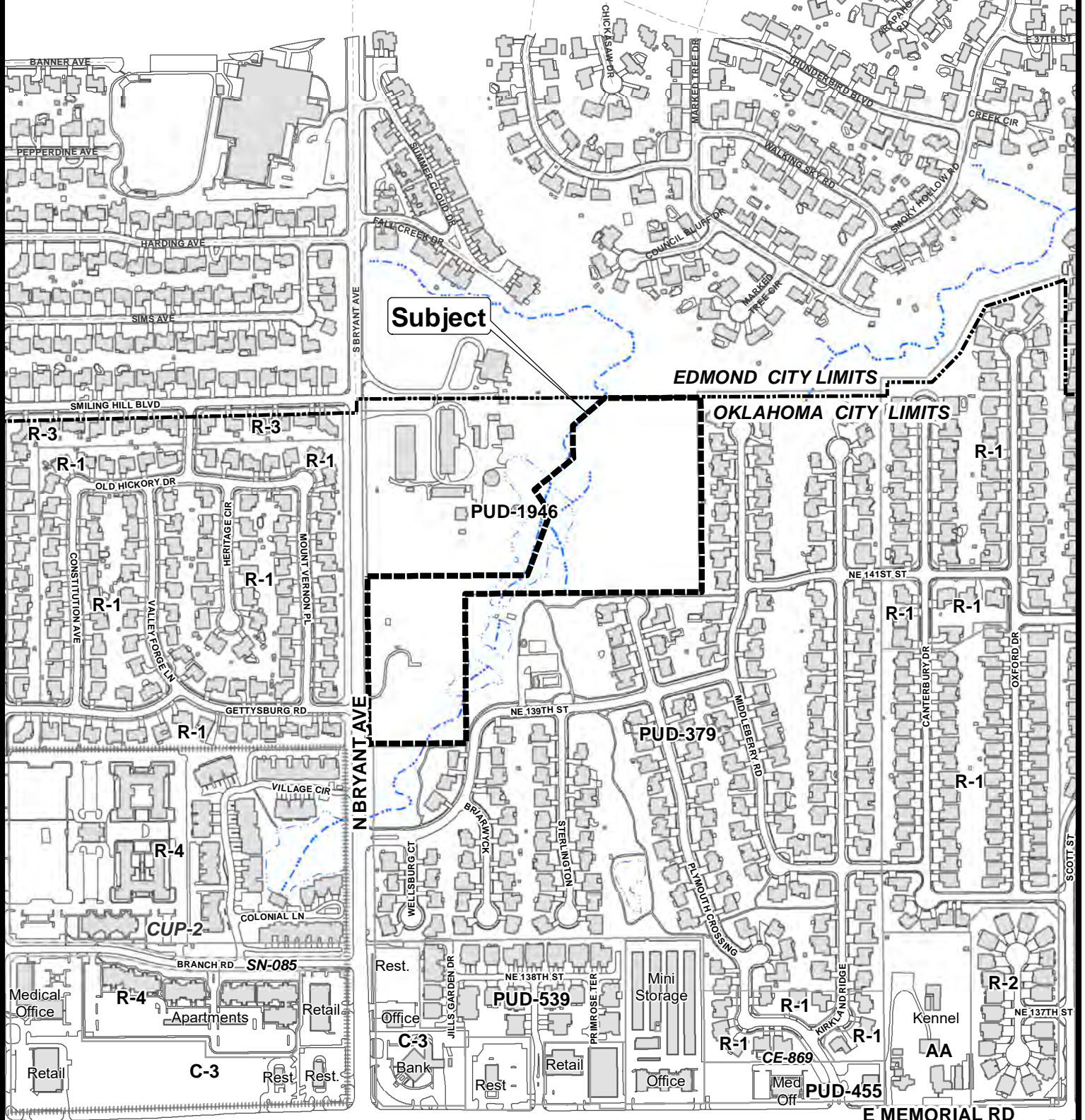


**Case No: PUD-2025    Applicant: Smiling Hills Acres, LLC and R.L. Sias Marital Trust**  
**Existing Zoning: PUD-1946**  
**Location: 13900 N. Bryant Ave.**



The City of  
OKLAHOMA CITY

# Planned Unit Development



0    250    500  
Feet

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

**PUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**HALLMARK FARMS**  
**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](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@wbflaw.com](mailto:dmbbox@wbflaw.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
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
<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: 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 5.0 .....PHYSICAL CHARACTERISTICS**

The property is currently undeveloped.

