



The City of Oklahoma City  
Development Services 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

501 E I-44

Name of Development or Applicant

501 E I-44 Service Rroad

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

Event / Wedding Venue

Summary Purpose Statement / Proposed Development

Staff Use Only	Case No.: PUD - 2019
File Date: 5-20-24	
Ward No.: W7	
Nbhd. Assoc.: Wildwood Hills/heights NA & OKC	
School District: Adventure District	
School District: Millwood / OKC	
Extg Zoning: R-1 / O-2 / PUD-1228	
Overlay:	

+/-9.5 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):

Fudge Family Ranch, LLC

Name

726 W Sheridan Ave.

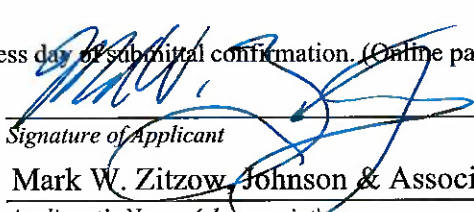
Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

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.

Stewart Title of Oklahoma, Inc.  
701 N. Broadway, # 300  
Oklahoma City, OK 73102

2022032401044886 B: 15100 P: 1074  
03/24/2022 09:40:25 AM Pgs: 2  
Fee: \$20.00 Doc Stamp: \$2092.50  
David B. Hooten, County Clerk  
Oklahoma County - State of Oklahoma



## WARRANTY DEED

STATUTORY FORM INDIVIDUAL

Deed presented for filing by: Stewart Title of Oklahoma, Inc.  
**File No.: 1523070**  
**Stewart Title Guaranty Company**

**Know All Men by These Presents:**

THAT, **Claudia Holliman, a single person**, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Fudge Family Ranch, LLC** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof.

**TAX ID No.: 149792200**

Grantee's Mailing Address: 501 E I-44 Service Road, Oklahoma City, 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, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this 14th day of March, 2022

Claudia Holliman

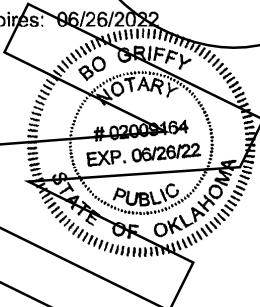
1523070  
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of March, 2022, personally appeared, Claudia Holliman, a single person, to me well known to be the identical person who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person for the uses and purposes therein set forth.

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

Bo Griffy  
Commission Expires: 06/26/2022



**RETURN TO:**  
Stewart Title of Oklahoma, Inc.  
5651 N Classen Blvd, Suite 100  
Oklahoma City, OK 73118

Filing Fees: \$18.00  
Doc Stamps: \$2,092.50

# EXHIBIT "A"

## LEGAL DESCRIPTION

Part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:  
 Commencing at the NW corner of said NE/4; THENCE South 00°12'30" West along the West line of said NE/4 a distance of 1646.40 feet to the point or place of beginning; Thence South 00°12'30" West along the West line of said NE/4 a distance of 578.00 feet to a point on the North right-of-way line of Northeast Highway as shown in Book 575, Page 533, in the office of the District Court Clerk, and recorded in Book 2077, Page 195, in the office of the County Clerk of Oklahoma County, Oklahoma; Thence North 74°23'50" East along said North right-of-way line a distance of 309.03 feet; Thence North 70°19'28" East along said Northerly right-of-way line a distance of 300.04 feet; Thence North 67°27'37" East along said Northerly right-of-way line a distance of 87.31 feet to a point 660.00 feet East of the West line of said NE/4; Thence North 00°12'30" East and parallel to and 660.00 feet East of the West line of said NE/4 a distance of 359.52 feet to a point 1646.40 feet South of the North line of said NE/4; Thence North 89°55'28" West and parallel to and 1646.40 feet South of the North line of said NE/4 a distance of 660.00 feet to the point or place of beginning.

