



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**

Planned Unit Development District

Air Depot 73 LLC  
 Name of Development or Applicant 6501 S

SE 59th + Air Depot BLVD (RZ)  
 Address / Location of Property (Provide County name & parcel no. if unknown)

Multi-Family Apartment Complex  
 Summary Purpose Statement / Proposed Development

Staff Use Only	1955
Cuse No.: PUD -	
File Date:	11MAY'23
Ward No.:	4
Nbhd. Assoc.:	---
School District:	MID-DEL
Extg Zoning:	PUD-1406
Overlay:	

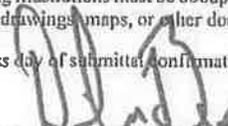
45.19 acres mol  
 ReZoning Area (Acres or Square Feet)

**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 \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer.")

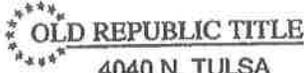
Property Owner information (if other than Applicant):

Erik Gumerson  
 Name  
 211 N. Robinson, Suite 1950  
 Mailing Address  
 Oklahoma City, OK 73102  
 City, State, Zip Code  
 405-229-7847  
 Phone  
 erik@gthokc.com  
 Email

  
 Signature of Applicant  
 Williams, Box, Forshee & Bullard, P.C.  
 on behalf of the applicant  
 Applicant's Name (please print)  
 522 Colcord Drive  
 Applicant's Mailing Address  
 Oklahoma City, OK 73102  
 City, State, Zip Code  
 405-232-0080  
 Phone  
 esilberg@wfbllaw.com  
 Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
 Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.

2021091601162969 B: 14895 P: 1588  
09/16/2021 12:14:25 PM Pgs: 3  
Fee: \$22.00 Doc Stamp: \$3000.00  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



**4040 N. TULSA**  
**Oklahoma City, OK 73112** SPECIAL WARRANTY DEED  
(Statutory Form)

**KNOW ALL MEN BY THESE PRESENTS:**

That 59/AIR DEPOT RD. LTD., an Oklahoma limited partnership, party of the first part, in consideration of the sum of TEN AND NO/100 dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto AIR DEPOT 73, L.L.C., party of the second part, the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

See Attached Legal Description

LESS AND EXCEPT any interest in and to all of the oil, gas and mineral rights which have been previously conveyed or reserved of record and subject to easements, restrictive covenants and rights of way of record.

**RETURN TO AND TAXES TO:**  
**AIR DEPOT 73, L.L.C.,**  
**211 N ROBINSON, SUITE N1950**  
**OKLAHOMA CITY, OK 73102**

together with all the improvements thereon, and the appurtenances thereunto belonging.  
**TO HAVE AND TO HOLD** said described premises unto the said parties of the second part, heirs and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances created by or through the undersigned, and no other.

Signed and delivered this 9<sup>th</sup> day of September, 2021.

59/AIR DEPOT RD. LTD.,  
an Oklahoma limited partnership  
By: PREMIER ASSETS, INC.,  
an Oklahoma limited partnership  
Its: GENERAL PARTNER  
  
By: RICHARD I. TANENBAUM  
Its: PRESIDENT

STATE OF OKLAHOMA )  
                                  ) ss  
COUNTY OF OKLAHOMA )

Before me, a Notary Public in and for this state, on this 9<sup>th</sup> day of September, 2021, personally appeared RICHARD I. TANENBAUM to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as PRESIDENT of PREMIER ASSETS, INC., GENERAL PARTNER on behalf of 59/AIR DEPOT RD. LTD., an Oklahoma limited partnership, and acknowledged to me that he executed the same as his free and voluntary act and deed, of such corporation, for the uses and purposes therein set forth.

Notarial Stamp Or Seal (Or Other Title Or Rank)      Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma  
File# 21266066  
Underwriter: Old Republic National Title Insurance Company



Exhibit A  
LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4;

THENCE South 00°15'19" East, along the east line of said NE/4, a distance of 1748.78 feet;

THENCE South 89°44'41" West, perpendicular to the east line of said NE/4, a distance of 50.00 feet;

THENCE North 45°23'45" West a distance of 35.27 feet;

THENCE South 89°27'49" West a distance of 1,458.36 feet to the POINT OF BEGINNING;

THENCE South 00°15'19" East, parallel with the east line of said NE/4, a distance of 780.38 feet;

THENCE South 89°27'23" West, along a line 130.00 feet north and parallel with the south line of said NE/4, a distance of 1,085.38 feet to a point on the west line of said NE/4;

THENCE North 00°24'38" West, along said west line of the NE/4, a distance of 1,802.40 feet

THENCE North 89°59'33" East a distance of 1,174.91 feet;

THENCE South 43°38'27" West a distance of 60.82 feet;

THENCE South 46°21'33" East a distance of 60.00 feet;

THENCE North 43°38'27" East a distance of 37.77 feet;