**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-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.

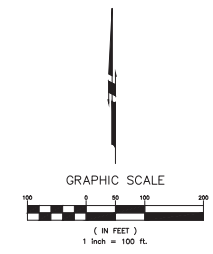
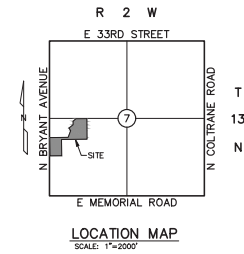
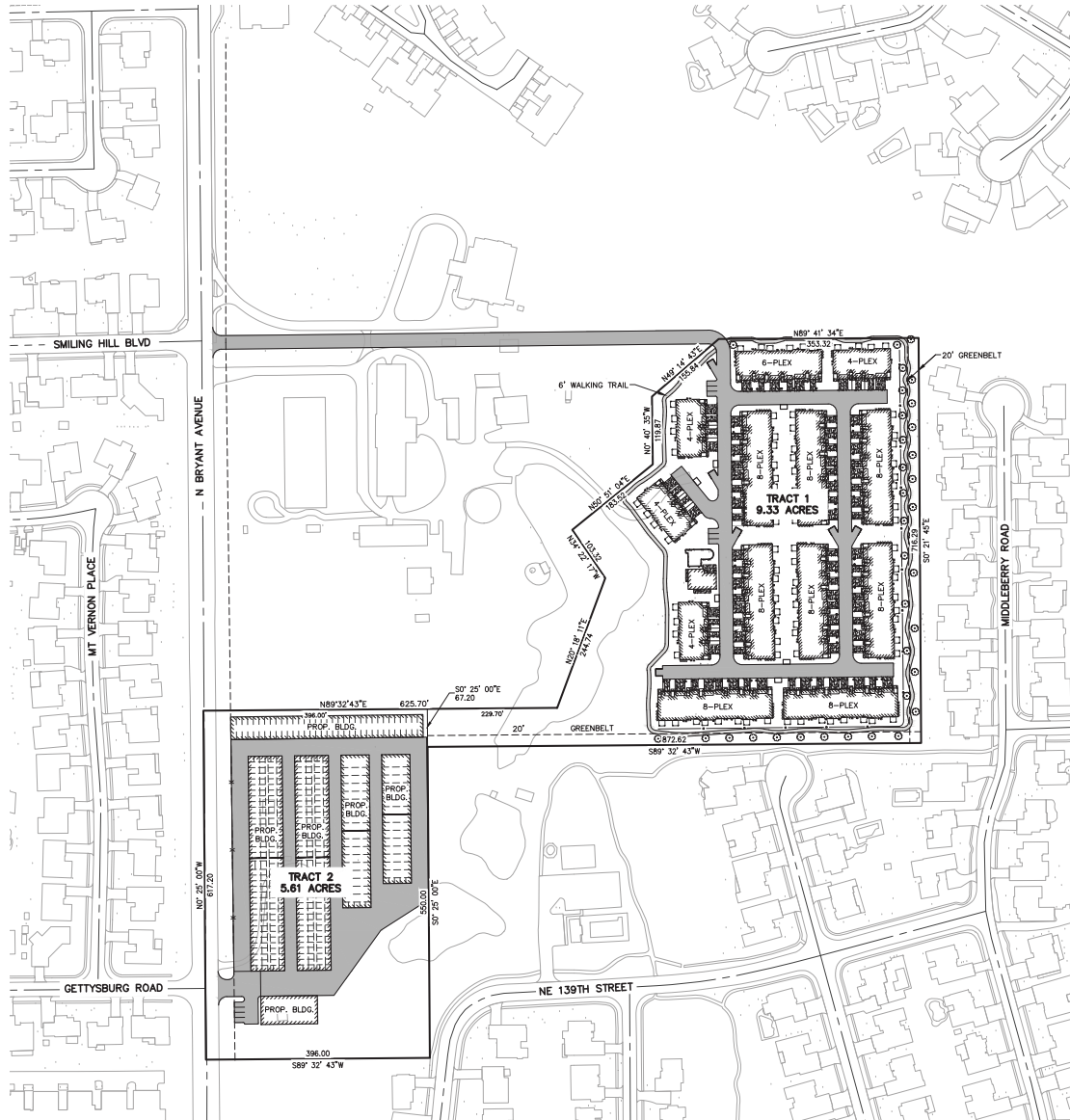
**11.0 ..... EXHIBITS**

