



The City of Oklahoma City  
Development Services 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

D & N Development, LLC

Name of Development or Applicant

14300 N. Bryant

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

Development proposes mixed-use with retail, residential and office uses

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: PUD - 1946

File Date: 16 MAR'23

Ward No.: 7

Nbhd. Assoc.:

School District: EDMOND

Extg Zoning: AA

Overlay: --

25.58 acres

ReZoning Area (Acres or Square Feet)

### REQUIREMENTS FOR SUBMITTAL:

- ☐ One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 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.
- ☐ 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.
- ☐ One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

#### Property Owner Information (if other than Applicant):

Smiling Hills Acres, LLC

Name

5653 N. Pennsylvania Ave.

Mailing Address

Oklahoma City, OK 73112

City, State, Zip Code

Phone

Email

*Kaitlyn Turner*

Signature of Applicant

Williams, Box, Forshee & Bullard, P.C.

on behalf of applicant

Applicant's Name (please print)

522 Colcord Dr.

Applicant's Mailing Address

Oklahoma City, OK 73102

City, State, Zip Code

405-232-0080

Phone

esilberg@wbflaw.com

Email

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

**WARRANTY DEED  
INDIVIDUAL FORM**

THAT R. L. SIAS, ALSO KNOWN AS RICHARD L. SIAS, AND JEANNETTE F. SIAS, husband and wife, party of the first part, in consideration of the sum of Ten & 00/100 DOLLARS and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto JEANNETTE F. SIAS AND R. L. SIAS, TRUSTEES OF THE JEANNETTE F. SIAS REVOCABLE TRUST AGREEMENT DATED APRIL 30, 1997, of

5653 North Pennsylvania, Oklahoma City, Oklahoma 73112, party of the second part, the following described property situated in OKLAHOMA COUNTY, STATE OF OKLAHOMA, to wit:

A parcel of land located in the Northwest Quarter (NW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian and more particularly described as follows:

Beginning at the Southwest corner of said Northwest Quarter of Section 7 as the Point of Beginning; thence N 0° 00' 00" E along the West line of Section 7 a distance of 564.27 feet; thence S 54° 30' 00" E a distance of 286.43 feet; thence S 70° 00' 00" E a distance of 400.00 feet; thence N 35° 00' 00" E a distance of 180.00 feet; thence S 52° 31' 30" E a distance of 415.00 feet; thence S 61° 21' 37" E a distance of 330.84 feet; thence N 89° 53' 35" W a distance of 1332.00 feet to the Point of Beginning, containing 8.90 acres, more or less, subject to easements of record, and less and except any minerals which may have been previously conveyed or reserved of record and all rights incident thereto,

together with all the improvements thereon and the appurtenances thereto belonging and warrant the title to the same.

To Have and to Hold said described premises unto the said party of the second part, his heirs, and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and Delivered, this 17 day of February, 2011

R. L. Sias

Jeannette F. Sias  
Jeannette F. Sias

EXEMPTION: DOCUMENTARY STAMP TAX O.S. TITLE 68,  
ARTICLE 32, §3202, et seq.

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

} SS:

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State on this 17<sup>th</sup> day of February, 2011, personally appeared R. L. Sias and Jeannette F. Sias, husband and wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission March 19, 2012  
Expires: May 18, 2013  
Commission No. 09000277 04000573

Patty J. Lewis  
Notary Public

RETURN TO:  
Robertson & Williams  
9650 Northway Avenue, Suite 200  
Oklahoma City, OK 73120.



1  
13

### Legal Description

(OKC 25.58 Acres)

A part of Government Lot 3 in the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter (NW/c SW/4) of Section 7; thence from said point of beginning North 89°21'56" East along the North line of said SW/4 a distance of 1269.30 feet to the Northeast corner of said Government Lot 3; thence South 0°40'45" East along the East line of said Government Lot 3 a distance of 716.52 feet; thence South 89°13'43" West, parallel to the South line of said Section 7, a distance of 1268.62 feet to a point on the West line of said Section 7; thence North 0°44'00" West along said West line of said Section 7 a distance of 719.55 feet to the point or place of beginning.

## LETTER OF AUTHORIZATION

Smiling Hills Acres, LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location Exhibit "A".

SMILING HILLS ACRES, LLC,  
an Oklahoma limited liability company

By:   
Philip G. Pippin, Manager

Date: March 10, 2023

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## LETTER OF AUTHORIZATION

Phil Pippin, Trustee of the R.L. Sias Marital Trust U/A/D April 30, 1997, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location Exhibit "A".

R.L., Marital Trust U/A/D April 30, 1997

By:  *Trustee*  
Philip G. Pippin, Trustee

Date: March 10, 2023

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**Exhibit "A"**

**Legal Description**

A parcel of land located in the Northwest Quarter (NW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Beginning at the Southwest Corner of said Northwest Quarter of Section 7 as the Point of Beginning; thence N 0°00'00" E along the West line of Section 7 a distance of 564.27 feet; thence S 54°30'00" E a distance of 286.43 feet; thence S 70°00'00" E a distance of 400.00 feet; thence N 35°00'00" E a distance of 180.00 feet; thence S 52°31'30" E a distance of 415.00 feet; thence S 61°21'37" E a distance of 330.84 feet; thence N 89°53'35" W a distance of 1332.00 feet to the Point of Beginning.

**Exhibit "A"**

**Legal Description**

A part of Government Lot 3 in the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma more particularly described as follows: Beginning at the Northwest Corner of said Southwest Quarter (NW/c SW/4) of Section 7; thence from said Point of beginning; North 89°21'56" East along the North line of said SW/4 a distance of 1269.30 feet to the Northeast corner of said Government Lot 3; thence S 0°40'45" East along the East line of said Government Lot 3 a distance of 716.52 feet; thence South 89°13'43" West, parallel to the South line of said Section 7, a distance of 1268.82 feet to a point on the West line of said Section 7; thence North 0°044'00" West along said West line of said Section 7 a distance of 719.55 feet to the point or place of beginning.

and

PT SW4 SEC7 13N 2W BEG 1382.5FT N of SW/C of SW4 TH E396FT N550FT W 396FT S550FT to BEG

The Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, #210  
Oklahoma City, OK 73118

1805813

QUITCLAIM DEED

20181214011720760  
DEED 12/14/2018  
02:45:43 PM Book:13908  
Page:355 PageCount:3  
Filing Fee:\$17.00  
Doc. Tax:\$0.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

**KNOW ALL MEN BY THESE PRESENTS:**

R.L. Sias and Alice S. Pippin, Trustees of the R. L. Sias Revocable Trust, dated April 30, 1997, as amended ("Grantor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey and quitclaim unto Smiling Hills Acres, LLC, an Oklahoma limited liability company, whose mailing address is 5653 N. Pennsylvania, Oklahoma City, OK 73112, all Grantor's right, title and interest in and to the property described on Exhibit "A" attached hereto and made a part hereof, together with all the improvements thereon and the appurtenances thereto belonging.