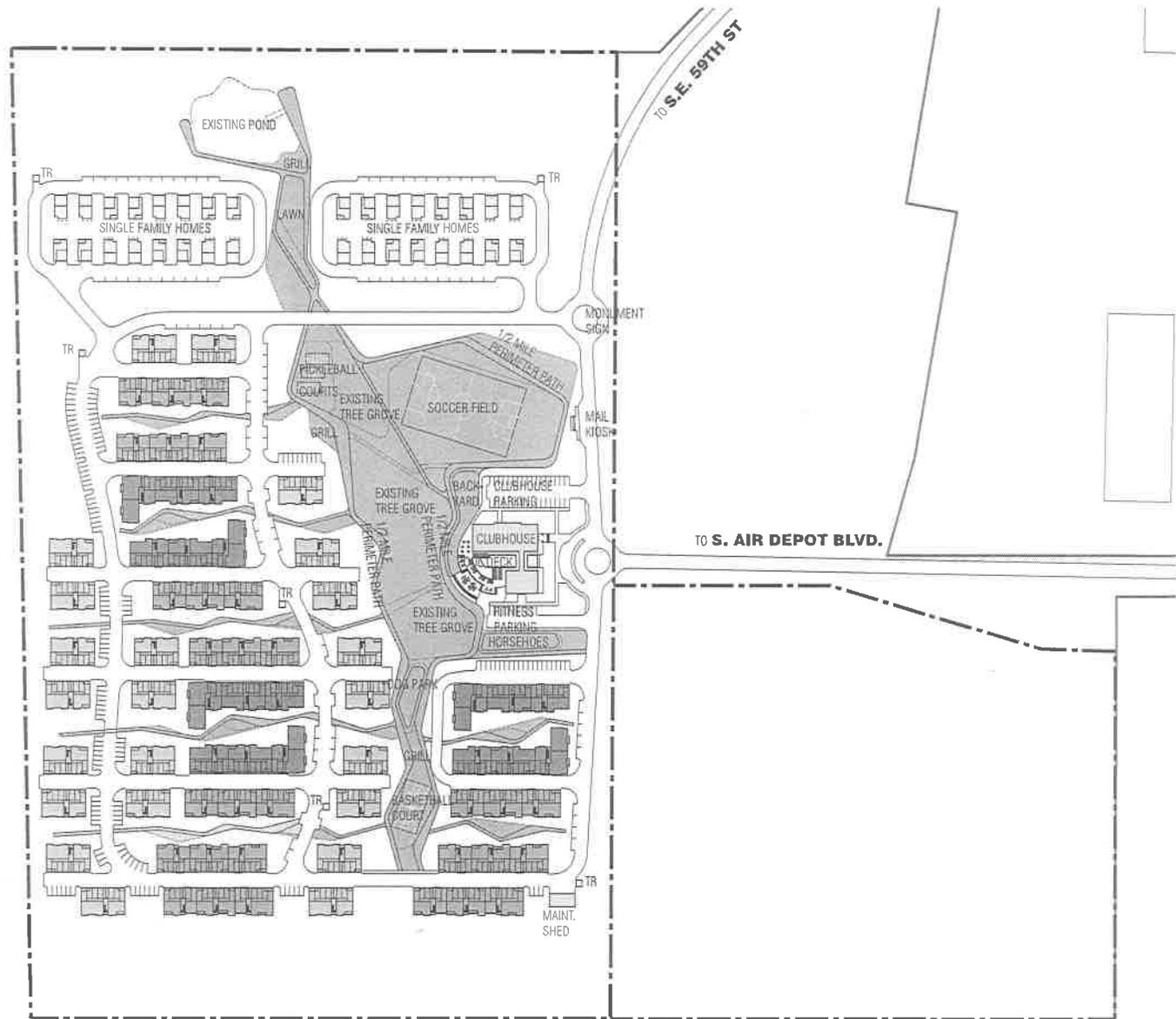
THENCE South 30°12'47" West a distance of 220.67 feet;

THENCE South 00°15'19" East, parallel with the east line of said NE/4, a distance of 763.06 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,968,546 square feet or 45.1916 acres, more or less.

The bearing of South 00°15'19" East as shown on the east line of Section 28, Township 11 North, Range 2 West of the Indian Meridian was used as the basis of bearing for this survey.

**SITE PLAN AND SUMMARY**  
SITE PLAN



- HIGH DENSITY
- MEDIUM DENSITY
- LOW DENSITY
- SINGLE FAMILY
- RECREATIONAL SWATH



0 100 200

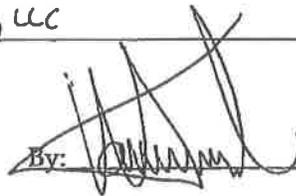
# EASTPORT MULTI-FAMILY

Oklahoma City, OK 73135

CONCEPT DESIGN PACKAGE  
March 29, 2023

**LETTER OF AUTHORIZATION**

RICHARD TWENBAUM, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location AIR DEPOT 73, LLC

By:  \_\_\_\_\_

Title: OWNER \_\_\_\_\_

Date: 4/13/23 \_\_\_\_\_

## EXHIBIT "A"

A tract of land being in the Northeast Quarter (NE/4) of Section TWENTY-EIGHT (28), Township ELEVEN (11) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of said Section; Thence South 0°15'19" East along the East line of the Northeast Quarter (NE/4) of said Section 28 a distance of 2633.71 feet to the Southeast corner of said NE/4; Thence South 89°27'23" West along the South line of said NE/4 a distance of 2618.35 feet to the Southwest corner of the NE/4 of said Section 28; Thence North 0°24'38" West along the West line of the NE/4 of said Section 28 a distance of 2634.01 feet to the Northwest corner of the NE/4 of said Section 28; Thence North 89°27'49" East along the North line of the NE/4 of said Section 28 a distance of 2625.48 feet to the Point or Place of Beginning.

