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198

PLANNED UNIT DEVELOPMENT

OF

CHERRY HILLS PARK

Amended March 6, 1985

APPROVED

MAR 12 1985

BY THE CITY COUNCIL

Thomas P. Walsh CITY CLERK

OWNER:

CHERRY HILLS INVESTMENT COMPANY
5801 N. ROBINSON, SUITE 200
OKLAHOMA CITY, OKLAHOMA 73118



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MASTER DEVELOPMENT PLAN

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OWNER

The Owner of the proposed Planned Unit Development is Cherry Hills Investment Company, the President of which is Joe R. Love.

LOCATION AND RELATIONSHIP TO ADJOINING LAND USES

The development as proposed is for a 127 acre tract having the following legal description:

The Northeast Quarter (NE/4) of Section Seventeen (17), Township Thirteen (13) North, Range Four (4) West, of the Indian Meridian, Oklahoma County, Oklahoma, less and except the following four (4) tracts:

TRACT 1

A TRACT OF LAND IN THE NE1/4 OF SECTION 17, T-13-N, R-4-W OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE1/4 OF SAID SECTION 17:
THENCE N. 0 DEGREES 19'49" W., ALONG THE EAST LINE OF SAID NE1/4 A DISTANCE OF 1619.73' TO THE POINT OF BEGINNING;

THENCE CONTINUING N. 0 DEGREES 19'49" W. A DISTANCE OF 1020.00' TO THE NE CORNER OF SAID NE1/4;

THENCE N. 89 DEGREES 51'09" W. ALONG THE NORTH LINE OF SAID NE1/4 A DISTANCE OF 2641.85' TO THE NW CORNER OF SAID NE1/4;

THENCE S. 0 DEGREES 26'37" E. ALONG THE WEST LINE OF SAID NE1/4 A DISTANCE OF 966.87';

THENCE N. 89 DEGREES 59'34" E. A DISTANCE OF 611.86' TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00', A CENTRAL ANGLE OF 33 DEGREES 33'26", A CHORD BEARING OF N. 73 DEGREES 12'51" E. AND A CHORD DISTANCE OF 103.92';

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 105.42';

THENCE N. 89 DEGREES 59'34" E. A DISTANCE OF 121.28';

THENCE N. 0 DEGREES 00'26" W. A DISTANCE OF 180.00';

THENCE N. 89 DEGREES 59'34" E. A DISTANCE OF 703.72';

THENCE S. 0 DEGREES 00'26" E. A DISTANCE OF 180.00' TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 748.47'; A CENTRAL ANGLE OF 20 DEGREES 00'00", A CHORD BEARING OF S. 80 DEGREES 00'26" E. AND A CHORD DISTANCE OF 259.94';

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 261.26' TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 748.47', A CENTRAL ANGLE OF 20 DEGREES 00'00". A CHORD BEARING OF S. 80 DEGREES 00'26" E., AND A CHORD DISTANCE OF 259.94';

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 261.26';

THENCE N. 89 DEGREES 59'34" E. A DISTANCE OF 588.87' TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 55.87 ACRES MORE OR LESS. SAID TRACT SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 2

A TRACT OF LAND IN THE NE1/4 OF SECTION 17, T-13-N, R-4-2, OF THE I. M., OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY

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DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE1/4 OF SAID SECTION 17. THENCE N. 0 DEGREES 19'49" W. ALONG THE EAST LINE OF SAID NE1/4. A DISTANCE OF 990.00' TO THE POINT OF BEGINNING. THENCE CONTINUING N. 0 DEGREES 19'49" W. A DISTANCE OF 629.73'; THENCE S. 89 DEGREES 59'34" W. A DISTANCE OF 589.87' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 748.47' AND A CENTRAL ANGLE OF 20 DEGREES 00'00" THENCE ALONG SAID CURVE A DISTANCE OF 261.26' TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 748.47' AND A CENTRAL ANGLE OF 20 DEGREES 00'00" THENCE ALONG SAID CURVE A DISTANCE OF 261.26'; THENCE S. 0 DEGREES 00'26" E. A DISTANCE OF 700.00' TO A POINT ON THE NORTH LINE OF CHERRY HILLS, A SUBDIVISION OF THE CITY OF OKLAHOMA CITY; THENCE S. 89 DEGREES 59'34" W. ALONG SAID NORTH LINE A DISTANCE OF 1107.42' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 16.52 ACRES MORE OR LESS. SAID TRACT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 3

