



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>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Quail North

Name of Development or Applicant

14700 Mezzaluna Avenue

Address / Location of Property (Provide County name & parcel no. if unknown)

two, three and four family residential development

Summary Purpose Statement / Proposed Development

Staff Use Only:	1961
Case No.: PUD	15JUN'23
File Date:	8
Ward No.:	QUAIL SPRINGS MALL SEC
Nbhd. Assoc.:	
School District:	EDMON
Extg Zoning:	PUD-1577
Overlay:	

11.51 acres

ReZoning Area (Acres or Square Feet)

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.
- ☐ 9.) 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):

Bentwood Investments, LLC

Name

3117 N. Sooner Road, Suite 150

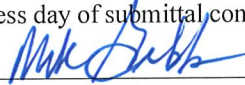
Mailing Address

Edmond, OK 73034

City, State, Zip Code

Phone

Email


Signature of Applicant

Grubbs Consulting, LLC

Applicant's Name (please print)

1800 S. Sara Road

Applicant's Mailing Address

Yukon, OK 73099

City, State, Zip Code

405-265-0641

Phone

mark.grubbs@gc-okc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.



WARRANTY DEED

Mail Tax Statement to:
Grantee

Return to:
Trustmark Title C32-186
6307 Waterford Blvd., Suite 120
Oklahoma City, OK 73118
First American Title Ins. Co.

KNOW ALL MEN BY THESE PRESENTS:

That, **Quail Springs Land Development, LLC, an Oklahoma limited liability company** ("Grantors"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell and convey unto **Bentwood Investments, LLC, an Oklahoma limited liability company** (Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

'SEE ATTACHED EXHIBIT A'

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same, SUBJECT TO any prior recorded conveyance of any interest in and to oil, gas and minerals therein and thereunder, and SUBJECT TO recorded easements, rights of way, restrictive covenants, restrictions, zoning ordinances.

TO HAVE AND TO HOLD said described premises unto the Grantee, and Grantee's heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Quail Springs Land Development, LLC, an Oklahoma limited liability company

BY: 

John R. Bates
Manager

EXHIBIT A
LEGAL DESCRIPTION
QUAIL NORTH

(TRACT F DESCRIPTION FROM QUAIL REMAINING LAND EXHIBIT)

A tract of land lying in the North Half of Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of the Northwest Quarter of said Section 7;

THENCE South $89^{\circ}41'02''$ East, along the north line of said Section 7, a distance of 2,229.94 feet;

THENCE South $00^{\circ}00'00''$ West a distance of 50.00 feet to a point on the south right of way line of N.W. 150th Street as established by the plat of TUSCANA SECTION 1, recorded in Book 68 of Plats, Page 62;

THENCE along the easterly right of way line of Serenita Avenue, the following Eight (8) courses:

- 1) South $45^{\circ}18'58''$ West a distance of 42.43 feet;
- 2) South $00^{\circ}18'58''$ West a distance of 183.29 feet;
- 3) South $14^{\circ}25'07''$ West a distance of 84.18 feet to a point of curvature;
- 4) Southerly along a curve to the right having a radius of 611.44 feet (said curve subtended by a chord which bears South $20^{\circ}43'33''$ West a distance of 218.45 feet) for an arc distance of 219.63 feet;
- 5) South $31^{\circ}00'59''$ West, passing at a distance of 75.98 feet the northwest corner of Block 1, QUAIL LAKES OFFICE PARK PHASE 1, recorded in Book 74 of Plats, Page 71 and continuing for a total distance of 94.96 feet to a point of curvature;
- 6) Southerly along a curve to the left having a radius of 466.00 feet (said curve subtended by a chord which bears South $04^{\circ}17'28''$ East a distance of 538.66 feet) for an arc distance of 574.33 feet;
- 7) South $86^{\circ}09'28''$ East a distance of 35.34 feet;
- 8) South $40^{\circ}12'22''$ East a distance of 68.00 feet to the southwest corner of said Block 1, also being a point on the easterly right of way line of Mezzaluna Avenue as established by said plat of TUSCANA SECTION 1 and the POINT OF BEGINNING;

THENCE South $89^{\circ}41'02''$ East, along the south line of said Block 1, QUAIL LAKES OFFICE PARK PHASE 1 and said south line extended, a distance of 799.26 feet to the westerly right of way line of Gambels Trail Drive as established by the plat of QUAIL SPRINGS VILLAGE STREET DEDICATION recorded in Book 77 of Plats, Page 10 and being a point on a curve;

THENCE along the westerly right of way line of said Gambels Trail Drive, the following Three (3) courses:

