

THE CITY OF OKLAHOMA CITY  
PLANNED UNIT DEVELOPMENT DISTRICT

**PUD - 2016**

**MASTER DESIGN STATEMENT FOR**

**The Corridor Project**

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## **1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of The Corridor Project, consisting of +/-43.0509 acres are located within the Northwest Quarter (NW/4) of Section 10, Township 12 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 5900 Wildewood Drive.

## **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 Corridor Project Partners, LLC. Johnson & Associates prepared this PUD document.

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

The subject property is located at 5900 Wildewood Drive. The property is currently zoned as PUD-1842 with base zonings of R-1, "Single-Family Residential", R-4, "General Residential" and C-3, "Community Commercial" Districts. The subject property is undeveloped.

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

East: Immediately east of the subject site is zoned as R-1, "Single-Family Residential", and developed as such, and PUD-1842 which is undeveloped. An application has been submitted to the City of Oklahoma City to rezone the R-1 property to SPUD-1629 with a base zoning of C-3, "Community Commercial" to permit an event / wedding venue.

South: South of the subject site is zoned as O-2, "General Office" District and PUD-1228 and is undeveloped.

West: Directly west of the subject site is zoned and developed as R-1, "Single-Family Residential" District. Beyond is undeveloped and zoned as O-2, "General Office" District and C-3, "Community Commercial" District.

## **5.0 PHYSICAL CHARACTERISTICS:**

The elevation of the subject property ranges from approximately 1130-1160 and generally slopes to the southeast. Tree cover on the property is generally clustered in the southeast corner and the far west and east portions of the site and covers approximately 25% of the site. The property is not within the FEMA Floodplain. There are no USACoE regulated "Blue Line Streams" running through the property.

## **6.0 CONCEPT:**

It is the developer's intent to develop the subject property as single family and multi-family residential in two separate tracts while also providing ample greenspace amenities for residents. The greenspace amenities may include a clubhouse, pool, ponds, walking trails and outdoor gathering spaces. This proposed development will complement the surrounding areas. The close proximity to I-44 and I-235 provides residents quick access other areas of Oklahoma City and the surrounding cities.

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" and the R-4, "General Residential" base zoning districts or other sections of the Oklahoma City Zoning Ordinance, 2020, as amended:

- Table 6100.2: Agricultural and Residential Zoning Districts Bulk Standards
  - R-4 Setbacks: The setback requirements for the R-4 district are as follows:
    - Front Yard: 25 feet
    - Side Yard
      - Interior side yard: 5 feet
      - Corner side yard: 15 feet
      - Interior Lot Line of Individual Structures that Coincides with the Party Wall Separating the Units: 0 feet
    - This PUD proposes setbacks for the Tract 2 exterior boundary only. Said setbacks are as follows:
      - Northern Boundary: 15 feet for single family detached, 60 feet for all other uses
      - Eastern Boundary: 20 feet
      - Western Boundary: 20 feet
      - Southern Boundary: 20 feet

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

Access into this PUD shall be via existing public streets.

### **7.2 SANITARY SEWER**

Public sanitary sewer facilities for this property are available. Sanitary sewer services will be provided from public mains located within dedicated utility easements.

### **7.3 WATER**

Water facilities for this property are available. Water services will be provided from public mains located within dedicated utility easements.

### **7.4 FIRE PROTECTION**

The nearest fire station to this property is station number 11 located at 900 NW 50<sup>th</sup> St. Approximately 3 miles southwest 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**

There are no bus stops within this Planned Unit Development. The closest EMBARK route is 018 Lincoln with the closest bus stops being approximately 0.2 miles north of the subject site along NE 63<sup>rd</sup> St.

### **7.7 DRAINAGE**

The property within this Planned Unit Development is not within the FEMA 100-year floodplain. The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

### **7.8 planOKC COMPREHENSIVE PLAN**

The Land Use Plan projects this parcel to be in the Urban Low (UL) land use topology area. Urban Low applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park, and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

The uses proposed in this Planned Unit Development are consistent and in compliance with the Urban Low area standards. The Urban Low designation calls for a gross density of 4-8 dwelling units per acre for single family and 15-30 dwelling units per acre for multifamily.

