

**THE TOWN OF LUTHER**  
**SPECIFIC USE PERMIT**  
**SUP MASTER DESIGN STATEMENT**  
**FOR**  
**BLE Landholdings, LLC**

June 2, 2026

**PREPARED FOR:**

BLE Landholdings, LLC  
154 Krog St. # 105  
Atlanta, GA 30307  
404-965-2722 Phone  
ryan@beltlineenergy.com  
charles@beltlineenergy.com  
dan@beltlineenergy.com

**PREPARED BY:**

BOX LAW GROUP, PLLC  
David Box  
Kaitlyn Turner  
525 NW 11<sup>th</sup> St., Ste. 205  
Oklahoma City, OK 73103  
405-652-0099 Phone  
[david@boxlawgroup.com](mailto:david@boxlawgroup.com)  
[kaitlyn@boxlawgroup.com](mailto:kaitlyn@boxlawgroup.com)

## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
PLATTING REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13

SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
DECOMMISSIONING .....	9.17
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

**SECTION 1.0 ..... INTRODUCTION**

The Special Use Permit (SUP) of BLE Landholdings, LLC, consisting of approximately 320 acres, is located within the East Half (E/2) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

**SECTION 2.0 ..... LEGAL DESCRIPTION**

The legal description of the property comprising this SUP is described in Exhibit A, attached, and is made a part of this SUP Master Design Statement.

**SECTION 3.0 ..... OWNER/DEVELOPER**

The developer of this property is BLE Landholdings, LLC (the “Developer”). This Specific Use Permit may be transferred to a subsequent property owner, successor, or assigns without City approval and shall not run with the Applicant so long as each and every condition of this SUP is met. The property owners are as follows:

Wesley & Lisa Boydston, JBHCW Trust

**SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned under A-1, Agricultural District. Surrounding properties are zoned for:

- North: Oklahoma County.
- East: A-1 Agricultural.
- South: A-1 Agricultural.
- West: I Industrial and A-1 Agricultural.

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

**SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

**SECTION 6.0 .....CONCEPT**

The concept for this SUP is to change the existing base zoning to allow with additional provisions development of a data center, further defined as a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems, associated components, and supporting infrastructure, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, electrical substations, battery energy storage systems (“BESS”), backup generation systems, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices (collectively a “Data Center”).

**SECTION 7.0 ..... SERVICE AVAILABILITY**

**7.1 ..... STREETS**

The nearest street to the north is E Coffee Creek Rd. The nearest street to the east is N. Luther Rd. The nearest street to the south is NE 206<sup>th</sup> St. The nearest street to the west is N Triple X Rd.

**7.2 ..... SANITARY SEWER**

Facilities will require sewer service to meet domestic sanitary needs. The domestic sanitary sewer needs associated with this section shall not include the use of wastewater for cooling of the facilities.

**7.3 ..... WATER**

Facilities shall require potable water to meet domestic, landscaping and fire protection needs. Potable water supply shall not be used for cooling of the facilities. Private wells shall not be utilized for cooling needs of the project. Developer and City of Oklahoma City may enter into one or more Utility Agreement(s), which will allow the Project to use City of Oklahoma City waste water (grey water) to cool facilities on the Project site. It is contemplated that the wastewater would be purchased and returned to the City of Oklahoma City via a separate Utility Agreement. All grey water used, purchased or returned to the City of Oklahoma City will be as set forth in a separate negotiated Utility Agreement with the City of Oklahoma City. The City of Oklahoma City Utility Agreement will call out the required quality of the grey water purchased and returned to comply with all Oklahoma Department of Environmental Quality laws and regulations.

**7.4 ..... FIRE PROTECTION**

The nearest fire station to this property is the Luther Fire Department located at 110 S Ash St, Luther, OK 73054. It is approximately 2 miles from this SUP development.

**7.5 .....GAS, ELECTRICAL, AND TELEPHONE SERVICE**

Proper coordination with the various utility companies will be made in conjunction with this development.

**7.6 ..... PUBLIC TRANSPORTATION**

Public Transportation is currently unavailable adjacent to this site.

