



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 PUD ReZONING

Planned Unit Development District

SKYLINE RIVER FRONT, LLC

Name of Development or Applicant

1501 Exchange Ave. Oklahoma City, Oklahoma county

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

A Mixed Use Development for Residential Uses and Commercial Uses

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD 2030

File Date: 14AUG'24

Ward No.: 6

STOCKYARDS CITY MAIN ST  
Nbhd. Assoc.:

School District: OKC

Extg Zoning: I-3/I-2

Overlay: SRODD

5.41 Acres

ReZoning Area (Acres or Square Feet)

### 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 \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Signature of Applicant

Ed Martin

Applicant's Name (please print)

6608 B Western Ave., Unit 263

Applicant's Mailing Address

Nichols Hills, Ok. 73116

City, State, Zip Code

405-226-7984

Phone

emartin@mailccp.com

Email

submitted by

geisch@ischandassociates.com

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.



## WARRANTY DEED

Statutory Form/Entity

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2210143  
American Security Title Insurance Company

### Know All Men by These Presents:

THAT, TTMT, LLC, a single member LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Skyline River Front LLC party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 131784550

Grantee's Mailing Address: 6608 N Western Ave. # 263, Nichols Hills, OK 73116

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. **SUBJECT** to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Manager Member this 15th day of November, 2023.

TTMT, LLC, A SINGLE MEMBER LLC

Antonio Torres  
Manager Member

2210143  
Doc Stamps: \$ 877.50  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of November, 2023, personally appeared, Antonio Torres, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager Member and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Amie Witt  
Commission Expires: January 18, 2027



RETURN TO:  
Oklahoma City Abstract & Title Co.  
1001 N.W. 63rd #110  
Oklahoma City, OK 73116

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of the Southwest Quarter (SW/4) of Section Five (5), and part of Government Lot Eleven (11), Section Five (5), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the NE corner of said SW/4, being also the SE Corner of Government Lot 11 of said Section 5; Thence South 89°51'00" West along the common line between the SW/4 and Government Lot 11 a distance of 194.63 feet to the Point of or Place of Beginning (said point of beginning also being the NW right-of-way line of Exchange Avenue of the City of Oklahoma City); Thence Southwesterly along the Northerly line of Exchange Avenue a distance of 351.40 feet; Thence North 29°58'00" West a distance of 247.60 feet to a point on the common line between the SW/4 and Government Lot 11; Thence North 04°06'00" East a distance of 200.00 feet; Thence North 00°09'00" West a distance of 50.00 feet; Thence North 89°51'00" East a distance of 373.71 feet; Thence South 14°04'08" East a distance of 218.62 feet more or less to a point on the Northerly right-of-way of Exchange Avenue; Thence Southwesterly along said right-of-way a distance of 53.84 feet to the Point or Place of Beginning.



**Exhibit to Deed****AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

State of Oklahoma )  
 ) SS.  
 County of Oklahoma )

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Ed Martin, President of ERM Enterprises, Inc., Manager Member of Skyline River Front LLC (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

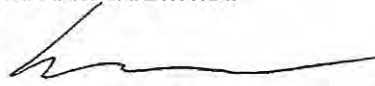
1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an President (role, such as titled officer or trustee) of ERM Enterprises, Inc. (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred 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 grantor(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 or consequence of the making of or reliance upon such false statement.

OAG 2023-2 - NON-EXEMPT BUSINESS/TRUST


FURTHER AFFIANT SAYETH NOT.

  
Ed Martin, President of ERM Enterprises, Inc.,  
Manager Member of Skyline River Front LLC

Date

11/15/2023

The foregoing instrument was acknowledged before me this 15 day of November, 2023, by Ed Martin, President of ERM Enterprises, Inc., Manager Member of Skyline River Front LLC.

  
NOTARY PUBLIC: Amie Witt

My Commission Expires: January 18, 2027

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



UNOFFICIAL



20170123010096860  
01/23/2017 09:44:49 AM  
Bk:RE13340 Pg:1092 Pgs:2 DEED  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Rooten

After recording, return to:  
EXCHANGE AVENUE PROPERTIES, LLC  
1509 Exchange Ave  
Oklahoma City, OK 73108

Courtesy  
TCO Title Services  
2516 NW Expressway  
Oklahoma City, OK 73112  
16-12-1039 JSC

## WARRANTY DEED STATUTORY TRUST

Documentary Stamps: 161.00

That James L. Grigsby, Jr., as Trustee of the JAMES L GRIGSBY, SR., 1984 Revocable Trust dated September 17, 1984, as amended AND James L. Grigsby, Jr., as Trustee of the JEANNETTE F. GRIGSBY TRUST created under the Last Will and Testament of Jeannette F. Grigsby dated August 15, 1972, as amended by the Codicil dated September 22, 1978 (the "Grantor"), in consideration of the sum of TEN & 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 EXCHANGE AVENUE PROPERTIES, LLC, an Oklahoma limited liability company (the "Grantee"), an undivided 2/3 Interest in the following described real property and premises situate in Oklahoma County, Oklahoma, to wit:

SEE ATTACHED EXHIBIT "A" FOR EXACT LEGAL DESCRIPTION

(1509 Exchange Ave)

Together with all the buildings, structures and improvements in, on or under the Land; together with all of the appurtenances belonging thereto and all of Seller's right, title and interest in and to all streets, alleys and other public ways adjacent to the Land; subject to existing zoning ordinances, restrictions, easements and rights-of-way; and including all of the Seller's right, title, interest and estate in and to oil, gas and other minerals in and under the Land..

TO HAVE AND TO HOLD said described premises unto said Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 30th day of December, 2016.

The James L. Grigsby, Sr. 1984 Revocable Trust

*James L. Grigsby, Sr.* TTEE  
By: James L. Grigsby, Sr., Trustee

The Jeannette F. Grigsby Trust

*James L. Grigsby, Sr.* TTEE  
By: James L. Grigsby, Sr., Trustee

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF OKLAHOMA }

ss.

COUNTY OF Oklahoma }

This instrument was acknowledged before me on this 30th, day of December, 2016 by James L. Grigsby, Jr., as Trustee of the JAMES L GRIGSBY, SR., 1984 Revocable Trust dated September 17, 1984, as amended AND James L. Grigsby, Jr., as Trustee of the JEANNETTE F. GRIGSBY TRUST created under the Last Will and Testament of Jeannette F. Grigsby dated August 15, 1972, as amended by the Codicil dated September 22, 1978.



