



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>

Staff Use Only	2055
Case No.: PUD	_____
File Date:	1-16-25
Ward No.:	W7
Nbhd. Assoc.:	Thompson Woodland, Burr Oaks, OKC Adventure District
School District:	Millwood
Extg Zoning:	PUD-1670
Overlay:	_____

## APPLICATION FOR PUD ReZONING

### Planned Unit Development District

Red Ridge Nature Preserve  
 Name of Development or Applicant 721 NE 50th Street

The northeast corner of NE 50th Street and N Lincoln Blvd.  
 Address / Location of Property (Provide County name & parcel no. if unknown)

134.1454  
 ReZoning Area (Acres or Square Feet)

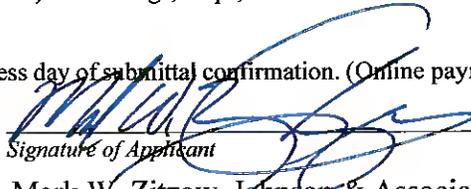
For the preservation and conservation of the existing environment.  
 Summary Purpose Statement / Proposed Development

### 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):**

Kirkpatrick Family Fund Real Estate, LLC  
 Name  
1001 W Wilshire Blvd., Floor 4  
 Mailing Address  
Oklahoma City, OK, 73116  
 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



First American Title  
3000 W. Memorial Road, Suite 216  
Oklahoma City, OK 73120

**QUITCLAIM DEED**

**THIS INDENTURE**, Made this 10<sup>th</sup> day of August, 2023 between COMMISSIONERS OF THE LAND OFFICE EX REL.STATE OF OKLAHOMA aka THE STATE OF OKLAHOMA COMMISSIONERS OF THE LAND OFFICE, 204 North Robinson, Suite 900, Oklahoma City, Oklahoma 73102 ("CLO"), and KIRKPATRICK FAMILY FUND REAL ESTATE, LLC, 1001 W. Wilshire Blvd, Floor 4 Oklahoma City, OK 73116 ("GRANTEE"),

Witnesseth, that said parties of the first part in considerations of the sum of Ten and more (\$10.00 & more) Dollars to them in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto the said party of the second part all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situated in Oklahoma County, State of Oklahoma, to-wit:

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 in Oklahoma County, Oklahoma being more particularly described on the attached EXHIBIT A - LEGAL DESCRIPTION.

**Reserving Unto CLO**, the State of Oklahoma through the CLO reserves and retains all minerals rights that it may possess.

**To Have and to Hold** the above described premises unto the said grantee, its heirs and assigns forever, so that the grantor, the said Commissioners of the Land Office of the State of Oklahoma, as Trustees of the Land Office Trust, nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

**In Witness Whereof**, the said parties of the first part have hereunto set their hands the day and year first above written.

Commissioners of the Land Office  
ex rel. State of Oklahoma

[Signature]  
Kevin Stitt, Governor  
Chairman

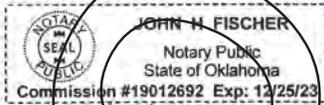
Attest:

[Signature]  
Dan Whitmarsh, Secretary  
Commissioners of the Land Office

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) ss:

The foregoing instrument was executed before me on this 10<sup>th</sup> day of August, 2023, by Governor Kevin Stitt, Chairman of the Commissioners of the Land Office ex rel. State of Oklahoma.

(SEAL)



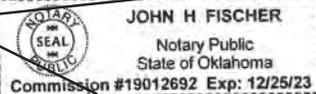
My Commission Expires: 12/25/2023

[Signature]  
NOTARY PUBLIC

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA ) ss:

The foregoing instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2023, by Dan Whitmarsh, Secretary of the Commissioners of the Land Office ex rel. State of Oklahoma.

(SEAL)



My Commission Expires: 12/25/2023

[Signature]  
NOTARY PUBLIC

Exempt Documentary Stamp  
Tax O/S Title 68, Article 32  
s. 3202, Paragraph 11

2000142

**QUITCLAIM DEED  
EXHIBIT A  
PROPERTY 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°17'03" 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°04'17" 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°55'58" 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 32°37'48" West a distance of 550.00 feet,

6. South  $41^{\circ}02'48''$  West a distance of 280.00 feet,
7. South  $27^{\circ}04'03''$  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  $89^{\circ}55'41''$  West, along said south line of Section 10, a distance of 1.077.17 feet to the POINT OF BEGINNING.

