

**THE CITY OF THE VILLAGE  
PLANNED UNIT DEVELOPMENT (PUD)**

**DESIGN STATEMENT FOR  
HAWTHORN DEVELOPMENT**



February 2, 2010  
*Revised February 15, 2010*

**Approved 04-13-2010 – Resolution 04-13-2010 (A)**

**Applicant:**

Hawthorn Development, L.L.C.  
5657 N. Classen Boulevard  
Oklahoma City, OK 73118  
(405) 843-8226

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**1.0 INTRODUCTION:**

The Planned Unit Development (PUD) of the Hawthorn Development, consisting of 25.3922 acres, more or less, is located within the NE Quarter of Section Thirty (30), T13N, R3W, of the Indian Meridian, Oklahoma County, Oklahoma. The proposed development area is located north of Village Drive at its terminus into Finley Road (the southwest corner of Kavanaugh Boulevard and Finley Road) in the City of The Village.

**2.0 LEGAL DESCRIPTION:**

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

**3.0 OWNER/DEVELOPER:**

The owner and developer of this property described in Section 2.0 is Hawthorn Development, LLC. The PUD document was prepared by Johnson & Associates, Inc.

**4.0 SITE AND SURROUNDING AREA:**

The subject property is currently zoned A-1, "Single-family Residential" District. The site previously held an apartment complex which has been demolished.

The property surrounding the PUD is zoned and developed as follows:

- North: A portion of the subject property abuts Kavanaugh Boulevard (the east half of the north property line); the west half of the subject property butts property zoned PUD - C2 Commercial District. This property currently contains the City Hall and police department.
  
- East: There are several properties abutting the east property line of the subject property. Property abutting the northeast corner of the subject property is zoned A-1 Single-Family Residential and currently contains a library. Directly south of the library is property zoned A-1 Single-Family Residential - Multifamily Special Use and was previously used as an entry into the Vintage Lakes Apartment complex. South of that property is property zoned PUD - C2 Commercial, containing the Casady Office Park. Abutting the southeast corner of the subject property is a parcel zoned A-1 Single Family Residential – Multifamily Special Use, containing the Village Park Condominiums.
  
- South: Property south of the subject property is zoned A-1 Single Family Residential, containing conventional single-family homes.
  
- West: The majority of the property abutting the west property line of the subject property is zoned PUD- Residential and contains the Vinyard Cottages. The northwest corner of the subject property abuts property zoned PUD-C2 Commercial which contains the City Hall and Police Department.

## **5.0 PHYSICAL CHARACTERISTICS:**

The subject property previously contained a conventional apartment complex. This development was demolished to make way for a new residential development.

With regard to floodplain information, the majority of the site lies within areas designated as Zone AE, portions of special flood hazard area signifying areas inundated by 100-year floods where the base elevations have been determined to range from 1146 to 1166 in the areas affected on the subject site. There is a portion of the site that is located within a floodway, an area in which it is prohibited to create any type of disturbance without proper notification and permitting of FEMA. An existing concrete drainage channel bisects the property from north to south and lies within this floodway. This channel is proposed to be retained and improved, creating an approximately 4.6667 acre common area which includes walking paths.

In addition to drainage improvements, extensive landscaping will be incorporated throughout the proposed development.

## **6.0 CONCEPT:**

It is the desire of the developer of the subject property to revise the existing zoning encumbering the subject site to allow the ability to develop a site that will accommodate a mid-density residential product within an established residential community. This will be accomplished through the replacement of the existing zoning with the proposed zoning and Special Development Regulations contained herein. These regulations shall allow for the development of residential units. The proposed development will permit development of two products: a series of attached structures in a traditional multi-family layout (6, 2-bedroom units per structure); and/or, a series of four individual residential units using a common driveway for access. The physical layout of the community and installed landscaping will provide a buffer between the two proposed products. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the property owner with the flexibility necessary to develop the units envisioned.

## **7.0 SERVICE AVAILABILITY:**

### **7.1 STREETS**

Access for the PUD will be via Kavanaugh Boulevard/Vineyard Boulevard.

### **7.2 WATER AND SANITARY SEWER**

Public water is provided through Oklahoma City public mains. Existing water and sanitary sewer lines exist around the perimeter of the subject property, utilized in the previous development onsite. It is expected that the utility lines will be extended where appropriate to service the proposed development.

### **7.3 FIRE PROTECTION**

Fire protection shall be provided by the City of the Village Fire Department. The closest station abuts the west side of the subject site.