*Jamie S. Cotton*  
Jamie Cotton, Notary Public

My Commission Expires: August 23, 2017

Commission No.:

First American i.  
133 N.W. 8th  
Oklahoma City, OK 73102

2/15

## EXHIBIT "A"

1. A strip of ground fifty (50) feet wide, lying North of and East of and adjacent to the following described line; BEGINNING at a point seven hundred sixty-nine and forty-three one hundredths feet (769.43) West and two hundred (200) feet North of the Southeast corner of Government Lot Eleven (11), Section Five (5), Township Eleven (11) North, Range Three (3) West of the Indian Meridian for a point of beginning; thence East, parallel with the South line of said Government Lot Eleven (11) for a distance of five hundred twenty two (522) feet; thence in a Southeasterly direction, two hundred six and fifteen one hundredths (206.15) feet, more or less, to a point on the South line of said Government lot eleven and one hundred ninety seven and forty three one hundredths (197.43) feet West of the Southeast corner of said Government Lot, excepting that part of Exchange Avenue Right of Way, containing 37,650 square feet; LESS AND EXCEPT all right, title and interest in and to a certain parcel of real property conveyed to Direct Shipment, Inc., an Oklahoma corporation, pursuant to that certain Quitclaim Deed executed on March 23, 1994, and recorded with the Oklahoma County Clerk at Book 6579, Page 373; and
2. A tract of land commencing at a point on the South Line of Government Lot Eleven (11) in Section Five (5), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, One hundred ninety-seven and forty-three one hundredths (197.43) Feet West of the Southeast Corner of said Lot, thence West along the South Line of said Lot Five hundred seventy-two (572) Feet to a point where said line is intersected by the Southwest side line of a tract of land lying South of said Lot and occupied by American Butane & Propane Gas Co, thence North parallel to the East Line of said Lot two hundred (200) Feet, thence East parallel to the South Line of said Lot Five Hundred Twenty-Two (522) Feet, thence in a Southeasterly direction Two Hundred Six and fifteen one/hundredths (206.15) Feet more or less to the place of beginning; LESS AND EXCEPT all right, title and interest in and to a certain parcel of real property conveyed to Direct Shipment, Inc., an Oklahoma corporation, pursuant to that certain Quitclaim Deed executed on March 23, 1994, and recorded with the Oklahoma County Clerk at Book 6579, Page 373.

20170123010096860  
Filing Fee: \$15.00  
Doc. Stamps: \$161.25  
01/23/2017 09:44:49 AM  
DEED



LEGAL DESCRIPTION-EXHIBIT A

SKY LINE LANDING

A Part of the Southwest Quarter (SW/4) of Section 5 (5,) and part of Government Lot Eleven (11), Section Five (5), Township Eleven (11) North, Range Three (3) West, of the *Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:*

*Commencing at the NE corner of said SW/4. Being also the SE Corner of Government Lot 11 of said Section 5;*

*THENCE South 89° 51'00" West along the common line between the SW/4 and Government Lot 11 a distance of 194.63 feet to the Point of or a Place of Beginning (said point of beginning also being on the NW right-of-way of line of Exchange Avenue of the City of Oklahoma City);*

*THENCE Southwesterly along the Northerly line of Exchange Avenue on a curve to the right having a radius of 1963.48 ft. for an arc length of 437.60 feet (the chord of Said curve bears S53°21'39"W a distance of 436.70ft.);*

*THENCE S60°02'00"W a distance of 62.75 ft;*

*THENCE N29°58'00" W a distance of 335.82 ft;*

*N00°01'14" W a distance of 247.41 feet;*

*THENCE N89°54'26"E a distance of 560.35 feet;*

*THENCE S14°00'42" E a distance of 218.62 feet more or less to a point on the Northerly right of way of Exchange Avenue;*

*THENCE S49°09'12"W along said right of way a distance of 53.78 feet to the Point or Place of Beginning.*



August 13, 2024

From: Skyline River Front, LLC  
6608 N Western Ave, Unit 263  
Oklahoma City, OK. 73116

TO: Planning and Zoning  
City of Oklahoma City  
420 W. Main St.  
Oklahoma City, Ok. 73102

Re: SPUD Application

Honorable Planning Commission Members

As the Property Owner I hereby authorize Isch and Associated, Inc. to  
Apply for PUD zoning of SKYLINE LANDING being a 5.41 acre  
Tract located in the W ½ of Sec. 5, T11N, R3W in Oklahoma County, Ok.

Yours truly



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APRIL 3, 2024

From: Exchange Avenue Properties, LLC  
1509 Exchange Ave.  
Oklahoma City, OK. 73108

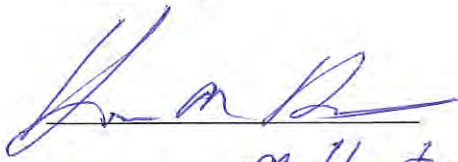
TO: Planning and Zoning  
City of Oklahoma City  
420 W. Main St.  
Oklahoma City, Ok. 73102

Re: SPUD Application

Honorable Planning Commission Members

As the Property Owner I hereby authorize Isch and Associated, Inc. to  
Apply for SPUD zoning of SKYLINE LANDING II being a 2.08 acre  
Tract located in the W ½ of Sec. 5, T11N, R3W in Oklahoma County, Ok.