Said tract of land containing a gross area of 5,796,665 square feet or 133.0731 acres, more or less.

UNOFFICIAL

## TRACT 1: UNPLATTED LANDS

### PERIMETER 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;

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THENCE North  $00^{\circ}02'23''$  East, along said easterly right-of-way line, a distance of 476.10 feet;

THENCE North  $03^{\circ}40'14''$  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  $87^{\circ}15'27''$  East a distance of 330.92 feet,
2. South  $75^{\circ}21'58''$  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  $39^{\circ}22'51''$  East a distance of 65.08 feet) for an arc distance of 65.24 feet,
4. North  $62^{\circ}02'04''$  West a distance of 163.95 feet,
5. North  $07^{\circ}16'02''$  West a distance of 155.51 feet,
6. North  $87^{\circ}15'27''$  West a distance of 344.94 feet to a point on the easterly right-of-way line for Lincoln Boulevard;

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2. North  $13^{\circ}37'42''$  West a distance of 182.80 feet,
3. North  $08^{\circ}55'14''$  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,
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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;

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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.

Said tract of land containing a gross area of 5,796,665 square feet or 133.0731 acres, more or less.

## **TRACT 2: PLATTED LANDS**

Lots One (1), Eleven (11) and Twelve (12), Block One (1), 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.

Lot 1 contains 27,105 square feet or 0.6222 acres, more or less.

Lots 11 and 12 contain a combined area of 46,710 square feet or 1.0723 acres, more or less.

**Kirkpatrick Family Fund Real Estate, LLC**  
**1001 W Wilshire Blvd., Floor 4**  
**Oklahoma City, OK, 73116**  
**PH: (405) 761-3702**

July 24, 2024

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

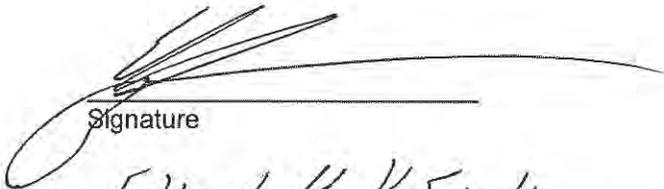
Attn: Ms. Sarah Welch

**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  
Elizabeth K Eickman  
Print Name/Title

cc: Mark W. Zitzow, AICP, Johnson & Associates  
File:4015 001/PUD

January 16, 2025

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: Red Ridge Nature Preserve: PUD Submittal**

Dear Ms. Welch:

On behalf of the property owner, Kirkpatrick Family Fund Real Estate, 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 the northeast corner of NE 50<sup>th</sup> and N Lincoln Blvd. in northeast Oklahoma City. The subject site is currently zoned as PUD-1670. The proposed PUD, totaling 134.1454 acres, will allow the owner to develop the subject property as a nature preserve with a focus on preservation and conservation of the native habitat.

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

- PUD Application
- Letter of Authorization
- Warranty Deed
- Legal description
- 300-foot Radius Ownership List
- Ownership List Spreadsheet
- Master Design Statement
- Conceptual site Plan
- Filing Fee of \$2,700.00 (to be paid online)

Please review the following information for its completeness and place this application on the Planning Commission docket of **February 27, 2025**. 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  
[4015 002 / PUD]



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OWNERSHIP REPORT  
ORDER 2885300-OK99

