

APPROVED
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BY THE CITY COUNCIL
Sharon Henry CITY CLERK

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT

PUD- 1417

DESIGN STATEMENT FOR
RIVERPORT DEVELOPMENT

April 26, 2010
Revised May 13, 2010
Revised June 3, 2010
(per Riverfront Design Committee approval)
Revised June 10, 2010
(per June 10, 2010 Planning Commission Staff Report)
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(Per request from Planning Commission and River Trust)

Applicant:

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of the Riverport Development, consisting of 32.24 acres, is located along both sides of SW 15th Street, between Portland Avenue and Meridian Avenue, directly south of the Oklahoma City River (North Canadian River). The property is divided into three parcels: Tract 1 which lies along the south side of SW 15th Street and is the larger of the parcels (18.8744 acres); Tract 2 lying along the north side of SW 15th Street (13.565 acres); and Tract 3, located on the southwest corner of Portland Avenue and S.W 15th street (2.20 acres). The project site is located within the NE/4 of Section 11, Township 11 North, Range 4 West, Oklahoma County, Oklahoma.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed Riverport Development PUD is described in Exhibit A, attached and is made a part of this Design Statement.

3.0 OWNER/DEVELOPER:

The owner and developer of this property described in Section 2.0 is Riverport Park, Ltd. The PUD document was prepared by Johnson & Associates, Inc.

4.0 SITE AND SURROUNDING AREA:

The divided site is currently vacant. The majority of the subject property (all of tracts 1 and 3 and the west half of Tract 2) is currently zoned PUD-35A, Riverport Park which permits mixed development. At its approval, this PUD contained 140 acres along the North Canadian River between Meridian and Portland. While most of the uses permitted in this PUD are industrial in nature, most of the river frontage is slated for a higher use of mixed office and warehousing facilities. The Portland frontage is designated for commercial and service commercial uses, governed by C-4 "General Commercial" district regulations. The remainder of the property is governed by the I-2 "Moderate Industrial" district regulations. Surrounding properties are zoned and used for:

North: North of tracts 1 and 3 is S.W. 15th Street. North of Tract 2 is the North Canadian (Oklahoma City) River.

East: East of Tract 1 is developed with the City of Oklahoma City Public Works facility as well as the Serta Mattress Facility, both zoned through PUD-35A, the same PUD as the majority of the subject development parcels. East of tracts 2 and 3 is Portland Avenue.

South: South of Tract 1 is developed with the Midwest Wrecking Company facility, zoned PUD-1206 (industrial); the City of Oklahoma City has purchased this property and it is anticipated that an extension of the Public Works

Maintenance facility will occupy this site. South of Tract 2 is SW15th Street. South of Tract 3 is an existing office owned by the City of Oklahoma City, City Clerk.

West: West of Tract 1 is predominantly vacant with a small, limited industrial use on a single site. West of Tract 2 is predominantly vacant with a small, limited industrial use on a single site. Areas west of both sites are zoned I-2, "Moderate Industrial" District. West of Tract 3 is an access drive leading to the Oklahoma City Public Works Central Maintenance Facility.

The above surrounding properties (directly adjacent to the subject PUD) include two PUD districts: PUD-35A, Riverport Park, the same PUD the subject property lies within; and, PUD-1206, Industrial Acres. PUD-35A permits a variety of light industrial, office and warehouse development under the C-4 "General Commercial" and I-2 "Moderate Industrial" zoning districts. PUD-1206 permits development under the I-2 "Moderate Industrial" District.

PUD-35A does not prohibit specific use units; however, there are a number of design guidelines that dictate building placement and landscape treatment within the PUD area.

Likewise, PUD-1206 does not prohibit specific uses but restricts Use unit 2507, Heavy Industrial, to rock and concrete crushing, roadbed material reprocessing and like activities, including accessory or related uses

The subject PUD is a rezoning of portions of PUD-35A to permit a mixed-use development to include the potential for a convention center, retail, a hotel, multi-family apartments, multi-family condominiums and a convenience store.

5.0 PHYSICAL CHARACTERISTICS:

The divided site is currently vacant. An access road currently bisects Tract 1. This road was used to access an industrial use lying along the south boundary of the east half of Tract 1. The road and the industrial site, formerly belonging to Midwest Wrecking Company and now owned by the City of Oklahoma City, are zoned through PUD-1206, permitting industrial development.

The following site constraints exist on site:

- The City of Oklahoma City is currently interested in acquiring a large portion of the site south of SW 15th Street, within Tract 1, to be utilized for their Public Works function. The portion that would not be acquired by the City is encumbered by the AE floodplain designation for the Oklahoma City River (AE = Special Flood Hazard Areas inundated by 100-year flood, where base flood elevations have been determined).

- A portion of Tract 2 is in the Floodway of the river.
- All tracts are encumbered by the Scenic River Overlay Design District, a zoning overlay that carries specific development guidelines.
- A large portion of all of the tracts is encumbered by the AE-2 Airport Environs Zone Two of the Will Rogers World Airport. This zone dictates acceptable noise levels for uses and requires the granting of an aviation easement.

6.0 CONCEPT:

The desire is to provide a continuation of the I-40/Meridian development that a mix of high-end, high density residential, commercial/retail (including the potential for a large “big box” or single, land intensive user) and office. Another opportunity would be to reserve space for a large meeting/conference facility much like the Coca-Cola Center in Bricktown – this use contemplated due to the property’s proximity to I-40 and the Meridian Corridor hotels. The Preliminary Master Development Plan incorporates these uses, emphasizing views of the Canadian (Oklahoma) River, ample setbacks from S.W. 15th Street, on-site amenities for residents and abundant parking opportunities.

Condominium sites, office with retail on the first floor and stand-alone office structures are designed so as to maximize views of the river. Further, office structures and parking layout serve to “buffer” residential from SW 15th Street and more intense transitory pedestrian populations. The retail, office and commercial uses, while sharing parking with potential residential uses, are each self-contained and provide separate entrances and desired separation of uses. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the property owner the flexibility required to develop the commercial and office uses desired, while also providing a development which is in keeping with the surrounding development and long contemplated

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS:

The PUD shall retain the SRODD zoning overlay designation and is written to be in compliance with all the regulations and guidelines therein, including uses, with the exception of the proposed 15’ landscape buffer along the SW 15th street frontage of Tract 2 and the permitting of architectural metal panels along the south boundary of Tract 1 and the southernmost 385 feet of the east boundary of Tract 1 (see Exhibit B).

There are no subdivision variations proposed in this PUD, although in the course of specific site engineering, variances may be necessary to accommodate final site design.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

All portions of the site may be accessed directly from S.W. 15th Street that has a total right-of-way of 100 feet. There is also an access drive which runs along the east border of Site A and is used to access the current facility of the City of Oklahoma City's Public Works Department. The access drive is assured through PUD-1206.

Lots within this PUD will be accessed via private drives consistent with City of Oklahoma City standards. The ability for cross access will be provided for in this PUD.

7.2 SANITARY SEWER

Sanitary sewer service is available to all sites through extension of a 12" sanitary sewer line within the right-of-way of SW 15th Street.

7.3 WATER

Water is available to all sites through extension of a 12" waterline within the right-of-way of SW 15th Street.

7.4 FIRE PROTECTION

Fire protection for the site shall be provided through the City of Oklahoma City Fire Department. The closest fire station to this site is Station No. 21 at 3240 S.W. 29th. Station No. 21 is approximately 1½ miles from the project site and will provide adequate response times.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6. PUBLIC TRANSPORTATION

Although there are no existing bus stops within this Planned Unit Development, there is one stop on the outskirts of the PUD area located at SW 15th & Portland.

7.7. DRAINAGE

The City of Oklahoma City is currently interested in acquiring a large portion of the site south of SW 15th Street, within Tract 1, to be utilized for their Public Works function. The portion that would not be acquired by the City is encumbered by the AE floodplain designation for the Oklahoma City River (AE = Special Flood Hazard Areas inundated by 100-year flood, where base flood elevations have been determined). Additionally, a portion of Tract 2 is in the Floodway of the river. Both of these conditions are depicted

on the FIRM Map Number 40109C0354 G, effective date July 2, 2002.

7.8. OKC PLAN 2000-2020

The Land Use Plan projects this parcel to be in the Urban Growth Area. The uses proposed in this PUD are consistent and in compliance with the Urban Growth Area policies.

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, 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 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.

Notwithstanding Section 59-14250.1 of the Oklahoma City Municipal Code, 2007, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 8.1 through 11.0 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

8.1 USE AND DEVELOPMENT REGULATIONS (Tract 1)

The use and development regulations of the C-3 "Community Commercial" District and Scenic River Overlay Design District (SRODD) shall govern this Tract 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 and SRODD Certificate of Approval where applicable, unless otherwise noted herein.