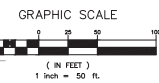
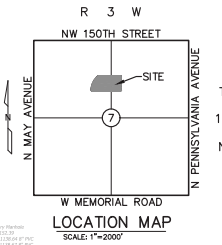
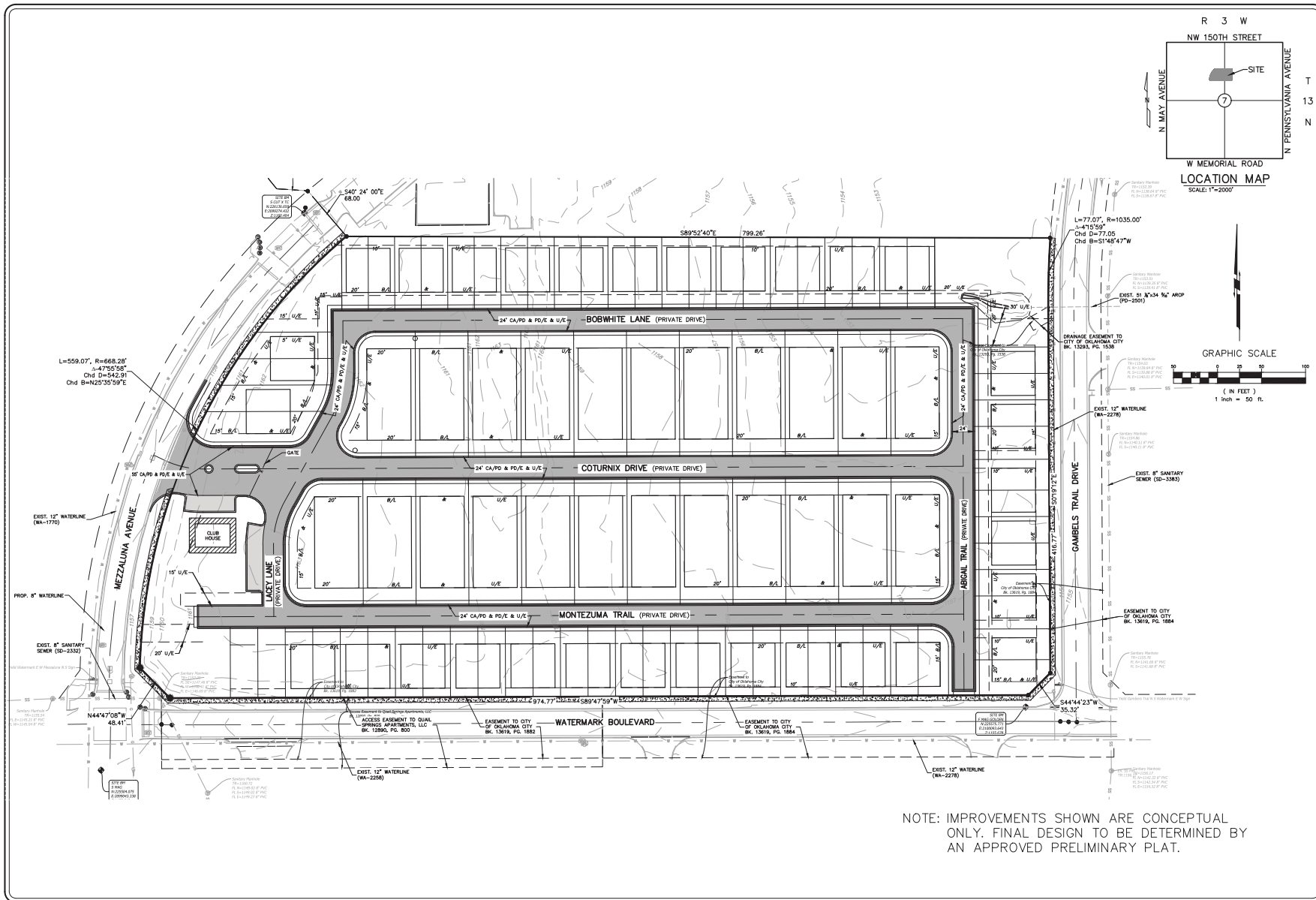
- 1) Southerly along a non-tangent curve to the left having a radius of 1,035.00 feet (said curve subtended by a chord which bears South $02^{\circ}00'25''$ West a distance of 77.05 feet) for an arc distance of 77.06 feet;
- 2) South $00^{\circ}07'34''$ East a distance of 416.77 feet;
- 3) South $44^{\circ}56'01''$ West a distance of 35.32 feet to a point on the north right of way line of Watermark Boulevard as established by said plat of QUAIL SPRINGS VILLAGE STREET DEDICATION;

THENCE South $89^{\circ}59'37''$ West, along said north right of way line, a distance of 974.77 feet to a point on the easterly right of way line of said Mezzaluna Avenue;

THENCE along the easterly right of way line of said Mezzaluna Avenue, the following Two (2) courses:

- 1) North $44^{\circ}35'30''$ West a distance of 48.81 feet to a point on a curve;
- 2) Northeasterly along a non-tangent curve to the right having a radius of 668.28 feet (said curve subtended by a chord which bears North $25^{\circ}50'02''$ East a distance of 542.78 feet) for an arc distance of 558.93 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 501,411 square feet or 11.5108 acres, more or less.



NOTE: IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED BY AN APPROVED PRELIMINARY PLAT.