**TO HAVE AND TO HOLD** said described premises unto the said Grantor, and Grantee's successors and assigns forever.

EXECUTED and delivered this 5<sup>th</sup> day of December, 2018.

R.L. SIAS REVOCABLE TRUST,  
dated April 30, 1997, as amended

By: R.L. Sias

R.L. Sias, Trustee

By: Alice S. Pippin

Alice S. Pippin, Trustee

STATE OF OKLAHOMA )

) ss.

COUNTY OF OKLAHOMA )

Before me, the undersigned, a Notary Public in and for said County and State on this 5<sup>th</sup> day of December, 2018, personally appeared R. L. Sias, Trustee of the R. L. Sias Revocable Trust, dated April 30, 1997, as amended, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given my hand and seal the day and year last above written.

[SEAL]



Kemi L. Harris  
Notary Public

CONSIDERATION LESS THAN \$100.00  
EXEMPTION: DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, § 3201, 3202(3)

STATE OF OKLAHOMA           )  
  ) ss.  
COUNTY OF OKLAHOMA       )

Before me, the undersigned, a Notary Public in and for said County and State on this 5<sup>th</sup> day of December, 2018, personally appeared Alice S. Pippin, Trustee of the R. L. Sias Revocable Trust, dated April 30, 1997, as amended, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given my hand and seal the day and year last above written.

[SEAL]



Keri L. Harris  
Notary Public

Send Tax Statement to:  
After recording please return to:

Smiling Hills Acres, LLC  
5653 N. Pennsylvania  
Oklahoma City, OK 73112

CONSIDERATION LESS THAN \$100.00  
EXEMPTION: DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, § 3201, 3202(3)

**EXHIBIT "A"**

**TRACT 1**

A part of the North Half (N/2) of Government Lot Three (3) of the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at Southwest Corner (SW/C) of said Section; Thence North along the West line of said Section a distance of 1382.50 feet to the point or place of beginning; Thence East and parallel to the South line of said Section a distance of 396 feet; Thence North and parallel to the west line of said Section a distance of 550 feet; Thence West and parallel to the South line of said Section a distance of 396 feet; Thence South along the west line of said section a distance of 550 feet to the point or place of beginning.

AND

TRACT 2

A part of the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter (NW/4 SW/4) of Section 7; thence from said point of beginning North 89°21'56" East along the North line of said SW/4 a distance of 1269.30 feet to the Northeast corner of said Government Lot 3; thence South 0°40'45" East along the East line of said Government Lot 3 a distance of 716.52 feet; thence South 89°13'43" West parallel to the South line of said Section 7 a distance of 1268.62 feet to a point on the West line of said Section 7; thence North 0°44'00" West along said West line of said Section 7 a distance of 719.55 feet to the point or place of beginning.

MSB/EVCSAC/SP-543/L1/INDCR/Tad | rev 1.1.1.04 | E.dag

CONSIDERATION LESS THAN \$100.00  
EXEMPTION: DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, § 3201, 3202(3)



**CERTIFICATE OF BONDED ABTRACTOR**  
**(300 FEET RADIUS REPORT)**

STATE OF OKLAHOMA                                 )  
  ) §:  
COUNTY OF OKLAHOMA                                 )

The undersigned bonded abstractor in and for Oklahoma County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Oklahoma County, Oklahoma, as updated by the records of the County Clerk of Oklahoma County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

Legal Description  
Tract 2 (OKC 25.58 Acres)


A part of Government Lot 3 in the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest corner of said Southwest Quarter (NW/c SW/4) of Section 7; thence from said point of beginning North 89°21'56" East along the North line of said SW/4 a distance of 1269.30 feet to the Northeast corner of said Government Lot 3; thence South 0°40'45" East along the East line of said Government Lot 3 a distance of 716.52 feet; thence South 89°13'43" West, parallel to the South line of said Section 7, a distance of 1268.62 feet to a point on the West line of said Section 7; thence North 0°44'00" West along said West line of said Section 7 a distance of 719.55 feet to the point or place of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (10 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.*

Dated: March 9, 2023 at 7:30 AM

**First American Title Insurance Company**

By:   
Doris Griffin  
Abstractor License No. 4498  
OAB Certificate of Authority # 0049  
File No. 2800502-OK99

**OWNERSHIP REPORT**  
**FILE NUMBER 2800502-OK99**

**EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.**  
**DATE PREPARED: MARCH 14, 2023**

MAP NUMBER	ACCOUNT NUMBER	NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3427	R148708075	SMILING HILLS ACRES LLC	5653 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 07 13N 2W	000	000	UNPLTD PT SEC 07 13N 2W 000 000 PT SW4 SEC 7 13N 2W OR PT GOVT LOT 3 BEG NW/C OF SW4 TH E1269.3FT TO NE/C GOVT LOT 3 S716.52FT W1268.62FT N719.55FT TO BEG (SUBJECT PROPERTY)	14300 N BRYANT AVE OKLAHOMA CITY
3427	R148708000	SMILING HILLS ACRES LLC	5653 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73112	UNPLTD PT SEC 07 13N 2W	000	000	UNPLTD PT SEC 07 13N 2W 000 000 PT SW4 SEC 7 13N 2W BEG 1382.5FT N OF SW/C OF SW4 TH E396FT N550FT W396FT S550FT TO BEG	0 UNKNOWN OKLAHOMA CITY
3427	R148708010	WELLINGTON PARK ASSOCIATION INC		EDMOND	OK	73083	UNPLTD PT SEC 07 13N 2W	000	000	UNPLTD PT SEC 07 13N 2W 000 000 PT SW4 SEC 7 13N 2W BEG 1382.5FT N & 396FT E SW/C SW4 TH N550FT E432.7FT SE393.15FT TH ALONG A CURVE 125.84FT TH WLY 277.1FT TH ALONG A CURVE 191.94FT SLY 23.28FT TO BE	0 UNKNOWN OKLAHOMA CITY
3427	R127711430	WELLINGTON PARK ASSOCIATION INC	PO BOX 5471	EDMOND	OK	73083-5385	WELLINGTON PARK II	000	000	WELLINGTON PARK II 000 000 BLOCKS H & J (COMMON AREA)	H-J COMMON AREA
3427	R127711000	STRAHAN RONALD L & JUDY A	14001 PLYMOUTH XING	EDMOND	OK	73013-7047	WELLINGTON PARK II	003	001	WELLINGTON PARK II 003 001	14001 PLYMOUTH XING OKLAHOMA CITY
3427	R127711010	HILL FRED A TRS, HILL FRED A LIVING TRUST	14005 PLYMOUTH XING	EDMOND	OK	73013-7047	WELLINGTON PARK II	003	002	WELLINGTON PARK II 003 002	14005 PLYMOUTH XING OKLAHOMA CITY

