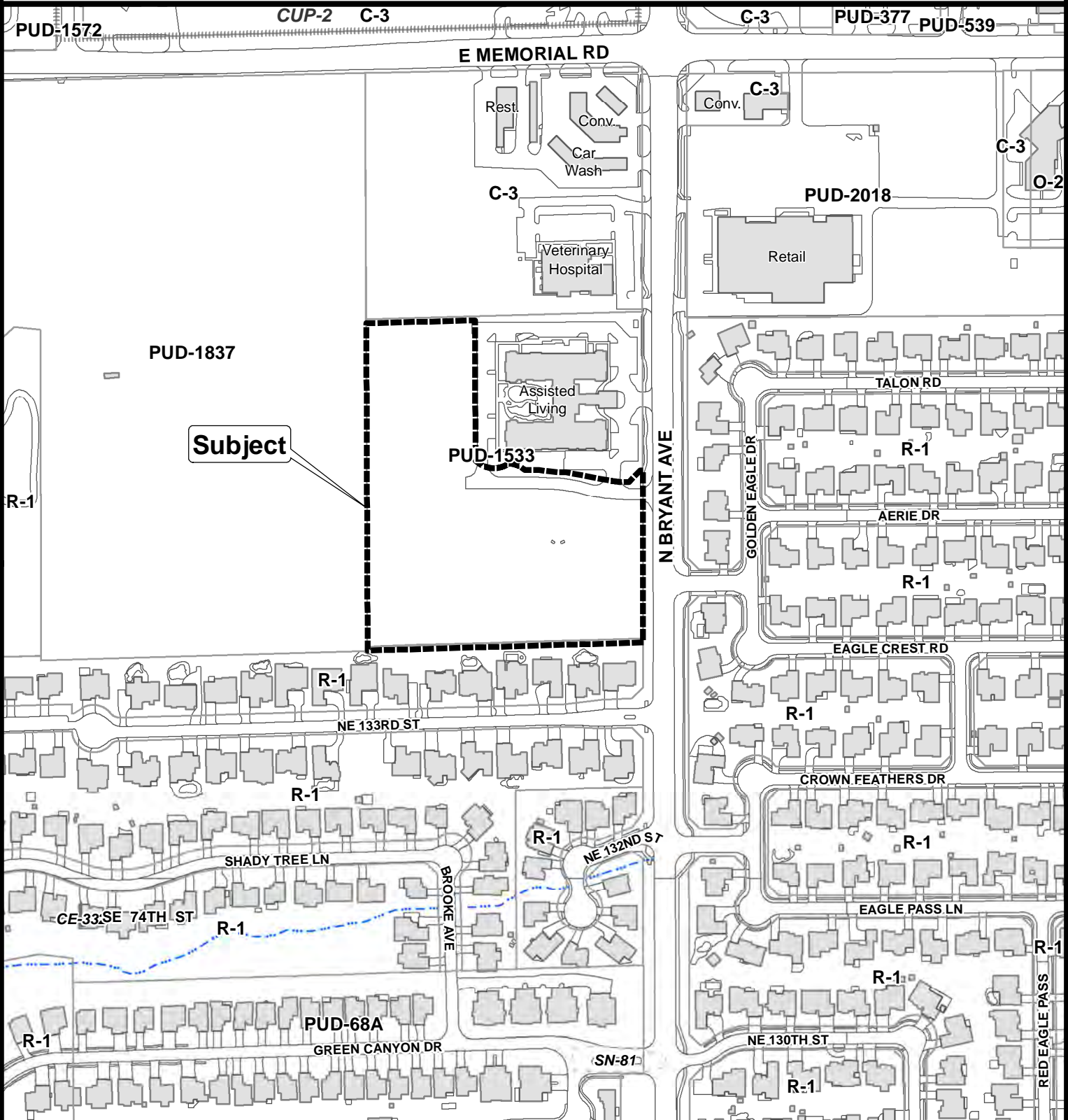
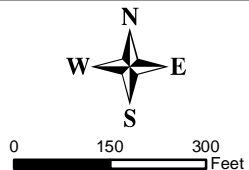


Case No: PUD-2046 Applicant: 13501 N. Bryant Ave OK Propco, LLC
Existing Zoning: PUD-1533
Location: 13501 N. Bryant Ave.



The City of
OKLAHOMA CITY

Planned Unit Development



THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT DISTRICT

PUD-_____

MASTER DESIGN STATEMENT FOR

N. Bryant Ave. & E. Memorial Rd.

13501 N. Bryant Ave.

November 19, 2024

PREPARED FOR:

SHAVERS INVESTMENTS, LLC
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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of N. Bryant Ave. & E. Memorial Rd., consisting of 7.7938 acres, is located within the Northeast Quarter (NE/4) of Section 13, Township 13 N, Range 3 W, of the Indian Meridian, Oklahoma County, Oklahoma. The subject property is generally located at 13501 N. Bryant Ave.