## LEGAL DESCRIPTION

### 501 E I-44 Service Road

Part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the NW corner of said NE/4;

Thence South 00°12'30" West along the West line of said NE/4 a distance of 1646.40 feet to the point or place of beginning;

Thence South 00°12'30" West along the West line of said NE/4 a distance of 578.00 feet to a point on the North right-of-way line of Northeast Highway as shown in Book 575, Page 533, in the office of the District Court Clerk, and recorded in Book 2077, Page 195, in the office of the county Clerk of Oklahoma County, Oklahoma;

Thence North 74°23'50" East along said North right-of-way line a distance of 309.03 feet;

Thence North 70°19'28" East along said Northerly right-of-way line a distance of 300.04 feet;

Thence North 67°27'37" East along said Northerly right-of-way line a distance of 87.31 feet to a point 660.00 feet East of the West line of said NE/4;

Thence North 00°12'30" East and parallel to and 660.00 feet East of the West line of said NE/4 a distance of 359.52 feet to a point 1646.40 feet South of the North line of said NE/4;

Thence North 89°55'28" West and parallel to and 1646.40 feet South of the North line of said NE/4 a distance of 660.00 feet to the point or place of beginning.

As recorded in Book 15100, Page 1074, Oklahoma County, Oklahoma.

AND

A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said NE/4;

THENCE South 00°03'16" West (South 00°12'30" West record 2), along and with the West line of said NE/4, a distance of 1,486.40 feet to the POINT OF BEGINNING;

THENCE North 89°55'18" East, departing said West line, a distance of 660.00 feet to a point on the East line of a tract of land recorded in Book 15437, Page 1239 (Corridor Tract);

THENCE South 00°03'16" West (South 00°07'18" West record 1), along and with the East line of said Corridor Tract and, a distance of 160.00 feet to the Northeast (NE) Corner of a tract of land recorded in Book 15100, Page 1074 (Fudge Tract);

THENCE South 89°55'18" West (South 89°57'52" West record 1) (North 89°55'28" West record 2), along and with the North line of said Fudge Tract, a distance of 660.00 feet (659.60 feet record 1) to the Northwest (NW) Corner of said Fudge Tract, said corner lying on the West line of said NE/4;

THENCE North 00°03'16" East (North 00°12'30" East record 2), along and with the West line of said NE/4, a distance of 160.00 feet to the POINT OF BEGINNING.

Containing 105,600 square feet or 2.4242 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

Note: Record 1 refers to bearings and distances described in Book 15437, Page 1239 (Corridor Tract) and Record 2 refers to bearings and distances described in Book 15100, Page 1074 (Fudge Tract).

**Fudge Family Ranch, LLC**  
**726 W Sheridan Ave**  
**Oklahoma City, OK 73102**  
**PH: (405) 820-8362**  
*John "Chip" Fudge*

March 22, 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 Simplified Planned Unit Development Rezone 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

John M. Fudge, myr  
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:5765 000/PUD

P:\5169\PUD\Submittal Info\Auth Ltr -.docx

April 11, 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: 501 E I-44 Service Road: SPUD Submittal**

Dear Ms. Welch:

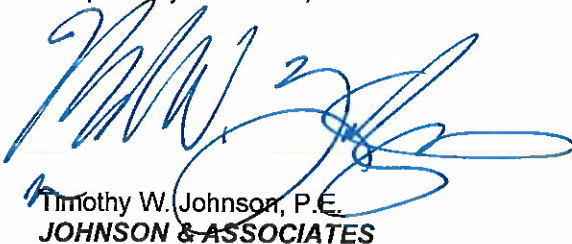
On behalf of our client, we are submitting a request for a SPUD application to be reviewed and recommended for approval by the Planning Commission. The subject property is located at 501 E I-44 Service Road in east Oklahoma City. The subject site is currently zoned as R-1, "Single-Family Residential" District, PUD-1228 and PUD-1842 and is developed with a single-family residence. The proposed SPUD, totaling approximately 9.5 acres, will permit the proposed event / wedding venue. The existing structure will remain on the property and will become the event / wedding venue. The proposed development will complement the surrounding area.