## **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. DRAINAGE**

Localized stormwater runoff will be collected through public and private storm sewer systems that ultimately drain into the tributary of Chisholm Creek that flows north and south through the site. The aforementioned tributary is subject to regulations of the Federal Emergency Management Agency (FEMA) that has issued a Conditional Letter of Map Revision (CLOMR) for this stream. The CLOMR allows for grading modifications to occur which reduce and restrict the limits of the property that is affected by the 100-year flood. As such there will be several existing homes that will be removed from the floodplain as a result of the completion of this project.

## **8.0 SPECIAL DEVELOPMENT REGULATIONS:**

The Use and Development Regulations set out herein shall control the development and use of the property listed in Attachment "A". In case of a conflict between the regulations set out in this Planned Unit Development and the Zoning Ordinance as contained in Chapter 24 of The Village City Code, the Use and Development regulations contained in this Planned Unit Development shall take precedence and control the development and use of the property. All regulations not specifically addressed herein shall comply with the ordinances and building regulations of the City of the Village.

The conceptual plan attached hereto and made a part hereof, is intended to provide a visual depiction of what may be developed in accordance with the regulations of this Planned Unit Development. The actual layout and design of the tracts can be changed in accordance with the development regulations of this Planned Unit Development, subject to the review and approval of The Village Development Authority, The Village Planning & Zoning Commission and the City Council.

## **8.1. USE AND DEVELOPMENT REGULATIONS FOR TRACT 1**

- 8.1.1. The use and development regulations of the of the A-1 "Single Family Residential" District except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.
- 8.1.2. The maximum density of the area to be developed shall be 7.0 dwelling units per acre.
- 8.1.3. Minimum Lot size shall be 3,000 square feet. No other lot size requirements shall apply.
- 8.1.4. Maximum lot coverage shall be 85%.

## **8.2. USE AND DEVELOPMENT REGULATIONS FOR TRACT 2**

8.2.1. The use and development regulations of the of the A-1 "Single Family Residential" District – Multi-family Specific Use except as herein modified, including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

8.2.2. The maximum density of the area to be developed shall be 18.0 dwelling units per acre.

## **9.0 SPECIAL CONDITIONS:**

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

### **9.1 ARCHITECTURAL REGULATIONS**

9.1.1. Exterior building wall finish on all structures shall consist of a minimum 65% brick veneer, rock, or stone. Stucco, EIFS (Exterior Insulation Finish System), masonite or similar siding, vinyl, wood, or any combination thereof shall be restricted to a maximum of 35% of any exterior wall.

### **9.2. LANDSCAPING REGULATIONS**

9.2.1. The subject parcel shall meet all landscape requirements of the City of The Village in place at the time of development.

9.2.2. The construction of the improvements in this PUD shall minimize the impact of the residential garages on the streetscape. Design techniques that shall be employed to achieve the desired result shall include the use of garage entries that do not face the street, recessing the garage behind the front line of these structures where appropriate; provided, however, if a garage is to extend beyond the front wall of a dwelling, two 1½ - inch caliper trees or one 3 -inch caliper tree shall be installed in the front yard.

### **9.3. DRAINAGE REGULATIONS**

Development of this parcel will comply with all drainage requirements of the City of The Village in place at the time of development.

### **9.4. ACCESS/PARKING REGULATIONS**

9.4.1. The east half of Tract 1 of this PUD shall be permitted to be accessed via a cul-de-sac in excess of 500 feet in conjunction with installation of an emergency access road. Said emergency access shall be designed in accordance with the provisions of Section 10-5 of The Village City Code, 2008 Edition, **except that** alternate materials, such as grasscrete, may be permitted in-lieu-of typical hard surface materials, upon approval of the City Manager. Said emergency access shall be installed prior to issuance of Certificates of Occupancy for any units east of the common area.

- 9.4.2. Hammerhead turnarounds shall be permitted in common area drives in lieu of cul-de-sacs in the west half of Tract 1 of this PUD. Said hammerheads shall be designed such that adequate maneuvering area is provided for emergency and public service vehicles.
- 9.4.3. The design and number of all parking facilities in this PUD shall be in accordance with Chapter 24 of the City of The Village City Code, 2008, as amended, ***except as amended below for Tract 1:***
- 9.4.1.1. Lots within this PUD will not be required to have frontage on an approved street. Access to individual residential lots shall be permitted to be from a private drive. The private drive shall be placed within a common area designated for access purposes. A Property Owners Association through the use of recorded Covenants and Restrictions shall govern maintenance of the private drive. Access to the individual residential buildings shall be provided by private shared access drives that will provide internal circulation. Private Shared access drives shall have a minimum right-of-way width of 20 feet for one-way drives and be permitted to be less than 24 feet for two-way drives.
- 9.4.1.2. Each lot shall be required to have the drive that serves the individual unit to have a minimum length of 18 feet, including, in instances of front-loading garages, the width of the sidewalk.
- 9.4.1.3. Attached or detached garages shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8½ feet by 18 feet. Adjacent private drive right-of-way and garages may be counted toward meeting parking and maneuvering requirements.