**7.7 ..... DRAINAGE**

The property within this Specific Use Permit is not within a FEMA flood plain. All stormwater generated on the Property will be designed to comply with Chapter 4, Section 12-401 et seq., of the Town of Luther Code of Ordinances.

7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the rural estate land use topology area.

**SECTION 8.0 .....SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the SUP. Planning and zoning regulations will be those, which are in effect at the time of development of this SUP, provided, however, that the density and or intensity of the SUP shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this SUP. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations shall be the language and regulations contained herein. In the event of conflict between provisions of this SUP and any of 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 SUP, the provisions of this SUP 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 SUP 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 SUP, such Special Use and Development Regulations of this SUP shall prevail and be controlling. All health, safety, and fire regulations shall meet Code requirements.

8.1.....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the I District, Industrial and Manufacturing shall govern this SUP, except as herein modified.

All uses within the I District shall be permitted within this SUP. In addition, a Data Center, defined above, and accessory uses shall be permitted.

**9.0.....SPECIAL CONDITIONS**

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

Operational noise limits shall not exceed 65 dBA at the property line. This does not take into account background noise levels from outside of this parcel.

Cooling Towers and Backup Power Generation.

- a. Cooling Towers and Backup Power Generators shall not be located within any setbacks, as defined in Section 9.14.
- b. Generators shall be enclosed within non-reflective, sound-attenuated housing.
- c. Generator testing is only allowed Monday through Friday, from 10:00 a.m. to 4:00 p.m., except in the case of emergencies.
- d. All systems must be reviewed and permitted by the Town of Luther, including the Fire Department, and comply with all environmental statutes and codes.

Maximum lot coverage including all buildings and paving shall not exceed 75% of SUP area.

#### 9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, architectural metal, pre-cast concrete, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

The façade of any building visible from the property line along NE 206<sup>th</sup> St. and E Coffee Creek Rd shall have changes in wall plane, material, pattern, texture, or color, decorative metal or masonry panels, and changes in wall height.

#### 9.2 ..... LANDSCAPING REGULATIONS

- A. The landscaping along property frontage facing NE 206<sup>th</sup> St. and E Coffee Creek Rd shall include a 50-foot-wide landscape buffer as follows:
  - a. Exception – Frontage with the following conditions shall not require buffer plantings:
    - i. Where existing wooded area at least 50’ in width is preserved.
    - ii. Within 40 lineal feet of high voltage overhead electric transmission lines.
  - b. For each 25 lineal feet of frontage or fraction thereof 1 large tree shall be planted within the buffer.
    - i. Large trees shall be capable of reaching a minimum height of 50’ at maturity.
    - ii. Large Deciduous Trees shall be capable of reaching a minimum canopy spread of 50’ at maturity.
    - iii. A minimum of 25% of large trees shall be evergreen. A minimum of 25% of large trees shall be deciduous.
  - c. For each 30 lineal feet of frontage or fraction thereof 1 medium tree shall be planted within the buffer.
    - i. Medium trees shall be capable of reaching a minimum height of 25’ at maturity.
    - ii. A minimum of 25% of medium trees shall be deciduous.
  - d. For each 10 lineal feet of frontage or fraction thereof three shrubs shall be planted within the buffer.
    - i. A minimum of 25% of shrubs shall be capable of reaching a height of 12’ or taller at maturity.
  - e. Deciduous trees shall be 2” caliper or larger and evergreen trees shall be 7-8’ height or taller at time of planting.
    - i. Up to 50% of required trees may be planted with smaller nursery stock at a 3:2 Ratio.
      - 1. Three 1” caliper deciduous trees may be planted in place of two 2” caliper deciduous trees.

