22" EAST, A CENTRAL ANGLE OF 2°53'27", A CHORD BEARING AND DISTANCE OF NORTH 0°20'38" EAST FOR 295.87 FEET, FOR AN ARC DISTANCE OF 295.90 FEET; THENCE NORTH 1°06'05" WEST FOR A DISTANCE OF 66.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 88°46'22" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 1244.88 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4); THENCE SOUTH 1°06'43" EAST AND ALONG THE EAST LINE OF SAID SW/4 SW/4 FOR A DISTANCE OF 1321.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SW/4 SW/4; THENCE SOUTH 88°46'02" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 SW/4 FOR A DISTANCE OF 1323.43 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1,712,894 SQUARE FEET OR 39.323 ACRES.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;
- (2) 1 1/2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 26;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°06'05" EAST.

The above described property will hereinafter be referred to as the "Site" or "Subject Property" and is depicted on Exhibit A, "Aerial Photography & Boundary Depiction."

Because the site is not contiguous, PUD 42 has been split into two (2) PUDs for separate review and approval. PUD 42-A is comprised by part of the platted "South 75 Business Park Phase III" and "Tract A," the latter which has been submitted as a Preliminary Plat under the name "South 75 Business Park Phase IV." PUD 42-B consists of "Tracts C and D," and has been submitted as a Preliminary Plat under the name "South 75 Business Park Phase V." The Glenpool Planning Commission and Glenpool City Council approved both PUD Final Development Plans and both Preliminary Plats on October 12 and 19, 2020, respectively. This is now being processed as a Minor Amendment to both PUDs. While both PUDs will share common PUD Text, the PUD title page and exhibits will illustrate the separate areas of concern.

II. DEVELOPMENT CONCEPT

South 75 Business Park (sometimes, “South 75”) is a multiple use Planned Unit Development (PUD) of 132.857 acres located along the east side of South U.S. Highway 75 between 161st Street and 171st Street in the City of Glenpool, Oklahoma. South 75 is the newest premier location for business development, due to its size, excellent access and visibility, and location within one of the fastest-growing highway corridors in the region.

The Glenpool Planning Commission and Glenpool City Council approved both PUD Final Development Plans on October 12 and 19, 2020, respectively. In order to better align land uses with the Tax Increment Finance (TIF) Project Plan, this December, 2020 Minor Amendment # 1 to PUDs 42-A and 42-B removes quasi-residential and residential uses (assisted living and senior housing) and certain nonresidential uses, allowed by the originally-approved PUDs 42-A and 42-B, and makes other necessary, related adjustments to the text of the PUDs. No changes have been made to PUD exhibits.

The site enjoys exceptional visibility from U.S. Highway 75, with the interplay of rolling hills and valleys inviting views from the motoring public and prospective business park customers. To further invite attention, substantial entry features and signage are planned at the main entrance at 166th Street and U.S. Highway 75.

By its design, as outlined in the Glenpool Zoning Code, the originally-approved PUDs 42-A and 42-B were intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

The originally-approved PUDs 42-A and 42-B were submitted and were found to satisfy the appropriate review process(es) outlined in the Glenpool Zoning Code. The following sections, together with the PUD exhibits, informed and allowed the Planning Commission and City Council to determine that the PUDs were consistent with the purposes, goals, and standards of a PUD per Zoning Code Sections 11-3-13 and 11-3-14. The following narrative addresses each informational item as relevant and appropriate. Specific design features are herein linked to the purpose, goal, and/or standard which is addressed.

PUDs 42-A and 42-B are unique as they largely pertain to a recently-built, multi-use business park development but which does not yet have any buildings constructed. The plat of “South 75 Business Park Phase III” was filed of record December 30, 2019. Since the plat was filed, a new commercial development was split from the southern end of Lot 1, Block 2 (reference Lot-Split application GLS-244) and has been issued a Building Permit. It has been sold and is not a part of this PUD. At the time PUDs 42-A and 42-B were originally approved, at least one (1) other new prospective commercial development was contemplated at the northeast corner of Lot 1, Block 2 (reference Lot-Split application GLS-247). It was approved for Lot-Split and Change of Access July 13 and July 20, 2020, and was sold July 21, 2020. It remains a part of this PUD. South of 166th Street, the land remains unplatted, and will be developed as future phases of the business park, likely in large tracts, identified as “Tracts” “A,” “C,” and “D.” PUD 42-A includes all of the land except Tracts “C” and “D,” which are in PUD 42-B since they are not contiguous with the rest of the land.

Future uses, and the ultimate locations, sizes, and configurations of individual development tracts will be dictated by market demand. Therefore, it is the intent of this PUD to outline allowable and excluded uses, and appropriate development standards for each allowable development type.

In addition to PUD development standards, private covenants, conditions, and restrictions (CCRs) have been developed and were filed of record for "South 75 Business Park Phase III." South of 166th Street, similar CCRs will be filed upon platting the balance of the land within this PUD. These private deed restrictions address a number of the informational items outlined in the Glenpool Zoning Code, such as architectural compatibility, overall design style, colors, materials, and sign program. Therefore, this PUD does not include site plans showing parking areas, conceptual building design elevations or renderings, parks and recreation schematic plans, amenity plans, or other such details which cannot be known until specific developments are proposed (cf. Zoning Code Section 11-3-13.C.).

Development of the site in accordance with this PUD and the private CCRs will result in a development outcome that is superior to that possible through general zoning districts, will address the needs of the development market for greater flexibility and certainty, and will support the desire of the City to achieve the goals and objectives of the Comprehensive Plan, as provided in the Zoning Code provisions pertaining to PUDs.

Prior to the approval of PUDs 42-A and 42-B, the subject property was zoned CG Commercial General. The originally-approved PUDs 42-A and 42-B utilize some of the land uses and development intensities that would be allowed by CG zoning, plus additional uses that are appropriate and reasonably anticipated for the site, but will restrict uses, intensities, and specific use elements which do not serve the best interests of the City of Glenpool, the owner, or the development.

The originally-approved PUDs 42-A and 42-B and the private CCRs will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." The originally-approved PUDs 42-A and 42-B shall be developed in accordance with the use and development regulations of the City of Glenpool Zoning Code, as adopted with Ordinance No. 746, except as otherwise specified herein. Bulk and area standards within the proposed Development Standards generally follow those of the CG Commercial General zoning district for nonresidential uses.

PURPOSE (Glenpool Zoning Code Section 11-3-13.A.):

The originally-approved PUDs 42-A and 42-B and the related plan review and approval processes will benefit the City of Glenpool by creating community character and the owner/developer by expanding development options and flexibility, and will reduce uncertainty through the specificity of development standards and plan documents.

