

**APPROVED**

11-05-2024

BY THE CITY COUNCIL  
*Amy K. Simpson* CITY CLERK

**THE CITY OF OKLAHOMA CITY**

**PLANNED UNIT DEVELOPMENT DISTRICT**

**PUD-2025**

**MASTER DESIGN STATEMENT FOR**

**13900 N. Bryant Ave.**

July 11, 2024

July 29, 2024

August 13, 2024

August 15, 2024

August 26, 2024

October 1, 2024

October 8, 2024

Amended by City Council on November 5, 2024

**PREPARED FOR:**

Sun Properties DBA, John Gravitt Homes

13407 Old Iron Rd.

Edmond, OK 73013

(405) 413-9596

[Johngravitthomes@gmail.com](mailto:Johngravitthomes@gmail.com)

**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

[dmbbox@wbfbllaw.com](mailto:dmbbox@wbfbllaw.com)

## TABLE OF CONTENTS

<b>INTRODUCTION .....</b>	<b>1.0</b>
<b>LEGAL DESCRIPTION .....</b>	<b>2.0</b>
<b>OWNER/DEVELOPER .....</b>	<b>3.0</b>
<b>SITE AND SURROUNDING AREA .....</b>	<b>4.0</b>
<b>PHYSICAL CHARACTERISTICS .....</b>	<b>5.0</b>
<b>CONCEPT .....</b>	<b>6.0</b>
<b>SERVICE AVAILABILITY .....</b>	<b>7.0</b>
<b>SPECIAL DEVELOPMENT REGULATIONS .....</b>	<b>8.0</b>
USE AND DEVELOPMENT REGULATIONS .....	8.1
<b>SPECIAL CONDITIONS .....</b>	<b>9.0</b>
FAÇADE REGULATIONS .....	9.1
LANDSCAPING REGULATIONS .....	9.2
LIGHTING REGULATIONS .....	9.3
SCREENING REGULATIONS .....	9.4
SUBDIVISION REGULATIONS .....	9.5
DRAINAGE REGULATIONS .....	9.6
DUMPSTER REGULATIONS .....	9.7
ACCESS REGULATIONS .....	9.8
PARKING REGULATIONS .....	9.9
SIGNAGE REGULATIONS .....	9.10
ROOFING REGULATIONS .....	9.11
SIDEWALK REGULATIONS .....	9.12
HEIGHT REGULATIONS .....	9.13

LOT SIZE, LOT COVERAGE & SETBACK REGULATIONS .....	9.14
PUBLIC IMPROVEMENTS .....	9.15
COMMON AREAS .....	9.16
SPECIFIC PLAN .....	9.17
PLATTING REGULATIONS .....	9.18
<b>DEVELOPMENT SEQUENCE .....</b>	<b>10.0</b>
<b>EXHIBITS .....</b>	<b>11.0</b>

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

The Planned Unit Development (PUD) of Hallmark Farms located at 13900 N. Bryant Ave., consisting of 14.94 acres, is located within the Southwest Quarter of Section 7, Township 13 North, Range 2 West, 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 of this property is Smiling Hills Acres, LLC. The developer of this property is Sun Properties.

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

The subject property is presently zoned PUD-1946. Surrounding properties are zoned and used for:

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

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. The elevation of Tract 1 slopes north to northwesterly from approximately 1158 feet in the southeast corner to approximately 1134 feet toward a lowering in the northwest portion of the tract. There is limited tree cover within Tract 1. Tract 2 has an elevation of approximately 1162 feet along the west boundary adjacent to Bryant Avenue, sloping to the east to an existing pond east of the tract. There is moderate tree cover within the west and north portion of the tract, with heavy tree cover in the southeastern portion. Soil characteristics within both tracts consist of a fine sandy loam.

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

The concept for this PUD is to modify the existing base zoning to a base zoning that will permit a residential and commercial 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 Oklahoma City Fire Station to this property is Station Number 2 located at 2917 East Britton Road, approximately 3½ miles to the south.

### **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

The PUD is divided into two tracts, the boundaries of each depicted on Exhibit B, Conceptual Master Development Plan.

Tract 1 - The use and development regulations of the R-4 General Residential District shall govern Tract 1, except as herein modified.

**All uses within the R-4 District shall be permitted within Tract 1.**

There shall be a maximum of eighty (80) units within Tract 1.

Tract 2 - The use and development regulations of the C-3 Community Commercial District shall govern Tract 2, except as herein modified.