8.1.1. The following Use Units shall be permitted by right in this Tract:

- Use Unit 8300.1 Administrative & Professional Offices (P)
- Use Unit 8300.2 Adult Day Care Facilities (P)
- Use Unit 8300.5 Alcoholic Beverage Retail Sales (P)
- Use Unit 8300.12 Automotive: Parking Garages (P)
- Use Unit 8300.23 Building Maintenance Services (P)
- Use Unit 8300.24 Business Support Services (P)
- Use Unit 8300.25 Child Care Centers (P)
- Use Unit 8300.27 Communications Services: Antennas (C)
- Use Unit 8300.29 Communications Services: Limited (P)
- Use Unit 8300.30 Communications Services: Telecommunication Towers (C)
- Use Unit 8250.2 Community Recreation: General (P)
- Use Unit 8250.3 Community Recreation: Property Owners Association (P)
- Use Unit 8250.4 Community Recreation: Restricted (P)
- Use Unit 8300.32 Convenience Sales & Personal Services (P)
- Use Unit 8250.5 Cultural Exhibits (P)
- Use Unit 8350.3 Custom Manufacturing (P)
- Use Unit 8200.2 Dwelling Units Above the Ground Floor (SP)
- Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (A)
- Use Unit 8300.34 Eating Establishment: Drive-In (P)
- Use Unit 8300.35 Eating Establishments: Fast Food (P)
- Use Unit 8300.36 Eating Establishments: Fast Food, with Drive-Thru Order Window (P)
- Use Unit 8300.37 Eating Establishments: Sitdown, Alcohol Not Permitted (P)
- Use Unit 8300.38 Eating Establishments: Sitdown, Alcohol Permitted (A)
- Use Unit 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted (A)
- Use Unit 8300.41 Food & Beverage Retail Sales (P)
- Use Unit 8300.46 Gasoline Sales, Small: Restricted (P)
- Use Unit 8250.10 High Impact Institutional (SP)
- Use Unit 8250.11 Library Services & Community Centers (P)
- Use Unit 8300.51 Lodging Accommodations: Commercial Lodging (P)
- Use Unit 8300.52 Medical Services: General (P)
- Use Unit 8300.53 Medical Services: Restricted (P)
- Use Unit 8250.15 Moderate Impact Institutional (SP)
- Use Unit 8200.12 Multiple-Family Residential (C)

(a maximum of 50% of Tract 1 may be utilized for Multiple-Family Residential)

- Use Unit 8250.16 Murals (C)
- Use Unit 8300.54 Outdoor Sales & Display, and Outdoor Storage (C)
- Use Unit 8300.55 Participant Recreation & Entertainment: Indoor (P)
- Use Unit 8300.58 Personal Services: General (P)
- Use Unit 8300.59 Personal Services: Restricted (P)
- Use Unit 8300.62 Research Services: Restricted (P)
- Use Unit 8300.63 Retail Sales and Services: General (P)
- Use Unit 8200.13 Senior Independent Living (P)
- Use unit 8300.67 Spectator Sports & Entertainment: General (SP)
- Use Unit 8300.68 Spectator Sports & Entertainment: High Impact (SP)
- Use Unit 8300.69 Spectator Sports & Entertainment: Restricted (P)

KEY: P= Permitted; C=Conditional; SE= Special Exception; SP= Special Permit; A=ABC Overlay; V= Variance

8.1.2. The following requirements shall be utilized in the development of an office park:

8.1.2.1. Lots within an office park are not required to have frontage on an approved street. Individual lots within the office park may be permitted from a private driveway. The private driveway 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 driveways. Access to the individual buildings shall be provided by private shared access easements that will provide internal circulation. Private shared access easements shall have a minimum pavement width of 20 feet for one-way access and 24 feet for two-way access.

8.1.2.2. Platting shall be required for the establishment of an office park use.

8.1.2.3. An individual platted lot is **not** required to provide on-site parking. Required parking shall be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this planned unit development.

8.1.2.4. Lots may be platted/subdivided; there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include adjacent platted common area/private

driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within this PUD. A split lot is not required to have frontage on an approved street.

8.2 USE AND DEVELOPMENT REGULATIONS (Tract 2)

The use and development regulations of the C-3 "Community Commercial" District and Scenic River Overlay Design District (SRODD) shall govern this Tract 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.

8.2.1. The following Use Units shall be permitted by right in this Tract:

- Use Unit 8300.1 Administrative & Professional Offices (P)
- Use Unit 8300.2 Adult Day Care Facilities (P)
- Use Unit 8300.5 Alcoholic Beverage Retail Sales (P)
- Use Unit 8300.8 Animal Sales & Services: Grooming (P)
- Use Unit 8300.12 Automotive: Parking Garages (P)
- Use Unit 8300.23 Building Maintenance Services (P)
- Use Unit 8300.24 Business Support Services (P)
- Use Unit 8300.25 Child Care Centers (P)
- Use Unit 8300.27 Communications Services: Antennas (C)
- Use Unit 8300.29 Communications Services: Limited (P)
- Use Unit 8250.2 Community Recreation: General (P)
- Use Unit 8250.3 Community Recreation: Property Owners Association (P)
- Use Unit 8250.4 Community Recreation: Restricted (P)
- Use Unit 8300.32 Convenience Sales & Personal Services (P)
- Use Unit 8250.5 Cultural Exhibits (P)
- Use Unit 8200.2 Dwelling Units Above the Ground Floor (SP)
- Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (A)
- Use Unit 8300.34 Eating Establishment: Drive-In (P)
- Use Unit 8300.35 Eating Establishments: Fast Food (P)
- Use Unit 8300.36 Eating Establishments: Fast Food, with Drive-Thru Order Window (P)
- Use Unit 8300.37 Eating Establishments: Sitdown, Alcohol Not Permitted (P)
- Use Unit 8300.38 Eating Establishments: Sitdown, Alcohol Permitted (A)
- Use Unit 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted (A)
- Use Unit 8300.41 Food & Beverage Retail Sales (P)

- Use Unit 8250.11 Library Services & Community Centers (P)
- Use Unit 8300.51 Lodging Accommodations: Commercial Lodging (P)
- Use Unit 8300.52 Medical Services: General (P)
- Use Unit 8300.53 Medical Services: Restricted (P)
- Use Unit 8200.12 Multiple-Family Residential (C)
(a maximum of 50% of Tract 1 may be utilized for Multiple-Family Residential)
- Use Unit 8250.16 Murals (C)
- Use Unit 8300.55 Participant Recreation & Entertainment: Indoor (P)
- Use Unit 8300.58 Personal Services: General (P)
- Use Unit 8300.59 Personal Services: Restricted (P)
- Use Unit 8300.62 Research Services: Restricted (P)
- Use Unit 8300.63 Retail Sales and Services: General (P)
- Use Unit 8200.13 Senior Independent Living (P)

KEY: P= Permitted; C=Conditional; SE= Special Exception; SP= Special Permit; A=ABC Overlay; V= Variance

8.2.2 The following requirements shall be utilized in the development of an office park:

8.2.2.1. Lots within an office park are not required to have frontage on an approved street. Individual lots within the office park may be permitted from a private driveway. The private driveway 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 driveways. Access to the individual buildings shall be provided by private shared access easements that will provide internal circulation. Private shared access easements shall have a minimum pavement width of 20 feet for one-way access and 24 feet for two-way access.

8.2.2.2. An individual platted lot is **not** required to provide on-site parking. Required parking shall be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this planned unit development.

8.2.2.3. Platted lots are permitted to have shared access.

8.2.2.4. Lots may be platted/subdivided; there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include adjacent platted common area/private driveway. The resulting lot is permitted to take access from the

platted common area/private drive and to conform to the regulations within this PUD. A split lot is **not** required to have frontage on an approved street.

8.3 USE AND DEVELOPMENT REGULATIONS (Tract 3)

The use and development regulations of the C-3 "Community Commercial" District and Scenic River Overlay Design District (SRODD) shall govern this Tract 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.

8.3.1. The following Use Units shall be permitted by right in this Tract:

- Use Unit 8300.1 Administrative & Professional Offices (P)
- Use Unit 8300.5 Alcoholic Beverage Retail Sales (P)
- Use Unit 8300.8 Animal Sales & Services: Grooming (P)
- Use Unit 8300.23 Building Maintenance Services (P)
- Use Unit 8300.24 Business Support Services (P)
- Use Unit 8300.25 Child Care Centers (P)
- Use Unit 8300.27 Communications Services: Antennas (C)
- Use Unit 8300.32 Convenience Sales & Personal Services (P)
- Use Unit 8250.5 Cultural Exhibits (P)
- Use Unit 8200.2 Dwelling Units Above the Ground Floor (SP)
- Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (A)
- Use Unit 8300.34 Eating Establishment: Drive-In (P)
- Use Unit 8300.35 Eating Establishments: Fast Food (P)
- Use Unit 8300.36 Eating Establishments: Fast Food, with Drive-Thru Order Window (P)
- Use Unit 8300.37 Eating Establishments: Sitdown, Alcohol Not Permitted (P)
- Use Unit 8300.38 Eating Establishments: Sitdown, Alcohol Permitted (A)
- Use Unit 8300.39 Eating Establishments: Sitdown, Limited Alcohol Permitted (A)
- Use Unit 8300.41 Food & Beverage Retail Sales (P)
- Use Unit 8300.46 Gasoline Sales, Small: Restricted (P)
- Use Unit 8250.11 Library Services & Community Centers (P)
- Use Unit 8300.52 Medical Services: General (P)
- Use Unit 8300.53 Medical Services: Restricted (P)
- Use Unit 8250.16 Murals (C)
- Use Unit 8300.55 Participant Recreation & Entertainment: Indoor (P)
- Use Unit 8300.58 Personal Services: General (P)