A TRACT OF LAND IN THE NE1/4 OF SECTION 17, T-13-N, R-4-W. OF THE I. M. OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE NE1/4 OF SAID SECTION 17. THENCE N. 0 DEGREES 19'49" W. ALONG THE EAST LINE OF SAID NE1/4. A DISTANCE OF 990.00'; THENCE S. 89 DEGREES 59'34" W. ALONG THE NORTH LINE OF CHERRY HILLS, A SUBDIVISION TO THE CITY OF OKLAHOMA CITY. A DISTANCE OF 540.00' TO THE POINT OF BEGINNING.

THENCE S. 89 DEGREES 59'34" W. A DISTANCE OF 1005.00' TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00' A CENTRAL ANGLE OF 90 DEGREES 00'00" A CHORD BEARING OF N. 44 DEGREES 59'34" E. A CHORD DISTANCE OF 254.56'; THENCE ALONG SAID CURVE A DISTANCE OF 282.74';

THENCE N. 89 DEGREES 59'34" E. A DISTANCE OF 121.28';

THENCE N. 00 DEGREES 00'26" W. A DISTANCE OF 180.00';

THENCE N. 89 DEGREES 59'34" E. A DISTANCE OF 703.72';

THENCE S. 0 DEGREES 00'26" E. A DISTANCE OF 360.00' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 6.90 ACRES MORE OR LESS. SAID TRACT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

TRACT 4

A TRACT OF LAND IN THE NE1/4 OF SECTION 17, T-13-N, R-4-W. OF THE I. M. OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NE1/4 OF SAID SECTION 17. THENCE S. 89 DEGREES 59'34" W. ALONG THE SOUTH LINE OF SAID NE1/4. A DISTANCE OF 1443.00' TO THE POINT OF BEGINNING. THENCE CONTINUING S. 89 DEGREES 59'34" W. A DISTANCE OF 1193.56' TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N. 89 DEGREES 59'34" E. A DISTANCE OF 611.86' TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00' A CENTRAL ANGLE OF 56 DEGREES 26'34" A CHORD BEARING OF S. 28 DEGREES 12'51" W. A CHORD DISTANCE OF 170.24' THENCE ALONG SAID CURVE A DISTANCE OF 177.32'

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THENCE N. 89 DEGREES 59'34" E. A DISTANCE OF 1005.00' THENCE S. 0 DEGREES 00'26" E. A DISTANCE OF 540.00' TO A POINT ON THE NORTH LINE OF CHERRY HILLS, A SUBDIVISION TO THE CITY OF OKLAHOMA CITY; THENCE S. 89 DEGREES 59'34" W. ALONG THE NORTH LINE OF SAID CHERRY HILLS, A DISTANCE OF 330.00'; THENCE S. 0 DEGREES 00'26" E. ALONG THE WEST LINE OF SAID CHERRY HILLS A DISTANCE OF 989.98' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 48.13 ACRES MORE OR LESS. SAID TRACT SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

The subject property is bordered on the North by Memorial Road and on the East by Rockwell Avenue. East of Rockwell is PUD 47 which is primarily vacant except for some mini-warehouses. To the South is PUD 56, an "R-2" development and "R-1" property on which the Francis Tuttle Vo-Tech Center is located. To the West is "R-1", vacant property and to the North is "R-1" vacant property.

The far Northwest 7A Area Plan designates this site as part of the intensive Memorial Road corridor.

EXISTING ZONING

The subject property is currently zoned "R-1". The property to the West is zoned "PUD" (47). Property to the South is zoned "R-1" and "PUD" (56). Property to the West is zoned "R-1" and to the North is "R-1" also.

PHYSICAL CHARACTERISTICS OF THE SITE

The site shows little variation in topography. Tree coverage is sparse on gently rolling terrain. The maximum lot or street grade will conform to city standards.

