



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

Portland One 50 LLC

Name of Development or Applicant

Oklahoma County R140707010 3261 NW 150TH ST

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

Residential development.

Summary Purpose Statement / Proposed Development

<b>Staff Use Only:</b>	1979
Case No.: PUD -	
File Date:	10/30/23
Ward No.:	W8
Nbhd. Assoc.:	---
School District:	EDMOND
Extg Zoning:	I-2
Overlay:	

23 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):

Name

Mailing Address

City, State, Zip Code

Phone

Email

*Signature of Applicant*  
Williams, Box, Forshee & Bullard, P.C., on behalf of Applicant

*Applicant's Name (please print)*

522 Colcord Dr.

*Applicant's Mailing Address*

Oklahoma City, OK 73102

*City, State, Zip Code*

405-232-0080

*Phone*

dmbox@wbflaw.com; kturner@wbflaw.com;

esilberg@wbflaw.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.

## Exhibit A

### LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter (SW/4) of Section One (1), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the southeast corner of the Southwest Quarter (SW/4) of said Section One (1);

THENCE South 89°31'57" West, along the south line of said Southwest Quarter (SW/4), a distance of 327.53 feet;

THENCE North 00°28'03" West, perpendicular to said south line, a distance of 50.00 feet;

THENCE North 15°28'53" West a distance of 361.56 feet;

THENCE North 43°57'05" West a distance of 439.01 feet;

THENCE North 61°17'42" West a distance of 425.89 feet;

THENCE North 06°40'43" West a distance of 106.06 feet;

THENCE North 59°30'58" East a distance of 625.71 feet;

THENCE North 00°28'03" West, perpendicular to said south line, a distance of 176.65 feet;

THENCE North 89°31'57" East, parallel with said south line, a distance of 576.32 feet to a point on the east line of said Southwest Quarter (SW/4);

THENCE South 00°02'07" East, along said east line, a distance of 1520.48 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,004,313.89 square feet or 23.0559 acres, more or less.

710102105474A

AFTER RECORDING, PLEASE RETURN TO:

Dawn M Brooks  
Chicago Title Oklahoma  
210 Park Avenue, Suite 210  
Oklahoma City, OK 73102

2021122201224438 B: 15009 P: 214

12/22/2021 12:39:01 PM Pgs: 5

Fee: \$26.00 Doc Stamp: \$12000.00

David B. Hooten, County Clerk

Oklahoma County - State of Oklahoma



SPECIAL WARRANTY DEED  
(PORTLAND ONE 50, LLC)

KNOW ALL MEN BY THESE PRESENTS:

THAT LONE OAK INVESTMENTS, LLC, an Oklahoma limited liability company (the "Seller"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, convey and assign unto PORTLAND ONE 50, LLC, an Oklahoma limited liability company (the "Buyer"), whose address is 32 NW 144<sup>th</sup> Circle, Suite A, Edmond, Oklahoma 73013, the SURFACE ONLY of the real property and premises situated in Oklahoma County, Oklahoma, described on Schedule "A," attached as a part hereof, together with all improvements thereon and appurtenances thereto and warrants title to the same against all claims of any person claiming by, through or under the Seller, BUT NOT OTHERWISE.

THE SELLER HEREBY RESERVES ALL INTERESTS IN AND TO ALL OIL, GAS, AND OTHER MINERALS IN AND UNDER THE PROPERTY AND ALL RIGHTS, INTERESTS AND ESTATES OF WHATSOEVER NATURE WHICH ARE INCIDENT THERETO.

TO HAVE AND TO HOLD the above described property unto the Buyer, and the Buyer's successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, liens and encumbrances of whatsoever nature made or suffered to be made by the Seller, but subject to the matters described on Schedule "B" attached as a part hereof.

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURE FOLLOWS]

IN WITNESS WHEREOF, the Seller has executed this document this 21<sup>st</sup> day of December, 2021.