### **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**

This PUD shall consist of two Tracts.

The use and development regulations of the **R-1, "Single-Family Residential" District** shall govern Tract 1 and the **R-4, "General Residential" District** shall govern Tract 2 within 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:

### **TRACT 1 (R-1)**

#### **Permitted Uses:**

- Artistic Graphics (8250.1)
- Community Recreation: Restricted (8250.4)
- Community Recreation: Property Owners Association (8250.3)
- Cultural Exhibits (8250.5)
- Model Home (8200.8)
- Murals (8250.16)
- Rainwater Harvesting (8150.7.1)
- Roof Garden (8150.7.2)
- Single-Family Residential (8200.14)

#### **Tract 1 Bulk Standards**

##### *Minimum Lot Size:*

The minimum lot size within Tract 1 shall be per the base zoning district.

*Maximum Building Coverage:*

The maximum building coverage within Tract 1 shall be per the base zoning district.

*Density:*

Density within Tract 1 shall be per the base zoning district.

*Minimum Lot Width:*

The minimum lot width within Tract 1 shall be per the base zoning district.

*Setbacks:*

Setbacks within Tract 1 shall be per the base zoning district.

**TRACT 2 (R-4)**

Permitted Uses:

- Community Garden (8150.6.1)
- Community Recreation: Property Owners Association (8250.3)
- Community Recreation: Restricted (8250.4)
- Home Garden (8150.6.4)
- Multiple-Family Residential (8200.12)
- Rainwater Harvesting (8150.7.2)
- Roof Garden (8150.7.2)
- Senior Independent Living (8200.13)
- Single-Family Residential (8200.14)
- Three- and Four-Family Residential (8200.15)
- Two-Family Residential (8200.16)

Tract 2 Bulk Standards

*Minimum Lot Size:*

The minimum lot size within Tract 2 shall be per the base zoning district.

*Maximum Building Coverage:*

The maximum lot coverage within Tract 2 shall be per the base zoning district.

*Density:*

Maximum density within Tract 2 shall be 545 dwelling units.

*Minimum Lot Width:*

The minimum lot width within Tract 2 shall be per the base zoning district.

*Setbacks:*

There shall be no internal setbacks unless developed as platted residential.

Exterior Tract Setbacks:

Northern Boundary: 15 feet for single family detached, 60 feet for all other uses  
Eastern Boundary: 20 feet  
Western Boundary: 20 feet  
Southern Boundary: 20 Feet

**9.1 ARCHITECTURAL REGULATIONS**

Exterior building facades on all structures, exclusive of windows and doors, shall consist of a minimum 70% masonry material. Brick, Stone, cast stone, glass fiber reinforced concrete, textured concrete panels, stucco, wood, split face concrete masonry and architectural metal panels are acceptable materials. Vinyl, aluminum, sheet metal siding, Exterior Insulation and Finish Systems (EIFS) are not permitted.

**9.2 LANDSCAPING REGULATIONS**

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

Unique natural resources, such as significant vegetation, water courses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrians and occupants shall be included in the subsequent Specific Plan. A Landscape Plan shall be required as part of said Specific Plan.

Existing healthy, mature trees shall be preserved in this PUD to the greatest extent possible. Said preservation areas shall be denoted on a specific plan.

Tract 2 shall have a landscape buffer no less than 15 feet in width, which may consist of existing vegetation, on the north and west property lines adjacent to the single-family residential development. Where trees are not existing or preserved, evergreen plantings on 25-foot centers shall be required.

**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**

Tract 1 shall not be required sight-proof screening.

To screen residential development within Tract 2 from the existing single-family development, a privacy fence (sight-proof screen) six (6) feet in height shall be required to

be constructed entirely of wood, stucco, brick, or stone on a continuous footing. If constructed with wood (cedar) said screening shall require galvanized metal posts, a stain and cap. The area where screening is required is noted on Exhibit B.

## **9.5 PLATTING REGULATIONS**

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

Lots along Wildewood Drive shall be required to front Wildewood Drive to further incorporate Tract 1 into the existing neighborhood.