- Use Unit 8300.59 Personal Services: Restricted (P)
- Use Unit 8300.61 Repair Services: Consumer (P)
- Use Unit 8300.62 Research Services: Restricted (P)
- Use Unit 8300.63 Retail Sales and Services: General (P)

KEY: P= Permitted; C=Conditional; SE= Special Exception; SP= Special Permit; A=ABC Overlay; V= Variance

9.0 SPECIAL CONDITIONS:

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

9.1 ARCHITECTURAL REGULATIONS

- 9.1.1. Primary building materials shall be durable and project an image of permanence including, but not limited to: brick, stone or other masonry products; steel; stucco; cast concrete; split face block; composite siding or tilt-up concrete panels, provided they are clad or faced with one or more of the approved building materials listed above. The use of simulated stucco products such as EIFS (Exterior Insulation and Finish System) shall be limited to that of an accent material that does not exceed 20% if the wall surface area on any side of the building. Architectural metal panels (“non-ribbed”) shall only be permitted along the south boundary of Tract 1 and the southernmost 385 feet of the east boundary of Tract 1 (see Exhibit B). Aluminum or vinyl siding shall be prohibited. All other facades in all tracts shall comply with the regulations and guidelines of the SRODD.
- 9.1.2. Architectural detailing, including the articulation of building façade, use of stone and other masonry materials, and incorporation of awnings, balconies, and other details, shall be incorporated to provide a high level of interest at the street level, where pedestrian activity is desired, and to establish a high standard of quality for SRODD development. Equal attention shall be paid to all sides of a building. “Blank” walls absent of architectural detailing described above shall not be permitted, except in those area in Tract 1 along the south boundary and the southernmost 385 feet of the east boundary of Tract 1.
- 9.1.3. Parking structures shall be designed to incorporate a comparable level of architectural detailing and quality of materials as found on primary structures on the site.
- 9.1.4. Buildings shall be oriented such that the backs of buildings are not facing towards S.W. 15th Street or the River. Buildings shall be organized to create and frame usable outdoor spaces, including parks, plazas, walkways, open space, and other facilities. A strip development pattern backing to the River is prohibited.

- 9.1.5. A multi-story building adjacent to the boundary of residential properties shall be designed so that the wall facing the residential properties contains either upper story windows with opaque glass or no upper story windows. This restriction shall not be applied if the multi-story structure is separated from the residential property by a street or setback greater than 60 feet. This restriction shall become null and void if the adjacent residential use changes to a different zoning or a use other than single-family.

9.2 LANDSCAPING REGULATIONS

- 9.2.1. The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development and all landscaping requirements of the SRODD, except as modified below. In addition to the Landscape Ordinance, the following standards shall apply:

- 9.2.1.1. A landscape buffer shall be provided on either side of S.W. 15th Street, except where satellite structures/pads occur. Said buffer shall be 15 feet in width and provide 45 landscape points for each 20 linear feet of frontage along the north side of S.W. 15th Street. The buffer shall be 50 feet in width along the south side of S.W. 15th Street and provide 45 landscape points for each 20 linear feet of frontage. Said buffer (north and south sides of S.W., 15th Street) shall contain trees and shrubs, and may include other landscape elements such as earthen berms, landscape boulders, groundcovers or ornamental grasses. Said buffer can include public rights-of-way.
- 9.2.1.2. A minimum of 60% of the required Site Points shall be used for landscaping in the front and side yards, which shall include any other yard that is visible from and/or backs onto the riverfront open spaces or trails.
- 9.2.1.3. Street trees (minimum 2" caliper) shall be required for all types of development within this PUD and shall be spaced a maximum of 40 feet center to center. A revocable permit is required for any landscaping within the public rights-of-way.
- 9.2.1.4. Landscape buffers between residential and non-residential uses are not required within this PUD.
- 9.2.1.5. All parking lot islands shall contain a minimum of one 2" caliper deciduous tree per each 35 linear feet of parking lot island in combination with shrubs and groundcover.
- 9.2.1.6. The perimeter of all parking lots shall be screened from public streets, sidewalks, trails, open space and other public spaces by one of the following methods:

- A berm three feet high with a maximum slope of 1:3 in combination with coniferous and deciduous trees and/or shrubs;
- A low continuous hedge a minimum of three (3) feet in height consisting of a double row of shrubs planted three (3) feet on center in a triangular pattern; or
- A low decorative masonry wall or fence a minimum of three feet in height with a Landscape Buffer located on the outside of the wall or fence. Any wall, fence or landscaping proposed within the public right-of-way shall require a revocable permit.

9.3 LIGHTING REGULATIONS

9.3.1. To minimize light spillover on residential uses, outdoor lights within any office or commercial tract will be directed away from any adjacent residential properties, S.W. 15th Street, S. Portland Avenue and the River. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

9.3.2. The mounting height of light fixtures within parking areas shall be limited to twenty (20) feet. Illumination level at the darkest spot shall be a minimum of 0.3 foot-candles.

9.3.3. The mounting height of walkway light fixtures shall not exceed fourteen (14) feet in height (pedestrian scale). Illumination levels shall not exceed 0.5 foot-candles at grade.

9.4 DRAINAGE REGULATIONS

Proposed development within this PUD will comply with all City Drainage Ordinance requirements. The proposed detention facilities shall be functioning before site work or building construction is permitted on the proposed PUD.

9.5 FLOODWAY ZONING REGULATIONS

If a floodway map revision is pursued in Tract 2 and is approved, zoning within the PUD and directly abutting said revision shall apply to the area released from the floodway without re-review by the Planning Commission. All regulations and requirements for said district established by this PUD shall apply to the newly released area.

9.6 DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from primary vehicle and pedestrian circulation systems, open space corridors, the River and other waterways, and

residences and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use. To the maximum extent feasible, loading docks, trash collection areas and similar features should be located away from primary vehicle and pedestrian circulation systems, open space corridors, the River and other waterways.

9.7 VEHICULAR ACCESS REGULATIONS

9.7.1. Primary Access for Tracts 1 and 2 shall be via S.W. 15th Street. Primary Access for Tract 3 shall be via S.W. 15th Street and Portland Avenue. There will be a maximum of 8 driveways along S.W. 15th Street. There shall be a minimum of 200 feet of separation, centerline-to-centerline, between drives within and adjacent to this PUD.

9.7.2. Access between parcels/lots is permitted provided the parcels/lots remain under single ownership or cross access agreements are filed of record.

9.8 PEDESTRIAN ACCESS REGULATIONS

9.8.1. A Pedestrian Access Plan shall be developed and submitted for approval by the Director of Planning for Tracts 1 & 2 of this PUD. Said Plan shall establish direct visual and physical access and connections to and between the following:

- The primary entrance or entrances to each building;
- Any sidewalks, trails, or walkways on adjacent properties that extend to the boundaries shared with the development;
- Any ponds, tributary waterways, and/or the River;
- Any adjacent public park, boat dock, greenway, or other public or civic use including but not limited to schools, public recreational facilities or governmental offices; and
- Any transit stop or related facility.

The Pedestrian Access Plan will be required at the building permit stage and installed prior to the issuance of an occupancy certificate by the City of Oklahoma City. Said pathways shall be constructed of a hard surface or equivalent alternative material that meets best management practices. In the case of phased development, said plan shall only cover the proposed phase, indicating connections to any previously approved, adjacent phases.

9.8.2. Visual and physical access points to the River shall be a maximum of 650 feet apart to approximate a standard block length within the Scenic River Overlay Design District.

9.9. PARKING REGULATIONS

- 9.9.1. The design and number of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2007, as amended, except where amended in this document.
- 9.9.2. Joint parking within and between Tracts 1 and 2 is permitted with appropriate provision of pedestrian crossing points, to include striping and pedestrian activated signal lighting.
- 9.9.3. Surface parking lots exceeding 50 spaces shall be organized as a series of smaller parking lots separated by landscaped islands and pedestrian walkways.
- 9.9.4. If development within this PUD utilizes the "Commercial District" scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%.
- 9.9.5. Within Tract 2, no parking shall be permitted between any structure and the River. Landscaping will be required to screen any parking lot abutting the floodway of the River.

