



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

The Enclave at Oakdale, LLC

Name of Development or Applicant

11001 N Coltrane Rd

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

This PUD is seeking to permit a two-family residential development.

Summary Purpose Statement / Proposed Development

Staff Use Only:	2024
Case No.: PUD	6-13-24
File Date:	W7
Ward No.:	----
Nbhd. Assoc.:	Oakdale
School District:	AA
Extg Zoning:	
Overlay:	

+/-8.98 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.
- ☐ 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):

The Enclave at Oakdale, LLC

Name

101 NE 70th Street

Mailing Address

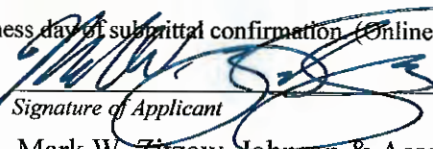
Oklahoma City, OK, 73105

City, State, Zip Code

405-659-0602

Phone

Email

  
 Signature of Applicant

Mark W. Zitzow, Johnson & Associates

Applicant's Name (please print)

1 E Sheridan Ave., Suite 200

Applicant's Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

(405) 235-8075

Phone

mzitzow@jaokc.com

Email

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 Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2402106  
American Security Title Insurance Company

### Know All Men by These Presents:

THAT, Connie J. Helm and John Helm, Co-Trustees of the Connie Janette Helm Trust w/a dated October 30, 2006, parties 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 THE ENCLAVE AT OAKDALE, 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

LESS AND EXCEPT, all oil, gas and other minerals in and under the land.

TAX ID No.: 141554035


Grantee's Mailing Address: 101 NE 70th OKC OK 73105

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, their 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.

Signed and Delivered this 30th day of May, 2024

CONNIE J. HELM AND JOHN HELM, CO-  
TRUSTEES OF THE  
CONNIE JANETTE HELM TRUST U/A DATED  
OCTOBER 30, 2006

  
\_\_\_\_\_  
Connie J. Helm  
Co-Trustee

CONNIE J. HELM AND JOHN HELM, CO-  
TRUSTEES OF THE  
CONNIE JANETTE HELM TRUST U/A DATED  
OCTOBER 30, 2006

  
\_\_\_\_\_  
John Helm  
Co-Trustee

The Oklahoma City Abstract & Title Co.  
1000 W. 15th Street  
Edmond, OK 73013

File # 2402106



# **ACKNOWLEDGMENT** Oklahoma Form

State of Oklahoma  
County of Oklahoma

Before me, the undersigned authority, on this day personally appeared **Connie J. Helm** Co-Trustee of the Connie Janette Helm Trust u/a dated October 30, 2006, known to me to be the identical person who subscribed to the foregoing instrument, and acknowledged to me that same was executed for the purposes and consideration as therein expressed.

Given under my hand and seal of office this 30th day of May, 2024.



Notary Public \_\_\_\_\_

My commission expires: \_\_\_\_\_



State of Florida  
County of Pinellas

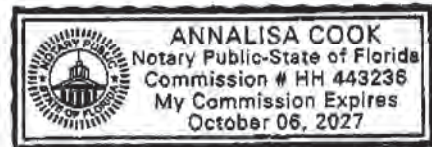
Before me, the undersigned authority, on this day personally appeared **John Helm** Co-Trustee of the Connie Janette Helm Trust u/a dated October 30, 2006, known to me to be the identical person who subscribed to the foregoing instrument, and acknowledged to me that same was executed for the purposes and consideration as therein expressed.

Given under my hand and seal of office this 28 day of May, 2024.



Notary Public \_\_\_\_\_

My commission expires: 10/06/2027



UNO

File No.: 2402106

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

Commencing at the Northeast Corner (NE/4) of said Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), of Section Nineteen (19), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma; Thence South 00°00'00" West along the East line of said Northeast Quarter of the Southeast Quarter (NE/4 SE/4), a distance of 360.00 feet to the Point or Place of Beginning; Thence continuing South 00°00'00" West along the East line of said Northeast Quarter of the Southeast Quarter (NE/4 SE/4), a distance of 303.40 feet; Thence North 89°55'14" West and parallel to the South line of said Northeast Quarter (NE/4) of the Southeast Quarter (NE/4 SE/4), a distance of 1318.23 feet to the West line of said Northeast Quarter of the Southeast Quarter (NE/4 SE/4); Thence North 00°03'06" East along the West line of said Northeast Quarter of the Southeast Quarter (NE/4 SE/4), a distance of 303.06 feet; Thence South 89°56'09" East and parallel to the North line of said Northeast Quarter of the Southeast Quarter (NE/4 SE/4), a distance of 1317.93 feet to the Point or Place of Beginning.