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. May Road
Oklahoma City, Oklahoma 73104
Phone: (405) 265-0041
Fax: (405) 265-0042
www.rubbsconsulting.com



QUAIL NORTH
MEZZALUNA AVE & WATERMARK BLVD
OKLAHOMA CITY, OKLAHOMA COUNTY, OK
MASTER DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

SHEET NUMBER
MDP



June 14, 2023

To: Subdivision & Zoning
9th Floor, 420 W. Main
OKC
(405) 297-2623

From: Terri Massey
tmassey@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail, subdivisionandzoning@okc.gov

Re: PUD Application for property located at 14700 Mezzaluna Avenue, aka Quail North

Attachments:

- 1 Rezoning application
- 1 Legal Description of Property to be Rezoned (Exhibit A)
- 1 Letter of Authorization
- 1 Deed to Property
- 1 Ownership List with certification
- 1 PUD Design Statement with Exhibits

Comments: Please accept the attached PUD rezoning application and supporting documents for placement on the July 27, 2023, Planning Commission docket. The filing fee of \$2700 will be remitted once the invoice with case number is provided. The legal description and PUD document in Word Format have been e-mailed to Curtis Liggins, along with the ownership list in Excel Format. The revised preliminary plat of Quail North is associated with this application.

Thanks,

*Bentwood Investments, LLC
3117 N. Sooner Road, Suite 150
Edmond, OK 73034*

June 8, 2023

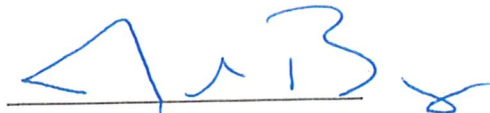
City of Oklahoma City
Planning Department
Subdivision & Zoning Division
420 W. Main Street, 9th Floor
Oklahoma City, OK 73102

**RE: Letter of Authorization for rezoning and platting property located at 14700
Mezzaluna Avenue in Oklahoma City**

To Whom it May Concern:

As owner of the above described property, I hereby authorize Grubbs Consulting, LLC and/or Williams, Box, Forshee and Bullard, to act as agents on our behalf in the preparation, filing and representation of the above referenced applications to the City of Oklahoma City.

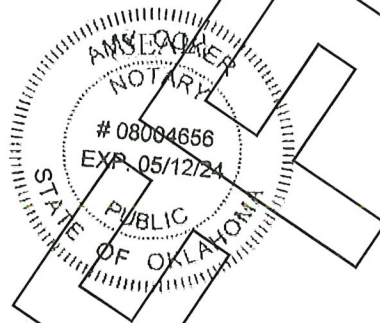
Respectfully,



ACKNOWLEDGMENT - OKLAHOMA

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged and sworn before me this 26th day of January 2023,
by **John R. Bates, the Manager of Quail Springs Land Development, LLC**, an Oklahoma
limited liability company, on behalf of the limited liability company.



Amy Coker
Notary Public

Doc Stamps \$2335.91

Mail Tax Statements to:

Bentwood Investments LLC
3117 N Sooner Rd, Ste 450
Edmond, OK 73034

EXHIBIT A
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3. South 14°25'07" West a distance of 84.18 feet to a point of curvature;
4. Southerly along a curve to the right having a radius of 611.44 feet (said curve subtended by a chord which bears South 20°43'33" West a distance of 218.45 feet) for an arc distance of 219.63 feet;
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2. South 00°07'34" East a distance of 416.77 feet;
3. South 44°56'01" West a distance of 35.32 feet to a point on the north right of way line of Watermark Boulevard as established by said plat of QUAIL SPRINGS VILLAGE STREET DEDICATION;

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OWNERSHIP LIST CERTIFICATION

I certify that the ownership list submitted as a part of this application contains the names, addresses and legal descriptions of all owners of record of property within **300** feet of the subject property.

Executed at Oklahoma City, Oklahoma, on the 15th day of June, 2023.

Jason Massey

Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA, County of CANADIAN, on the 15th day of JUNE, 2023.

My Commission Expires:

12/1/25

[Signature]
Notary Public
Commission # 09009831



NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL
Quail Spring North Office Park, LLC	6801 Broadway Ext, Unit 204	OKC	OK	73116	Quail Lakes Office Park Ph 1	001	000	QUAIL LAKES OFFICE PARK PH 1 BLK 001 PT OF LOT 003 BEG 113.50FT SE OF NE/C LOT 3 TH SE87.84FT NW9.41FT SW136.22FT NW39.72FT NW35.34FT NW74.86FT ON A RIGHT CURVE NE198.78 TO BEG
Oklahoma Lifeskill Properties, LLC	2952 Via Esperanza	Edmond	OK	73013	Quail Lakes Office Park Ph 1	001	003	
BJA Investments , LLC	14801 Serenita Ave	OKLAHOMA CITY	OK	73134	Quail Lakes Office Park Ph 1	001	000	PT OF LOT 5 BEG 211.81FT W & 14.96FT NW OF SE/C LT 5 TH NW98.92FT NELY133.52FT SE25.66FT ELY29.64FT S66.84FT SWLY127.28FT TO BEG CONT .3122ACRS MORE OR LESS