9.10. SIGNAGE REGULATIONS

- 9.10.1. All new or replacement freestanding signs shall be monument signs which shall not exceed 8 feet in height. Signs shall not exceed 50 square feet or 1.5 square feet per linear foot of building frontage of display area, whichever is less. Such signs shall be consistent with the architectural character of the buildings on the site, incorporating a minimum of one of the primary materials, colors, or design elements of the associated structure. Building identification or directional signage shall not be included in this restriction. There shall be a maximum of two ground signs per building and two *Riverport* identification signs per S.W. 15th Street entry.
- 9.10.2. Wall signs shall be permitted for each use, up to a maximum of 100 square feet, regardless of street frontage. Display area of wall signs attached to structures abutting the riverfront shall not exceed ten percent of the building wall or 200 square feet along the River, whichever is less.
- 9.10.3. Each building shall be allowed one (1) ground sign, except as described below for an office park.
- 9.10.4. An office park, if established, shall be permitted two (2) Office Park identification monument signs (park identification only; no tenant information). Regardless, all freestanding signs shall be required to have

a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the commercial buildings they serve. Pole signs shall be prohibited. Ground-mounted directional signs that are less than 8 square feet shall be considered incidental and allowed within this PUD.

9.10.5. Decorative artwork and/or architectural structures shall be permitted including across public right-of-way, subject to approval by the Public Works Department. Artwork/architectural structures may include but is not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc. The decorative artwork/architectural structures shall not exceed 25 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 25 feet from the curb of any street.

9.10.6. Roof Signs and internally illuminated, plastic cabinet signs shall be prohibited within this PUD.

9.11. ROOFING REGULATIONS

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

9.12. SIDEWALK REGULATIONS

Five-foot (5') sidewalks shall be constructed on S.W. 15th Street with each development parcel. 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. Said buffer shall include street trees planted at no less than 40 feet center to center.

9.13. SETBACK REGULATIONS

9.13.1. Setbacks for tracts 1 and 2 shall be as follows:

Front Yard: 15-foot front yard minimum for structures abutting S.W. 15th Street (SW 15th street has a 100-foot right-of-way with a pavement width of 48 feet; unpaved right-of-way shall be added to the 15-foot setback as additional landscape buffering). Where structures are setback greater than 15 feet, there shall be a minimum 15-foot landscape buffer provided along S.W. 15th Street. A minimum 25-foot setback shall be established along Portland Avenue.

Side Yard: 30-foot minimum for office or commercial uses abutting a residential use other than a hotel; 20-foot minimum for office or commercial uses abutting a hotel; otherwise, none.

Rear Yard: 30-foot minimum for office or commercial uses abutting a residential use other than a hotel; abutting a hotel, 20 feet; otherwise, none.

Uses

Abutting River: 10-foot minimum for primary structures. Docks, decks or other features associated with a primary user may have a setback of 0 feet from the property line.

9.13.2. Unless modified herein, yard requirements for Tract 3 shall be the same as the zoning base district.

9.13.3. There shall be a minimum 50-foot setback along the east boundary of Tract 1.

9.14. HEIGHT REGULATIONS

Tract 1 & 2:

Abutting or within 30 feet of residential:	35 feet and 2 stories (max.)
Between 30 -150 feet:	2 stories (min.)
Greater than 150 feet:	3 stories (min.)

Tract 3

Height restrictions shall be as required by the base zoning district.

9.15. SCREENING REQUIREMENTS

9.15.1. Landscape buffers between residential and non-residential uses are not required within this PUD.

9.15.2. All outdoor storage yards, loading docks, service areas, and mechanical equipment or vents larger than 8-inches in diameter shall be concealed by screens at least as high as the equipment they hide, or a color and material matching or compatible with the colors and materials found on the façade of the primary building. Chain link, with or without slates, shall not be used to satisfy this screening requirement.

9.15.3. Where perimeter walls are provided, such fences shall be constructed of durable, easily maintained materials such as, but not limited to: stone or simulated stone; wrought iron; brick; chain link with manufacturer applied finish in green or black only; or treated, stained or painted wood panels.

9.16. PUBLIC IMPROVEMENTS

The property owner shall make public improvements 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.

9.17 COMMON AREAS

Maintenance of any common areas 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 area 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.

The boundary of the common area shall be adjusted, if necessary, to ensure that the common area covers the entire 100-year floodplain.

9.18. SPECIFIC PLAN, PLATTING & PERMITTING REQUIREMENTS

- 9.18.1. All land within this PUD shall be contained within a final plat. Any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.
- 9.18.2. No building permits shall be issued in this PUD until a Specific Plan and any required Final Plat as defined in 9.16.1, including all items listed in Section 59-14150C of the Oklahoma City Municipal Code, 2007, as amended shall have been approved by the Planning Commission.
- 9.18.3. Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 of the Oklahoma City Municipal Code, 2007, as amended for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the Specific Plan stage.

10.0 DEVELOPMENT SEQUENCE:

- 10.1 Developmental phasing shall be allowed as a part of the development of this PUD.
- 10.2 Prior to building permits being issued in the entire area or a phased portion of this PUD, a Specific Plan and/or Final Plat shall be approved by the Planning Commission at a regular scheduled public hearing.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Master Development Plan
- C. Topographic Map
- D. Colored Rendering/Conceptual Layout

Exhibit "A"
Legal Description

PUD - 1417
Riverport Development
June 19, 2009

Tract 1
32.8284 Acre Tract

A tract of land out of that described in instrument recorded in Book 4840 Page 1743 of the records of Oklahoma County, Oklahoma being out of the North Half (N/2) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being particularly described as follows:

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

THENCE South 00°00'00" East, coincident with the East line of said Northeast Quarter (NE/4), a distance of 1,853.87 feet;

THENCE South 90°00'00" West, departing the East line of said Northeast Quarter (NE/4), a distance of 1,480.74 feet to a point on the North line of a tract of land described in instrument recorded in Book 6991 Page 838 at the POINT OF BEGINNING;

THENCE coincident with the North line of said tract of land described in instrument recorded in Book 6991 Page 838 the following Four (4) calls:

THENCE South 90°00'00" West along said line, a distance of 676.90 feet;

THENCE North 74°14'56" West, a distance of 294.89 feet;

THENCE North 54°04'07" West, a distance of 64.00 feet;

THENCE South 35°55'53" West, a distance of 258.00 feet to a point on the West line of the tract of land described in instrument recorded in Book 4840 Page 1743;

THENCE coincident with the West line of said tract of land described in instrument recorded in Book 4840 Page 1743 the following Six (6) calls:

THENCE North 41°08'21" West, a distance of 84.22 feet;

THENCE North 51°14'38" West, a distance of 175.41 feet;

THENCE North 74°30'31" West, a distance of 267.54 feet;

THENCE North 19°36'42" West, a distance of 159.24 feet;

THENCE North 08°56'48" East, a distance of 564.51 feet;

THENCE North 63°00'00" West, a distance of 60.24 feet to the Southeast corner of a tract of land described in instrument recorded in Book 5414 Page 336;

THENCE North 89°11'45" East, coincident with the South line of said tract of land described in instrument recorded in Book 5414 Page 336, a distance of 966.68 feet to the Southeast corner of a tract of land described in instrument recorded in Book 6561 Page 310;

THENCE coincident with the South line of said tract of land described in instrument recorded in Book 6561 Page 310 the following Three (3) calls

THENCE on a non tangent curve to the left, having a radius of 1,482.39 feet, a central angle of 19°58'32", a chord bearing of North 79°12'30" East, a chord distance of 514.20 feet, and arc length of 516.82 feet;

THENCE North 69°13'15" East, a distance of 55.13 feet;

THENCE South 00°00'00" East, a distance of 21.39 feet to the Northwest corner of a tract of land described in instrument recorded in Book 6894 Page 1150;

THENCE coincident with the tract of land described in instrument recorded in Book 6894 Page 1150 the following Three (3) calls

THENCE continuing South 00°00'00" East along said line, a distance of 281.03 feet;

THENCE North 90°00'00" East, a distance of 50.00 feet;

THENCE North 00°00'00" East, a distance of 300.00 feet to a point on the South line of a tract of land described in instrument recorded in Book 6561 Page 310;

THENCE coincident with the South line of said tract of land described in instrument recorded in Book 6561 Page 310 the following Two (2) calls:

THENCE North 00°00'13" East, a distance of 21.39 feet;

THENCE North 69°13'15" East, a distance of 15.46 feet to the Northwest corner of a tract of land described in instrument recorded in Book 7831 Page 1110;

THENCE coincident with the South line of said tract of land described in instrument recorded in Book 7831 Page 1110 the following Two (2) calls:

THENCE South 65°46'45" East, a distance of 50.00 feet;

THENCE South 00°00'00" East, a distance of 319.75 feet to the Northwest corner of a tract of land described in instrument recorded in Book 6680 Page 1717;

THENCE South 00°00'00" East coincident with said West line, of said tract, a distance of 425.29 feet to the Northwest corner of a tract of land described in instrument recorded in Book 7392 Page 114;

THENCE South 00°00'00" East coincident with said West line of said tract, a distance of 276.69 feet; to the POINT OF BEGINNING.

Said tract of land containing 1,430,003 square feet or 32.8284 acres, more or less.

The above boundary description has been computed from deed descriptions and recorded plats and is not a result of an actual survey.

