

**APPROVED**

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BY THE CITY COUNCIL  
*Denny M. Simpson* CITY CLERK

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

**PUD - 2055**

**MASTER DESIGN STATEMENT FOR**

**Red Ridge Nature Preserve**

December 12, 2024  
REVISED: February 14, 2025

**PREPARED FOR:**

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## TABLE OF CONTENTS

<b>1.0 INTRODUCTION .....</b>	<b>1</b>
<b>2.0 LEGAL DESCRIPTION.....</b>	<b>1</b>
<b>3.0 OWNER.....</b>	<b>1</b>
<b>4.0 SITE AND SURROUNDING AREA .....</b>	<b>1</b>
<b>5.0 PHYSICAL CHARACTERISTICS .....</b>	<b>1</b>
<b>6.0 CONCEPT .....</b>	<b>2</b>
<b>7.0 SERVICE AVAILABILITY .....</b>	<b>3</b>
<b>8.0 SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>4</b>
<b>8.1 USE AND DEVELOPMENT REGULATIONS .....</b>	<b>4</b>
<b>9.0 SPECIAL CONDITIONS .....</b>	<b>5</b>
<b>9.1 ARCHITECTURAL REGULATIONS .....</b>	<b>6</b>
<b>9.2 LANDSCAPING REGULATIONS.....</b>	<b>6</b>
<b>9.3 LIGHTING REGULATIONS .....</b>	<b>6</b>
<b>9.4 SCREENING REGULATIONS .....</b>	<b>6</b>
<b>9.5 PLATTING REGULATIONS .....</b>	<b>6</b>
<b>9.6 DRAINAGE REGULATIONS .....</b>	<b>6</b>
<b>9.7 DUMPSTER REGULATIONS.....</b>	<b>6</b>
<b>9.8 VEHICULAR ACCESS REGULATIONS.....</b>	<b>7</b>
<b>9.9 PARKING REGULATIONS .....</b>	<b>7</b>
<b>9.10 SIGNAGE REGULATIONS.....</b>	<b>7</b>
<b>9.11 ROOFING REGULATIONS.....</b>	<b>7</b>

<b>9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS .....</b>	<b>7</b>
<b>9.13 HEIGHT REGULATIONS.....</b>	<b>8</b>
<b>9.14 SETBACK REGULATIONS.....</b>	<b>8</b>
<b>9.15 PUBLIC IMPROVEMENTS .....</b>	<b>8</b>
<b>9.16 COMMON AREAS .....</b>	<b>8</b>
<b>9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES .....</b>	<b>8</b>
<b>9.18 SPECIFIC PLAN AND FINAL PLAT .....</b>	<b>8</b>
<b>10.0 DEVELOPMENT SEQUENCE .....</b>	<b>8</b>
<b>11.0 EXHIBITS .....</b>	<b>8</b>

## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of the Red Ridge Nature Preserve, consisting of +/-134 acres, is located within the Southeast quarter of Section 10, Township 12 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located on N. Lincoln Boulevard just south of Interstate 44 in Northeast Oklahoma City. The site is bordered to the north by the Deep Fork River and by Interstate 44, to the south by NE 50<sup>th</sup> Street, to the west by N. Lincoln Boulevard and to the east by Kelley Avenue.

## **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:**

The owner of the property described in Section 2.0 is the Kirkpatrick Family Fund Real Estate, LLC. Johnson & Associates prepared this PUD document.

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

The subject property is located at 5500 N Lincoln Boulevard. The property is currently zoned as PUD-344 and PUD-1670 with base zonings of C-3, “Community Commercial” and R-1, “Single Family Residential” districts. The site is currently undeveloped agricultural land with several vacant structures.

North: North of the subject site is the Deep Fork River and I-44. There is also a section of R-1 land between the subject site and I-44 which is undeveloped.

East: Immediately east of the subject site is N Kelley Ave. Beyond N Kelley Ave. is zoned as R-1 and used for residential development.

South: South of the subject site is zoned as R-1, R-4, C-3 and SPUD-117 and used for commercial and residential development.

West: West of the subject site is N Lincoln Blvd. Beyond N Lincoln Blvd is a mix of O-2 and C-3 zoned properties and used for commercial and office development.

## **5.0 PHYSICAL CHARACTERISTICS:**

The existing topography, vegetation, and natural drainage conditions of this +/-134-acre parcel create a series of unique spaces within the property.

The Valley – this meadow is the flattest space on the site flanked by the river to the north and the bluffs to the south and east. There is some vegetation along the easterly edge of the valley where it interfaces with the bluffs.