## **9.5. SIGNAGE REGULATIONS**

- 9.5.1. Two freestanding residential development identification signs shall be permitted per access point to a public street. Signs shall be a maximum of 10 feet in height with a maximum display area of 120 square feet (actual sign letters/characters shall not exceed 40 square feet; the remainder of the sign display area may be used for background/ornamentation; support columns shall not be counted towards the overall sign display area). Freestanding signs shall be required to have a landscaped base of no less than 25 square feet in area and shall be covered with a material consistent with the residential buildings it serves.
- 9.5.2. Decorative artwork and/or architectural structures shall be permitted throughout the PUD area including across public right-of-way, subject to approval by the Public Works Department. Artwork/architectural structures may include but is not limited to fountains, individual art pieces, clock towers, decorative entry structures, etc. The decorative artwork/architectural structures shall not exceed 25 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 25 feet from the curb of any adjacent street.

## **9.6. ROOFING REGULATIONS**

Every main residential structure in this PUD shall have Class C roofing or better.

**9.7. SIDEWALK REGULATIONS**

- 9.7.1. Exterior sidewalks shall be constructed as directed by the City of The Village, utilizing one side of the street only to allow for maximum green space.
- 9.7.2. Interior sidewalks shall be required on one side of the street or the other (one side only).

**9.8. SETBACK REGULATIONS**

- 9.8.1. **TRACT 1:** There shall be a minimum separation of 10 feet between all structures; there shall be no other setbacks required. Appurtenances such as fireplaces, bay windows, entryways, patios, patio covers, patio fence enclosures and other similar appurtenances for single-family residences shall not extend into a utility easement or right-of-way or across a property line.
- 9.8.2. **TRACT 2:** No internal setbacks shall be required other than those provided in the International Building Code as adopted by the City or the Uniform Building Code adopted by the State of Oklahoma.

**9.9. HEIGHT REGULATIONS**

- 9.9.1. **TRACT 1:** Height restrictions shall be as listed for structures in the A-1 District as noted in Section 24-155 of the 2008 City Code.
- 9.9.2. **TRACT 2:** Height restrictions shall be as listed for structures in the A-1 District as noted in Section 24-155 of the 2008 City Code, except that main structures shall be permitted to be a maximum height of 40 feet, excluding projections not intended for human occupancy.

**9.10. PUBLIC IMPROVEMENTS**

Public improvements shall be made by the property owner throughout the PUD as required by the City of The Village 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.

**9.11. COMMON AREAS**

Maintenance of the common area in the development shall be the responsibility of the Property Owners Association. Except as shown on the plat, maintenance of the existing concrete channel within the tributary to Chisholm Creek shall remain the responsibility of the City of The Village.

**10.0 DEVELOPMENT SEQUENCE & USE REVIEW:**

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:

A: Legal Description

B: Master Development Plan

C. Topographic Plan

**Exhibit"A"**  
**Legal Description**

**Hawthorn Development PUD**

December 22, 2009

**TRACT 1**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, City of The Village, Oklahoma County, Oklahoma, and being a part of Whispering Hills recorded in Book 43 of Plats, Page 55, and being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°30'20" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 444.16 feet;

THENCE North 00°00'00" East, departing South line, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North 89°30'20" West, a distance of 992.36 feet;

THENCE North 00°00'00" East, a distance of 969.87 feet;

THENCE North 90°00'00" East, a distance of 503.75 feet;

THENCE North 00°00'00" West, a distance of 148.85 feet;

THENCE South 89°31'38" East, a distance of 201.70 feet;

THENCE South 70°33'48" East, a distance of 92.32 feet;

THENCE South 89°31'38" East, a distance of 182.77 feet;

THENCE South 00°00'00" East, a distance of 355.00 feet;

THENCE South 89°31'38" East, a distance of 17.06 feet;

THENCE South 00°00'00" East, a distance of 738.25 feet to the POINT OF BEGINNING.