LONE OAK INVESTMENTS, LLC, an Oklahoma  
limited liability company

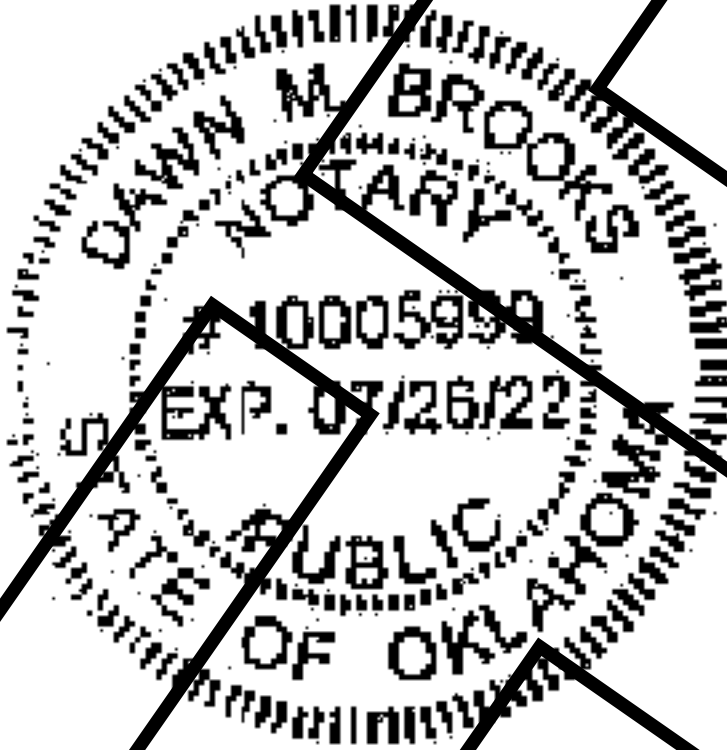
By: [Signature]  
H. R. Curry, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA    )  
                                      )  
COUNTY OF OKLAHOMA )    SS:

This instrument was acknowledged before me on the 21<sup>st</sup> day of December, 2021, by H. R. Curry, as Manager of Lone Oak Investments, LLC, an Oklahoma limited liability company.

(SEAL)



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_  
My Commission Number: \_\_\_\_\_

SCHEDULE "A"

Legal Description

A part of the Southwest Quarter (SW/4) of Section One (1), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, said part is more particularly described as follows:

BEGINNING at the Southeast corner of said quarter, said point being the POINT OF BEGINNING;

THENCE from said POB, South  $89^{\circ}31'57''$  West, along the South line of said quarter, a distance of 2656.97 feet to the Southwest corner of said quarter;

THENCE North  $00^{\circ}17'27''$  East, along the West line of said quarter, a distance of 1520.58 feet;

THENCE North  $89^{\circ}31'57''$  East a distance of 1232.76 feet;

THENCE South  $00^{\circ}28'03''$  East a distance of 91.92 feet to a point on a tangent curve to the left;

THENCE along the tangent curve to the left with a radius of 100.00 feet for an arc length of 151.43 feet, said curve being subtended by a chord with a bearing of South  $43^{\circ}51'00''$  East and a chord length of 137.37 feet;

THENCE South  $87^{\circ}13'57''$  East a distance of 8.99 feet to a point on a tangent curve to the left;

THENCE along the tangent curve to the left with a radius of 100.00 feet for an arc length of 110.38 feet, said curve being subtended by a chord with a bearing of North  $61^{\circ}08'40''$  East and a chord length of 104.87 feet;

THENCE North  $29^{\circ}31'18''$  East a distance of 19.80 feet to a point on a tangent curve to the right;

THENCE along the tangent curve to the right with a radius of 100.00 feet for an arc length of 83.56 feet, said curve being subtended by a chord with bearing of North  $53^{\circ}27'40''$  East and a chord length of 81.15 feet;

THENCE North  $77^{\circ}24'03''$  East a distance of 111.08 feet to a point on a tangent curve to the right;

THENCE along the tangent curve to the right with a radius of 100.00 feet for an arc length of 128.45 feet, said curve being subtended by a chord with a bearing of South  $65^{\circ}48'03''$  East and a chord length of 119.80 feet;

THENCE South  $29^{\circ}00'09''$  East a distance of 14.32 feet to a point on a tangent curve to the left;

THENCE along the tangent curve to the left with a radius of 100.00 feet for an arc length of 38.04 feet, said curve being subtended by a chord with a bearing of South  $39^{\circ}54'02''$  East and a chord length of 37.81 feet;

THENCE South  $50^{\circ}47'56''$  East a distance of 48.34 feet to a point on a tangent curve to the left;

THENCE along the tangent curve to the left with a radius of 100.00 feet for an arc length of 43.94 feet, said curve being subtended by a chord with a bearing of South  $63^{\circ}23'11''$  East and a chord length of 43.59 feet;