UTILITIES

Water is available at the SE 1/4 corner of Section 17 and will be extended by the developer to meet city standards.

Sewer is available just to the South of the E 1/4 corner of Section 17 and will be extended by the developer to meet City standards.

Natural gas, Electricity and Phone lines are available for extension into the site and proper coordination with various utilities will be made in conjunction with the development of the overall site.

STREETS (Existing and Proposed)

Access to the site is from Memorial Road and from Rockwell Avenue. The developer will donate the necessary right of way for the eventual improvement of Rockwell and of Memorial Road.

The plan calls for the linkage and extension of N. W. 129th (from Cherry Hills PUD) as a major collector. This collector turns

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north and becomes Cherry Hills Parkway, giving eventual collector access to Memorial Road. Northwest 134th is proposed also as a collector to provide access to Rockwell Avenue. These collectors will be built to city standards and for collector streets. All other streets will be local streets and built to city standards.

THE PLANNED UNIT DEVELOPMENT CONCEPT

The Planned Unit Development proposes a combination of commercial and residential uses with approximately 3.2 acres of open space or greenbelt as buffers between the uses.

Tract 1 is proposed to be a commercial site in keeping with the anticipated intensive development of the Memorial Corridor. The buildings will be situated so that they focus onto Memorial Drive or to Cherry Hills Parkway. Cherry Hills Parkway is to be an ornately landscaped drive which becomes an extension of the greenbelt which separates Tract 1 from the other tracts. Tract 2 will be a high density residential development which orients itself to Rockwell Avenue. Tract 3 will be a moderate density residential development and serves as an additional buffer between Tract 1 and Tract 4, which will be a low density residential development.

DEVELOPMENT REGULATIONS

All tracts of this Planned Unit Development will be platted. The proposed collector streets will generally conform to the layout on the Master Development Plan. The district use and development regulations under the Oklahoma City Planning and Zoning Code effective at the time of the approval of this Planned Unit Development shall apply for the development of the property. In cases of conflict between the provisions of City Codes and Regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supercede.

Tract 1

Tract 1 shall be developed in general conformance with the "C-3" Community Commercial Use and Development Regulations under the Oklahoma City Planning and Zoning Code. In addition:

1. There will be a 25 foot buffer (open space) along the western boundary which shall contain no buildings, drives or parking areas. This open space will be landscaped.
2. Access will be permitted from Memorial Drive, Cherry Hills Parkway and from Rockwell Avenue. There will be a "Limits of No Access" within 150 feet of the intersection of Memorial Road and Rockwell and a minimum separation of 300 feet along Memorial Road and

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200 feet along Rockwell.

3. There will be a "Limits of No Access" within 150 feet of Cherry Hills Parkway on Memorial Drive and on Rockwell from N. W. 134th Street to the North.
4. There will be a minimum separation of 200 feet between access points in Tract 1 along Cherry Hills Parkway.
5. The greenbelt along the south boundary of Tract 1 will be an average depth of 25 feet, although this may vary for variety and design flexibility. This greenbelt will contain no buildings, drives or parking areas and will be landscaped. Sight-proof screening in accordance with Section 6600 of the Planning & Zoning Code will be provided.
6. Approximately 10 percent of the parking areas in Tract 1 will be devoted to landscaping.
7. All buildings will be oriented to Memorial Drive or to Cherry Hills Parkway.
8. The Right-of-Way line noted in Tract 1 on the Master Development Plan map has no effect on this Planned Unit Development, on the zoning or on the placement of buildings on the subject site. It is merely placed on the map to show what possible ROW may be requested by the Oklahoma Department of Transportation at a later date.

Tract 2

Tract 2 will be developed in conformance with the "R-4" General Residential District Use and Development Regulations with a maximum density of 43 dwelling units per acre. Additionally:

1. Access will be permitted from NW 134th Street as well as Rockwell Avenue; however, there shall be a "Limits of No Access" for the northernmost 150' of Tract 2 along Rockwell.
2. There will be a minimum separation of 200 feet between access points.
3. A 10 foot open space buffer will be provided on the western boundary and sight proof screening in accordance with Section 6600 of the Planning and Zoning Code will be provided.