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**EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.**  
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3427	R127711020	NANCE VICTORIA R, DOIDGE LAWRENCE	14009 PLYMOUTH XING	EDMOND	OK	73013- 7047	WELLINGTON PARK II	003	003	WELLINGTON PARK II 003 003	14009 PLYMOUTH XING OKLAHOMA CITY
3427	R127711030	CAB BOWEN FAMILY TRUST	14013 PLYMOUTH XING	EDMOND	OK	73013- 7047	WELLINGTON PARK II	003	004	WELLINGTON PARK II 003 004	14013 PLYMOUTH XING OKLAHOMA CITY
3427	R127711040	FANNON LANCE, FANNON ALLISON	14008 PLYMOUTH XING	EDMOND	OK	73013	WELLINGTON PARK II	003	005	WELLINGTON PARK II 003 005	14008 PLYMOUTH XING OKLAHOMA CITY
3427	R127711050	ALTENDORF DENNIS A & KAREN S	14004 PLYMOUTH XING	EDMOND	OK	73013- 7046	WELLINGTON PARK II	003	006	WELLINGTON PARK II 003 006	14004 PLYMOUTH XING OKLAHOMA CITY
3427	R127711060	PAGE JOSHUA & EVAREN TRS, PAGE 2021 REV TRUST	14000 PLYMOUTH XING	EDMOND	OK	73013	WELLINGTON PARK II	003	007	WELLINGTON PARK II 003 007	14000 PLYMOUTH XING OKLAHOMA CITY
3427	R127711070	MOSELEY WADE THOMAS & CLAUDIA LEE TRS, MOSELEY 2022 REV TRUST	14001 MIDDLEBERRY RD	EDMOND	OK	73013	WELLINGTON PARK II	003	008	WELLINGTON PARK II 003 008	14001 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711080	IWANSKI JOHN J & TREVA	14101 MIDDLEBERRY RD	EDMOND	OK	73013- 7041	WELLINGTON PARK II	003	009	WELLINGTON PARK II 003 009	14101 MIDDLEBERRY RD OKLAHOMA CITY

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**EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.**  
**DATE PREPARED: MARCH 14, 2023**

3427	R127711090	R & L KROEKER FAMILY LLC	14105 MIDDLEBERRY RD	EDMOND	OK	73013- 7041	WELLINGTON PARK II	003	010	WELLINGTON PARK II 003 010	14105 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711100	PATRY JAMES JR & BARBARA K TRS, PATRY JAMES JR & B K REV LIV TRUST	14201 MIDDLEBERRY RD	EDMOND	OK	73013- 7043	WELLINGTON PARK II	003	011	WELLINGTON PARK II 003 011	14201 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711110	LEWIS RANDAL & KELLY	14205 MIDDLEBERRY RD	EDMOND	OK	73013- 7043	WELLINGTON PARK II	003	012	WELLINGTON PARK II 003 012	14205 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711120	BRAY PATRICK & BRENDA CO TRS, BRAY REV TRUST	14209 MIDDLEBERRY RD	EDMOND	OK	73013- 7043	WELLINGTON PARK II	003	013	WELLINGTON PARK II 003 013	14209 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711130	BEST DAVID G & S JILL FAMILY TRUST	14213 MIDDLEBERRY RD	EDMOND	OK	73013- 7043	WELLINGTON PARK II	003	014	WELLINGTON PARK II 003 014	14213 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711140	CHANCEY DUDLEY H JR & VICKI E CO TRS, CHANCEY DUDLEY & VICKI FAMILY TRUST	14301 MIDDLEBERRY RD	EDMOND	OK	73013- 7045	WELLINGTON PARK II	003	015	WELLINGTON PARK II 003 015	14301 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711150	GALLEAR DARRELL C & PAMELA D TRS, GALLEAR LIVING TRUST	14305 MIDDLEBERRY RD	EDMOND	OK	73013- 7045	WELLINGTON PARK II	003	016	WELLINGTON PARK II 003 016	14305 MIDDLEBERRY RD OKLAHOMA CITY

EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.  
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OWNERSHIP REPORT  
FILE NUMBER 2800502-OK99

3427	R127711160	CLEAR GARY, CLEAR SHERRI LYNN	14309 MIDDLEBERRY RD	EDMOND	OK	73013	WELLINGTON PARK II	003	017	WELLINGTON PARK II 003 017	14309 MIDDLEBERRY RD OKLAHOMA CITY
		LOEBER MATTHEW TRS, LOEBER CAROL TRS, MIDTOWN LIV TRUST	14313 MIDDLEBERRY RD	EDMOND	OK	73013	WELLINGTON PARK II	003	018	WELLINGTON PARK II 003 018	14313 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711170										
3427	R127711180	SPARKS KIRK L & LOREN E	14312 MIDDLEBERRY RD	EDMOND	OK	73013- 7044	WELLINGTON PARK II	003	019	WELLINGTON PARK II 003 019	14312 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711190	STANGELAND BRYAN N, STANGELAND DEBORAH L	14308 MIDDLEBERRY RD	EDMOND	OK	73013	WELLINGTON PARK II	003	020	WELLINGTON PARK II 003 020	14308 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711200	DIAL REV TRUST	14304 MIDDLEBERRY RD	EDMOND	OK	73013	WELLINGTON PARK II	003	021	WELLINGTON PARK II 003 021	14304 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711210	TAYLOR MARK A & BARI LYNN	14300 MIDDLEBERRY RD	EDMOND	OK	73013- 7044	WELLINGTON PARK II	003	022	WELLINGTON PARK II 003 022	14300 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711220	MCCOMBS MATTHEW & MARGARET	14208 MIDDLEBERRY RD	EDMOND	OK	73013- 7042	WELLINGTON PARK II	003	023	WELLINGTON PARK II 003 023	14208 MIDDLEBERRY RD OKLAHOMA CITY