THENCE South  $75^{\circ}58'26''$  East a distance of 53.89 feet to a point on a tangent curve to the left;

THENCE along the tangent curve to the left with a radius of 100.00 feet for an length of 115.61 feet, said curve being subtended by a chord with a bearing of North  $70^{\circ}54'24''$  East and a chord length of 109.28 feet;

THENCE North  $37^{\circ}47'14''$  East a distance of 107.58 feet to a point on a tangent curve to the left;

THENCE along the tangent curve to the left with a radius of 100.00 feet for an arc length of 66.77 feet, said curve being subtended by a chord with a bearing of North  $18^{\circ}39'36''$  East and a chord length of 65.53 feet;

THENCE North  $00^{\circ}28'03''$  West a distance of 28.80 feet;

THENCE North  $89^{\circ}31'57''$  East a distance of 576.32 feet to a point on the West boundary of Esperanza Sec 2 a recorded plat;

THENCE South  $00^{\circ}02'07''$  East and along the West boundaries of Esperanza Sec 2 and Esperanza Sec 1, both being recorded plats a distance of 1520.49 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the Western 33 feet reserved for the Portland Avenue Statutory right-of-way and the Southern 33 feet reserved for the NW 150th Street Statutory right-of-way.

**SCHEDULE "B"**

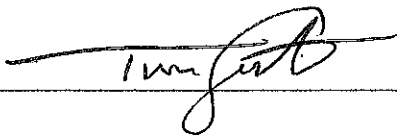
**Permitted Exceptions**

1. Statutory Roadway Easement in favor of the State of Oklahoma across the South and West 33 feet of subject property.
2. Limits of no access as set out in Report of Commissioners in Case No. CJ-2007-10109, recorded in Book 10791, Page 1709.
3. Abutter's rights of access to and from State Highway No. 74 and NW 150th Street as set out in Report of Commissioners recorded in Book 10791, Page 1709 and in Judgment recorded in Book 11691, Page 159.
4. Journal Entry No. 11244 in favor of Conservancy District No. 11 in Logan, Oklahoma, Kingfisher and Canadian Counties recorded in Book 2213, Page 228.
5. Easement in favor of the City of Oklahoma City recorded in Book 2902, Page 223.
6. Easement in favor of Oklahoma Natural Gas Company, a division of ONEOK, Inc. recorded in Book 5411, Page 848.
7. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 9704, Page 1900.
8. Easement in favor of the City of Oklahoma City recorded in Book 3940, Page 1197.
9. Declaration of Easements, Covenants and Restrictions recorded in Book 10848, Page 1118, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, which do not provide for reversion or forfeiture of title.
10. Temporary Easement by Lone Oak Investments, LLC in favor of Tronox Worldwide LLC recorded in Book 10848, Page 1129.
11. Easement in favor of City of Oklahoma City recorded in Book 11706, Page 1875.
12. Easement in favor of City of Oklahoma City recorded in Book 11714, Page 1803.
13. The following matters shown on survey dated October 22, 2021, last revised October 26, 2021, prepared under Project No. 317-028 by Darin L. Raibourn, Licensed Professional Land Surveyor No. 1637 for Civil & Environmental Consultants, Inc.:
  - i. Sanitary sewer line across the West without the benefit of an easement
  - ii. Overhead electric and underground storm sewer lines across the South without the benefit of an easement
  - iii. Guy anchors on the South
  - iv. Storm sewer line across the North without the benefit of an easement

## LETTER OF AUTHORIZATION

PORTLAND ONE 50 LLC, (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 \_\_\_\_

NW 150<sup>TH</sup> AND PORTLAND  
EAST OF PORTLAND

By: 

Title: MGR

Date: 9/11/2023

**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

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated:   October 17, 2023 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2834767-OK99

LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter (SW/4) of Section One (1), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

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THENCE North  $00^{\circ}28'03''$  West, perpendicular to said south line, a distance of 50.00 feet;

THENCE North  $15^{\circ}28'53''$  West a distance of 361.56 feet;

THENCE North  $43^{\circ}57'05''$  West a distance of 439.01 feet;

THENCE North  $61^{\circ}17'42''$  West a distance of 425.89 feet;

THENCE North  $06^{\circ}40'43''$  West a distance of 106.06 feet;

THENCE North  $59^{\circ}30'58''$  East a distance of 625.71 feet;

THENCE North  $00^{\circ}28'03''$  West, perpendicular to said south line, a distance of 176.65 feet;

THENCE North  $89^{\circ}31'57''$  East, parallel with said south line, a distance of 576.32 feet to a point on the east line of said Southwest Quarter (SW/4);

THENCE South  $00^{\circ}02'07''$  East, along said east line, a distance of 1520.48 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,004,313.89 square feet or 23.0559 acres, more or less.