OAG 2023-3 - BUSINESS/TRUST EXEMPTION

OAG 2024-3 — BUSINESS/TRUST EXEMPTION

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

State of Oklahoma

) SS.  
)

County of Oklahoma

**TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA**

Before me, the undersigned Jeff Vanhooose (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 Manager (role, such as titled officer or trustee) of The Enclave at Oakdale, LLC (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which took 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 the 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. For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law," means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law.

OAG 2023-3 - BUSINESS/TRUST EXEMPTION

5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
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.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
Jeff Vanhoose

  
\_\_\_\_\_  
Date 5-30-2024

The foregoing instrument was subscribed and sworn to before me this 30th day of May, 2024, by Jeff Vanhoose.

NOTARY PUBLIC: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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





### **LEGAL DESCRIPTION**

Commencing at the Northeast Corner (NE/4) of said Northeast Quarter of the Southeast Quarter (NE/4SE/4), Section Nineteen (19), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma;

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June 12, 2024

City of Oklahoma City  
Development Services Department  
420 W Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attention: Ms. Sarah Welch

**RE: 11001 N. Coltrane Rd: PUD Submittal**

Dear Ms. Welch:

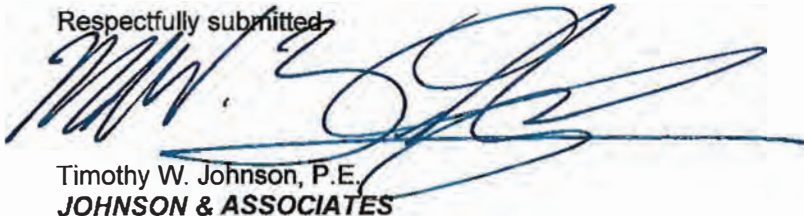
On behalf of the property owner, the Enclave at Oakdale, LLC, we are submitting a request for a PUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 11001 N Coltrane Rd in northeast Oklahoma City. The subject site is currently zoned AA - Agricultural. The property is currently developed as a single-family residence. The PUD, totaling +/-8.98 acres, proposes a base zoning of R-2, "Medium-Low Density Residential" to permit a two-family residential development. This PUD is consistent and appropriate with the surrounding developments and the comprehensive plan.

Please find attached the following submittal documents for the above referenced project:

- PUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual Site Plan
- Filing Fee of \$2,700.00

Please review the following information for its completeness and place this application on the Planning Commission docket of **July 25, 2024**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Timothy W. Johnson, P.E.  
**JOHNSON & ASSOCIATES**

TWJ/rw

Attachment(s)

cc: Mark W. Zitzow, AICP, J&A  
[5838 000 / PUD]



**The Enclave at Oak Dale  
101 N.E. 70<sup>th</sup> Street  
Oklahoma City, OK 73105**

405-659-0602

June 6, 2024

City of Oklahoma City  
Planning Department  
420 W. Main Street, 9<sup>th</sup> Floor  
Oklahoma City, OK 73102

Attn: Ms. Sarah Welch

**RE: Letter of Authorization for Submittal to the City**

Dear Ms. Welch:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Planned Unit Development application and all subsequent applications to the City of Oklahoma City. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,

  
Signature

Jeffery Van Hoose, Owner

Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:5838 000/PUD

**CERTIFICATE OF BONDED ABTRACTOR**

(400 FEET RADIUS REPORT)

STATE OF OKLAHOMA                     )  
                                                      ) §:  
COUNTY OF OKLAHOMA                )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 400 feet in all directions of the following described land:


