

APPROVED

5-21-2024

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

PUD-1999 Administrative Amendment Approved by the Director January 27, 2025 See page 5
--

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

PUD - 1999

MASTER DESIGN STATEMENT FOR

NW 36th Street & N Walker Avenue

3700 N Walker Avenue

February 15, 2024
March 14, 2024
March 21, 2024
March 28, 2024

PREPARED FOR:

Colony Developers, LLC
8500 Stonehurst Ct
Oklahoma City, OK 73120

Prepared by:

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

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 LEGAL DESCRIPTION.....	1
3.0 OWNER/DEVELOPER	1
4.0 SITE AND SURROUNDING AREA.....	1
5.0 PHYSICAL CHARACTERISTICS	1
6.0 CONCEPT	1
6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS	2
7.0 SERVICE AVAILABILITY	3
8.0 SPECIAL DEVELOPMENT REGULATIONS.....	4
8.1 USE AND DEVELOPMENT REGULATIONS	4
9.0 SPECIAL CONDITIONS	5
9.1 ARCHITECTURAL REGULATIONS	8
9.2 LANDSCAPING REGULATIONS.....	8
9.3 LIGHTING REGULATIONS.....	8
9.4 SCREENING REGULATIONS.....	8
9.5 PLATTING REGULATIONS.....	8
9.6 DRAINAGE REGULATIONS.....	9
9.7 DUMPSTER REGULATIONS.....	9
9.8 VEHICULAR ACCESS REGULATIONS	9
9.9 PARKING REGULATIONS	9
9.10 SIGNAGE REGULATIONS	9
9.11 ROOFING REGULATIONS	10
9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS	10

9.13 HEIGHT REGULATIONS	10
9.14 SETBACK REGULATIONS.....	10
9.15 PUBLIC IMPROVEMENTS	10
9.16 COMMON AREAS	10
9.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES	10
9.18 SPECIFIC PLAN AND PERMITTING REQUIREMENTS.....	11
10.0 DEVELOPMENT SEQUENCE	11
11.0 EXHIBITS	11

1.0 INTRODUCTION:

The Planned Unit Development (PUD) of NW 36th Street & N Walker Avenue, consisting of +/32.5168 acres are located within the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) N, Range Three (3) W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 3700 N Walker 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/DEVELOPER:

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

4.0 SITE AND SURROUNDING AREA:

The subject property is located at 3700 N Walker Avenue. The property is currently zoned as CUP-26 with base zones of R-1, "Single-Family Residential" and C-3, "Community Commercial". The subject property currently has two vacant structures on site, formerly the First Christian Church campus.

North: North of the subject site is zoned and developed as R-1, "Single-Family Residential."

East: Immediately east of the subject site is I-235 / Broadway Extension and beyond is zoned and developed as I-2, "Moderate Industrial" District.

South: Immediately south of the subject site is NW 36th Street and beyond is zoned and developed as O-2, "General Office" and HP, "Historic Preservation" District.

West: West of the subject site is N Walker Avenue. Beyond is zoned and developed as HP, "Historic Preservation" District and R-1, "Single-Family Residential" District.

5.0 PHYSICAL CHARACTERISTICS:

The elevation of the subject property ranges from 1178 to 1124 and generally slopes to the middle and north of the site where there are existing Blue Line Streams. There are tree groupings around the aforementioned Blue Line Streams. The tree cover on the property is approximately 15%, primarily located along the northern boundary and through the middle of the site. There is FEMA Floodway located through the middle of and along the north boundary of the site. There are small pockets of area within the FEMA 100-Year and 500-Year Floodplain.

6.0 CONCEPT:

It is the developer's intent to develop the subject property as office and high quality residential with various lot sizes to provide both townhomes and single-family residences within this development. This housing variety will complement the surrounding area and will provide additional options for future residents. The subject location is ideal for the proposed development due to the proximity and ease of access to I-235 / Broadway Extension.

