



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

13900 N. Bryant Ave.
Name of Development or Applicant

13900 N. Bryant Ave.
Address / Location of Property (Provide County name & parcel no. if unknown)

Mixed-use development.
Summary Purpose Statement / Proposed Development

Staff Use Only:	2025
Case No.: PUD -	
File Date:	7-11-24
Ward No.:	W7
Nbhd. Assoc.:	Wellington Park HOA
School District:	Edmond
Extg Zoning:	PUD-1946
Overlay:	

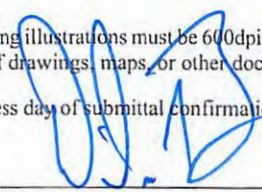
14.94 acres MOL
ReZoning Area (Acres or Square Feet)

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):

Name _____
Mailing Address _____
City, State, Zip Code _____
Phone _____
Email _____


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
dmbbox@wbfbllaw.com; kturner@wbfbllaw.com;
esilberg@wbfbllaw.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.

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 thereunto belonging.

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

EXECUTED and delivered this 5th day of December, 2018.

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

By: _____

R.L. Sias, Trustee

By: _____

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 5th 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 5th 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]



Kemi 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/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.

1329\FVCSAC\Figgin\5451.110\QCD\Tract 1 and 2.12.04.18.doc

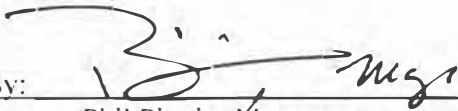
CONSIDERATION LESS THAN \$100.00
EXEMPTION: DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, § 3201, 3202(3)



LETTER OF AUTHORIZATION

Smiling Hills Acres, LLC, an Oklahoma limited liability company, (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.

**Smiling Hills Acres, LLC, an Oklahoma
limited liability company**

By: 
Phil Pippin, Manager

Date: June 14, 2024

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:


See Attached Exhibit "A"

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (7), 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: June 12, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Steven Jakowski

Abstractor License No. 4192

OAB Certificate of Authority # 0049

File No. 2879095-OK99

Exhibit “A”

LEGAL DESCRIPTION

Hallmark Farms
14300 North Bryant Avenue
Oklahoma City, Oklahoma County, Oklahoma

June 19, 2024

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**.

Said tract of land containing 650,786 square feet or 14.9400 acres, more or less.

The basis of bearings for the above-described tract of land is South 00°24'50" East along the West line of said Southwest Quarter (SW/4) and is based on State Plane Coordinates NAD-83 (U.S. Survey Foot), Oklahoma North Zone.

Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

OWNERSHIP REPORT
ORDER 2879095-OK99

DATE PREPARED: JUNE 24, 2024 AT 7:30 AM
EFFECTIVE DATE: JUNE 12, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
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 (PART OF SUBJECT PROPERTY)	0 UNKNOWN OKLAHOMA CITY
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 (PART OF SUBJECT PROPERTY WITHIN)	14300 N BRYANT AVE OKLAHOMA CITY
3427	R148708010	WELLINGTON PARK ASSOCIATION INC		PO BOX 5471	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 BEG	0 UNKNOWN OKLAHOMA CITY
3427	R126731450	WELLINGTON PARK ASSOCIATION INC		PO BOX 5385	EDMOND	OK	73083	WELLINGTON PARK I	000	000	WELLINGTON PARK I 000 000 COMMON AREAS A B C D E F & G	A-G COMMON AREA
3427	R126731080	DAILEY JESSE L & ALYSHA M		13917 BRIARWYCK	EDMOND	OK	73013-7034	WELLINGTON PARK I	001	009	WELLINGTON PARK I 001 009	13917 BRIARWYCK OKLAHOMA CITY
3427	R126731180	HERNDON JIMMY RAY JR		13920 BRIARWYCK	EDMOND	OK	73013-7034	WELLINGTON PARK I	001	019	WELLINGTON PARK I 001 019	13920 BRIARWYCK OKLAHOMA CITY
3427	R126731190	BALL MATTHEW R	BALL AUDRA S	3100 NE 139TH ST	EDMOND	OK	73013	WELLINGTON PARK I	001	020	WELLINGTON PARK I 001 020	3100 NE 139TH ST OKLAHOMA CITY
3427	R126731200	WEST STEVEN O & LAURIE ANN TRS	WEST STEVE & LAURIE REV TRUST	3104 NE 139TH ST	EDMOND	OK	73013-7030	WELLINGTON PARK I	001	021	WELLINGTON PARK I 001 021	3104 NE 139TH ST OKLAHOMA CITY
3427	R126731210	MEREDITH RONALD J & KIMBERLY D		3108 NE 139TH ST	EDMOND	OK	73013-7030	WELLINGTON PARK I	001	022	WELLINGTON PARK I 001 022	3108 NE 139TH ST OKLAHOMA CITY
3427	R126731220	HENNAN BRADLEY C & CHRISTINA		3112 NE 139TH ST	EDMOND	OK	73013-7030	WELLINGTON PARK I	001	023	WELLINGTON PARK I 001 023	3112 NE 139TH ST OKLAHOMA CITY
3427	R126731230	FERRELL SEAN W		13937 STERLINGTON	EDMOND	OK	73013-7032	WELLINGTON PARK I	001	024	WELLINGTON PARK I 001 024	13937 STERLINGTON OKLAHOMA CITY