## LESS AND EXCEPT:

The South 130 feet of the Northeast Quarter (NE/4) of Section Twenty-Eight (28), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, more particularly described as follows: Beginning at the Southeast corner of said NE/4 of Section 28, said Southeast corner being monumented by Oklahoma Highway Department Standard Brass Monument No. 0-55-1011 (for the purpose of this description, the South line of said NE/4 of Section 28 will have an assumed bearing of South 89°27'23.42"W); Thence South 89°27'23.42" West along the South line of said NE/4 Section 28 a distance of 2618.36 feet, more or less, to the Southwest corner of said NE/4 Section 28 (said Southwest corner being also the center of said Section 28 as monumented by Oklahoma Highway Department Standard Brass Monument No. 0-55-1010); Thence North 00°24'37.52" West along the West line of said NE/4 Section 28 a distance of 130.0 feet; Thence North 89°27'23.42" East along a line 130.0 feet North of normally distant from and parallel to said South line of said NE/4 Section 28, a distance of 2617.56 feet, more or less to the East line of said NE/4 Section 28; Thence South 00°45'35" East along said East line of said NE/4 Section 28 (said East line being also the center line of Air Depot Boulevard) a distance of 130.01 feet, more or less to the Point of Beginning.

## LESS AND EXCEPT:

A part of the Northeast Quarter (NE/4) of Section TWENTY-EIGHT (28), Township ELEVEN (11) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Northwest Corner (NW/C) of said NE/4; Thence South 0°23'17" East and along the West line of said NE/4 for a distance of 50.0 feet to the Point of Beginning; Thence continuing South 0°23'17" East for a distance of 651.62 feet; Thence North 89°59'33" East for a distance of 1174.84 feet; Thence North 43°42'29" East a distance of 210.15 feet; Thence on a curve to the left, radius being 270 feet, central angle 45°44'48", chord bearing North 21°34'56" East, chord distance of 203.39 feet for length of curve of 208.53 feet; Thence North 0°32'33" West for a distance of 298.61 feet; Thence North 45°32'30" West for a distance of 35.36 feet to a point that is 50 feet South of the North line of said NE/4; Thence South 89°27'33" West and parallel to the North line of said NE/4 for a distance of 1371.28 feet to the Point of Beginning.

## LESS AND EXCEPT:

A tract of land being a part of the Northeast Quarter (NE/4) of Section TWENTY-EIGHT (28), Township ELEVEN (11) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter, being a "A" square bar; Thence South 89°27'27" West along the North line of said Northeast Quarter a distance of 755.63 feet to a point on the centerline of a 66 foot wide easement owned by Cities Service Gas Company; Thence South 00°19'27" West along said centerline a distance of 50.01 feet to the Point of Beginning; Thence continuing South 00°19'27" West along said centerline a distance of 194.99 feet; Thence South 09°14'27" West along said centerline a distance of 124.37 feet; Thence South 89°27'27" West and parallel to the North line of said Northeast Quarter a distance of 389.00 feet; Thence North 00°32'33" West a distance of 292.53 feet; Thence North 44°27'27" East a distance of 35.36 feet to a point being 50.00 feet South of the North line of said Northeast Quarter; Thence North 89°27'27" East and parallel to the North line of said Northeast Quarter a distance of 388.09 feet to the Point of Beginning.

## LESS AND EXCEPT:

A tract of land being a part of the Northeast Quarter (NE/4) of Section TWENTY-EIGHT (28), Township ELEVEN (11) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northeast Corner of said Northeast Quarter, said corner being a 1/2" square bar; Thence South 00°15'19" East along the East line of said Northeast Quarter, a distance of 1108.53 feet; Thence South 89°27'49" West, a distance of 902.80 feet to the centerline of an Easement granted to the Cities Service Gas Company in Book 1700, Page 531, amended in Book 4107, Page 1739, and amended in Book 4226, Page 1163, of the records of Oklahoma County; Thence North 09°14'49" East along the centerline of said Easement, a distance of 876.29 feet; Thence North 00°19'49" East along the centerline of said Easement, a distance of 245.00 feet to a point on the North line of said Northeast Quarter; Thence North 89°27'49" East along the North line of said Northeast Quarter, a distance of 755.63 feet to the Point of Beginning.

## LESS AND EXCEPT:

All that part of the Northeast Quarter (NE/4) of Section TWENTY-EIGHT (28), Township ELEVEN (11) North, Range TWO (2) West of the Indian Base and Meridian, Oklahoma County, Oklahoma being more particularly described as follows: Commencing at the Northeast Corner (NE/C) of said Northeast Quarter (NE/4); Thence South 00°15'19" East along the East line of said Northeast Quarter (NE/4) a distance of 1,108.53 feet; Thence South 89°27'49" West a distance of 50.00 feet to a point on the West right-of-way line of Air Depot Boulevard said point being the Point of Beginning; Thence South 00°15'19" East along said West right-of-way line and parallel to said East line of said Northeast Quarter (NE/4), a distance of 535.00 feet; Thence South 89°27'49" West a distance of 963.98 feet to the centerline of an easement granted to the City Service Gas Company in Book 1700, Page 531, amended in Book 4107, Page 1739, and amended in Book 4226, Page 1163 of the records of Oklahoma County; Thence North 15°32'00" East a distance of 194.01 feet; Thence North 09°14'49" East a distance of 353.71 feet; Thence North 89°27'49" East along a line parallel to the North line of said Northeast Quarter (NE/4) a distance of 852.80 feet to the Point of Beginning.

## LESS AND EXCEPT:

A tract of land lying in the Northeast Quarter (NE/4) of Section TWENTY-EIGHT (28), Township ELEVEN (11) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of the Northeast Quarter of said Section 28; Thence South 89°27'49" West, along the North line of said Northeast Quarter, a distance of 755.63 feet; Thence South 00°19'49" West a distance of 245.00 feet; Thence South 09°14'49" West a distance of 124.37 feet to the Point of Beginning; Thence continuing South 09°14'49" West a distance of 1,105.63 feet; Thence South 15°32'00" West a distance of 194.01 feet; Thence South 89°27'49" West, parallel with

the North line of said Northeast Quarter a distance of 519.38 feet; Thence North 00°15'19" West, parallel with the East line of said Northeast Quarter, a distance of 683.06 feet; Thence North 30°12'47" East a distance of 220.67 feet; Thence North 43°38'27" East a distance of 219.04 feet; Thence South 59°50'56" East a distance of 200.81 feet; Thence North 85°14'11" East a distance of 165.25 feet; Thence North 09°14'49" East a distance of 341.45 feet; Thence North 89°27'49" East, parallel with the North line of said Northeast Quarter, a distance of 96.63 feet to the Point of Beginning.