**OWNERSHIP REPORT**  
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**EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.**  
**DATE PREPARED: MARCH 14, 2023**

3427	R127711230	MURRY KENNETH L & LORI L TRS, MURRY LIVING TRUST	14204 MIDDLEBERRY RD	EDMOND	OK	73013- 7042	WELLINGTON PARK II	003	024	WELLINGTON PARK II 003 024	14204 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711240	SHIRLEY FRANCES L TRS, SHIRLEY FRANCES L LIVING TRUST	14200 MIDDLEBERRY RD	EDMOND	OK	73013- 7042	WELLINGTON PARK II	003	025	WELLINGTON PARK II 003 025	14200 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711360	FOREMAN WILLIAM SCOTT & MARY LEE 2019 REV TRUST	14104 MIDDLEBERRY RD	EDMOND	OK	73013	WELLINGTON PARK II	006	001	WELLINGTON PARK II 006 001	14104 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711370	MAHAN JOSEPH F	14100 MIDDLEBERRY RD	EDMOND	OK	73013- 7040	WELLINGTON PARK II	006	002	WELLINGTON PARK II 006 002	14100 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711380	CHISHOLM STEVEN E & JACINDA S	14000 MIDDLEBERRY RD	EDMOND	OK	73013- 7059	WELLINGTON PARK II	006	003	WELLINGTON PARK II 006 003	14000 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711390	MOORE JAMES D & KRISTEE L TRS, MOORE JAMES D & KRISTEE L LIV TRUST	13928 MIDDLEBERRY RD	EDMOND	OK	73013- 7038	WELLINGTON PARK II	006	004	WELLINGTON PARK II 006 004	13928 MIDDLEBERRY RD OKLAHOMA CITY
3427	R200211340	WELLINGTON PARK ASSOCIATION INC	PO BOX 5385	EDMOND	OK	73083- 5385	WELLINGTON PARK IV	000	000	WELLINGTON PARK IV 000 000 COMMON AREAS P & Q	P-Q COMMON AREA
3428	R183321230	EWERS PHILLIP N & EBONY PENA	1804 COUNCIL BLUFF DR	EDMOND	OK	73013- 6867	CHEYENNE RIDGE 3RD	008	022	CHEYENNE RIDGE 3RD 008 022	1804 E COUNCIL BLUFF DR EDMOND

**OWNERSHIP REPORT**  
**FILE NUMBER 2800502-OK99**

**EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.**  
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3428	R183321290	BLOCK JOHN DAVID & MEGAN RAE	1901 MARKED TREE CIR	EDMOND	OK	73013	CHEYENNE RIDGE 3RD	008	028	CHEYENNE RIDGE 3RD 008 028	1901 MARKED TREE CIR EDMOND
3428	R183321300	KING VIRGINIA J TRS, KING VIRGINIA J REV TRUST	1900 MARKED TREE CIR	EDMOND	OK	73013- 6869	CHEYENNE RIDGE 3RD	008	029	CHEYENNE RIDGE 3RD 008 029	1900 MARKED TREE CIR EDMOND
3428	R183321310	BALL DAVID L	1904 MARKED TREE CIR	EDMOND	OK	73013- 6869	CHEYENNE RIDGE 3RD	008	030	CHEYENNE RIDGE 3RD 008 030	1904 MARKED TREE CIR EDMOND
3428	R183171570	HOMEOWNERS ASSOCIATION OF PERSIMMON CREEK PLACE INC	1515 FALL CREEK DR	EDMOND	OK	73013- 6875	PERSIMMON CREEK PL	000	000	PERSIMMON CREEK PL 000 000 COMMON AREAS A THRU Q	A-Q COMMON AREA
3428	R189163015	PIPPIN PHIL TRS, SIAS R L MARITAL TRUST	5653 N PENNSYLVANIA AVE	OKLAHOMA CITY	OK	73112- 7769	UNPLTD PT SEC 07 13N 2W	000	000	UNPLTD PT SEC 07 13N 2W 000 000 PT OF NW4 SEC 7 13N 2W BEG SW/C OF NW4 TH N564.27FT SE286.43FT SE400FT NE180FT SE415FT SE330.84FT W1332FT TO BEG CONT 8.9ACRS MORE OR LESS ALSO KNOWN AS TR 1	3900 S BRYANT AVE EDMOND
3645	R123011000	RAY DAVID A & MARDI P	1425 SMILING HILL BLVD	EDMOND	OK	73013- 6405	WALNUT HILL ESTATES	001	001	WALNUT HILL ESTATES 001 001	1425 E SMILING HILL BLVD EDMOND
3645	R123011010	HOLMES WILLIAM R JR	1421 SMILING HILL BLVD	EDMOND	OK	73013- 6405	WALNUT HILL ESTATES	001	002	WALNUT HILL ESTATES 001 002	1421 SMILING HILL BLVD EDMOND
3645	R123011020	STEVENS DOUGLAS LEE, CONLEY TERESA L	1417 SMILING HILL BLVD	EDMOND	OK	73013	WALNUT HILL ESTATES	001	003	WALNUT HILL ESTATES 001 003	1417 SMILING HILL BLVD EDMOND