See Attached Exhibit

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: June 7, 2024 at 7:30 AM

**First American Title Insurance Company**

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2875823-OK99



### **LEGAL DESCRIPTION**

Commencing at the Northeast Corner (NE/c) of the Northeast Quarter of the Southeast Quarter (NE/4SE/4), Section Nineteen (19), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma;

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OWNERSHIP REPORT  
ORDER 2875823-OK99

DATE PREPARED: JUNE 11, 2024  
EFFECTIVE DATE: JUNE 7, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3474	R141554035	THE ENCLAVE AT OAKDALE LLC		101 NE 70TH	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W 000 000 PT SE4 SEC 19 13N 2W BEG 360FT S OF NE/C SE4 TH S303.40FT W1318.23FT N303.06FT E1317.93 TO BEG CONT 9.18ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD (SUBJECT PROPERTY)	11001 COLTRANE RD OKLAHOMA CITY
3473	R207481660	ANDERSON RENEE LEA	ANDERSON NINA LEE & ARNOLD C	4108 NE 116TH ST	OKLAHOMA CITY	OK	73131-4414	OAKDALE PARK	004	000	OAKDALE PARK 004 000 W57.39FT OF LOT 6 & ALL LOT 7	4108 NE 116TH ST OKLAHOMA CITY
3473	R207481640	EVANS CHRIS		4208 NE 116TH ST	OKLAHOMA CITY	OK	73131	OAKDALE PARK	004	000	OAKDALE PARK 004 000 LOT 5 & E42.61FT OF LOT 6	4208 NE 116TH ST OKLAHOMA CITY
3473	R207481620	ARMM ASSET COMPANY 1 LLC		5001 PLAZA ON THE LAKE, Unit 200	AUSTIN	TX	78746	OAKDALE PARK	004	003	OAKDALE PARK 004 003	11704 GWENDOLYN LN OKLAHOMA CITY
3473	R207481630	SILVESTRI ERIC J & TARA L		11700 GWENDOLYN LN	OKLAHOMA CITY	OK	73131	OAKDALE PARK	004	004	OAKDALE PARK 004 004	11700 GWENDOLYN LN OKLAHOMA CITY
3473	R207481670	GAYLE THOMAS M & ROBIN L		11701 KATIE CV	OKLAHOMA CITY	OK	73131-4411	OAKDALE PARK	004	008	OAKDALE PARK 004 008	11701 KATIE CV OKLAHOMA CITY
3473	R207481680	NORTON CHERISE & JAY		11705 KATIE CV	OKLAHOMA CITY	OK	73131-4411	OAKDALE PARK	004	009	OAKDALE PARK 004 009	11705 KATIE CV OKLAHOMA CITY
3473	R206481400	STONEMILL HOMEOWNERS ASSOCIATION INC		PO BOX 14905	OKLAHOMA CITY	OK	73113-0905	STONEMILL SEC 2	000	000	STONEMILL SEC 2 000 000 COMMON AREA C & PRIVATE STREETS	C COMMON AREA
3473	R206481330	53020 INVESTMENTS LLC		11600 MILL HOLLOW CT	OKLAHOMA CITY	OK	73131	STONEMILL SEC 2	009	009	STONEMILL SEC 2 BLK 009 LOT 000 LOTS 8 9 & 10	11600 MILL HOLLOW CT OKLAHOMA CITY
3473	R206481350	BEAVERS MATTHEW S & NATALIE L TRS	BEAVERS FAMILY 2020 REV TRUST	11617 MILL HOLLOW CT	OKLAHOMA CITY	OK	73131-7522	STONEMILL SEC 2	009	011	STONEMILL SEC 2 009 011	11617 MILL HOLLOW CT OKLAHOMA CITY

