



The City of Oklahoma City
Planning 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 SPUD ReZONING

Simplified Planned Unit Development District

Project Name _____
3751 SW 15th St

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

ReZoning Area (Acres or Square Feet) _____

Summary Purpose Statement / Proposed Development _____

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to “City Treasurer”)

Property Owner Information (if other than Applicant):

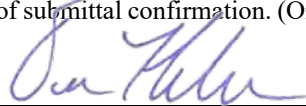
Name

Mailing Address

City, State, Zip Code

Phone

Email



Signature of Applicant

Applicant's Name (please print)

Applicant's Mailing Address

City, State, Zip Code

Phone

Email

Staff Use Only:	1658
Case No.: SPUD	_____
File Date:	7-2-24
Ward No.:	W3
Nbhd. Assoc.:	-----
School District:	OKC
Extg Zoning:	PUD-1417
Overlay:	SRODD / AE-2

Submit your Application by Email to Subdivisionandzoning@OKC.gov

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



Return to:
Legacy Title, LLC
501 SE 4th St., Ste A
Moore, OK 73160
Attn: Policy Dept

SPECIAL WARRANTY DEED

2023 - 3908 - MH

THIS SPECIAL WARRANTY DEED is made the 24th day of June, 2024, by Riverport Park, LTD, an Oklahoma limited partnership., having an address of P.O. Box 18895, Oklahoma City, OK 73154 ("Grantor") to Riverport Ventures LLC having an address of 3000 Allie Drive, Edmond, OK 73012 ("Grantee").

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains, sells, and conveys to Grantee all the real property located in Oklahoma County, Oklahoma, more particularly described as:

Legal description: TRACT 1

A tract of land lying in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described by metes and bounds as follows:
Commencing at the Northeast Corner of the NE/4 of said Section Eleven (11);
Thence South 00°10'24" East, along the East line of said NE/4 and as the basis of bearing, a distance of 316.79 feet;
Thence South 89°49'36" West, perpendicular to said East line, a distance of 100.00 feet to the Point of Beginning;
Thence South 00°10'24" East, parallel with said East line, a distance of 223.08 feet;
Thence South 89°49'36" West, perpendicular to said East line, a distance of 721.16 feet to a point of curvature;
Thence Southwesterly along a curve to the left having a radius of 1482.39 feet for an arc length of 536.57 feet, having a chord bearing South 79°22'10" West a distance 533.64 feet;
Thence South 69°02'51" West a distance of 207.61 feet;
Thence North 00°10'24" West, parallel with said East line, a distance of 173.13 feet;
Thence North 89°59'19" East a distance of 61.16 feet;
Thence North 00°00'41" West a distance of 80.00 feet;
Thence North 89°59'19" East a distance of 590.00 feet;
Thence North 71°59'19" East a distance of 550.73 feet;
Thence South 84°28'15" East a distance of 265.72 feet to the Point of Beginning.

AND

TRACT 2

A tract of land lying in the Northeast Quarter (NE/4) and the Northwest Quarter (NW/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of the NE/4 of said Section Eleven (11);

Thence South 00°10'24" East, along the East line of said NE/4 and as the basis of bearing, a distance of 430.17 feet;

Thence South 89°49'36" West, perpendicular to said East line, a distance of 1618.59 feet to the Point of Beginning;

Thence South 00°00'41" East a distance of 106.86 feet;

Thence North 89°59'19" East a distance of 28.84 feet;

Thence South 00°10'24" East, parallel with said East line, a distance of 192.25 feet;

Thence South 69°02'51" West a distance of 93.74 feet to a point of curvature;

Thence Southwesterly along a curve to the right having a radius of 1382.39 feet for an arc length of 481.94 feet, having a chord bearing South 79°02'06" West a distance of 479.50 feet;

Thence South 89°01'21" West a distance of 1177.63 feet;

Thence North 63°01'22" West a distance of 145.82 feet;

Thence North 00°01'22" West a distance of 202.05 feet;

Thence North 89°59'19" East a distance of 501.57 feet;

Thence North 72°59'19" East a distance of 599.77 feet;

Thence North 89°59'19" East a distance of 761.24 feet to the Point of Beginning.

Together with all tenements, hereditaments and appurtenances thereto (the "Property"); subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record, and to all oil, gas, and other minerals and mineral rights in and under the land not previously reserved or conveyed of record ("the Property").