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

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
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
8250.14	Low Impact Institutional: Neighborhood-Related

8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.59	Personal Services: Restricted
8300.60	Personal Storage
8300.61	Repair Services: Consumer
8300.63	Retail Sales and Services: General

## **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 shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, stucco, Hardie panel, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed concrete block buildings shall not be permitted.

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

Except as noted herein, each tract shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development of said tract. Mature, healthy trees shall be preserved to maximum extent possible.

There shall be a twenty-foot (25') landscape buffer, that includes trees of a minimum of a medium size on 20-foot centers, along the east and south property lines of Tract 1.

Within Tract 2, a streetscape buffer along N Bryant Avenue per the Landscape Code, shall be required.

### **9.3 ..... LIGHTING REGULATIONS**

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

### **9.4 ..... SCREENING REGULATIONS**

The existing pipe rail fence shall be removed and replaced with the following:

In Tract 1, no less than a six-foot and no greater than an eight-foot-tall fence shall be required along the outside of the disturbed area where it abuts residential uses. Said fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood with brick columns, minimum six feet in height placed on masonry footings, on no more than 50 foot centers and shall be solid and opaque. Any required emergency access from Tract 1, onto Plymouth Crossing, shall require an emergency access crash gate constructed of a material consistent with the sight proof fence material along the south property line of Tract 1.

In Tract 2, in lieu of sight proof screening for the personal storage use unit, security fencing shall be permitted consisting of ornamental metal, up to a maximum eight feet in height, along the west and north boundary. A six-foot tall wooden sight-proof fence shall be required along the east and south boundary.

#### 9.5 ..... SUBDIVISION REGULATIONS

Subdivision shall conform with the City of Oklahoma City Subdivision Regulations, as amended.

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

Drainage improvements will be in accordance with applicable regulation in place at the time of development.

#### 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.

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended. In the event of a private trash hauler, pickup times shall be between 8:00 a.m. and 5:00 p.m.

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

Access to Tract 1 shall be per the Subdivision Regulations; however, if developed as multifamily residential on one parcel, access from N Bryant Avenue may be via a private drive, provided drive aisle widths and paving standards conform to City standards.

Tract 2 access shall be from a maximum of (2) driveways on N. Bryant Ave. Separation shall be a minimum of 200 feet between adjacent driveways.

#### 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, except in Tract 1, garages shall count towards required parking provided minimum width standards apply to every garage space.

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

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

Freestanding signs shall be limited to monument/ground signs a maximum of 8 feet in height.



#### 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.

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

Electronic Message Display signs will be prohibited.

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

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

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

Five (5) foot sidewalks, with a (5) foot landscaped buffer, 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 and ADA requirements. Four (4) foot sidewalks shall be constructed on the interior streets and drives prior to any occupancy certificates being issued. There shall be no sidewalk connectivity to the adjoining neighborhood to the east.

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

Tract 1 – The maximum height within Tract 1 shall be 35 feet and two (2) stories.

Tract 2 – The maximum height within Tract 2 shall be 20 feet and one (1) story.

#### 9.14 ..... LOT SIZE, LOT COVERAGE AND SETBACK REGULATIONS

Tract 1:

- a) Minimum lot size for each townhouse unit shall be 1700 square feet.
- b) Minimum lot width for each townhouse unit shall be 20 feet (measured at platted front building limit line).
- c) Maximum lot coverage within each lot shall be 80%
- d) The east and south setback lines of Tract 1 shall be minimum sixty (60) feet.
- e) Front Yard Setback shall be minimum five (5) feet
- f) Rear Yard Setback shall be minimum ten (10) feet
- g) Side Yard Setback shall be minimum of zero (0) feet for interior common lot lines/common walls and for lots abutting common areas provided that a minimum of ten (10) feet of separation is required between adjacent detached structures.
- h) Corner Side Yard Setback shall be minimum of zero (0) feet.

Tract 2:

Unless modified herein, yard requirements in Tract 2 shall be the same as the base-zoning district.

#### 9.15 ..... PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

#### 9.16 ..... COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the property owner or Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

#### 9.17 ..... SPECIFIC PLAN

No building permits shall be issued in this PUD until a Specific Plan, including all items listed in Section 59-14150.C of the Oklahoma City Municipal Code, 2020, as amended shall have been approved by the Planning Commission.