OWNERSHIP REPORT  
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DATE PREPARED: JUNE 11, 2024  
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3473	R206481360	SAMS KENTON L & NORA HAMPTON TRS	SAMS PROPERTIES REV TRUST	11625 MILL HOLLOW CT	OKLAHOMA CITY	OK	73131-7522	STONEMILL SEC 2	009	012	STONEMILL SEC 2 009 012	11625 MILL HOLLOW CT OKLAHOMA CITY
3474	R141554065	CAIL JAMES T & JUDITH A		11222 ROBINWOOD LN	OKLAHOMA CITY	OK	73131-6104	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W S 1/2 OF SE4 OF NW4 OF SE4	11222 ROBINWOOD LN OKLAHOMA CITY
3474	R141554070	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W BEG 715FT N OF SE/C SE4 TH W670FT NWLY784.43FT N250FT E1010FT S956.73FT TO BEG CONT 19.42ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
3474	R141554044	KILLEBREW EDWIN L & CYNTHIA L		11220 ROBINWOOD LN	OKLAHOMA CITY	OK	73131-6104	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W 000 000 SE4 SEC 19 13N 2W N 1/2 SE4 NW4 SE4	11220 ROBINWOOD LN OKLAHOMA CITY
3474	R141554055	EPR PARKS LLC		PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W BEG 1671.73FT N OF SE/C SE4 TH W1010FTS250FT SELY 784.43FT W151.34FT S575.64FT SWLY 354.17FT S80FT W144.10FT N1993.93FT E1318.52FT S310FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3474	R141554041	MEITES HERBERT L & KAREN L CO TRS	MEITES FAMILY TRUST	11216 ROBINWOOD LN	OKLAHOMA CITY	OK	73131-6104	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W 000 000 PT SE4 SEC 19 13N 2W S 1/2 OF NE4 OF NW4 OF SE4	11216 ROBINWOOD LN OKLAHOMA CITY
3474	R141554045	OBRIEN JOSEPH R LIVING TRUST		11512 ROBINWOOD LN	OKLAHOMA CITY	OK	73131-6102	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W 000 000 PT SE4 SEC 19 13N 2W N/2 OF NE4 NW4 SE4 EX A TR BEG 1316.78FT W OF NE/C SE4 TH S327.20FT W50.54FT NW73.48FT NLY52.95FT NWLY174.83FT N55.72FT E168.64FT TO BEG & EX W30F	11512 ROBINWOOD LN OKLAHOMA CITY
3474	R141554020	GLORY TO GOD PROPERTIES LLC		11801 N COLTRANE RD	OKLAHOMA CITY	OK	73131-6470	UNPLTD PT SEC 19 13N 2W	000	000	UNPLTD PT SEC 19 13N 2W BLK 000 LOT 000 PT SE4 SEC 19 13N 2W BEG 30FT S OF NE/C SE4 TH S330FT W1320FT N330FT E1320FT TO BEG PLUS A TR BEG NE/C SE4 TH W1320FT S30FT E1320FT N30FT TO BEG PLUS A TR BEG 1	11101 COLTRANE RD OKLAHOMA CITY



OWNERSHIP REPORT  
ORDER 2875823-OK99

DATE PREPARED: JUNE 11, 2024  
EFFECTIVE DATE: JUNE 7, 2024 AT 7:30 AM

3479	R141567000	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 20 13N 2W	000	000	UNPLTD PT SEC 20 13N 2W 000 000 PT OF SW4 SEC 20 13N 2W BEG AT SW/C OF SW4 E40.3FT NELY 2586.18FT NWLY 176.79FT NELY 300FT W1231.4FT S2643.4FT TO BEG EX W50FT EX A TR 88FT ON NELY SIDE 130FT SELY 98FT SWLY 130.38FT NWLY SIDE BEG 164.35FT E823.05FT NELY & 164FT NWLY OF SW/C OF SW4 EX TRS 1 & 2 CON 2.41ACRS TO STATE	11501 N I 35 SERVICE RD OKLAHOMA CITY
3480	R141564507	EPR PARKS LLC	C/O LEE SIMMONS PROPERTY TAX SERV CO	PO BOX 543185	DALLAS	TX	75354	UNPLTD PT SEC 20 13N 2W	000	000	UNPLTD PT SEC 20 13N 2W 000 000 PT NW4 SEC 20 13N 2W BEG AT SW/C NW4 TH E1028.59FT NE124.12FT NW91.52FT NE166.37FT NW85.33FT NE160.25FT NW130.63FT SW45.68FT WLY174.34FT NLY176.91FT W317.02FT SW78.41FT SW13.22FTSW9.35FT WLY20.57FT WLY363.52FT S642.23FT TO BEG	0 UNKNOWN OKLAHOMA CITY

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

**PUD - \_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**11001 N Coltrane**

June 13, 2024

**PREPARED FOR:**

The Enclave at Oakdale, LLC  
9701 N. Broadway Ext.  
Oklahoma City, OK, 73114

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)  
Project #5838

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of 11001 N Coltrane Rd, consisting of 9.175 acres are located within the SE/4 of Section 19, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 11001 N Coltrane Rd.