DATE PREPARED: JANUARY 15, 2024  
EFFECTIVE DATE: JANUARY 2, 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
2638	R168661575	KIRKPATRICK FAMILY FUND REAL ESTATE LLC		1001 W WILSHIRE BLVD FLOOR 4	OKLAHOMA CITY	OK	73116	OKLAHOMA TOWNSHIP	0	0	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 CONT 133.07ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD (PART OF SUBJECT PROPERTY)	5500 LINCOLN BLVD OKLAHOMA CITY
2637	R146803000	EDWARDS GEORGE R & CHERYL J		5909 N KELLEY AVE	OKLAHOMA CITY	OK	73111	WOODWARD PARK ADD	0	0	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 (PART OF SUBJECT PROPERTY WITHIN)	0 UNKNOWN OKLAHOMA CITY
2637	R146801000	EDWARDS GEORGE R & CHERYL J		5909 N KELLEY AVE	OKLAHOMA CITY	OK	73111	WOODWARD PARK ADD	0	0	WOODWARD PARK ADD 000 000 BEING PT OF BLKS 1 & 2 & PT NE4 SEC 10 12N 3W BEING NE4 OF SE4 NE4 & SE4 OF NE4 NE4 LYING SE OF GRAND BLVD EX 1.38ACRS TO STATE & EX E50FT FOR ROAD (PART OF SUBJECT PROPERTY WITHIN)	5909 N KELLEY AVE OKLAHOMA CITY
2638	R149821005	UNIVERSAL DEVELOPMENT ENTERPRISE LLC		6301 WATERFORD BLVD, Unit 325	OKLAHOMA CITY	OK	73118-1157	BURR OAKS	1	1	BURR OAKS 001 001 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2638	R149821105	FLETCHER RICHARD CAROL E	RICHARD JIMMY L	PO BOX 54696	OKLAHOMA CITY	OK	73154	BURR OAKS	1	11	BURR OAKS 001 011 (PART OF SUBJECT PROPERTY)	5509 N KELLY AVE OKLAHOMA CITY
2638	R149821115	SHAW CARLA ELAINE		3202 TAMERON WOODS CIR	WINDSOR MILL	MD	21244	BURR OAKS	1	12	BURR OAKS 001 012 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
2638	R168661576	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	OKLAHOMA TOWNSHIP	03W	10	OKLAHOMA TOWNSHIP 03W 010 PT OF SE4 SEC 10 12N 3W BEG 1485.1FT W & 33FT N OF SE/C OF SE4 TH N42FT E45FT S42FT W45FT TO BEG EXEMPT (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY

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2637	R149792100	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	UNPLTD PT SEC 10 12N 3W	0	0	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	0	0	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 EXEMPT	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	0	0	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
2638	R149821015	HULTBERG LAWRENCE	GARRISON GEORGIA LYNN	5103 BURR OAKS RD	OKLAHOMA CITY	OK	73105	BURR OAKS	1	2	BURR OAKS 001 002	5103 BURR OAKS RD OKLAHOMA CITY
2638	R149821025	WILSON KYM A & SARAH L		5105 BURR OAKS RD	OKLAHOMA CITY	OK	73105-6605	BURR OAKS	1	3	BURR OAKS 001 003	5105 BURR OAKS RD OKLAHOMA CITY
2638	R149821035	SELLARS LATREND & TERRY		5107 BURR OAKS RD	OKLAHOMA CITY	OK	73105	BURR OAKS	1	4	BURR OAKS 001 004	5107 BURR OAKS RD OKLAHOMA CITY
2638	R149821045	BLOOMER CHRISTOPHER	BLAKELY CHRISTINE	5109 BURR OAKS RD	OKLAHOMA CITY	OK	73105	BURR OAKS	1	5	BURR OAKS 001 005	5109 BURR OAKS RD OKLAHOMA CITY
2638	R149821055	ABLES CLYDE L TRS	ABLES CLYDE L LIVING TRUST	5111 BURR OAKS RD	OKLAHOMA CITY	OK	73105-6605	BURR OAKS	1	6	BURR OAKS 001 006	5111 BURR OAKS RD OKLAHOMA CITY
2638	R149821065	MORELAND GEORGE H & WILLIE C		9816 BOTHWELL RD	NORTHRIDGE	CA	91324-1613	BURR OAKS	1	7	BURR OAKS 001 007	0 UNKNOWN OKLAHOMA CITY
2638	R149821075	MILTON ROOSEVELT & PATRICIA A CO TRS	MILTON ROOSEVELT & PATRICIA A REV LIV TRUST	5115 BURR OAKS RD	OKLAHOMA CITY	OK	73105	BURR OAKS	1	8	BURR OAKS 001 008	5115 BURR OAKS RD OKLAHOMA CITY
2638	R149821085	PRICE K D	LIGON ERNA L	5119 BURR OAKS RD	OKLAHOMA CITY	OK	73105-6605	BURR OAKS	1	9	BURR OAKS 001 009	5119 BURR OAKS RD OKLAHOMA CITY