#### 9.18 ..... PLATTING REGULATIONS

Tract 1 within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

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

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

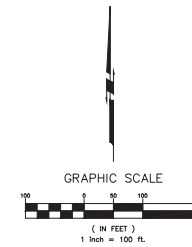
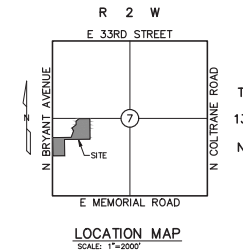
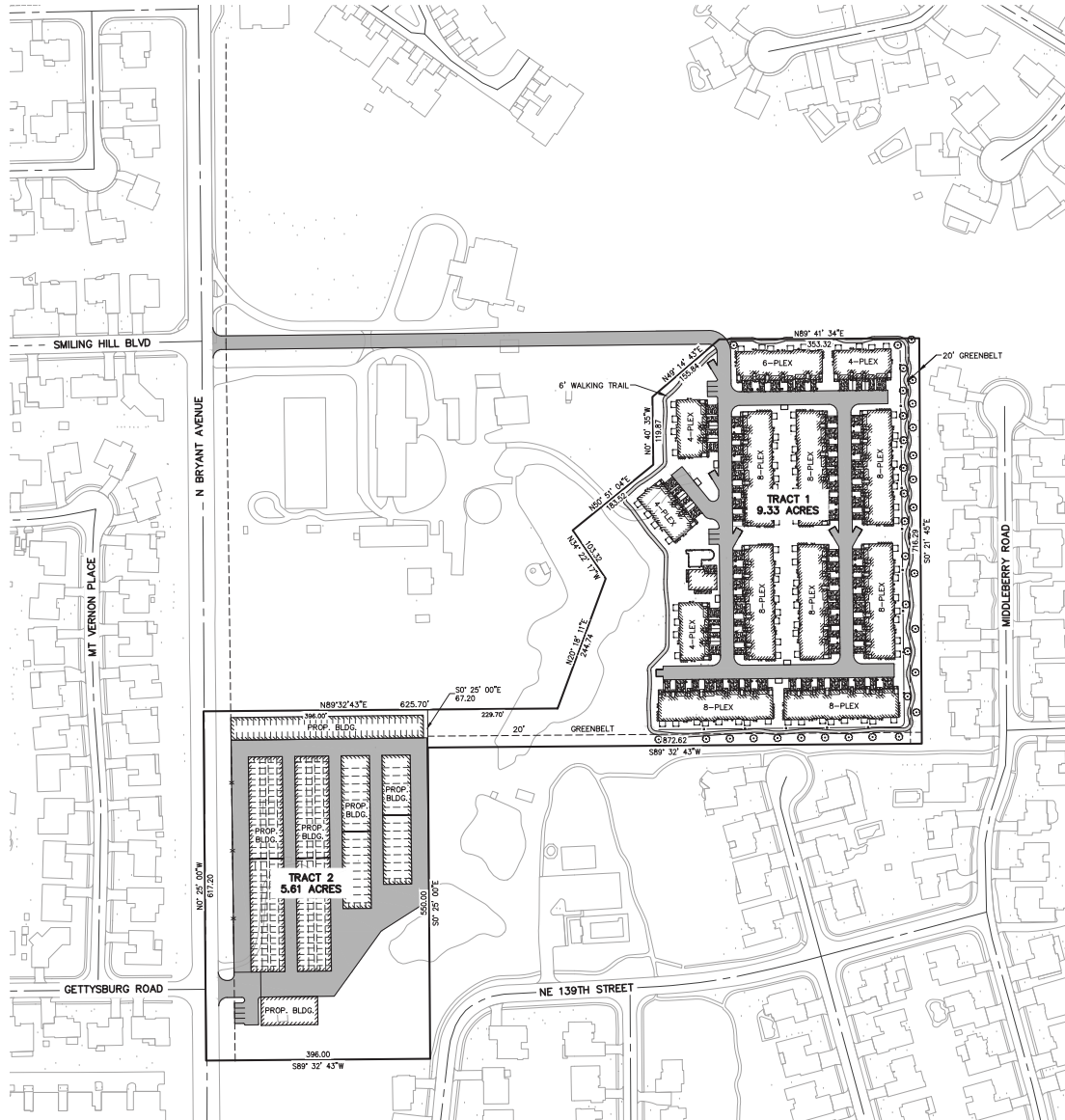
### **11.0 ..... EXHIBITS**