## **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.

## **3.0 OWNER/DEVELOPER:**

The Developer of the property described in Section 2.0 is The Enclave at Oakdale, LLC. Johnson & Associates prepared this PUD document.

## **4.0 SITE AND SURROUNDING AREA:**

The subject property is located at 11001 N Coltrane Rd. The property is currently zoned as AA "Agricultural". The subject property is developed as a single-family residence.

North: North of the subject site is zoned as AA, "Agricultural" and undeveloped.

East: Immediately east of the subject site is N Coltrane Rd. On the other side of N Coltrane Rd. is zoned C-3 and is developed as Frontier City.

South: South of the subject site is zoned as PUD-429 with a base of R-1 and is developed as a single-family home.

West: West of the subject site is zoned AA, "Agricultural" and is undeveloped.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property is 1064 ft – 1108ft and the slope analysis reveals that the highest elevation is near the center of the property and runs southwest and to the east from the middle of the property. None of the subject property is in the flood plain. The southwest corner of the property has a USGS blueline stream.

## **6.0 CONCEPT:**

It is the developer's intent to develop the subject property into a two-family residential neighborhood with park-like amenities on the western portion of the property. The developer will seek to preserve existing vegetation around the stream bed to enhance the aesthetic appearance of the neighborhood. By providing a two-family product in this area, it helps achieve the City's goal of providing various housing typologies in areas predominantly single family.

By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the site in a way that compliments the surrounding development.

## **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to the R-2, "Medium-Low Density Residential" base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards
  - Minimum Lot Size
    - Table 6100.2 states the minimum lot size is 6,000 sf. This PUD proposes minimum lot sizes of 4,800 sf.
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    - Table 6100.2 establishes the front yard setback at 25 feet. This PUD proposes a front yard setback of 10 feet. Garages shall be setback a minimum of 18 feet from the back of the sidewalk.
    - Table 6100.2 establishes a side yard setback of 5 feet. This PUD proposes a side yard setback of 3 feet.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to the east is N. Coltrane Rd., which has a right-of-way width of approximately 83-feet. This proposed project will dedicate the additional 17 feet at the time of platting.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains, currently serving the area.

### **7.3 WATER**

Water facilities for this property are available. Water services will be provided from public mains, currently serving the area.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 2, located at 2917 E Britton Rd. Approximately 2.4 miles from this PUD development. Anticipated response times are of urban service levels.

### **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**

There are no bus stops in this Planned Unit Development, nor are there any stops planned.



## **7.7 DRAINAGE**

The proposed project will meet all applicable drainage regulations within the City of Oklahoma City. The property within this Planned Unit Development is not within a FEMA (100-year) flood plain.

## **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use typology area. The Urban-Low Intensity development primarily consists of single-family homes, with some apartment complexes and a diversity of home sizes, lot sizes, price points, etc. This Planned Unit Development is consistent and in compliance with the Urban-Low Intensity area standards.

## **8.0 SPECIAL DEVELOPMENT REGULATIONS:**

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code 2020, as amended, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

The use and development regulations of the R-2, "Two-Family Residential" District shall govern 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:

### Permitted Use(s):

All uses permitted within the R-2, Two-Family Residential" District shall be permitted.

## **9.1 ARCHITECTURAL REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal 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.

## **9.2 LANDSCAPING REGULATIONS**

The subject site shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, except as otherwise noted.