## **9.6 DRAINAGE REGULATIONS**

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

Any proposed detention pond along the west property boundary constructed at a higher elevation than the finished floor of the existing homes shall be required to outlet to the south subject to public works review and approval.

## **9.7 DUMPSTER REGULATIONS**

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

## **9.8 VEHICULAR ACCESS REGULATIONS**

Access to this PUD shall be per the City of Oklahoma City Municipal Code, 2020, as amended, and the Subdivision Regulations.

Access shall be taken from E I-44 Service Road, stub streets may also be provided to the east. Tract 1 shall be permitted access through the existing neighborhood to the north and west. Two proposed streets within Tract 1 shall be permitted to meet the subdivision regulations and fire code.

**Tract 2 shall not be permitted access through the existing neighborhood to the north or west.** While under development, construction traffic for projects within Tract 2 shall access the site from Wildewood Plaza and East I-44 Service Road. Construction traffic for projects within Tract 1 may access the site through the existing neighborhood to the north and the west. However, all attempts will be made to direct construction traffic from the south and not through the neighborhood.

A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the proposed detention pond in Tract 1 and any common areas in Tract 2. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a

minimum pavement width of twenty (20) feet for one-way drives and twenty-four (24) feet for two-way drives.

The developer agrees to work with the Wildewood Heights Neighborhood Association to formally amend the neighborhood association boundaries to incorporate Tract 1 subject to approval from the Wildewood Neighborhood Association.

At the exit(s) of Tract 2, the developer agrees to place a directional sign requesting residents and visitors to use Santa Fe Ave.

## **9.9 PARKING REGULATIONS**

The design and number 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.

Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet.

## **9.10 SIGNAGE REGULATIONS**

The signage shall be per the City of Oklahoma City sign ordinance. The allowed signs shall be limited to eight (8) feet in height and no pole signs shall be allowed.

## **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 and ADA regulations. 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**

Tract 1: 2 ½ stories and 35 feet.

Tract 2: 45 feet, three (3) stories.

## **9.14 SETBACK REGULATIONS**

See tract bulk standards for setback regulations.

An additional no build area as noted on Exhibit B shall be enforced. There shall be 50 foot no build area (except for landscaping, sidewalks, water features or other amenities).

**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.

In an effort to mitigate the proposed traffic impacts on the existing Wildewood Neighborhood, the developer shall be required to install speed humps (maximum of four) per the City of Oklahoma City Speed Abatement Program along appropriate sections of Braniff Drive and Wildewood Drive subject to the review, approval and support of the Neighborhood Association and City Traffic Department. Installation shall be completed prior to the issuance of the first Certificate of Occupancy within Tract 2.

**9.16 OPEN SPACE**

In order to preserve the existing physical characteristics and environmental features of the land, this PUD shall require a minimum 15% of the subject property be reserved for open space and maintained by the POA and the HOA required to be created pursuant to this PUD. Lots within Tract 1 shall have a minimum open space of 25%, defined as area with no structures or impervious pavement.

**9.17 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.

**9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES**

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

All on-site construction shall cease by 7pm.

**9.19 SPECIFIC PLAN**

No building permits for occupiable structures shall be issued in this PUD nor shall construction commence until a Specific Plan, including all items listed in Section 59-4150C

of the Oklahoma City Municipal Code, 2020, as amended, as well as those imposed by this Design Statement shall have been approved by the Planning Commission for Tract 2 of this PUD.

A Specific Plan shall not be required for detached single family development or Tract 1 of this PUD.

At the time of a submittal of a specific plan, the Developer shall notify the Wildewood Neighborhood Association of the application.