Yours truly

  
Herbert M. Hampton

# Larry Stein Oklahoma County Assessor's Office



## Ownership Radius Report

This Non-Official Report is for Account Numbers R131784550 R131784900 and is a 500-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 500 ft. Radius Right  
filed in the Office of the County Assessor  
on the 13th day of August, 2024  
Given under my hand and official seal this  
13th day of August, 2024  
County Assessor  
K. Birch Deputy



**Oklahoma County Assessor's  
500ft Radius Report  
8/13/2024**

| accountno  | name1                       | name2                            | name3                                  | mailingaddress1              | city          | state | zipcode    | subname                       | block | lot | legal  | location                           |
|------------|-----------------------------|----------------------------------|--|------------------------------|---------------|-------|------------|-------------------------------|-------|-----|--|------------------------------------|
| R103807140 | PANDO FELIPE                | No Data                          | No Data                                | 3017 NW 10TH ST              | OKLAHOMA CITY | OK    | 73107      | WESTWOOD<br>ADDITION          | 13    | 0   | WESTWOOD ADDITION 013 000 LOT 1<br>& E22FT OF LOT 2  | 1600 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131787100 | SHAR-I LP                   | No Data                          | C/O SIMMONS<br>PROPERTY TAX<br>SERVICE | 3125 MARQUITA DR             | FT WORTH      | TX    | 76116      | UNPLTD PT<br>SEC 05 11N<br>3W | 0     | 0   | UNPLTD PT SEC 05 11N 3W 000 000<br>PT OF SW4 SEC 5 11N 3W BEG AT<br>INTER OF E LINE OF INDIANA AVE & S<br>LINE OF EXCHANGE AVE TH NELY<br>ALONG S LINE OF EXCHANGE AVE<br>265.66FT TH SELY 730.2FT TO N LINE<br>FRISCO R/W TH SWLY ALONG R/W<br>265.66FT TH NWLY ALONG E LINE OF<br>INDIANA AVE 730.2FT TO PT OF BEG | 1550 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131787350 | JL BLEVINS LLC              | No Data                          | No Data                                | 16201 W COOKSEY<br>RD        | CRESCENT      | OK    | 73028-8729 | UNPLTD PT<br>SEC 05 11N<br>3W | 0     | 0   | UNPLTD PT OF SW4 SEC 5 11N 3W<br>BEG 265.66FT AT A PT ON ELY R/W<br>LINE OF INDIANA AVE & SLY R/W LINE<br>OF EXCHANGE AVE TH NE163.50FT<br>SE730.20FT TO NLY R/W LINE OF RR<br>TH SW163.5FT NW730.20FT TO BEG<br>CONT 2.74ACRS MORE OR LESS  | 1500 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131786650 | HANSEN LEONARD<br>MJR       | HANSEN FAMILY<br>PARTNERS II LLC | No Data                                | 221 W WILSHIRE<br>BLVD STE B | OKLAHOMA CITY | OK    | 73116-7769 | UNPLTD PT<br>SEC 05 11N<br>3W | 0     | 0   | UNPLTD PT SEC 05 11N 3W 000 000<br>PT OF SW4 SEC 5 11N 3W BEG AT<br>INTER OF E LINE OF KENTUCKY AVE &<br>N LINE OF EXCH AVE TH NELY ALONG<br>EXCH AVE 850FT FOR BEG TH NELY<br>91.6FT TH NWLY 230FT TH SWLY &<br>NWLY 96.5FT TH SELY 260FT TO BEG<br>OR TR 11 OF GOV LOT 10  | 1603 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131787355 | SMITHKOR<br>INVESTMENTS LLC | No Data                          | No Data                                | 1450 EXCHANGE<br>AVE         | OKLAHOMA CITY | OK    | 73108-3015 | UNPLTD PT<br>SEC 05 11N<br>3W | 0     | 0   | UNPLTD PT SEC 05 11N 3W 000 000<br>PT OF SW4 SEC 5 11N 3W BEG<br>429.16FT NE OF ELY LINE INDIANA<br>AVE & SLY LINE EXCHANGE AVE TH<br>NE30.84FT LEFT ON CURVE<br>NE165.17FT SE246.54FT NE72.60FT<br>SE72FT RIGHT ON CURVE<br>SELY488.47FT SW53.30FT<br>NW730.20FT TO BEG   | 1450 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131786300 | DEHNE RANDY LEE             | No Data                          | No Data                                | 1567 EXCHANGE<br>AVE         | OKLAHOMA CITY | OK    | 73108-3016 | UNPLTD PT<br>SEC 05 11N<br>3W | 0     | 0   | UNPLTD PT SEC 05 11N 3W 000 000<br>PT OF SW4 SEC 5 11N 3W BEG AT<br>INTER OF N LINE OF EXCH AVE & W<br>LINE OF INDIANA AVE TH NELY<br>ALONG EXCH AVE 143FT TH NWLY<br>230FT TH SWLY 143FT TH SELY 230FT<br>TO BEG OR TR 10 OF GOV LOT10  | 1567 EXCHANGE AVE<br>OKLAHOMA CITY |