**LESS AND EXCEPT:**

A tract of land being a part of the Northeast Quarter (NE/4) of Section TWENTY-EIGHT (28), Township ELEVEN (11) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast Corner of said Northeast Quarter; Thence North 00°15'19" West, along the East line of said Northeast Quarter, a distance of 130.00 feet to the Point of Beginning; Thence South 89°27'23" West, along a line 130.00 feet North of and parallel with the South line of said Northeast Quarter, a distance of 522.52 feet; Thence North 00°15'19" West, parallel with the East line of said Northeast Quarter, a distance of 780.24 feet; Thence North 89°27'49" East a distance of 447.52 feet; Thence South 45°23'45" East a distance of 35.27 feet; Thence North 89°44'41" East, perpendicular to the East line of said Northeast Quarter, a distance of 50.00 feet to a point on the East line of said Northeast Quarter; Thence South 00°15'19" East, along said East line, a distance of 754.93 feet to the Point of Beginning.

**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 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 300 feet in all directions of the following described land:

See Attached Exhibit A

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), 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: May 3, 2023 at 7:30 AM

**First American Title Insurance Company**

By: Steven Jakowski  
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2810299-OK99

Exhibit A

LEGAL DESCRIPTION

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COMMENCING at the Northeast corner of said NE/4;

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THENCE South 89°44'41" West, perpendicular to the east line of said NE/4, a distance of 50.00 feet;

THENCE North 45°23'45" West a distance of 35.27 feet;

THENCE South 89°27'49" West a distance of 1,458.36 feet to the POINT OF BEGINNING;

THENCE South 00°15'19" East, parallel with the east line of said NE/4, a distance of 780.38 feet;

THENCE South 89°27'23" West, along a line 130.00 feet north and parallel with the south line of said NE/4, a distance of 1,085.38 feet to a point on the west line of said NE/4;

THENCE North 00°24'38" West, along said west line of the NE/4, a distance of 1,802.40 feet

THENCE North 89°59'33" East a distance of 1,174.91 feet;

THENCE South 43°38'27" West a distance of 60.82 feet;

THENCE South 46°21'33" East a distance of 60.00 feet;

THENCE North 43°38'27" East a distance of 37.77 feet;

THENCE South 30°12'47" West a distance of 220.67 feet;

THENCE South 00°15'19" East, parallel with the east line of said NE/4, a distance of 763.06 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,968,546 square feet or 45.1916 acres, more or less.

The bearing of South 00°15'19" East as shown on the east line of Section 28, Township 11 North, Range 2 West of the Indian Meridian was used as the basis of bearing for this survey.

OWNERSHIP REPORT  
ORDER 2810299-OK99

DATE PREPARED: MAY 9, 2023  
EFFECTIVE DATE: MAY 3, 2023 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
1509	R168502750	AIR DEPOT 73 LLC		211 N ROBINSON AVE STE N1950	OKLAHOMA CITY	OK	73102- 7142	BOONE TOWNSHIP	000	000	BOONE TOWNSHIP 000 000 PT NE4 SEC 28 11N 2W BEG AT NE/C NE4 TH S2633.71FT TO SE/C NE4 TH W2618.35FT TO SW/C NE4 TH N2634.01FT TO NW/C NE4 TH E2625.48FT TO BEG EX BEG AT SE/C NE4 TH W2618.36FT MORE OR LESS TO SW/C NE4 TH N130FT E2617.56FT S130.01FT MORE OR LESS TO BEG & EX A TR BEG NE/C NE4 TH S1108.53FT W902.80FT NELY876.29FT N245FT E755.63FT TO BEG & EX BEG 755.63FT W & 50.01FT S OF NE/C NE4 TH S194.99FT SW124.37FT W389FT N295.53FT NE35.36FT E388.09FT TO BEG SUBJ TO ESMTS OF RECORD &	0 UNKNOWN OKLAHOMA CITY
	R168502750	(continued)									EX BEG 50FT S OF NW/C NE4 TH S651.62FT E1174.84FT NE210.51FT NELY ON A LEFT CURVE 208.53FT N298.61FT NW35.36FT W1371.28FT TO BEG & EX BEG 1108.53FT S & 50FT W OF NE/C NE4 TH S535FT W963.98FT NE194.01FT NLY353.71FT E852.80FT TO BEG & EX BEG 130FT N OF SE/C NE4 TH W522.52FT N780.24FT E447.52FT SE35.27FT E50FT S754.93FT TO BEG & EX BEG 755.63FT W & 245FT S & 124.37FT SW OF NE/C NE4 TH SW1105.63FT S194.01FT W519.38FT N683.06FT NE220.67FT NE219.04FT SE200.81FT NE165.25FT NE341.45FT E96.63FT TO BEG (SUBJECT PROPERTY WITHIN)	