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

- Exhibit A - Legal Description
- Exhibit B - Conceptual Master Development Plan
- Exhibit C - Topography Plan
- Exhibit D - Color Rendering
- Exhibit E - Buffer Rendering
- Exhibit F - Boundary Plan

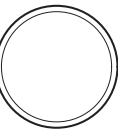
## PUD-2025 Exhibit A - Legal Description

A tract of land lying 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: COMMENCING at the Northwest corner of said Southwest Quarter (SW/4); THENCE South 00°25'00" East, along the West line of said Southwest Quarter (SW/4), a distance of 652.35 feet to the POINT OF BEGINNING; THENCE North 89°32'43" East, a distance of 625.70 feet; THENCE North 20°18'11" East, a distance of 244.74 feet; THENCE North 34°22'17" West, a distance of 103.32 feet; THENCE North 50°51'04" East, a distance of 183.52 feet; THENCE North 00°40'35" West, a distance of 119.87 feet; THENCE North 49°14'43" East, a distance of 155.84 feet to the North line of said Southwest Quarter (SW/4); THENCE North 89°41'34" East, along said North line, a distance of 353.32 feet; THENCE South 00°21'45" East, a distance of 716.29 feet; THENCE South 89°32'43" West, a distance of 872.62 feet; THENCE South 00°25'00" East, a distance of 550.00 feet; THENCE South 89°32'43" West, a distance of 396.00 feet to the West line of said Southwest Quarter (SW/4); THENCE North 00°25'00" West, along said West line, a distance of 617.20 feet to the POINT OF BEGINNING.



NOTE: IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT BUILDING PERMIT STAGE.

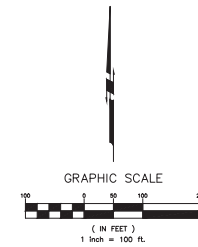
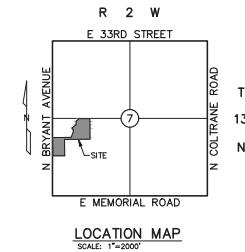
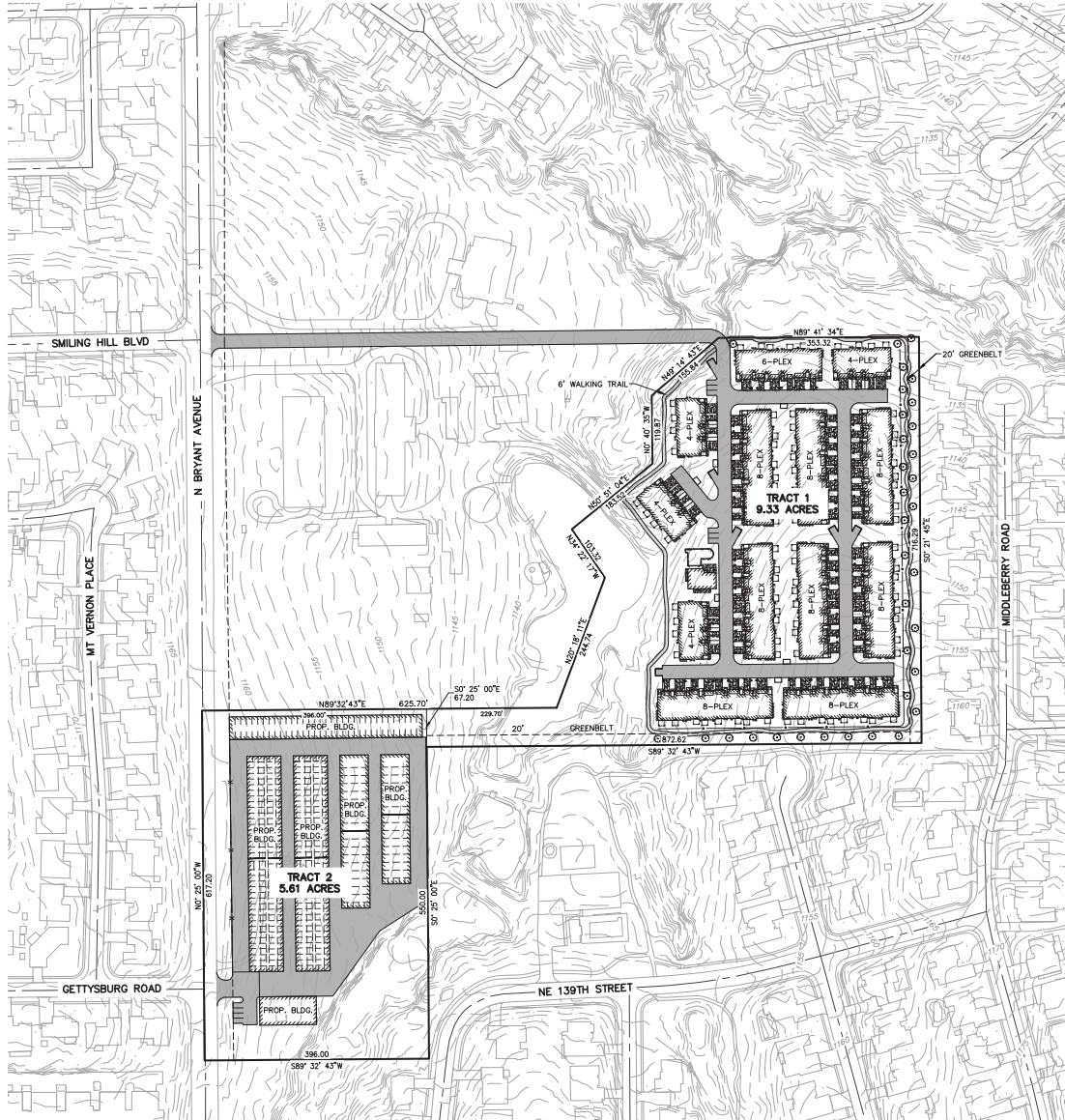
**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Bart Road  
Edmond, Oklahoma 73034  
Phone: (405) 265-0641  
Fax: (405) 265-0642  
www.rubbsconsulting.com



