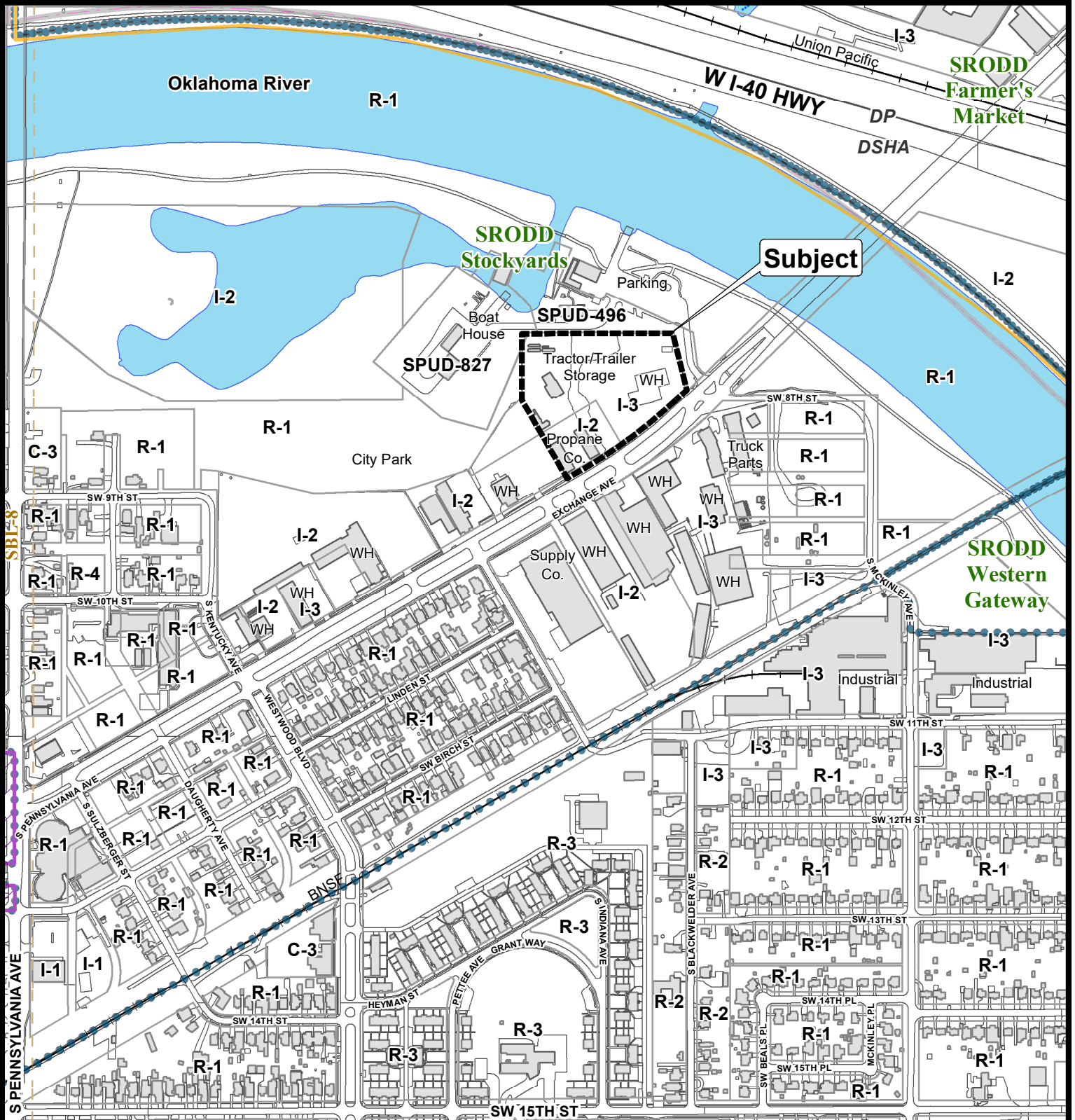


Case No: PUD-2030 Applicant: Skyline river Front, LLC and Exchange Avenue Properties, LLC
Existing Zoning: I-3 / I-2 / SPUD-827 / SRODD
Location: 1501 Exchange Ave.



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500
Feet

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 33rd Street, Suite 110
Edmond, OK 73013

TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
DEVELOPMENT AND SUBDIVISION VARIATIONS	6.1
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
FAÇADE REGULATIONS	9.1
LANDSCAPING REGULATIONS	9.2
LIGHTING REGULATIONS	9.3
SCREENING REGULATIONS	9.4
PLATTING REGULATIONS	9.5
DRAINAGE REGULATIONS	9.6
DUMPSTER REGULATIONS	9.7
ACCESS REGULATIONS	9.8
PARKING REGULATIONS	9.9
SIGNAGE REGULATIONS	9.10
ROOFING REGULATIONS	9.11

SIDEWALK REGULATIONS	9.12
HEIGHT REGULATIONS	9.13
SETBACK REGULATIONS	9.14
GARAGE SETBACK REGULATIONS	9.14.1
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
GENERAL DESIGN AND DEVELOPMENT GUIDELINES	9.17
SPECIFIC PLAN AND FINAL PLAT	9.18
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

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 5.0PHYSICAL 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 6.0CONCEPT

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.

7.5GAS, 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.

7.8COMPREHENSIVE 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 (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.

9.5 PLATTING REGULATIONS

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.