Said tract containing 1,025,061 square feet or 23.5322 acres, more or less.

**TRACT 2**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, City of The Village, Oklahoma County, Oklahoma, and being a part of Whispering Hills recorded in Book 43 of Plats, Page 55, and being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89°30'20" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,436.52 feet;

THENCE North 00°00'00" East, departing said South line, a distance of 1,019.87 feet to the POINT OF BEGINNING;

THENCE continuing North 00°00'00" East, a distance of 178.01 feet;

THENCE South 89°31'38" East, a distance of 200.01 feet;

THENCE South 00°00'00" East, a distance of 25.00 feet;

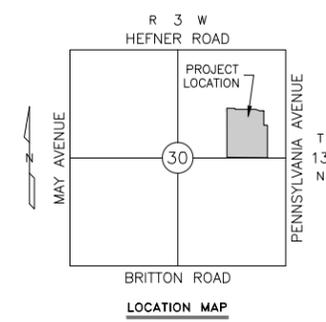
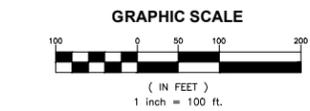
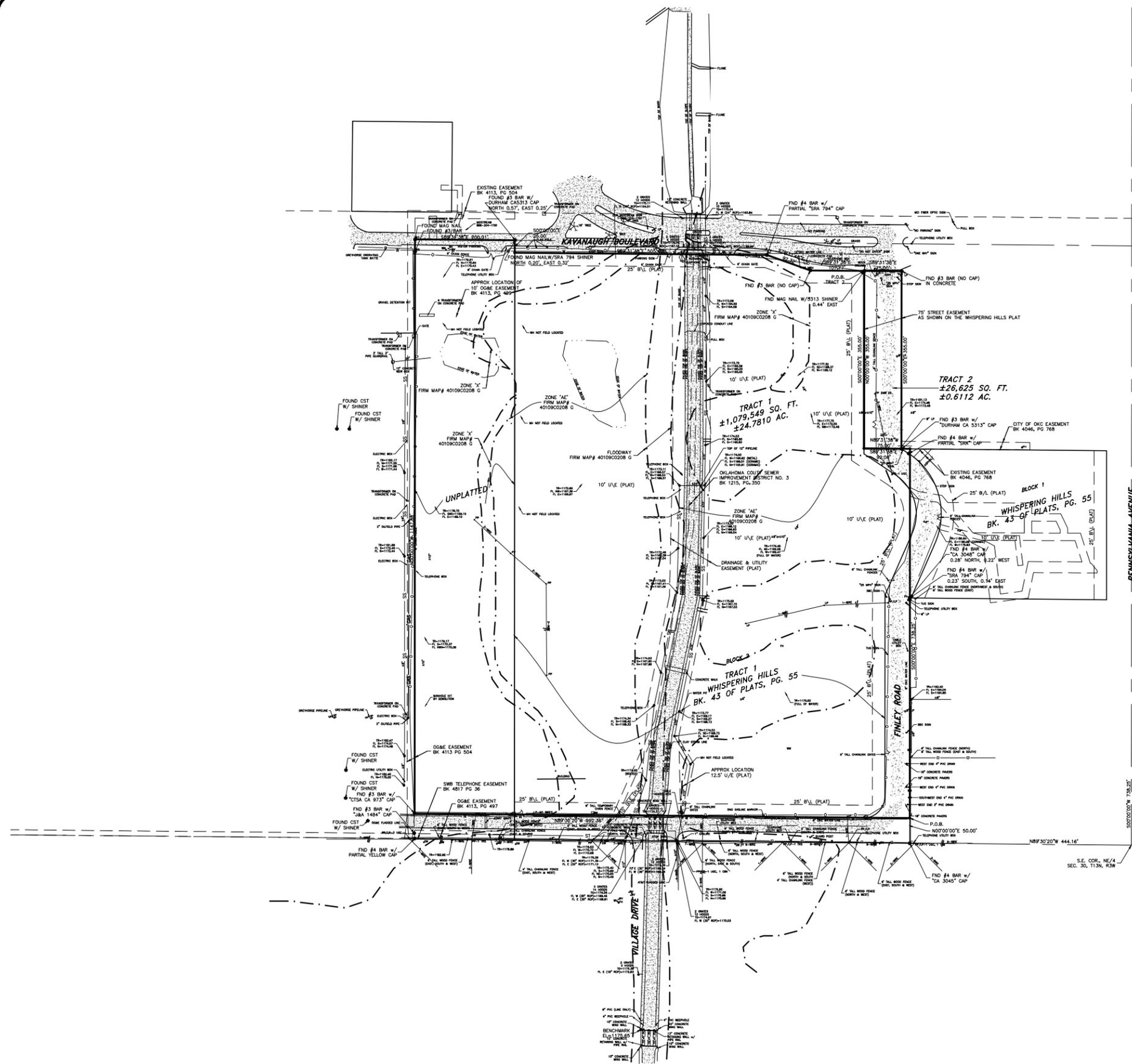
THENCE South 89°31'38" East, a distance of 303.76 feet;