Tract 2
13.4551 Acre Tract

A tract of land out of that described in instrument recorded in Book 4840 Page 1743 of the records of Oklahoma County, Oklahoma being out of the North Half (N/2) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being particularly described as follows:

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

THENCE South 90°00'00" West coincident with the North line of said Northeast Quarter (NE/4), a distance of 1,613.60 feet;

THENCE South 00°00'00" East, departing said North line, a distance of 432.51 feet to Northwest corner of a tract of land described in instrument recorded in Book 8209 Page 1798 at the POINT OF BEGINNING;

THENCE coincident with the West and the South line of said tract of land described in instrument recorded in Book 8209 Page 1798 the following Two (2) calls:

1. THENCE continuing South 00°00'00" East along said line, a distance of 106.86 feet;
2. THENCE North 90°00'00" East, a distance of 23.41 feet to a point on the West line of a Tract of land described in instrument recorded in Book 6894 Page 1150;

THENCE South 00°00'00" East, coincident with the West line of said tract, a distance of 69.74 feet to a point on the North line of a tract of land described in instrument recorded in Book 5414 Page 336;

THENCE coincident with the North line of said tract of land described in instrument recorded in Book 5414 Page 336 the following Four (4) calls:

1. THENCE on a non tangent curve to the left, having a radius of 622.96 feet, a central angle of 10°29'35", a chord bearing of South 57°18'40" West, a chord distance of 113.93 feet, and arc length of 114.09 feet;
2. THENCE South 52°03'56" West, a distance of 114.18 feet;
3. THENCE on a non tangent curve to the right, having a radius of 522.11 feet, a central angle of 37°08'00", a chord bearing of South 70°37'50" West, a chord distance of 332.49 feet, and arc length of 338.38 feet;
4. THENCE South 89°11'45" West, a distance of 1215.00 feet to a point on the Southwest

line of a tract of land described in instrument recorded in Book 4840 Page 1743;

THENCE North 63°00'00" West, coincident with said Southwest line, a distance of 82.49 feet to the Southeast corner of a tract of land described in instrument recorded in Book 6894 Page 1154;

THENCE North 00°00'00" East, coincident with said Tract line, a distance of 221.22 feet to a point on the South line of a tract of land described in instrument recorded in Book 8110 Page 161;

THENCE North 89°46'54" East, coincident with said South Line, a distance of 426.68 feet to Southwest corner of a Tract of land described in instrument recorded in Book 8209, Page 1798;

THENCE North 73°00'00" East, coincident with said Tract line, a distance of 599.77 feet to a point on the south line of a tract of land described in instrument recorded in Book 5414 Page 336;

THENCE North 90°00'00" East, coincident with said South line a distance of 764.70 feet; to the POINT OF BEGINNING.

Said tract of land containing 586,102 square feet or 13.4551 acres, more or less.

The above boundary description has been computed from deed descriptions and recorded plats and is not a result of an actual survey.

Tract 3
2.4675 Acre Tract

June 19, 2009

A tract of land out of that described in instrument recorded in Book 5415 Page 56, and Book 4840 Page 1743 of the records of Oklahoma County, Oklahoma being out of 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 particularly described as follows:

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

THENCE South 00°00'00" East, coincident with the East line of said Northeast Quarter (NE/4), a distance of 664.00 feet;

THENCE South 90°00'00" West, departing the East line of said Northeast Quarter (NE/4), a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE South 00°00'00" West, a distance of 302.98 feet;

THENCE South 90°00'00" West, a distance of 329.62 feet;

THENCE North 00°00'00" West, a distance of 302.98 feet;

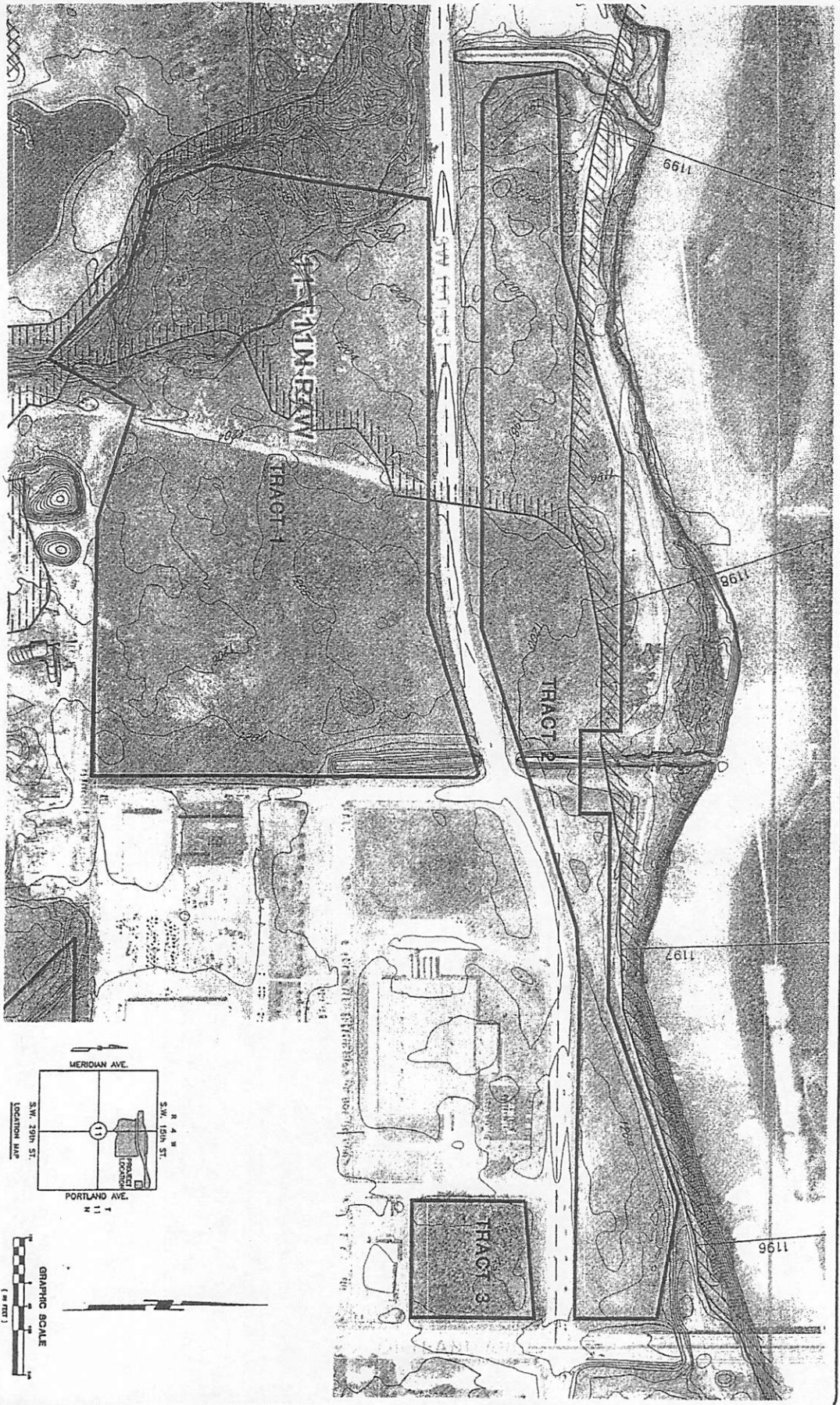
THENCE North 45°00'00" East, a distance of 35.36 feet;

THENCE North 90°00'00" East, a distance of 279.61 feet;

THENCE South 45°00'00" East, a distance of 35.36 feet to the POINT OF BEGINNING.

Said tract of land containing 104,484 square feet or 2.4675 acres, more or less.

The above boundary description has been computed from deed descriptions and recorded plats and is not a result of an actual survey.



***** NOTE *****
 THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.

EXHIBIT "C"