GOALS (Glenpool Zoning Code Section 11-3-13.B.):

The originally-approved PUDs 42-A and 42-B will result in a development outcome superior to that possible through general zoning districts, address the needs of the development market for greater flexibility and certainty, and support the desire of the City to achieve the goals and objectives of the Comprehensive Plan.

As encouraged by the Zoning Code, the originally-approved PUDs 42-A and 42-B allow an appropriate mixture of uses, exclude other uses that may not be desirable, and provide development standards to ensure the compatibility and design integration of all uses.

The originally-approved PUDs 42-A and 42-B created a development framework that provides both the owner/developer and the City of Glenpool flexibility, within predetermined codified parameters, with appropriate Planning Commission and City Council oversight.

CONTEXTUAL PLAN (Glenpool Zoning Code Section 11-3-14.A.):

The originally-approved PUDs 42-A and 42-B support a unique development project and provide appropriate development standards that are site and context sensitive.

The “Contextual Plan” / “Concept Plan” is represented on Exhibit B “Conceptual Masterplan.”

Additional contextual descriptions are provided in the appropriate sections of this text, such as “Utilities and Drainage,” “Access and Circulation,” and “Environmental Analysis and Topography.”

During the planning and civil engineering design for the South 75 Business Park Phase III subdivision, anticipated impacts on community facilities (primarily utilities and streets) were considered and the necessary measures have been taken to address those impacts. Similarly, anticipated impacts are being considered and used to inform the design of the balance of the development site to 171st Street.

Zoning Code Section 11-3-16.B calls for submittal of [Restrictive] “Covenants” for the purpose of “review as to form” for the sake of ensuring proper ownership, maintenance, continuity, and conservation of common open spaces within the PUD. A copy of the approved, recorded plat of “South 75 Business Park Phase III”, including Restrictive Covenants, was submitted along with the originally-approved PUDs 42-A and 42-B, together with a copy of the private CCRs previously mentioned. The Restrictive Covenants provide for Property Owners’ Association ownership and maintenance of the stormwater detention ponds, drainage facilities, and other common areas. Similar plat covenants and CCRs will be developed and filed during the platting of the additional areas subject to this PUD.

Through the originally-approved PUDs 42-A and 42-B and the private CCRs, the site is being developed with a higher level of quality than a standard development, and will yield substantial community benefits, such as:

1. An efficient provision of infrastructure that sustains, to the extent possible under development conditions, the natural environment;
2. Continuity of the roadway system, via the extension of South Broadway Street from 161st Street to 166th Street, and a future public and/or private frontage road from 166th Street to 171st Street, which effectively distribute vehicular and pedestrian traffic within and through the development;
3. Pedestrian systems via sidewalks that improve pedestrian circulation;
4. Enhanced buffering of land uses between the more intense nonresidential uses within the site and the single-family housing which may ultimately be anticipated on the adjacent land to the east zoned RE with PUD 24 and zoned AG (with residential zoning and development potential);
5. Improved development quality via planned landscaping and other decorative treatments at development entrances.

It is anticipated that the two (2) large, platted lots will continue to be subdivided by Lot-Split or replat as each development site is sold for development. Provided, however, the number of lots which may cumulatively be created by Lot-Split will not exceed the maximum imposed hereby, and further land divisions will require replatting. Due to the scale of the property, the mix of land uses proposed, and the

anticipated time horizon to ultimate build-out, this the originally-approved PUDs 42-A and 42-B established allowable and excluded uses, intensity of nonresidential uses, and specific development standards and conditions for each use type. Now that the PUDs have been approved, more specific land division and Detailed Site Plans will follow for each sub-development.