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Tract 3

Tract 3 will be developed in general conformance with the "R-3" Medium Density Use and Development Regulations with a maximum density of 24.89 dwelling units per acre.

1. Access will be to NW 134th. Street.
2. A 10 foot open space buffer will be provided on the southern boundary and sight proof screening in accordance with Section 6600 of the Planning and Zoning Code will be provided.

Tract 4

Tract 4 will be developed in conformance with the "R-1" Single Family Residential Use and Development Regulations with a maximum density of 7.26 dwelling units per acre.. Cherry Hills Parkway/NW 129th Street will be the collector serving the area. All other streets will be local streets built to city standards. A local street stub will be provided to the quarter section west of this PUD.

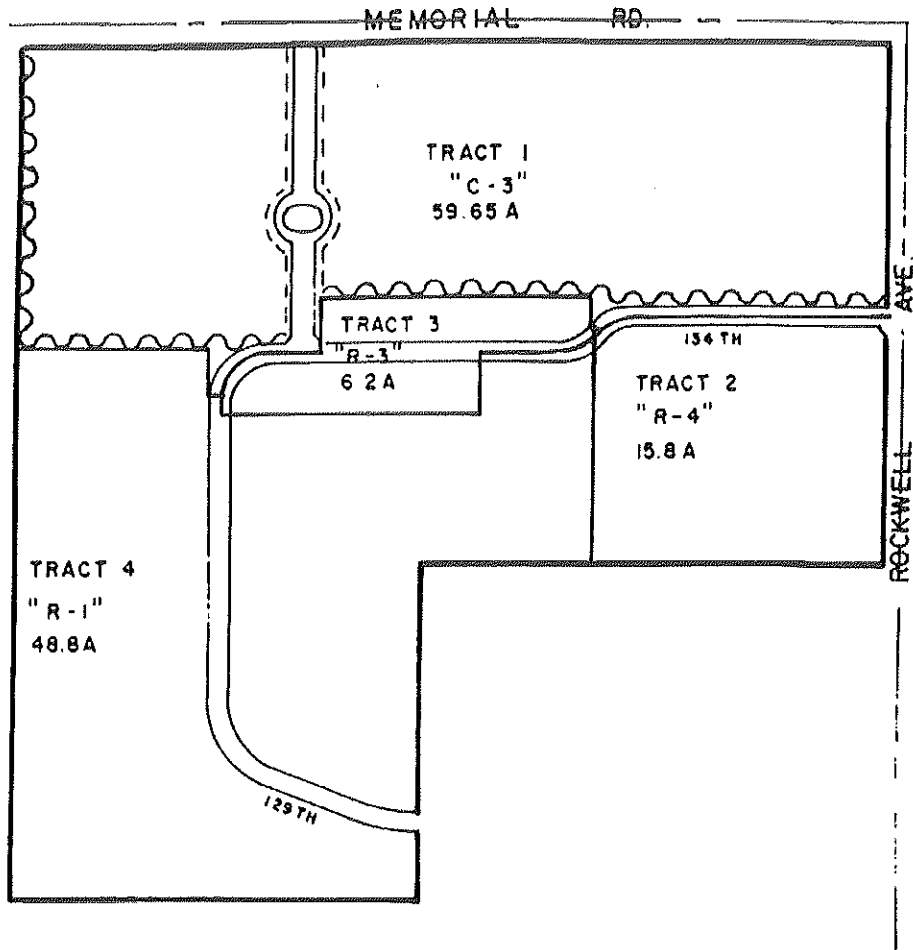
SEQUENCE OF DEVELOPMENT

Each tract may develop separately and independently of the others.

EXHIBITS

The Master Development Plan map is attached as Exhibit 1 and is hereby made a part of this Planned Unit Development.

