

**APPROVED**

8-15-2023

BY THE CITY COUNCIL

*Angie M. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**

**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-1955**

**MASTER DESIGN STATEMENT FOR**

**Eastport**

May 10, 2023

June 14, 2023

June 15, 2023

June 26, 2023

**PREPARED FOR:**

Air Depot 73, L.L.C.

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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 non-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. The PUD is not required to have frontage on either street. Access may be from private access drives.

## 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 if the development substantially complies with the site plan, attached and included as Exhibit B.

**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  
Exhibits D1-D15 - Conceptual Renderings

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**

EXHIBIT B



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



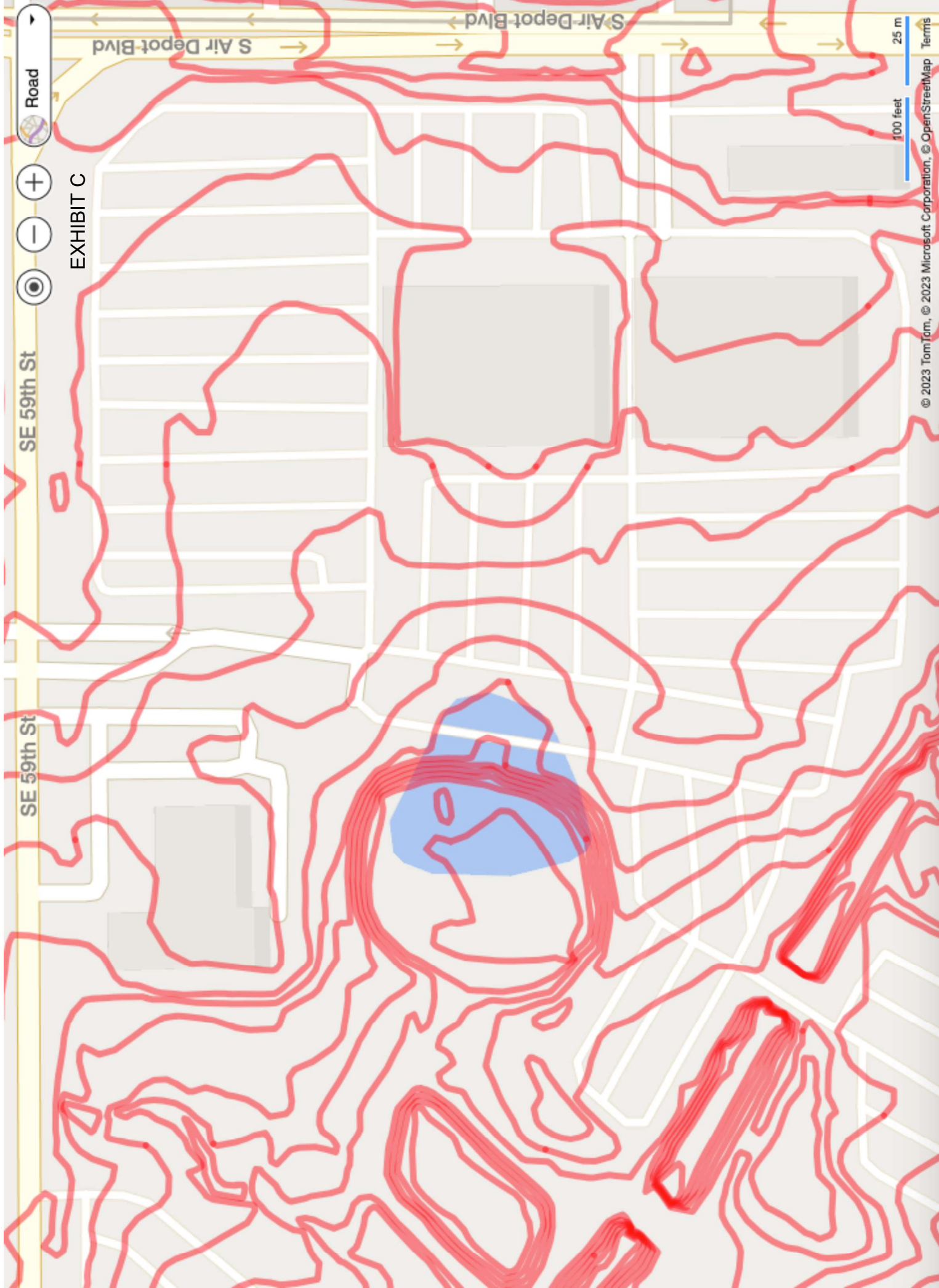
0 100 200



**EASTPORT MULTI-FAMILY**

Oklahoma City, OK 73135





SE 59th St

SE 59th St

S Air Depot Blvd

EXHIBIT C

100 feet  
25 m

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**PUD EXHIBIT**

APARTMENT AND SINGLE FAMILY RENDERING

EXHIBIT D4



**DESIGN PACKAGE** JUNE 15, 2023

EASTPORT MULTI-FAMILY