South 75 Business Park

EXHIBIT A

AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

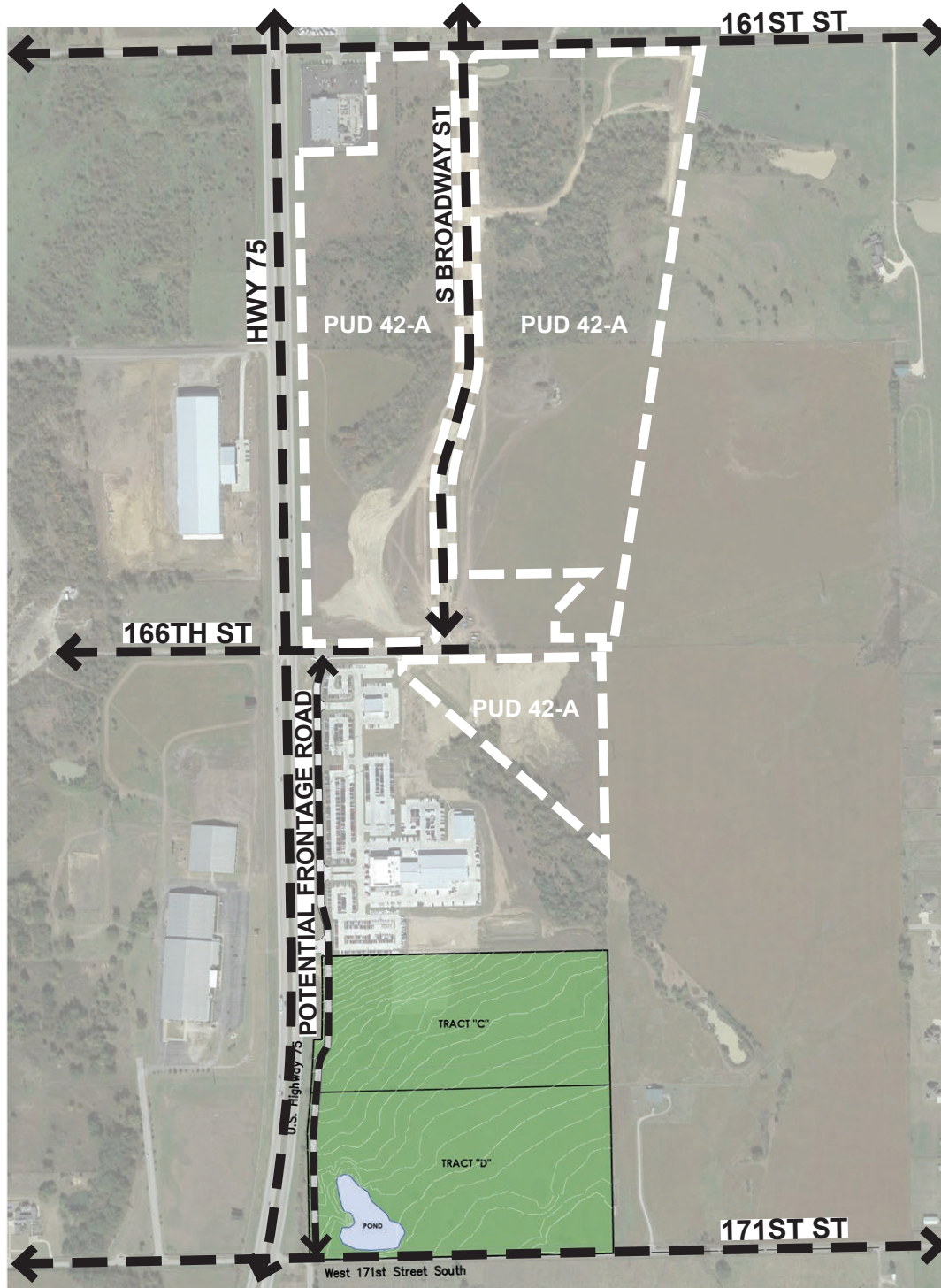


South 75 Business Park

EXHIBIT B

CONCEPTUAL MASTERPLAN

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 04, 2020



III. DEVELOPMENT STANDARDS

Permitted Uses: All uses permitted by right, by Limited Use, and by Specific Use Permit within the CG Commercial General zoning district, as per Glenpool Zoning Code Uses Permitted Table 11-3-9, plus the following additional uses:

- Farm, Agricultural (indoor and/or outdoor, excluding marijuana)
- Industrial, Light, Flex Commercial (specifically including “office/warehouse”)
- ~~Industrial, Heavy (subject to the approval of a Specific Use Permit) (hereby removed)~~
- Small trade shops such as woodworking, metal fabrication, and pottery
- Lumberyard
- Outdoor Advertising Signs (Billboards)
- Outdoor Recreation, Public
- Public or Private School
- Research, Testing Lab, Product Development
- Uses customarily accessory to uses permitted by this PUD

Certain uses shall be restricted as follows:

- Pawnshop, Short Term Financing, and bail bonding are not permitted
- Extraction uses shall be restricted to oil and gas drilling, production, and storage and shall be subject to the approval of a Specific Use Permit
- Marijuana growing, processing, and/or sales are not permitted
- Storage of hazardous or toxic waste shall not be permitted
- Recreational vehicle campgrounds are permitted only as an ancillary use to a recreational vehicle sales and service use and individual RVs are limited to three (3) consecutive nights
- All Temporary and Accessory uses within the CG zoning district shall require satisfaction of procedures for same under Glenpool Zoning Code Uses Permitted Table 11-3-9.

Maximum Floor Area Ratio:	0.75
Maximum Building Height:	None
Minimum Lot Width with Arterial Street Frontage:	100 FT
Minimum Lot Width with Non-Arterial Street Frontage:	50 FT *
Minimum Building Setbacks:	
From U.S. Highway 75 Right-of-Way:	50 FT
From Arterial Street Right-of-Way:	50 FT
From Collector Street Rights-of-Way:	25 FT
From All Other Street Rights-of-Way:	25 FT (may be reduced to 10 FT upon site plan approval)
From Easterly PUD Boundary:	75 FT
From All Other Boundaries:	0 FT

Minimum Parking Ratio Multitenant Commercial Buildings:	1 per 225 SF building floor area **
Minimum Parking Ratio "Office/Warehouse" Buildings:	1 per 450 SF building floor area **
Minimum Parking Ratio All Other Uses:	As per Glenpool Zoning Code Section 11-6-3 **
Minimum Accessible Parking Stall Dimensions:	8 FT by 18 FT with 5 FT X 18 FT Access Aisle ***
Minimum Parking Setback from R District or Lot Containing Residential Use:	20 FT
Minimum Required Loading Berths:	None ****
Minimum Loading Berth Setback:	As per Glenpool Zoning Code Section 11-6-4.B.1.
Other Bulk and Area Requirements:	As required within CG District

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Glenpool during site plan review.

** The Planning Commission, upon review and approval of a site plan review as required herein, shall have the authority to modify parking requirements.

*** Supersedes additional width requirement of Glenpool Zoning Code Section 11-6-4.C.5.; must meet ADA guidelines if greater than provided herein.

**** Off-street loading shall not be required. If constructed, off-street loading geometries may be modified from Zoning Code restrictions by the City of Glenpool pursuant to its review and approval of a commercial building permit, provided the modified design meets Building Code requirements. The owner or individual tenants may allow off-street parking within loading berth areas when not in use for loading purposes.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned PUD 42-A and PUD 42-B and consists of a vacant, platted business park development and additional unplatted development tracts between 166th Street and 171st Street. Existing land uses on surrounding properties are reflected on Exhibit A. A previous, related development, the new Mark Allen Chevrolet adjoins the site at the southeast corner of 166th Street and Highway 75 in “South 75 Business Park Phase II” and is zoned CG. West of U.S. Highway 75 is the Premier Steel Services plant zoned IM, the Faith Church zoned CG, and additional vacant land zoned CG and RS-3. The Tractor Supply Co. business adjoins the site’s northwest corner, and is zoned CS in “South 75 Business Park Phase I.” Various commercial and industrial uses and vacant lots zoned CG, IL, and AG are located across 161st Street to the north and northwest; these include Champagne Metals, Sundown Marine, Wade’s RV, and Eurocraft.

The northern portion of the site’s eastern boundary is shared with a 144-acre agricultural tract, which contains a dwelling, and is zoned RE with PUD 24. South of 166th Street, the adjacent land to the east is composed of two (2) large agricultural tracts zoned AG, one (1) of which contains a dwelling. Enhanced screening and buffering are required by this PUD along this east side as residential development may ultimately be expected per the approved residential zoning and likely future residential rezoning.

South of 171st Street are vacant and agricultural tracts zoned CG and AG. The vacant land at the southwest corner of 171st Street and Union Avenue (a former mobile home park) is zoned CG and is expected to develop with uses similar to those within this PUD.

IV.B. ACCESS AND CIRCULATION: North of 166th Street, the subject property has 2,144.36 feet of frontage on South U.S. Highway 75. South of 166th Street, the subject property has 1,358.33 feet of frontage on South U.S. Highway 75. The subject property has over ¼ mile of frontage on 161st Street, ¼ mile of frontage on 171st Street, and additional frontage on 166th Street and South Broadway Street.

Access and circulation can be inferred from the street patterns shown on Exhibit B. The South Broadway Street and 166th Street collector streets developed as a part of South 75 Business Park facilitate connectivity for the site and surrounding properties. The frontage road built in front of Mark Allen Chevrolet will be extended south to 171st Street as either a public and/or private road. Other, internal streets may be public or private, built to City of Glenpool standards. Sidewalks constructed with the streets will facilitate pedestrian linkages when adjoining properties are developed with connecting sidewalks.