PUD-198



GENERAL NOTES

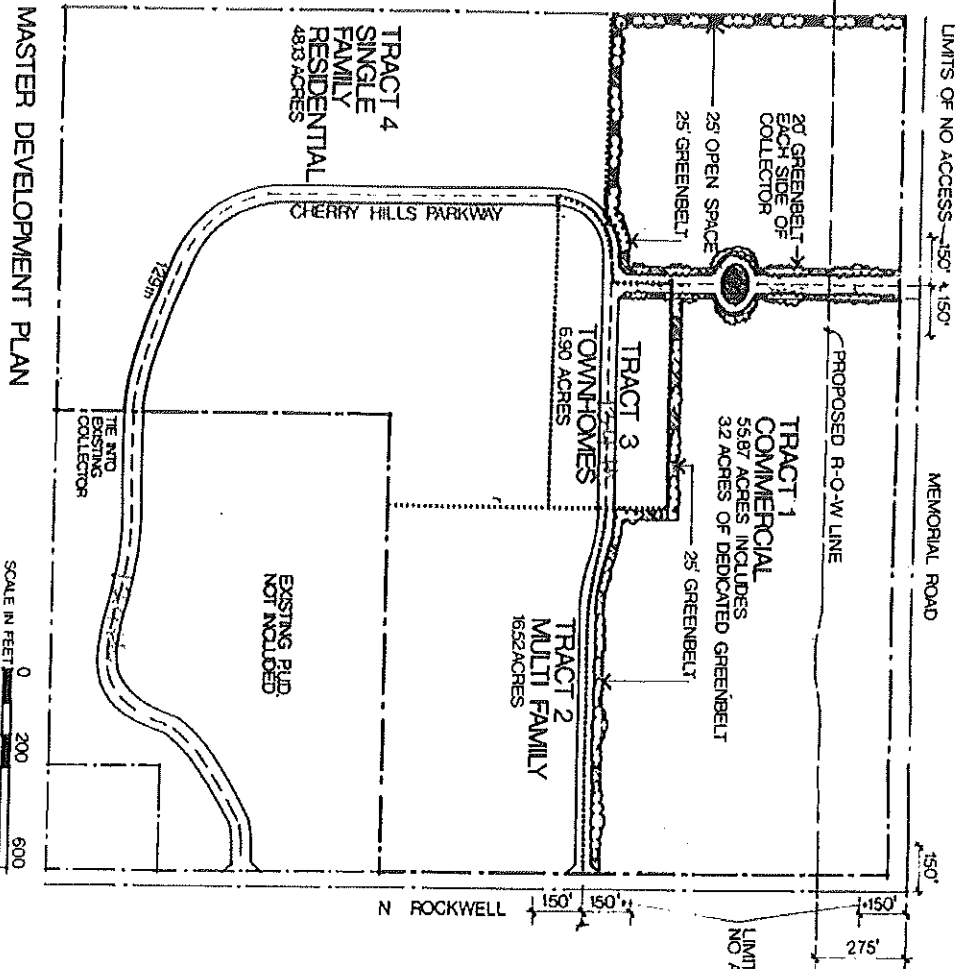
1. All Tracts will be platted
2. 3.2 acres of greenbelt in Tract 1 and 10% Landscaping of parking lots
3. Access limits along arterials and collectors

~ 25' landscaped buffer

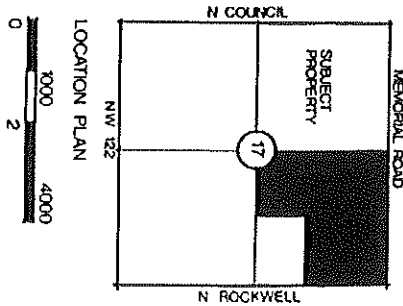
---- 20' greenbelt



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The proposed Memorial Road Right-of-Way Line has no effect on the Planned Unit Development, the zoning, or on the placement of buildings on the subject site. It is merely placed on the map to show what possible Right-of-Way may be requested by ODOT at a later date.



CHERRY HILLS PARK

A PLANNED UNIT DEVELOPMENT
MASTER DEVELOPMENT PLAN

7-23-F

MEMORIAL RD & N ROCKWELL
OKLAHOMA CITY,
KAY YOUNG MORGAN