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3645	R123011210	MAUCK KYLE R & AUDREY K CO TRS, MAUCK KYLE R & AUDREY K REV TRUST	1500 N POST RD	ARCADIA	OK	73007	WALNUT HILL ESTATES	001	022	WALNUT HILL ESTATES 001 022	1416 SIMS AVE EDMOND
3645	R123011220	HOOVER MONTE LEE & SHERYL D	1420 SIMS AVE	EDMOND	OK	73013- 6354	WALNUT HILL ESTATES	001	023	WALNUT HILL ESTATES 001 023	1420 SIMS AVE EDMOND
3645	R123011230	UPCHURCH KECK & SYLVIA	3832 SIMS AVE	EDMOND	OK	73013- 6356	WALNUT HILL ESTATES	001	024	WALNUT HILL ESTATES 001 024	3832 SIMS AVE EDMOND
3646	R144031000	LANE PATRICIA A, LANE JOSHUA PAUL, LANE STACY MARINDIA	2920 SMILING HILL BLVD	EDMOND	OK	73013- 6404	HERITAGE HEIGHTS	001	001	HERITAGE HEIGHTS 001 001	2920 SMILING HILL BLVD OKLAHOMA CITY
3646	R144031010	WHITE STEVE CO TRS, WHITE NYCKE CO TRS, WHITE STEVE & NYCKE REV TRUST	2916 SMILING HILL BLVD	EDMOND	OK	73013	HERITAGE HEIGHTS	001	002	HERITAGE HEIGHTS 001 002	2916 SMILING HILL BLVD OKLAHOMA CITY
3646	R144031020	GRIMES JAMES & SUE	2912 SMILING HILL BLVD	EDMOND	OK	73013- 6404	HERITAGE HEIGHTS	001	003	HERITAGE HEIGHTS 001 003	2912 SMILING HILL BLVD OKLAHOMA CITY
3646	R144031050	WALTON LESLIE ALAN	2913 OLD HICKORY DR	EDMOND	OK	73013- 6448	HERITAGE HEIGHTS	001	010	HERITAGE HEIGHTS 001 010	2913 OLD HICKORY DR OKLAHOMA CITY
3646	R144031100	FORD CONNY M	2917 OLD HICKORY DR	EDMOND	OK	73013	HERITAGE HEIGHTS	001	011	HERITAGE HEIGHTS 001 011	2917 OLD HICKORY DR OKLAHOMA CITY
3646	R144031110	JOHNSON JAMES BRENT	PO BOX 3095	EDMOND	OK	73083- 3095	HERITAGE HEIGHTS	001	012	HERITAGE HEIGHTS 001 012	2921 OLD HICKORY DR OKLAHOMA CITY

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**FILE NUMBER 2800502-OK99**

**EFFECTIVE DATE: MARCH 9, 2023 AT 7:30 A.M.**  
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3646	R144031120	SMITH THERON U & ANNA C TRS, SMITH THERON & ANNA REV TRUST	14220 MOUNT VERNON PL	EDMOND	OK	73013	HERITAGE HEIGHTS	001	013	HERITAGE HEIGHTS 001 013	14220 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031130	PR THIRTY LLC	PO BOX 1533	EDMOND	OK	73083- 1533	HERITAGE HEIGHTS	001	014	HERITAGE HEIGHTS 001 014	14216 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031140	LUSCOMB JONATHAN D & JANEY LYNNE	14212 MOUNT VERNON PL	EDMOND	OK	73013	HERITAGE HEIGHTS	001	015	HERITAGE HEIGHTS 001 015	14212 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031150	WEISS JASON ALLAN	14208 MOUNT VERNON PL	EDMOND	OK	73013- 6413	HERITAGE HEIGHTS	001	016	HERITAGE HEIGHTS 001 016	14208 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031160	LEE MELANIE ANN	14204 MOUNT VERNON PL	EDMOND	OK	73013- 6413	HERITAGE HEIGHTS	001	017	HERITAGE HEIGHTS 001 017	14204 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031170	HOEGGER JEROME J & MARSHA C	14200 MOUNT VERNON PL	EDMOND	OK	73013- 6413	HERITAGE HEIGHTS	001	018	HERITAGE HEIGHTS 001 018	14200 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031180	WHITESSELL ENTERPRISES	1603 GREY FOX RUN	OKLAHOMA CITY	OK	73131- 1219	HERITAGE HEIGHTS	001	019	HERITAGE HEIGHTS 001 019	14116 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031190	PEERY JEREMY H	14112 MOUNT VERNON PL	EDMOND	OK	73013- 6454	HERITAGE HEIGHTS	001	020	HERITAGE HEIGHTS 001 020	14112 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031200	ON THE FLY PROPERTIES LLC	7916 NW 23RD ST STE 116	BETHANY	OK	73008	HERITAGE HEIGHTS	001	021	HERITAGE HEIGHTS 001 021	14108 MOUNT VERNON PL OKLAHOMA CITY

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3646	R144031210	LENOCHAN JOHN C TRS, LENOCHAN NICOLE C TRS, LENOCHAN FAMILY REV TRUST	14104 MOUNT VERNON PL	EDMOND	OK	73013- 6454	HERITAGE HEIGHTS	001	022	HERITAGE HEIGHTS 001 022	14104 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031910	ALEXANDER JULIE	14109 MOUNT VERNON PL	EDMOND	OK	73013- 6455	HERITAGE HEIGHTS	004	015	HERITAGE HEIGHTS 004 015	14109 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031920	SMITH R BRYAN & LEE ANN	14113 MOUNT VERNON PL	EDMOND	OK	73013- 6455	HERITAGE HEIGHTS	004	016	HERITAGE HEIGHTS 004 016	14113 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031930	JOHNSON NADLA ROSE & LESLIE S III	14117 MOUNT VERNON PL	EDMOND	OK	73013	HERITAGE HEIGHTS	004	017	HERITAGE HEIGHTS 004 017	14117 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031940	ROWLEY ROBERT W & KARLA K	14201 MOUNT VERNON PL	EDMOND	OK	73013- 6414	HERITAGE HEIGHTS	004	018	HERITAGE HEIGHTS 004 018	14201 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031950	MILSTER KRISTIN, MILSTER MARTY, MILSTER CAROL	14205 MOUNT VERNON PL	EDMOND	OK	73013- 6414	HERITAGE HEIGHTS	004	019	HERITAGE HEIGHTS 004 019	14205 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031960	ROBBINS JACOB AARON, ROBBINS JESSICA ASHLANN	14209 MOUNT VERNON PL	EDMOND	OK	73013- 6414	HERITAGE HEIGHTS	004	020	HERITAGE HEIGHTS 004 020	14209 MOUNT VERNON PL OKLAHOMA CITY

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3646	R144031970	HITCHCOCK DALE L TRS, HITCHCOCK CAROLYN S TRS, HITCHCOCK NATHAN E TRS, HITCHCOCK DALE L LIV TRUST	14213 MOUNT VERNON PL	EDMOND	OK	73013- 6414	HERITAGE HEIGHTS	004	021	HERITAGE HEIGHTS 004 021	14213 MOUNT VERNON PL OKLAHOMA CITY
3646	R144031980	MILNER BILLY J & REVONIA J	14217 MOUNT VERNON PL	EDMOND	OK	73013- 6414	HERITAGE HEIGHTS	004	022	HERITAGE HEIGHTS 004 022	14217 MOUNT VERNON PL OKLAHOMA CITY