3427	R126731240	SIMPSON CHARLES D	SIMPSON SARAH C	13933 STERLINGTON	EDMOND	OK	73013- 7032	WELLINGTON PARK I	001	025	WELLINGTON PARK I 001 025	13933 STERLINGTON OKLAHOMA CITY
3427	R126731250	STAFFORD DAVID R & KENDRA K		13929 STERLINGTON	EDMOND	OK	73013- 7032	WELLINGTON PARK I	001	026	WELLINGTON PARK I 001 026	13929 STERLINGTON OKLAHOMA CITY
3427	R126731260	HUDDLESTON EASTON	HUDDLESTON DEVEN	13925 STERLINGTON	EDMOND	OK	73013- 7032	WELLINGTON PARK I	001	027	WELLINGTON PARK I 001 027	13925 STERLINGTON OKLAHOMA CITY
3427	R126731420	DIXON VIRGINIA		3017 NE 139TH ST	EDMOND	OK	73013- 7029	WELLINGTON PARK I	002	001	WELLINGTON PARK I 002 001	3017 NE 139TH ST OKLAHOMA CITY
3427	R126731430	SCOGGINS JEFF & LINDA		3101 NE 139TH ST	EDMOND	OK	73013- 7029	WELLINGTON PARK I	002	002	WELLINGTON PARK I 002 002	3101 NE 139TH ST OKLAHOMA CITY
3427	R126731440	FOGLE JOHNATHAN	FOGLE ANNA E	3105 NE 139TH ST	EDMOND	OK	73013	WELLINGTON PARK I	002	003	WELLINGTON PARK I 002 003	3105 NE 139TH ST OKLAHOMA CITY
3427	R127711430	WELLINGTON PARK ASSOCIATION INC		PO BOX 5385	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
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
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	KW INVESTMENT LLC		14305 MIDDLEBERRY RD	OKLAHOMA CITY	OK	73013	WELLINGTON PARK II	003	016	WELLINGTON PARK II 003 016	14305 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711160	GARRIS JASON D		14309 MIDDLEBERRY RD	EDMOND	OK	73013	WELLINGTON PARK II	003	017	WELLINGTON PARK II 003 017	14309 MIDDLEBERRY RD OKLAHOMA CITY
3427	R127711170	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	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 & DEBORAH TRS	STANGELAND BRYAN & DEBORAH LIV TRUST	14308 MIDDLEBERRY RD	EDMOND	OK	73013-7044	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	RAMSEYER THEODORE JAMES	RAMSEYER MELANIE SUE	14208 MIDDLEBERRY RD	EDMOND	OK	73013-7042	WELLINGTON PARK II	003	023	WELLINGTON PARK II 003 023	14208 MIDDLEBERRY RD OKLAHOMA CITY
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

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 VIRIGINA 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	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
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
3646	R144031210	LENOCHAN JOHN C & 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	R144031220	PIPER CHARLOTTE & BRANDON		14100 MOUNT VERNON PL	EDMOND	OK	73013	HERITAGE HEIGHTS	001	023	HERITAGE HEIGHTS 001 023	14100 MOUNT VERNON PL OKLAHOMA CITY