This conveyance is made subject and subordinate to all easements, encumbrances and restrictions of record, and subject to all governmental restrictions, zoning laws, Homeowners Association rules, regulations, and bylaws, if applicable, and subject to encroachments, flood plain, flood ways, creeks, rivers and drainage ways, and topography problems, if any, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty therein contained.

Grantor warrants the title to the Property against any and all acts, conveyances, liens and encumbrances affecting the Property made or suffered to be made or done by, through or under Grantor, but not otherwise. No other covenants or warranties of title, express or implied, are given by the Special Warranty Deed.

GRANTOR HEREBY SPECIFICALLY DESCLAIMS ANY WARRANTY, GUARANTY, OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT FOR FUTURE, OF, AS, TO, OR CONCERNING (i) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, BUT NOT BY WAY OF LIMITATION, THE WATER, SOIL, GEOLOLGY, TOPOGRAPHY, SOIL-BEARING CHARATERISTICS, ENVIRONMENTAL CONDITIONS OF EVERY KIND AND NATURE, AND THE SUTABILITY THEREOF, AND OF THE PROPERTY, FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONSTRUCT THEREON, INCOME TO BE DERIVED THEREFROM OR EXPENSES TO BE INCURRED WITH REPSECT THERETO, OR ANY OBLIGATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE SAME; (ii) THE MANNER OF CONSTRUCTION AND CONDITION AND STATE OF REPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS LOCATED THEREON; (iii) THE NATURE AND EXTENT OF ANY EASEMENT, RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (iv) THE COMPLIANCE OF THE PROPERTY OR THE OPERATION OF THE PROPERTY WITH ANY LAWS, RULES, ORDIANCES, OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY. THE CONVEYANCE OF THE PROPERTY AS PROVIDED FOR THEREIN IS MADE ON AN "AS IS" BASIS. GRANTEE, BY ACCEPTANCE OF THIS SPECIAL WARRANTY DEED ACKNOWLEDGES GRANTEE'S REPONSIBILITY TO DETERMIN SUITABILITY AND DESIRABILITY OF PROPERTY.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date shown above.

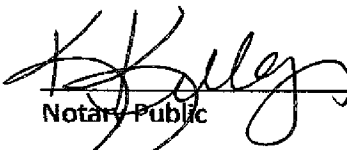
Riverport Park LTD, an Oklahoma Partnership


By: 
New World Properties GP, LLC, General Partners
Philip R. Slaughter, Manger / member

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me 23rd day of June, 2024 by Philip R. Slaughter, Manager/of New World Properties GP, LLC, General Partner for Riverport Park LTD, an Oklahoma Partnership

mv /member
My Commission Expires 09-25-27


Notary Public

 K. KILLOUGH
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 15008941 Expires 09/25/27

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)

55.

COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Brandon Lodge (1st legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Riverport Ventures LLC (legal name, along with any trade or fictitious names of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, its grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result of consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYS NOT

AFFIANT, individually and as authorized agent of the Entity

24th day of June, 2024
Date

The foregoing instrument was subscribed and sworn to before me this 24th day of June, 2024 by Brandon Lodge, Manager of Riverport Ventures LLC.

NOTARY PUBLIC - Molly Harris

My Commission Expires:

My Commission Number: _____



OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

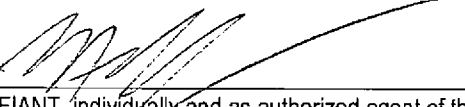
AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: NON-EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Nathan Vaughn (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Manager (role, such as titled officer or trustee) of Riverport Ventures LLC (legal name, along with any trade or fictitious names of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
5. If the Entity is a trust, it's grantee(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result of consequence of the making of or reliance upon such false statement.

FURHTER AFFIANT SAYETH NOT



AFFIANT, individually and as authorized agent of the Entity

24th day of June, 2024
Date

The foregoing instrument was subscribed and sworn to before me this 24th day of June, 2024 by Nathan Vaughn, Manager of Riverport Ventures LLC.