**Oklahoma County Assessor's  
500ft Radius Report  
8/13/2024**

|            |  |                                      |                         |                             |               |    |            |                               |    |   |   |                                    |
|------------|--|--------------------------------------|-------------------------|-----------------------------|---------------|----|------------|-------------------------------|----|---|---|------------------------------------|
| R131788760 | BERRIDGE<br>PROPERTIES INC             | No Data                              | No Data                 | 2610 HARRY<br>WURZBACH      | SAN ANTONIO   | TX | 78209      | UNPLTD PT<br>SEC 05 11N<br>3W | 0  | 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT SE4 & SW4 SEC 5 11N 3W BEG<br>33FT S & 58FT W & RIGHT ON CURVE<br>SW119.28FT OF CENTER LINE SD SEC<br>5 TH RIGHT ON CURVE SW268.44FT<br>SE246.53FT NE72.60FT SE72FT ON<br>CURVE SWLY488.15FT NE 131.96FT<br>N16.80FT E29.76FT NE131.74FT<br>N379.76FT W20FT SW90.81FT<br>NW198.39FT NE36.2FT SW80.92FT<br>NW191.10FT TO BEG | 1400 EXCHANGE AVE<br>OKLAHOMA CITY |
| R091364200 | HODGES<br>ENTERPRISES LLC              | No Data                              | No Data                 | 1350 EXCHANGE<br>AVE        | OKLAHOMA CITY | OK | 73108      | EXCHANGE<br>AVE SUB ADD       | 0  | 0 | EXCHANGE AVE SUB ADD 000 000<br>LOTS 5 THRU 14 & LOTS 27 THRU 40<br>BLK 3 & LOTS 1 THRU 14 & LOTS 27<br>THRU 40 BLK 4 PLUS VACATED ALLEY<br>IN BLKS 3 & 4 & VACATED PORTION OF<br>PINE ST AKA SW 9TH STREET ADJ<br>PROPERTY   | 1310 SW 8TH ST<br>OKLAHOMA CITY    |
| R131788765 | CITY BRAKE &<br>CLUTCH CO INC          | No Data                              | No Data                 | 1370 EXCHANGE<br>AVE        | OKLAHOMA CITY | OK | 73108-1444 | UNPLTD PT<br>SEC 05 11N<br>3W | 0  | 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT SE4 & SW4 SEC 5 11N 3W BEG<br>33FT S & 28.56FT W OF CTR SEC5 TH<br>SE234.26FT SW15FT SW80.92FT<br>NW191FT TO S LINE EXCHANGE AVE<br>TH ALONG A CURVE 119.27FT<br>E29.44FT TO BEG SUBJ TO ESMTSOF<br>RECORD  | 1370 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131782800 | CITY OF OKLA CITY                      | No Data                              | No Data                 | 200 N WALKER AVE<br>2ND FLR | OKLAHOMA CITY | OK | 73102      | UNPLTD PT<br>SEC 05 11N<br>3W | 0  | 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT OF SEC 5 11N 3W LOT 8 N OF CANA<br>RIV EXEMPT   | 0 UNKNOWN<br>OKLAHOMA CITY         |
| R131781000 | SLANE FAMILY<br>2004 REV TRUST<br>ETAL | MARTIN JAMES C                       | MARTIN<br>CHRISTOPHER F | 3312 N FLAMINGO<br>AVE      | BETHANY       | OK | 73008      | UNPLTD PT<br>SEC 05 11N<br>3W | 0  | 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT OF NE4 SEC 5 11N 3W BEING A<br>TRACT IN SW/C 50FT E&W LYING S OF<br>EXCHANGE AVE EX S30FT   | 0 UNKNOWN<br>OKLAHOMA CITY         |
| R101169200 | CITY OF OKLA CITY                      | No Data                              | No Data                 | 200 N WALKER AVE<br>2ND FLR | OKLAHOMA CITY | OK | 73102      | DELMAR<br>GARDEN ADD          | 17 | 0 | DELMAR GARDEN ADD 017 000 LOTS<br>24 THRU 27 EXEMPT   | 0 UNKNOWN<br>OKLAHOMA CITY         |
| R131784900 | GRIGSBY JAMES L<br>JR                  | EXCHANGE<br>AVENUE<br>PROPERTIES LLC | No Data                 | 1509 EXCHANGE<br>AVE        | OKLAHOMA CITY | OK | 73108-3016 | UNPLTD PT<br>SEC 05 11N<br>3W | 0  | 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT SW4 & NW4 SEC 5 11N 3W BEG<br>596.88FT W OF NE/C SW4 TH<br>SE247.6FT TO N LINE EXCHANGE AVE<br>TH SWLY ALONG R/W 149.75FT<br>NWLY335.3FT TO N LINE SW4 TH<br>NLY250FT ELY APPROX 182.5FT S50FT<br>SWLY200FT TO BEG SUBJ TO ESMTS<br>OF RECORD   | 1511 EXCHANGE AVE<br>OKLAHOMA CITY |

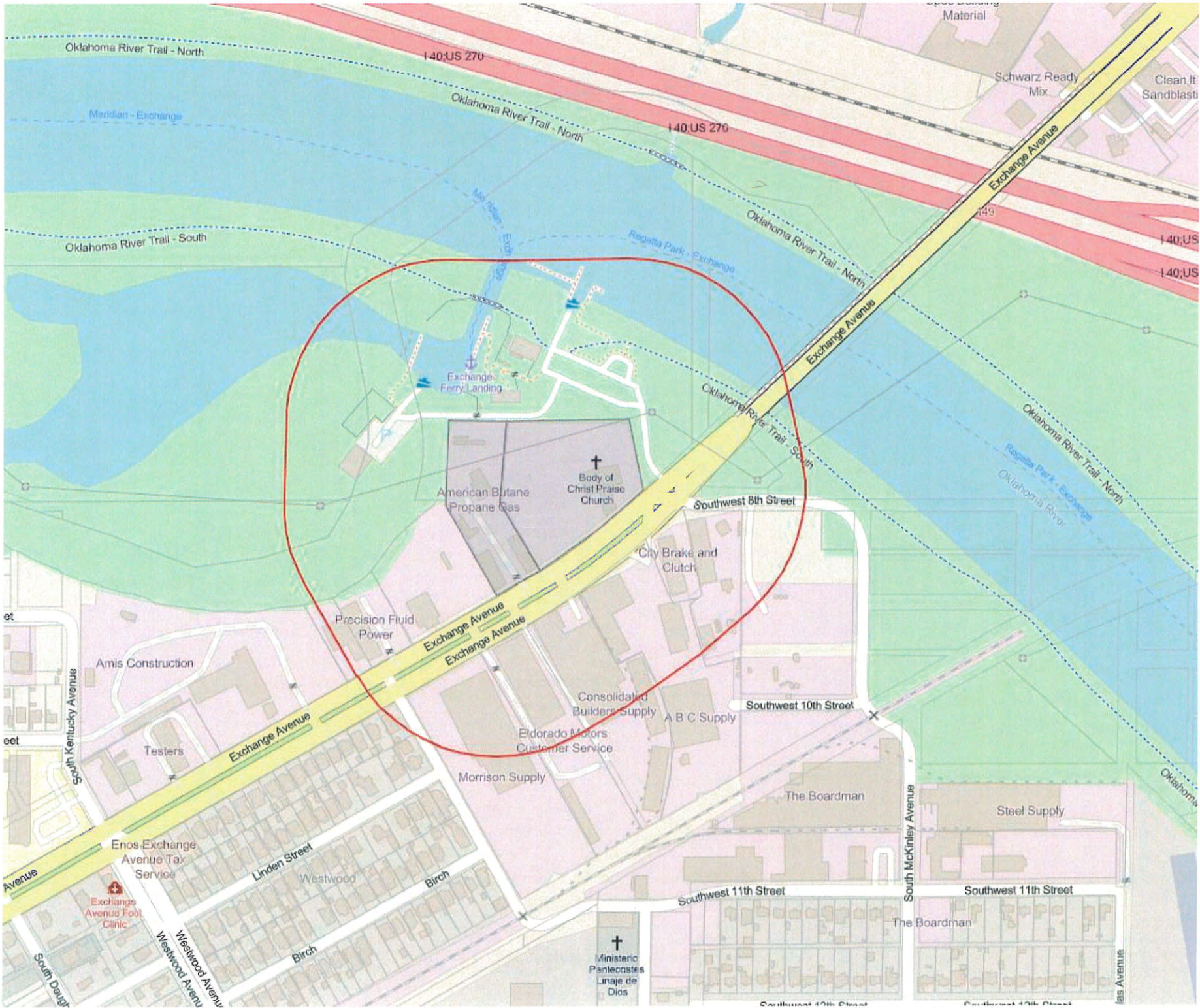
**Oklahoma County Assessor's  
500ft Radius Report  
8/13/2024**