3646	R144031890	SHEPHERD BARBARA ANN		2913 GETTYSBURG RD	EDMOND	OK	73013-6459	HERITAGE HEIGHTS	004	013	HERITAGE HEIGHTS 004 013	2913 GETTYSBURG RD OKLAHOMA CITY
3646	R144031900	SHIELDS STACEY EILEENE		14105 MOUNT VERNON PL	EDMOND	OK	73013	HERITAGE HEIGHTS	004	014	HERITAGE HEIGHTS 004 014	14105 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 NADIA ROSE & LESLIE S III		14117 MOUNT VERNON PL	EDMOND	OK	73013-6455	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 CAROL	MILSTER MARTY	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
3646	R144031970	MM&R HOLDINGS LLC		14213 MOUNT VERNON PL	EDMOND	OK	73013-6414	HERITAGE HEIGHTS	004	021	HERITAGE HEIGHTS 004 021	14213 MOUNT VERNON PL OKLAHOMA CITY
3646	R144034060	RUSSELL MARK L & CARMELITA D		1123 VILLAS CREEK DR	EDMOND	OK	73003	HERITAGE HEIGHTS	005	013	HERITAGE HEIGHTS 005 013	2920 GETTYSBURG RD OKLAHOMA CITY
3646	R144034070	HOMER JAMES & BRITTINGHAM BRENDA	JAMES RUSSELL HOMES & BRENDA FLOYDEIA BRITTINGHAM REVOCABLE LIV TR	2924 GETTYSBURG RD	EDMOND	OK	73013-6458	HERITAGE HEIGHTS	005	014	HERITAGE HEIGHTS 005 014	2924 GETTYSBURG RD OKLAHOMA CITY
3646	R144034080	GRIDER RUSSELL TERRY & ROXANA CAROL 2023 REV TRUST		2928 GETTYSBURG RD	EDMOND	OK	73013	HERITAGE HEIGHTS	005	015	HERITAGE HEIGHTS 005 015	2928 GETTYSBURG RD OKLAHOMA CITY
3646	R173261000	HERITAGE VILLAGE HOMEOWNERS ASSOCIATION		2915 COLONIAL LN	EDMOND	OK	73013-6477	HERITAGE VILLAGE	003	000	HERITAGE VILLAGE 003 000 LOT 1 EX BEG 1370.13FT N & 73FT W & 43FT S OF SE/C SE4 SEC 12 13N 3W TH W300FT S73FT E300FT N21FT W32FT S20FT W205FT N70FT E ALONG N LINE LTS 21 THRU 31 TO NE/C LT 31 TH N2FT TO BEG	0 UNKNOWN OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2879095-OK99

DATE PREPARED: JUNE 24, 2024 AT 7:30 AM
EFFECTIVE DATE: JUNE 12, 2024 AT 7:30 AM

3646	R173261310	HALL KELLY M		1780 EVEREST AVE	O FALLON	MO	63366-4806	HERITAGE VILLAGE	003	032	HERITAGE VILLAGE 003 032	2950 VILLAGE CIR OKLAHOMA CITY
3646	R173261320	MCCALEB FAMILY LLC		2905 S BROKEN BOW RD	EDMOND	OK	73013-7817	HERITAGE VILLAGE	003	033	HERITAGE VILLAGE 003 033	2948 VILLAGE CIR OKLAHOMA CITY
3646	R128231000	NEEL WANDA R TRS	NEEL WANDA R 2002 REV TRUST	2959 VILLAGE CIR	EDMOND	OK	73013-6463	HERITAGE VILLAGE BLK 4	004	001	HERITAGE VILLAGE BLK 4 004 001	2959 VILLAGE CIR OKLAHOMA CITY
3646	R128231010	WATSON REBECCA		2957 VILLAGE CIR	EDMOND	OK	73013	HERITAGE VILLAGE BLK 4	004	002	HERITAGE VILLAGE BLK 4 004 002	2957 VILLAGE CIR OKLAHOMA CITY
3646	R128231020	SMITH TAKIYAH		2955 VILLAGE CIR	EDMOND	OK	73013-6463	HERITAGE VILLAGE BLK 4	004	003	HERITAGE VILLAGE BLK 4 004 003	2955 VILLAGE CIR OKLAHOMA CITY
3646	R128231030	LEEDE RENTAL PROPERTIES LLC		2953 VILLAGE CIR	EDMOND	OK	73013	HERITAGE VILLAGE BLK 4	004	004	HERITAGE VILLAGE BLK 4 004 004	2953 VILLAGE CIR OKLAHOMA CITY
3646	R128231040	CASTLES JED R	CASTLES SHARON	6352 STONE VALLEY DR	EDMOND	OK	73034	HERITAGE VILLAGE BLK 4	004	005	HERITAGE VILLAGE BLK 4 004 005	2951 VILLAGE CIR OKLAHOMA CITY
3646	R128231050	HOLEY ERIC		2491 PRALL LN	STEWARTSTOWN	PA	17363-7850	HERITAGE VILLAGE BLK 4	004	006	HERITAGE VILLAGE BLK 4 004 006	2949 VILLAGE CIR OKLAHOMA CITY
3646	R128231060	STAFFORD THOMAS V		2947 VILLAGE CIR	EDMOND	OK	73013-6463	HERITAGE VILLAGE BLK 4	004	007	HERITAGE VILLAGE BLK 4 004 007	2947 VILLAGE CIR OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