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

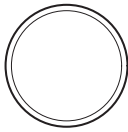
PUD-2025 Exhibit A - Legal Description

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  
1900 S. Star Road  
Edmond, Oklahoma 73120  
Phone: (405) 205-0041  
Fax: (405) 205-0042  
www.rubbsconsulting.com

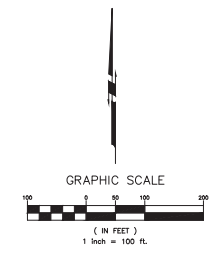
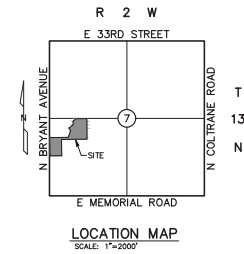
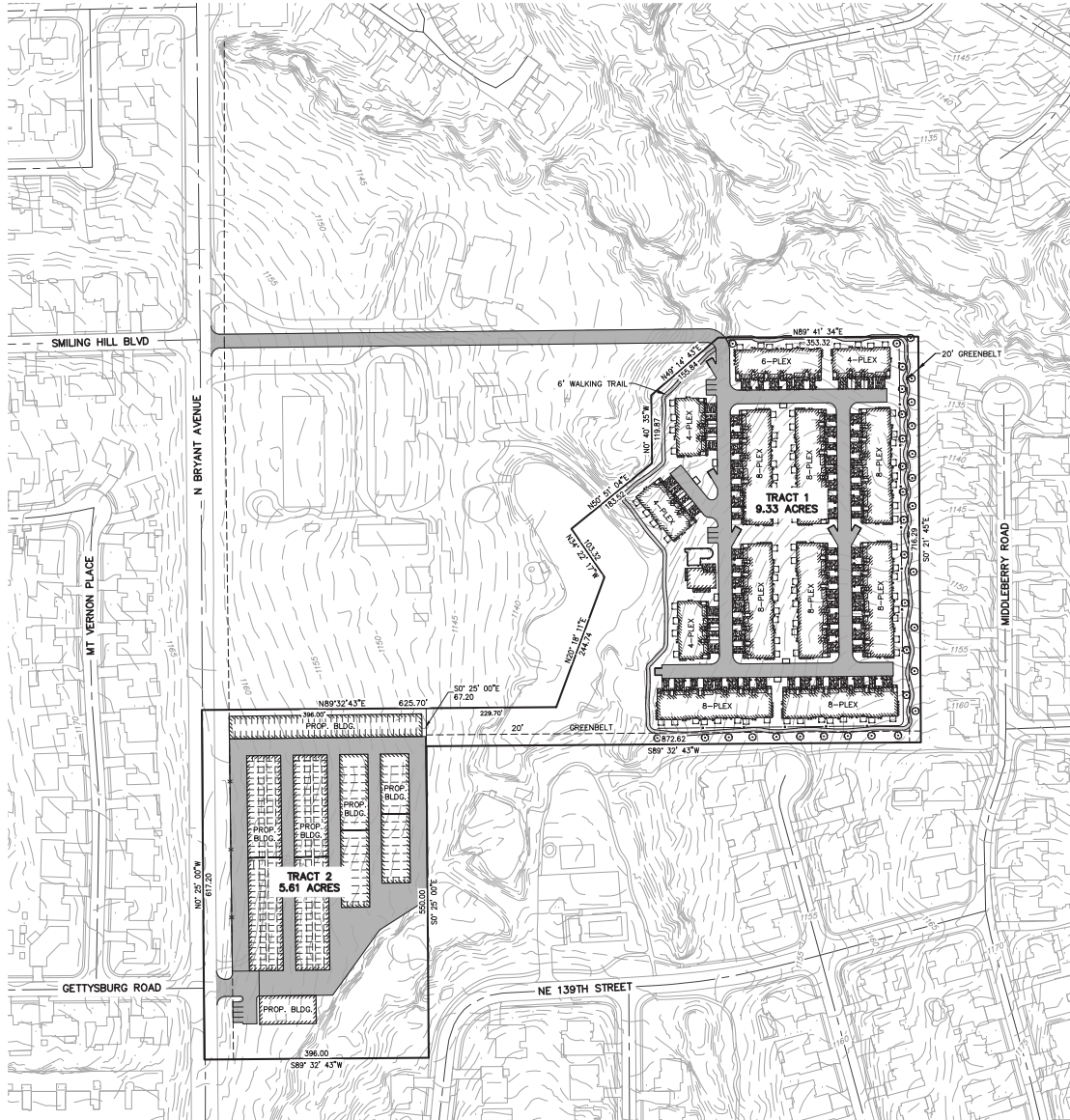