NOTARY PUBLIC - Molly Harris

My Commission Expires: _____

My Commission Number: _____



LEGAL DESCRIPTION
(Proposed Tract B)

A tract of land lying in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section Eleven (11);

THENCE South $00^{\circ}10'24''$ East, along the east line of said Northeast Quarter (NE/4) and as the basis of bearing, a distance of 539.87 feet;

THENCE South $89^{\circ}49'36''$ West, perpendicular to said east line, a distance of 422.41 feet to the POINT OF BEGINNING;

THENCE continuing South $89^{\circ}49'36''$ West, perpendicular to said east line, a distance of 398.76 feet to a point of curvature;

THENCE Southwesterly along a curve to the left having a radius of 1482.39 feet for an arc length of 536.57 feet, having a chord bearing South $79^{\circ}22'10''$ West a distance of 533.64 feet;

THENCE South $69^{\circ}02'51''$ West a distance of 207.61 feet;

THENCE North $00^{\circ}10'24''$ West, parallel with said east line, a distance of 173.13 feet;

THENCE North $89^{\circ}59'19''$ East a distance of 61.16 feet;

THENCE North $00^{\circ}00'41''$ West a distance of 80.00 feet;

THENCE North $89^{\circ}59'19''$ East a distance of 590.00 feet;

THENCE North $71^{\circ}59'19''$ East a distance of 489.81 feet;

THENCE South $00^{\circ}10'24''$ East, parallel with said east line, a distance of 230.82 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 163,696.25 square feet, or 3.7579 acres, more or less.

LETTER OF AUTHORIZATION

I, BRANDON LODGE or,
Property Owner of Record

Riverport Ventures LLC authorize,
Agent of the Property Owner of Record and Title

Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

Address and/or County Assessor account number and County Name

By: 
Signature

Title: _____
Manager/Proprietor

Date: 07/02/2024
MM/DD/YYYY

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Non-Official Report is for Account Number R168652350 and is a 700-foot radius from the outside of the polygon. If the minimum number of different owners was not reached it was extended by 100-foot increments until the required number of different owners was reached, or the maximum distance was reached. This report does not constitute a legal survey or document, for definitive description of real property and ownership; consult the deeds recorded in the Oklahoma County Clerks Office. **Official Record of this Certified Radius Report will expire 30 days from the date of creation stamped on the back of this sheet.**

STATE OF OKLAHOMA }
COUNTY OF OKLA. } ss:

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 700 A. Reel's Rep
Filed in the Office of the County Assessor
on the 2nd day of July, 2024
Given under my hand and official seal this
2nd day of July, 2024
County Assessor
K. Birch Deputy

Oklahoma County Assessor
700 ft. Radius Report
7/2/2024

accountno	name1	name2	mailingaddress1	Shape	city	state	zipcode	subname	block	lot	legal	location
R077470885	MARQUEZ FRANCISCO & MARIA J		1325 SW 24TH ST		OKLAHOMA CITY	OK	73108-7801	PACKINGHOUSE VIEW	004	000	PACKINGHOUSE VIEW 004 000 W10FT OF LOT 21 & ALL LOTS 22 THRU 25 & E15FT LOT 28 ALL OF LOT 29 & W10FT OF LOT 30 EX 55FT	4041 SW 23RD ST OKLAHOMA CITY
R132387490	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT OF SW4 SEC 11 11N 4W BEG 1993FT N OF SE/C OF SW4 TH W661.14FT N640.87FT E661.27FT S640.5FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
R132384035	MARINA WESTSHORE PARTNERS II LLC		4200 E SKELLY DR STE 800		TULSA	OK	74135-3239	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT NW4 SEC 11 11N 4W BEG 600FT N OF SW/C NW4 TH E1033FT S600FT E1610FT N379.13FT W217.13FT N190FT W555.34FT S190FT W198.65FT RIGHT ON CURVE NW356.99FT LEFT ON CURVE NWL	4317 SW 22ND ST OKLAHOMA CITY