**PUD EXHIBIT**

APARTMENT AND SINGLE FAMILY RENDERING

EXHIBIT D5



**DESIGN PACKAGE** JUNE 15, 2023  
EASTPORT MULTI-FAMILY

**GARDNER  
TANENBAUM**  
DRAFTING & DESIGN

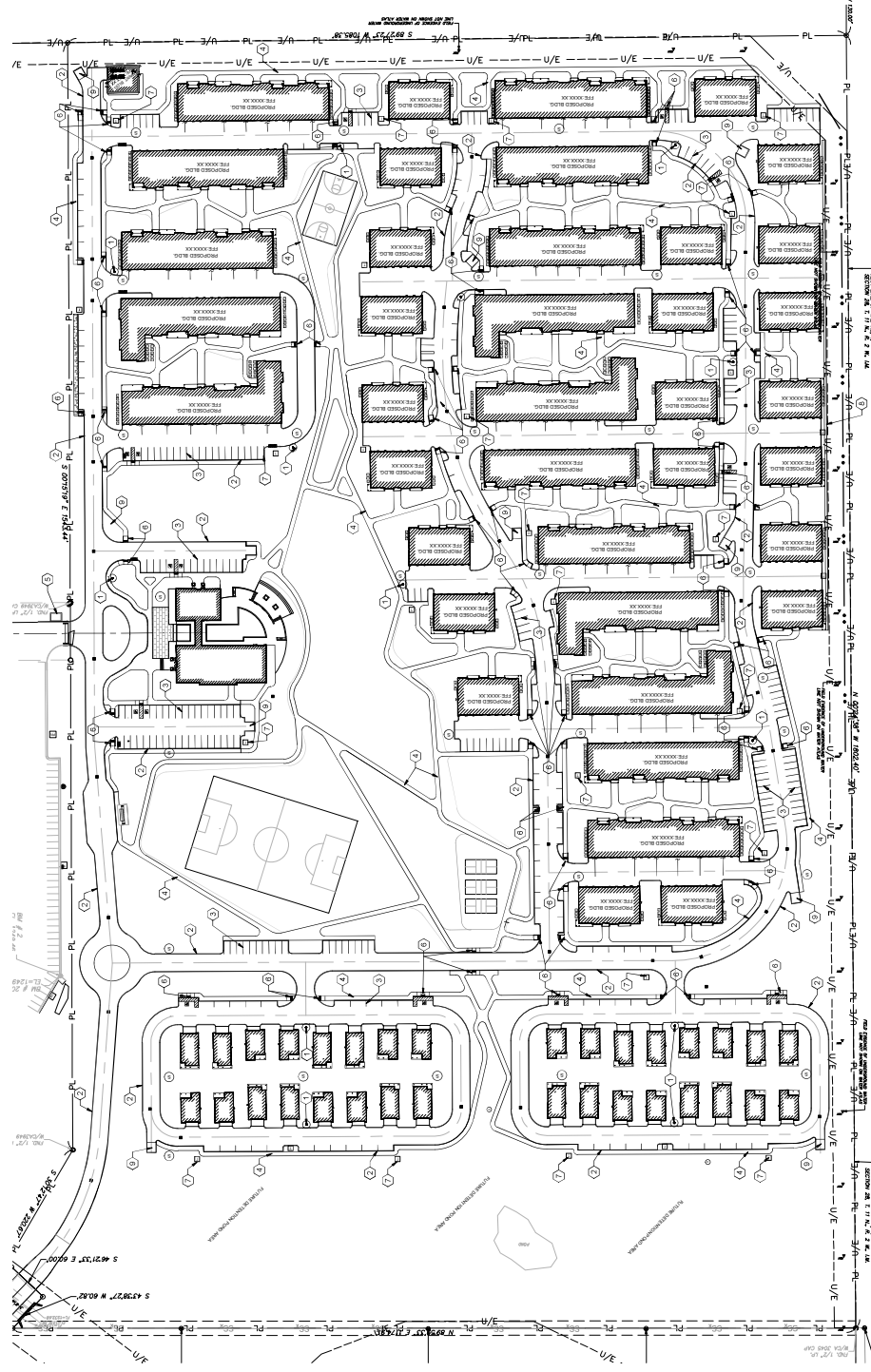






# **PUD EXHIBIT** **SITE PLAN - N.T.S.**

EXHIBIT D7



**DESIGN PACKAGE** JUNE 15, 2023  
**EASTPORT MULTI-FAMILY**







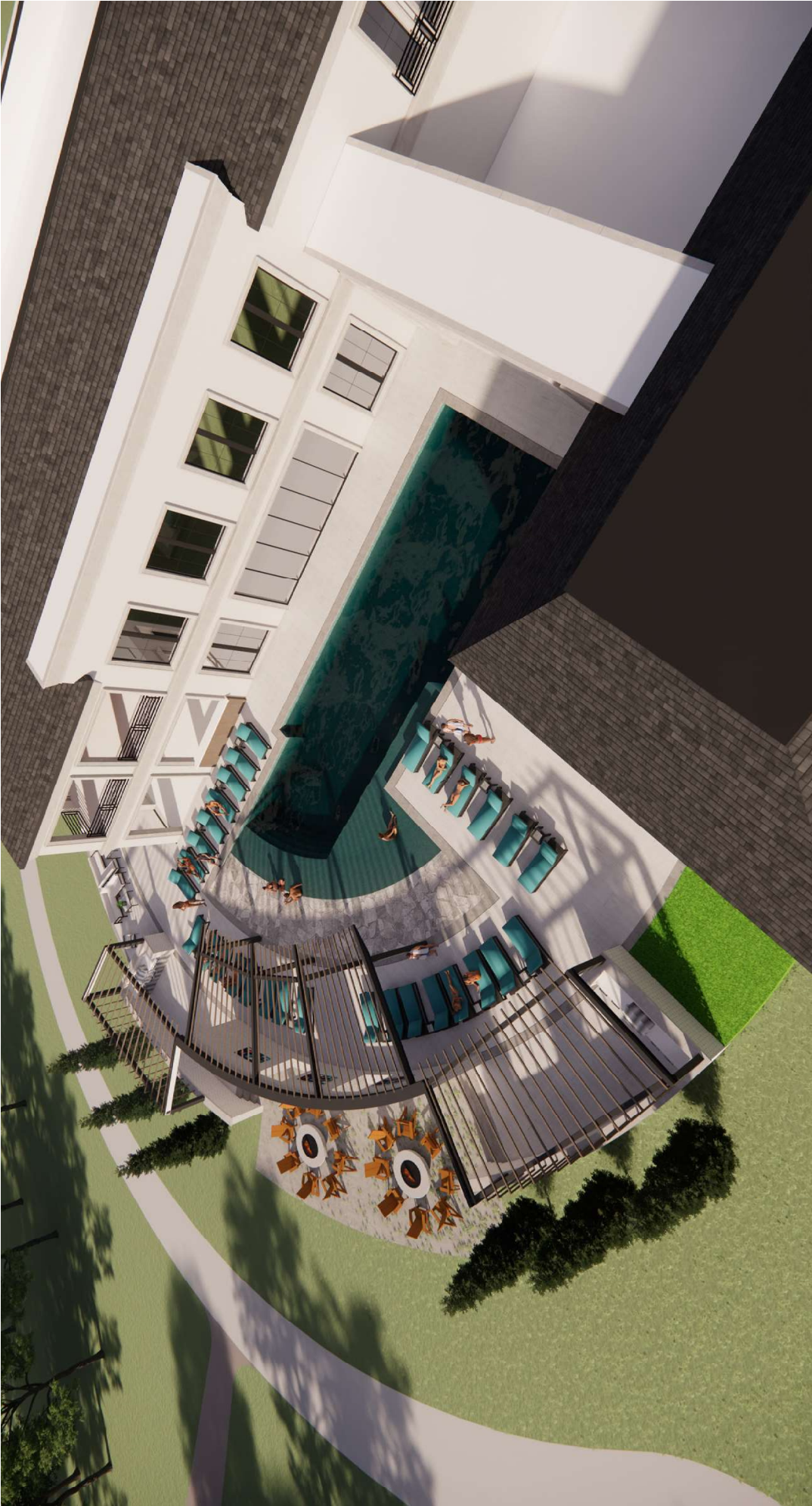














**PUD EXHIBIT**

APARTMENT AND SINGLE FAMILY RENDERING

EXHIBIT D12



**DESIGN PACKAGE** JUNE 15, 2023

EASTPORT MULTI-FAMILY



**PUD EXHIBIT**

APARTMENT AND SINGLE FAMILY RENDERING

EXHIBIT D13



**DESIGN PACKAGE** JUNE 15, 2023  
EASTPORT MULTI-FAMILY