OWNERSHIP REPORT  
ORDER 2810299-OK99

DATE PREPARED: MAY 9, 2023  
EFFECTIVE DATE: MAY 3, 2023 AT 7:30 AM

1509	R168502755	OKC AEROSPACE 2 INDUSTRIAL LLC TENMARK CENTURY CENTER INDUSTRIAL LLC	TD INDUSTRIAL LLC CEP INDUSTRIAL LLC	17328 VENTURA BLVD STE 401	ENCINO	CA	91316	BOONE TOWNSHIP	000	000	BOONE TOWNSHIP 000 000 PT NE4 SEC 28 11N 2W BEG 50FT S OF NW/C NE4 TH S651.62FT E1174.84FT NE210.15FT NELY ON A LEFT CURVE 208.53FT N298.61FT NW35.36FT W1371.28FT TO BEG	6400 SE 59TH ST OKLAHOMA CITY
1509	R143900630	OKC AEROSPACE I INDUSTRIAL LLC	OKC VISTA VERDE INDUSTRIAL LLC WOODRUFF PLACE INDUSTRIAL LLC	17328 VENTURA BLVD STE 401	ENCINO	CA	91316	UNPLTD PT SEC 28 11N 2W	000	000	UNPLTD PT SEC 28 11N 2W 000 000 PT NE4 SEC 28 11N 2W BEG 755.63FT W & 245FT S & 124.37FT SW OF NE/C NE4 TH SW1105.63FT S194.01FT W519.38FT N683.06FT NE220.67FT NE219.04FT SE200.81FT NE165.25FT NE341.45FT E96.63FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1509	R143900500	AT&SF RAILWAY CO		PO BOX 1738	TOPEKA	KS	66601-1738	UNPLTD PT SEC 28 11N 2W	0	0	UNPLTD PT SEC 28 11N 2W 000 000 PT NE4 SEC 28 11N 2W BEG SE/C OF NE4 TH W2618.36FT N130FT E2617.56FT S130FT TO BEG	0 UNKNOWN
1510	R143901935	CROWN ENTERPRISES INC	ATTN REAL ESTATE DEPT	PO BOX 869	WARREN	MI	48090-0869	UNPLTD PT SEC 28 11N 2W	000	000	UNPLTD PT SEC 28 11N 2W 000 000 PT SE/4 SW/4 SEC 28 11N 2W BEG 453.4FT E OF CENTER SEC 28 TH E858.8FT S755FT E1310FT S307.6FT W1311.3FT S569.2FT W1315.3FT S315FT W381.5FT NELY 718FT N814FT NELY TO BEG	0 UNKNOWN OKLAHOMA CITY
1510	R143902852	I 240 SOONER ROAD LTD	C/O DICK TANENBAUM GARDENER PROPERTIES	211 N ROBINSON AVE STE N1950	OKLAHOMA CITY	OK	73102-7142	UNPLTD PT SEC 28 11N 2W	000	000	UNPLTD PT SEC 28 11N 2W 000 000 PT SE4 SEC 28 11N 2W BEG NW/C SE4 TH E199.29FT TH SWLY ALONG A CURVE LEFT 278.20FT TO A POINT ON W LINE SE4 TH N191.84FT TO BEG	0 UNKNOWN OKLAHOMA CITY
1510	R143903005	FSC INDUSTRIAL 7 MANAGER LLC	MANAGER & TRS OF FSC INDUSTRIAL 7 DST	1901 MAIN ST	LAKE COMO	NJ	07719	UNPLTD PT SEC 28 11N 2W	000	000	PT SE4 SEC 28 11N 2W BEG 542.29FT E OF NW/C SE4 TH E769.69FT S755.19FT W769.69FT N753.38FT TO BEG CONT 13.33ACRS MORE OR LESS	

OWNERSHIP REPORT  
ORDER 2810299-OK99

DATE PREPARED: MAY 9, 2023  
EFFECTIVE DATE: MAY 3, 2023 AT 7:30 AM

1510	R143903000	FSC INDUSTRIAL 7 MANAGER LLC	MANAGER & TRS OF FSC INDUSTRIAL 7 DST	1901 MAIN ST	LAKE COMO	NJ	07719	UNPLTD PT SEC 28 11N 2W	000	000	UNPLTD PT SEC 28 11N 2W 000 000 PT OF SE4 SEC 28 11N 2W BEG NE/C OF SE4 TH W1308FT S755FT E1310.15FT N759.19FT TO BEG	6801 S AIR DEPOT BLVD OKLAHOMA CITY
1511	R207631650	LIBERTY TRAILS HOME OWNERS ASSOCIATION	C/O NEIGHBORHOOD SERVICES	1322 S FRETZ DR	EDMOND	OK	73003	LIBERTY TRAILS PH III	000	000	LIBERTY TRAILS PH III 000 000 COMMON AREA D	D COMMON AREA
1511	R207631520	HAMPTON CLEON & MICHELLE		6049 SE 66TH ST	OKLAHOMA CITY	OK	73135- 3601	LIBERTY TRAILS PH III	010	000	LIBERTY TRAILS PH III 010 000 LOTS 31 & 32	6049 SE 66TH ST OKLAHOMA CITY
1511	R207631540	BROWN ANDREW CRAIG		6700 EAGLES LNDG	OKLAHOMA CITY	OK	73135- 1923	LIBERTY TRAILS PH III	010	033	LIBERTY TRAILS PH III 010 033	6700 EAGLES LNDG OKLAHOMA CITY
1512	R168502800	FIRST SOUTHERN BAPTIST	CHURCH OF DEL CITY INC C/O GEARL SPICER	PO BOX 15039	OKLAHOMA CITY	OK	73155- 5039	BOONE TOWNSHIP	000	000	BOONE TOWNSHIP 000 000 PT NW4 SEC 28 11N 2W S 1/2 NW4 SUBJ TO EASEMENTS OF RECORD CONT 79.45ACRS MORE OR LESS EXEMPT	0 UNKNOWN UNINCORPORATED
1512	R142301625	KSH INDUSTRIES LLC		6207 SE 61ST ST	DEL CITY	OK	73135- 5717	VOORHEES ACRES ADD	001	000	VOORHEES ACRES ADD 001 000 PT OF LOT 8 BEG 59FT E OF SW/C LOT 8 TH N97FT E93.60FT S97FT W93.60FT TO BEG CONT.21ACRS MORE OR LESS	6209 SE 61ST ST OKLAHOMA CITY
1512	R142301620	OPALKA RAYMOND S		6207 SE 61ST ST	DEL CITY	OK	73135- 5717	VOORHEES ACRES ADD	001	000	VOORHEES ACRES ADD 001 000 PT LOT 8 BEG SW/C SD LOT TH N299.50FT E182.60FT S329.50FT W30FT N127FT W93.60FT S97FT W59FT TO BEG	6207 SE 61ST ST OKLAHOMA CITY
1512	R142301650	CHAPPELL DAVID W & PHYLLIS S		6201 SE 61ST ST	DEL CITY	OK	73135- 5717	VOORHEES ACRES ADD	001	009	VOORHEES ACRES ADD 001 009	6201 SE 61ST ST OKLAHOMA CITY
1512	R142308600	ESQUIVEL JESUS TRS & REV LIV TRUST	ROBINSON WAYNETTA REE TRS & REV LIV TRUST	6212 SE 61ST ST	OKLAHOMA CITY	OK	73135	VOORHEES ACRES ADD	004	006	VOORHEES ACRES ADD 004 006	6212 SE 61ST ST OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2810299-OK99