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

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-1, “Single-Family Residential” base zoning district or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Section 59-6100, Table 6100.1:
 - The Single-Family Residential (8200.14) use unit has been further defined within this PUD to permit attached single-family townhomes.
- Section 59-6100, Table 6100.2:
 - Minimum Lot Size:
 - The minimum lot size for the R-1 district outlined within the OKC Zoning Ordinance is 6,000 SF. This PUD proposes a minimum lot size of 2,600 SF for both Tract 1 and Tract 2. However, for Tract 2, that lot size is only permitted for no more than 10% of lots within the tract.
 - Maximum Lot Coverage:

The maximum lot coverage for the R-1 district outlined within the OKC Zoning Ordinance is 50%. This PUD proposes a maximum building coverage of 80% for Tract 1 and 70% for Tract 2.
 - Minimum Lot Width:
 - The minimum lot width for the R-1 district outlined within the OKC Zoning Ordinance is 50 feet. This PUD proposes a minimum lot width of 25 feet for Tract 1 and 40 feet for Tract 2 if the homes are serviced by a rear loaded alley.
 - Setbacks:
 - Front Yard:
 - The front yard setback for the R-1 district outlined within the OKC Zoning Ordinance is 25 feet. This PUD proposes a front yard setback of 5 feet for Tract 1 and 10 feet for Tract 2.
 - Side Yard:
 - The interior and corner side yard setbacks for the R-1 district outlined within the OKC Zoning Ordinance are 5 feet and 15 feet, respectively. Within Tract 1, this PUD proposes no internal side yard and a 5-foot corner side yard setback. Within Tract 2, this PUD proposes an internal and corner side yard setback of 3 feet.
 - Rear Yard:
 - The rear yard setback for the R-1 district outlined within the OKC Zoning Ordinance is 10 feet. Within Tract 1, this PUD proposes a 5-foot rear yard setback. The Tract 2 regulations within this PUD propose a 5-foot rear yard setback.

- Section 10600, Table 10600.1: Parking Requirements
 - The parking requirement for the single-family residential use outlined within the OKC Zoning Ordinance is two (2) spaces per dwelling unit plus a garage. The number of spaces within this PUD will be in conformance with the OKC Zoning Ordinance and it is proposed that garages may be used to satisfy this requirement.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

This PUD proposes connections to NW 36th Street, which has a right-of-way width of 100 feet, and N Walker Avenue, which has a right-of-way width of 80 feet.

Proposed streets in this Planned Unit Development may be public streets that will conform to City of Oklahoma City standards.

7.2 SANITARY SEWER

Public sanitary sewer facilities for this property are available. Public sanitary sewer services will be provided from extension of public mains.

7.3 WATER

Water facilities for this property are available to the site. Water services will be provided from extension of public mains.

7.4 FIRE PROTECTION

The nearest fire station to this property is station number 11 located at 900 NW 50th Street. Approximately 1.4 miles northwest of this PUD development. Anticipated response times are of Urban Service levels.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION & TRANSPORTATION FACILITIES

There are no bus stops in this Planned Unit Development nor are there any planned. There are existing bus routes in the vicinity that may provide transportation options to future residents. The closest being the BRT route along Classen Boulevard that is $\frac{3}{4}$ of a mile west of this PUD.

There are existing bike routes near this PUD. Specifically, there are shared bike lanes along Walker Avenue which connects to the stripped bike lane route along Shartel Avenue, approx. $\frac{1}{4}$ mile west of this PUD and connects to the larger OKC Bike network.

7.7 DRAINAGE

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

7.8 planOKC COMPREHENSIVE PLAN

Planokc projects this parcel to be in the Urban Medium Intensity land use typology. Developments within the Urban Medium designation are expected to be larger in scale and have greater intensity and mixture of uses. Developments should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. This PUD proposes a mixed density infill housing development to include a variety of lot sizes and single-family housing types. The close proximity to Edgemere Park, Memorial Park, Crown Heights Park, bike routes along Walker and the BRT route just $\frac{3}{4}$ of a mile west of the site renders this Planned Unit Development consistent and in compliance with the Urban Medium Intensity area standards.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

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

8.1 USE AND DEVELOPMENT REGULATIONS

There shall be three Tracts within this PUD. The use and development regulations of the **R-1, "Single-Family Residential" District** shall govern Tract 1 and Tract 2 within this PUD, except as herein modified below. The use and development regulations of the **O-2, "General Office" District** shall govern Tract 3 within this PUD, except as herein modified below. The approval of this PUD shall dissolve the existing CUP-26.