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

**PUD-1946**

**MASTER DESIGN STATEMENT FOR**

**Bryant Ave. & Smiling Hills Blvd.**

May 4, 2023

May 17, 2023

June 12, 2023

June 14, 2023

**PREPARED FOR:**

D & N Development, LLC  
301 Lilac Dr., Ste. 200  
Edmond, Oklahoma 73034

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.  
David Box  
522 Colcord Drive  
Oklahoma City, OK 73102  
405-232-0080 Phone  
405-236-5814 Fax  
[dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com)

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## **SECTION 1.0 ..... INTRODUCTION**

The Planned Unit Development (PUD) of Bryant Ave. & Smiling Hills Blvd., consisting of 25.58 acres, is located within the Southwest Quarter (SW/4) of Section 7, Township 13 N, Range 2 W, of the Indian Meridian, Oklahoma County, Oklahoma.

## **SECTION 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.

## **SECTION 3.0 ..... OWNER/DEVELOPER**

The owner and developer of this property is D & N Development, LLC.

## **SECTION 4.0 ..... SITE AND SURROUNDING AREA**

The subject property is presently zoned for AA. Surrounding properties are zoned and used for:

North: City of Edmond and is undeveloped.  
East: PUD-379 District and used for residential.  
South: PUD-379 District and used for residential.  
West: R-1 and R-3 District and used for residential.

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

## **SECTION 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

## **SECTION 6.0 .....CONCEPT**

The concept for this PUD is to modify the existing AA base zoning to a C-3 and R-1 base zoning that will permit a commercial and residential development.

## **SECTION 7.0..... SERVICE AVAILABILITY**

### **7.1 ..... STREETS**

The nearest street to the north is Smiling Hill Blvd. The nearest street to the east is Middleberry Rd. The nearest street to the south is NE 139<sup>th</sup> St. The nearest street to the west is N. Bryant Ave.

### **7.2 ..... SANITARY SEWER**

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

### 7.3 ..... WATER

Water facilities for this property are available. Water services will be provided from public mains.

### 7.4 ..... FIRE PROTECTION

The nearest fire station to this property is station number 1 located at 820 NW 5<sup>th</sup> St. It is approximately 13 miles from this PUD development.

### 7.5 .....GAS, ELECTRICAL, 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 currently unavailable adjacent to this site.

### 7.7 ..... DRAINAGE

The property within this Planned Unit Development is not within a FEMA flood plain.

### 7.8 .....COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban-Low Intensity land use topology area and the uses proposed in this Planned Unit Development are consistent and in compliance with the area standards.

## **SECTION 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 two (2) tracts within this PUD. The use and development regulations of the C-3 Community Commercial District shall govern Tract 1, except as herein modified.

### **The following uses shall be permitted within Tract 1:**

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage and Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8200.2	Dwelling Units Above the Ground Floor
8300.35	Eating Establishments: Fast Food
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8150.6.3	Greenhouse
8200.4	Live/Work Units
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor, no event center shall be permitted within this use unit.
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General
8200.14	Single-Family Residential

No use shall permit the sale, manufacturing, growing, testing or distribution of medical marijuana.

### Bulk Standards for Tract 1:

Setbacks: The setbacks for Tract 1 shall be per the base zoning district.

Lot Width: Per code

Lot Size: Per code

Density: The maximum number of Live/Work units within this PUD shall be 30 units.

Tract 2

The use and development regulations of the R-1 Single-Family Residential District shall govern Tract 2, except as herein modified.

**The following uses shall be permitted within Tract 2:**

8250.3	Community Recreation: Property Owners Association
8200.5	Low Impact Institutional: Residential-Oriented
8200.8	Model Home
8200.14	Single-Family Residential

No use shall permit the sale, manufacturing, growing, testing or distribution of medical marijuana.

Bulk Standards for Tract 2:

Setbacks: No interior setbacks are required except those necessary to meet Building and Fire Code requirements.

Lot Width: The minimum lot width within this Tract shall be 50 feet.

Lot Size: The minimum lot size within this Tract shall be 5,000 square feet.

**9.0.....SPECIAL CONDITIONS**

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

**9.1.....FAÇADE REGULATIONS**

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, architectural metal or stone masonry. No more than 30% EIFS or wood shall be permitted.

**9.2 ..... LANDSCAPING REGULATIONS**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

Existing vegetation abutting the creek within Tract 1 shall be preserved to the greatest extent possible. There shall be a twenty-foot (20') landscape buffer along the east and south property line of Tract 2, as illustrated in the attached Exhibit "C".

**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 the development 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

No less than a six-foot and no greater than an eight-foot-high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood, with brick columns with footings on 20' centers and shall be solid and opaque.

#### 9.5 ..... PLATTING REGULATIONS

Tract 1: Platting shall not be required within Tract 1.

Tract 2: Platting shall be required within Tract 2.

#### 9.6 ..... DRAINAGE REGULATIONS

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

#### 9.7 ..... DUMPSTER REGULATIONS

Dumpsters shall be located within an area screened by a fence 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 residential zoning district or use.

Dumpsters shall not be permitted within Tract 2 of this PUD.

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

#### 9.8 ..... ACCESS REGULATIONS

There shall be one (1) access point from S. Bryant Ave.

#### 9.9 ..... PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.

If development within this PUD utilizes the "Commercial District" scheme of development where parking is screened behind or to the sides of structures, the parking requirement for said development shall be reduced by 15%. Parking can be met through shared parking agreements among adjacent office/retail uses.

Pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction. A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

#### 9.10 ..... SIGNAGE REGULATIONS

##### 9.10.1 ..... FREESTANDING ACCESSORY SIGNS

Freestanding accessory signs will be in accordance with the base zoning district regulations.

##### 9.10.2 ..... ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

##### 9.10.3 ..... NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited within this PUD.

##### 9.10.4 ..... ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited within this PUD.

#### 9.11 ..... ROOFING REGULATIONS

Every structure in this PUD shall have Class C roofing or better.