13900 N. Bryant Ave.

July 11, 2024

PREPARED FOR:

Sun Properties DBA, John Gravitt Homes
13407 Old Iron Rd.
Edmond, OK 73013
(405) 413-9596
Johngravitthomes@gmail.com

PREPARED BY:

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TABLE OF CONTENTS

INTRODUCTION	1.0
LEGAL DESCRIPTION	2.0
OWNER/DEVELOPER	3.0
SITE AND SURROUNDING AREA	4.0
PHYSICAL CHARACTERISTICS	5.0
CONCEPT	6.0
SERVICE AVAILABILITY	7.0
SPECIAL DEVELOPMENT REGULATIONS	8.0
USE AND DEVELOPMENT REGULATIONS	8.1
SPECIAL CONDITIONS	9.0
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

LOT SIZE, LOT COVERAGE & SETBACK REGULATIONS	9.14
PUBLIC IMPROVEMENTS	9.15
COMMON AREAS	9.16
SPECIFIC PLAN	9.17
DEVELOPMENT SEQUENCE	10.0
EXHIBITS	11.0

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: PUD-1946 District and used for Hallmark Farms, Inc.
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 5.0PHYSICAL CHARACTERISTICS

The property is currently undeveloped.

SECTION 6.0CONCEPT

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 139th 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.

7.5GAS, 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.

7.8COMPREHENSIVE 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 8.0SPECIAL 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-six (86) 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

Within Tract 1 exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, stucco, 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.

Within Tract 2 exterior building wall finish shall be permitted to be exposed metal, except for those walls visible from Bryant Avenue. Exposed walls facing west and visible from Bryant shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, stucco or wood, or other similar type finish.

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.

There shall be a twenty-foot (20') landscape buffer along the east and south property lines of Tract 1.

Within Tract 2, the use unit Personal Storage shall not be required a landscaped greenbelt along the east boundary and landscaping points shall be permitted to be located entirely within the south half of the property.

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

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' centers and shall be solid and opaque.

In Tract 2, in lieu of sight proof screening for the personal storage use unit, security fencing shall be permitted consisting of vinyl coated chain link, minimum six to maximum eight feet in height.

9.5 PLATTING REGULATIONS

Platting shall not be required within this PUD.

9.6 DRAINAGE REGULATIONS

Development of this parcel will comply with the more stringent of Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended or City of Edmond Title 23 – Stormwater Drainage for control and discharge of the stormwater drainage from the 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.

9.8 ACCESS REGULATIONS

Tract 1 access shall be from Bryant Avenue via a private drive or public/private street; however, when more than thirty lots are platted, said access shall consist of a boulevard type public or private street (two lanes with divided median). Access to interior platted lots shall be from private streets having a minimum paving and right of way width of 26 feet. The private streets shall be paved in accordance with City standards for private streets as it relates to thickness and stabilization.

Tract 2 access shall be from N. 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, except in Tract 1, garages shall count towards required parking.

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.

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 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 prior to any occupancy certificates being issued.

9.13 HEIGHT REGULATIONS

Tract 1 – The maximum height within Tract 1 shall be three (3) stories.

Tract 2 – The maximum height within Tract 2 shall comply with base zoning requirements.

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 100%.
- d) Front Yard Setback shall be minimum eighteen feet
- e) Rear Yard Setback shall be minimum ten feet
- f) Side Yard Setback shall be zero for interior common lot lines/common walls and for exterior lots abutting platted private streets and/or common areas.

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

A specific plan shall not be required.

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 “A”

LEGAL DESCRIPTION

Hallmark Farms
14300 North Bryant Avenue
Oklahoma City, Oklahoma County, Oklahoma

June 19, 2024

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**.

Said tract of land containing 650,786 square feet or 14.9400 acres, more or less.

The basis of bearings for the above-described tract of land is South 00°24'50" East along the West line of said Southwest Quarter (SW/4) and is based on State Plane Coordinates NAD-83 (U.S. Survey Foot), Oklahoma North Zone.