- 2. Three 5-6' height evergreen trees may be planted in place of two 7-8' evergreen trees.
- f. Shrubs shall be 3-gallon container size or larger at time of planting.
  - i. Up to 75% of required shrubs may be planted with smaller nursery stock at a 2:1 ratio.
    - 1. Two 1 gallon or larger shrubs may be planted in place of one 3-gallon shrub.
  - ii. The 25% minimum required 12' at maturity shrubs may not be smaller than 3 gallons at time of planting.
- g. Plantings shall be densely focused along the property line to maximize visual screening effect.
- B. The landscaping for the remaining perimeter, except for that portion of the Site that adjoins the Redbud Power Facility parcel, shall include a 30-foot landscaped buffer and staggered rows of evergreen trees that at maturity shall reach at least six (6) feet in height. This landscape buffer requirement may be fulfilled by the preservation of established woodland on site. Additional security fencing/screening may be placed adjacent or nearer to the buildings as necessary at the discretion of the Developer. Landscaping shall include low-water, low-maintenance native plantings
- C. Landscaping shall be regularly maintained and dead or damaged plants or trees must be removed within forty-five (45) days of notification.

9.3 ..... LIGHTING REGULATIONS

Lighting for the Project shall be adequate to illuminate the Site for safety and security while minimizing light spillover, glare and skyglow. All exterior lighting shall be pointed towards Developer's buildings and infrastructure and shielded from adjacent land uses. All exterior lighting must be full cut-off, downcast and dark-sky compliant, with LED lights 3000K or lower in color temperature. The maximum pole height is 20 feet. Developer shall submit a photometric plan showing foot-candle levels with any application with the Town for construction. Lighting must not exceed 1 foot-candle levels for any property line not along NE 206<sup>th</sup> St. Lighting for mechanical or service areas must be fully screened from public view. Fully shielded fixtures shall be used for outdoor and security lighting, which shall be aimed away from streets and residentially zoned and used properties.

9.4 ..... SCREENING REGULATIONS

Rooftop and ground-level mechanical equipment must be fully screened from NE 206<sup>th</sup> St. and E Coffee Creek Rd using architectural elements or dense vegetation.

Chain link, barbed and razor wire is prohibited along frontages. Vinyl coated chain link, decorative metal, masonry, or green-screened fencing shall be permitted.

All mounted cameras must be unobtrusive and coordinated with the fence or lighting design. No visible cabling or industrial conduit on frontages.

9.5 ..... PLATTING REGULATIONS

Platting shall be required in accordance with applicable Code requirements.

9.6 ..... DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 4 Flood Damage Prevention of the Town of Luther Code. Any additional drainage requirements will be through recognized standards and shall be expressly subject to review and approval of the Town Engineer.

9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

9.8 ..... ACCESS REGULATIONS

Access may be taken from NE 206<sup>th</sup> St. and E Coffee Creek Rd.

9.9 ..... PARKING REGULATIONS

Two parking spaces shall be required per 1,000 square feet of office area, except that no more than 180 parking spaces shall be required, with at least one (1) ADA-accessible parking space for every 25 total spaces. Parking areas shall include one (1) shade tree per eight (8) parking spaces.

9.10 ..... SIGNAGE REGULATIONS

The signage regulations shall be in accordance with the base zoning district.

9.11 ..... ROOFING REGULATIONS

All structures within this SUP shall have Class C roofing or better.

9.12 ..... SIDEWALK REGULATIONS

Sidewalks shall not be required within this SUP.

9.13 ..... HEIGHT REGULATIONS

The height of any building shall not exceed eighty-five (85) feet as measured to the roofline. Rooftop equipment shall be permitted and screened in accordance with Section 9.4. Towers that are accessory to the Project shall not exceed 150 feet in height and shall not be located within 200 feet of any property boundary.

9.14 ..... SETBACK REGULATIONS

All buildings shall be set back a minimum of fifty (50) feet from all property lines. Provided that, buildings shall be set back a minimum of one hundred (100) feet from NE 206th St and E Coffee Creek Rd.

9.15 ..... PUBLIC IMPROVEMENTS

On-site improvements shall comply with all applicable Local ordinances and State and Federal law.

9.16 ..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner. 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.