Whether by Lot-Split or replat, individual site developments may construct additional public or private streets, or private drives constructed to appropriate design standards and secured by Mutual Access Easements. Whether public or private, streets shall be constructed to meet the City of Glenpool standards for public streets or other design standards approved by the City of Glenpool. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Glenpool and be approved by the Glenpool Fire Department during the platting stage.

Limits of No Access (LNA) were imposed by the recorded plat of “South 75 Business Park Phase III”, except at approved street intersections. LNA will be further determined and imposed by future plats for the balance of the development site. Construction of any future street and/or driveway connections to U.S. Highway 75 will be coordinated with the Oklahoma Department of Transportation (ODOT) and the City of Glenpool.

Where mutually beneficial, mutual access easements, cross-parking privileges, or other such agreements may be created by separate instrument.

IV.C. SIGNS: Signs shall comply with the applicable provisions of the Glenpool Zoning Code for the CG district except as modified herein, and shall be submitted to and approved by the City of Glenpool for sign permit. In addition to all other signage allowed within the CG district, the following signage shall be permitted within the PUD:

1. One (1) project identification sign may be located at the northeast corner of 166th Street and U.S. Highway 75, and project identification signs may be located at the southwest and southeast corners of the intersection of 161st Street and South Broadway Street and each corner of the intersection of the frontage road with 171st Street. Project identification signs may identify only the like-branded development name (e.g. "South 75 Business Park") and shall not exceed 50 feet in height or 300 square feet of display surface area. A three-dimensional project identification sign shall be permitted the same 300 square feet of display surface area per each two-dimensional plane.
2. One (1) combined commercial development entrance sign shall be permitted per each street or drive intersection with U.S. Highway 75 and 161st Street, identifying businesses and uses located anywhere within the PUD, but shall not exceed 50 feet in height or 300 square feet of display surface area per sign. If the combined commercial development entrance sign shares the same support structure as a project identification sign, the maximum display surface area shall be reduced in proportion to the display surface area of the project identification sign.
3. Roof and parapet signs shall be permitted to exceed wall height by two (2) feet.
4. Each lot shall be permitted one (1) flagpole displaying the official flag of the United States of America, not to exceed 100 feet in height.

IV.D. UTILITIES AND DRAINAGE: Waterlines have recently been extended throughout "South 75 Business Park Phase III" and provide water service and fire protection, and include fire hydrants located during the engineering design and permitting phase. South of 166th Street, water service and fire protection will similarly be designed and constructed during the engineering and permitting phase. Water taps and other appurtenances will be designed and installed when specific sites are subdivided and developed.

Sanitary sewer has also been recently extended through and provides service to all lots within "South 75 Business Park Phase III". South of 166th Street, sanitary sewer service will be extended at the time of design, permitting, and development. Service tees and other appurtenances will be designed and installed when specific sites are subdivided and developed.

Within "South 75 Business Park Phase III", an internal stormwater collection and detention system was designed and constructed during the engineering design and permitting phase. Stormwater drainage and detention facilities have been constructed within Reserves 'A', 'B', and 'C', which facilities and Reserve Areas will be maintained by the property owners' association to be established pursuant to the plat. Stormwater collection and detention for areas south of 166th Street will be designed, permitted, and constructed when developed. Some stormwater detention has been provided for "Tract A" via a detention facility located within the tract and secured by a separate instrument Detention Easement, and additional detention is provided within Reserve C of "South 75 Business Park Phase III." However, adequacy of

existing stormwater detention for “Tract A” remains to be validated in consideration of its development intensity.

Since the “South 75 Business Park Phase III” site is already developed, Exhibit C of this PUD reflects existing, rather than conceptual, utility and stormwater drainage and detention facilities. South of 166th Street, utilities are still in design. Conceptual utility design was included in the Conceptual Utility Plans submitted with the Preliminary Plats of “South 75 Business Park Phase IV” and “South 75 Business Park Phase V.” Those plats and CUPs were submitted, reviewed, and approved concurrently with the PUDs 42-A and 42-B Final Development Plans in October, 2020.

IV.E. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped. Toward the middle of the site, a couple hilltops create a “saddleback,” shedding water to the northeast (Coal Creek drainage basin) and southeast (North Duck Creek drainage basin).

As represented on Exhibit E FEMA Floodplain Map, no portion of the subject property is located within a Special Flood Hazard Area or the Regulatory Floodplain.

The Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. The site contains Bates-Coweta Complex, 3-5% slopes, Dennis-Pharoah Complex, 1-3% slopes, Okema-Parsons-Pharoah Complex, 0-1% slopes, Dennis Silt Loam, 1-3% and 3-5% slopes, Dennis-Radley Complex, 0-12% slopes, and Okemah Silt Loam, 0-1% slopes. During engineering design and permitting phase of “South 75 Business Park Phase III,” a geotechnical report was performed to recommend paving sections and subgrade design, development constraints associated with these soils types were assessed, and construction proceeded accordingly. For future development south of 166th Street, a geotechnical report will similarly be performed and utilized to inform design and construction. Soil types and topography are shown on Exhibit D of this PUD.

IV.F. PLATTING AND SITE PLAN REQUIREMENTS: The subdivision plat of “South 75 Business Park Phase III” has been recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. It is anticipated that individual development sites will be created by Lot-Split or replat, as the case may be. As required by this PUD, the maximum number of lots which may be created from any originally platted lot within “South 75 Business Park Phase III” shall be four (4). Any further divisions of land, as required by this PUD, shall require replatting. South of 166th Street, no building permit shall be issued for any building within the PUD until a subdivision plat has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, recommended upon by the Glenpool Planning Commission, approved by the Council of the City of Glenpool, and duly filed of record. The subdivision plat and any replat shall include covenants of record implementing the development standards of the approved PUD and the City of Glenpool shall be a beneficiary thereof. See also the Preliminary Plats of “South 75 Business Park Phase IV” and “South 75 Business Park Phase V.”

No building permit shall be issued for any building within the PUD until a Detailed Site Plan of the proposed improvements has been submitted to the City of Glenpool, reviewed by the Glenpool Technical Advisory Committee, and approved by the Glenpool Planning Commission and by the City of Glenpool. Certain more intense uses may require sanitary sewer industrial pretreatment and/or other special accommodations if required by the City of Glenpool.