Oklahoma County Assessor
700 ft. Radius Report
7/2/2024

R132384050	CITY OF OKLAHOMA CITY		200 N WALKER AVE STE 400	OKLAHOMA CITY	OK	73102-2232	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT NE4 SEC 11 11N 4W BEG SW/C NE4 TH N698.17FT NELY258FT SELY64FT SELY294.89FT E675FT NELY 303.51FT SELY 75FT S823.33FT W1472.06FT TO BEG EX BEG 1872.80FT S & 1172.26FT	3900 SW 15TH ST OKLAHOMA CITY
R132384040	WATERSEDGE LAND LLC		4317 SW 22ND ST	OKLAHOMA CITY	OK	73108	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT NW4 SEC 11 11N 4W BEG 925FT N & 690FT E TH RIGHT ON CURVE SELY 54.93FT TH LEFT ON A CURVE SELY 54.93FT E235.75FT OF SW/C NW4 TH E7.61FT N280.34FT E1122.73FT SWLY 1	4317 SW 22ND ST OKLAHOMA CITY
R090231125	MITCHELL HALEY	DBA PATEYN ENTERPRISES	PO BOX 879	MUSTANG	OK	73064-0879	STRICKLIN	002	000	STRICKLIN 002 000 ALL LOT 3 & S48.5FT OF LOTS 1 & 2 PLUS 30FT OF VACATED ALLEY ON S OF LOTS 1 & 2	1800 S PORTLAND AVE OKLAHOMA CITY
R132383995	EMT XI LLC		673 BLUE SKY PKWY	LEXINGTON	KY	40509	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT NW4 SEC 11 11N 4W BEG 946FT S & 871.2FT E NW/C NW4 TH E1210.78FT SELY 167.42FT SWLY 428.06FT W1292.19FT N500FT TO BEG EX A 50FT STRIP BEG 1690FT N & 1346.15FT E SW/C NW4	4300 W RIVER PARK DR OKLAHOMA CITY

Oklahoma County Assessor
700 ft. Radius Report
7/2/2024

R132383997	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT NW4 SEC 11 11N 4W BEG 1690FT N & 1346.15FT E SW/C NW4 THE735.83FT SELY 107.19FT W546.56FT ALONG A CURVE 289.91FT TOBEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
R168652275	CITY OF OKLA CITY		200 N WALKER AVE FL 9		OKLAHOMA CITY	OK	73102-2232	MUSTANG TOWNSHIP	000	000	MUSTANG TOWNSHIP 000 000 PT NE4 & NW4 SEC 11 11N 4W BEG 668FT S & 50FT W OF NE/C NE4TH W283FT N20FT W953.32FT SE50FT SW232.87FT SW212.31FT N722.67FT NW310.16FT TH E TO A POINT 50FT W OF E LINE NE4 TH	0 UNKNOWN OKLAHOMA CITY
R132383010	CITY OF OKLAHOMA CITY	OFFICE OF THE CITY CLERK	208 MUNICIPAL BLDG		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT NE4 SEC 11 11N 4W BEG 969FT S & 50FT W OF NE/C NE4 TH S850FT SW35.36FT W430FT NW675.47FT W354.72FT N425.29FT E1101.12FT N184.90FT E330FT TO BEG CONT 20.02ACRS MORE	3738 SW 15TH ST OKLAHOMA CITY

Oklahoma County Assessor
700 ft. Radius Report
7/2/2024

R132384005	EMT XI LLC		673 BLUE SKY PKWY		LEXINGTON	KY	40509	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT NW4 SEC 11 11N 4W BEG 1690FT N & 963.54FT E SW/C NW4 TH E382.16FT ALONG A CURVE 126.73FT NWLY 204.02FT ALONG A CURVE95FT S190FT TO BEG PLUS BEG 1986.13FT N & 963.54FT E SW/C NW4 TH N170.56FT	4300 W RIVER PARK DR OKLAHOMA CITY
R090231025	HASKELL LEMON CONSTRUCTION CO		PO BOX 75608		OKLAHOMA CITY	OK	73147-0608	STRICKLIN	000	000	STRICKLIN 000 000 LOTS 1 & 2 BLK 1 & LOTS 1 & 2 BLK 2 EX S48.5FT & PLUS 30FT OF VACATED ALLEY ON N OF SD LOTS BLK 2 IN STRICKLIN	1700 S PORTLAND AVE OKLAHOMA CITY
R132383015	PALU GARY L & DONNA L TRS	G L & D L PALU FAMILY TRUST	PO BOX 75578		OKLAHOMA CITY	OK	73147-0578	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT NE4 SEC 11 11N 4W BEG 640.73FT S & 455FT W OF NE/C NE4 TH SE35.36FT S488.16FT W1001.12FT N340.01FT NE50FT NE107.10FTTH NE ALONG A CURVE TO RIGHT 500.15FT E366.61FT T	3800 SW 15TH ST OKLAHOMA CITY