DATE PREPARED: MAY 9, 2023  
EFFECTIVE DATE: MAY 3, 2023 AT 7:30 AM

1512	R142308775	GARRETT E B & JENNIE TRS	GARRETT EDWARD & JENNIE REV TRUST	6300 SE 61ST ST	DEL CITY	OK	73135- 5720	VOORHEES ACRES ADD	004	007	VOORHEES ACRES ADD 004 007 PLUS ADJ W30FT OF CENTER RD	6300 SE 61ST ST OKLAHOMA CITY
1512	R142308785	GARRETT E B & JENNIE TRS	GARRETT EDWARD & JENNIE REV TRUST	6300 SE 61ST ST	DEL CITY	OK	73135- 5720	VOORHEES ACRES ADD	004	008	VOORHEES ACRES ADD 004 008 PLUS ADJ W30FT OF CENTER RD	0 UNKNOWN OKLAHOMA CITY
1512	R142306405	ESQUIVEL JESUS TRS & REV LIV TRUST	ROBINSON WAYNETTA REE TRS & REV LIV TRUST	6212 SE 61ST ST	OKLAHOMA CITY	OK	73135	VOORHEES ACRES ADD	004	009	VOORHEES ACRES ADD 004 009	0 UNKNOWN OKLAHOMA CITY

**THE CITY OF OKLAHOMA CITY**  
**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD- \_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**Eastport**

May 10, 2023

**PREPARED FOR:**

Air Depot 73, L.L.C.  
211 N. Robinson Ave., Unit N1950  
Oklahoma City, OK 73102  
[erik@gthokc.com](mailto:erik@gthokc.com)

**PREPARED BY:**

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

The Planned Unit Development (PUD) of Eastport, consisting of 46 acres, is located within the Northeast Quarter (NE/4) of Section 28, Township 11 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma.

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

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

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

The owner and developer of this property is Air Depot 73, L.L.C.

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

The subject property is presently zoned for PUD-1406. Surrounding properties are zoned and used for:

- North: PUD-816 District and used for commercial office.
- East: PUD-816 District and used for commercial office.
- South: I-2 District and is undeveloped.
- West: I-2 and PUD-89 District and used for residential, primarily undeveloped.

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

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

The property is currently undeveloped.

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

The concept for this PUD is to change the existing base zoning to an R-4 base zoning that will permit a residential development.

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

**7.1 ..... STREETS**

The nearest street to the north is SE 59<sup>th</sup> St. The nearest street to the east is S. Air Depot Blvd. The nearest street to the south is SE 64<sup>th</sup> St. The nearest street to the west is S. Sooner Rd.

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

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

7.3 ..... WATER

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

7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 13 located at 7000 SE 74<sup>th</sup> St. It is approximately .8 miles from this PUD 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 northern-most portion of the property within this Planned Unit Development is within a FEMA flood plain.

7.8 .....COMPREHENSIVE PLAN

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

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

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is

applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 .....USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-4 General Residential District shall govern this PUD, except as herein modified.

**The following uses shall be permitted:**

- 8300.1 Administrative and Professional Offices
- 8250.3 Community Recreation: Property Owners Association
- 8200.3 Group Residential
- 8250.13 Light Public Protection and Utility: Restricted
- 8200.5 Low Impact Institutional: Residential-Oriented
- 8200.12 Multiple-Family Residential
- 8200.14 Single-Family Residential
- 8200.15 Three- and Four- Family Residential

9.0 .....SPECIAL CONDITIONS

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

9.1 .....FAÇADE REGULATIONS

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

9.2 .....LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

9.3 .....LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

9.4 .....SCREENING REGULATIONS

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

9.5 ..... PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 ..... DRAINAGE REGULATIONS

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

9.7 ..... DUMPSTER REGULATIONS

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

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

9.8 ..... ACCESS REGULATIONS

There shall be one (1) access point from SE 59<sup>th</sup> St. and one (1) access point from S. Air Depot Blvd. in this PUD.