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

- SPUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Boundary Exhibit
- Filing Fee of \$1,800.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **May 23, 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  
[5765 000 / PUD]

P:15765\PU\Sub Itt.docx



**CERTIFICATE OF BONDED ABTRACTOR**

(700 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 700 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: April 5, 2024 at 7:30 AM

**First American Title Insurance Company**

By:   
Steven Jakowski  
Abstractor License No. 4192  
OAB Certificate of Authority # 0049  
File No. 2863792-OK99

OWNERSHIP REPORT  
ORDER 2863792-OK99

DATE PREPARED: APRIL 9, 2024  
EFFECTIVE DATE: APRIL 5, 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
2637	R149792200	FUDGE FAMILY RANCH LLC		726 W SHERIDAN AVE	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT OF NE4 SEC 10 12N 3W BEG 1646.40FT S OF NW/C OF NE4 TH S763FT TO BLVD NE729.6FT N480FT W660FT TO BEG EX A STRIP ON S SIDE BEING 185.5FT ON W & 120.48FT ON E (PART OF SUBJECT PROPERTY)	501 E I 44 SERVICE RD OKLAHOMA CITY
2640	R133081550	CORRIDOR PROJECT PARTNERS LLC		11401 S WESTERN AVE	OKLAHOMA CITY	OK	73170-5819	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT N 1/2 SEC 10 12N 3W BEG SE/C LOT 11 BLK 2 WILDEWOOD PRO PLZ TH E196.33FT NELY392.46FT TH NE239.65FT NE90.34FT N585.04FT E659.60FT N619.92FT W10FT N67.90FT W707.23FT NW135.60FT SW31.70FT TH ON CURVE TO LEFT SW161.86FT SW384.72FT SW49.67FT SLY ON CURVE TO LEFT 75.01FT SWLY8.34FT NWLY50FT W553.06FT NWLY222.97FT S145FT S50FT W116.36FT WLY ON A CURVE 23.85FT SWLY154.81FT W94.48FT S384.30FT SELY201.14FT SELY76.95FT NELY ON A CURVE TO RIGHT 95.01FT NELY95FT SELY63.49FT SE98.64FT TH ON A CURVE TO RIGHT 79.49FT NELY140.11FT S211.49FT TO BEG PLUS LOTS 1 2 & 3 BLK 14 WILDWOOD HILLS SEC 3 PLUS PT OF LTS 1 THRU 3 BLK 1 BEG 78.77FT N OF SW/C LT 1 TH E294.97FT NWLY ON A CURVE 33.51FT NWLY98.66FT WLY ALONG A CURVE 56.24FT W94.99FT SWLY ALONG A CURVE 39.27FT	0 UNKNOWN OKLAHOMA CITY
2640	R133081550	(continued)									S10.50FT TO BEG & PT LT 3 BLK 2 BEG 55.95FT N OF SE/C LT 3 TH N9.55FT NELY ON A CURVE 14.66FT NWLY78.09FT SW53.27FT E113.38FT TO BEG & PT LT 10 BLK 2 BEG 52.99FT N OF SE/C LT 10 TH W130.03FT NWLY ON A CURVE 21.89FT SELY140.09FT S66.83FT TO BEG ALL IN WILDEWOOD PROFESSIONAL PLAZA EX A TR BEG 203.58FT N & 878.94FT W OF SE/C NW4 TH ELY196.34FT NELY392.46FT NWLY518.53FT W69.75FT S145.10FT TO BEG & EX PT OF LOT 4 BLK 2 WILDEWOOD PROFESSIONAL PLAZA BEG 41.89FT SLY FROM NW/C LT 4 TH SLY103.44FT SELY78.09FT NELY ON A CURVE 68.11FT NWLY74.11FT W80.05FT TO BEG (PART OF SUBJECT PROPERTY WITHIN)	
2637	R149792100	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT OF NE4 SEC 10 12N 3W BEG AT SW/C OF INTERSECTION OF N LINE OF GRAND BLVD & W 1/2 OF W 1/2 OF NE4 TH NELY 729.7FT N120.48FT SWLY 696.38FT S185.5FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY
2637	R149791900	STATE OF OKLAHOMA		PO BOX 52000	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PRT OF NE4 SEC 10 12N 3W BEG 1978.5FT W & 2127.1FT S OF NE/C SD SEC NELY ALONG R/W 176.2FT TO PT ON CURVE NELY 167.85FTN105.42FT SWLY 125.14FT TO PT ON CURVE SWLY ON CURVE 212.86FT S120.48FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2637	R149791850	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PRT OF NE4 SEC 10 12N 3W BEG 1977.3FT S & 1668.5FT W OF NE/C OF NE4 TH NELY ALONG GRAND BLVD 416.36FT TH N94.7F TH SWLY412.55FT TH S105.42FT TO BEG EXEMPT	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2863792-OK99