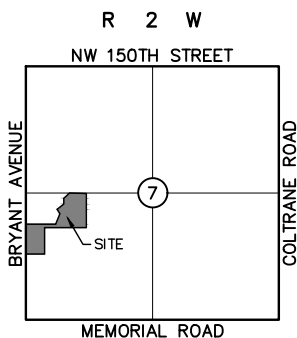
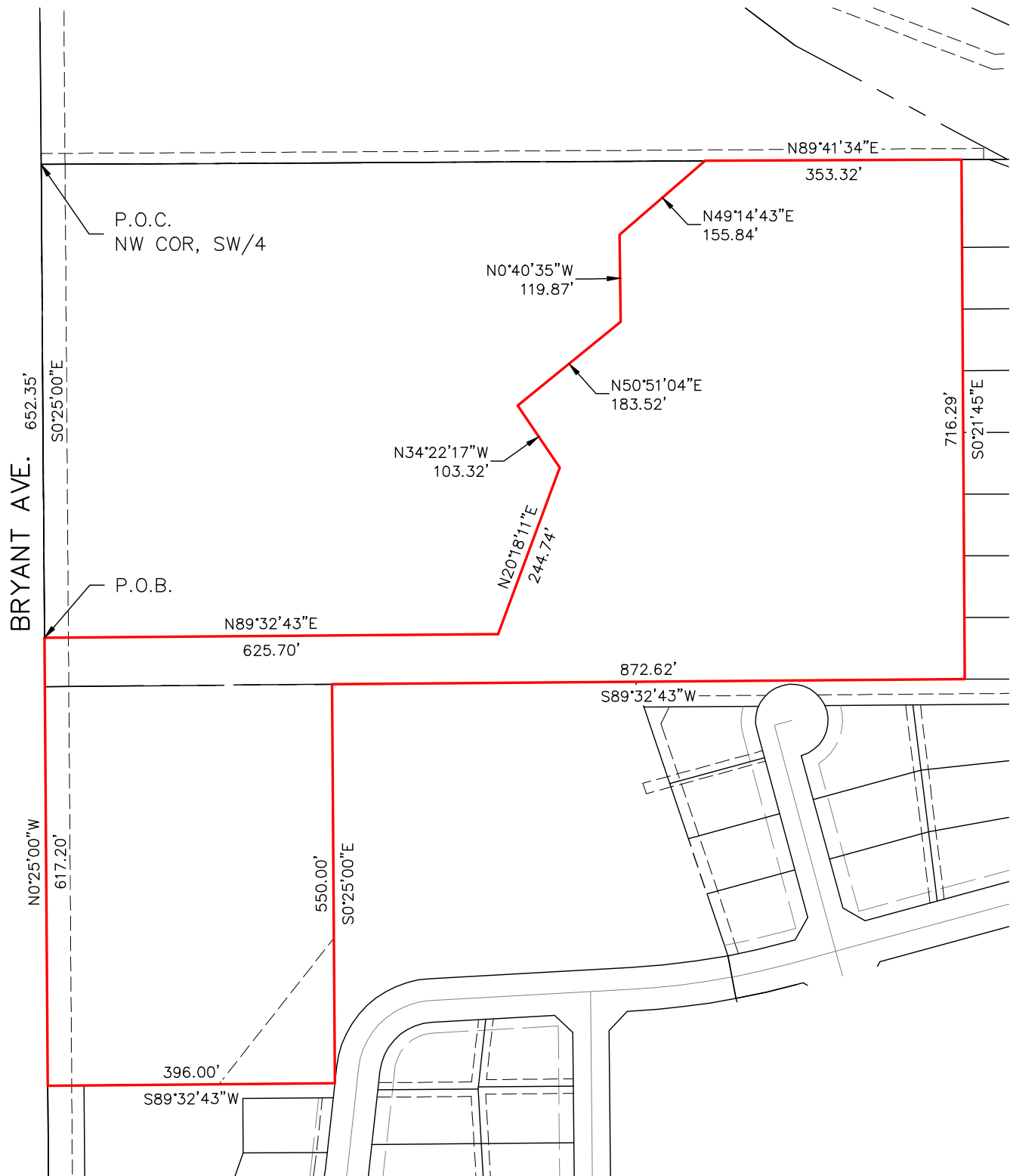
Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

T:\2024\24-068\Docs\24-068_Zoning Legal Description.docx

Exhibit 'B'

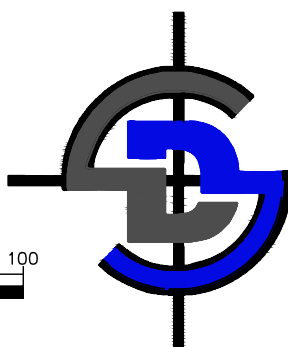
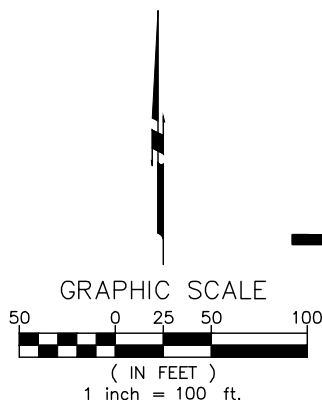
HALLMARK FARMS

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



Location Map
SCALE: 1"=4000'