|            |                              |                                   |         |                                 |               |    |            |                               |     |   |                                    |
|------------|------------------------------|-----------------------------------|---------|---------------------------------|---------------|----|------------|-------------------------------|-----|---|------------------------------------|
| R131784550 | SKYLINE RIVER<br>FRONT LLC   | No Data                           | No Data | 6608 N WESTERN<br>AVE, Unit 263 | NICHOLS HILLS | OK | 73116-7326 | UNPLTD PT<br>SEC 05 11N<br>3W | 0 0 | UNPLTD PT SW4 & NW4 SEC 5 11N 3W<br>BEG 194.63FT W NE/C SW4 TH SWLY<br>ALONG N LINE EXCHANGE AVE<br>351.40FT NW247.60FT NE200FT<br>N50FT E373.71FT SE218.62FT MORE<br>OR LESS TO N R/W OF EXCHANGE<br>AVE TH SWLY 53.84FT TO BEG SUBJ<br>TO ESMTS OF RECORD | 1501 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131781005 | CITY OF OKLA CITY            | No Data                           | No Data | 200 N WALKER AVE<br>2ND FLR     | OKLAHOMA CITY | OK | 73102      | UNPLTD PT<br>SEC 05 11N<br>3W | 0 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT OF NE4 SEC 5 11 3W BEING A<br>TRACT 50FT WIDE BOUNDED ON S BY<br>EXCHANGE AVE ON W BY W LINE OF<br>NE4 ON N BY CENTER OF RIVER  | 0 UNKNOWN<br>OKLAHOMA CITY         |
| R131788605 | THE CITY OF<br>OKLAHOMA CITY | No Data                           | No Data | 208 MIUNICIPAL<br>BLDG          | OKLAHOMA CITY | OK | 73102      | UNPLTD PT<br>SEC 05 11N<br>3W | 0 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT NW4 SEC 5 11N 3W S710FT OF<br>GOVT LOTS 6 & 7 W OF<br>CANADIANRIVER EX A TR IN SW/C TO<br>CITY CONT 20.9ACRS MORE OR LESS   | UNKNOWN                            |
| R131788700 | CITY OF OKLA CITY            | No Data                           | No Data | 200 N WALKER AVE<br>2ND FLR     | OKLAHOMA CITY | OK | 73102      | UNPLTD PT<br>SEC 05 11N<br>3W | 0 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>LOT 11 OF NW4 EX A TR BEG 197 43FT<br>W OF SE&C W572FT N200FT E522F<br>SELY 206.15FT TO BEG & EX TRI TR IN<br>SE&C 188FT N&S BY 194FT E&W FOR<br>STREET EXEMPT   | 1503 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131786660 | NURNBERG<br>ROBERT J TRS     | NURNBERG<br>ROBERT J REV<br>TRUST | No Data | PO BOX 83                       | CORN          | OK | 73024      | UNPLTD PT<br>SEC 05 11N<br>3W | 0 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT SW4 SEC 5 11N 3W BEG 143FT NE<br>OF INTER OF N LINE OF EXCHANGE<br>AVE & E LINE OF INDIANA TH NE<br>305.6FT NW335FT SW318.62FT<br>SE270FT TO BEG OR TRS 12 13 GOVT<br>LOT 9 & TR 7 GOVT LOT 10                        | 1551 EXCHANGE AVE<br>OKLAHOMA CITY |
| R131789468 | CITY OF OKLA CITY            | No Data                           | No Data | 200 N WALKER AVE<br>2ND FLR     | OKLAHOMA CITY | OK | 73102      | UNPLTD PT<br>SEC 05 11N<br>3W | 0 0 | UNPLTD PT SEC 05 11N 3W 000 000 1<br>3/10ACR PT OF NE4 SEC 5 11N 3W<br>BEG AT SE/C OF NE4 TH W198FT<br>N139.48FT NWLY TO S LINE OF CRI/P<br>R/W SELY 475FT TO E LINE OF NE4<br>S174FT TO BEG EXEMPT   | 0 UNKNOWN<br>OKLAHOMA CITY         |
| R131789468 | CITY OF OKLA CITY            | No Data                           | No Data | 200 N WALKER AVE<br>2ND FLR     | OKLAHOMA CITY | OK | 73102      | UNPLTD PT<br>SEC 05 11N<br>3W | 0 0 | UNPLTD PT SEC 05 11N 3W 000 000 1<br>3/10ACR PT OF NE4 SEC 5 11N 3W<br>BEG AT SE/C OF NE4 TH W198FT<br>N139.48FT NWLY TO S LINE OF CRI/P<br>R/W SELY 475FT TO E LINE OF NE4<br>S174FT TO BEG EXEMPT   | 0 UNKNOWN<br>OKLAHOMA CITY         |

Oklahoma County Assessor's  
500ft Radius Report  
8/13/2024

|            |                   |         |         |                             |               |    |            |                               |   |   |   |                                      |
|------------|-------------------|---------|---------|-----------------------------|---------------|----|------------|-------------------------------|---|---|---|--------------------------------------|
| R131783150 | CITY OF OKLA CITY | No Data | No Data | 200 N WALKER AVE<br>2ND FLR | OKLAHOMA CITY | OK | 73102      | UNPLTD PT<br>SEC 05 11N<br>3W | 0 | 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT OF SW4 SEC 5 11N 3W BEING THE<br>OLD RIVER BED OUT OF N SIDE OF<br>GOV LOTS 9 & 10 EXEMPT   | 0 UNKNOWN<br>OKLAHOMA CITY           |
| R131788770 | HODGES LONNIE L   | No Data | No Data | 4641 WILLOW<br>GROVE DR     | NORMAN        | OK | 73072-4911 | UNPLTD PT<br>SEC 05 11N<br>3W | 0 | 0 | UNPLTD PT SEC 05 11N 3W 000 000<br>PT S 1/2 SEC 5 11N 3W BEG CENTER<br>OF SEC 5 TH E144.38FT S462.93FT<br>W20FT SWLY 90.81FT NWLY 198.39FT<br>NELY 51.2FT NWLY 268.06FT TO N<br>LINE SEC 5 TH E35.85FT TO BEG | 1350 S EXCHANGE AVE<br>OKLAHOMA CITY |