All parking areas, including access drives, shall be paved with a dust-free, all-weather asphalt or concrete surface or other surface meeting the requirements of the City of Glenpool for paving. Provided, however, a temporary suspension of this paving requirement may be permitted by the Planning Commission upon its review and approval of a Detailed Site Plan as required herein. The schedule for paving shall be made a condition of site plan approval and shall be guaranteed by performance security, as found acceptable by the City of Glenpool and with the City of Glenpool named as beneficiary.

Earth Change Permits may be issued upon satisfaction of specific requirements for same while the site plan review is in process.

IV.G. LANDSCAPING AND BUFFERING: Along the easterly PUD boundary, provided the adjoining land is developed residentially, in addition to the building, parking, and loading berth setbacks provided herein, buffering shall include a minimum of an eight (8) foot high opaque screening fence or wall and large trees and/or evergreen trees planted not less than 25 feet on center. Along the easterly PUD boundary, provided the adjoining land is developed residentially, the Detailed Site Plan required by this PUD shall include a photometric plan demonstrating that all lighting proposed will produce not more than 0.0 footcandles at the easterly PUD boundary.

The Glenpool Planning Commission, upon its review of a Detailed Site Plan as required herein, shall have the authority to require landscaping, screening, and buffering design modifications between uses which would otherwise be required if developed outside of the PUD (e.g. between manufacturing and school campuses). Such design modifications shall apply only to the proposed use which creates the need for buffering, such as a school campus constructed next to and after a manufacturing facility. Further, upon its review of a Detailed Site Plan as required herein, the Planning Commission shall also have the authority to increase minimum landscaping and buffering requirements along the easterly PUD boundary, to include additional building and parking and loading setbacks.

Unenclosed off-street parking and loading areas shall be screened from all street rights-of-way; provided, however, that this requirement is waived if the parking or loading area meets the other minimum landscaping requirements of the Glenpool Zoning Code and is set back from rights-of-way as follows: 20 feet from U. S. Highway 75, 10 feet from a collector street, or 7.5 feet from any other public or private street. Where the parking and loading setbacks herein required are not met, screening shall consist of either (A) installation of a three (3) foot tall opaque hedge or (B) earthen berms, shrubs, trees, decorative wall, or some combination thereof achieving a minimum height of three (3) feet at the time of installation. All such landscaping shall be of sufficient size to immediately screen a minimum of fifty percent (50%) of the parking or loading area and be of a plant type that will provide full screening within three (3) years from time of planting.

Except as expressly provided herein, all landscaping, screening, and buffering requirements of the Zoning Code shall apply.

IV.H. SCHEDULE OF DEVELOPMENT: "South 75 Business Park Phase III" has been developed and platted and, within it, individual development tracts will be created by Lot-Split or replat, as the case may be, as market conditions permit. South of 166th Street, the land will be developed as market conditions permit.