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 Teal Creek Assisted Living & Memory Care. The developer of this property is Shavers Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is presently zoned for PUD-1533. Surrounding properties are zoned and used for:

North: C-3 District and used for commercial development.
East: R-1 District and used for residential development.
South: R-1 District and used for residential development.
West: PUD-1837 District and is currently undeveloped.

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 development.

SECTION 7.0..... SERVICE AVAILABILITY

7.1 STREETS

The nearest street to the north is E Memorial Rd. The nearest street to the east is N. Bryant Ave. The nearest street to the south is NE 133rd St. The nearest street to the west is Northwood Blvd.

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 2 located at 2917 E. Britton Rd. It is approximately 3 miles from this PUD development.

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 8.0.....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 use and development regulations of the R-4 General Residential District shall govern this PUD, except as herein modified.

All uses within the R-4 District shall be permitted within this PUD.

9.0.....SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

9.1.....FAÇADE REGULATIONS

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, architectural metal, rock, stone, drivet, stucco, concrete-board, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not 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.

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

No less than a six-foot and no greater than an eight-foot-high wall or fence shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall or fence shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood and shall be solid and opaque.

9.5 SUBDIVISION REGULATIONS

Subdivision shall conform to the Oklahoma City Subdivision Regulations, as amended.

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.

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 may be two (2) access points from N. Bryant Ave. One entrance may be permitted to a divided entrance with a landscaped median.

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 that there shall be a minimum of 1 parking space per unit. All other sections of the parking section shall apply.

9.10 SIGNAGE REGULATIONS

9.10.1 FREESTANDING ON-PREMISE 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 OFF-PREMISE 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

Each 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 maximum height within this PUD shall be forty-five feet (45') and three stories.

9.14 SETBACK REGULATIONS

There shall be no internal setbacks except as required by the building and fire codes. Unless modified herein, yard requirements in this PUD 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, private drainage easements, and islands / medians 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 A
LEGAL DESCRIPTION

A tract of land lying in the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section; thence S00°16'18"E along the East line of said NE/4 a distance of 940.22 feet to the POINT OF BEGINNING; thence continuing S00°16'18"E along the East line of said NE/4 a distance of 383.16 feet to a point on the North line of the N/2 of the N/2 of the SE/4 of said NE/4 said point being on the extended North line of Block One (1), in ENGLEWOOD, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, recorded in Book 59 of Plats, Page 82; thence S88°19'32"W along said North line a distance of 660.96 feet to a point on the West line of the E/2 of the NE/4 of the NE/4; thence N00°13'31"W along said West line a distance of 730.96 feet; thence N88°27'41"E parallel with the North line of said NE/4 a distance of 242.66 feet; thence S00°16'20"E a distance of 313.35 feet; thence on a curve to the Left having a radius of 57.00 feet and a chord bearing of S85°00'09"E and a chord length of 74.03 feet for an arc length of 80.57 feet; thence on a curve to the Right having a radius of 50.00 feet and a chord bearing of S68°27'15"E and a chord length of 38.67 feet for an arc length of 39.70 feet; thence N89°47'34"E a distance of 32.15 feet; thence on a curve to the Left having a radius of 325.00 feet and a chord bearing of S84°42'32"E and a chord length of 59.94 feet for an arc length of 60.03 feet; thence S79°25'04"E a distance of 101.84 feet; thence on a curve to the Left having a radius of 174.97 feet and a chord bearing of S85°28'40"E and a chord length of 36.95 feet for an arc length of 37.02 feet; thence N88°27'43"E a distance of 4.31 feet; thence N44°05'43"E a distance of 35.74 feet; thence N89°43'42"E a distance of 50.01 feet to the POINT OF BEGINNING;

Containing 339,501.02 Sq. Ft. or 7.7938 Acres, more or less.

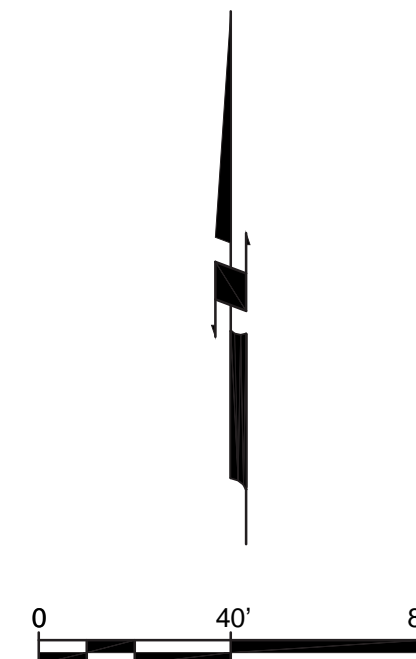


Exhibit B

13415 N Bryant Ave

Conceptual Site Plan

51 Covered Parking Spaces
102 Uncovered Parking Spaces
123 Total Parking Spaces

+/-7.7938 Acres



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ENGINEERS SURVEYORS PLANNERS
11/18/24

Conceptual site plan showing feasible option
permitted under proposed rezoning

Exhibit C