13500 N BRYANT AVENUE  
EDMOND, OKLAHOMA  
**MASTER DEVELOPMENT PLAN**

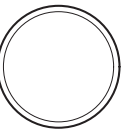
REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER  
**EXH B**



NOTE: IMPROVEMENTS SHOWN ARE CONCEPTUAL ONLY. FINAL DESIGN TO BE DETERMINED AT BUILDING PERMIT STAGE.

**RUBBS CONSULTING, LLC**  
CIVIL ENGINEERING & LAND PLANNING  
1800 S. Bart Road  
Edmond, Oklahoma 73034  
Phone: (405) 265-0641  
Fax: (405) 265-0642  
www.rubbsconsulting.com

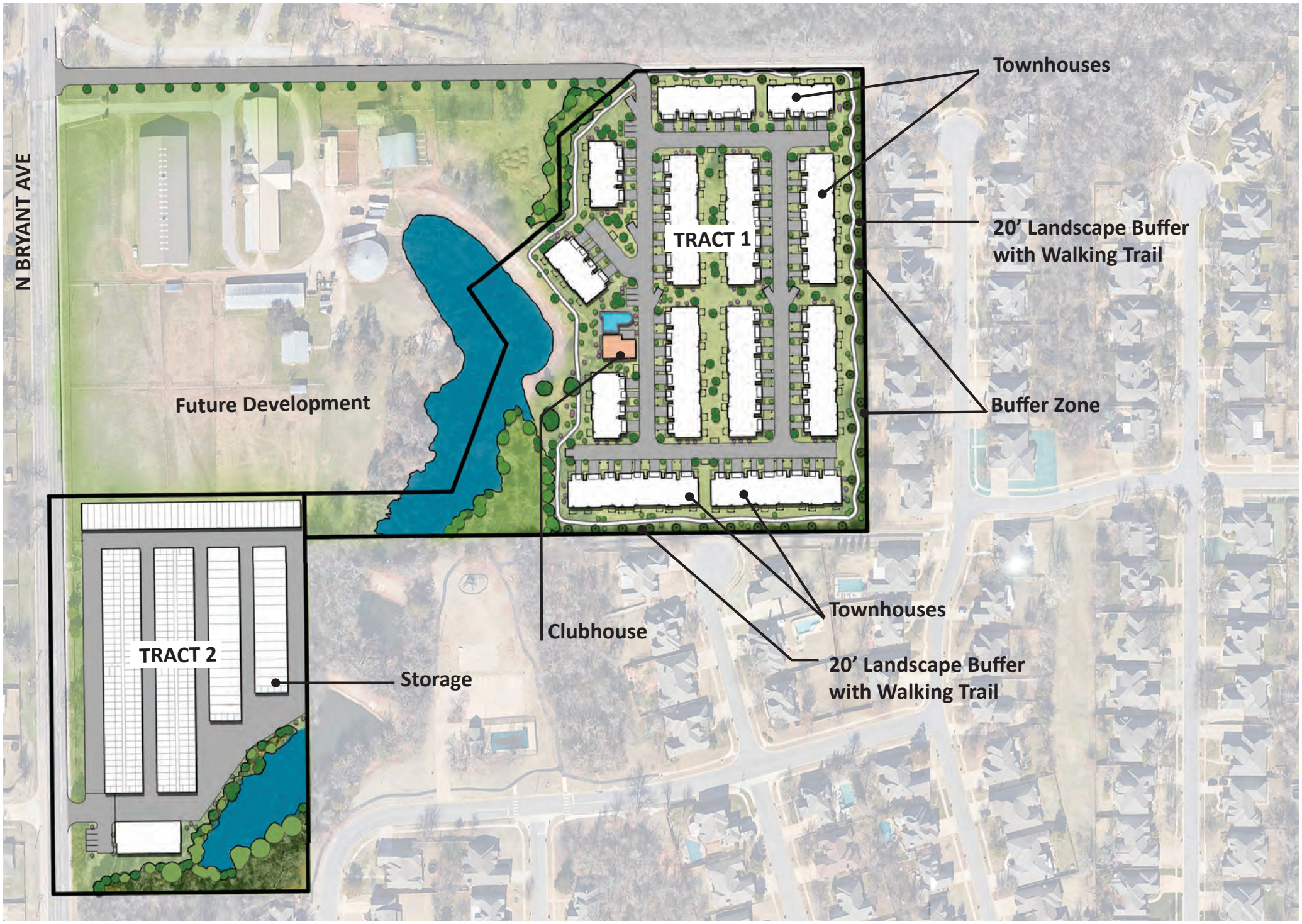


13500 N BRYANT AVENUE  
EDMOND, OKLAHOMA  
**TOPOGRAPHIC MAP**

REVISIONS		DATE	
NO.	DESCRIPTION		

SHEET NUMBER  
**EXH C**





N BRYANT AVE

Future Development

TRACT 1

TRACT 2

Storage

Clubhouse

Townhouses

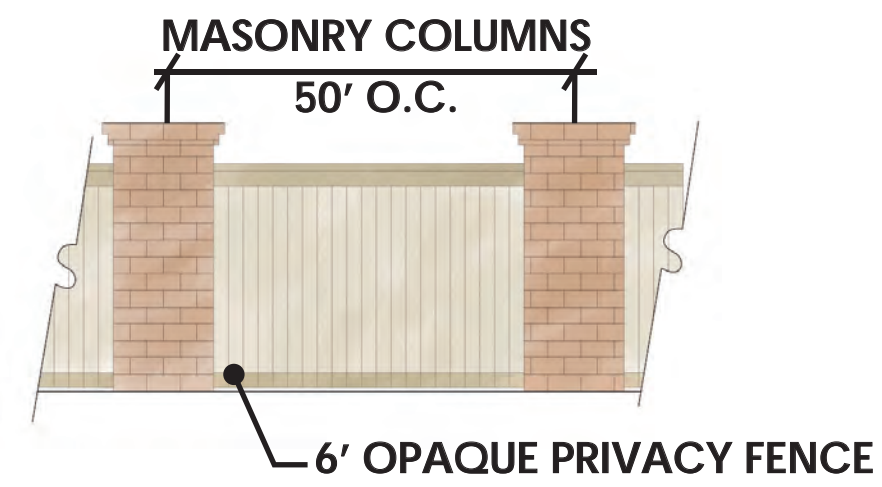
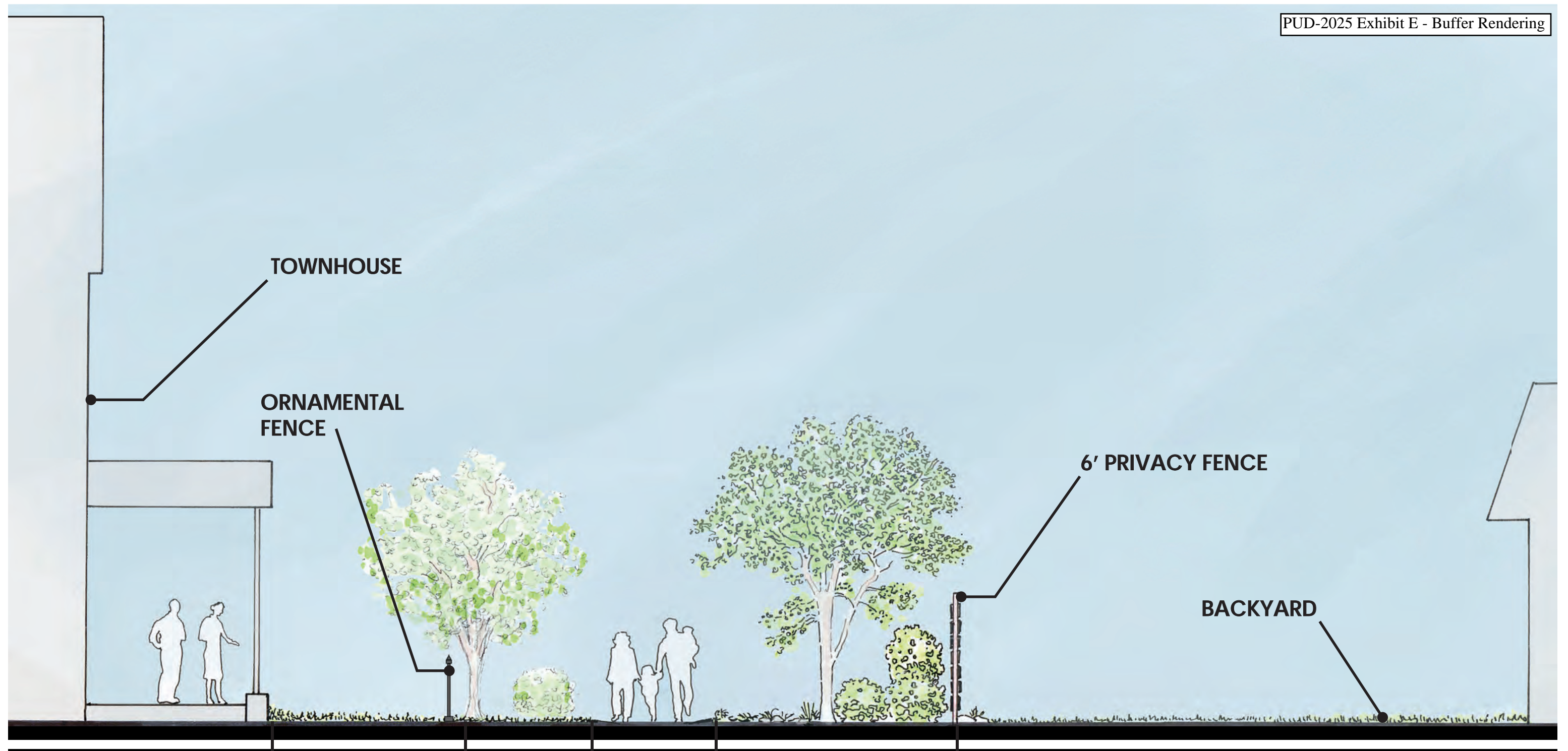
20' Landscape Buffer  
with Walking Trail