<p>Project: RIVERPORT DEVELOPMENT Date: 10/15/10 Drawn By: J. L. BROWN Checked By: J. L. BROWN Approved By: J. L. BROWN</p>	<p>RIVERPORT DEVELOPMENT OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA SITE TOPOGRAPHIC PLAN</p>	<p>Johnson & Associates, Inc. 105 E. California Ave. - Third Floor Oklahoma City, OK 73104 (405) 233-4875 FAX (405) 233-4875 Certificate of Authorization #1166 Exp. Date 10-20-2011 ENGINEERS • SURVEYORS • PLANNERS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th style="width: 10%;">NO.</th> <th style="width: 70%;">DESCRIPTION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			NO.	DESCRIPTION	DATE									
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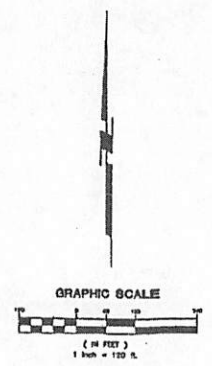
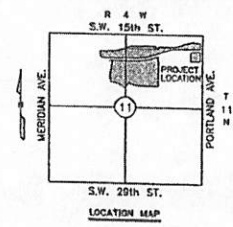
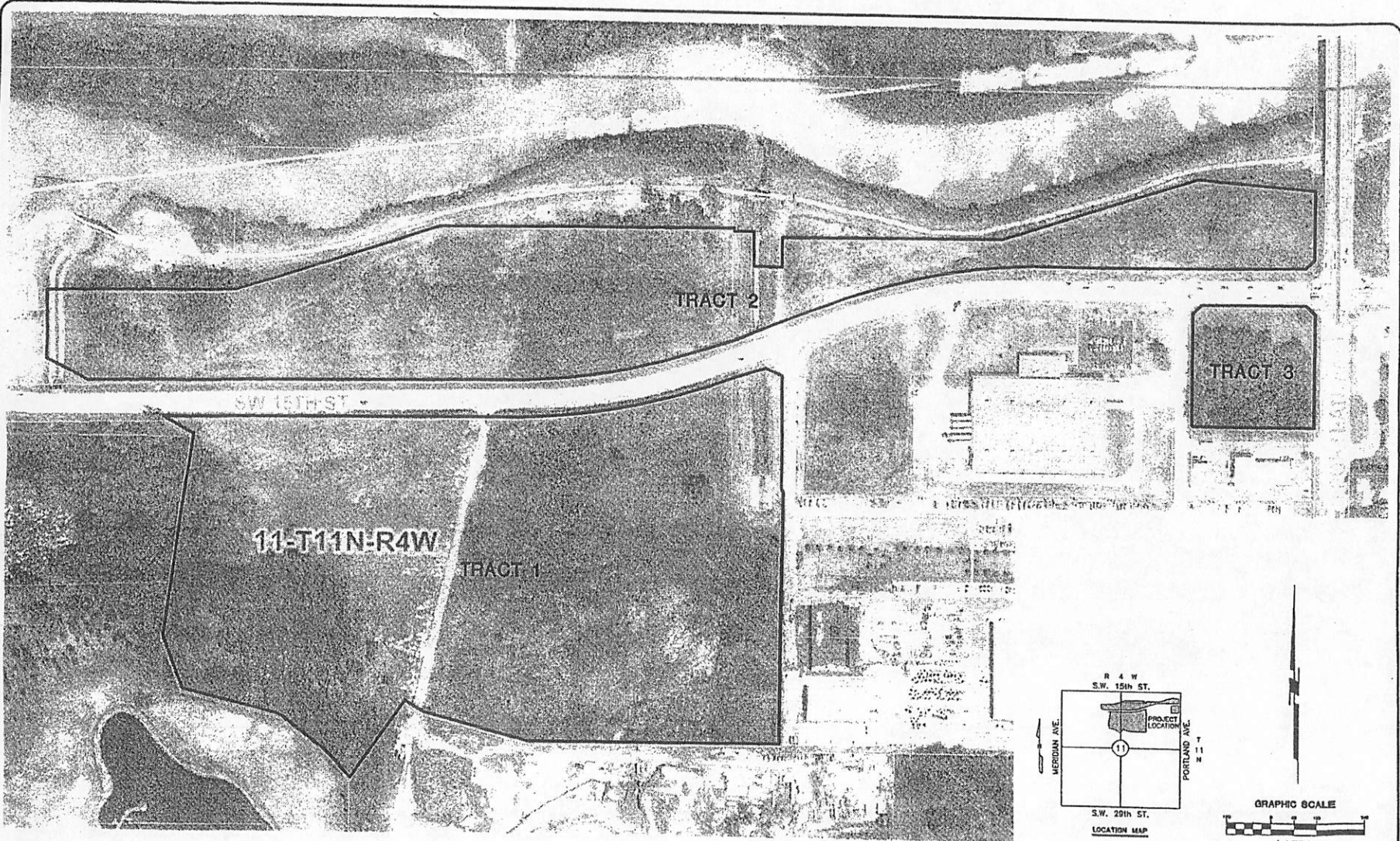


EXHIBIT "B"

***** NOTE *****
 THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY.
 IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

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NO.	REVISIONS	DATE
	DESCRIPTION	

Johnson & Associates, Inc.
 100 E. California Ave., Third Floor
 Oklahoma City, Oklahoma 73104
 (405) 233-1111
 Fax: (405) 233-1111
 • ENGINEERS • SURVEYORS • PLANNERS •

Proj. No.:
 Date: 05-27-09
 Scale:
 Checked By:
 Approved By:

RIVERPORT DEVELOPMENT
 OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA
 MASTER DEVELOPMENT PLAN

SHEET NUMBER

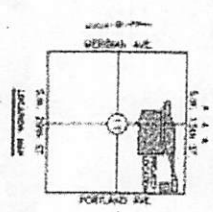
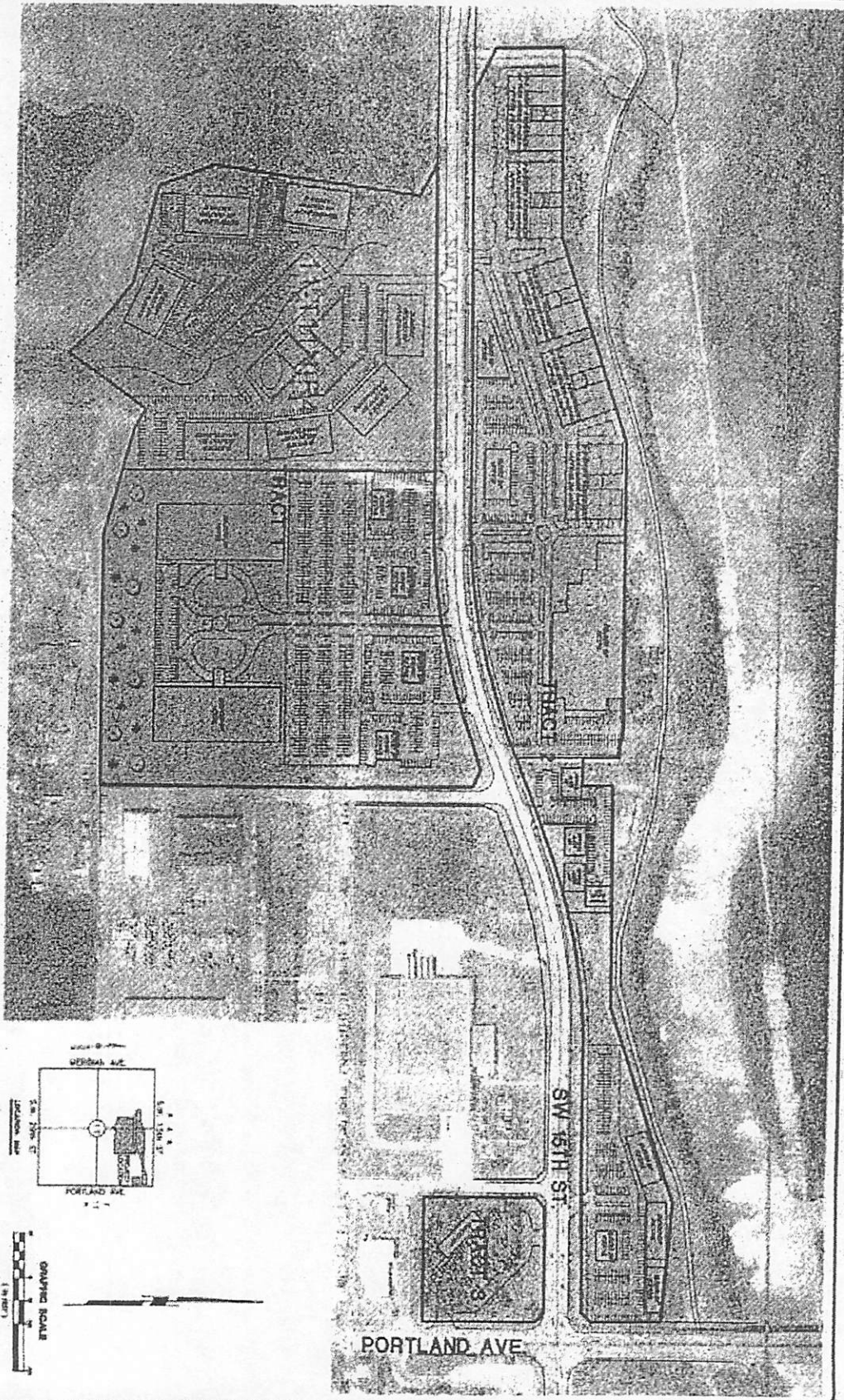
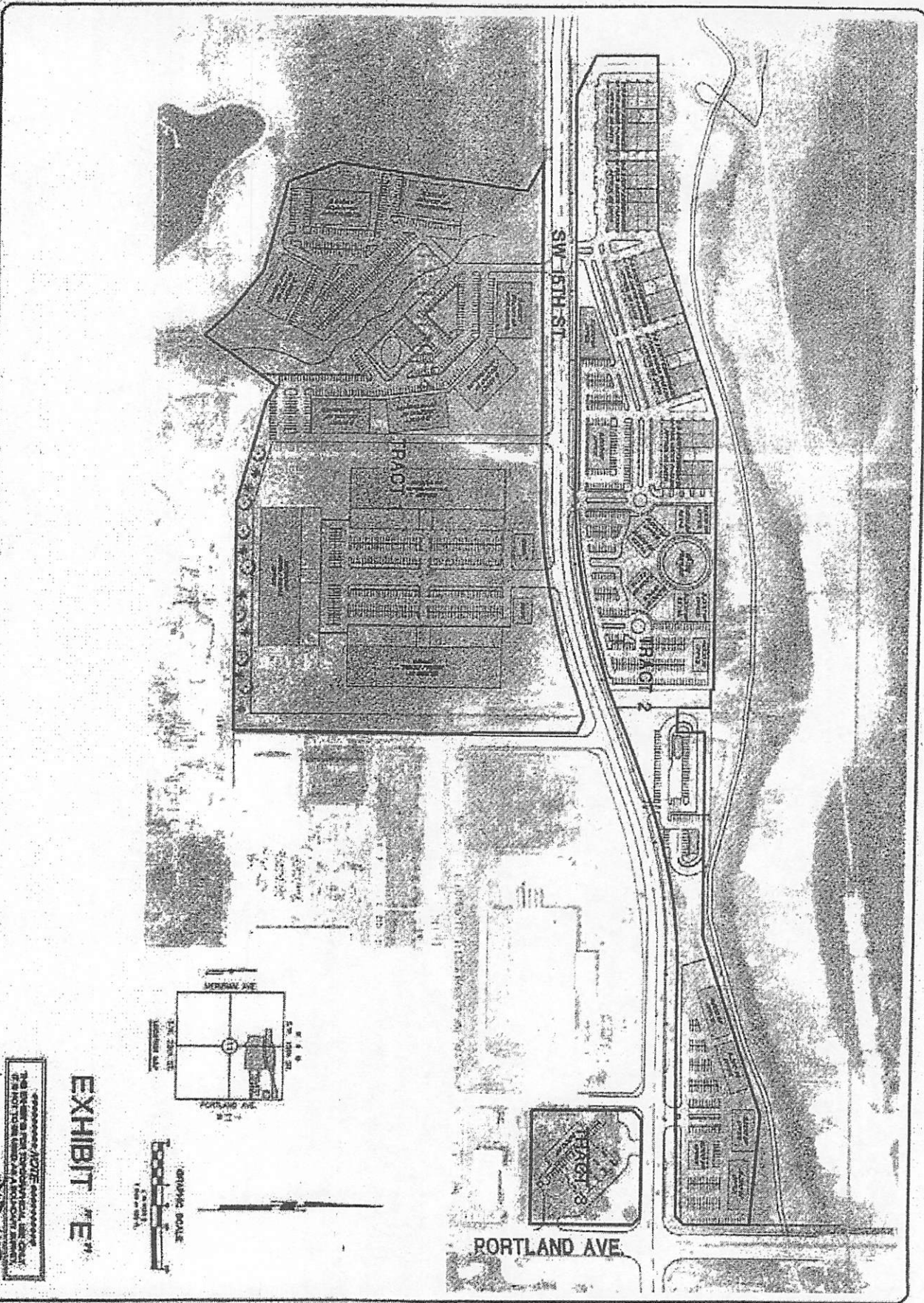