OWNERSHIP REPORT  
ORDER 2834767-OK99

DATE PREPARED: OCTOBER 25, 2023  
EFFECTIVE DATE: OCTOBER 17, 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
3803	R140707010	PORTLAND ONE 50 LLC		32 NW 144TH CIRCLE, Unit A	EDMOND	OK	73013	UNPLTD PT SEC 01 13N 4W	000	000	UNPLTD PT SEC 01 13N 4W 000 000 PT SW4 SEC 1 13N 4W BEG SE/C SW4 TH W2656.97FT N1520.58FT E1232.76FT S91.92FT LEFT ON CURVE SE151.43FT SE8.99FT LEFT ON CURVE NE110.38FT NE19.8FT LEFT ON CURVE NE83.56FT NE111.08FT RIGHT ON CURVE SE128.45FT SE14.32FT LEFT ON CURVE SE38.04FT SE48.34FT LEFT ON CURVE SE43.94FT SE53.89FT LEFT ON CURVE NE115.61FT NE107.58FT LEFT ON CURVE NW66.77FT N28.80FT E576.32FT S1520.49FT TO BEG (SUBJECT PROPERTY WITHIN)	UNKNOWN
3802	R202591325	ESPERANZA OWNERS ASSOCIATION INC		3126 S BOULEVARD STE 165	EDMOND	OK	73013-5308	ESPERANZA SEC 1	000	000	ESPERANZA SEC 1 000 000 COMMON AREA C D F & G & PRIVATE STREETS EX PT OF COMMON AREA C KNOW VACATED DESC BEG BEG SW/C ESPERANZA SEC 1 & COMMON AREA C TH N762.20FT SE25.43FT S757.36FT W25FT TO BEG & EX BEG 1496.54FT E OF SW/C ESPERANZA SEC 1 & COMMON AREA C TH N50FT NE35.52FT N555.44FT E60FT S630.44FT W84.89FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3802	R202591315	ESPERANZA OWNERS ASSOCIATION INC		3126 S BOULEVARD STE 165	EDMOND	OK	73013-5308	ESPERANZA SEC 1	000	000	ESPERANZA SEC 1 000 000 COMMON AREAS A & B	0 UNKNOWN OKLAHOMA CITY
3802	R202591130	ZEIDERS GREGORY J	ZEIDERS ROBYN E	3236 VIA ESPERANZA	EDMOND	OK	73013-8930	ESPERANZA SEC 1	001	014	ESPERANZA SEC 1 001 014	3236 VIA ESPERANZA OKLAHOMA CITY
3802	R202591140	DOSHI VIRAL	SHAH GARGI	1504 NW 191ST ST	EDMOND	OK	73012	ESPERANZA SEC 1	001	015	ESPERANZA SEC 1 001 015	0 UNKNOWN OKLAHOMA CITY
3802	R202591150	ONWUCHURUBA FAMILY REV LIV TRUST		3260 VIA ESPERANZA	EDMOND	OK	73013-8930	ESPERANZA SEC 1	001	016	ESPERANZA SEC 1 001 016	3260 VIA ESPERANZA OKLAHOMA CITY
3802	R202591160	SEIKEL JIM & DONNA TRS ETAL	SEIKEL JIM 2013 REV TRUST	15401 VIA SERENA	EDMOND	OK	73013-8933	ESPERANZA SEC 1	001	017	ESPERANZA SEC 1 001 017	15401 VIA SERENA OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2834767-OK99