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2638	R149821125	WALKER PROPERTY IMPROVEMENT LLC		PO BOX 57215	OKLAHOMA CITY	OK	73157	BURR OAKS	1	13	BURR OAKS 001 013	5125 BURR OAKS PL OKLAHOMA CITY
2638	R149821215	BURTON CHARLES & BARBARA ANN		5112 BURR OAKS RD	OKLAHOMA CITY	OK	73105-6606	BURR OAKS	2	5	BURR OAKS 002 005	0 UNKNOWN OKLAHOMA CITY
2638	R149821225	BURTON CHARLES & BARBARA A		5112 BURR OAKS RD	OKLAHOMA CITY	OK	73105-6606	BURR OAKS	2	6	BURR OAKS 002 006	5112 BURR OAKS RD OKLAHOMA CITY
2638	R149821235	BURTON CHARLES & BARBARA		5112 BURR OAKS RD	OKLAHOMA CITY	OK	73105-6606	BURR OAKS	2	7	BURR OAKS 002 007	0 UNKNOWN OKLAHOMA CITY
2638	R149821245	THURSTON TRUST		5104 BURR OAKS RD	OKLAHOMA CITY	OK	73105-6606	BURR OAKS	2	8	BURR OAKS 002 008	5104 BURR OAKS RD OKLAHOMA CITY
2638	R149821255	GARNER IMELDA TRS	GARNER FAMILY TRUST	5100 BURR OAKS RD	OKLAHOMA CITY	OK	73105	BURR OAKS	2	9	BURR OAKS 002 009	5100 BURR OAKS RD OKLAHOMA CITY
2638	R149821265	OLDEN JAMES RUDOLPH JR & WILLA MAE CO TR	OLDEN FAMILY TRUST	817 NE 50TH ST	OKLAHOMA CITY	OK	73105-6601	BURR OAKS	2	10	BURR OAKS 002 010	0 UNKNOWN OKLAHOMA CITY
2638	R149891000	WILLIAMS VALERIE N		5401 N KELLEY AVE	OKLAHOMA CITY	OK	73111-6649	BURR OAKS RESUB	0	10A	BURR OAKS RESUB 000 10A	0 UNKNOWN OKLAHOMA CITY
2638	R149891050	WILLIAMS VALERIE N		5401 N KELLEY AVE	OKLAHOMA CITY	OK	73111-6649	BURR OAKS RESUB	0	10B	BURR OAKS RESUB 000 10B	0 UNKNOWN OKLAHOMA CITY
2638	R149891100	WILLIAMS VALERIE N		5401 N KELLEY AVE	OKLAHOMA CITY	OK	73111-6649	BURR OAKS RESUB	0	10C	BURR OAKS RESUB 000 10C	5401 N KELLEY AVE OKLAHOMA CITY
2638	R149891150	WILLIAMS VALERIE N		5401 N KELLEY AVE	OKLAHOMA CITY	OK	73111-6649	BURR OAKS RESUB	0	10D	BURR OAKS RESUB 000 10D	0 UNKNOWN OKLAHOMA CITY
2638	R149793400	WATTS CHARLES J II & CYNTHIA A		701 NE 50TH ST	OKLAHOMA CITY	OK	73105-6611	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT OF SEC 10 12N 3W BEG 165.53FT E & 463.61FT N & 296.68FT NELY OF SW/C SE4 TH NWLY253.81FT ELY345.87FTSELY155.51FT SE163.98FT TH ON CURVE TO LEFT 65.12FT NW115.31FT WLY335FT TO BEG	701 NE 50TH ST OKLAHOMA CITY
2639	R123291000	CENTRAL PARK ON LINCOLN LLC		PO BOX 13587	OKLAHOMA CITY	OK	73113-1587	CENTRAL PARK OFFICE ESTATE	0	1	CENTRAL PARK OFFICE ESTATE 000 001	525 CENTRAL PARK DR, Unit 107 OKLAHOMA CITY

