

PLANNED UNIT DEVELOPMENT
THE COMMONS
YUKON, OKLAHOMA
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DESIGN STATEMENT

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1. INTRODUCTION

The Planned Unit Development of The Commons consists of approximately 7.8 acres and is located within the Southeast One-Quarter (SE1/4) of Section Thirty (30), Township Twelve North (T-12-N), Range Five West (R-5-W), of the Indian Meridian, Canadian County, Yukon, Oklahoma. The subject property is generally located one-quarter mile south of Interstate 40 on the west side of Health Center Parkway. The property is presently zoned "C-5" Commercial District. The proposed use of the property is for office and commercial development.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising this Planned Unit Development of The Commons is as follows:

A Tract of Land Situated in the Southeast Quarter (SE/4) of Section Thirty (30), Township Twelve North (12N), Range Five West of the Indian Meridian (R5W.I.M.), Canadian County Oklahoma, More Particularly Described as Follows:

Beginning at a Point 914.25 Feet North (N 00°04'21" E) of the Southwest Corner of SE 1/4 of said Section 30; Thence Continuing North (N 00°04'21" E) Along the West Boundary of SE 1/4 of said Section 30 a Distance of 559.18 Feet; Thence East (N 89°40'22" E) A Distance of 655.16 Feet to a Point on the West Boundary of Health Center Parkway; Thence Southeasterly Along West Boundary of Health Center Parkway on a Curve to the Left, (Chord Bearing S 10°48'28" E – Chord Distance 192.02 Feet) with a Radius of 450.00 Feet and a Delta of 24°38'17", a Distance of 193.50 Feet, Thence

Southeasterly Along a Curve to the Right, (Chord Bearing S 21°02'15" E – Chord Distance 151.73 Feet) with a Radius 1932.28 Feet and a Delta of 04°30'01", a Distance of 151.77 Feet; Thence Southwesterly (S 28°41'16" W) a Distance of 34.11 Feet; Thence Southwesterly (S 75°39'11" W) a Distance of 334.69 Feet; Thence Southwesterly along a Curve to the left, (Chord Bearing S 46°32'12" W – Chord Distance 268.57 Feet) with a Radius 275.00 Feet and a Delta of 58°27'32", a Distance of 280.58 Feet: Thence N 72°52'58" W a Distance of 220.54 Feet to the Point of Beginning.

Said Tract Containing 7.7884 Acres.

3.0 THE OWNER/DEVELOPER

The owner of the property comprising this Planned Unit Development is Bodin-Roy Investments, L.L.C., P. O. Box 851404, Yukon, OK 73085, (405) 323-0696; the developer of this Planned Unit Development is MBM, Inc., 1429 Health Center Parkway, Yukon, OK 73099, (405) 323-0696. Architect for the project is Darin Miller, Miller Architects, 7017 North Robinson Avenue, Oklahoma City, OK 73116; Tele: (405) 843-6656.

4.0 SITE, ZONING, & CONCEPT

The subject property comprising this request is in the midst of a rapidly developing area of Yukon lying south of Interstate 40 along either side of Garth Brooks Boulevard.

Several of the adjoining properties are in the process of being developed. The surrounding zoning and land use is as follows:

North – Adjoining the entire northern boundary of the subject site is property which is zoned "C-5" Commercial and is undeveloped. Further to the north and east is the Integris Canadian Valley Regional Hospital. Further to the north lies Interstate 40.

West – Adjoining the entire western boundary of the subject property is property which is located within the city limits of the City of Oklahoma City and is zoned “AA”

Agricultural and is undeveloped.

South – Adjoining the southern boundary of the subject property is a proposed street which was included in Section 6, Yukon Parkway West. Further to the south is property which is zoned “C-5” Commercial and undeveloped.

East – Adjoining the entire eastern boundary of the subject site is Health Center Parkway, a boulevard street providing access to Garth Brooks Boulevard and the Integris Hospital. Further to the east is property which is zoned “C-3” and is being developed as Professional Circle.