The North Plateau – this area is defined by the bluffs to the south and the riparian corridor to the north. There is vegetation throughout this area.

The Ridgeline – this area is loosely defined as the space along the top of the bluff. It is unique because of the height above the valley floor, views to the north and visibility from the highway. There is vegetation throughout this area.

The South Plateau – this area is located between the SE boundary and the ridgeline area. It has consistently sloping grades towards the creek and vegetation.

The Riparian Areas – the Deep Fork River and tertiary creek located along the SE boundary are very valuable natural features on the property. These areas are overgrown with brush but offer great potential ecological amenities.

There are three homes located on the property; all of which are intended to be preserved and repaired for future use.

## **6.0 CONCEPT:**

It is the owner's intent to develop the subject property as a nature preserve with a focus on preservation and conservation of the native habitat for the benefit of wildlife. The primary botanical focus of the property is on trees, wildflowers, prairie grasses, and other woody plants of Oklahoma. The primary wildlife focus is on the native birds, mammals, and other wildlife of central Oklahoma. Public access to conservation related programming will be offered that supports plants, animals, natural resources, and the native cross timbers forest habitat of central Oklahoma. Land use will focus on environmental restoration, conservation education, and community stewardship.

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

## **6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS**

The following represents variations to The City of Oklahoma City Subdivision Regulations, as amended, to be made part of this PUD:

- Section 5.4.2.E.2 Private Roads in Urban Areas, Private Access Drives –
  - Section 5.4.2.E.2 of the Subdivision Regulations states that “Private access drives shall be designed and constructed to Public Works specifications, which shall include minimum driving lane widths of 20 feet for one-way traffic and 24 feet for two-way traffic”.
    - This PUD establishes 20-foot two-way vehicular drives.
    - The PUD establishes 14-foot one-way vehicular drives.

The following represents variations to the AA base zoning district(s) or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Chapter 59, Section 10250.7, Aisle Standards –
  - Section 10250.7 states, “Aisles providing access, but not immediately adjacent or providing direct access, to an off-street parking space, shall be at least 22 feet in width if designed for two-way traffic and at least 12 feet in width if designed for one-way traffic.”
    - This PUD establishes 20 feet as the minimum two-way drive width.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

North Lincoln Blvd. is currently a divided six lane roadway along the west side of the property with a northbound turn lane at the Central Park Drive intersection and northbound and southbound turn lanes at the 50<sup>th</sup> Street intersection. There are four driveways along the west side of the street and one drive (at the Central Park intersection) on the east side. The 50<sup>th</sup> Street intersection is signalized (8 phase intersection with no pedestrian accommodations) with protected left turns on N. Lincoln Blvd. and permitted/protected left turns on 50<sup>th</sup> Street

50<sup>th</sup> Street is currently a four-lane undivided road along the south side of the development. 50<sup>th</sup> Street currently has eastbound and westbound turn lanes at the intersections of N. Lincoln Blvd and N. Kelley Ave. There are three roads intersecting 50<sup>th</sup> Street along its south side (Woodland Blvd, Woodland Dr. and Willard Ave.) and two roads intersecting 50<sup>th</sup> along its north side (Burr Oaks Road loops and reconnects) between the N. Lincoln and N. Kelley intersections.

N. Kelley Ave. is currently a three-lane street from 50<sup>th</sup> Street north approximately 1500 feet (2 lanes southbound and 1 lane northbound) where it changes to a two-lane road north to NE 59<sup>th</sup> Street where it widens out to a five-lane road to the I-44 interchange along the east side of the development. There is a southbound left turn lane into St. John Church on the two-lane section. The intersection with 50<sup>th</sup> Street is signalized (6 phase intersection with no pedestrian accommodations) with permitted/protected left turns on 50<sup>th</sup> Street.

Interstate 44 is a six-lane divided interstate facility along the north side of the property with interchanges at N. Lincoln Blvd. and N. Kelley Ave.

### **7.2 SANITARY SEWER**

Sanitary sewer is available via extension of existing facilities in and around the site.

### **7.3 WATER**

Public water is available via extension of existing facilities in and around the site.

### **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. 11 at 900 NW 50<sup>th</sup> Street. Station No. 11 is 2.0 miles west of the project site.

### **7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE**

Proper coordination with all utility providers for extension of services will be made in conjunction with this property as needed.

### **7.6 PUBLIC TRANSPORTATION**

Public Transportation is currently available adjacent to this site via two Oklahoma City bus stops, one on N Lincoln Blvd. and one on NE 50<sup>th</sup> St.