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

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

#### **11.0 EXHIBITS:**

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

- A: Legal Description
- B: Tract Map
- C: Conceptual Site Plan

PUD-2016 Exhibit A – Legal Description

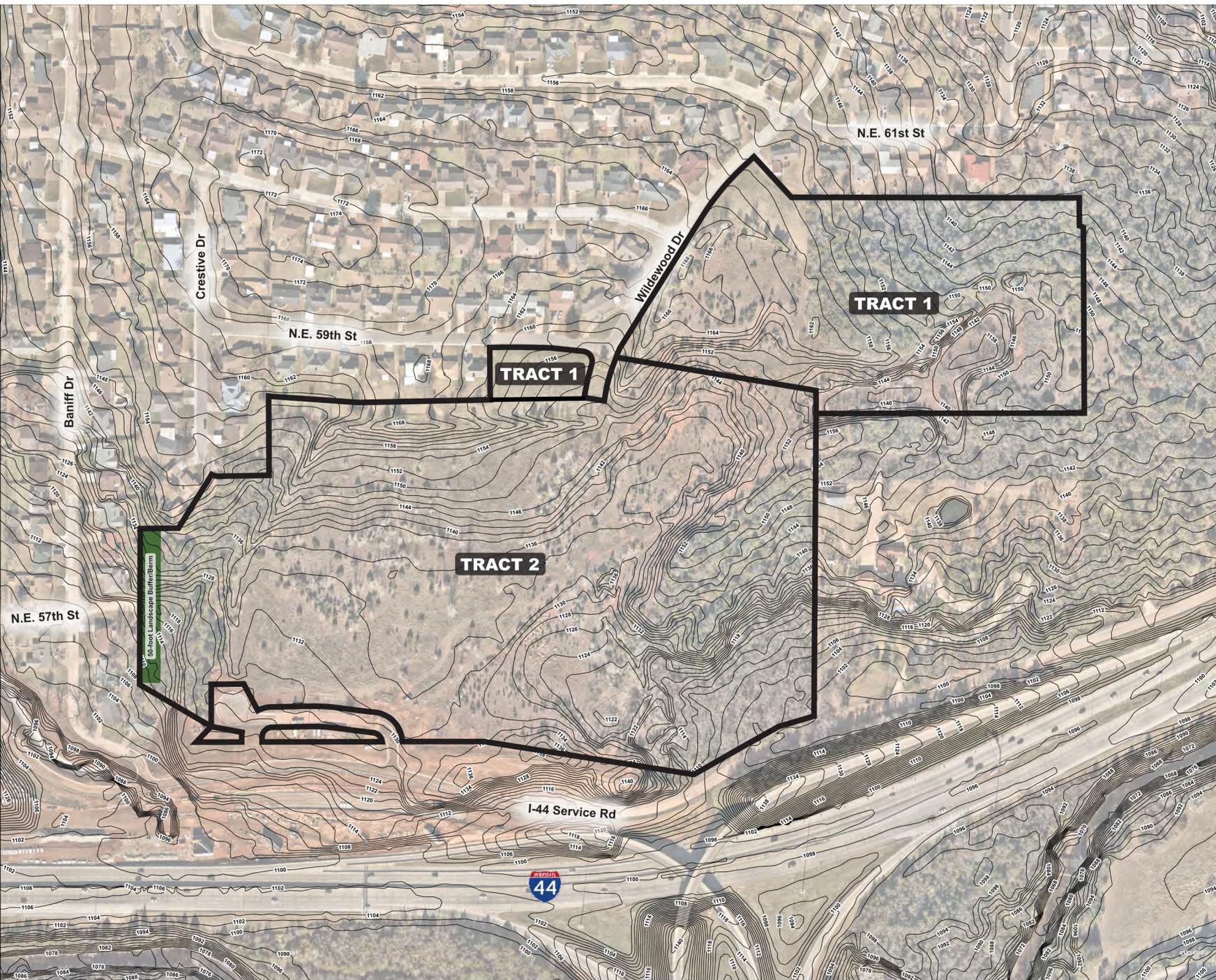
**Tract 1:** Lots 1, 2, and 3, in Block 14 of Wildewood Hills Addition, Section 3, to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, page 96. **AND**