EXHIBIT "D"

APPROXIMATE ACUTE MEASUREMENTS
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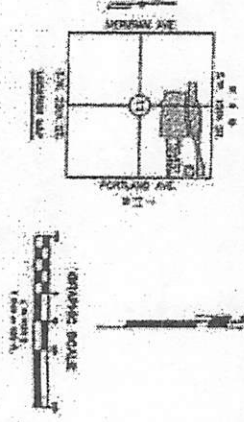
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<p>RIVERPORT DEVELOPMENT OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA</p>			<p>Johnson & Associates, Inc. 1418 E. California Ave., Third Floor Oklahoma City, OK 73104 405.948.4444 405.948.4444 www.ja.com</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE												
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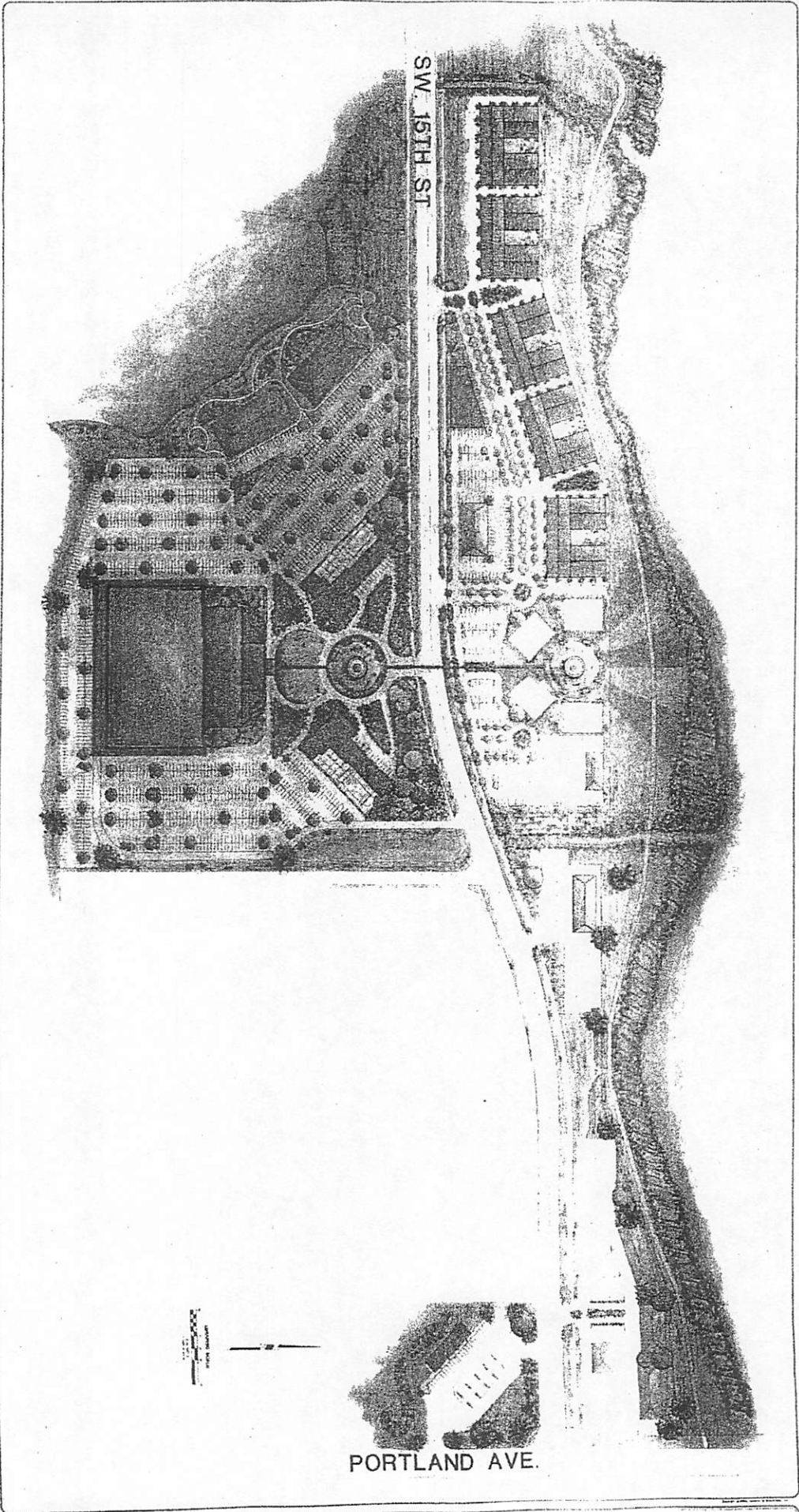
PREPARED BY: JACOBS
 FOR THE PORTLAND DEVELOPMENT AUTHORITY
 PROJECT NO. PD-417

EXHIBIT "E"



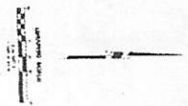
PORTLAND AVE

<p>RIVERPORT DEVELOPMENT PORTLAND CITY, OREGON COUNTY, OREGON</p>	<p>CONCEPTUAL LAYOUT OPTION B</p>		<p>Johnson & Associates, Inc. 101 S. California Ave. - Third Floor Orem City, UT 84058 801.225.1111 jandassociates.com * 2010 AIA AIAA Award Winner * * 2010 AIAA Award Winner * * 2010 AIAA Award Winner *</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 70%;">REVISIONS</th> <th style="width: 20%;">DATE</th> </tr> <tr> <th colspan="3" style="text-align: center;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	DESCRIPTION														
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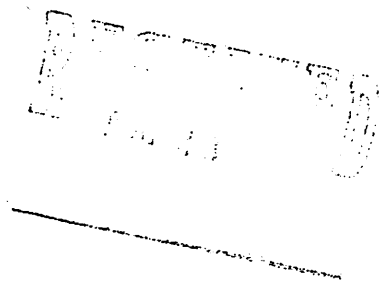
PORTLAND AVE.





The City of
OKLAHOMA CITY
DEVELOPMENT SERVICES DEPARTMENT

CW



August 20, 2010

Tim Johnson
100 E California 3rd Fl
Oklahoma City, OK 73104

Dear Mr. Johnson:

This letter is to inform you that your request to rezone 1601 S. Portland Ave to the PUD Planned Unit Development District (PUD-1417) was approved by the City Council on August 17, 2010.