The existing zoning on the subject property is “C-5” Commercial District and the property is undeveloped.

5. SURROUNDING ZONING AND LAND USE

The subject site comprising this Planned Unit Development is currently vacant of any structures. There is presently some vegetation consisting primarily of native grasses and no significant tree cover on the site. The site is relatively flat gently sloping to an open drainage swale located along the northern boundary of the site. The soils on the site are typical for this area, primarily consisting of Norge – Bethany Association, 3 to 5 percent slopes of Norge – Bethany Association is typified by deep, well drained, nearly level to sloping loamy soils that have a clayey and loamy subsoil.



The elevation of the Planned Unit Development site ranges from an elevation of 1371 at the north center of the site to 1360 at the southwest corner of the site. Generally the site is relatively flat with a drainage swale running along the northern and western boundary of the subject property. The site generally falls from north central to southwest across the site. Storm water improvements have already been made for this site.

6.0 THE CONCEPT

The concept for this Planned Unit Development of The Commons is for a mid-sized office development. The development is envisioned as a mix of general office and medical office uses to be constructed on the site. The development is to include landscaping and building restrictions that will compliment the surrounding area.

7.0 AVAILABILITY OF SERVICES

Because this Planned Unit Development site is located within an urbanized area of the city, all city services are presently available to serve the property. Services are as follows:

Water - Water is presently available to serve the site from existing and proposed water mains located adjacent to the subject property. There is presently a water main located on the west side of Health Center Parkway. This line will be extended into the subject property to provide domestic water and fire protection.

Sanitary Sewer - Sanitary Sewer is available to serve the site from an existing sanitary sewer line located at the southeast corner of the subject property.

Fire Protection – Fire Protection is available for the subject site from existing City of Yukon fire stations. Appropriate fire lines and hydrants will be extended throughout the development as required.

Gas, Electricity and Telephone - Utility lines for all normal services are available.

Easements will be coordinated with the utilities prior to filing the final plat.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development carried out under this Planned Unit Development. Certain zoning districts and regulations referred to in this text shall be those that appear in the Planning and Zoning Code of the City of Yukon, as amended. For purposes of clarification and interpretation, 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 Yukon's Planning and Zoning Code, as amended. In cases of conflict between provisions of the Planning and Zoning Code, 2002, and the provisions of the Planned Unit Development, the Planned Unit Development provisions shall supersede. The regulations are as follows:

8.1 USE AND DEVELOPMENT

The use and development regulations of the "C-3" Restricted Commercial District shall govern the development of this Planned Unit Development site, except as modified herein.

8.2 ACCESS AND PARKING

Access to Health Center Parkway and Professional Circle from this Planned Unit Development shall be as shown on the Master Development Plan (Exhibit "A"), and

stated herein to the following:

1. There shall be a limit of one (1) access point to Health Center Parkway from this Planned Unit Development.

2. There shall be a limit of one (1) access point to Professional Circle from this Planned Unit Development.

8.2.3 All measurements stated herein shall be measured centerline to centerline.

8.2.4 A parking "bank account" is hereby established for development within this PUD. Said "bank account" contains a minimum commitment of 274 parking spaces to be constructed by build out of this PUD. As construction occurs, the number of constructed parking spaces shall be subtracted from the balance of the "bank account". At build out of the PUD, the bank should be at or below 0. At no time shall there be less parking constructed than required for the buildings completed.

The parking requirement for all properties within this Planned Unit Development shall be determined by the cumulative square footage of all structures. The required parking for offices within this Planned Unit Development shall be that which is required in the City of Yukon Off-Street Parking Requirements (Section 406.10-11), that is, for the first 12,000 square feet of development, 1 parking space per 200 square feet of Gross Leasable Area (GLA); from 12,001 to 48,000, 1 parking space per 300 square feet of GLA; Over 48,000 square feet, 1 space per 350 square feet GLA. For Medical services: General, the parking requirements shall be as stated herein for offices or alternatively 7 spaces per doctor on duty and 2 spaces per 3 employees, whichever is less. For all other uses other than office and medical, the applicable requirements of the City of Yukon Off-

Street Parking Requirements shall apply. All parking spaces shall be constructed with dimensions of 9 feet wide by 20 feet in length. A single 9'x20' space shall be reserved in front of the entry of each structure for both handicap and emergency access into the building.