9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

9.10 ..... SIGNAGE REGULATIONS

9.10.1 ..... FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

9.10.2 ..... ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

9.11 ..... ROOFING REGULATIONS

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

9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

9.14 ..... SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district.

9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 ..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, soccer field, pickleball court, clubhouse, dog park, basketball court, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 ..... SPECIFIC PLAN

A specific plan shall not be required.

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

Developmental phasing shall be allowed as a part of the development of this PUD.

**11.0 ..... EXHIBITS**

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

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

Exhibit A  
LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4;

THENCE South 00°15'19" East, along the east line of said NE/4, a distance of 1748.78 feet;

THENCE South 89°44'41" West, perpendicular to the east line of said NE/4, a distance of 50.00 feet;

THENCE North 45°23'45" West a distance of 35.27 feet;

THENCE South 89°27'49" West a distance of 1,458.36 feet to the POINT OF BEGINNING;

THENCE South 00°15'19" East, parallel with the east line of said NE/4, a distance of 780.38 feet;

THENCE South 89°27'23" West, along a line 130.00 feet north and parallel with the south line of said NE/4, a distance of 1,085.38 feet to a point on the west line of said NE/4;

THENCE North 00°24'38" West, along said west line of the NE/4, a distance of 1,802.40 feet

THENCE North 89°59'33" East a distance of 1,174.91 feet;

THENCE South 43°38'27" West a distance of 60.82 feet;

THENCE South 46°21'33" East a distance of 60.00 feet;

THENCE North 43°38'27" East a distance of 37.77 feet;

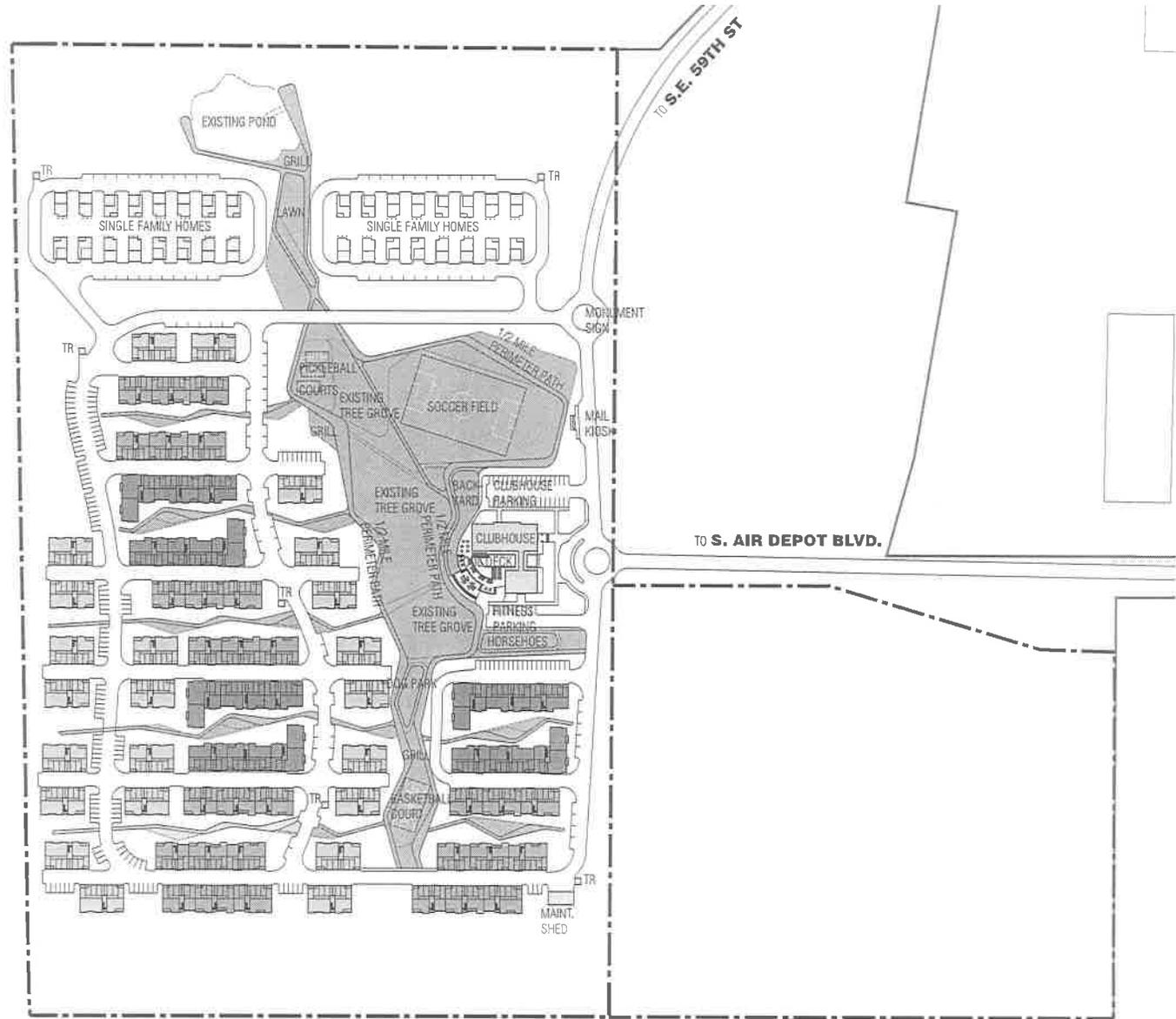
THENCE South 30°12'47" West a distance of 220.67 feet;

THENCE South 00°15'19" East, parallel with the east line of said NE/4, a distance of 763.06 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,968,546 square feet or 45.1916 acres, more or less.