If we can be of further assistance to you, please contact our zoning office at 297-2623.

Sincerely,

Ange Wagner
Ange Wagner

*Please see attached Ordinance.

ORDINANCE NO. 24,125

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2007, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE PUD PLANNED UNIT DEVELOPMENT DISTRICT AND DECLARING AN EMERGENCY. FK

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2007, be amended to change the boundaries of the PUD Planned Unit Development District, as shown upon the District Map to include therein the following described property:

Tract 1 A tract of land out of that described in instrument recorded in Book 4840 Page 1743 of the records of Oklahoma County, Oklahoma being out of the North Half (N/2) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being particularly described as follows: COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) said Section Eleven (11); THENCE South 00°00'00" East, coincident with the East line of said Northeast Quarter (NE/4), a distance of 1,853.87 feet; THENCE South 90°00'00" West, departing the East line of said Northeast Quarter (NE/4), a distance of 1,480.74 feet to a point on the North line of a tract of land described in instrument recorded in Book 6991 Page 838 at the POINT OF BEGINNING; THENCE coincident with the North line of said tract of land described in instrument recorded in Book 6991 Page 838 the following Four (4) calls: THENCE South 90°00'00" West along said line, a distance of 676.90 feet; THENCE North 74°14'56" West, a distance of 294.89 feet; THENCE North 54°04'07" West, a distance of 64.00 feet; THENCE South 35°55'53" West, a distance of 258.00 feet to a point on the West line of the tract of land described in instrument recorded in Book 4840 Page 1743; THENCE coincident with the West line of said tract of land described in instrument recorded in Book 4840 Page 1743 the following Six (6) calls: THENCE North 41°08'21" West, a distance of 84.22 feet; THENCE North 51°14'38" West, a distance of 175.41 feet; THENCE North 74°30'31" West, a distance of 267.54 feet; THENCE North 19°36'42" West, a distance of 159.24 feet; THENCE North 08°56'48" East, a distance of 564.51 feet; THENCE North 63°00'00" West, a distance of 60.24 feet to the Southeast corner of a tract of land described in instrument recorded in Book 5414 Page 336; THENCE North 89°11'45" East, coincident with the South line of said tract of land described in instrument recorded in Book 5414 Page 336, a distance of 966.68 feet to the Southeast corner of a tract of land described in instrument recorded in Book 6561 Page 310; THENCE coincident with the South line of said tract of land described in instrument recorded in Book 6561 Page 310 the following Three (3) calls: THENCE on a non tangent curve to the left, having a radius of 1,482.39 feet, a central angle of 19°58'32", a chord bearing of North 79°12'30" East, a chord distance of 514.20 feet, and arc length of 516.82 feet; THENCE North 69°13'15" East, a distance of 55.13 feet; THENCE South 00°00'00" East, a distance of 21.39 feet to the Northwest corner of a tract of land described in instrument recorded in Book 6894 Page 1150; THENCE coincident with the tract of land described in instrument recorded in Book 6894 Page 1150 the following Three (3) calls: THENCE continuing South 00°00'00" East along said line, a distance of 281.03 feet; THENCE North 90°00'00" East, a distance of 50.00 feet; THENCE North 00°00'00" East, a distance of 300.00 feet to a point on the South line of a tract of land described in instrument recorded in Book 6561 Page 310; THENCE coincident with the South line of said tract of land described in

instrument recorded in Book 6561 Page 310 the following Two (2) calls: THENCE North 00°00'13" East, a distance of 21.39 feet; THENCE North 69°13'15" East, a distance of 15.46 feet to the Northwest corner of a tract of land described in instrument recorded in Book 7831 Page 1110; THENCE coincident with the South line of said tract of land described in instrument recorded in Book 7831 Page 1110 the following Two (2) calls: THENCE South 65°46'45" East, a distance of 50.00 feet; THENCE South 00°00'00" East, a distance of 319.75 feet to the Northwest corner of a tract of land described in instrument recorded in Book 6680 Page 1717; THENCE South 00°00'00" East coincident with said West line, of said tract, a distance of 425.29 feet to the Northwest corner of a tract of land described in instrument recorded in Book 7392 Page 114; THENCE South 00°00'00" East coincident with said West line of said tract, a distance of 276.69 feet; to the POINT OF BEGINNING. Said tract of land containing 32.8284 acres, more or less. The above boundary description has been computed from deed descriptions and recorded plats and is not a result of an actual survey.

Tract 2 A tract of land out of that described in instrument recorded in Book 4840 Page 1743 of the records of Oklahoma County, Oklahoma being out of the North Half (N/2) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being particularly described as follows: COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) said Section Eleven (11); THENCE South 90°00'00" West coincident with the North line of said Northeast Quarter (NE/4), a distance of 1,613.60 feet; THENCE South 00°00'00" East, departing said North line, a distance of 432.51 feet to Northwest corner of a tract of land described in instrument recorded in Book 8209 Page 1798 at the POINT OF BEGINNING; THENCE coincident with the West and the South line of said tract of land described in instrument recorded in Book 8209 Page 1798 the following Two (2) calls:

1. THENCE continuing South 00°00'00" East along said line, a distance of 106.86 feet;
2. THENCE North 90°00'00" East, a distance of 23.41 feet to a point on the West line of a Tract of land described in instrument recorded in Book 6894 Page 1150;

THENCE South 00°00'00" East, coincident with the West line of said tract, a distance of 69.74 feet to a point on the North line of a tract of land described in instrument recorded in Book 5414 Page 336; THENCE coincident with the North line of said tract of land described in instrument recorded in Book 5414 Page 336 the following Four (4) calls:

1. THENCE on a non tangent curve to the left, having a radius of 622.96 feet, a central angle of 10°29'35", a chord bearing of South 57°18'40" West, a chord distance of 113.93 feet, and arc length of 114.09 feet;
2. THENCE South 52°03'56" West, a distance of 114.18 feet;
3. THENCE on a non tangent curve to the right, having a radius of 522.11 feet, a central angle of 37°08'00", a chord bearing of South 70°37'50" West, a chord distance of 332.49 feet, and arc length of 338.38 feet;
4. THENCE South 89°11'45" West, a distance of 1215.00 feet to a point on the Southwest line of a tract of land described in instrument recorded in Book 4840 Page 1743;

THENCE North 63°00'00" West, coincident with said Southwest line, a distance of 82.49 feet to the Southeast corner of a tract of land described in instrument recorded in Book 6894 Page 1154; THENCE North 00°00'00" East, coincident with said Tract line, a distance of 221.22 feet to a

point on the South line of a tract of land described in instrument recorded in Book 8110 Page 161; THENCE North 89°46'54" East, coincident with said South Line, a distance of 426.68 feet to Southwest corner of a Tract of land described in instrument recorded in Book 8209, Page 1798; THENCE North 73°00'00" East, coincident with said Tract line, a distance of 599.77 feet to a point on the south line of a tract of land described in instrument recorded in Book 5414 Page 335; THENCE North 90°00'00" East, coincident with said South line a distance of 764.70 feet; to the POINT OF BEGINNING. Said tract of land containing 13.4551 acres, more or less. The above boundary description has been computed from deed descriptions and recorded plats and is not a result of an actual survey.

Tract 3 A tract of land out of that described in instrument recorded in Book 5415 Page 56, and Book 4840 Page 1743 of the records of Oklahoma County, Oklahoma being out of 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 particularly described as follows; COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) said Section Eleven (11); THENCE South 00°00'00" East, coincident with the East line of said Northeast Quarter (NE/4), a distance of 664.00 feet; THENCE South 90°00'00" West, departing the East line of said Northeast Quarter (NE/4), a distance of 50.00 feet to the POINT OF BEGINNING; THENCE South 00°00'00" West, a distance of 302.98 feet; THENCE South 90°00'00" West, a distance of 329.62 feet; THENCE North 00°00'00" West, a distance of 302.98 feet; THENCE North 45°00'00" East, a distance of 35.36 feet; THENCE North 90°00'00" East, a distance of 279.61 feet; THENCE South 45°00'00" East, a distance of 35.36 feet to the POINT OF BEGINNING. Said tract of land containing 2.4673 acres, more or less. The above boundary description has been computed from deed descriptions and recorded plats and is not a result of an actual survey.

~~SECTION 2. (EMERGENCY) WHEREAS, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.~~

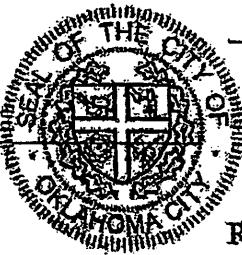
INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 20th day of July, 2010.

~~PASSED~~ by the Council of The City of Oklahoma City, Oklahoma, on the 17th day of August, 2010.

~~SIGNED~~ by the Mayor of The City of Oklahoma City, Oklahoma, on this 17th day of August, 2010.

ATTEST:

Maureen Deuse
CITY CLERK



Phil Curtis
MAYOR

REVIEWED for form and legality

Lusane Rompell
ASSISTANT MUNICIPAL COUNSELOR