DATE PREPARED: APRIL 9, 2024  
EFFECTIVE DATE: APRIL 5, 2024 AT 7:30 AM

2637	R149792000	PLEASANT VALLEY	DEVELOPMENT COMPANY	5801 BROADWAY EXT STE 500	OKLAHOMA CITY	OK	73118-7486	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT NE4 SEC 10 12N 3W BEG 2006.6FT S OF NW/C E/2 W/2 NE4 TH NE159.68FT NLY81.5FT NE100FT NE193FT NE72FT N80FT NW191.50FT W110FT S590.81FT TO BEG SUBJ TO ESMTS OF RECORD	5701 N LINCOLN BLVD OKLAHOMA CITY
2637	R149790600	V DARBE LLC		14712 COLLINGWOOD LN	EDMOND	OK	73013-1552	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT NE4 SEC 10 12N 3W BEG 660FT S & 1318.50FT W & 330FT E & 114.58FT S OF NE/C NE4 TH S484.44FT SWLY 101.27FT SWLY 115.91FT TH ON A CURVE SWLY 284.20FT N686.40FT NELY 240.86FT E159.88FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2637	R149791800	SDARBE LLC		14712 COLLINGWOOD LN	EDMOND	OK	73013	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT NE4 SEC 10 12N 3W BEG 1318.50FT W & 765.20FT S OF NE/C NE4 TH S866.10FT TO N R/W HWY TH SW ON A CURVE TO THE RIGHT 91.38FT SW188.53FT SW ON A CURVE TO THE RIGHT 186.04FT SW87.53FT SW53.18FT NLY81.50FT NE100FT NE193FT NE72FT N80FT NW191.50FT W112.70FT N652.57FT E660FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2637	R149791000	OKLAHOMA COUNTY		320 ROBERT S KERR AVE STE 307	OKLAHOMA CITY	OK	73102-3441	UNPLTD PT SEC 10 12N 3W	000	000	UNPLTD PT SEC 10 12N 3W 000 000 PT OF SEC 10 12N 3W BEG AT A PT 650FT E 765.3FT S OF NW/C OF NE4 S & PAR TO W LINE OF SEC 257.9FT TH E10FT N257.9FT W10FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2637	R143751655	AHMED SAGIRUDDIN & SALMA		15216 WORTHINGTON LN	EDMOND	OK	73013	WILDEWOOD HILLS 4TH	019	000	WILDEWOOD HILLS 4TH BLF 019 LOT 5	616 NE 61ST ST OKLAHOMA CITY
2637	R143751615	HAMILTON TROY LEE		6100 N POST OAK RD	OKLAHOMA CITY	OK	73105-6426	WILDEWOOD HILLS 4TH	019	001	WILDEWOOD HILLS 4TH 019 001	6100 N POST OAK RD OKLAHOMA CITY
2637	R143751625	GARDNER LILLIAN		628 NE 61ST ST	OKLAHOMA CITY	OK	73105-6402	WILDEWOOD HILLS 4TH	019	002	WILDEWOOD HILLS 4TH 019 002	628 NE 61ST ST OKLAHOMA CITY
2637	R143751635	PHAN THINH T	CAMACHO VALLE ELIZANDRA	624 NE 61ST ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 4TH	019	003	WILDEWOOD HILLS 4TH 019 003	624 NE 61ST ST OKLAHOMA CITY
2637	R143751645	COHRAN ROBERT H & BONNIE F TRS	COHRAN FAMILY TRUST	620 NE 61ST ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS 4TH	019	004	WILDEWOOD HILLS 4TH 019 004	620 NE 61ST ST OKLAHOMA CITY
2637	R143751665	BEATTY CHRISTOPHER L		612 NE 61ST ST	OKLAHOMA CITY	OK	73105-6402	WILDEWOOD HILLS 4TH	019	006	WILDEWOOD HILLS 4TH 019 006	612 NE 61ST ST OKLAHOMA CITY
2637	R143751675	JACKSON LEO JR & MABLELENE		608 NE 61ST ST	OKLAHOMA CITY	OK	73105-6402	WILDEWOOD HILLS 4TH	019	007	WILDEWOOD HILLS 4TH 019 007	608 NE 61ST ST OKLAHOMA CITY
2637	R143751685	CHARLES ASHLEY J		501 W 15TH ST, Unit 123	EDMOND	OK	73013	WILDEWOOD HILLS 4TH	019	008	WILDEWOOD HILLS 4TH 019 008	604 NE 61ST ST OKLAHOMA CITY
2637	R103611695	MURRELL ARTHUR LEE & CANDRACE		6112 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105-1438	WILDEWOOD HILLS 4TH	019	009	WILDEWOOD HILLS 4TH 019 009	6112 N WILDEWOOD DR OKLAHOMA CITY
2637	R146803000	EDWARDS GEORGE R & CHERYL J		5909 N KELLEY AVE	OKLAHOMA CITY	OK	73111	WOODWARD PARK ADD	000	000	WOODWARD PARK ADD 000 000 BEING THE BALANCE OF BLKS 1 & 2 & ALL OF BLKS 3 & 4 EX 5.61ACRS MORE OR LESS TO STATE FOR H/W & EX THAT PT OF BLKS LYING S OF RIVER SUBJ TO ESMTS OF RECORD	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT  
ORDER 2863792-OK99