#### 9.12 ..... SIDEWALK REGULATIONS

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

#### 9.13 ..... HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD.

#### 9.14 ..... 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.

9.15 ..... 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.

9.16 ..... SPECIFIC PLAN

No building permits shall be issued within this PUD until a specific plan, including all items listed in Section 59-14200 of the Oklahoma City Municipal Code, 2020 as amended shall have been approved by the Planning Commission.

9.17 ..... OTHER

9.17.1 ..... ROOFTOP PATIO REGULATIONS

Rooftop patios shall not be permitted within this PUD.

9.17.2 ..... NOISE REGULATIONS

Decibel levels within this PUD shall be limited to residential standards.

9.17.3 ..... OUTDOOR ACTIVITIES

Outdoor amplified music shall be prohibited within this PUD. The hours of operation shall be Sunday-Thursday: 7am-10pm; Friday-Saturday: 7am-12am.

**10.0 ..... DEVELOPMENT SEQUENCE**

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

**11.0 ..... EXHIBITS**

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

- Exhibit A - Legal Description
- Exhibit B – Tract Map
- Exhibit C - Conceptual Site Plan
- Exhibit D - Topography Plan

EXHIBIT A  
LEGAL DESCRIPTION  
(OKC)

A part of Government Lot 3 in the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter (NW/c SW/4) of Section 7;

Thence from said point of beginning North 89°21'56" East along the North line of said SW/4 a distance of 1269.30 feet to the Northeast corner of said Government Lot 3;

Thence South 0°40'45" East along the East line of said Government Lot 3 a distance of 716.52 feet;

Thence South 89°13'43" West, parallel to the South line of said Section 7, a distance of 1268.62 feet to a point on the West line of said Section 7;

Thence North 0°44'00" West along said West line of said Section 7 a distance of 719.55 feet to the point or place of beginning.

AND

A part of the North Half (N/2) of Government Lot Three (3) of the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southwest Corner (SW/C) of said Section;

Thence North along the West line of said Section a distance of 1382.50 feet to the point or place of beginning;

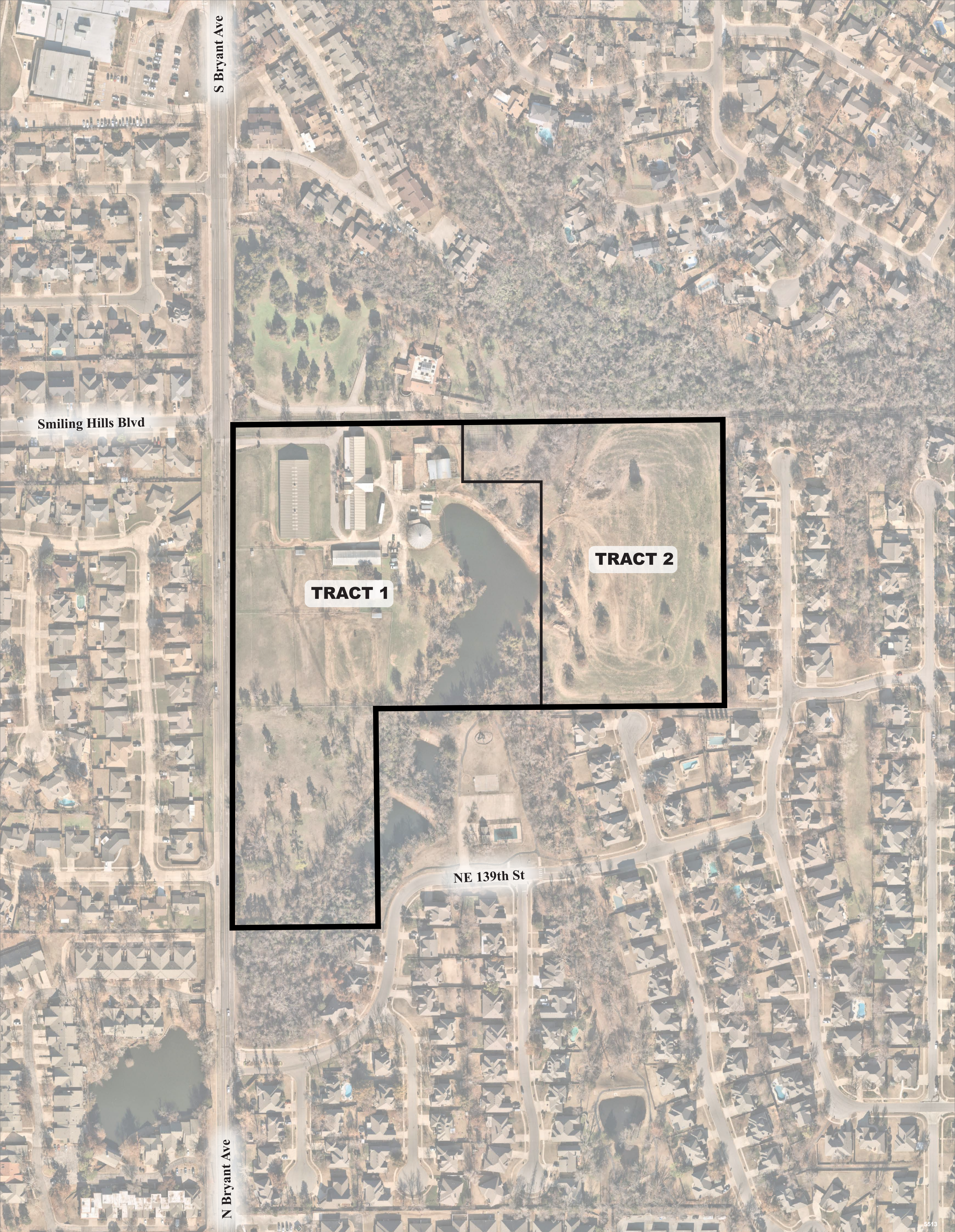
Thence East and parallel to the South line of said Section a distance of 396 feet;

Thence North and parallel to the West line of said Section a distance of 550 feet;

Thence West and parallel to the South line of said Section a distance of 396 feet;

Thence South along the West line of said Section a distance of 550 feet to the point of beginning.

As recorded in Book 13908, Page 355, Oklahoma County, Oklahoma.