2639	R085061000	OK HOTEL LLC		836 W DESOTO ST, Unit B	CLERMONT	FL	34711	NORTH LINCOLN & EXPRESSWAY	0	0	NORTH LINCOLN & EXPRESSWAY 000 000 BEING PT OF LOTS 2 3 & ALL LOTS 4 THRU 6 & PT OF LOTS 7 & 8 BEG 226.89FT SWLY & 167.86FT NWLY OF SE/C LOT 1 TH NWLY419.33FT TH ON A CURVE TO RIGHT 199.19FT NE139.68FT SELY190.31FT NELY180FT SE ON A CURVE TO RIGHT 42.52FT SELY81FT SELY277.71FT SWLY264.45FT TO BEG	5405 N LINCOLN BLVD OKLAHOMA CITY
2639	R085062005	NISHITHA LLC		7500 S MAY AVE	OKLAHOMA CITY	OK	73159-4406	NORTH LINCOLN & EXPRESSWAY	0	0	NORTH LINCOLN & EXPRESSWAY 000 000 PT LOTS 9 & 10 BEG NW/C LOT 10 TH NELY 138FT SELY 35.36FT SELY 42.3FT TH SELY ON A CURVE 88FT SWLY 165FT NWLY 158FT TO BEG AKA TR 3	5431 N LINCOLN BLVD, Unit A OKLAHOMA CITY
2639	R085061010	RICHIS HOSPITALITY LLC		12121 RICHMOND AVE STE 415, Unit B	HOUSTON	TX	77082	NORTH LINCOLN & EXPRESSWAY	0	0	NORTH LINCOLN & EXPRESSWAY 000 000 PT LOTS 1 THRU 3 BEG 226.89FT SWLY & 40.66FT NWLY SE/C LOT 1 TH NWLY127.20FT NELY264.45FT SELY129.69FT SWLY239.08FT TO BEG	5301 N LINCOLN BLVD OKLAHOMA CITY
2639	R085062000	LIFE ISSUES INC		5425 N LINCOLN BLVD	OKLAHOMA CITY	OK	73105-1845	NORTH LINCOLN & EXPRESSWAY	0	0	NORTH LINCOLN & EXPRESSWAY 000 000 PT LOTS 7 8 & 9 BEG SE/C LOT 7 TH SWLY179.75FT NWLY188.88FT SWLY139.92FT TH NELY ON A CURVE TO RIGHT 50.18FT NELY120FT NELY176.99FT SELY ON A CURVE TO RIGHT 241.70FT TO BEG AKA TR 1 EX BEG 179.75FT SW & 188.88FT NW OF SE/C LOT 7 TH SW139.92FT NE ALONG A CURVE RIGHT 50.16FT NE120FT NE15FT SE38.31FT SW17.67FT TO BEG	5425 N LINCOLN BLVD OKLAHOMA CITY
2639	R085061005	OLD SURETY LIFE	INSURANCE COMPANY	PO BOX 54391	OKLAHOMA CITY	OK	73154-1391	NORTH LINCOLN & EXPRESSWAY	5	0	NORTH LINCOLN & EXPRESSWAY 005 000 SLY PT OF LOT 1 BEING 100.3FT ON E & 40.66FT ON W PLUS 1/2 VAC BEVERLY DR ADJ SD LOTS ON W	5235 N LINCOLN BLVD OKLAHOMA CITY
2639	R133084600	OLD SURETY LIFE	INSURANCE CO	PO BOX 54407	OKLAHOMA CITY	OK	73154-1407	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT SE4 SE4 SE4 SW4 SEC 10 12N 3W BEG NW/C SD SE4 SE4 SE4 SW4 TH S280FT E192.47FT TO POINT ON W R/W LINE BEVERLY DR NWLYALONG SD R/W 294.55FT TO N LINE SD SE4 SE4 SE4 SW4 W101.44FT TO BEG PLUS 1/2 VAC BEVERLY DR ADJ ON E	0 UNKNOWN OKLAHOMA CITY
2639	R133084400	OLD SURETY LIFE	INSURANCE COMPANY	PO BOX 54407	OKLAHOMA CITY	OK	73154-1407	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT SE4 SW4 SEC 10 12N 3W BEG SE/C SD SW4 TH N548.76FT W260.25FT TO CTR LINE LINCOLN BLVD SE ALONG SD CTR LINE 562.19FT TO CTR LINE NE 50TH STREET E89.45FT TO BEG SUBJ TO EASEMENTS OF RECORD	5201 N LINCOLN BLVD OKLAHOMA CITY