Required lot frontage and access to a public street for lots within this Planned Unit Development shall be through the Common Lot "A" access drive and common parking lots of this site. Common Lot a shall be a minimum of 30 feet in width and be constructed of concrete per City street standards. A cross access and parking agreement and appropriate covenants and restrictions shall be recorded for these properties. No further public street frontage and/or access shall be required for these lots.

8.3 LANDSCAPING, OPEN SPACE AND SCREENING

The following landscaping and open space provisions shall apply to this Planned Unit Development of The Commons. The provisions are as follows:

8.3.1 Each Lot within this Planned Unit Development shall have a minimum of ten percent (10%) of the gross area of each lot developed as landscape open space consisting of trees, shrubs, bushes, groundcovers, flowerbeds, boulders, grass and other such features. Such landscaping shall be spread throughout the development of each lot.

8.3.2 Trees and shrubs as required by this Planned Unit Development shall be installed throughout the development of this Planned Unit Development and in such areas

as described herein. A detailed landscape plan including, but not limited to, plant/tree species, planting size, and planting/sprinkler method details, will be submitted with each building permit application for site development within this PUD.

8.3.3 An open space area shall be maintained along the entire northern boundary of thirty-five (35) feet and western boundary of seventy-five (75) feet of this Planned Unit Development. Said open space area be the location of the drainage swale and shall be free and clear of all structures that would impede drainage.

8.3.4 Trees shall be planted along the public street frontage(s) of each lot so that there shall be an average of one (1) tree for every twenty-five feet (25') of frontage of said lots. Trees as required by this provision may be evergreen or deciduous, however, the trees must be at least six (6) feet in height when planted.

8.3.5 All landscape areas shall be maintained so that plant material is regularly watered by controlled irrigation and trimmed and any dead plant material is replaced by the property owner in a timely (same planting season) manner.

8.3.6 Common Lot "A" shall not be used in the calculation of required open space for this Planned Unit Development.

8.3.7 An area equivalent to five percent (5%) of the required parking area will be devoted to landscaping to be placed in the parking area. This landscaped open space may count towards meeting other requirements of this Planned Unit Development.

8.4 SITE DESIGN REQUIREMENTS

The following requirements shall be in effect for the development of this Planned Unit Development.

8.4.1 The maximum height of buildings permitted within this Planned Unit Development shall be two (2) stories and no more than forty-five (45) feet in height and shall comply with the building setbacks of the City of Yukon except as specified herein.

8.4.2 A fifty (50) foot building setback line shall be established along the east and south PUD boundaries adjacent to Health Center Parkway and Professional Circle; a thirty-five (35) foot building setback along the west boundary and a thirty-five (35) foot building setback along the north boundary. In addition, the only interior setback will be a twenty-five (25) foot building line along the fronts of each lot. There shall be a minimum building separation of ten (10) feet.

A. A clock tower may be constructed in the landscape area along Health Center Parkway and Professional Circle.

B. Buildings to be constructed within this Planned Unit Development shall have an exterior vertical wall finish constructed of brick, masonry, rock, stucco or other similar construction exclusive of doors and windows.

C. Buildings to be constructed within this Planned Unit Development shall be constructed out of a similar and/or compatible material so as to create a development with a evolving architectural flexibility in relation to exterior features and components to

coincide with current trends for the entire development.

8.4.6 Pitched roofs shall be utilized on all buildings within this Planned Unit Development. Architectural roof features may include dormers, chimneys, and architectural roof vents. The roof pitch shall be a maximum 12:12.