9.17 ..... DECOMMISSIONING

Prior to issuance of the Certificate of Occupancy, the Developer shall submit a Decommissioning Plan describing general procedures for securing, de-energizing, and removing equipment that may pose public safety or environmental risks if data center operations at the Project are abandoned. The Plan shall be conceptual in nature. Provided that, the holder of this SUP shall be required to comply with all applicable laws in effect at the time of decommissioning. For purposes of this Agreement, ‘Abandonment’ shall mean the Facility remaining non-operational and unoccupied for a period of not less than twenty-four (24) consecutive months, excluding periods of temporary shutdown for maintenance, upgrades, or market-driven operational pauses. Nothing herein shall obligate Developer to demolish improvements, remove all structures, or restore the Property to a specific use or condition, provided that the Property remains in compliance with applicable laws and does not create a public safety hazard.

**10.0 ..... DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this SUP. Town of Luther Code of Ordinances Section 12-251 Section F shall not apply to this SUP.

Operations and orderly progress toward completion of construction shall be satisfied by any of the following:

- a. Application for building permits
- b. Engagement for extension of public infrastructure
- c. Extension of public infrastructure
- d. Updates with Town on Construction Timeframes
- e. Engagement with Town on design, engineering, and permitting
- f. Procurement of materials

- g. Engagement with Town for improvements to the town water and sewer systems to serve the project
- h. Payment of any fees or related costs to upgrades and improvements to the town water and sewer systems to serve the project
- i. Engagement with the appropriate provider of power for engineering and design
- j. Execution of a contract for power with the appropriate provider

**11.0 ..... EXHIBITS**

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

*Exhibit A* - Legal Description

*Exhibit B* - Conceptual Site Plan: The site plan included herein is conceptual. Final plans shall be submitted with a building permit and shall be administratively approved so long as such final plans adhere to the provisions of this SUP.

*Exhibit C* - Preliminary Landscaping Plan

EXHIBIT A

**Town of Luther Parcel Legal Descriptions:**

**Wesley L. Boydston and Lisa Anne Boydston** – Parcel # 4066264175000

Legal Description:

The West Half (W/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma.

**JBHCW Trust** – Parcel # 4065264171010; 4065264171000; 4066264175010

Legal Description:

The West Half (W/2) of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

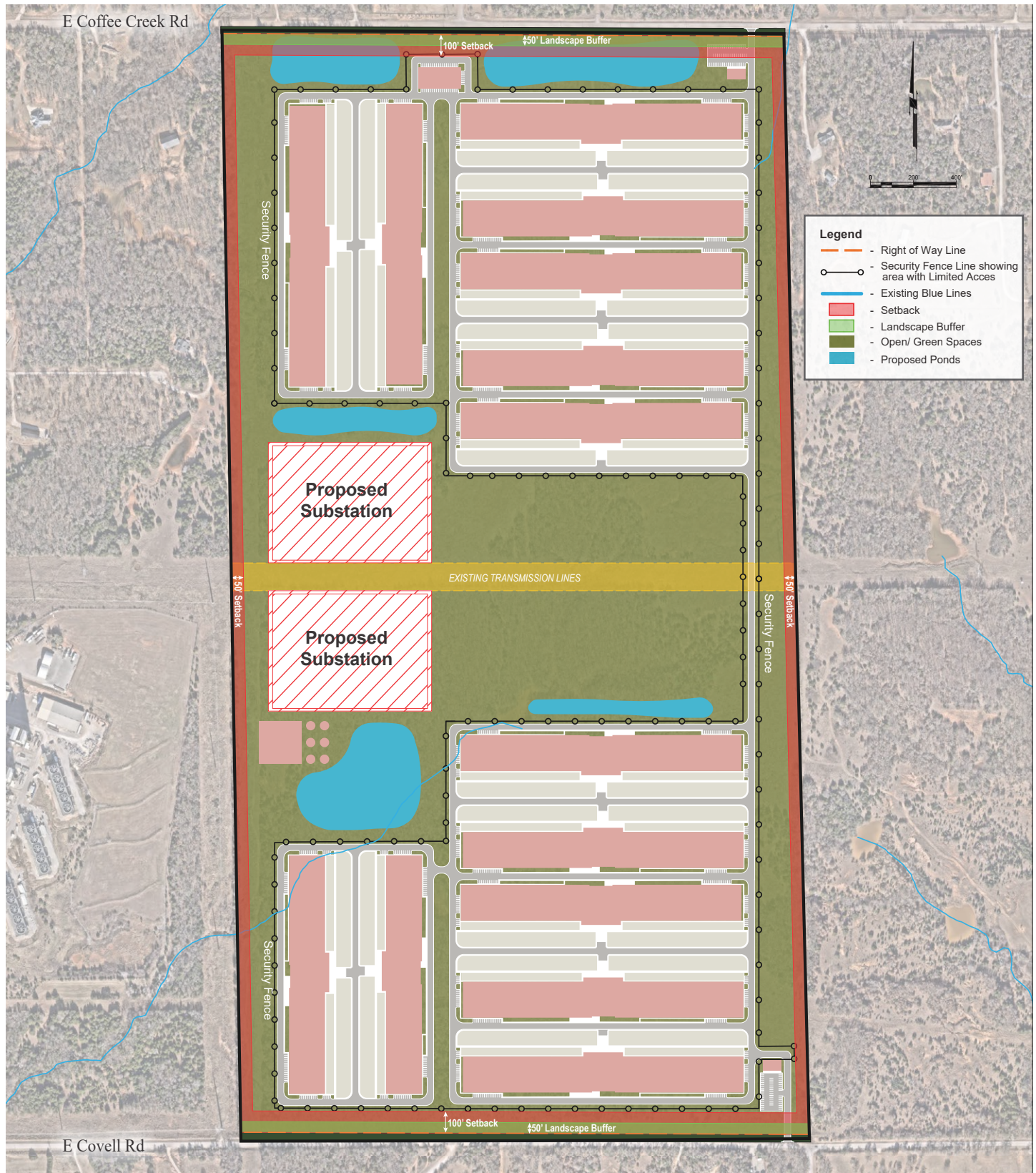
AND

The East Half (E/2) of the Northeast Quarter (NE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

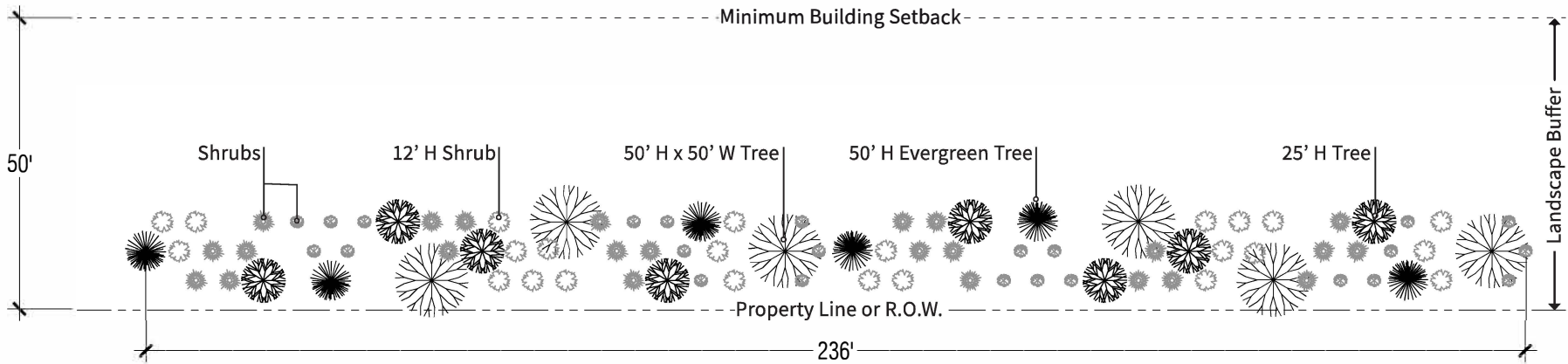
The East Half (E/2) of the Southeast Quarter (SE/4) of Section Seventeen (17), Township Fourteen (14) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

# EXHIBIT B CONCEPTUAL SITE PLAN





ELEVATION



PLAN