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2639	R133084460	STATE OF OKLA DEPT OF HWYS		200 NE 21ST ST	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 10 12N 3W	0	0	UNPLTD PT SEC 10 12N 3W 000 000 PT SW4 SEC 10 12N 3W BEG SW/C OF NW4 OF NW4 OF SW4 N300FT TO HW R/W NELY 293.32FT SLY 315FT SWLY 174FT TH W TO BEG PLUS BEG 1980.04FT N & 196.47FT E OF SW/C SW4 TH NE172.42FT NWLY83.10FT E132.14FT SWLY386.25FT NWLY213.81FT W45.10FT TO BEG	0 UNKNOWN OKLAHOMA CITY
2643	R149802595	HARLAN ANDREA		1100 NE 55TH ST	OKLAHOMA CITY	OK	73111- 6702	CASHIONS WILDEWOOD	11	1	CASHIONS WILDEWOOD 011 001	1100 NE 55TH ST OKLAHOMA CITY
2643	R149802605	MOORE RENEE M & WILLIE EUGENE		1104 NE 55TH ST	OKLAHOMA CITY	OK	73111- 6702	CASHIONS WILDEWOOD	11	2	CASHIONS WILDEWOOD 011 002	1104 NE 55TH ST OKLAHOMA CITY
2643	R149802615	GORDON MARVIN	GORDON BETTE	1108 NE 55TH ST	OKLAHOMA CITY	OK	73111	CASHIONS WILDEWOOD	11	3	CASHIONS WILDEWOOD 011 003	1108 NE 55TH ST OKLAHOMA CITY
2643	R149802625	GODWIN FLORENCE V		1101 NE 55TH ST	OKLAHOMA CITY	OK	73111- 6701	CASHIONS WILDEWOOD	12	1	CASHIONS WILDEWOOD 012 001	1101 NE 55TH ST OKLAHOMA CITY
2643	R149802635	RAYBURN TONY D SR		1105 NE 55TH ST	OKLAHOMA CITY	OK	73111	CASHIONS WILDEWOOD	12	2	CASHIONS WILDEWOOD 012 002	1105 NE 55TH ST OKLAHOMA CITY
2643	R149802645	PORTER MARA		1109 NE 55TH ST	OKLAHOMA CITY	OK	73111	CASHIONS WILDEWOOD	12	3	CASHIONS WILDEWOOD 012 003	1109 NE 55TH ST OKLAHOMA CITY
2643	R149788875	UNION BAPTIST CHURCH		5404 N KELLEY AVE	OKLAHOMA CITY	OK	73111- 6650	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT SEC 11 12N 3W 000 000 PT SEC 11 12N 3W NW4 OF N 1/2 OF W 1/2 SW4 SW4 EX S15FT & EX 40FT OFF W SIDE EXEMPT	5404 N KELLEY AVE OKLAHOMA CITY
2643	R149787250	ST JOHN MISSIONARY	BAPTIST CHURCH	5700 N KELLEY AVE	OKLAHOMA CITY	OK	73111- 6799	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT SEC 11 12N 3W 000 000 PT SW4 SEC 11 12N 3W BEG NW/C SW4 TH E1315.05FT E75FT S126.70FT W32.30FT NWLY 171.92FT SLY 76.10FT SWLY 131.52FT SWLY 83.08FT NWLY 124.67FT SWLY 105.47FT SWLY 66.82FT SELY 104.47FT SWLY 31.23FT NWLY 164.98FT SWLY 82.25FT WLY 127.50FT SWLY 20.75FT SELY 121.71FT SWLY 91.06FT SELY 101.21FT SWLY 102.32FT SWLY 68.25FT SWLY 157.19FT SWLY 194FT N956.58FT TO BEG CONT 13.61ACRS MORE OR LESS	5700 N KELLY AVE OKLAHOMA CITY
2644	R149811156	STATE OF OKLA DEPT OF HWYS		200 NE 21ST ST	OKLAHOMA CITY	OK	73105	RICHARDSONS WILDEWOOD MANOR	0	0	RICHARDSONS WILDEWOOD MANOR 000 000 W PT OF LT 16 BLK 1 ADJ TO PRESENT KELLY AVE BEING 25FT ON N & 16.2FT ON S EXEMPT	0 UNKNOWN OKLAHOMA CITY
2644	R149781625	ST JOHN MISSIONARY BAPTIST CHURCH	C/O CECIL EMERY	5700 N KELLEY AVE	OKLAHOMA CITY	OK	73111- 6799	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W BEG SW/C NW4 TH N 22FT E414FT N168FT E241FT S190FT W655FT TO BEG OR TR 8A	1025 NE 56TH ST OKLAHOMA CITY