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

**PUD – (number)**

**MASTER DESIGN STATEMENT**

**SKYLINE LANDING**

1501 Exchange Avenue, Oklahoma City, OK

August 13, 2024

**PREPARED FOR:**

SKYLINE RIVERFRONT, LLC  
6608 NORTH WESTERN AVE, UNIT 263  
NICHOLS HILLS, OK 73116

And

EXCHANGE AVENUE PROPERTIES, LLC  
1509 EXCHANGE AVE  
OKLAHOMA CITY, OK 73108

**PREPARED BY:**

Isch and Associates, Inc.  
1913 West 33<sup>rd</sup> Street, Suite 110  
Edmond, OK 73013

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

The Planned Unit Development (PUD) of Skyline Landing, consisting of 5.41 acres is located within the W½ of Section 5, Township 11 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 1501 Exchange Avenue, Oklahoma City, 73108.

## **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 owners of this property are Skyline River Front, LLC and Exchange Avenue Properties, LLC. The developer of this property is Skyline River Front, LLC.

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

The subject property is presently zoned I-2 Moderate Industrial, I-3 Heavy Industrial and SRODD Scenic River Overlay Design Districts. Surrounding properties are zoned and used for:

North: SPUD-496 District and used for boathouses, maintenance facility and parking.  
East: SPUD-496 District and used for open space.  
South: I-3 District and used for manufacturing.  
West: I-2 and I-3 Districts and used for a truck yard and maintenance facility.

The subject property is currently used for a propane business and the northern portion of the site is undeveloped. Surrounding properties include boathouses serving the Oklahoma River, a truck yard, a commercial lubrication business, a manufacturing distribution center, and a building supply. This PUD District includes residential, office and commercial uses which are specifically prohibited within the surrounding districts.

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

The elevation of the subject property is 1188 to 1194 and the slope analysis reveals 2% to 4%. The subject property has sandy loam over sandy clay soils characteristics and the tree cover on the property is 0%. This property is in the Oklahoma River drainage basin and there are 5.41 acres in the drainage area. 0% of the subject property is in the 100 year flood plain.

There are .35 acres of common open space and natural resource areas in this Planned Unit Development, including native rock outcroppings, steep slopes, environmentally sensitive lands, wildlife habitats, stream corridors, significant mature trees or tree canopies, which are shown on the Master Development Plan.

## SECTION 6.0 .....CONCEPT

The concept for this PUD is to change the existing base zoning to a PUD base zoning that will permit multi use development of residential, office and commercial uses.

## SECTION 6.1 ..... DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to The City of Oklahoma City Subdivision Regulations 2020, as amended, to be made part of this PUD: None

The following represents variations to the **R-4 General Residential District** base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

Section 59-6100 – Minimum Lot Width – 22 ft.

Section 59 -6100 – Minimum Density – 1300 sq. ft. per dwelling unit

Section 59-6100 – Minimum Front Yard Set Back – 10 ft.

Section 59-6100 – Minimum Side Yard Set back -0 ft.

Section 59-6100 – Minimum Rear Yard Set Back – 10 ft.

The following represents variations to the **C-1 Neighborhood Commercial District** base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

Section 59-6200.1 Uses Allowed

8300.32 Convenience Sales and Personal services

8300.38 Eating Establishments: Sitdown, Alcohol Allowed

Dog Parks for adjoining residential users

## SECTION 7.0 ..... SERVICE AVAILABILITY

### 7.1 ..... STREETS

The nearest street to the north and east is none (Oklahoma River). The nearest street to the south is Exchange Ave. which has a right-of-way width of 100 ft. and is paved to City of Oklahoma City standards. The nearest street to the west is none.

There are no proposed streets in this Planned Unit Development. All access shall be private drives with access for fire, police and utilities access.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

### 7.2 ..... SANITARY SEWER

Public sanitary sewer facilities for this property will be provided by an out fall sewer line to connect the property to an existing main. Sanitary sewer services will be provided from public mains located within dedicated utility easements

### 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 8 located at 1934 Exchange Avenue, approximately 0.7 miles from this PUD development. Anticipated response times are of urban levels.

### 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

There is one bus stop in this Planned Unit Development, and will be provided with a pedestrian path and shown on the Master Development Plan.

### 7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA 100 year flood plain. The general location of the nearest FEMA 100 year flood plain is delineated on the Master Development Plan.

### 7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban - Medium land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the City of Oklahoma City 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 that 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 SRODD Scenic River Overlay Design Districts** shall govern Tract 1 of this PUD, and **C-1 Neighborhood Commercial and SRODD Scenic River Overlay Design Districts** shall govern Tract 2 of this PUD, except as herein modified, including conditional, special permit, special exception, alcohol beverage consumption requirements and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

9.0 .....SPECIAL CONDITIONS

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

TRACT 1 (R-4)

Permitted Use(s):

- 8150.6.1 Community Garden
- 8150.6.2 Composting
- 8150.6.4 Home Garden
- 8150.7.2 Roof Garden
- 8200.8 Model Home
- 8200.12 Multiple-Family Residential
- 8200.14 Single-Family Residential, further permitted to allow attached single-family townhomes.
- 8200.15 Three- and Four-Family Residential
- 8200.16 Two-Family Residential
- 8250.3 Community Recreation: Property Owners Association
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.16 Murals

Tract 1 Bulk Regulations

*Minimum Lot Size:*

The minimum lot size within Tract 1 shall be 1,300 square feet.

*Maximum Lot Coverage:*

The maximum lot coverage within Tract 1 shall be 70%.

*Maximum Building Height:*

The maximum building height within Tract 1 shall be 45 feet.



*Density:*

There shall be a maximum of 60 lots within this tract.

*Minimum Lot Width:*

The minimum lot width within Tract 1 shall be 22 feet.