### **7.7 DRAINAGE**

The proposed property will comply with the current City of Oklahoma City Drainage Ordinance.

### **7.8 planOKC COMPREHENSIVE PLAN**

The property is designated Urban Medium (UM) Intensity. Developments within Urban Medium are expected to be larger in scale and have greater intensity and mixture of uses than developments found in Urban Low. Priorities for the UM areas include “infill” development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods. However, the comprehensive plan also speaks to preservation of natural areas and sustainability which this project achieves.

The uses and regulations proposed in this Planned Unit Development are consistent and in compliance with planokc.

## **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 **AA, "Agricultural" 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):**

- Artistic Graphics (8250.1)
- Animal Raising: Commercial (8150.3)
- Animal Raising: Personal (8150.5)
- Animal Sales and Services: Horse Stables (8300.9)
- Community Recreational: General (8250.2)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Composting (8150.6.2), ancillary to the nature preserve and shall not permit commercial composting operations.
- Cultural Exhibits (8250.5) includes outdoor art installations
- Greenhouse (8150.6.3)
- Home Garden (8150.6.4)
- Hoop House (8150.7)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Manufactured (Mobile) Home Residential (8200.7), limited to no more than 30 bunk houses or prefabricated lodging ancillary to the Nature Preserve for artist in residency program. The design of these units maybe reviewed at the specific plan stage, if necessary, and shall not permit mobile home development.



- Murals (8250.16)
- Row and Field Crops (8150.8)
- Single-Family Residential (8200.14), to permit caretakers, artists in residence or student/conservationist housing. Multiple units on one lot shall be permitted. These units shall not be subjected to the min. bulk standards of the district and shall be depicted at the specific plan stage, if necessary. Not more than 30 single-family residences shall be permitted.
- Administrative and Professional Offices (8300.1), ancillary to the operations of a nature preserve.
- Retail Sales and Services: General (8300.63), ancillary to the operations of a nature preserve.
- Personal Services: General (8300.58), ancillary to the operations of a nature preserve.
- Food and Beverage Retail Sales (8300.41), ancillary to the operations of a nature preserve
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56), ancillary to the operations of a nature preserve.

## **9.1 ARCHITECTURAL REGULATIONS**

The intention is for the existing structures to remain.

All new structures shall meet the requirements within the AA, “Agricultural” base zoning district.

## **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.

No additional landscaping shall be required within this development for the repair and redevelopment of the existing three buildings or secondary structures.

Any required landscaping for parking areas may be met through preservation efforts.

Further, as a nature preserve, the site should ensure all healthy, mature trees be protected in this PUD and shall be included in the subsequent Specific Plan. Minimum disturbance shall occur, but brush and invasive species cleanup is permitted.

### **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**

Screening shall not be required within this PUD. Existing vegetation shall serve as screening along all streets and PUD boundaries.

### **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, masonry wall or vegetation of sufficient height that screens the dumpster from public streets and residences and shall be placed no closer than 200 feet from all property lines adjacent to residential zoning district or use.

### **9.8 VEHICULAR ACCESS REGULATIONS**

Access shall be Per the City of Oklahoma City Subdivision Regulations.

Two-way vehicular drives shall be permitted a minimum of 20-feet in width.

One-way vehicular drives shall be permitted a minimum of 14-feet in width.

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.

## **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.

Parking may be provided anywhere within the property and calculated as an overall total. Parking spaces shall not be required to be adjacent to specific uses they serve to avoid large expansive parking areas.

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**

The design and number of all signage within this PUD shall be in accordance with Chapter 59, Article 16 of the Oklahoma City Municipal Code, as amended.

## **9.11 ROOFING REGULATIONS**

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

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

For any new development that abuts a public street, a five-foot wide sidewalk shall be constructed along the arterial street with each development parcel. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department.

Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued. All sidewalks shall be in place prior to any occupancy certificates being issued.

## **9.13 HEIGHT REGULATIONS**

Per the base zoning district.

## **9.14 SETBACK REGULATIONS**

Per the base zoning district.

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

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

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

## **9.18 SPECIFIC PLAN AND FINAL PLAT**

A specific plan shall only be required for uses 8200.7 and 8200.14 and for any building or structure totaling more than 2,000 square feet when located within 300-feet of a public street. Included in the first required specific plan shall be tree preservation, pedestrian pathways, building preservation, circulation, and parking areas.

## **10.0 DEVELOPMENT SEQUENCE:**

Construction phasing shall be allowed as a part of the project of this PUD.