Baker Investment Group	6801 Broadway Ext, Unit 204	OKLAHOMA CITY	OK	73116	Quail Lakes Office Park Ph 1	1	4	
QSN Office Park, LLC	2800 NW 36th St, Suit 200	OKLAHOMA CITY	OK	73112				UNPLTD PT NW4 & NE4 SEC 7 13N 3W BEG 2230.22FT E & 50FT S & 42.43FT SW & 183.29FT S & 84.18FT SW & 219.63FT SWLY ON A CURVE & 75.98FT SW FROM NW/C NW4 TH E684.50FT S607.11FT W571.46FT NW68FT WLY35.34FT NLY & NWLY ALONG A CURVE 574.34FT NE18.98FT TO BEG EX 5.58ACRS PLTD INTO QUAIL LAKES OFFICE PARK PH 1 CONT 4.42ACRS MORE OR LESS EX 1.35ACES PLTD INTO QUAIL LAKES OFFICE PARK PH 2 AND PT

								NE4 SEC 7 13N 3W BEG 2230.22FT E & 50FT S & 42.43FT SW & 183.29FT S & 84.18FT SW & 219.63FT SWLY ON A CURVE & 75.98FT SW & 684.50FT E OF NW/C SEC 7 TH E340.06FT S1.09FT SWLY ON A CURVE 335.98FT SWLY ALONG A CURVE 283.08FT W227.55FT N607.11FT TO BEG CONT 4.03ACRS MORE OR LESS X 1.35ACES PLTD INTO QUAIL LAKES OFFICE PARK PH 2
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Quail Village Investments , LLC	305 W. Memorial Rd, Unit A2	OKLAHOMA CITY	OK	73114				PT NE4 & SE4 SEC 7 13N 3W BEG 1419.43FT W & 50FT S OF NE/C NE4 TH S1334.23FT E170.92FT N60FT E170.91FT S60FT E155.75FT S699.41FT W78.01FT NW35.36FT W40FT SW35.41FT W114.49FT S50FT SE35.36FT S110FT W104.69FT SW96.97FT S236.49FT E38.84FT S132FT E186FT S347.61FT W1068.24FT N1256.30FT E12.82FT N60FT NW35.41FT N417.81FT NELY ON A CURVE 339.75FT NELY ALONG A REVERSE CURVE 356.87FT N10.85FT E248.27FT N554.88FT
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								E421.17FT TO BEG EX 1.51ACRS FOR NW 145TH ST (DEDICATED IN BK 77 PG 10) & EX A TR BEG 1409.78FT S & 50FT W & 35.50FT NW & 846.85FT W OF NE/C NE4 TH S699.42FT W78.01FT NW35.36FT W40FT SW35.41FT W114.72FT N5.38FT W71.20FT NWLY ON A CURVE 565.88FT NWLY ALONG A CURVE 340.07FT W96.91FT NW35.41FT N332.50FT E962.27FT N60FT E170.91FT S60FT E155.75FT & EX BEG 508.05FT N & 1204.76FT W OF SE/C NE4 TH N5FT S35.36FT S110FT
--	--	--	--	--	--	--	--	--

							W104.69FT S96.97FT S388.49FT E224.85FT S347.61FT W1088.24FT N1256.3FT E109.72FT ALONG A CURVE TO THE RIGHT 292.62FT TH ALONG A REVERSE CURVE 613.04FT E71.20 TO BEG SUBJ TO ESMTS OF RECORD
Edmond Public Schools	1001 W. Danforth Rd	Edmond	OK	7300 3			PT NE4 SEC 7 13N 3W BEG 1409.78FT S & 50FT W & 35.50FT NW & 846.85FT W OF NE/C NE4 TH S699.42FT W78.01FT NW35.36FT W40FT SW35.41FT W114.72FT N5.38FT W71.20FT NWLY ON A CURVE 565.88FT NWLY ALONG

							A CURVE 340.07FT W96.91FT NW35.41FT N332.50FT E962.27FT N60FT E170.91FT S60FT E155.75FT TO BEG CONT 16.96ACRS MORE OR LESS
Quail Village OKC, LLC	5710 LBJ Freeway, Suite 200	Dallas	TX	7524 0			UNPLTD PT E/2 SEC 7 13N 3W BEG 508.05FT N & 1204.76FT W OF SE/C OF NE4 TH N5FT S35.36FT S110FT W104.69FT S96.97FT S388.49FT E224.85FT S347.61FT W1088.24FT N1256.3FT E109.72FT ALONG A CURVE TO THE RIGHT 292.62FT TH ALONG REVERSE CURVE 613.04FT E71.20 TO BEG SUBJ TO ESMTS OF RECORD

24Hundred OKC LLC	4200 E. Skelly Dr., Suite 800	Tulsa	OK	7413 5			UNPLTD PT SEC 7 13N 3W BLK 000 LOT 000 PT OF SEC 7 BEG 1937.26FT S & 660.01FT E & 388.04FT NE & 501.39FT NELY ON A CURVE & 238.93FT SE ON A CURVE & 252.87FT E & 40FT S & 500.91FT E OF NW/C NW4 TH E520.04FT SE ON A CURVE 5.66FT SE ON A CURVE 13.07FT E42.09FT S1247.37FT W583.22FT N1244.87FT TO BEG CONT 16.65ACRS MORE OR LESS
Quail Springs Apartments LLC	4200 E. Skelly Dr., Suite 800	Tulsa	OK	7413 5			UNPLTD PT SEC 7 13N 3W 000 000 PT W/2 SEC 7 13N 3W BEG 1937.26FT S & 660.01FT E & 388.04FT NE & 501.39FT ELY ON A CURVE & 238.93FT