*Setbacks:*

|                    |         |
|--------------------|---------|
| Front:             | 10 feet |
| Interior Side Yard | None    |
| Corner Side Yard:  | 5 feet  |
| Rear:              | 10 feet |

TRACT 2

Permitted Use(s):

- 8150.6.1 Community Garden
- 8250.1 Artistic Graphics
- 8250.4 Community Recreation: Restricted
- 8250.5 Cultural Exhibits
- 8250.13 Light Public Protection and Utility: Restricted
- 8250.16 Murals
- 8300.32 Convenience Sales and Personal Services
- 8300.37 Eating Establishments: Sitdown
- 8300.38 Eating Establishments: Sitdown, Alcohol Permitted
- 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted
- 8300.41 Food and Beverage Retail Sales
- 8300.63 Retail Sales and Services
- 8350.8 Industrial, Light; further limited to a brewery or taproom.

Tract 2 Bulk Regulations

*Minimum Lot Size:*

The minimum lot size within Tract 2 shall be per the base zoning district and Scenic River Overlay Design District requirements.

*Maximum Lot Coverage:*

The maximum lot coverage within Tract 2 shall be per the base zoning district and Scenic River Overlay Design District requirements.

*Maximum Building Height:*

The maximum building height within Tract 2 shall be per the base zoning district and Scenic River Overlay Design District requirements.

*Minimum Lot Width:*

The minimum lot width within Tract 2 shall be per the base zoning district and Scenic River Overlay Design District requirements.

*Setbacks:*

Setbacks within Tract 2 shall be per the base zoning district.

|         | Number of Dwelling Units |  | Non-Residential Square Footage |  | Minimum Acreage<br>(Common Open Space, Natural Resource Areas, Public Uses, Etc..) |
|---------|--------------------------|--|--------------------------------|--|--|
| Minimum | 0                        |  | 10,000                         |  | 0.25   |
| Maximum | 0                        |  | 20,000                         |  | 0.50   |

#### 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. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Buildings shall be oriented such that the backs of buildings are not facing towards any street.

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

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance and Scenic River Overlay Design District requirements in place at the time of development. Landscaping will be provided along the Exchange Ave. frontage and within the project.

#### 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, and Scenic River Overlay Design District requirements.

To minimize light spillover on residential uses, outdoor lights within any office or commercial or industrial tracts will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

A Lighting Plan in accordance with Section 59-14200.4.E.(2) shall be submitted as a part of the subsequent Specific Plan.

#### 9.4 ..... SCREENING REGULATIONS

No less than a six-foot and no greater than an eight-foot-high sight proof fence or wall shall be required along the boundary of Tract 2 where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20-foot centers and shall be solid and opaque.

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

#### 9.6 ..... DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances.

#### 9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences, subject to Scenic River Overlay Design District requirements. Dumpsters within Tract 2 shall be placed no closer than 50 feet from all property lines adjacent to residential zoning district or use.

#### 9.8 ..... ACCESS REGULATIONS

There shall be a maximum of two (2) access points from Exchange Avenue in this PUD.

Driveways within and adjacent to this PUD shall have a minimum of one hundred seventy (170) feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.

Streets or driveways on adjacent property within 200 feet of this Planned Unit Development shall be shown on the Master Development Plan.

There shall be "Limits of No Access" on the Exchange Ave. frontage except for the access and exit drives as shown the Master Plan.

One access to this PUD/Tract shall be via a divided street with central landscaped medians. A minimum 20-foot pavement lane shall be required on either side of said median.

Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association, through the use of recorded Covenants and Restrictions, shall govern maintenance of the private drives. Private drives shall meet requirements of the City of Oklahoma City Public Works Department and ADA requirements.

Shared access shall be required between tracts within this PUD.

A pedestrian system shall be organized and shown in the PUD Master Development Plan to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.



walkways and distinguishing areas of foot traffic from vehicular movements. Pedestrian connections with adjacent sidewalks and public transportation stops shall be shown.

#### 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.

For Tract 1, parking spaces within garages may be used to satisfy the parking requirement.

#### 9.10 ..... SIGNAGE REGULATIONS

A sign that contains the name of any business and/or multi-family development located within this PUD shall be deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, if the business and/or multi-family development and the sign are located within this PUD.

All signage shall conform to Scenic River Overlay Design District requirements.

##### 9.10.1 ..... FREESTANDING SIGNS

Freestanding signs shall be in accordance with the base zoning district and Scenic River Overlay Design District, except the maximum sign height shall be ten (10) feet and the maximum sign face shall be fifty (50) square feet. No pole signs shall be permitted within this PUD.

##### 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 shall not be permitted.

##### 9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMDs)

Electronic Message Display signs shall not be permitted.

#### 9.11 ..... ROOFING REGULATIONS

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

#### 9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on all streets within 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 and ADA requirements.



Interior pedestrian pathways and bikeways are made part of this Planned Unit Development and shall connect residential tracts to adjacent common area(s) as shown on the Master Development Plan.

#### 9.13 ..... HEIGHT REGULATIONS

Height regulations are defined within each development tract in Section 9.0 of this document.

#### 9.14 ..... SETBACK REGULATIONS

Setbacks are defined within each development tract in Section 9.0 of this document.

##### 9.14.1 ..... GARAGE SETBACK REGULATIONS

Within Tract 1, front facing garages may be located no less than ten (10) feet from the back edge of the curb. A garage that extends beyond the front wall of a dwelling shall be required two (2), one and a half (1 ½) inch caliper trees, or one (1) three (3) inch caliper tree in the front yard or between the sidewalk and street curbing, provided the area is a minimum of five (5) feet in width.