**Tract 2:** A tract of land lying in the north half of Section 10, Township 12 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows: BEGINNING at the southeast corner of Lot 11, Block 2, Wildewood Professional Plaza, an Addition to the City of Oklahoma City, as recorded in Book 39 of Plats, page 68, Oklahoma County, Oklahoma; THENCE South 88°52'52" East, along the northerly right of way line of the access road for Interstate Highway 44, a distance of 196.33 feet; THENCE North 80°01'10" East, along said northerly right of way line, a distance of 392.46 feet; THENCE North 60°21'08" East along said northerly right of way line, a distance of 239.65 feet; THENCE North 74°06'23" East, along said northerly right of way line, a distance of 90.34 feet; THENCE North 00°05'45" East a distance of 585.04 feet; THENCE North 89°57'52" East a distance of 659.60 feet; THENCE North 00°07'18" East a distance of 619.92 feet; THENCE North 89°55'17" West a distance of 10.00 feet; THENCE North 00°07'37" West a distance of 67.90 feet to the southeast corner of Lot 1, Block 19, Wildewood Hills Addition, Section 4, to Oklahoma City, as recorded in Book 37 of Plats, page 83; THENCE North 89°55'17" West, along the southerly line of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of said Block 19, a distance of 707.23 feet; THENCE North 42°40'17" West, along the southwest line of Lot 9, of said Block 19, a distance of 135.60 feet to the most westerly corner of said Lot 9, Block 19, said point also being the easterly right of way line for Wildewood Drive as established by the plats of Wildewood Hills Addition, Section 4, Section 2 and Section 3; THENCE South 47°19'43" West, along said easterly right of way line, a distance of 31.70 feet to the beginning of a tangent curve; THENCE southwesterly, along said easterly right of way line, on a curve to the left having a radius of 609.93 feet (said curve subtended by a chord which bears South 39°42'13" West a distance of 161.86 feet) an arc distance of 162.34 feet to a point of tangency; THENCE South 32°04'43" West, along said easterly right of way line, a distance of 384.72 feet; THENCE South 20°37'11" West, along said easterly right of way line, a distance of 49.67 feet to a point of intersection with a non-tangent curve; THENCE southerly, along said easterly right of way line, on a curve to the left having a radius of 403.48 feet (said curve subtended by a chord which bears South 13°54'43" West, a distance of 75.01 feet) an arc distance of 75.12 feet to a point of tangency; THENCE South 08°34'43" West, along said easterly right of way line, a distance of 8.34 feet; THENCE North 81°25'17" West a distance of 50.00 feet to the southeast corner of Lot 1, Block 14, Wildewood Hills Addition, Section 3, as recorded in Book 36 of Plats, page 96; THENCE South 88°48'03" West, along the south line of Lots 1 through 7, inclusive, Block 14, of said Addition, a distance of 553.06 feet; THENCE North 85°58'19" West, along the south line of Lots 8, 9 and 10 of said Block 14, a distance of 222.97 feet to the southwest corner of Lot 10 of said Block 14, said point also being on the east line of Lot 12 of said Block 14; THENCE South 00°01'57" East, along the east line of Lots 12 and 13 of said Block 14, a distance of 145.00 feet to the southeast corner of Lot 13 of said Block 14; THENCE South 01°11'57" East a distance of 50.00 feet to a point on the south right of way line for Northeast 58th Street; THENCE South 88°48'03" West, along said south right way line, a distance of 116.36 feet to the beginning of a tangent curve; THENCE westerly, along said south right of way line, on a curve to the right having a radius of 73.99 feet (said curve subtended by a chord which bears North 81°55'34" West a distance of 23.85 feet) an arc distance of 23.95 feet to a point of intersection with a non-tangent line, said point being the northeast corner Lot 10, Block 13, Wildewood Hills Addition, Section 3; THENCE South 31°55'09" West, along the southeasterly line of said Lot 10, a distance of 154.81 feet; THENCE South 89°28'25" West, along the south line of said Lot 10, a distance of 94.48 feet to the southwest corner of said Lot 10, said point being on the east line of