9.0 SPECIAL CONDITIONS:

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

TRACT 1 (R-1)

Permitted Use(s):

- Communications Services: Telecommunication Towers (8300.30) restricted to the existing tower.
- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13) ancillary to the existing cell tower.
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14), further permitted to allow attached single-family townhomes.

The existing cell tower shall be permitted to remain within Tract 1 and Tract 2. Should the tower be removed, a new cell tower shall not be permitted.

Tract 1 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 1 shall be 2,600 square feet.

Maximum Building Coverage:

The maximum lot coverage within Tract 1 shall be ~~8~~90%.

Density:

There shall be a maximum of 30 lots within this tract.

Minimum Lot Width:

The minimum lot width within Tract 1 shall be 25 feet.

Setbacks:

Front: 5 feet

Interior Side Yard: None

Corner Side Yard: 5 feet

Rear: 5 feet, 0 feet when abutting an alley

Text stricken and underlined above in Section 9 is the result of Administrative Amendment Approved by the Director on January 27,

TRACT 2 (R-1)

Permitted Use(s):

- Communications Services: Telecommunication Towers (8300.30)
- Community Recreation: Property Owners Association (8250.3)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Residential-Oriented (8200.5)
- Model Home (8200.8)
- Single-Family Residential (8200.14)
- Live Work Unit (8200.4), limited to one lot in the development for the ability to have a pedestrian oriented neighborhood coffee shop or similar use.

Tract 2 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 2 shall be 2,600 square feet. However, that lot size is only permitted for no more than 10% of lots within this tract. All other lots shall be not less than 3,800 square feet.

Maximum Building Coverage:

The maximum building coverage within Tract 2 shall be 70%.

Density:

The maximum number of lots within this tract shall be limited to 110 lots.

Minimum Lot Width:

The minimum lot width within Tract 2 shall be 40 feet if homes are serviced by a rear loaded alley. If they are not, the minimum lot width shall be 50 feet.

Setbacks:

Front: min. 10 feet
Interior Side Yard: 3 feet
Corner Side Yard: 3 feet
Rear: 10 feet, 0 feet when abutting an alley

Roof overhang and architectural features (e.g., chimneys) may project 1 foot 6 inches into the front and side yard setbacks. A portico that is open on three sides may project into the front yard no more than 5 feet.

TRACT 3 (O-2)

Permitted Use(s):

- Administrative and Professional Offices (8300.1)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Greenhouse (8150.6.3)
- Hoop House (8150.6.5)
- Library Services and Community Centers (8250.11)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Research Services: Restricted (8300.62)

Tract 3 Bulk Regulations

Minimum Lot Size:

The minimum lot size within Tract 3 shall be 12,000 square feet.

Maximum Building Coverage:

It is intended that the existing building remain. The maximum lot coverage within Tract 3 shall be per the base zoning.

Density:

Density within Tract 3 shall be per the base zoning.

Minimum Lot Width:

The minimum lot width within Tract 3 shall be 50 feet.

Setbacks:

The setbacks for Tract 3 shall be per the base zoning district. The existing building shall be deemed in conformance.

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

Tract 1: Endcap townhome units shall be required to provide openings or other architectural detailing to breakup large expansive facades where facing NW 36th Street and N Walker Avenue.

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.