6/20/2024



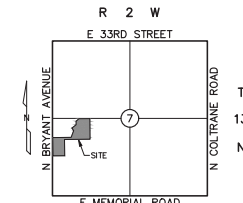
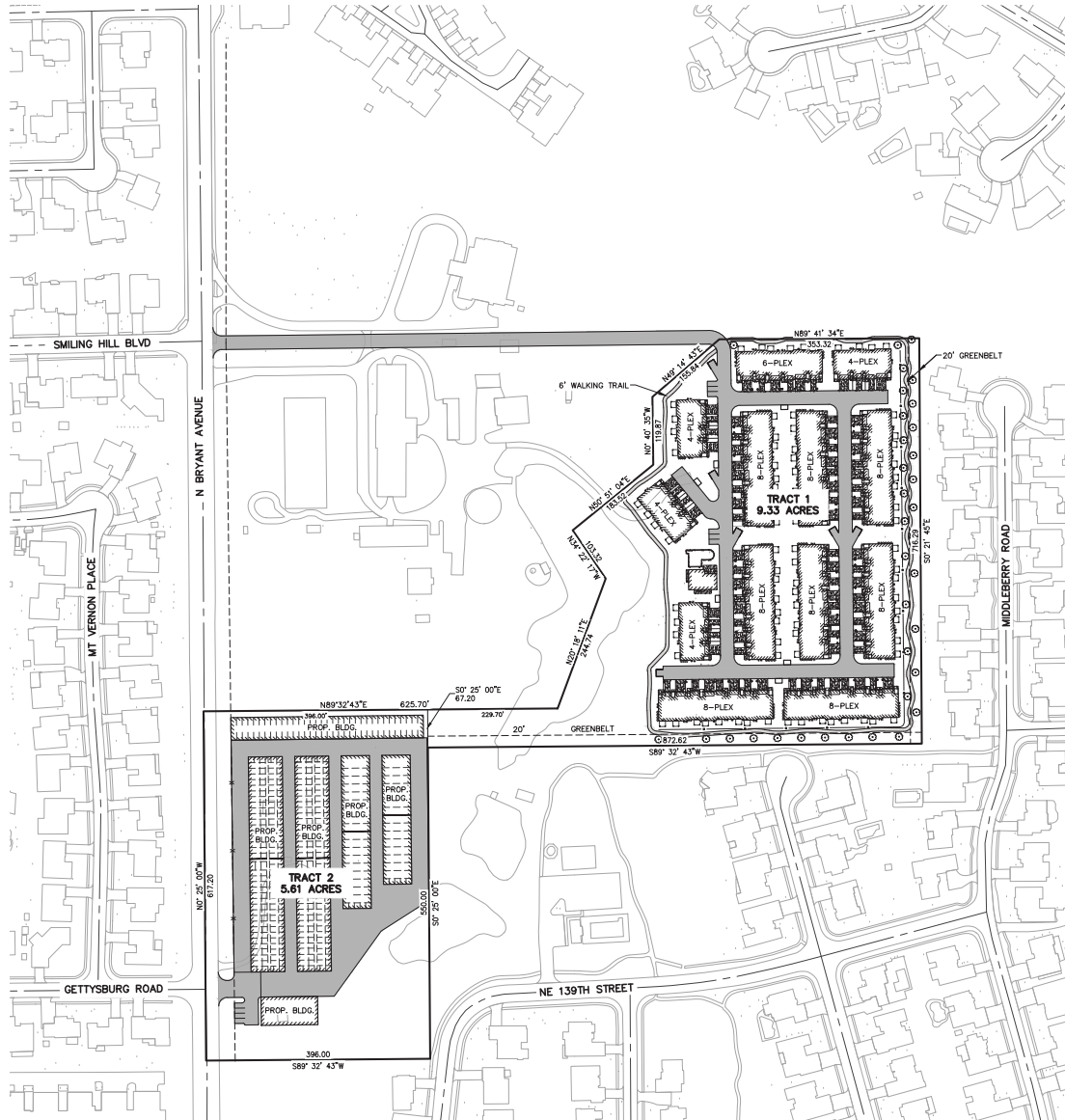
DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OK 73099

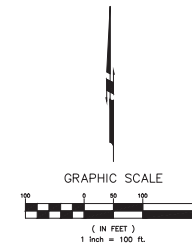
Phone (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313

EXPIRATION DATE: JUNE 30, 2026

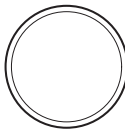


LOCATION MAP
SCALE: 1"=2000'