Oklahoma County Assessor
700 ft. Radius Report
7/2/2024

R132383010	CITY OF OKLAHOMA CITY	OFFICE OF THE CITY CLERK	208 MUNICIPAL BLDG		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT NE4 SEC 11 11N 4W BEG 969FT S & 50FT W OF NE/C NE4 TH S850FT SW35.36FT W430FT NW675.47FT W354.72FT N425.29FT E1101.12FT N184.90FT E330FT TO BEG CONT 20.02ACRS MORE O	3738 SW 15TH ST OKLAHOMA CITY
R132383030	ONGO EXPRESS LTD		3700 SW 15TH ST		OKLAHOMA CITY	OK	73108-2257	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT NE4 SEC 11 11N 4W BEG 664FT S & 50FT W OF NE/C NE4 TH S302.98FT W329.62FT N302.98FT NE35.36FT E279.61FT SE35.36FT TO BEG CONT 2.47ACRS MORE OR LESS	3700 SW 15TH ST OKLAHOMA CITY
R168652275	CITY OF OKLA CITY		200 N WALKER AVE FL 9		OKLAHOMA CITY	OK	73102-2232	MUSTANG TOWNSHIP	000	000	MUSTANG TOWNSHIP 000 000 PT NE4 & NW4 SEC 11 11N 4W BEG 668FT S & 50FT W OF NE/C NE4TH W283FT N20FT W953.32FT SE50FT SW232.87FT SW212.31FT N722.67FT NW310.16FT TH E TO A POINT 50FT W OF E LINE NE4 TH	0 UNKNOWN OKLAHOMA CITY

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700 ft. Radius Report
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											MUSTANG TOWNSHIP 000 000 PT NE4 & NW4 SEC 11 11N 4W BEG 668FT S OF NE/C NE4 TH S1260FT W480FT S203.87FT SE87.33FT SW240.71FT NW587.36FT NW262.28FT NW23.86FT NW75FT SW303.51FT W675FT NW294.89FT NW64FT	
R168652350	RIVERPORT PARK LTD		PO BOX 18895		OKLAHOMA CITY	OK	73154	MUSTANG TOWNSHIP	000	000		3900 SW 15TH ST OKLAHOMA CITY
R211231000	PREMIER HOSPITALITY GROUP 2 LLC		4311 SW 15TH ST		OKLAHOMA CITY	OK	73108-2230	PREMIER II	002	001	PREMIER II 002 001	4333 SW 15TH ST OKLAHOMA CITY
R211231020	PREMIER HOSPITALITY GROUP 3 LLC		4311 SW 15TH ST		OKLAHOMA CITY	OK	73108	PREMIER II	002	002	PREMIER II 002 002	4311 SW 15TH ST OKLAHOMA CITY
											MUSTANG TOWNSHIP 000 000 PT NE4 & NW4 SEC 11 11N 4W BEG 668FT S OF NE/C NE4 TH S1260FT W480FT S203.87FT SE87.33FT SW240.71FT NW587.36FT NW262.28FT NW23.86FT NW75FT SW303.51FT W675FT NW294.89FT NW64FT	
R168652350	RIVERPORT PARK LTD		PO BOX 18895		OKLAHOMA CITY	OK	73154	MUSTANG TOWNSHIP	000	000		3900 SW 15TH ST OKLAHOMA CITY

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R168652275	CITY OF OKLA CITY		200 N WALKER AVE FL 9		OKLAHOMA CITY	OK	73102-2232	MUSTANG TOWNSHIP	000	000	MUSTANG TOWNSHIP 000 000 PT NE4 & NW4 SEC 11 11N 4W BEG 668FT S & 50FT W OF NE/C NE4TH W283FT N20FT W953.32FT SE50FT SW232.87FT SW212.31FT N722.67FT NW310.16FT TH E TO A POINT 50FT W OF E LINE NE4 TH	0 UNKNOWN OKLAHOMA CITY
R132346000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 11N 4W	000	000	UNPLTD PT SEC 01 11N 4W 000 000 PT S/2 OF SEC 1 & N/2 OF SEC 12 11N 4W BEING LOT 6 & S16.6ACRS LOT 10 LESS BLVD OF SE4 SEC 1 & BEING LOT 7 OF SW4 SEC 1 & LOT 9 OF SW4 SEC 1 & LOTS 45 THRU 48 BLK 8 & L	0 UNKNOWN OKLAHOMA CITY
R132346000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 11N 4W	000	000	UNPLTD PT SEC 01 11N 4W 000 000 PT S/2 OF SEC 1 & N/2 OF SEC 12 11N 4W BEING LOT 6 & S16.6ACRS LOT 10 LESS BLVD OF SE4 SEC 1 & BEING LOT 7 OF SW4 SEC 1 & LOT 9 OF SW4 SEC 1 & LOTS 45 THRU 48 BLK 8 & L	0 UNKNOWN OKLAHOMA CITY
R145273700	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	PACKINGTOW N SHUTTLE CAR	013	000	PACKINGTOWN SHUTTLE CAR 013 000 LOTS 1 THRU 23 EXEMPT	0 UNKNOWN OKLAHOMA CITY

