

South 75 Business Park

PUD 42-A Minor Amendment # 3
PUD 42-B Minor Amendment # 2

132.857 acres located along the East side of
South U.S. Highway 75 between
161st Street and 171st Street

Glenpool, Oklahoma

Owner

South 75, LLC
c/o Rex Robertson
16400 Dallas Parkway
Suite 140
Dallas, TX 75248-1389

Applicant/Consultant

Tanner Consulting, LLC
Attn.: Erik Enyart
5323 South Lewis Avenue
Tulsa, OK 74105
eenyart@tannerbaitshop.com

May 07, 2021

TABLE OF CONTENTS

I. PROPERTY DESCRIPTION 3

II. DEVELOPMENT CONCEPT 6

III. PROJECT HISTORY AND SCOPE..... 7

IV. AMENDED DEVELOPMENT STANDARDS 8

I. PROPERTY DESCRIPTION

South 75 Business Park 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."

II. DEVELOPMENT CONCEPT

South 75 Business Park (sometimes, “South 75”) is 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.

Since it is not possible to anticipate the locations, sizes, or configurations of individual development tracts through the Business Park’s multiyear build-out, South 75 Business Park Phase III was intentionally platted into two (2) large lots, to be subdivided by Lot-Split or replat as each development site is sold for development.

As new businesses are being developed, it has become evident that several businesses include outdoor storage as an integral function of their business operations. The Glenpool Zoning Code and PUDs 42-A and 42-B all permit outdoor storage as an accessory use within South 75 Business Park, but neither the PUDs nor the Glenpool Zoning Code clearly specifies minimum standards, in particular, whether paving is required for such ‘lay-down yard’ areas or only parking and loading areas. This PUD Minor Amendment intends to establish minimum standards for outdoor storage within South 75 Business Park, including surfacing, screening, and maintenance.

III. PROJECT HISTORY AND SCOPE

South 75 Business Park was approved by the Glenpool Planning Commission and Glenpool City Council for PUD Final Development Plans on October 12 and 19, 2020, respectively (reference Ordinance Nos. 777 and 778). Because the site is not contiguous, PUD 42 consists of (2) PUDs. PUD 42-A is comprised by part of the platted “South 75 Business Park Phase III” and “Tract A,” the latter which was submitted and approved as a Preliminary Plat under the name “South 75 Business Park Phase IV.” PUD 42-B consists of “Tracts C and D,” and was submitted and approved as a Preliminary Plat under the name “South 75 Business Park Phase V.”

A Minor Amendment to PUDs 42-A and 42-B was submitted in December, 2020 and was administratively approved by letter dated January 4, 2021. Minor Amendment # 1 to PUDs 42-A and 42-B was submitted to further conform the intended and permissible uses in the Business Park with the terms of the TIF District #1 Project Plan.

A Minor Amendment to PUD 42-A was submitted February 05, 2021 and was granted administratively. Minor Amendment # 2 pertained to PUD 42-A and was a request reduce the minimum lot width and minimum street frontage to 80 feet to permit a requested Lot-Split for the development of a telecommunications facility. The Planning Commission approved the Lot-Split, GLS-254, March 08, 2021.

This Minor Amendment (PUD 42-A Minor Amendment # 3 and PUD 42-B Minor Amendment # 2) is a request to establish minimum development standards for permitted outdoor storage as an accessory use to permitted uses within South 75 Business Park.

Unless specifically modified herein, the approved permitted uses and development standards of the original PUDs 42-A and PUD 42-B (as modified by previous approved amendments) shall remain in full force and effect. Original PUD exhibits have not been updated for purposes of this Amendment.

IV. AMENDED DEVELOPMENT STANDARDS

A. Within Section IV.G. LANDSCAPING AND BUFFERING of both PUD 42-A and PUD 42-B, the following shall be added as the next to last paragraph:

“Outdoor storage of materials and products, as an accessory element to uses permitted within this PUD, may be allowed on a gravel surface under the following provisions:

- The storage area shall be screened with an opaque fence.
- The opaque fence shall incorporate landscaping to soften the overall height and appearance.
- “Chain-link” fence covered with screening material shall not satisfy the opaque screening fence requirement.
- The outdoor storage of materials and products shall not be greater than the height of the opaque fence.
- The short or long-term parking and storage of vehicles or equipment are only permitted on a hard surfaced area and are expressly prohibited on a gravel surface.
- Gravel storage areas must be chemically treated as needed to control dust and shall be maintained dust free in perpetuity.”