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

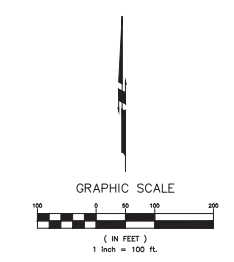
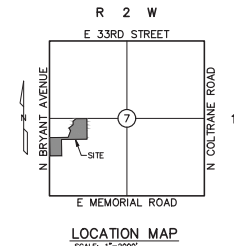
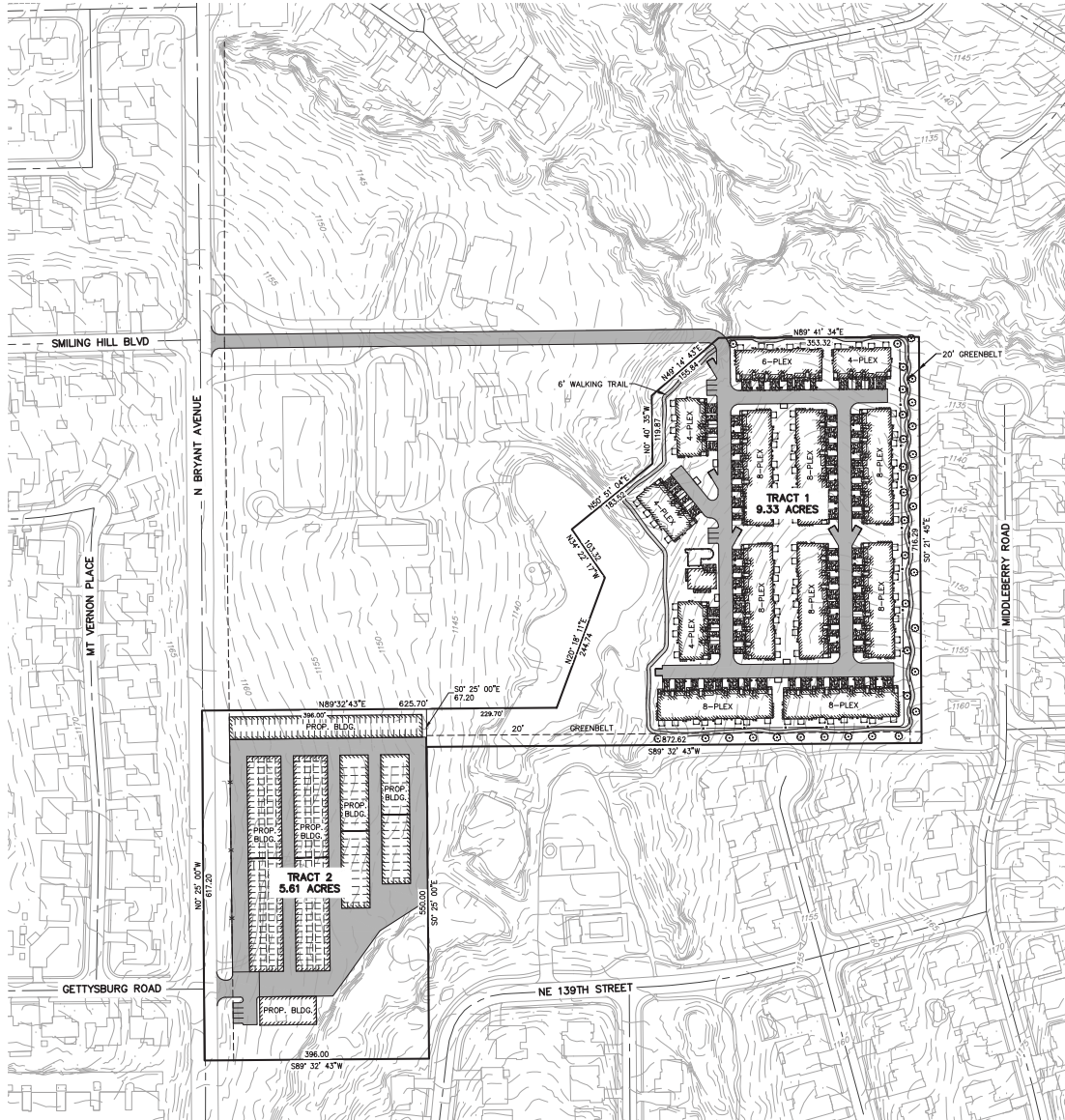
RUBBS CONSULTING, LLC
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1800 S. Bart Road
Edmond, Oklahoma 73034
Phone (405) 265-0041
Fax (405) 265-0042
www.rubbsconsulting.com