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R132346000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 11N 4W	000	000	UNPLTD PT SEC 01 11N 4W 000 000 PT S/2 OF SEC 1 & N/2 OF SEC 12 11N 4W BEING LOT 6 & S16.6ACRS LOT 10 LESS BLVD OF SE4 SEC 1 & BEING LOT 7 OF SW4 SEC 1 & LOT 9 OF SW4 SEC 1 & LOTS 45 THRU 48 BLK 8 & L	0 UNKNOWN OKLAHOMA CITY
R145273700	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	PACKINGTOW N SHUTTLE CAR	013	000	PACKINGTOWN SHUTTLE CAR 013 000 LOTS 1 THRU 23 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R145273500	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	PACKINGTOW N SHUTTLE CAR	012	000	PACKINGTOWN SHUTTLE CAR 012 000 LOTS 27 THRU 35 EXEMPT	0 UNKNOWN OKLAHOMA CITY
R132346000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 11N 4W	000	000	UNPLTD PT SEC 01 11N 4W 000 000 PT S/2 OF SEC 1 & N/2 OF SEC 12 11N 4W BEING LOT 6 & S16.6ACRS LOT 10 LESS BLVD OF SE4 SEC 1 & BEING LOT 7 OF SW4 SEC 1 & LOT 9 OF SW4 SEC 1 & LOTS 45 THRU 48 BLK 8 & L	0 UNKNOWN OKLAHOMA CITY
R145273450	STROUD SHARON KAY		804 NW 18TH ST		OKLAHOMA CITY	OK	73106-6413	PACKINGTOW N SHUTTLE CAR	012	000	PACKINGTOWN SHUTTLE CAR 012 000 ALL LOTS 1 THRU 17 ALL LOTS 18 THRU 21 EX THAT PART LYING WLY OF A LINE BEG AT SE/C OF LOT 18 TH NWLY TO A POINT ON N LINE OF LOT 21 SD POINT BEING 60FT W OF NE/C OF LO	1401 S PORTLAND AVE OKLAHOMA CITY
R120101040	MICHE HOLDING INC		4700 VAL VERDE DR		OKLAHOMA CITY	OK	73142-5155	METRO INDUST PARK INST #7	015	005	METRO INDUST PARK INST #7 015 005	3920 WILL ROGERS PKWY OKLAHOMA CITY