DATE PREPARED: APRIL 9, 2024  
EFFECTIVE DATE: APRIL 5, 2024 AT 7:30 AM

2638	R168661575	KIRKPATRICK FAMILY FUND REAL ESTATE LLC		1001 W WILSHIRE BLVD FLOOR 4	OKLAHOMA CITY	OK	73116	OKLAHOMA TOWNSHIP	000	000	OKLAHOMA TOWNSHIP PT SE4 & NE4 SEC 10 12N 3W BEG 165.60FT E OF SW/C OF E/2 SEC 10 TH N476.10FT NLY284.24FT ELY330.92FT SELY115.38FT NE ON A CURVE 65.24FT NWLY163.95FT NWLY155.51FT WLY344.94FT NW ON A CURVE 76.84FT NWLY182.80FT NWLY596.93FT NELY ALONG A CURVE 106.71FT NE61.81FT NELY454.95FT NELY637.53FT NELY444.56FT SE93.42FT SE95.44FT SELY128.87FT ELY135FT NELY175FT NELY250FT SELY385FT SELY215FT ELY100FT NELY360FT NLY135FT E100FT S1633.06FT SWLY156.65FT SWLY286.75FT SWLY172.19FT SWLY340FT SWLY550FT SWLY280FT SWLY460.83FT W1077.17FT TO BEG	5500 LINCOLN BLVD OKLAHOMA CITY
2640	R085051405	ALEXANDER RUBY J	C/O SHEILA ALEXANDER	5 ELEANOR RD	NORTH HAVEN	CT	06473- 1239	WILDEWOOD HILLS # 2	012	001	WILDEWOOD HILLS # 2 012 001	416 NE 60TH ST OKLAHOMA CITY
2640	R103601105	TORRANCE THOMAS		405 NE 59TH ST	OKLAHOMA CITY	OK	73105- 1649	WILDEWOOD HILLS 3RD	012	000	WILDEWOOD HILLS 3RD 012 000 LOT 25 EXC W3FT & EXC E6FT	405 NE 59TH ST OKLAHOMA CITY
2640	R085051135	HOLMAN LARRY H & VERLINZA GAIL		6109 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105- 1437	WILDEWOOD HILLS # 2	011	001	WILDEWOOD HILLS # 2 011 001	6109 N WILDEWOOD DR OKLAHOMA CITY
2640	R085051375	HERNANDEZ CINTHIA	GUERRERO JOSE LUIS ALVISO	409 NE 60TH ST	OKLAHOMA CITY	OK	73107	WILDEWOOD HILLS # 2	011	025	WILDEWOOD HILLS # 2 011 025	409 NE 60TH ST OKLAHOMA CITY
2640	R085051385	JOHNSON FLOYD W		417 NE 60TH ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS # 2	011	026	WILDEWOOD HILLS # 2 011 026	417 NE 60TH ST OKLAHOMA CITY
2640	R085051395	DEBOSE LEONARDO E & MYRNA L	DEBOSE HUNTER NIKOLE & DEBOSE PENDER LASHAWN	6105 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105- 1437	WILDEWOOD HILLS # 2	011	027	WILDEWOOD HILLS # 2 011 027	6105 N WILDEWOOD DR OKLAHOMA CITY
2640	R085051425	CLYTUS JOYCE		404 NE 60TH ST	OKLAHOMA CITY	OK	73105	WILDEWOOD HILLS # 2	012	000	WILDEWOOD HILLS # 2 012 000 LOT 3 EX E2FT	404 NE 60TH ST OKLAHOMA CITY
2640	R085051415	JENKINS LEROY		7200 BROADWAY EXT	OKLAHOMA CITY	OK	73116- 9010	WILDEWOOD HILLS # 2	012	000	WILDEWOOD HILLS # 2 012 000 LOT 2 & E2FT LOT 3	408 NE 60TH ST OKLAHOMA CITY