DATE PREPARED: OCTOBER 25, 2023  
EFFECTIVE DATE: OCTOBER 17, 2023 AT 7:30 AM

3802	R202591170	MANNE BARKHA	WALLA SUMIT A	15413 VIA SERENA	EDMOND	OK	73013	ESPERANZA SEC 1	001	018	ESPERANZA SEC 1 001 018	15413 VIA SERENA OKLAHOMA CITY
3802	R202591180	FREYMILLER DAVID R & MELINDA M TRS	FREYMILLER TRUST	3237 VIA ESPERANZA	EDMOND	OK	73013- 8931	ESPERANZA SEC 1	002	000	ESPERANZA SEC 1 002 000 LOT 1 & W/2 OF LOT 2	3237 VIA ESPERANZA OKLAHOMA CITY
3802	R206491510	THE VILLAS AT ESPERANZA OWNERS	ASSOCIATION INC	15701 LAGUNA DR	EDMOND	OK	73013	ESPERANZA SEC 2	006	001	ESPERANZA SEC 2 006 001 ALL OF LOT 1 PLUS COMMON AREAS I THRU M PLUS ALL OF PRIVATE STREETS PLUS PT OF LOT 3 BLK 6 BEG SE/C SD LOT 3 TH NW4.49FT SE28.88FT SW28.73FT TO BEG EX NW 156TH ST & LAGUNA DRIVE S OF NW 156TH ST & EX PT OF COMMON AREA M BEG 28.73FT NE OF SE/C LOT 3 BLK 6 TH NE63.43FT E10.40FT SW65.93FT TO BEG	15701 LAGUNA DR OKLAHOMA CITY
3802	R140704600	NORTH HARVEY PROPERTIES LLC		2904 VIA ESPERANZA	EDMOND	OK	73013- 8972	UNPLTD PT SEC 01 13N 4W	000	000	UNPLTD PT SEC 01 13N 4W 000 000 PT SE4 SEC 1 13N 4W BEG SW/C SE4 TH N762.20FT SE691.29FT E900FT S630.44FT W84.89FT N50FT NE35.52FT N124.15FT W449.62FT N248.93FT W750.44FT S446.65FT W324.02FT TO BEG CONT 14.18ACRS MORE OR LESS EX BEG 25FT E OF SW/C SE4 TH N757.36FT SE304.14FT S168.90FT LEFT ON CURVE SW131.26FT RIGHT ON CURVE SE19.75FT S355.99FT SW35.49FT S50FT W224.39FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3802	R140704605	WE150TH LLC		3148 VIA ESPERANZA	EDMOND	OK	73013	UNPLTD PT SEC 01 13N 4W	000	000	PT SE4 SEC 1 13N 4W BEG 25FT E OF SW/C SE4 TH N757.36FT SE304.14FT S168.90FT LEFT ON CURVE SW131.26FT RIGHT ON CURVE SE19.75FT S355.99FT SW35.49FT S50FT W224.39FT TO BEG CONT 4.33ACRS MORE OR LESS	UNKNOWN OKLAHOMA COUNTY

OWNERSHIP REPORT  
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DATE PREPARED: OCTOBER 25, 2023  
EFFECTIVE DATE: OCTOBER 17, 2023 AT 7:30 AM

3803	R140707000	TRONOX LLC		3301 NW 150TH ST	OKLAHOMA CITY	OK	73134	UNPLTD PT SEC 01 13N 4W	000	000	UNPLTD PT SEC 01 13N 4W 000 000 PT SEC 1 13N 4W SW4 EX BEG SE/C SW4 TH W2656.97FT N1520.58FT E1232.76FT S91.92FT LEFT ON CURVE SE151.43FT SE8.99FT LEFT ON CURVE NE110.38FT NE19.8FT LEFT ON CURVE NE83.56FT NE111.08FT RIGHT ON CURVE SE128.45FT SE14.32FT LEFT ON CURVE SE38.04FT SE48.34FT LEFT ON CURVE SE43.94FT SE53.89FT LEFT ON CURVE NE115.61FT NE107.58FT LEFT ON CURVE NW66.77FT N28.80FT E576.32FT S1520.49FT TO BEG	3301 NW 150TH ST OKLAHOMA CITY
3845	R168681655	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	SPRING CREEK TOWNSHIP	000	000	SPRING CREEK TOWNSHIP 000 000 PT OF NE4 SEC 12 13N 4W W50FT OF NE4 EXEMPT	0 UNKNOWN UNINCORPORATED
3845	R140736090	B3DC LLC	C/O SAVAGE SAVAGE AND BROWN INC	PO BOX 22845	OKLAHOMA CITY	OK	73123- 1845	UNPLTD PT SEC 12 13N 4W	000	000	UNPLTD PT SEC 12 13N 4W 000 000 PT NE4 SEC 12 13N 4W BEG 50FT S OF NW/C NE4 TH E314FT S343FT NW333.23FT N230.27FT TO BEG CONT 2.0662ACRS MORE OR LESS	3232 NW 150TH ST OKLAHOMA CITY
3848	R168681725	LENNAR HOMES OF OKLAHOMA LLC		1707 MARKET PLACE BLVD, Unit 100	IRVING	TX	75063	SPRING CREEK TOWNSHIP	000	000	SPRING CREEK TOWNSHIP PT NW4 SEC 12 13N 4W BEG NE/C NW4 S957.82FT W886.22FT N957.77FT E886.22FT TO BEG NKA PARKWAY SQUARE (PLAT 82-61 FILED 8-15-23)	0 UNKNOWN OKLAHOMA CITY