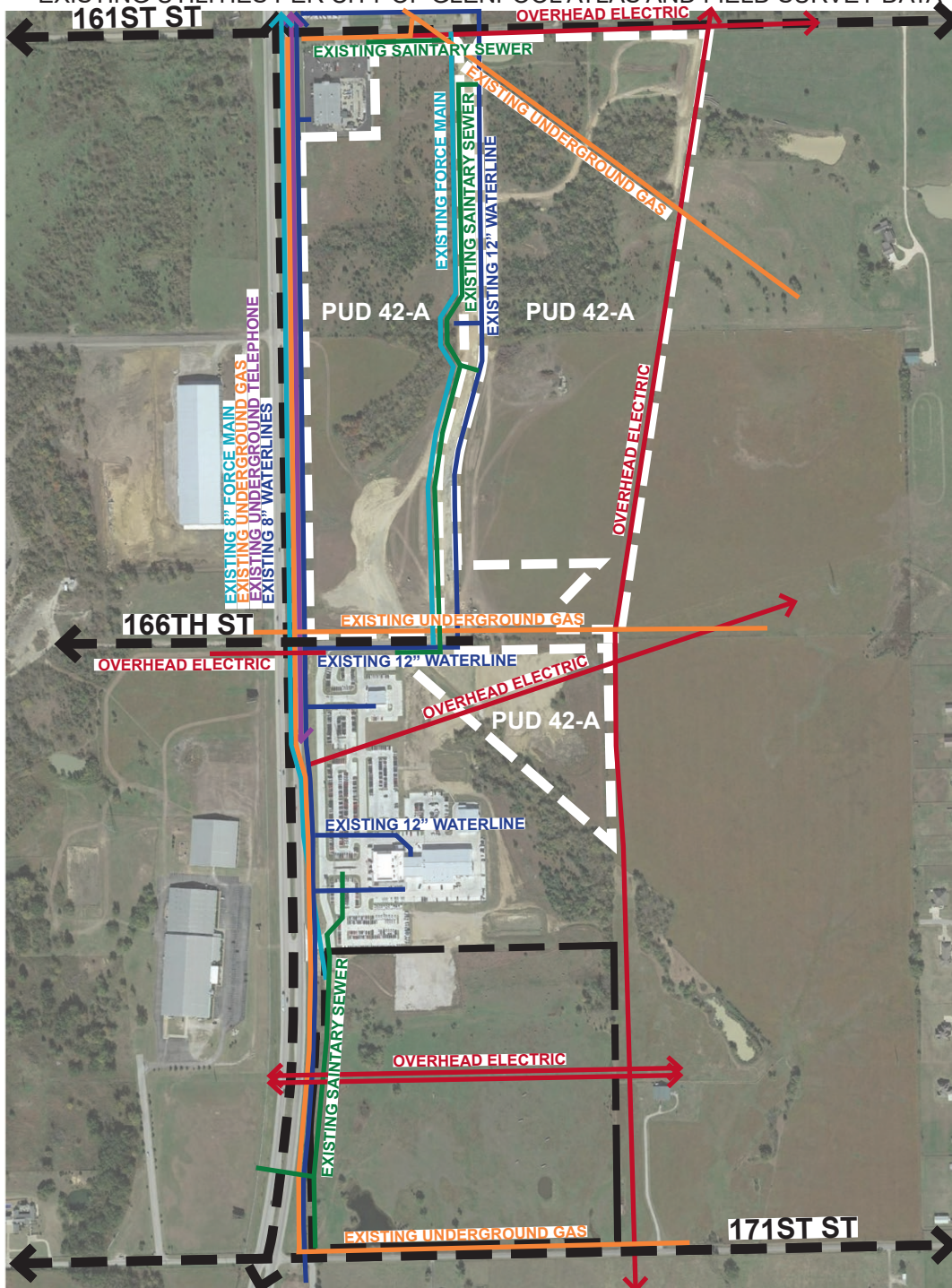
South 75 Business Park

EXHIBIT C

EXISTING UTILITIES

CONCEPTUAL LAYOUT SHOWN AS OF JUNE 04, 2020

EXISTING UTILITIES PER CITY OF GLENPOOL ATLAS AND FIELD SURVEY DATA

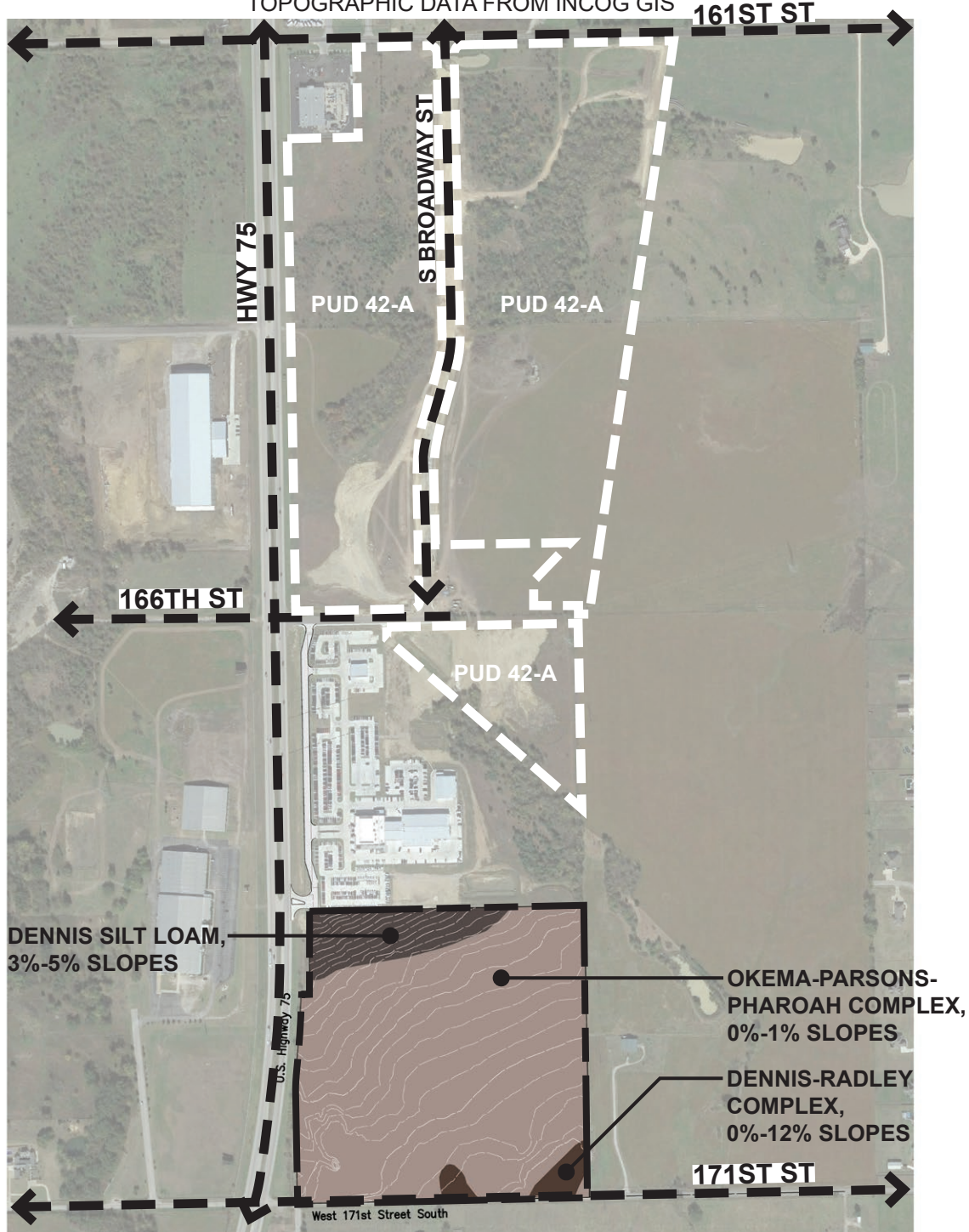


South 75 Business Park

EXHIBIT D