Block 6, Wildewood Hills Addition, Blocks 1 through 8 as recorded in Book 33 of Plats, page 28; THENCE South 00°01'57" East, along the east line of Block 6 and Block 5 of said Addition, a distance of 384.30 feet; THENCE South 59°54'59" East, along the northeasterly line of said Block 5, a distance of 201.14 feet to the northeast corner of Lot 5, Block 5, Wildewood Hills Addition, Blocks 1 through 8, said point also being the northwest corner of Lot 3, Block 2, Wildewood Professional Plaza; THENCE South 79°48'04" East, along the north line of said Lot 3, a distance of 76.95 feet to a point of intersection with a non-tangent curve, said point being the northeast corner of said Lot 3; THENCE northerly, northeasterly and easterly, on a curve to the right having a radius of 75.00 feet (said curve being subtended by a chord which bears North 49°30'00" East a distance of 95.01 feet) an arc distance of 102.89 feet to a point of tangency; THENCE North 88°48'03" East a distance of 95.00 feet to the beginning of a tangent curve; THENCE easterly on a curve to the right having a radius of 435.20 feet (said curve subtended by a chord which bears South 87°00'59" East a distance of 63.49 feet) an arc distance of 63.54 feet to a point of tangency; THENCE South 82°50'00" East, a distance of 98.64 feet to the beginning of a tangent curve; THENCE easterly, southeasterly, and southerly on a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears South 50°49'59" East a distance of 79.49 feet) an arc distance of 83.78 feet to a point of intersection with a non-tangent line, said point being the northwest corner of Lot 10, Block 2, of said Wildewood Hills Professional Plaza (the preceding five courses being along the southerly line of Lots 4 through 9, inclusive, Block 2, of said Addition); THENCE North 71°10'01" East along the north line of said Lot 10, Block 2, a distance of 140.11 feet to the northeast corner of said Lot 10; THENCE South 01°11'57" East, along the east line of Lots 10 and 11, of said Block 2, a distance of 211.49 feet to the POINT OF BEGINNING; The aforescribed tract includes all of Lot 4 through 9, inclusive, in Block 2 of Wildewood Professional Plaza, now vacated, and all of Lots 1 through 11, inclusive, in Block 15, and Lots 14 through 23, inclusive, in Block 14, of Wildewood Hills Addition, Section 3, now vacated. **LESS AND EXCEPT** the following described tracts of land conveyed to the State of Oklahoma, by Quit Claim Deeds recorded in Book 11833, page 1292 and in Book 11833, page 1296; A strip, piece or parcel of land lying in part of the northwest quarter of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point on the present north right of way line of U.S. Highway No. I-44, a distance of 203.58 feet north of and 878.94 feet west of the southeast corner of said northwest quarter; THENCE South 88°03'37" East a distance of 196.34 feet; THENCE North 79°06'22" East a distance of 392.46 feet; THENCE North 81°29'31" West a distance of 518.53 feet; THENCE North 89°17'40" West a distance of 69.75 feet; THENCE South 00°22'43" East a distance of 145.10 feet to the POINT OF BEGINNING. **AND** A strip, piece or parcel of land lying in Lot 4, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point on the west line of said Lot 4, a distance of 41.89 feet South 01°15'53" West of the northwest corner of said Lot 4; THENCE South 01°15'53" West along said west line a distance of 103.44 feet to the southwest corner of said Lot 4; THENCE South 79°10'41" East along the south line of said Lot 4 a distance of 78.09 feet; THENCE northeasterly on a curve to the right having a chord bearing of North 36°50'13" East and having a radius of 75.00 feet an arc distance of 68.11 feet to a point on the east line of said Lot 4; THENCE North 27°08'54" West along said east line a distance of 74.11 feet; THENCE South 89°37'18" West a distance of 80.05 feet to the POINT OF BEGINNING. **AND Tract 3:** A strip, piece or parcel of land lying in Lot 3, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39 of Plats, page 68. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point where the

