

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

QUAIL NORTH

PUD-1961

6/14/2023

7/19/2023

8/3/2023

PREPARED FOR:

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EXHIBIT A – Legal Description (attached hereto and made a part hereof)

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

EXHIBIT C – Building Elevations (attached hereto and made a part hereof)

SECTION 1.0 INTRODUCTION

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

SECTION 2.0 LEGAL DESCRIPTION

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

SECTION 3.0 OWNER/DEVELOPER

The developer of this property is Bentwood Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

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

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

East: PUD-1577/vacant

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

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

SECTION 5.0 PHYSICAL CHARACTERISTICS

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

SECTION 6.0 CONCEPT

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

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

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

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

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

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

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

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

7.2 SANITARY SEWER

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

7.3 WATER

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

7.4 FIRE PROTECTION

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

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public transportation is unavailable to this site.

7.7 DRAINAGE

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

7.8 COMPREHENSIVE PLAN

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

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Municipal Code as such exists at the time of development of this PUD. In the event

of conflict between provisions of this PUD and any of the provisions of the Municipal Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling

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

8.1 USE AND DEVELOPMENT REGULATIONS

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

8.2 LANDSCAPE & SCREENING REGULATIONS

- 1) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, unless otherwise noted herein. There shall be at least one medium tree planted for every 75 feet, or fraction thereof, of frontage along Mezzaluna Ave, Watermark Blvd, and Gambels Trail Dr.

8.3 ACCESS REGULATIONS

- 1) Platted lots are not required to take access from an approved street. Primary access to individually platted lots shall be permitted from private drives. The private drive shall

be placed within a platted private access easement, or a platted common area designated for access purposes. A property owners association through the use of recorded covenants and restrictions shall regulate maintenance of the private drives. Minimum easement/common area width of private drives shall be 24 feet. Minimum paving width of private drives shall be 24 feet.

8.4 SIGN REGULATIONS

- 1) The base zoning district shall regulate signs.

8.5 PARKING REGULATIONS

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

8.6 COMMON AREA REGULATIONS

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

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- 1) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

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

8.9 LIGHTING REGULATIONS

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

8.10 DRAINAGE REGULATIONS

- 1) The proposed development will comply with the current City of Oklahoma City Drainage ordinance as amended.

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

8.11 DUMPSTER REGULATIONS

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

8.12 ROOFING REGULATIONS

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

8.13 SIDEWALK REGULATIONS

- 1) Four foot sidewalks shall be constructed along private drives and along the exterior public streets, Mezzaluna Blvd., Watermark Blvd., and Gambels Trail Dr.
- 2) Sidewalks shall be constructed in accordance with the City of Oklahoma City Municipal Code requirements.
- 3) A pedestrian connection (and gate, if required) shall be provided from the southeast corner of the PUD to the sidewalk on Watermark Boulevard.

8.14 HEIGHT REGULATIONS

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

8.15 PUBLIC IMPROVEMENTS

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

8.16 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- 1) Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT C: BUILDING ELEVATIONS

EXHIBIT A
LEGAL DESCRIPTION
QUAIL NORTH

(TRACT F DESCRIPTION FROM QUAIL REMAINING LAND EXHIBIT)