EXISTING TOPOGRAPHY & SOILS

SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JUNE 04, 2020
TOPOGRAPHIC DATA FROM INCOG GIS



South 75 Business Park

EXHIBIT E

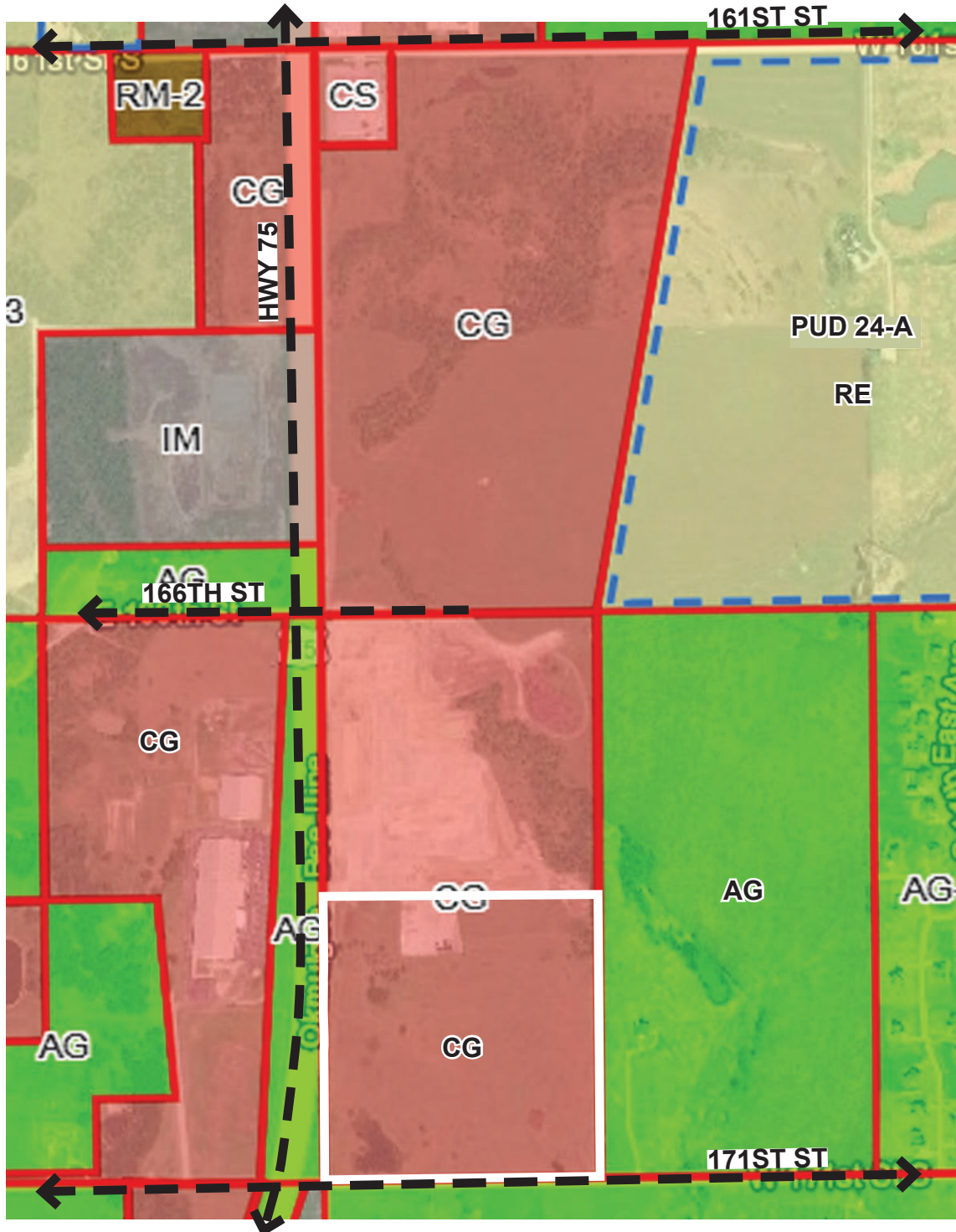
FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C0420K, EFFECTIVE 08/03/2009