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

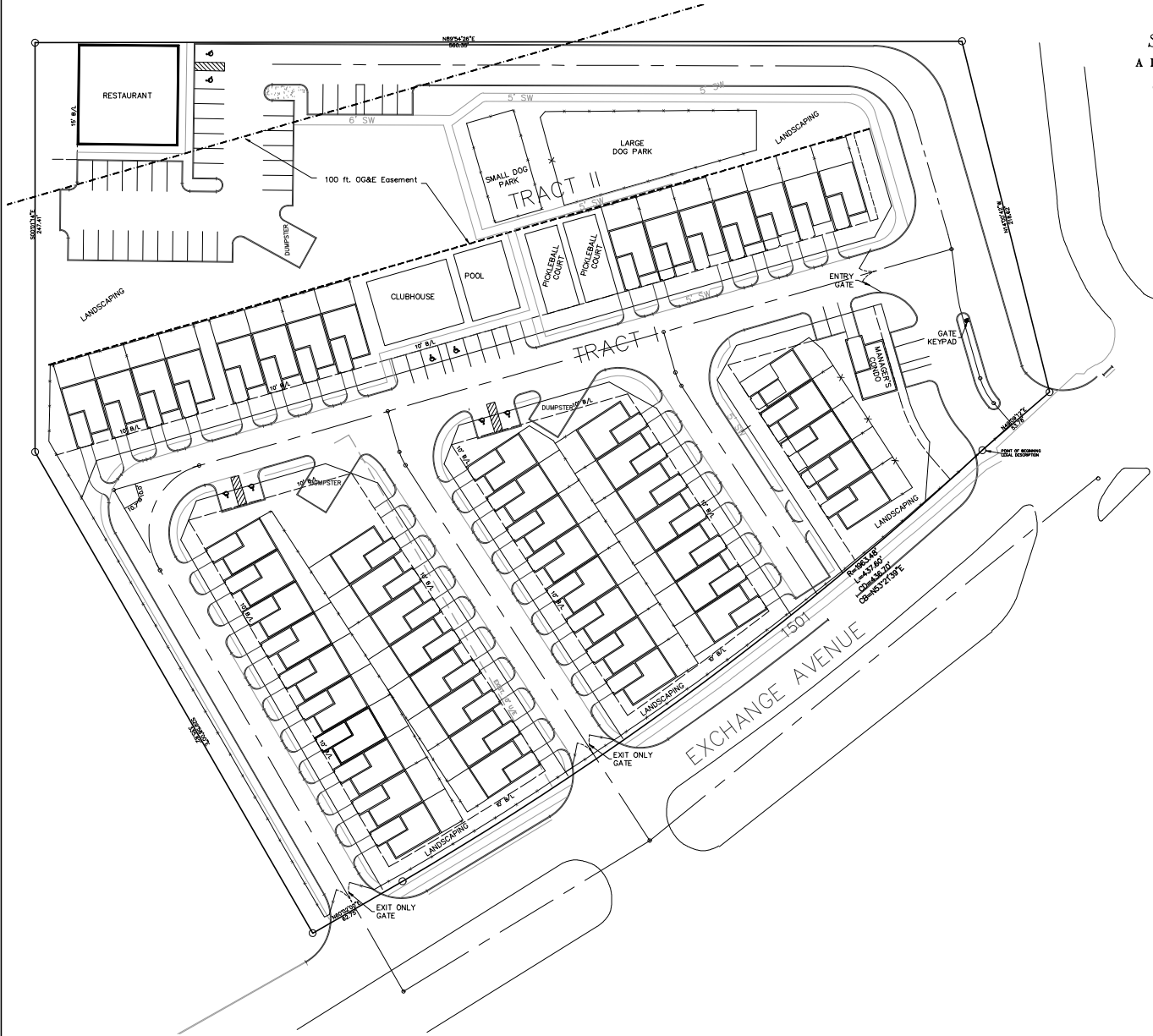
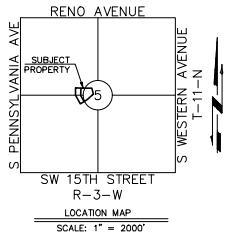
Exhibit B – Master Development Plan

Exhibit C – Proposed Building Elevations (Optional).

PUD-2030 Exhibit A – Legal Description

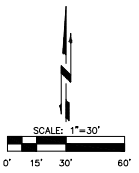
A Part of the Southwest Quarter (SW/4) of Section Five (5) and part of Government Lot Eleven (11), Section Five (5), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the NE corner of said SW/4. Being also the SE Corner of Government Lot 11 of said Section 5; THENCE South $89^{\circ} 51'00''$ 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 $S53^{\circ}21'39''W$ a distance of 436.70ft.); THENCE $S60^{\circ}02'00''W$ a distance of 62.75 ft; THENCE $N29^{\circ}58'00'' W$ a distance of 335.82 ft; $N00^{\circ}01'14'' W$ a distance of 247.41 feet; THENCE $N89^{\circ}54'26''E$ a distance of 560.35 feet; THENCE $S14^{\circ}00'42'' E$ a distance of 218.62 feet more or less to a point on the Northerly right of way of Exchange Avenue; THENCE $S49^{\circ}09'12''W$ along said right of way a distance of 53.78 feet to the Point or Place of Beginning.

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



RESIDENTIAL UNIT COUNT

PHASE 1: 27 UNITS
 PHASE 2: 26 UNITS



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

ISCH & ASSOCIATES, INC.
 1913 W 33RD STREET SUITE 110 - EDMOND - OKLAHOMA 73013
 PHONE: 405-286-5696 FAX: 405-920-6120
 Certificate of Authorization No. 1139 Exp. Date: 6-30-25

GEI 8.13.2024