#### 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 ..... GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

#### 9.18 ..... SPECIFIC PLAN AND FINAL PLAT

No building permits shall be issued in this PUD until a Specific Plan and Final Plat, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

## **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

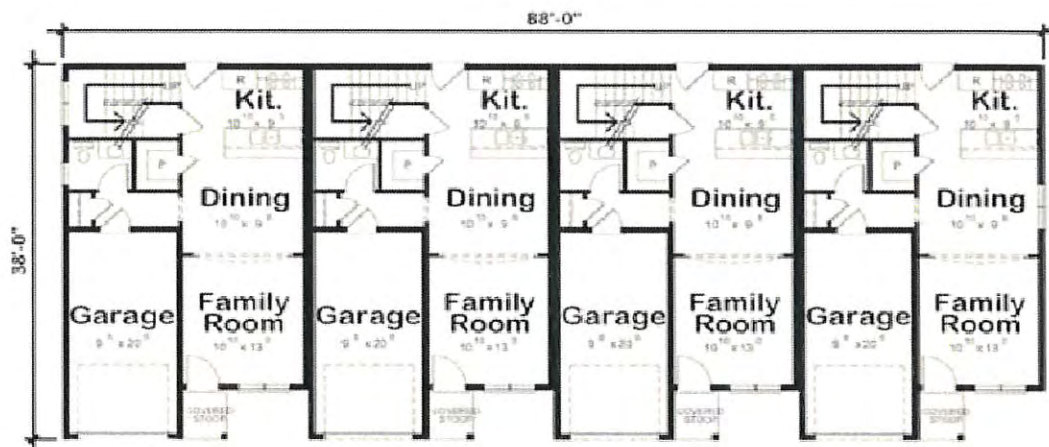
Exhibit B – Master Development Plan

Exhibit C – Proposed Building Elevations (Optional).

**CONDO LIVING NEAR OKC RIVER FRONT**  
**1501 EXCHANGE AVE , OKLAHOMA CITY OK 73108**



1 Floor Plan First Story - Main Level

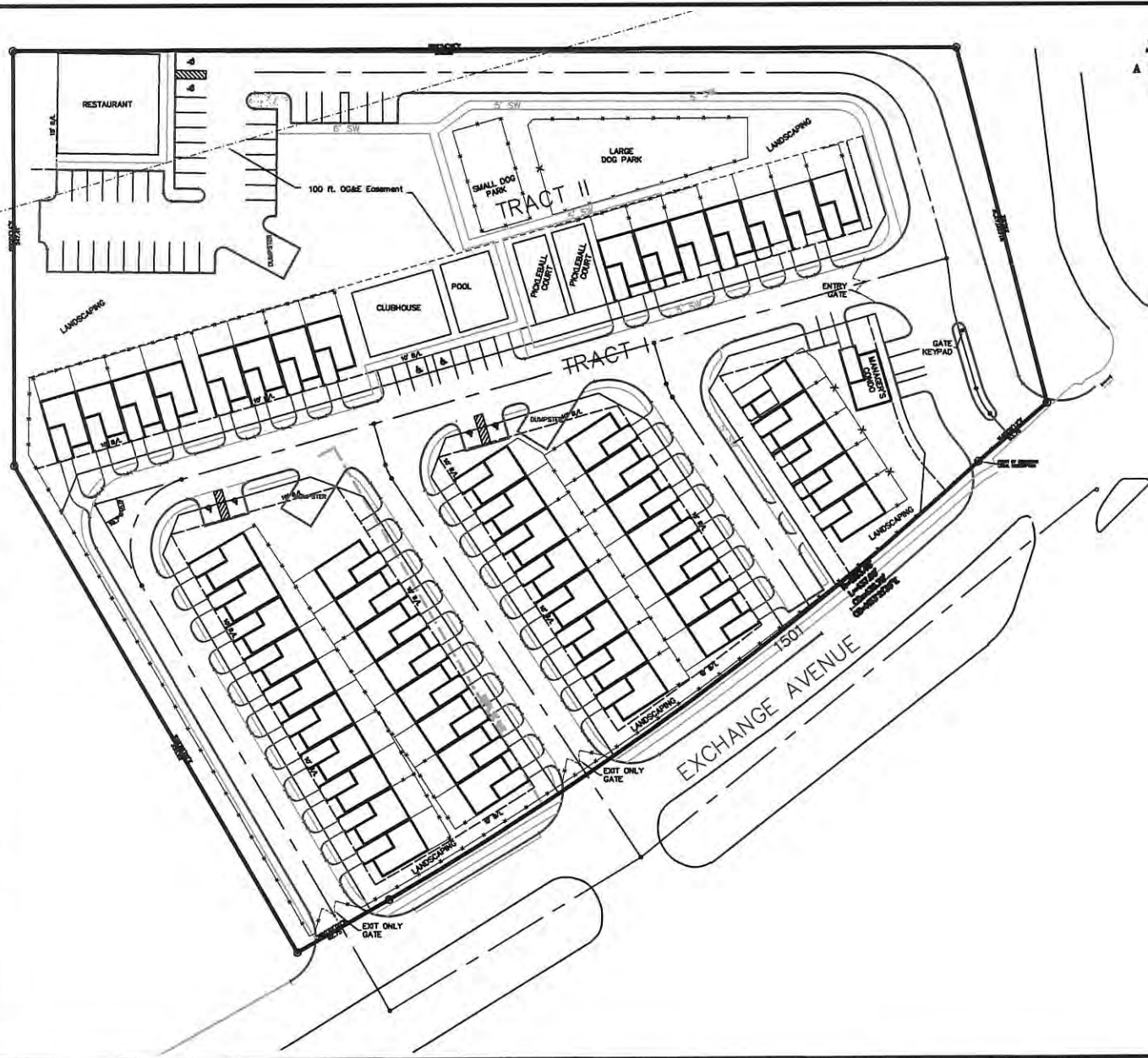


1 Floor Plan Second Story - Upper Level

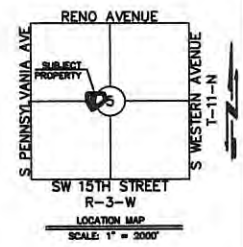




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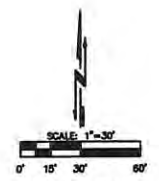


**MASTER PLAN  
SKYLINE LANDING**  
A PART OF THE W 1/2, SECTION 5  
T11N, R3W, 1.M.  
Oklahoma County, Oklahoma



**RESIDENTIAL UNIT COUNT**

|          |          |
|----------|----------|
| PHASE 1: | 27 UNITS |
| PHASE 2: | 25 UNITS |



**MASTER PLAN  
SKYLINE LANDING**  
A PART OF THE W 1/2, SECTION 5  
T11N, R3W, 1.M.  
Oklahoma County, Oklahoma

ISCH & ASSOCIATES, INC.

GEI 8.13.2024

1913 W 33RD STREET SUITE 110 - EDWARD - OKLAHOMA 73013  
PHONE: 405-258-0088 FAX: 405-258-8128  
Certification of Authorization No. 1139 Exp. Date 8-30-25  
**SHEET No. 1 PROJECT No. 2000-0000X**