## **9.3 LIGHTING REGULATIONS**

The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

## **9.4 SCREENING REGULATIONS**

No less than a six-foot and no greater than an eight-foot-high sight proof screen shall be required along boundaries adjacent to residential uses. Said sight-proof screen may be constructed of stucco, brick, stone, wood, steel/iron and/or any combination thereof and shall be solid and opaque. Screening shall not be required along common areas.

## **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**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

## **9.7 DUMPSTER REGULATIONS**

Not Applicable

## **9.8 VEHICULAR ACCESS REGULATIONS**

There shall be one access point from N. Coltrane Road in this PUD. Said access point may be a private street.

Access to this PUD may be via a divided street with central landscaped medians.

A limited number of lots within this PUD will not be required to have frontage on an approved public 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 drive. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

## **9.9 PARKING REGULATIONS**

The number and design of all parking facilities in this PUD shall be in accordance with Section 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

## **9.10 SIGNAGE REGULATIONS**

Signage shall be per the City of Oklahoma City Sign Ordinance.

## **9.11 ROOFING REGULATIONS**

All structures in this PUD shall have Class C roofing or better.

## **9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS**

Sidewalks shall not be required with this PUD.

## **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be per the R-2 zoning.

## **9.14 SETBACK REGULATIONS**

Front: 10 feet, garages shall be setback a minimum of 18 feet from the back of the sidewalk.

Side: 3 feet

Rear: 10 feet

## **9.15 LOT COVERAGE**

Maximum lot coverage shall be per the R-2 base zoning district regulations.

## **9.16 MINIMUM LOT SIZE**

The minimum lot size within this PUD shall be 4,800 square feet.



#### **9.17 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the developer 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.

#### **9.18 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.

#### **9.19 SPECIFIC PLAN AND FINAL PLAT**

No building permits shall be issued within this PUD until a final plat has recorded by the County.

#### **10.0 DEVELOPMENT SEQUENCE:**

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

#### **11.0 EXHIBITS:**

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

- A: Legal Description
- B: Conceptual Site Plan

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

Commencing at the Northeast Corner (NE/4) of said Northeast Quarter of the Southeast Quarter (NE/4SE/4), Section Nineteen (19), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma;

Thence South 00°00'00" West, along the East line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 360.00 feet, to the Point or Place of Beginning;

Thence continuing South 00°00'00" West, along the East line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 303.40 feet;

Thence North 89°55'14" West and parallel to the South line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 1318.23 feet to the West line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4);

Thence North 00°03'06" East, along the West line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 303.06 feet;

Thence South 89°56'09" East and parallel to the North line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4) a distance of 1317.93 feet, to the Point or Place of Beginning

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

**PUD - \_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**11001 N Coltrane**

June 13, 2024

**PREPARED FOR:**

The Enclave at Oakdale, LLC  
9701 N. Broadway Ext.  
Oklahoma City, OK, 73114

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
[mzitzow@jaokc.com](mailto:mzitzow@jaokc.com)  
Project #5838

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North: North of the subject site is zoned as AA, "Agricultural" and undeveloped.

East: Immediately east of the subject site is N Coltrane Rd. On the other side of N Coltrane Rd. is zoned C-3 and is developed as Frontier City.

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Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains, currently serving the area.

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Water facilities for this property are available. Water services will be provided from public mains, currently serving the area.

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The nearest fire station to this property is station number 2, located at 2917 E Britton Rd. Approximately 2.4 miles from this PUD development. Anticipated response times are of urban service levels.

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Not Applicable

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There shall be one access point from N. Coltrane Road in this PUD. Said access point may be a private street.

Access to this PUD may be via a divided street with central landscaped medians.

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**LEGAL DESCRIPTION**

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Thence South 00°00'00" West, along the East line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 360.00 feet, to the Point or Place of Beginning;