2640	R103601095	WARDSWORTH BESSIE	WARDSWORTH DORSEY RAY JR	8009 CURTIS TER	OKLAHOMA CITY	OK	73132- 4044	WILDEWOOD HILLS 3RD	012	000	WILDEWOOD HILLS 3RD 012 000 LOT 24 & W3FT LOT 25	401 NE 59TH ST OKLAHOMA CITY
2640	R103601115	PICKETT HOLLIS & BERKELEY G		6001 N WILDEWOOD DR	OKLAHOMA CITY	OK	73105- 1645	WILDEWOOD HILLS 3RD	012	000	WILDEWOOD HILLS 3RD 012 000 E6FT LOT 25 & ALL LOT 26	6001 N WILDEWOOD DR OKLAHOMA CITY

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

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

**MASTER DESIGN STATEMENT FOR**

**501 E I-44 Service Road**

May 14, 2024  
(revision dates)

**PREPARED FOR:**

Fudge Family Ranch, LLC  
726 W Sheridan Ave  
Oklahoma City, OK 73102

**Prepared by:**

Johnson & Associates  
1 East Sheridan, Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075  
mzitzow@jaokc.com

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of 501 E I-44 Service Road, consisting of +/-9.5 acres are located within the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) N, Range Three (3) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 501 E I-44 Service Road.

## **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 Fudge Family Ranch, LLC. Johnson & Associates prepared this PUD document.

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

The subject property is located at 501 E I-44 Service Road. The property is currently zoned as R-1, "Single-Family Residential" District, PUD-1228 and PUD-1842. The subject property is developed as single-family residential.

North: North of the subject site is zoned as PUD-1842 with base zonings of R-4, "General Residential" District and C-3, "Community Commercial" District. The property is undeveloped.

East: East of the subject site is zoned as O-2, "General Office" District and is undeveloped.

South: Immediately south of the subject site is E I-44 Service Road and Interstate 44. Beyond I-44 is zoned as AA, "Agricultural" District and PUD-1670.

West: West of the subject site is zoned as PUD-1842 with base zonings of R-4, "General Residential" District and C-3, "Community Commercial" District. The property is undeveloped.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property ranges from 1100-1156 and generally slopes to the southeast. Tree cover on the property is approximately 40%. The subject site is not within the FEMA floodplain, nor are there any USGS Blue Line Streams.