## **11.0 EXHIBITS:**

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

- A: Legal Description
- B: Conceptual Site Plan

## PUD-2055 Exhibit A – Legal Description

A tract of land lying in the East Half (E/2) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the southwest corner of said East Half of Section 10; THENCE South 89°55'41" East, along the south line of said Section 10, a distance of 165.60 feet to a point on the easterly right-of-way line of Lincoln Boulevard and the POINT OF BEGINNING; THENCE North 00°02'23" East, along said easterly right-of-way line, a distance of 476.10 feet; THENCE North 03°40'14" East, along said easterly right-of-way line, a distance of 284.24 feet; THENCE Easterly, Northerly and Westerly with the southerly, easterly and northerly lines of the tract of land described in the JOINT TENANCY WARRANTY DEED recorded in Book 8204, Page 1101, the following six (6) courses: 1. South 87°15'27" East a distance of 330.92 feet, 2. South 75°21'58" East a distance of 115.38 feet, 3. Northeasterly along a non-tangent curve to the right having a radius of 270.79 feet (said curve subtended by a chord which bears North 39°22'51" East a distance of 65.08 feet) for an arc distance of 65.24 feet, 4. North 62°02'04" West a distance of 163.95 feet, 5. North 07°16'02" West a distance of 155.51 feet, 6. North 87°15'27" West a distance of 344.94 feet to a point on the easterly right-of-way line for Lincoln Boulevard; THENCE Northerly, along said easterly right-of-way line for Lincoln Boulevard, the following three (3) courses: 1. Northerly along a non-tangent curve to the left having a radius of 3,924.70 feet (said curve subtended by a chord which bears North 08°16'28" West a distance of 76.84 feet) for an arc distance of 76.84 feet, 2. North 13°37'42" West a distance of 182.80 feet, 3. North 08°55'14" West a distance of 596.93 feet to the intersection of said easterly right-of-way line of Lincoln Boulevard and the southeasterly right-of-way line of Interstate Highway 44; THENCE Northeasterly, along said southeasterly right-of-way line, the following eight (8) courses: 1. Northeasterly along a non-tangent curve to the left having a radius of 553.87 feet (said curve subtended by a chord which bears North 23°23'42" East a distance of 106.53 feet) for an arc distance of 106.71 feet, 2. North 58°43'13" East a distance of 61.81 feet, 3. North 44°11'26" East a distance of 454.95 feet, 4. North 29°05'12" East a distance of 637.53 feet, 5. North 68°22'33" East a distance of 444.56 feet, 6. South 65°05'36" East a distance of 93.42 feet, 7. South 45°12'11" East a distance of 95.44 feet, 8. South 40°17'05" East a distance of 128.87 feet; THENCE North 87°45'17" East a distance of 135.00 feet; THENCE North 22°25'48" East a distance of 175.00 feet; THENCE North 55°25'48" East a distance of 250.00 feet; THENCE South 53°04'12" East a distance of 385.00 feet; THENCE South 69°34'12" East a distance of 215.00 feet; THENCE North 87°10'48" East a distance of 100.00 feet; THENCE North 23°25'48" East a distance of 360.00 feet; THENCE North 01°55'48" East a distance of 135.00 feet; THENCE North 89°55'53" East a distance of 100.00 feet to a point on the east line of said Section 10; THENCE South 00°04'12" East, along said east line of Section 10, a distance of 1,633.06 feet to the northeast corner of the plat of BURR OAKS ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 33 of Plats, Page 51, Oklahoma County records; THENCE Southwesterly, along the northwesterly lines of said plat of BURR OAKS ADDITION, the following seven courses: 1. South 71°33'18" West a distance of 156.65 feet, 2. South 21°42'08" West a distance of 286.75 feet, 3. South 34°56'17" West a distance of 172.19 feet, 4. South 40°55'48" West a distance of 340.00 feet, 5. South 52°37'48" West a distance of 550.00 feet, 6. South 41°02'48" West a distance of 280.00 feet, 7. South 27°04'03" West a distance of 460.83 feet to the southwest corner of said plat, said point being on the south line of said Section 10; THENCE North 89°55'41" West, along said south line of Section 10, a distance of 1,077.17 feet to the POINT OF BEGINNING.



- ① STABLE - EXISTING STRUCTURE TO REMAIN
- ② PREACHER'S WALL - EXISTING STRUCTURE TO REMAIN
- ③ HAY BARN - EXISTING STRUCTURE TO REMAIN
- ④ RED RIDGE ESTATE - EXISTING STRUCTURE TO REMAIN
- ⑤ WINDY HILL - EXISTING STRUCTURE TO REMAIN
- ⑥ MAINTENANCE BARN & SERVICE AREA - PROPOSED