[illegible]

NOTES:

1. BUILDING LINE MEASURED FROM FACE OF CURB ALONG PRIVATE DRIVE.
2. THE PRIVATE DRIVE/ACCESS EASEMENTS SHOWN PROVIDE ACCESS AND LEGAL FRONTAGE TO ALL LOTS AS PROVIDED IN SECTION 5.4.2.E OF THE OKLAHOMA CITY SUBDIVISION REGULATIONS. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRIVE/ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE/ACCESS EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENTS, HOWEVER, MANEUVERING FOR PARKING IS PERMITTED.
3. MAINTENANCE OF COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN DRAINAGE-RELATED COMMON AREAS AND/OR PUBLIC/PRIVATE DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERCE, AND DOGS SHALL BE PERMITTED IF INSTALLED IN A MANNER THAT DOES NOT IMPIDE DRAINAGE FLOW.

PRELIMINARY PLAT

QUAIL NORTH

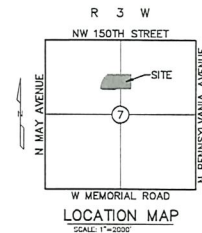
BEING A PART OF THE NORTH HALF (N/2), OF SECTION SEVEN (7), TOWNSHIP THIRTEEN (13) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA

DEVELOPER:
BENTWOOD INVESTMENTS, LLC
3117 N. SOKOMER RD., STE. 150
EDMOND, OK 73034

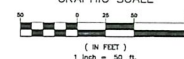
ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARAH ROAD
YUKON, OKLAHOMA 73099
(405) 255-0641

SUBDIVISION CONTAINS:
CROSS SUBDIVISION AREA: 11.51 ACRES
NUMBER OF LOTS: 85
NUMBER OF DUPLEX LOTS: 64 (UNITS: 64)
NUMBER OF QUAIL LOTS: 23 (UNITS: 92)
COMMON AREA: 3.02 ACRES