## **6.0 CONCEPT:**

It is the developer's intent to maintain the existing single family home on the property while adding to the subject property a wedding and event venue. The existing trees and vegetation on the south side of the property will be maintained to the greatest extent possible. An additional parking area will be provided to accommodate venue guests. The proximity to I-44 allows for quick access to the site. This use will complement the surrounding developments and will provide a new venue option for this area of Oklahoma City.



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 C-3, "Community Commercial" base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6200.2: Office and Commercial District Bulk Standards
  - Setbacks: The yard setbacks for the C-3 zoning district are below.
    - Front Yard: 25 feet
    - Side Yard: None
      - Except where abutting an AA, RA, R-1, R-1ZL, R-2, R- 3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft
      - Where abutting other residential districts: building line setback 15 ft
      - Exterior lot line abutting an arterial street: 25 ft or 75 ft from centerline, whichever is greater
      - Other: 15 feet
    - Rear: None
      - Except where a rear lot line abuts a residential district: 15 ft
      - Where abutting an AA, RA, R-1, R-1ZL, R-2, R- 3, R-3M, R-MH-1, R-MH-2, HL or HP District: landscaped buffer strip of 5 ft and building line setback of 15 ft
  - This PUD proposes building setbacks from the PUD boundary lines as follows:
    - North Boundary: 15 feet with a 5-foot landscaped buffer strip
    - East Boundary: 5 feet
    - South Boundary: 50 feet
    - West Boundary: 10 feet which includes a 5-foot landscaped buffer strip

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

The nearest street to the south is E I-44 Service Road and beyond is I-44. There are no proposed public streets within this PUD. The PUD is accessed via the existing private drive.

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

### **7.2 SANITARY SEWER**

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

### **7.3 WATER**

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

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 18 located at 4116 N Prospect Ave. Approximately 2.8 miles southeast of this PUD development. Anticipated response times are of urban 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.

### **7.7 DRAINAGE**

The property within this Planned Unit Development is not within the FEMA floodplain.

### **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Urban Low (UL) Intensity land use typology area. UL development primarily consists of single-family homes, with some apartment complexes, auto oriented retail centers and suburban office parks. It is the lowest level of intensity that receives urban services such as water and sewer. The uses proposed in this Planned Unit Development are consistent and in compliance with the UL area standards. It should be noted that south of the subject site, just beyond I-44 is designated as Urban Medium Intensity land use typology.

### **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 **C-3, “Community Commercial”** 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):**

- Child Care Centers (8300.25)
- Community Recreation: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Cultural Exhibits (8250.5)
- Dwelling Units and Mixed Uses (8200.2)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Library Services and Community Centers (8250.11)
- Lodging Accommodations: Bed and Breakfast (8300.49)
- Lodging Accommodations: Home Sharing (8300.51)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Participant Recreation and Entertainment: Indoor (8300.55) further restricted to an event/wedding venue
- Participant Recreation and Entertainment: Outdoor (8300.56), further restricted to an event/wedding venue
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Single-Family Residential (8200.14)

## **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 long-lasting materials not listed. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted.

Exposed/untreated metal or exposed concrete block buildings shall not be permitted.

The existing structures shall be deemed in conformance with this PUD.

## **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.

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

## **9.4 SCREENING REGULATIONS**

Where trees exist along a boundary line sight-proof screening shall not be required. Where trees do not exist 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.

## **9.5 PLATTING REGULATIONS**

Platting shall be per the City of Oklahoma City Subdivision Regulations.

## **9.6 DRAINAGE REGULATIONS**

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

## **9.7 DUMPSTER REGULATIONS**

Dumpsters shall be located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 50 feet from all property lines adjacent to residential use.

## **9.8 VEHICULAR ACCESS REGULATIONS**

There shall be a maximum of two (2) access points from E I-44 Service Road permitted via private drives. All driveways shall maintain a 200-foot separation.

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 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.

A minimum of 100 parking spaces shall satisfy the parking requirements for the event venue use.

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**

Internal pedestrian pathways may be constructed within this PUD. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this PUD.