The bearing of South 00°15'19" East as shown on the east line of Section 28, Township 11 North, Range 2 West of the Indian Meridian was used as the basis of bearing for this survey.

**SITE PLAN AND SUMMARY**  
SITE PLAN



-  HIGH DENSITY
-  MEDIUM DENSITY
-  LOW DENSITY
-  SINGLE FAMILY
-  RECREATIONAL SWATH



0 100 200

**EASTPORT MULTI-FAMILY**

Oklahoma City, OK 73135



SE 59th St

SE 59th St

Road

S Air Depot Blvd

S Air Depot Blvd

100 feet 25 m

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Exhibit A  
LEGAL DESCRIPTION

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COMMENCING at the Northeast corner of said NE/4;

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THENCE South 89°44'41" West, perpendicular to the east line of said NE/4, a distance of 50.00 feet;

THENCE North 45°23'45" West a distance of 35.27 feet;

THENCE South 89°27'49" West a distance of 1,458.36 feet to the POINT OF BEGINNING;

THENCE South 00°15'19" East, parallel with the east line of said NE/4, a distance of 780.38 feet;

THENCE South 89°27'23" West, along a line 130.00 feet north and parallel with the south line of said NE/4, a distance of 1,085.38 feet to a point on the west line of said NE/4;

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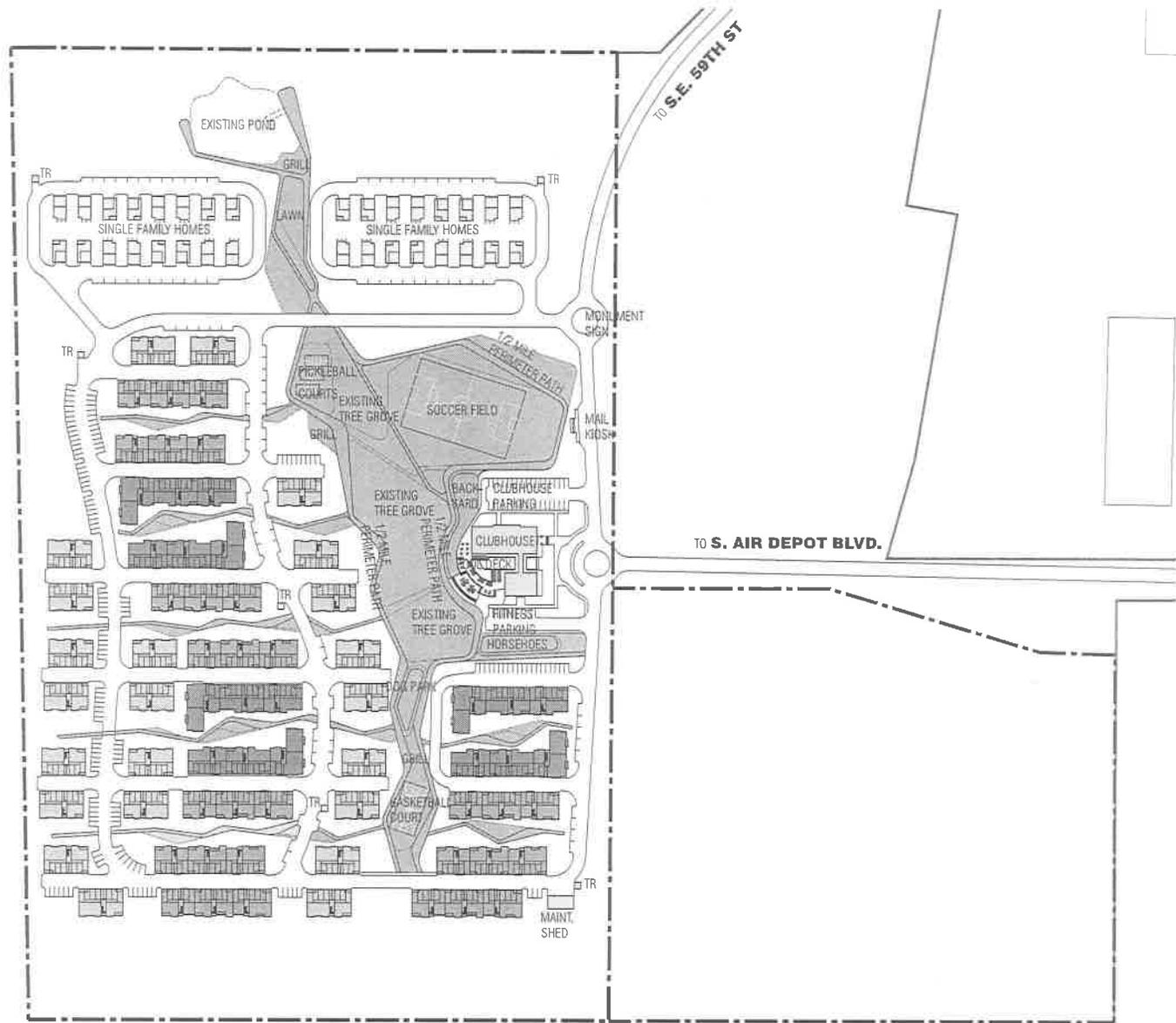
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**SITE PLAN AND SUMMARY**  
SITE PLAN

-  HIGH DENSITY
-  MEDIUM DENSITY
-  LOW DENSITY
-  SINGLE FAMILY
-  RECREATIONAL SWATH



0 100 200



**EASTPORT MULTI-FAMILY**

Oklahoma City, OK 73135

CONCEPT DESIGN PACKAGE  
March 29, 2023



SE 59th St

SE 59th St



Road

S Air Depot Blvd

S Air Depot Blvd

100 feet

25 m