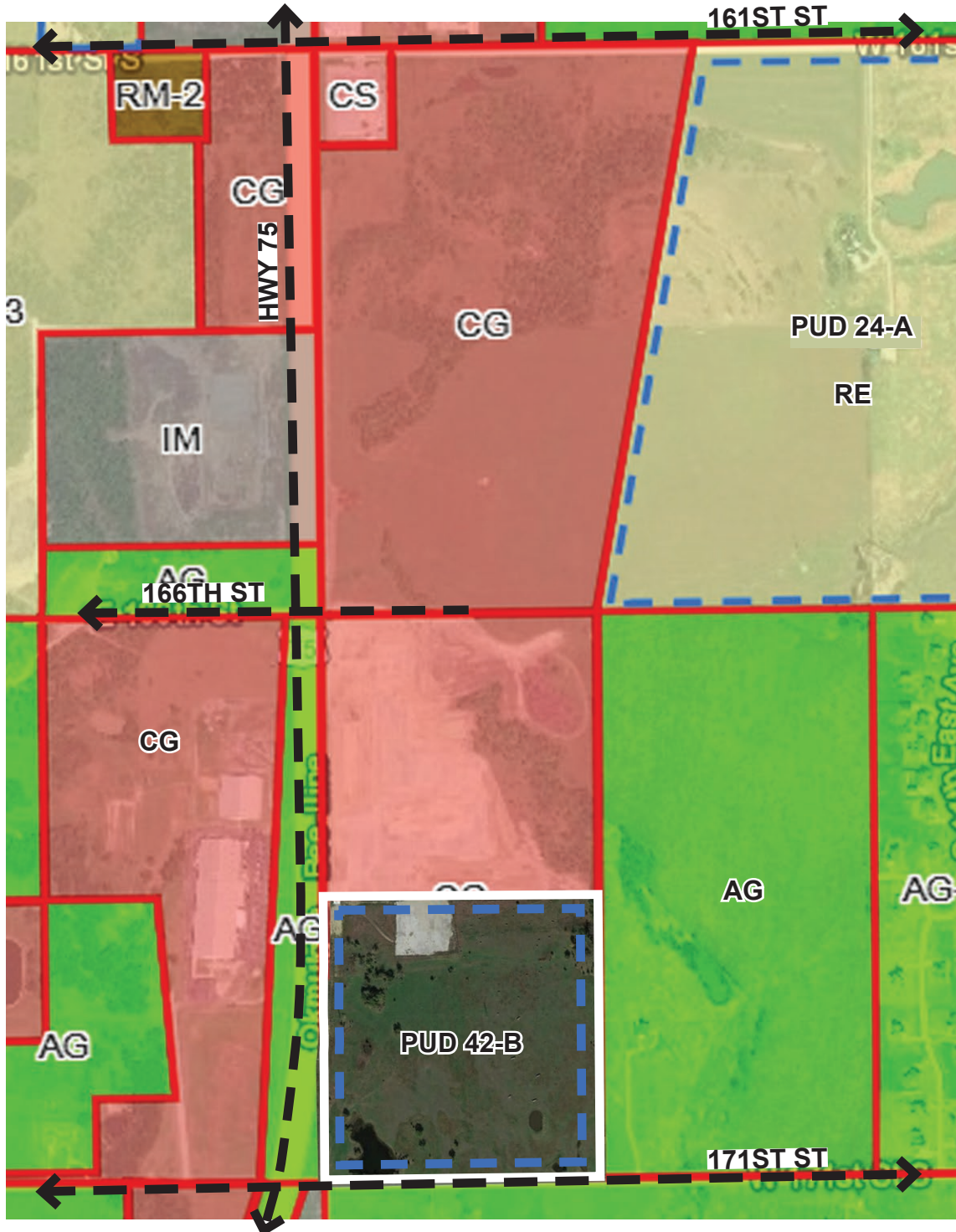
South 75 Business Park

EXHIBIT F EXISTING ZONING MAP



South 75 Business Park

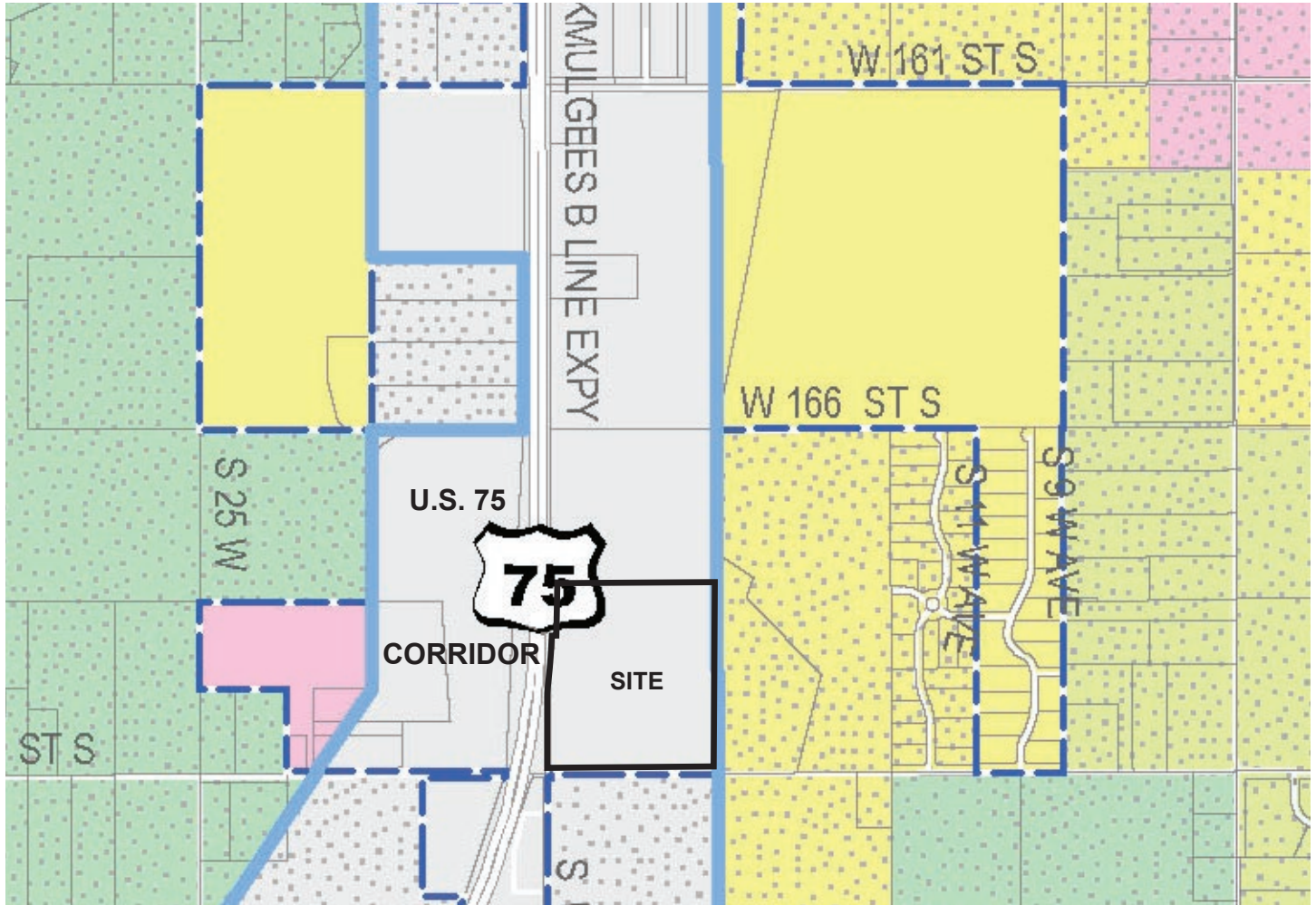
EXHIBIT G PROPOSED ZONING MAP



South 75 Business Park

EXHIBIT H

COMPREHENSIVE PLAN MAP GLENPOOL 2030 COMPREHENSIVE PLAN



Legend

Land Use

- Rural
- Parks and Recreational Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial

- General Commercial
- Industrial Light
- Industrial Medium

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Note: See Plan text for more background and policy direction for future land use in Corridor and Special District areas.

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Area
- Parcel Boundary



PUD Development Standards Crosswalk

for

PUD 42-B

16075 South 75 Business Park

Glenpool, Oklahoma

Item	Zoning Code	PUD	Notes
Permitted Uses			
1.	Uses Permitted Table 11-3-9 for CG	CG uses plus addl.	See PUD Sec. III. Devpmt. Stds., Permit. Uses

Development Standards (Compared to CG)

2.	Maximum Floor Area Ratio (FAR) 0.50	0.75	
3.	Maximum Building Height None	None	
4.	Minimum Lot Width with Arterial Street Frontage 150 FT	100 FT	
5.	Minimum Lot Width with Non-Arterial Street Frontage 50 FT	50 FT *	* Lots may have no frontage with access Esmt.
6.	Minimum Building Setbacks from Streets Per CG	Per CG *	* Local Str. S/B may be reduced to 10 FT w/S.P.
7.	Minimum Building Setbacks from Easterly PUD Boundary 15 FT + 2 FT /1 FT Bldg. Ht. over 15 FT	75 FT *	* PC may increase upon S.P. approval
8.	Minimum Building Setbacks from All Other Boundaries 0 FT	0 FT *	* PC may increase upon S.P. approval
9.	Minimum Parking Ratio Multitenant Commercial Buildings Depends on tenant occupancy sched.	1/225 SF Floor Area *	* PC may modify upon S.P. approval
10.	Minimum Parking Ratio "Office/Warehouse" Buildings Depends on tenant occupancy sched.	1/400 SF Floor Area *	* PC may modify upon S.P. approval
11.	Minimum Parking Ratio All Other Uses Per Section 11-6-3	Per Sec. 11-6-3 *	* PC may modify upon S.P. approval
12.	Minimum Accessible Parking Stall Width 12 FT	8 FT; + 5 FT acc. aisle	PUD dimensions are per ADA standards
13.	Minimum Parking Setback from R District or Lot Containing Residential Use 0 FT; however, see notes	20 FT	Section 11-6-4.B.2 bufferyard req. interpretation
14.	Required Loading Berths Per Section 11-6-3.5	None *	* PC may modify dimensions upon S.P. approval
15.	Minimum Loading Berth Setback Section 11-6-4.B.1.	Per Section 11-6-4.B.1.	
16.	Other Bulk and Area Requirements Per CG	Per CG	

Miscellaneous Development Standards

17.	Planning Commission Site Plan Approval Required? No	Yes	All uses
18.	Maximum Number of Ground Signs Compare to CG	CG + ID + combined development entrance signs	
19.	Earth Change Permits May Be Issued Before Site Plan Approval? No	Yes, while in process	
20.	Buffering Required Along Easterly PUD Boundary Depends on zoning and site design	Incr. Setbacks, Fencing, Landscaping, Lighting restrictions; see PUD	
21.	Parking Screening Along Frontage Streets 3' tall hedge per Section 11-6-4.B.2.	3' tall hedge or similar	Screening alternatives match private CCRs
22.	Maximum Wall Sign Height Cannot exceed wall height	Roof/Parapet HT. + 2'	Additional height matches private CCRs
23.	Minimum Parking Setbacks from Streets 0 FT *	7.5 FT : 20 FT	* However, some space needed for 3' hedge
24.	Paving Required for Unenclosed, Off-Street Parking Yes	Yes, except temp. *	* Upon PC DSP approval, w/timeline & security