

**APPROVED**

8-15-2023

BY THE CITY COUNCIL  
*Angie H. Simpson* CITY CLERK

**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  
June 23, 2023

**PREPARED FOR:**

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## 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
PLATTING 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

PUBLIC IMPROVEMENTS .....	9.14
COMMON AREAS .....	9.15
SPECIFIC PLAN .....	9.16
OTHER .....	9.17
<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 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. The setback for garages shall be 20 feet.

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 on the outside of the disturbed area along the boundary of this PUD 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 three (3) access points from S. Bryant Ave. that must meet the minimum separation requirement of 200 ft.

#### 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 signs shall be limited to ground/monument signs only and shall be a maximum height of 8 feet with a maximum 100 square feet of area.

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.

There shall be a minimum of 15% open space within this PUD.

#### 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.

Future Specific Plans shall show internal pedestrian trails and sidewalks that connect both tracts to common area/open space amenities. A Specific Plan is not required for platted residential development.

#### 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 for the outdoor patios 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.





**PUD-1946  
Hallmark Farms  
14300 N Bryant**

Exhibit B: Tract Map  
+/- 25.58 Acres







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

Exhibit C: Conceptual Site Plan  
 +/- 25.58 Acres

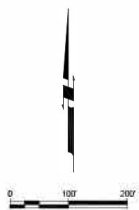
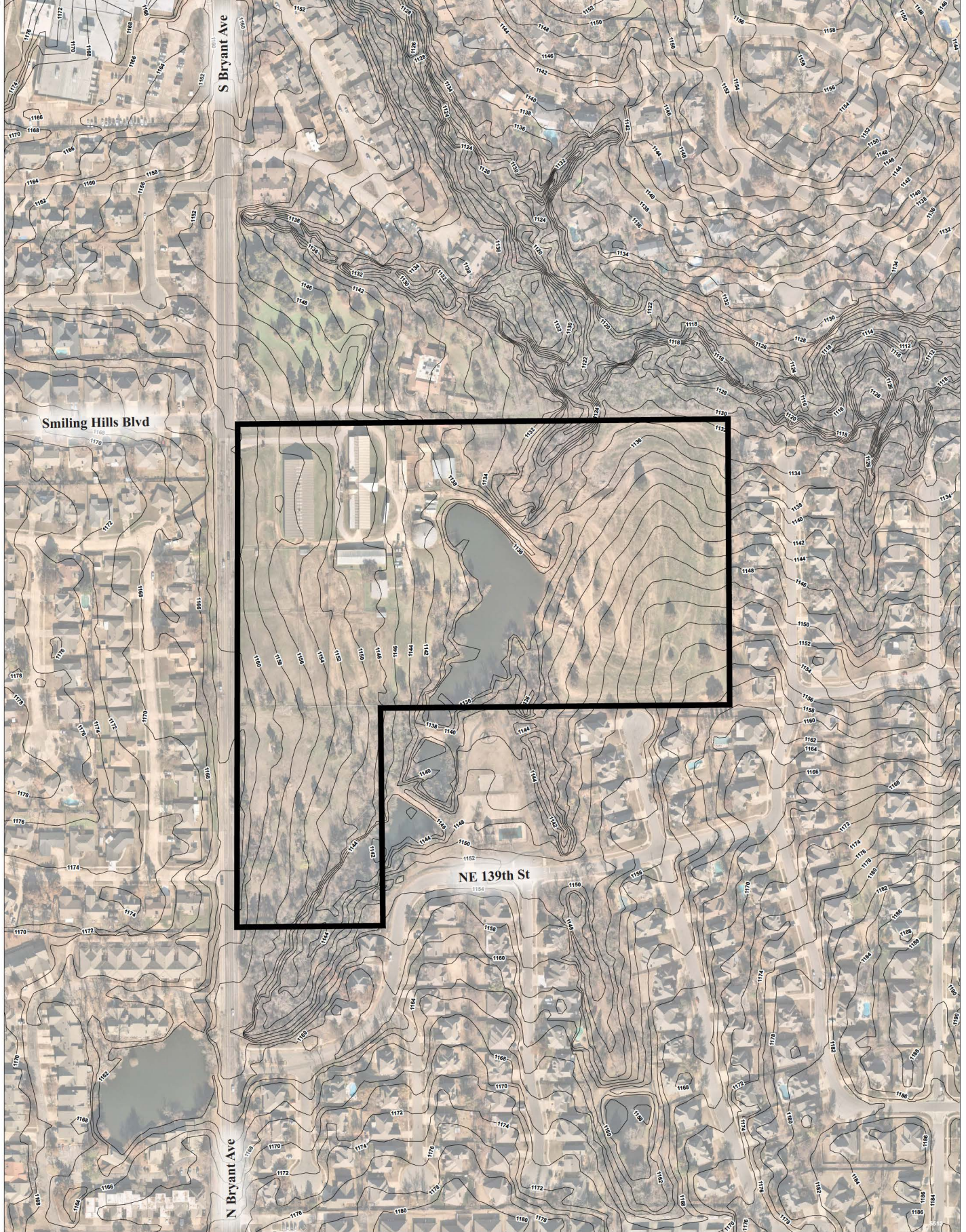


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ENGINEERS SURVEYORS PLANNERS  
 5/15/23

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



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