COMMON AREA A = 5,108 SF
COMMON AREA B = 14,087 SF
COMMON AREA C = 31,722 SF
COMMON AREA CA/PO = 80,666 SF

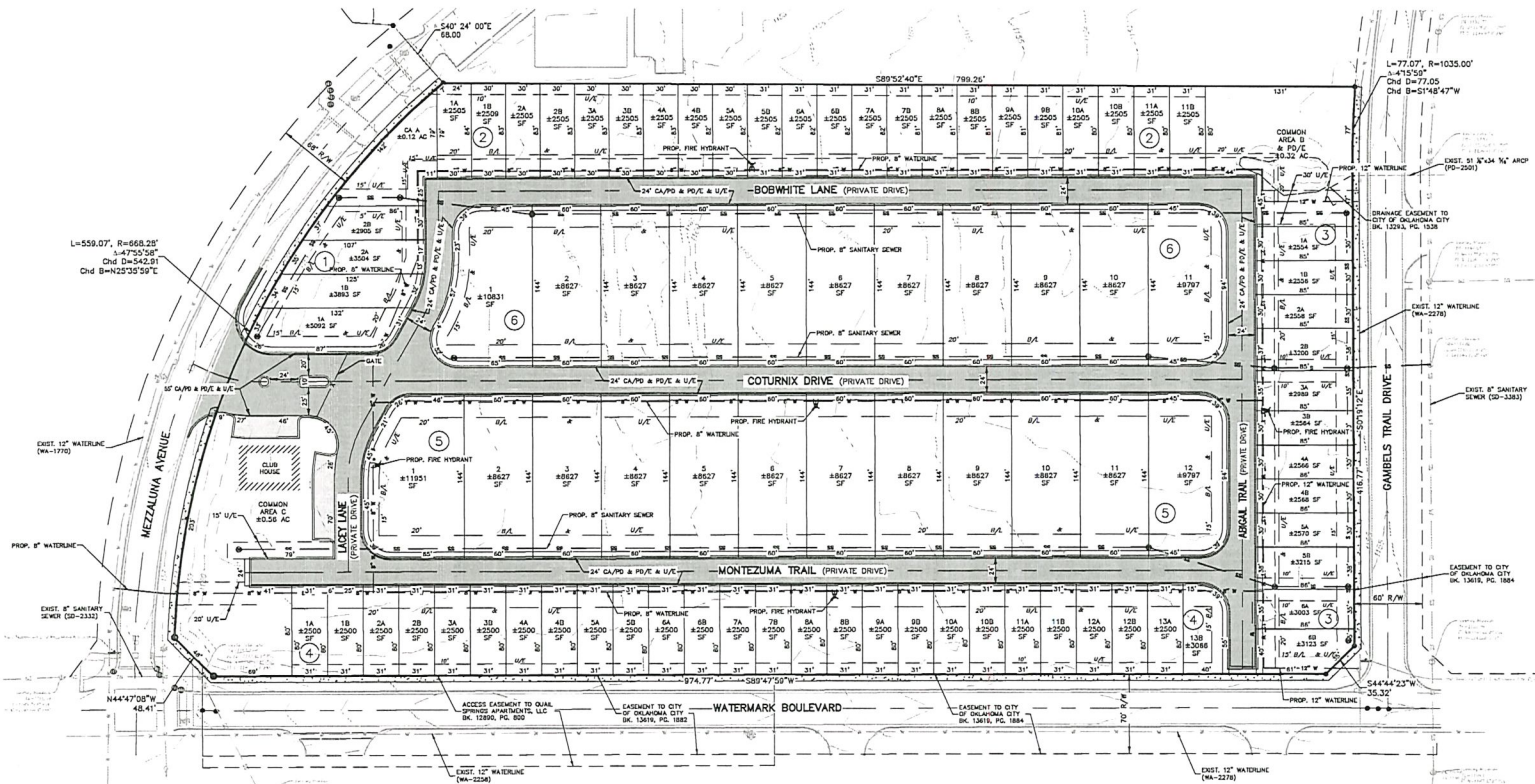


GRAPHIC SCALE



LEGEND

CA = COMMON AREA
B/A = BUILDING LINE
PD = PRIVATE DRIVE/ACCESS
PD/E = PRIVATE DRAINAGE
R/W = RIGHT OF WAY
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT



GOLDEN
LAND SURVEYING

7304 NW 154th St., Suite #5, Edmond, Oklahoma 73013
C.A.# 7263 / Exp. Date #6/30/2024
Telephone: (405) 802-7883 Job No: 221652 tray@goldens.com

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARAH ROAD
YUKON, OK 73099
PHONE: (405) 255-0641
FAX: (405) 255-0641

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

QUAIL NORTH

PUD- 1961

6/14/2023

PREPARED FOR:

**Bentwood Investments LLC
3117 N. Sooner Rd., Suite 150
Edmond, OK 73034**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

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	EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)	

SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 11.51 acres and is located in the North Half of Section 7, Township 13 North, Range 3 West of the Indian Meridian in Oklahoma County, Oklahoma. The site is south of NW 150th Street and east of May Avenue.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The developer of this property is Bentwood Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is vacant. The property is currently zoned PUD-1577 and permits development in accordance with the R-3 Medium Density Residential District. Surrounding properties are zoned and used for:

North: PUD-1577 (O-2)/offices

East: PUD-1577/vacant

South: PUD-1523 (R-4)/multi-family

West: PUD-1281 (R-4)multi-family

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the property is higher in the western portion, draining to the east, with a small portion of the west side draining to the west from the high spot. The subject property has a predominant soil type of Nash-Iron mound Complex, which is well drained silt sandy loam, and is currently covered by a mixture of grass pasture.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for an attached residential community.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the R-3 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-6100.3, Table 6100.2 – minimum lot size and lot width for attached residential uses is reduced.

§ 59-6100.3, Table 6100.2 – Building setbacks for residential uses are reduced.

Section 5.4.2.E.5 (Subdivision Regulations) – private drives are permitted to be named.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property is surrounded on three sides by Mezzaluna Avenue, Watermark Boulevard and Gambels Trail Drive, all public local streets.

7.2 SANITARY SEWER

Public sanitary sewer will be extended throughout the property from the existing sanitary sewer located to the southwest and east.

7.3 WATER

Public water lines will be extended throughout the site from the existing public water lines located along the west, south and east sides of the property.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 37 located approximately 1½ miles to the north at 16820 N. Pennsylvania Avenue.

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

Public transportation is unavailable to this site.

7.7 DRAINAGE

The property within this Planned Unit Development drains to the east.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in Urban Low Intensity area.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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 Municipal 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 Municipal 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, 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

The PUD permits residential development in accordance with the use and development regulations of the R-3 Medium Density Residential District, except as otherwise amended herein.

8.1 USE AND DEVELOPMENT REGULATIONS

- 1) For residential development consisting of single family, two family and three or four family dwellings the following development regulations shall apply:
 - a. Minimum lot size for single family and two family dwellings shall be 5,000 square feet (2,500 per unit in two-family dwelling).
 - b. Minimum lot width, measuring at the front property line, for single family and two family dwellings shall be 30 feet.
 - c. Minimum lot size for three and four family dwellings shall be 7000 square feet.
 - d. Minimum lot width for three and four family dwellings shall be sixty feet.
 - e. Minimum front yard setback in each lot shall be twenty feet, measuring from the curb line.
 - f. Minimum rear yard setback in each lot shall be ten feet.
 - g. Minimum interior side yard setback shall be five feet and minimum exterior (adjacent to a private drive or street or public street) shall be ten feet.
 - h. Community Recreation: Property Owners Association uses shall be subject to the aforesaid development regulations.
- 2) All other uses not related or accessory to a single, two, three or four family residential development shall conform to the R-3 development regulations.

8.2 LANDSCAPE & SCREENING REGULATIONS

- 1) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein.

8.3 ACCESS REGULATIONS

- 1) Platted lots are not required to take access from an approved street. Primary access to individually platted lots shall be permitted from private drives. The private drive shall be placed within a platted private access easement, or a platted common area designated for access purposes. A property owners association through the use of recorded

covenants and restrictions shall regulate maintenance of the private drives. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.