permanent north right of way line of the frontage road for I-44 intersects the east line of said Lot 3, a distance of 55.95 feet North 00°22'42" West of the southeast corner of said Lot 3; THENCE North 00°22'42" West along said east line a distance of 9.55 feet; THENCE northeasterly along said east line on a curve to the right having a chord bearing of North 05°13'19" East and having a radius of 75.00 feet an arc distance of 14.66 feet to the northeast corner of said Lot 3; THENCE North 79°10'41" West along the north line of said Lot 3 a distance of 78.09 feet to the northwest corner of said Lot 3; THENCE South 45°24'56" West along the west line of said Lot 3 a distance of 53.27 feet to a point on said permanent north right of way line; THENCE South 89°17'40" East along said permanent north right of way line a distance of 113.38 feet to the POINT OF BEGINNING. **AND Tract 4:** A strip, piece or parcel of land lying in Lots 1 through 3, inclusive, Block 1, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39, page 68. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point where the permanent north right of way line of the frontage road for I-44 intersects the west line of said Lot 1, a distance of 78.77 feet North 00°22'42" West of the southwest corner of said Lot 1; THENCE South 89°17'40" East a distance of 294.97 feet to a point on the east line of said Block 1; THENCE northwesterly along said east line of Block 1 on a curve to the left having a chord bearing of North 43°37'02" West and having a radius of 25.00 feet an arc distance of 33.51 feet; THENCE North 82°00'45" West along the north line of Block 1 distance of 98.66 feet; THENCE northwesterly along said north line of Block 1 on a curve to the left having a chord bearing of North 86°11'44" West and having a radius of 385.20 feet an arc distance of 56.24 feet; THENCE South 89°37'17" West along said north line of Block 1 a distance of 94.99 feet; THENCE southwesterly along said north line of Block 1 on a curve to the left having a chord bearing of South 44°37'20" West and having a radius of 25.00 feet an arc distance of 39.27 feet to a point on the west line of Block 1; THENCE South 00°22'42" East along said west line of Block 1 a distance of 10.50 feet to the POINT OF BEGINNING. **AND Tract 5:** A strip, piece or parcel of land lying in Lot 10, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39, page 68. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point where the permanent north right of way line of the frontage road for I-44 intersects the east line of said Lot 10, a distance of 52.99 feet North 00°22'43" West of the southeast corner of said Lot 10; THENCE North 89°17'40" West along and permanent north right of way line a distance of 130.03 feet to a point on the west line of said Lot 10; THENCE northwesterly along said west line on a curve to the left having a chord bearing of North 09°37'48" West and having a radius of 75.00 feet an arc distance of 21.89 feet to the northwest corner of said Lot 10; THENCE North 72°00'25" East along the north line of said Lot 10 a distance of 140.09 feet to the northeast corner of said Lot 10; THENCE South 00°22'43" East along said east line a distance of 66.83 feet to POINT OF BEGINNING. **LESS AND EXCEPT:** A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest (NW) Corner of said NE/4; THENCE South 00°03'16" West (South 00°12'30" West record 2), along and with the West line of said NE/4, a distance of 1,486.40 feet to the POINT OF BEGINNING; THENCE North 89°55'18" East, departing said West line, a distance of 660.00 feet to a point on the East line of a tract of land recorded in Book 15437, Page 1239 (Corridor Tract); THENCE South 00°03'16" West (South 00°07'18" West record 1), along and with the East line of said Corridor Tract and, a distance of 160.00 feet to the Northeast (NE) Corner of a tract of land recorded in Book 15100, Page 1074 (Fudge Tract); THENCE South 89°55'18" West (South 89°57'52" West record 1) (North 89°55'28" West record 2), along and with the North line of said Fudge Tract, a distance of

660.00 feet (659.60 feet record 1) to the Northwest (NW) Corner of said Fudge Tract, said corner lying on the West line of said NE/4; THENCE North 00°03'16" East (North 00°12'30" East record 2), along and with the West line of said NE/4, a distance of 160.00 feet to the POINT OF BEGINNING.



**PUD-2016  
The Corridor Project**

Exhibit B  
Tract Map



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1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 232-8100 FAX (405) 232-8101

ENGINEERS SURVEYORS PLANNERS  
8/13/24



**PUD-2016**  
**The Corridor Project**

Exhibit C  
Conceptual Site Plan



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ENGINEERS SURVEYORS PLANNERS  
3/26/24  
Conceptual site plan showing feasible option  
permitted under proposed rezoning