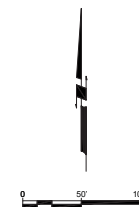
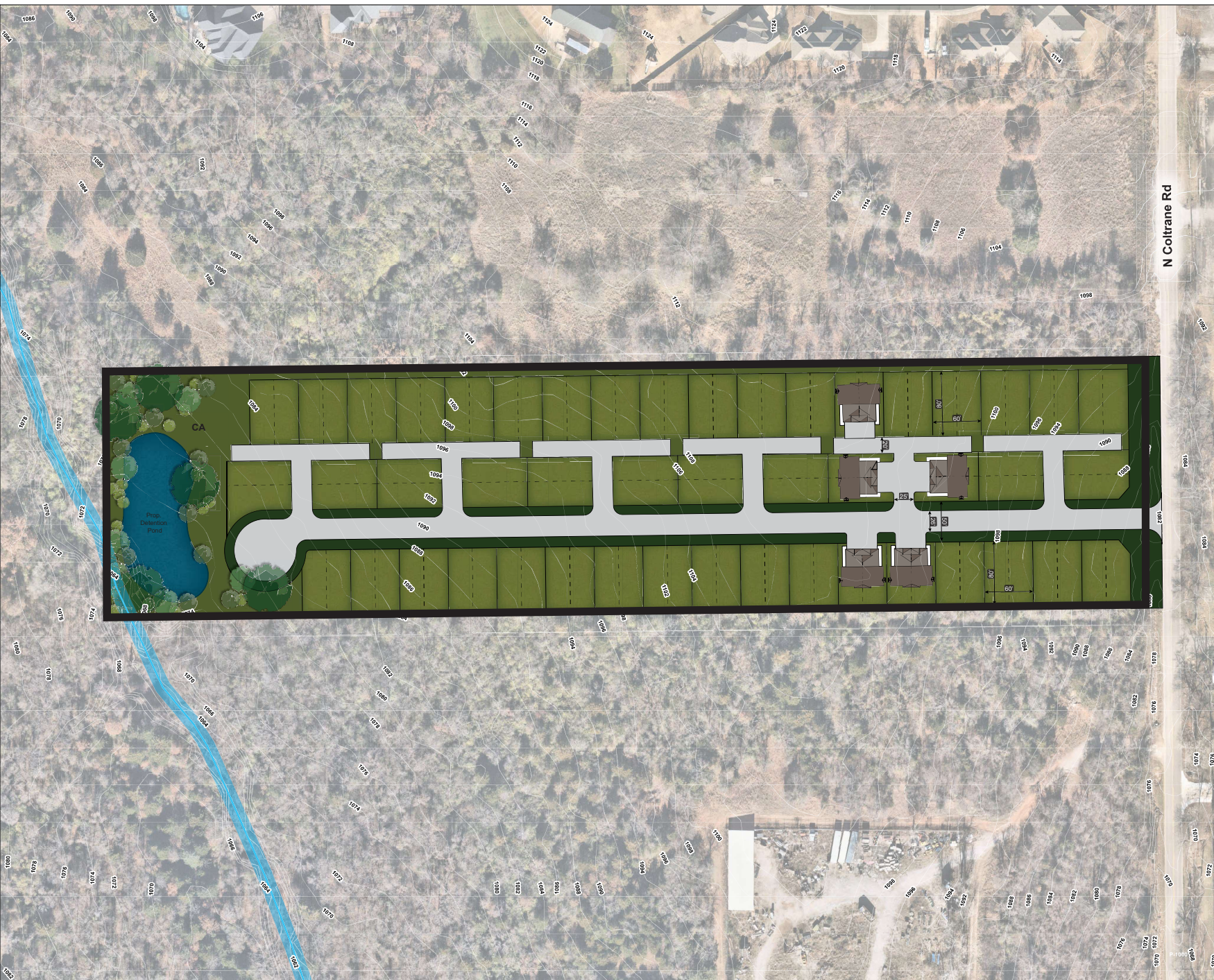
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Thence North 89°55'14" West and parallel to the South line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 1318.23 feet to the West line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4);

Thence North 00°03'06" East, along the West line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4), a distance of 303.06 feet;

Thence South 89°56'09" East and parallel to the North line of said Northeast Quarter of the Southeast Quarter (NE/4, SE/4) a distance of 1317.93 feet, to the Point or Place of Beginning





## 11001 N Coltrane Rd

Exhibit Conceptual Site Plan

Exhibit B  
46 Duplexes  
92 Units

+/-8.98 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

5/7/24  
Conceptual site plan showing feasible option  
permitted under proposed rezoning