Buffer Zone

Townhouses

20' Landscape Buffer  
with Walking Trail

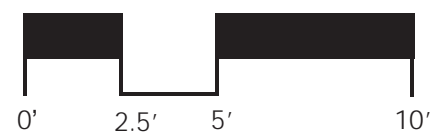




## Buffer Zone Section

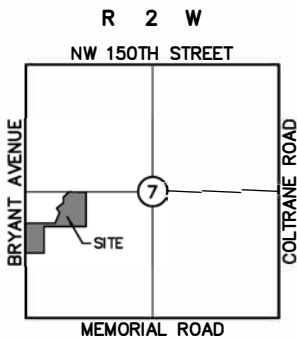
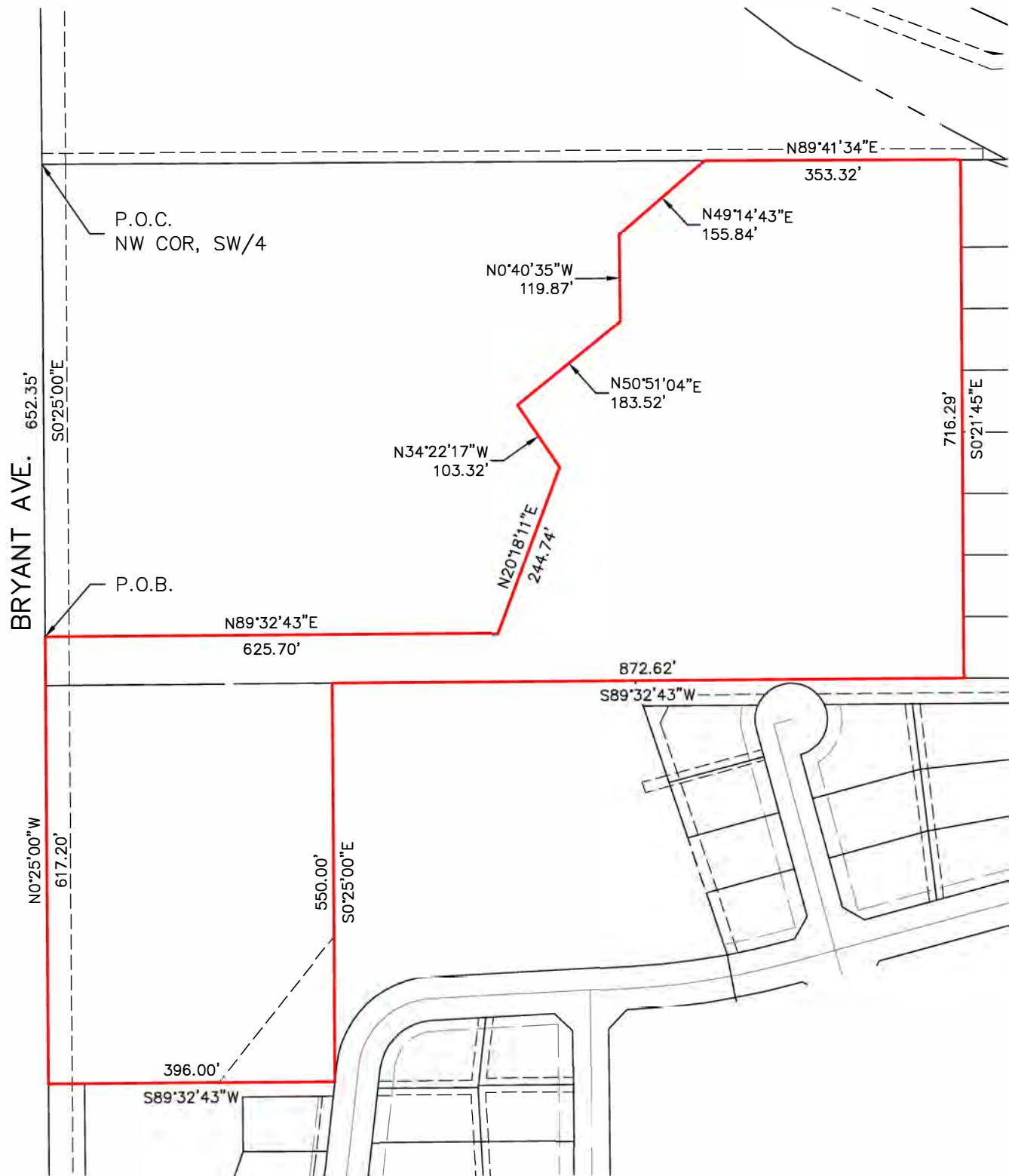
Project No. 24200  
24 July 2024

Scale: 1"=5'-0"



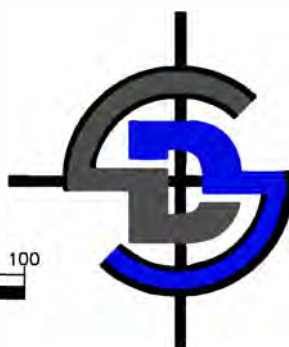
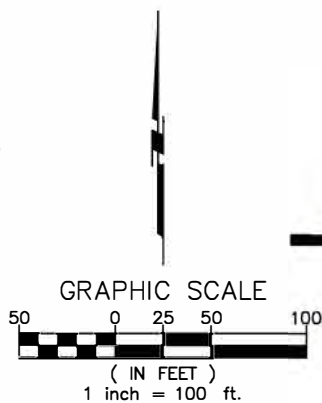
# Exhibit 'F'

PART OF THE SW/4, SECTION 7, T13N, R2W, I.M.  
OKLAHOMA CITY, OKLAHOMA CO., OKLAHOMA



Location Map  
SCALE: 1"=4000'

6/20/2024



**DURHAM SURVEYING, INC.**

1800 SOUTH SARA ROAD, YUKON, OK 73099

Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2026