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R120101050	234 NOTT LLC		4041 WILL ROGERS PKWY		OKLAHOMA CITY	OK	73108-2035	METRO INDUST PARK INST #7	015	006	METRO INDUST PARK INST #7 015 006	3920 WILL ROGERS PKWY OKLAHOMA CITY
R120101030	METROPOLITAN BUSINESS PARK 4 LLC		3838 OAK LAWN AVE STE 707		DALLAS	TX	75219-4508	METRO INDUST PARK INST #7	015	004	METRO INDUST PARK INST #7 015 004	4000 WILL ROGERS PKWY OKLAHOMA CITY
R120101020	G&I X INDUSTRIAL OKC LLC		575 FIFTH AVE 38TH FLOOR		NEW YORK	NY	10017	METRO INDUST PARK INST #7	015	003	METRO INDUST PARK INST #7 015 003	4020 WILL ROGERS PKWY, Unit 100 OKLAHOMA CITY
R120101010	G&I X INDUSTRIAL OKC LLC		575 FIFTH AVE 38TH FLOOR		NEW YORK	NY	10017	METRO INDUST PARK INST #7	015	002	METRO INDUST PARK INST #7 015 002	4100 WILL ROGERS PKWY, Unit 100 OKLAHOMA CITY
R132384070	CITY OF OKLAHOMA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102-2232	UNPLTD PT SEC 11 11N 4W	000	000	UNPLTD PT SEC 11 11N 4W 000 000 PT N/2 NW4 SEC 11 11N 4W BEG 33FT S & 75FT E OF NW/C NW4 TH E2909.77FT S184FT W643.30FT S385.61FT NW305.69FT NW87.36FT SW308.17FT N139.41FT NW369.33FT W680FT NW265FT W2	0 UNKNOWN OKLAHOMA CITY
R141974000	CITY OF OKLA CITY		208 MUNICIPAL BLDG		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 02 11N 4W	000	000	UNPLTD PT SEC 02 11N 4W 000 000 PT S 1/2 SEC 2 11N 4W BEG 50FT E OF SW/C SEC 2 N335.14FT E3696.13FT S231.84FT W3694.30FT TO BEG CONT 24.04ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD EXEMPT	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor
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R168652275	CITY OF OKLA CITY		200 N WALKER AVE FL 9		OKLAHOMA CITY	OK	73102-2232	MUSTANG TOWNSHIP	000	000	MUSTANG TOWNSHIP 000 000 PT NE4 & NW4 SEC 11 11N 4W BEG 668FT S & 50FT W OF NE/C NE4TH W283FT N20FT W953.32FT SE50FT SW232.87FT SW212.31FT N722.67FT NW310.16FT TH E TO A POINT 50FT W OF E LINE NE4 TH	0 UNKNOWN OKLAHOMA CITY
R141971090	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 02 11N 4W	000	000	UNPLTD PT SEC 02 11N 4W 000 000 PT SE4 SEC 2 11N 4W S360FT OF GOVT LOT 10 OF SE4 PLUS BEG AT SE/C GOVT LOT 11 N232.55FT W222.52FT S232.55FT E222.52FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
R132346000	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 01 11N 4W	000	000	UNPLTD PT SEC 01 11N 4W 000 000 PT S/2 OF SEC 1 & N/2 OF SEC 12 11N 4W BEING LOT 6 & S16.6ACRS LOT 10 LESS BLVD OF SE4 SEC 1 & BEING LOT 7 OF SW4 SEC 1 & LOT 9 OF SW4 SEC 1 & LOTS 45 THRU 48 BLK 8 & L	0 UNKNOWN OKLAHOMA CITY

Oklahoma County Assessor
700 ft. Radius Report
7/2/2024

R132383025	CITY OF OKLAHOMA CITY	A MUNICIPAL CORPORATION	200 N WALKER AVE		OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 11 11N 4W	000	000	MUSTANG TOWNSHIP PT NE4 SEC 11 11N 4W BEG 812.28FT S & 1526.72FT W OF NE/C NE4 TH SE50FT S321.11FT S425.29FT S276FT SW2.02FT W675FT NW294.89FT NW64FT NE294.94FT NE511.07FT E158.76FT LEFT ON CURVE NE51	UNKNOWN
R168652350	RIVERPORT PARK LTD		PO BOX 18895		OKLAHOMA CITY	OK	73154	MUSTANG TOWNSHIP	000	000	MUSTANG TOWNSHIP 000 000 PT NE4 & NW4 SEC 11 11N 4W BEG 668FT S OF NE/C NE4 TH S1260FT W480FT S203.87FT SE87.33FT SW240.71FT NW587.36FT NW262.28FT NW23.86FT NW75FT SW303.51FT W675FT NW294.89FT NW64FT	3900 SW 15TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-XXXX

MASTER DESIGN STATEMENT

For

RIVERWEST RESIDENTIAL DEVELOPMENT

**July 2, 2024
(Revision Date)**

PREPARED BY:

Riverport Ventures, LLC
421 N.W. 13th Street, Suite 210
Oklahoma City, OK 73103

PREPARED BY:

Civil & Environmental Consultants, Inc.
Dean Koleada, P.E.
4700 Gaillardia Parkway, Ste. 101
Oklahoma City, OK 73142
405-246-9411
dkoleada@cecinc.com

SPUD-(XXXX) MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD 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 Simplified Planned Unit Development. 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 Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-4, “General Residential” and SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

8200.12	Multi Family Residential
8200.14	Single Family Residential
8200.15	Three and Four Family Residential
8200.16	Two Family Residential
8250.2	Community Recreation: General

2. **Maximum Building Height:** The maximum building height shall be 35 feet.
3. **Maximum Building Size:** The maximum building size shall be in accordance with the base zoning district and SRODD regulations.