8.4 SIGN REGULATIONS

- 1) The base zoning district shall regulate signs.

8.5 PARKING REGULATIONS

- 1) Garages shall be counted toward meeting parking requirements for residential lots. Provided the parking spaces are minimum 8-1/2 feet by 18 feet.
- 2) Parking shall comply with Chapter 59 of the OKC Municipal Code, except parking for common area uses constructed for property owners shall not be required.

8.6 COMMON AREA REGULATIONS

- 1) Maintenance of private drives, common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- 1) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- 1) Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, engineered wood, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block on primary buildings shall not be permitted.

8.9 LIGHTING REGULATIONS

- 1) 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.

8.10 DRAINAGE REGULATIONS

- 1) The proposed development will comply with the current City of Oklahoma City Drainage ordinance as amended.
- 2) Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and

constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

8.11 DUMPSTER REGULATIONS

- 1) Trash collection facilities shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

8.12 ROOFING REGULATIONS

- 1) Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

- 1) Four foot sidewalks shall be constructed along the exterior public streets, Mezzaluna Blvd., Watermark Blvd., and Gambels Trail Dr.
- 2) Sidewalks shall be constructed in accordance with the City of Oklahoma City Municipal Code requirements.

8.14 HEIGHT REGULATIONS

- 1) The base zoning district regulations shall regulate heights of structures unless otherwise noted herein

8.15 PUBLIC IMPROVEMENTS

- 1) 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.

8.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- 1) 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 building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT A
LEGAL DESCRIPTION
QUAIL NORTH

(TRACT F DESCRIPTION FROM QUAIL REMAINING LAND EXHIBIT)

A tract of land lying in the North Half of Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of the Northwest Quarter of said Section 7;

THENCE South $89^{\circ}41'02''$ East, along the north line of said Section 7, a distance of 2,229.94 feet;

THENCE South $00^{\circ}00'00''$ West a distance of 50.00 feet to a point on the south right of way line of N.W. 150th Street as established by the plat of TUSCANA SECTION 1, recorded in Book 68 of Plats, Page 62;

THENCE along the easterly right of way line of Serenita Avenue, the following Eight (8) courses:

- 1) South $45^{\circ}18'58''$ West a distance of 42.43 feet;
- 2) South $00^{\circ}18'58''$ West a distance of 183.29 feet;
- 3) South $14^{\circ}25'07''$ West a distance of 84.18 feet to a point of curvature;
- 4) Southerly along a curve to the right having a radius of 611.44 feet (said curve subtended by a chord which bears South $20^{\circ}43'33''$ West a distance of 218.45 feet) for an arc distance of 219.63 feet;
- 5) South $31^{\circ}00'59''$ West, passing at a distance of 75.98 feet the northwest corner of Block 1, QUAIL LAKES OFFICE PARK PHASE 1, recorded in Book 74 of Plats, Page 71 and continuing for a total distance of 94.96 feet to a point of curvature;
- 6) Southerly along a curve to the left having a radius of 466.00 feet (said curve subtended by a chord which bears South $04^{\circ}17'28''$ East a distance of 538.66 feet) for an arc distance of 574.33 feet;
- 7) South $86^{\circ}09'28''$ East a distance of 35.34 feet;
- 8) South $40^{\circ}12'22''$ East a distance of 68.00 feet to the southwest corner of said Block 1, also being a point on the easterly right of way line of Mezzaluna Avenue as established by said plat of TUSCANA SECTION 1 and the POINT OF BEGINNING;

THENCE South $89^{\circ}41'02''$ East, along the south line of said Block 1, QUAIL LAKES OFFICE PARK PHASE 1 and said south line extended, a distance of 799.26 feet to the westerly right of way line of Gambels Trail Drive as established by the plat of QUAIL SPRINGS VILLAGE STREET DEDICATION recorded in Book 77 of Plats, Page 10 and being a point on a curve;

THENCE along the westerly right of way line of said Gambels Trail Drive, the following Three (3) courses:

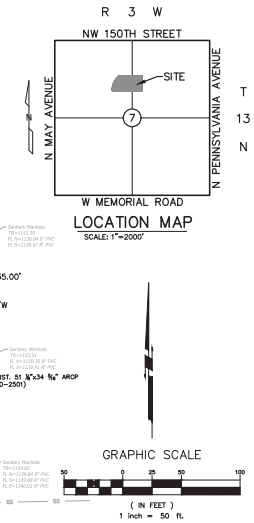
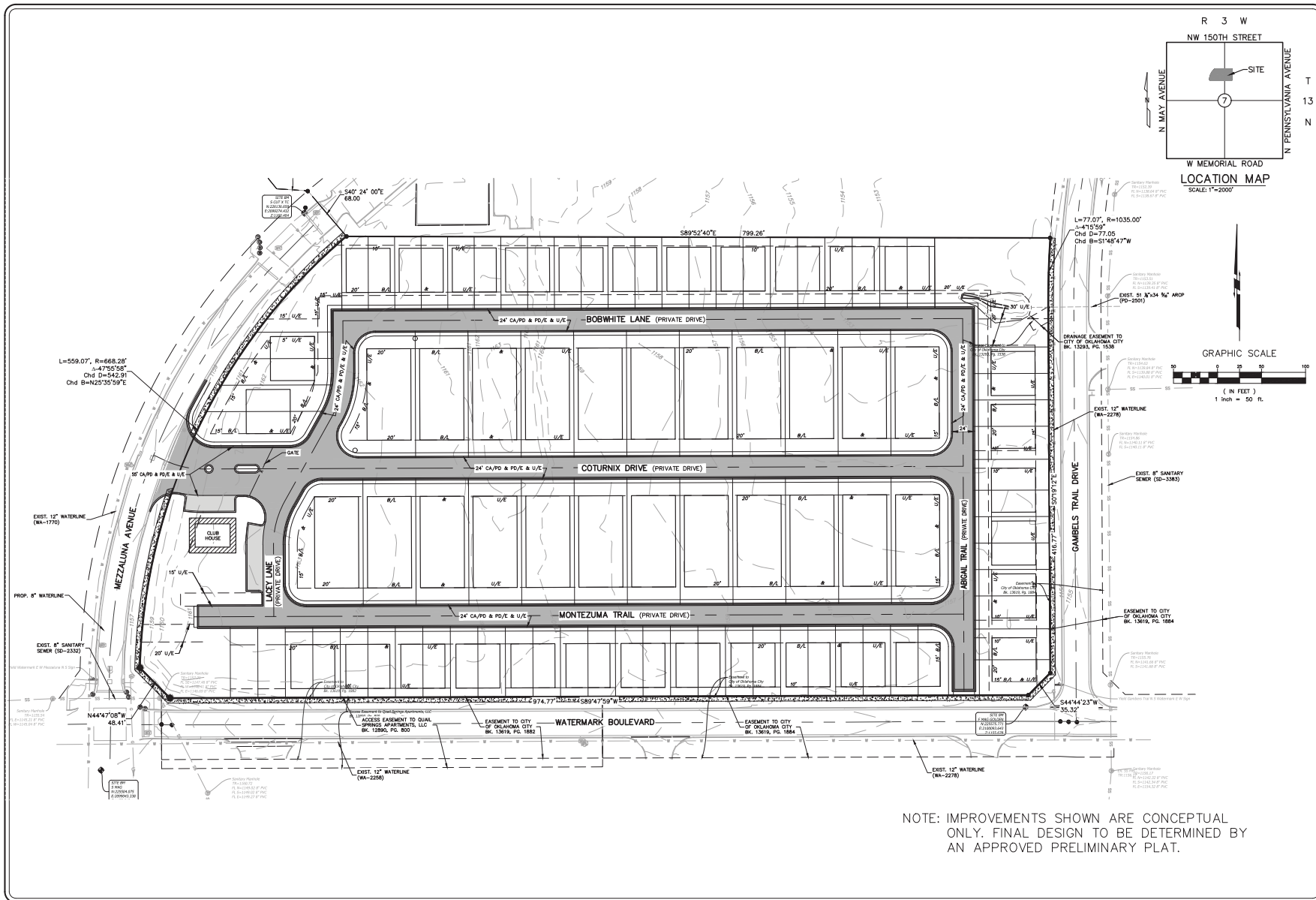
- 1) Southerly along a non-tangent curve to the left having a radius of 1,035.00 feet (said curve subtended by a chord which bears South $02^{\circ}00'25''$ West a distance of 77.05 feet) for an arc distance of 77.06 feet;
- 2) South $00^{\circ}07'34''$ East a distance of 416.77 feet;
- 3) South $44^{\circ}56'01''$ West a distance of 35.32 feet to a point on the north right of way line of Watermark Boulevard as established by said plat of QUAIL SPRINGS VILLAGE STREET DEDICATION;

THENCE South $89^{\circ}59'37''$ West, along said north right of way line, a distance of 974.77 feet to a point on the easterly right of way line of said Mezzaluna Avenue;

THENCE along the easterly right of way line of said Mezzaluna Avenue, the following Two (2) courses:

- 1) North $44^{\circ}35'30''$ West a distance of 48.81 feet to a point on a curve;
- 2) Northeasterly along a non-tangent curve to the right having a radius of 668.28 feet (said curve subtended by a chord which bears North $25^{\circ}50'02''$ East a distance of 542.78 feet) for an arc distance of 558.93 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 501,411 square feet or 11.5108 acres, more or less.



NOTE: IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED BY AN APPROVED PRELIMINARY PLAT.

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Bart Road
Oklahoma City, Oklahoma 73104
Phone: (405) 265-0041
Fax: (405) 265-0042
www.rubbsconsulting.com

QUAIL NORTH
MEZZALUNA AVE & WATERMARK BLVD
OKLAHOMA CITY, OKLAHOMA COUNTY, OK
MASTER DEVELOPMENT PLAN

REVISIONS	
NO.	DESCRIPTION

Proj. No.: 22-054
Date: 08/12/2023
Scale: (N=1)
Drawn By: JAC
Checked By: JAC
Approved By: JAC

SHEET NUMBER
MDP

QUAIL NORTH

22-054