The development will provide a landscape buffer around the northeast corner of the intersection of NW 36th Street and N Walker Avenue. This buffer will be located on the 35-foot landscape buffer platted on NW 36th Street and in the alley easement and the N Walker Avenue right-of-way along N Walker Avenue. The Landscape buffer will be designed by a Landscape Architect and will include both deciduous and evergreen trees and plantings. From the intersection this buffer will extend north along N Walker Avenue to the northern extent of the proposed alley and east along NW 36th Street to the proposed curb cut.

In addition, street trees will be planted along the N Walker Avenue right-of-way north of the proposed curb cut on N Walker Avenue. At the intersection the 35-foot landscape buffer will also include a masonry neighborhood gateway sign which will complement the existing CHEH signage located across N Walker Avenue to the west.

The existing trees along the northern property line shall be preserved to the maximum extent possible. All trees sought to be preserved along existing creeks and streams shall be contained within a common area and reviewed at the final plat stage.

9.3 LIGHTING REGULATIONS

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

9.4 SCREENING REGULATIONS

Screening shall not be required for this PUD.

9.5 PLATTING REGULATIONS

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

40-foot rights-of-way shall be permitted with 10-feet of public easement. Such that minimum City of Oklahoma City Construction Standards are met for all public street and utility infrastructure.

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

Roll off dumpsters shall be permitted within this PUD during the pendency of construction.

9.8 VEHICULAR ACCESS REGULATIONS

There may be two (2) access points from N Walker Avenue and two (2) access points from NW 36th Street in this PUD.

Boulevard-style entrances shall be permitted within this PUD.

Rear loaded lots shall not be permitted driveways from their street frontage and shall be required to utilize the proposed alleyways.

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.

For Tracts 1 and 2 parking spaces and garages are permitted to be located in the rear of the lot and accessed via an alley. Garages may be used to satisfy the parking requirement.

For the Live/Work Unit, on-street parking shall be deemed sufficient for any proposed use.

Lots that are not rear loaded via an alley shall be required to have garages placed at least 18 feet from the back of the sidewalk.

The existing parking shall be deemed in conformance for Tract 3.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Gravel drives shall not be permitted. 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 may be 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 base zoning district regulations. Entry signage may be placed in the median.

9.11 ROOFING REGULATIONS

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

9.12 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks 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.

Interior pedestrian pathways made part of this Planned Unit Development shall connect residential tracts to adjacent common areas.

9.13 HEIGHT REGULATIONS

The maximum building height for structures within this PUD shall be per the base zoning district regulations.

9.14 SETBACK REGULATIONS

Setbacks are defined within each development tract.

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, walking paths, trails, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

In excess of 30% open space shall be provided within this PUD.

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.

9.18 SPECIFIC PLAN AND PERMITTING REQUIREMENTS

A specific plan shall be required to be submitted for the landscaping, fencing and signage along NW 36th Street and N Walker Avenue along Tract 1 of the PUD. No certificates of occupancy shall be granted until the specific plan application has been reviewed and approved by the Planning Commission.

The Planning Commission expressly reserves the ability to review the design details of the abovementioned items.

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.

The developer will work with the contractors to develop a plan to limit all construction traffic to and from the project site to NW 36th Street by way of signage, blockades, and instruction. Construction traffic to and from the project site will not be allowed on Walker.

11.0 EXHIBITS:

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

- A: Legal Description
- B: Tract Map
- C: Conceptual Master Development Plan

EXHIBIT "A"
LEGAL DESCRIPTION

N.W. 36th & Walker

August 15, 2023

A tract of land being a part of the Southeast Quarter (SE/4) of Section Sixteen (16), 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 Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North 89°31'35" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 30.00 feet to the POINT OF BEGINNING;

THENCE North 00°15'40" West, parallel with and 30.00 feet East of the West line of said Southeast Quarter (SE/4), a distance of 842.76 feet to a point on the South line of the recorded plat EDGEMERE HEIGHTS ADDITION;

THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following fourteen (14) calls:

1. North 66°21'20" East (North 66°37' East record), a distance of 120.72 feet;
2. North 42°08'20" East (North 42°24' East record), a distance of 60.00 feet;
3. South 74°22'40" East (South 74°07' East record), a distance of 37.00 feet;
4. South 32°27'40" East (South 32°12' East record), a distance of 52.00 feet;
5. South 89°14'40" East (South 88°59' East record), a distance of 90.00 feet;
6. South 34°41'40" East (South 34°26' East record), a distance of 129.00 feet;
7. North 30°09'20" East (North 30°25' East record), a distance of 129.80 feet;
8. North 89°58'20" East (South 89°46' East record), a distance of 125.30 feet;
9. North 63°15'20" East (North 63°31' East record), a distance of 52.00 feet;
10. South 59°04'40" East (South 58°49' East record), a distance of 74.07 feet (73 feet record);
11. North 80°33'59" East (North 80°45' East record), a distance of 54.06 feet (56 feet record);

12. North 52°57'59" East (North 53°09' East record), a distance of 132.30 feet;
13. North 40°04'59" East (North 40°16' East record), a distance of 185.70 feet;
14. North 21°37'59" East (North 21°49' East record), a distance of 50.80 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13672, Page 1798;

THENCE North 25°46'59" East (North 25°57'59" East record), along and with the East line of said tract of land recorded in Book 13672, Page 1798, a distance of 153.04 feet to the Northeast (NE) Corner of said tract of land, said corner lying on the East line of said EDGEMERE HEIGHTS ADDITION;

THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following eight (8) calls:

1. South 76°48'01" East (South 76°37' East record), a distance of 62.47 feet;
2. North 01°02'28" West (North 0°51' East record), a distance of 124.14 feet (123 feet record);
3. North 44°20'28" West (North 44°09' West record), a distance of 113.60 feet;
4. North 48°25'32" East (North 48°37' East record), a distance of 62.70 feet;
5. North 81°51'32" East (North 82°03' East record), a distance of 132.60 feet;
6. North 14°54'21" East (North 20°26' East record), a distance of 62.83 feet (63.9 feet record);
7. North 35°08'55" East (North 36°30' East record), a distance of 161.50 feet;
8. South 87°56'05" East (South 86°35' East record), a distance of 55.00 feet to a point on the West right-of-way line of Interstate 235;

THENCE along and with the West right-of-way line of Interstate 235 the following calls:

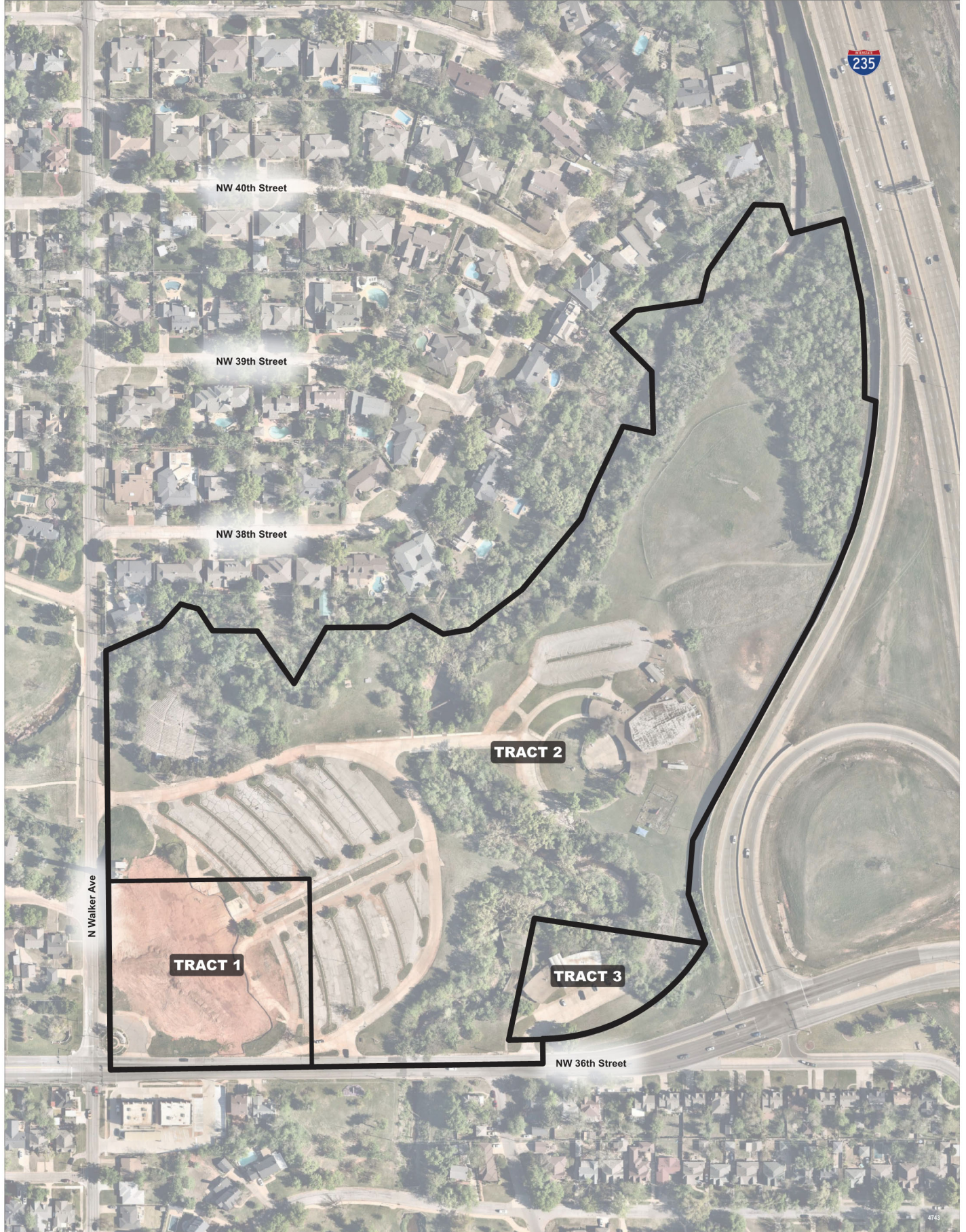
1. South 19°30'00" East, a distance of 60.00 feet;
2. North 74°44'15" East, a distance of 107.64 feet;
3. South 15°39'55" East, a distance of 22.73 feet;
4. South 11°37'28" East, a distance of 146.06 feet;
5. on a non-tangent curve to the right having a radius of 1,819.36 feet, a chord bearing of South 00°09'06" East, a chord length of 277.44 feet and an arc length of 277.71 feet;
6. South 22°45'37" West, a distance of 146.87 feet;
7. South 07°24'15" West, a distance of 119.96 feet;

8. South 25°50'18" West, a distance of 110.97 feet;
9. South 28°54'26" West, a distance of 458.57 feet;
10. South 05°00'17" West, a distance of 158.75 feet;
11. South 18°53'53" East, a distance of 104.38 feet;
12. South 33°22'38" West, a distance of 21.44 feet;
13. on a curve to the right having a radius of 381.97 feet, a chord bearing of South 61°30'27" West, a chord length of 360.18 feet and an arc length of 375.07 feet;
14. South 00°28'25" East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter (SE/4);

THENCE South 89°31'35" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 869.60 feet to the POINT OF BEGINNING.