HALLMARK FARMS
13900 N BRYANT AVENUE
EDMOND, OKLAHOMA
MASTER DEVELOPMENT PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/17/2024
2	REVISED	07/17/2024
3	REVISED	07/17/2024
4	REVISED	07/17/2024
5	REVISED	07/17/2024
6	REVISED	07/17/2024
7	REVISED	07/17/2024
8	REVISED	07/17/2024
9	REVISED	07/17/2024
10	REVISED	07/17/2024

SHEET NUMBER
EXH B



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



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HALLMARK FARMS
13900 N BRYANT AVENUE
EDMOND, OKLAHOMA
TOPOGRAPHIC MAP

REVISIONS		DATE
NO.	DESCRIPTION	

Proj. No.: 24-020
 Date: 07/17/2024
 Scale: 1"=2000'
 Drawn By: JMB
 Checked By: JMB
 Approved By: JMB

SHEET NUMBER
EXH C

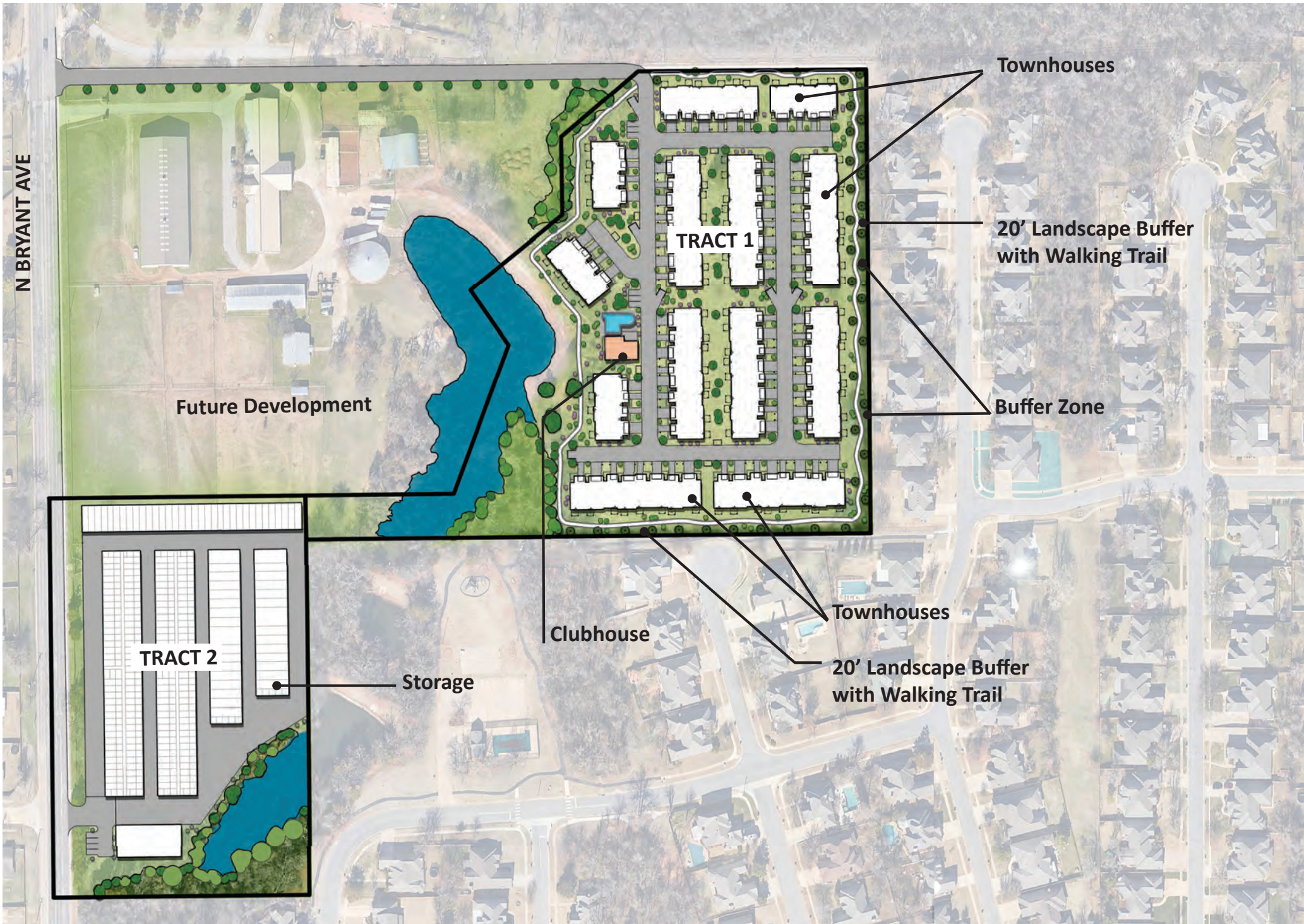


EXHIBIT D - Color Rendering