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2644	R149780650	ST JOHN MISSIONARY	BAPTIST CHURCH	5700 N KELLEY AVE	OKLAHOMA CITY	OK	73111-6799	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W BEG 22FT N OF SW/C NW4 TH N548FT E350.5FT N23FT E300FT S30FT E274FT SE42FT E21FT S546FT W330FT N190FT W241FT S168FT W414FT TO BEG SUBJ TO ESMTS OF RECORD CONT 11ACRS MORE OR LESS	0 UNKNOWN OKLAHOMA CITY
2644	R149781750	CAWLEY JOSEPH & JENIFER REV TRUST		1000 NE 58TH ST	OKLAHOMA CITY	OK	73111	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT NW4 SEC 11 12N 3W BEG 570FT N OF SW/C NW4 TH E350.5FT N23FT E50FT N157FT W400.5FT S180FT TO BEG	1000 NE 58TH ST OKLAHOMA CITY
2644	R149781255	RICKEY ROBBIE LEE TRS	RICKEY ROBBIE REVOCABLE TRUST	5920 N KELLEY AVE	OKLAHOMA CITY	OK	73111-7427	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W BEG 1038FT N OF SW/C NW4 TH NELY248FT N150FT SWLY248FT S150FT TO BEG SUBJ TO ESMTS OF RECORD	5920 N KELLEY AVE OKLAHOMA CITY
2644	R149781250	LENEX DEBORAH		1001 NE 58TH ST	OKLAHOMA CITY	OK	73111	UNPLTD PT SEC 11 12N 3W	0	0	UNPLTD PT SEC 11 12N 3W 000 000 PT NW4 SEC 11 12N 3W BEG 800FT N OF SW/C NW4 TH E396.5FT N428.2FT SWLY170FT S150FT SWLY 248FT S245FT TO BEG EX 40FT ON WEST SIDE	1001 NE 58TH ST OKLAHOMA CITY
2657	R117698800	DEDICATED TO THE PUBLIC ON PLAT 23-74		WOODLAND PARK	OKLAHOMA CITY	OK	73105	THOMPSONS WOODLAND	00A	0	THOMPSONS WOODLAND 00A 000 6 96ACR EXEMPT	UNKNOWN
2657	R116954795	JUST LIKE HOME RENTALS LLC		2025 SMOKEY HOLLOW RD	EDMOND	OK	73013-6811	THOMPSONS WOODLAND AMD B6-10	6	0	THOMPSONS WOODLAND AMD B6-10 006 000 ALL LOT 1 EXCEPT A STRIP ON ELY SIDE BEING 36.82FT ACROSS N & 34.50FT ACROSS S	810 NE 50TH ST OKLAHOMA CITY
2657	R116954800	CLAYTON MICHAEL J & EARLENE		820 NE 50TH ST	OKLAHOMA CITY	OK	73105-6602	THOMPSONS WOODLAND AMD B6-10	6	0	THOMPSONS WOODLAND AMD B6-10 006 000 ELY PRT LOT 1 BEING 36.82FT ACROSS N & 34.50FT ACROSS S PLUS ALL LOT 2	820 NE 50TH ST OKLAHOMA CITY
2657	R116958610	OWZE MILTON JR & PATRICIA ANN		5000 WOODLAND DR	OKLAHOMA CITY	OK	73105-6816	THOMPSONS WOODLAND AMD B6-10	6	7	THOMPSONS WOODLAND AMD B6-10 006 007	5000 WOODLAND DR OKLAHOMA CITY
2657	R116958620	COMBES KENDALL L & BETH D		5012 WOODLAND DR	OKLAHOMA CITY	OK	73105-6816	THOMPSONS WOODLAND AMD B6-10	6	8	THOMPSONS WOODLAND AMD B6-10 006 008	5012 WOODLAND DR OKLAHOMA CITY
2657	R087692625	CITY OF OKLA CITY		200 N WALKER AVE 2ND FLR	OKLAHOMA CITY	OK	73102	THOMPSONS WOODLAND BLK 2 4	4	6	THOMPSONS WOODLAND BLK 2 4 004 006 N17FT OF E65FT OF N160FT EXEMPT	0 UNKNOWN OKLAHOMA CITY
2657	R133200600	CJW FAMILY LIMITED PARTNERSHIP		701 NE 50TH ST	OKLAHOMA CITY	OK	73105-6611	UNPLTD PT SEC 15 12N 3W	0	0	UNPLTD PT SEC 15 12N 3W 000 000 PT NE4 SEC 15 12N 3W BEG 492.55FT E & 150FT S OF NW/C NE4 TH W172.55FT S53FT W210.55FT SWLY52.56FT SWLY75.99FT E399.67FT N180FT TO BEG	0 UNKNOWN OKLAHOMA CITY