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

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

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

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

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

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

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

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

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

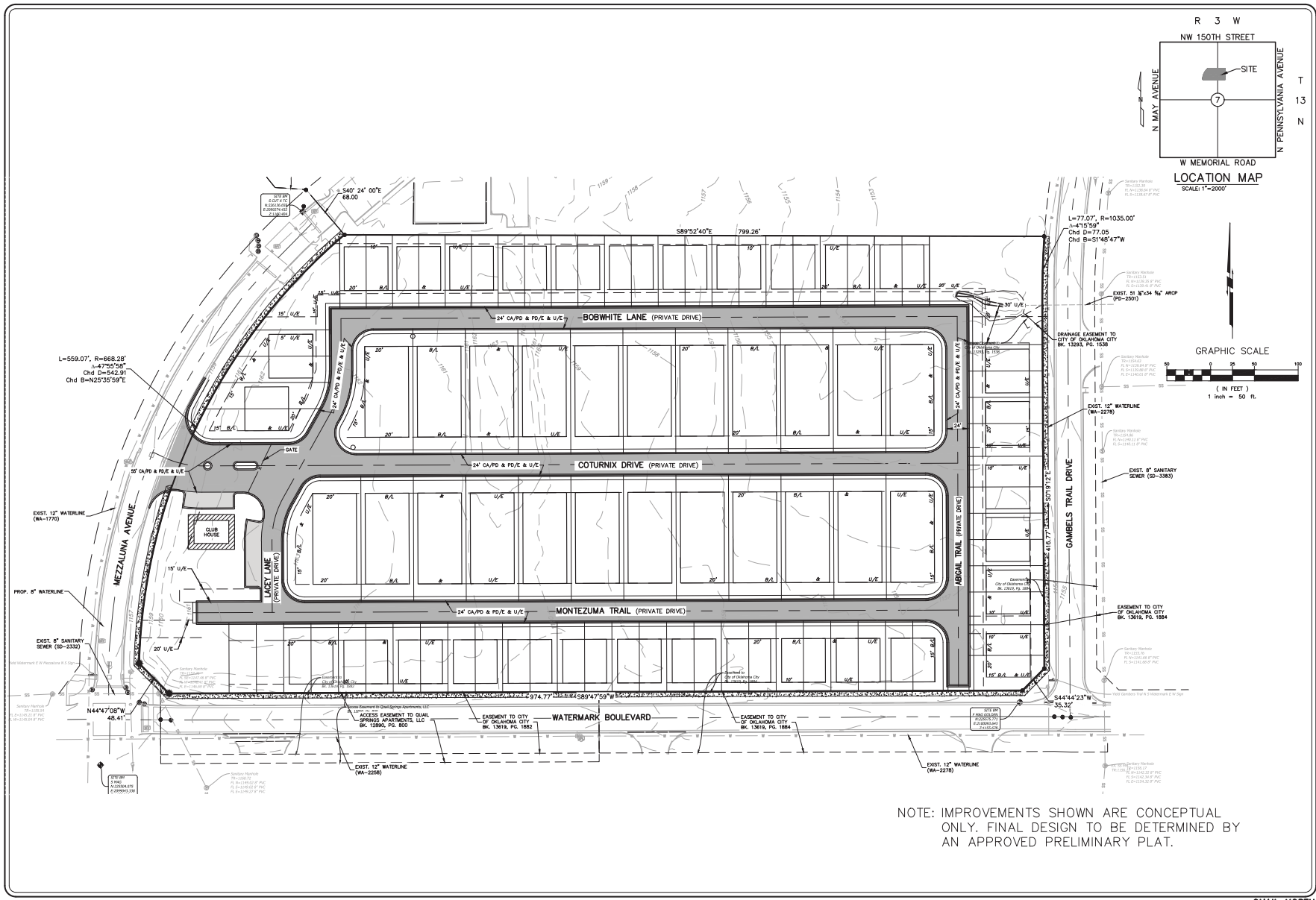
THENCE South $89^{\circ}59'37''$ West, along said north right of way line, a distance of 974.77 feet to a point on the easterly right of way line of said Mezzaluna Avenue;

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

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

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

EXHIBIT B



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

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

REVISIONS		DATE
NO.	DESCRIPTION	

SHEET NUMBER
MDP

Community



3D Visualization by



The Quad 1



Layout 1:
1 Bedroom
1 Bath
683 square feet

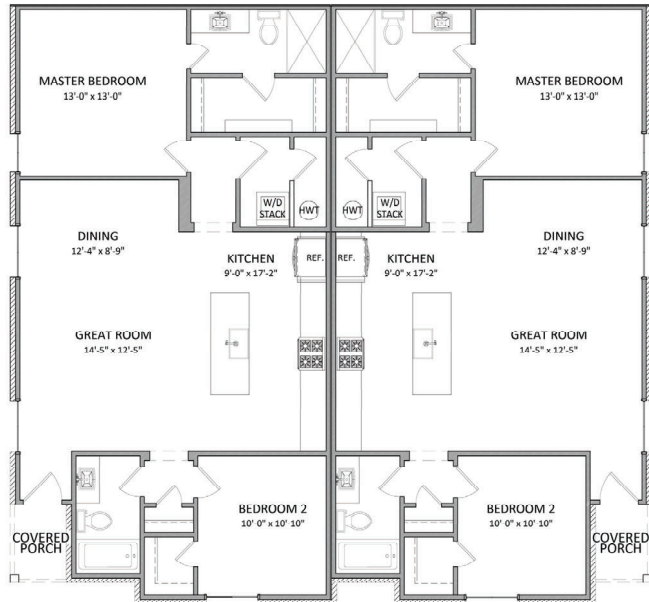
Layout 2:
2 Bedroom
2 Bath
1,079 square feet



3D Visualization by



The Quad 2



2 Bedroom
2 Bath
1,125 square feet