THENCE South 00°00'00" East, a distance of 148.85 feet;

THENCE South 90°00'00" West, a distance of 503.75 feet to the POINT OF BEGINNING.

Said tract containing 81,023 square feet or 1.8600 acres, more or less.

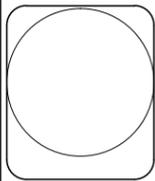




# EXHIBIT " C "

**\*\*\*\*\* NOTE \*\*\*\*\***  
 THIS EXHIBIT IS FOR TOPOGRAPHICAL USE ONLY.  
 IT IS NOT TO BE USED AS A BOUNDARY SURVEY.

NO.	DESCRIPTION	DATE



Johnson & Associates, Inc.  
 100 E. California Ave. - Third Floor  
 Oklahoma City, OK 73104  
 (405) 235-8075 FAX (405) 235-8078  
 Certificate of Authorization #1484 Exp. Date: 08-30-2011  
**ENGINEERS • SURVEYORS • PLANNERS •**

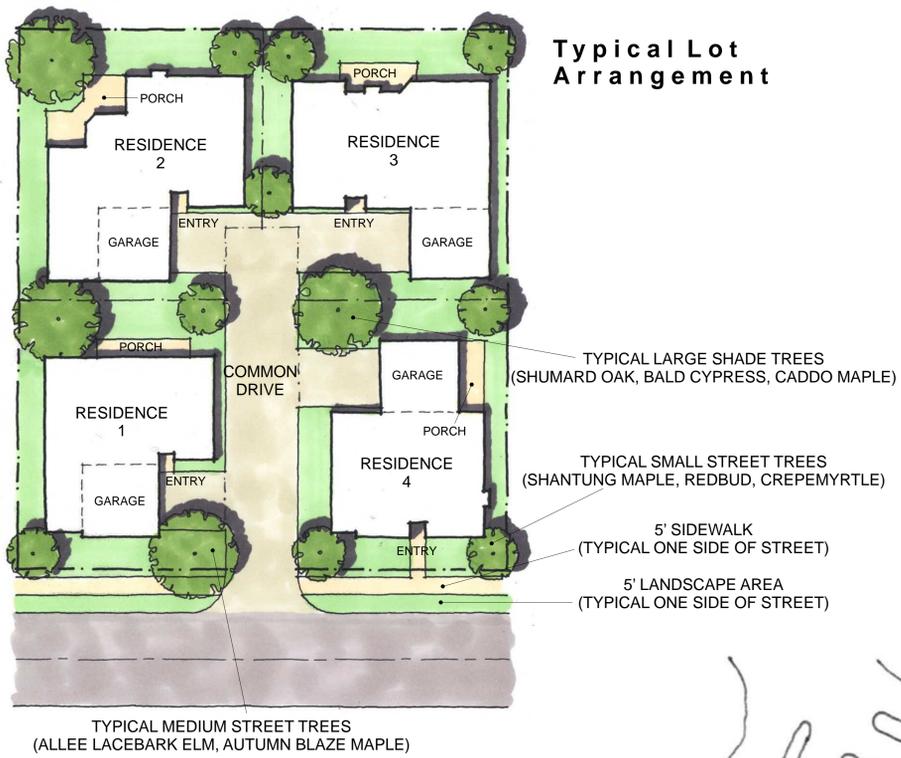


**HAWTHORN DEVELOPMENT**  
 THE VILLAGE, OKLAHOMA COUNTY, OKLAHOMA  
**SITE TOPOGRAPHIC PLAN**

Proj. No.: \_\_\_\_\_  
 Date: 02-03-10  
 Scale: 1"=100'  
 Checked By: \_\_\_\_\_  
 Approved By: \_\_\_\_\_

SHEET NUMBER

Copyright © 2010 Johnson & Associates, Inc.



KAVANAUGH BLVD.

VINEYARD BLVD.