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2657	R133200605	CJW FAMILY LIMITED PARTNERSHIP		701 NE 50TH ST	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 15 12N 3W	0	0	UNPLTD PT SEC 15 12N 3W 000 000 PT OF NE4 SEC 15 12N 3W BEG 320FT E & 33FT S OF NW/C OF NE4 TH S170FT W221.02FT NELY 90.55FT NELY189.96FT E20FT TO BEG	5012 N LINCOLN BLVD OKLAHOMA CITY
2657	R133200595	CJW FAMILY LP		701 NE 50TH ST	OKLAHOMA CITY	OK	73105-6611	UNPLTD PT SEC 15 12N 3W	0	0	UNPLTD PT SEC 15 12N 3W 000 000 PT OF NE4 SEC 15 12N 3W BEG 320FT E & 33FT S OF NW/C OF NE4TH S117FT E172.55FT N117FT W172.55FT TO BEG	610 NE 50TH ST OKLAHOMA CITY
2657	R133200590	WH APARTMENTS LLC		1025 NW 86TH ST	OKLAHOMA CITY	OK	73114	UNPLTD PT SEC 15 12N 3W	0	0	UNPLTD PT SEC 15 12N 3W 000 000 PT NE4 SEC 15 12N 3W BEING E170FT OF N1/2 NW4 NW4 NE4 PLUS BEG AT NE/C OF S1/2 NW4 NW4 NE4 TH W276FT S330FT E276FT N330FT TO BEG PLUS LOTS 5 THRU 7 BLK 4 THOMPSONS WOODLAND ADDN SUBJ TO ESMTS OF RECORD	4641 WOODLAND BLVD OKLAHOMA CITY
2660	R087770450	STATE OF OKLAHOMA COMMISSIONERS	OF THE LAND OFFICE	120 N ROBINSON AVE STE 1000W	OKLAHOMA CITY	OK	73102-7449	PLAIN VIEW SECOND	0	0	PLAIN VIEW SECOND BLK 000 LOT 000 LOT 1 EX BEG AT NW/C LOT 1 TH E150FT CONT E277.54FT S154.75FT W277.54FT S156.10FT W149.90FT N310.08FT TO BEG SUBJ TO ESMTS OF RECORD	5005 N LINCOLN BLVD OKLAHOMA CITY

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

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

**MASTER DESIGN STATEMENT FOR**

**Red Ridge Nature Preserve**

**5500 N Lincoln Boulevard**

December 12, 2024

**PREPARED FOR:**

Kirkpatrick Family Fund Real Estate, LLC  
1001 W Wilshire Blvd.  
Oklahoma City, OK, 73116

**Prepared by:**

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4015-002

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## **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-1670 with a base zonings of C-3, "Community Commercial" and R-1, "Single Family Residential" districts. The site is currently undeveloped.

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.

East: Immediately east of the subject site is N Kelley Ave. Beyond N Kelley Ave. is zoned as R-1.

South: South of the subject site is zoned mostly as R-1. There are C-3 and R-4 sections south of the subject site on the southeast corner of NE 50<sup>th</sup> Street and N Lincoln Blvd.

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.

## **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 2005, 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 50th 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 bunk houses or for prefabricated lodging ancillary to the Nature Preserve for art residency program. The design of these units shall be reviewed at the specific plan stage 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.
- 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)

## **9.1 ARCHITECTURAL REGULATIONS**

The intention is for the existing structures to remain. Said building shall be deemed in conformance with this PUD.

All 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**

Signage shall be per the City of Oklahoma City sign code for C-1, "Neighborhood Commercial".

## **9.11 ROOFING REGULATIONS**

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

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

As limited development is proposed along the street frontage, sidewalks shall not be required along the arterials or internal drives as sperate pedestrian pathways are planned and shall be shown at the Specific Plan stage.

## **9.13 HEIGHT REGULATIONS**

The maximum building height for structures within this PUD shall be 45 feet.

## **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 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**

One Specific Plan shall be required for tree preservation, pedestrian pathways, building preservation, circulation and parking areas. Secondary structures, access drives and routine operations shall not require Specific Plans. Ancillary Specific Plans shall be required for future main structures or buildings. No building permits shall be issued within this PUD until a Specific Plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

**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

- 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