**HALLMARK FARMS**  
13900 N BRYANT AVENUE  
EDMOND, OKLAHOMA  
**MASTER DEVELOPMENT PLAN**

NO.	REVISIONS	DESCRIPTION	DATE

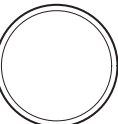
Prof. No.: 24-020  
Date: 02/17/2024  
Scale: (As Shown)  
Drawn By: JMS  
Approved By: JMS

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  
1900 S. Star Road  
Edmond, Oklahoma 73034  
Phone: (405) 205-0041  
Fax: (405) 205-0042  
www.rubbsconsulting.com

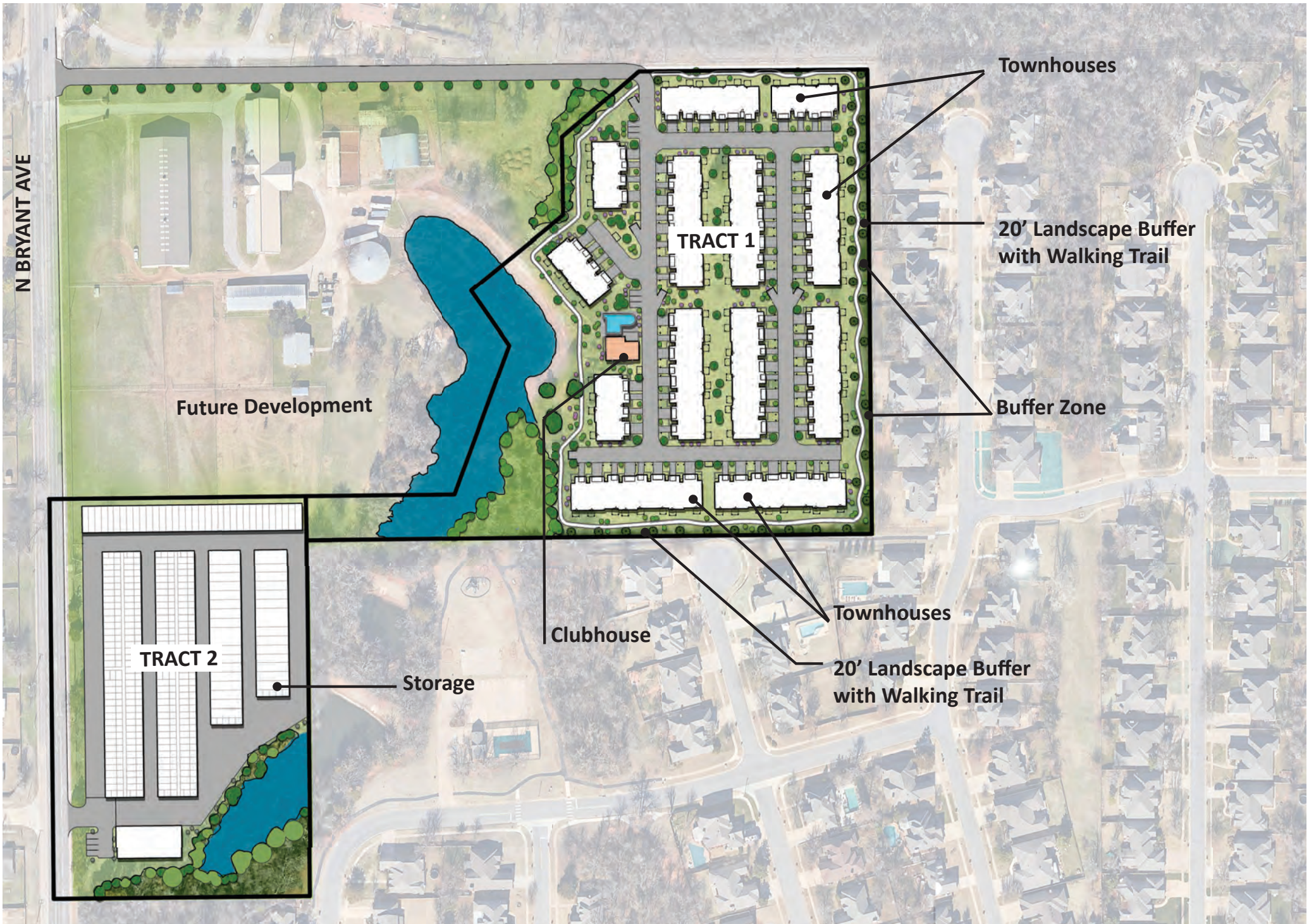


**HALLMARK FARMS**  
13900 N. BRYANT AVENUE  
EDMOND, OKLAHOMA  
**TOPOGRAPHIC MAP**

NO.	REVISIONS	DESCRIPTION	DATE

Proj. No.: 24-020  
Date: 02/17/2024  
Scale: (feet) 1"=100'  
Drawn By: JMS  
Approved By: JMS