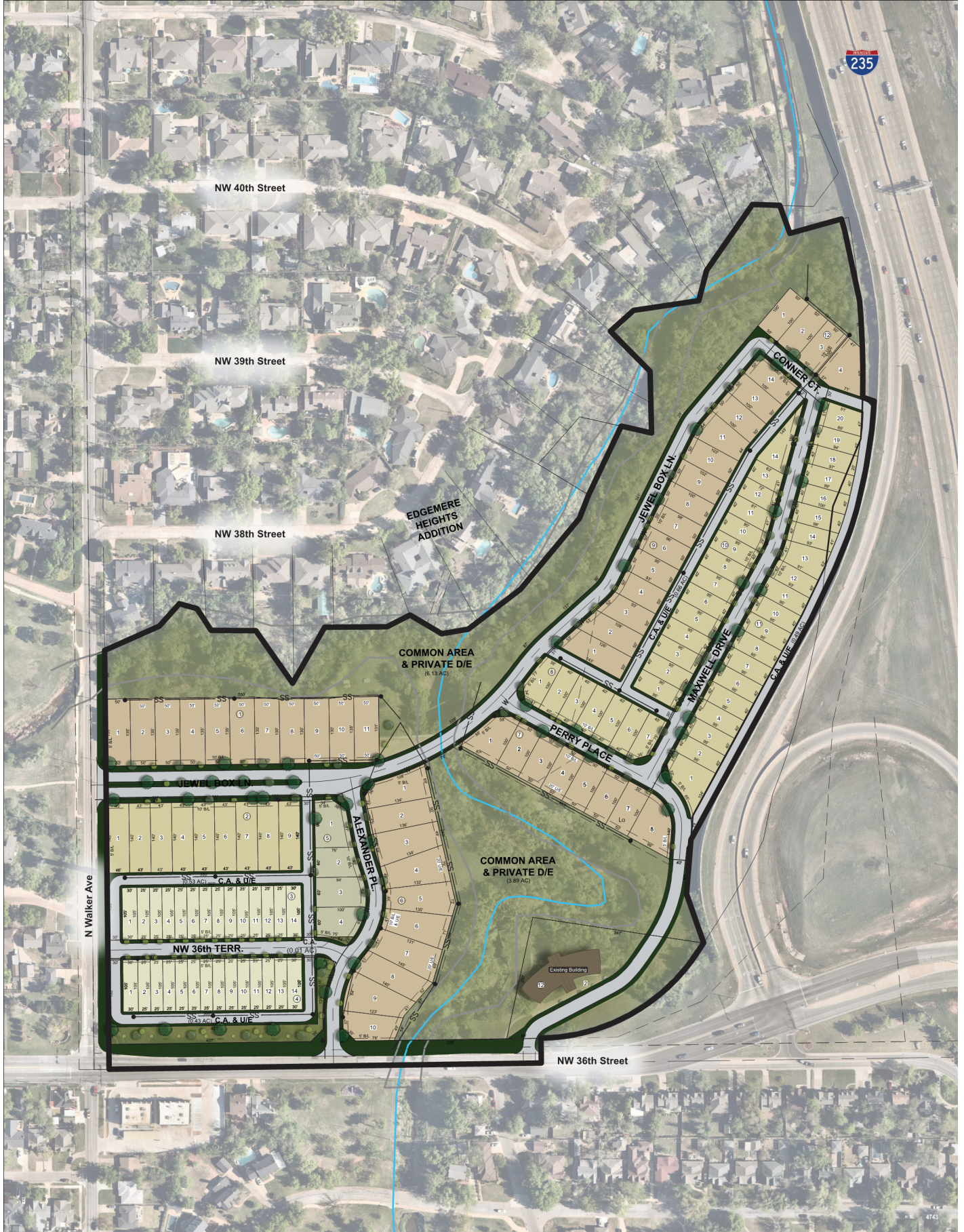
Containing 1,416,430 square feet or 32.5168 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83).



PUD-1999
NW 36th St & N Walker Ave

Exhibit B
 Tract Map



PUD-1999
NW 36th St & N Walker Ave
 Exhibit C
 Conceptual Master Development Plan

Total Lot Count: 130

Residential Lot Count: 129

- (28) Townhomes
- (56) Single-Family | 40-ft. width
- (41) Single-Family | 50-ft. width & 6,000 SF
- (4) Single-Family | 60-ft. width & 6,000 SF

JA
 JOHNSON & ASSOCIATES

Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 241-4477 FAX (405) 241-4478

ENGINEERS SURVEYORS PLANNERS
 2/15/2024

Conceptual site plan showing feasible option
 permitted under proposed rezoning