4. **Maximum Number of Buildings:** The maximum number of buildings for the tract shall be twenty-five (25).

5. **Building Setback Lines**

Front Yard (south/SW 15 th Street):	20 feet
Rear Yard (north):	5 feet
Side Yard (east/west):	5 feet

6. **Sight-proof Screening:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Ordinance in place at the time of development, except as modified below.

1. A six-foot (6') high fence or wall shall be required along the boundary of this parcel. Said fence shall be constructed of stucco, brick, stone, steel, iron, ornamental metal, or wood.

7. **Landscaping:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as modified below. In addition to the Landscape Ordinance, the following standards shall apply:

1. A landscape buffer shall be provided along the north curb line of S.W. 15th Street. Said buffer shall be a minimum of 15 feet in width along the length of the tract. Said buffer can be included in public right-of-way.
2. Street trees (minimum 2" caliper) shall be required within this SPUD and shall be spaced a maximum of 40-feet center to center. A revocable permit is required for any landscaping within the public right-of-way.
3. Landscape buffers between residential and non-residential uses are not required within this SPUD.

8. **Signs:** The subject parcel shall meet all requirements of the Scenic River Overlay Design District (SRODD) and the City of Oklahoma City's Ordinance in place at the time of development, except as modified below.

8.1 Free standing accessory signs: Four (4) freestanding signs will be permitted within this SPUD and shall be a ground (monument) sign with the maximum height of eight feet and 50 square feet in area and shall have no less than (25) square feet of landscaping at the base. The signs shall conform with SRODD regulations and guidelines. No pole signs will be allowed.

8.2 Attached signs: Attached signs shall be in accordance with the base zoning district and SRODD regulations.

8.3 Non-Accessory Signs: Non-accessory signs shall not be permitted.

8.4 Electronic Message Display signs: Electronic Message Displays signs shall not be permitted.

9. Access:

Access shall be allowed from two drives on S.W. 15th Street. Primary access/main entrance to the tract shall be provided by a private shared access drive between the tract and east parcel/lot. Private shared access drive shall have a minimum width of 24-feet for two-way traffic. Shared access between the parcels/lots is permitted provided the parcels/lots remain under single ownership or cross-access agreements are filed of record.

There will be a minimum of 200-feet of separation, centerline to centerline, between drives within and adjacent to this SPUD.

This development may be gated. The use of controlled access gates at each drive entrance shall be permitted.

10. Sidewalks:

Sidewalks are required along all street frontages subject to the policies and procedures of the Public Works Department, and subject to SRODD regulations. Five (5) foot sidewalks shall be constructed on S.W. 15th Street. All sidewalks along S.W. 15th Street shall be detached from the curb and separated by a buffer not less than five (5) feet in width.

Pedestrian access shall be provided from the tract to adjacent public trails. Pedestrian gates will be provided on the south and north boundary of the SPUD.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 15% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 20% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

- 2. Open Space:** 20 feet of open space, measured from the floodway of the North Canadian River, adjacent to the river shall be provided under this SPUD. This open space shall contain no drive, parking or buildings. A five (5) foot setback will be required for all buildings under this SPUD.

- 3. Street Improvements:** No street improvements will be required under this SPUD.

- 4. Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma Municipal Code, 2020, as amended and SRODD regulations and guidelines.

- 5. Dumpsters:** Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets, subject to SRODD regulations and guidelines.

- 6. Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X, Section 59-10600 of the Oklahoma City Municipal Code, 2020, as amended, except as modified below.

Attached or detached garages or covered parking areas shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

Two (2) parking spaces shall be provided for each dwelling unit within this SPUD.

Parking shall not be required for Common Area and Recreational buildings within this SPUD.

No off-street surface parking or loading space shall be located within 50 feet of the floodway of the river or any tributary waterway unless appropriately screened from the river.

7. Maintenance: 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

8. Drainage: Detention is not required for the tract under this SPUD.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Conceptual Site Plan

Exhibit C: Legal Exhibit

Exhibit D: Architectural Elevations



Exhibit D: Architectural Elevations