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

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

**MASTER DESIGN STATEMENT FOR**

**NW 150<sup>th</sup> & Portland**

October 30, 2023

**PREPARED FOR:**

Portland One 50, LLC  
32 NW 144<sup>th</sup> Circle, Unit A  
Edmond, OK 73013

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

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

The Planned Unit Development (PUD) of NW 150<sup>th</sup> & Portland consisting of 23 acres, is located within the Southwest Quarter (SW/4) of Section 1, Township 13 N, Range 4 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 Portland One 50, LLC.

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

The subject property is presently zoned I-2. Surrounding properties are zoned and used for:

North: I-2 District and used for an industrial development.  
East: PUD-678 and O-2 Districts and used for residential development.  
South: PUD-564, O-2, and PUD-1828 Districts and used for Francis Tuttle.  
West: PUD-706 District and used for Portland Ave.

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 modify the existing base zoning to permit a residential development.

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

### **7.1 ..... STREETS**

The nearest street to the north is NW 164<sup>th</sup> St. The nearest street to the east is N. May Ave. The nearest street to the south is NW 150<sup>th</sup> St. The nearest street to the west is Portland Ave.

### **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 37 located at 16820 N. Pennsylvania Ave. It is approximately 3 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 property within this Planned Unit Development is not 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** and **I-2 Moderate Industrial** Districts shall govern this PUD, except as herein modified.

In the event the subject property is developed in accordance with the R-4 General Residential District, there shall be a maximum of twenty-five (25) dwelling units per acre permitted within this PUD.

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, architectural metal, hardie board siding, or wood, or other similar type finish. No more than 30% EIFS or wood shall be permitted on the ground floor. 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.

In the event an industrial development abuts a residential development, there shall be a 25-foot landscaped buffer between the developments.

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 fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said fence or wall shall be constructed entirely of precast concrete, or may be constructed of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20'centers 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

Access shall be taken from Portland Ave. and NW 150<sup>th</sup> St.

## 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 in accordance with the base zoning district regulations.

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

Electronic Message Display signs will be in accordance with the base zoning district regulations.

## 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 NW 150<sup>th</sup> St. only, or six (6) foot sidewalks shall be required along NW 150<sup>th</sup> St. only 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

In the event the property is developed in accordance with the R-4 regulations, the maximum building height shall be 3 stories.

In the event the property is developed in accordance with the I-2 regulations, the maximum height shall be in accordance with the base zoning district.

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, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

9.17 ..... SPECIFIC PLAN

In the event the subject property is developed for residential uses, a specific plan shall 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 Southwest Quarter (SW/4) of Section One (1), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

BEGINNING at the southeast corner of the Southwest Quarter (SW/4) of said Section One (1);

THENCE South 89°31'57" West, along the south line of said Southwest Quarter (SW/4), a distance of 327.53 feet;

THENCE North 00°28'03" West, perpendicular to said south line, a distance of 50.00 feet;

THENCE North 15°28'53" West a distance of 361.56 feet;

THENCE North 43°57'05" West a distance of 439.01 feet;

THENCE North 61°17'42" West a distance of 425.89 feet;

THENCE North 06°40'43" West a distance of 106.06 feet;

THENCE North 59°30'58" East a distance of 625.71 feet;

THENCE North 00°28'03" West, perpendicular to said south line, a distance of 176.65 feet;

THENCE North 89°31'57" East, parallel with said south line, a distance of 576.32 feet to a point on the east line of said Southwest Quarter (SW/4);

THENCE South 00°02'07" East, along said east line, a distance of 1520.48 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,004,313.89 square feet or 23.0559 acres, more or less.