**SHEET NUMBER**  
**EXH C**



N BRYANT AVE

Future Development

TRACT 1

TRACT 2

Storage

Clubhouse

Townhouses

20' Landscape Buffer with Walking Trail

Buffer Zone

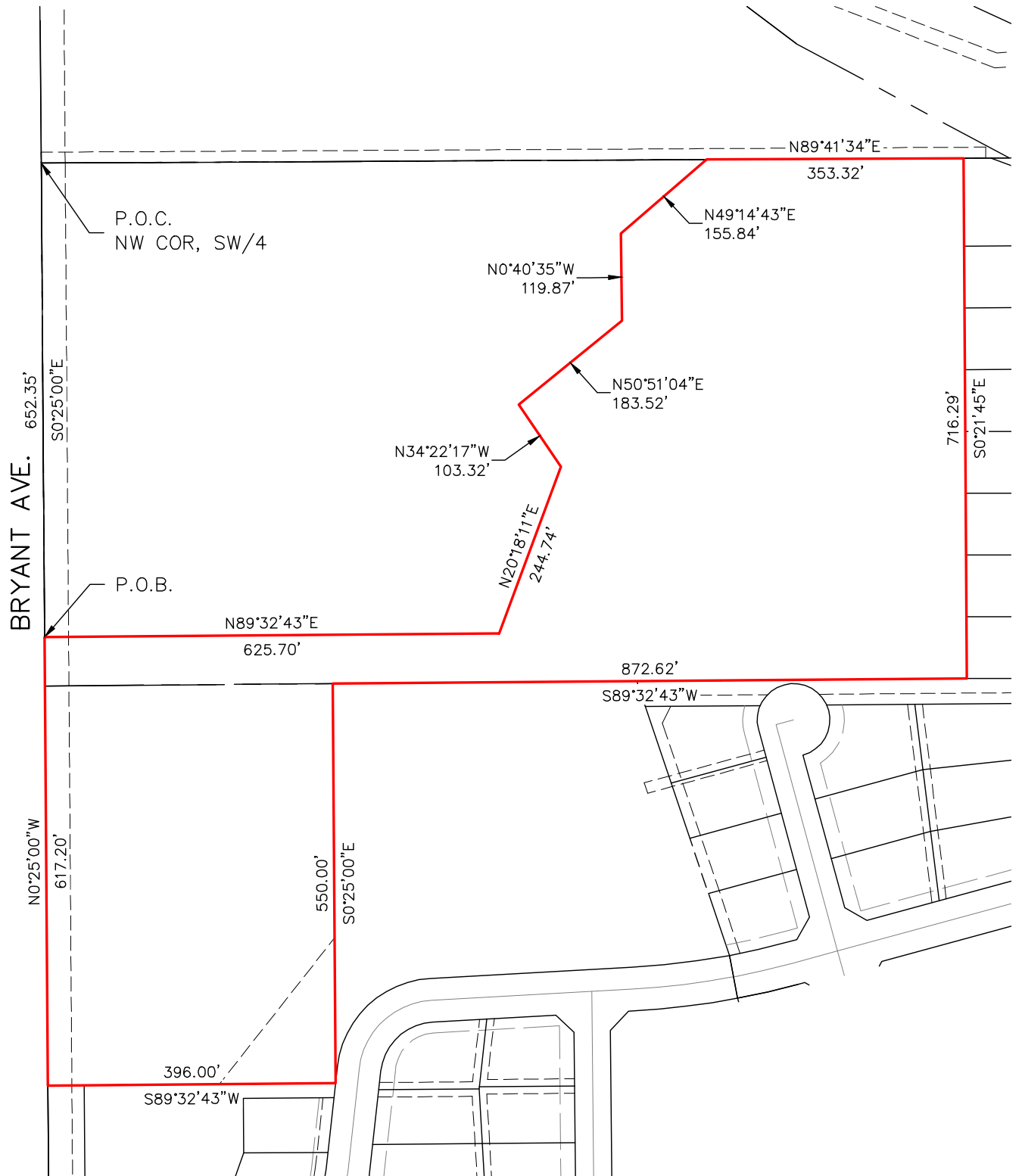
Townhouses

20' Landscape Buffer with Walking Trail

# Exhibit 'B'

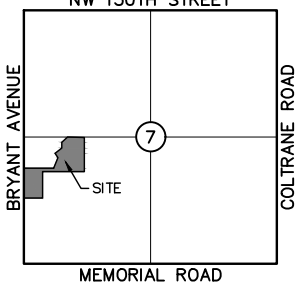
## HALLMARK FARMS

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



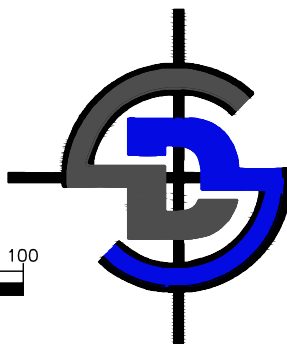
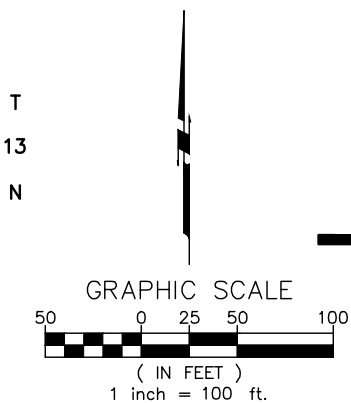
R 2 W

NW 150TH STREET



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