Smiling Hills Blvd

S Bryant Ave

TRACT 1

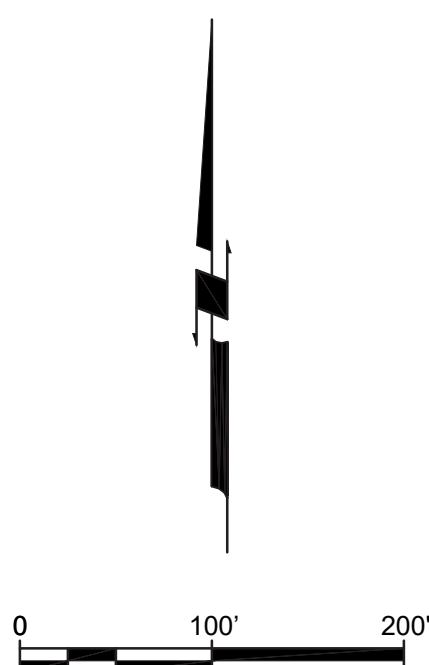
TRACT 2

NE 139th St

N Bryant Ave

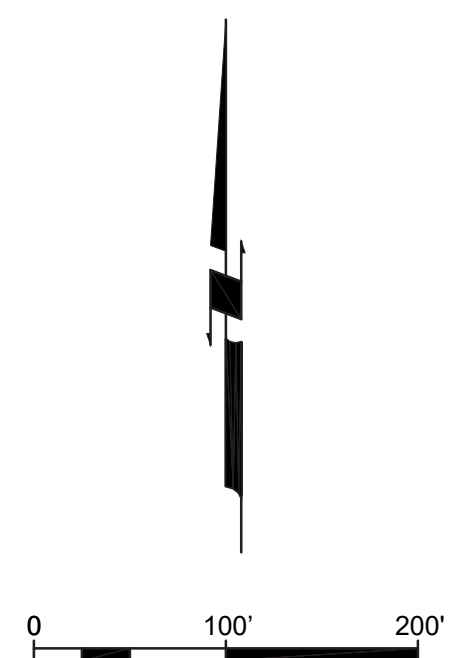
**PUD-1946**  
**Bryant Ave & Smiling Hills Blvd**  
**14300 N Bryant**

Exhibit B: Tract Map  
+/- 25.58 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8076

ENGINEERS SURVEYORS PLANNERS  
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**14300 N Bryant**

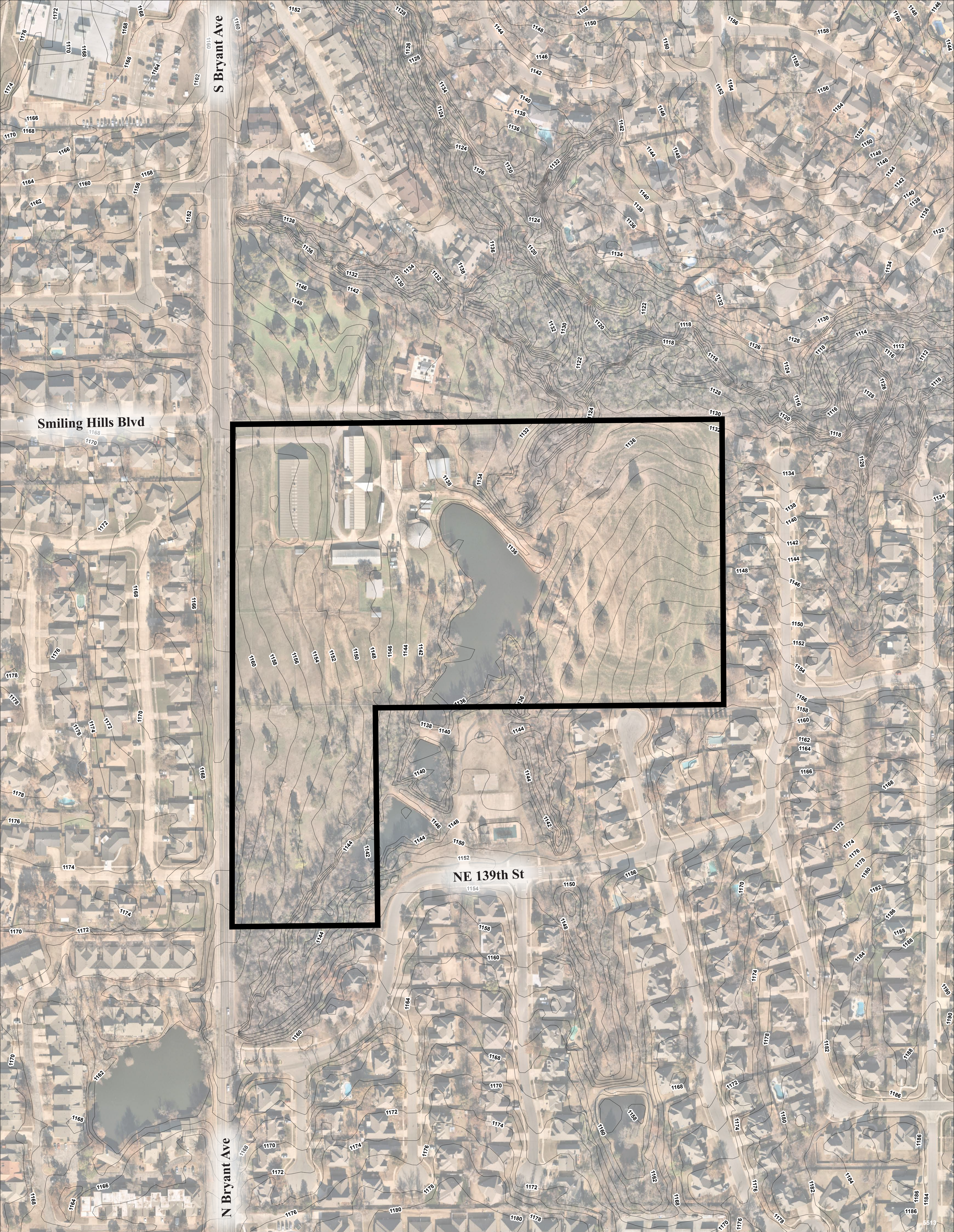
Exhibit C: Conceptual Site Plan  
+/- 25.58 Acres



Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS  
5/15/23

Conceptual site plan showing feasible option  
permitted under proposed rezoning



**PUD-1946**  
**Bryant Ave & Smiling Hills Blvd**  
**14300 N Bryant**

Exhibit D: Topography Map  
+/- 25.58 Acres