5' SIDEWALK & LANDSCAPE AREA  
(ONE SIDE OF STREET TYPICAL)



# HAWTHORN ADDITION REDEVELOPMENT

The Village, Oklahoma

Conceptual Masterplan





**RESOLUTION  
04-13-2010 (A)**

**A RESOLUTION PERTAINING TO AN APPLICATION TO REZONE  
CERTAIN PROPERTY IN THE VILLAGE**

---

**WHEREAS**, the Planning and Zoning Commission of the City of The Village has received an application by Hawthorn Development LLC to rezone the following described property in the City of The Village, Oklahoma County, Oklahoma:

**TRACT 1**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, City of The Village, Oklahoma County, Oklahoma, and being a part of Whispering Hills recorded in Book 43 of Plats, Page 55, and being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89° 30'20" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 444.16 feet;

THENCE North 00° 00'00" East, departing South line, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North 89° 30'20" West, a distance of 992.36 feet;  
THENCE North 00° 00'00" East, a distance of 969.87 feet;  
THENCE North 90° 00'00" East, a distance of 503.75 feet;  
THENCE North 00° 00'00" West, a distance of 148.85 feet;  
THENCE South 89° 31'38" East, a distance of 201.70 feet;  
THENCE South 70° 33'48" East, a distance of 92.32 feet;  
THENCE South 89° 31'38" East, a distance of 182.77 feet;  
THENCE South 00° 00'00" East, a distance of 355.00 feet;  
THENCE South 89° 31'38" East, a distance of 17.06 feet;  
THENCE South 00° 00'00" East, a distance of 738.25 feet to the POINT OF BEGINNING.

Said tract containing 1,025,061 square feet or 23.5322 acres, more or less.

**TRACT 2**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, City of The Village, Oklahoma County, Oklahoma, and being a part of Whispering Hills recorded in Book 43 of Plats, Page 55, and being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Northeast Quarter (NE/4);

THENCE North 89° 30'20" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 1,436.52 feet;

THENCE North 00° 00'00" East, departing said South line, a distance of 1,019.87 feet to the



**RESOLUTION  
04-13-2010 (A)**

**POINT OF BEGINNING;**

THENCE continuing North 00°00'00" East, a distance of 178.01 feet;  
THENCE South 89°31'38" East, a distance of 200.01 feet;  
THENCE South 00°00'00" East, a distance of 25.00 feet;  
THENCE South 89°31'38" East, a distance of 303.76 feet;  
THENCE South 00°00'00" East, a distance of 148.85 feet;  
THENCE South 90°00'00" West, a distance of 503.75 feet to the POINT OF BEGINNING.

Said tract containing 81,023 square feet or 1.8600 acres, more or less.

**WHEREAS**, said application proposes to rezone the above described property from A-1 Single Family to A-1 Single Family Planned Unit Development in accordance with design standards and regulations referred to as the Hawthorn Planned Unit Development; and

**WHEREAS**, notice of public hearing to consider said rezoning was published in *The Friday* on the 5th day of March, 2010; and

**WHEREAS**, notice of public hearing to consider said action was mailed to all property owners within three hundred (300) feet of the property to be rezoned as appear on the ownership list required to be submitted as a part of this application; and

**WHEREAS**, the Planning & Zoning Commission and City Council have both conducted public hearings and have heard from the applicant and from interested citizens pertaining to the merits of the application; and

**WHEREAS**, The Planning & Zoning Commission has approved Resolution PC 04-12-2010 (A) recommending that the City Council approve the application for rezoning.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of The Village that said application for rezoning is In the best interest of the City of The Village and consistent with the purposes of the Comprehensive Plan.

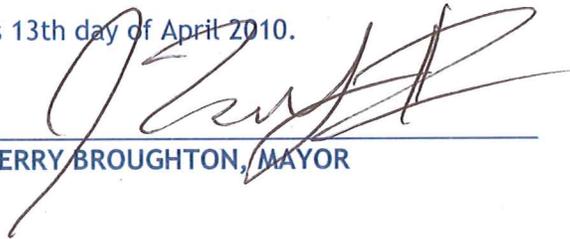
**BE IT FURTHER RESOLVED** that, based on the foregoing determination, the City Council hereby approves the application for rezoning with the following revisions:

NONE



RESOLUTION  
04-13-2010 (A)

APPROVED AND ADOPTED this 13th day of April 2010.

  
\_\_\_\_\_  
JERRY BROUGHTON, MAYOR

ATTEST:  
  
\_\_\_\_\_  
CITY CLERK