8.5 LIGHTING RESTRICTIONS

The following building restrictions shall apply to the development of this Planned Unit Development of The Commons:

8.5.1 Lighting to be installed as a part of the development of this Planned Unit Development site shall be directed down and away from adjoining properties and shall be shielded to decrease light spill-over.

8.5.2 Lighting to be installed as a part of the development of this Planned Unit Development of The Commons shall be uniform in style and appearance to create a unified appearance.

8.6 SIGNAGE

The following signage restrictions shall apply to the development of this Planned Unit Development of The Commons. The regulations are as follows:

8.6.1 Signs in this Planned Unit Development shall be designed to be aesthetically coordinated with the building development and may be constructed out of one of the following materials or a combination of the following materials to include sandblasted High Density Urethane (HDU) or redwood, Acrylic, Aluminum, Cast-stone, or Natural or man-made masonry products.

8.6.2 Portable type signs, whether mounted permanently or not, shall not be permitted within this Planned Unit Development of The Commons.

8.6.3 Monument (ground) signs shall be the only ground signs allowed in this Planned Unit Development, other than the Clock Tower and such signs shall be architecturally compatible with the development of the site.

8.6.4 Flashing signs or signs with moving letters and/or words shall not be permitted within this Planned Unit Development.

8.6.5 Pole signs and individual ground-mounted Tenant ID signs shall not be permitted in the development of this Planned Unit Development.

8.6.6 The dimensions and display area of all ground signs within this PUD shall conform the the sign requirements of the City of Yukon.

8.6.7 Development Identification entrance ground signs not exceeding

eight (8) feet in height and fourteen (14) feet in width with actual lettering contained within a space no greater than 8 feet by 6 feet. Said signs shall be permitted on both sides of the entrance drives off of Health Center Parkway and Professional Circle. Such signs shall be built in general conformance with the conceptual signage plan made a part of this PUD and shall be designed in such a way that they will not create a vehicle sight restriction. The location and size of such signs shall be submitted for review and approval with the City of Yukon planning staff.

8.6.8. One (1) building wall mounted sign is allowed to be installed per tenant not exceeding three (3) feet in height by four (4) feet in length and twelve (12) square feet of display area shall be permitted at each building entrance below the soffit line within this PUD. Such signs shall be located near the building entrance(s) below the soffit line and shall be constructed in general conformance with the conceptual signage plan made a part of this PUD.

8.6.9 A clock tower showing the name of the development may be constructed at the corner of Health Center Parkway and Professional Circle. The clock tower shall not exceed thirty (30) feet in height and shall be constructed out of the same material as the buildings on the site. The width of the clock tower shall be no greater than fifteen (15) feet. The maximum sign area shall be no greater than 3 feet by 15 feet.

8.7 GENERAL PROVISIONS

The following General Provisions shall apply to the development of this Planned Unit Development.

8.7.1 Property contained within this Planned Unit Development shall be platted.

8.7.2 Property within this Planned Unit Development shall be architecturally designed and engineered and submitted for approval by the architectural design committee prior to construction.

8.7.3 Applications for building permits in this PUD must include an overall PUD site plan that depicts the location of the proposed for building permit building(s) and the size and address of all existing buildings as well as all existing parking and landscaping in the PUD and parking and landscaping proposed for the building(s) for which a building permit is requested.

8.7.4 Trash receptors shall be located within an area screened by a 6' high fence or masonry wall. Trash receptors sites shall be placed such that the service doors are screened from adjacent public streets (service doors should be oriented such that they are facing the interior of the development).

9.0 EXHIBITS

"A"	Master Development Plan
"B"	Topography Map
"C"	Conceptual plan
"D"	Landscape Plan
"E"	Paving, Parking and Pedestrian Plan
	"E1" Additional Parking Plan
"F"	Addressing and Sign Plan
"G"	Conceptual Elevation
"H"	Conceptual Drainage Plan
"I"	Additional Conceptual Elevation Details