## **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be 35 feet.

## **9.14 SETBACK REGULATIONS**

North Boundary:	15 feet with a 5-foot landscaped buffer strip
East Boundary:	5 feet
South Boundary:	50 feet
West Boundary:	10 feet which includes a 5-foot landscaped buffer strip

The existing structures shall be deemed in conformance with this PUD.

## **9.15 PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

## **9.16 COMMON AREAS**

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

## **9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall apply but shall not supersede any regulation set forth in this Design Statement.

## **9.18 SPECIFIC PLAN**

A specific plan shall not be required for this PUD.

## **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**

**501 E I-44 Service Road**

Part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the NW corner of said NE/4;

Thence South 00°12'30" West along the West line of said NE/4 a distance of 1646.40 feet to the point or place of beginning;

Thence South 00°12'30" West along the West line of said NE/4 a distance of 578.00 feet to a point on the North right-of-way line of Northeast Highway as shown in Book 575, Page 533, in the office of the District Court Clerk, and recorded in Book 2077, Page 195, in the office of the county Clerk of Oklahoma County, Oklahoma;

Thence North 74°23'50" East along said North right-of-way line a distance of 309.03 feet;

Thence North 70°19'28" East along said Northerly right-of-way line a distance of 300.04 feet;

Thence North 67°27'37" East along said Northerly right-of-way line a distance of 87.31 feet to a point 660.00 feet East of the West line of said NE/4;

Thence North 00°12'30" East and parallel to and 660.00 feet East of the West line of said NE/4 a distance of 359.52 feet to a point 1646.40 feet South of the North line of said NE/4;

Thence North 89°55'28" West and parallel to and 1646.40 feet South of the North line of said NE/4 a distance of 660.00 feet to the point or place of beginning.

As recorded in Book 15100, Page 1074, Oklahoma County, Oklahoma.

AND

A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said NE/4;

THENCE South 00°03'16" West (South 00°12'30" West record 2), along and with the West line of said NE/4, a distance of 1,486.40 feet to the POINT OF BEGINNING;

THENCE North 89°55'18" East, departing said West line, a distance of 660.00 feet to a point on the East line of a tract of land recorded in Book 15437, Page 1239 (Corridor Tract);

THENCE South 00°03'16" West (South 00°07'18" West record 1), along and with the East line of said Corridor Tract and, a distance of 160.00 feet to the Northeast (NE) Corner of a tract of land recorded in Book 15100, Page 1074 (Fudge Tract);

THENCE South  $89^{\circ}55'18''$  West (South  $89^{\circ}57'52''$  West record 1) (North  $89^{\circ}55'28''$  West record 2), along and with the North line of said Fudge Tract, a distance of 660.00 feet (659.60 feet record 1) to the Northwest (NW) Corner of said Fudge Tract, said corner lying on the West line of said NE/4;

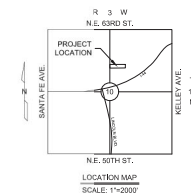
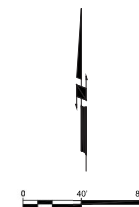
THENCE North  $00^{\circ}03'16''$  East (North  $00^{\circ}12'30''$  East record 2), along and with the West line of said NE/4, a distance of 160.00 feet to the POINT OF BEGINNING.

Containing 105,600 square feet or 2.4242 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

Note: Record 1 refers to bearings and distances described in Book 15437, Page 1239 (Corridor Tract) and Record 2 refers to bearings and distances described in Book 15100, Page 1074 (Fudge Tract).





**PUD-\_\_\_\_**  
**501 E I-44 Service Rd.**

Exhibit B  
 Boundary Exhibit

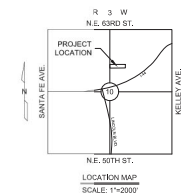
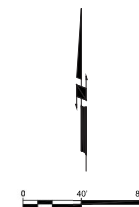
+/-9.5 Acres



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ENGINEERS SURVEYORS PLANNERS  
 4/9/24





**PUD-\_\_\_\_**  
**501 E I-44 Service Rd.**

Exhibit B  
 Boundary Exhibit

+/-9.5 Acres



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