

Final Draft  
Ready for City Council approval on May 2, 2023

Design Statement for  
The Planned Unit Development of

Yukon Parkway West, Phase VI

Ground Control Trampoline Park

Prepared For:

Mr. Brady Spencer  
Ground Control Park RE  
517 N Geronimo Way  
Mustang, OK 73064  
[brady@groundcontrolpark.com](mailto:brady@groundcontrolpark.com)

**Yukon Parkway West, Phase VI**  
**Ground Control Trampoline Park**  
**A Planned Unit Development in the City of**  
**Yukon, OK**

**I. DESIGN STATEMENT**

**A. INTRODUCTION**

The Planned Unit Development of Ground Control Trampoline Park, consists of approximately 3.0 acres of vacant land located in the SE4 of Section 30, Township 12 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located North of NW 10<sup>th</sup> Street and West of Health Center Parkway.  
(See Exhibit A)

**B. OWNER/ DEVELOPER**

Mr. Brady Spencer  
Ground Control Park RE  
517 N Geronimo Way  
Mustang, OK 73064  
[brady@groundcontrolpark.com](mailto:brady@groundcontrolpark.com)

**C. LEGAL DESCRIPTION**

A portion of Lot 1C, Block 1, and Lot 2, Block 1, Yukon Parkway West, Phase VI according to the recorded plat thereof.

**D. SITE AND SURROUNDING AREA**

The subject property is presently undeveloped land platted within the Yukon Parkway West, Phase VI.

Current Zoning: Lot 1C zoned C-3, Restricted Commercial District; Lot 2 zoned C-5, Automotive and Commercial Recreation District

North: C-3, Restricted Commercial District  
East: Across Health Center Parkway C-5, Automotive and Commercial Recreation District  
South: Across NW 10<sup>th</sup> to the south Oklahoma City Limits, zoned AA, Agricultural District  
West: Across Professional Circle C-5, Automotive and Commercial Recreation District

## E. GENERAL PLANNED UNIT DEVELOPMENT CONCEPT

The subject property is located at the south end of the Health Center Pkwy development. This PUD is presented to allow the development of this property for greater design flexibility in the use of exterior building finishes than would be permitted under current zoning regulations. The physical building in this development will be constructed on Lot 2 which is zoned C-5, Automotive and Commercial Recreation District. The north end of the property will be split from Lot 1C which is zoned C-3, Restricted Commercial District. This portion of the property will be used for facility parking and landscaping.

## F. MASTER DEVELOPMENT PLAN

A Conceptual Site Plan has been prepared by Crafton Tull for the subject site. (See Exhibit B).

## G. PHYSICAL CHARACTERISTICS

The subject site is currently undeveloped. Site characteristics are:

1. Elevation – Average elevation at the building lines varies from 1367 to 1371
2. Slopes – The site gently slopes from North to South with an approximate four-foot drop in elevation.
3. Vegetation – Native grasses with three (3) 18" oak trees just inside the South property line.
4. Flood Plain – The FEMA FIRM map number 40017C0410H does not show any mapped or controlled flood plain for this site. (See Exhibit C)

## H. DRAINAGE

1. Pre-Development: The site currently drains from North to South as sheet flow drainage to a storm water inlet near the South property line.
2. Post-Development: Post -development drainage will match the directional flow of existing drainage patterns. The property will be graded to flow water away from the buildings to the parking lot areas and generally to the South to the stormwater inlet on the property.
3. Stormwater detention, if required, will be addressed in the site plan design to be completed by an Oklahoma-licensed engineer.

## I. SERVICE AVAILABILITY

### 1. Streets/ Parking

- a. Access to the property will be provided by two (2) drives. The main entrance will be off Health Center Pkwy on the east side of the property directly in alignment with a median cross-over on Health Center Pkwy. The secondary entrance will be on the west side of the property off Professional Circle.
- b. A paved parking lot is proposed with a total of 157 parking spaces. In addition, there will be 6 ADA-compliant parking spaces.

### 2. Water

- a. There is an existing 12" waterline on the east side of the property on the west side of Health Center PKWY. There also is a 6" waterline on the west side of the property on the east side of Professional Circle.

### 3. Sanitary Sewer

- a. There is a 20' utility easement on the subject property running east and west, centered on the property line between Lot 1C and Lot 2. There is an 8" PVC sanitary sewer line located in the center of this utility easement.

### 4. Other Utilities

Gas, electric, telephone, and cable lines are nearby and available to adequately meet the expected needs of the development. These utilities will utilize the street/ utility easements located on the east, south, and west sides of the property and possibly use the 20' utility easement that divides the property.

## J. DEVELOPMENT REGULATIONS

### 1. Use Restrictions

The Planned Unit Development of Ground Control Trampoline Park will comply with the use restrictions for C-5, Automotive and Commercial Recreation District.

### 2. Bulk Regulations

The Planned Unit Development of Ground Control Trampoline Park will comply with the lot, yard, and height regulations of C-5, Automotive and Commercial Recreation District.

3. Architectural Standards

- a. The proposed building on Lot 2 may use architectural metal (up to 60% of total building exterior), exterior insulation and finishing system (EIFS), and split-face concrete masonry unit on its exterior. (See Exhibit D)

4. Vehicular Access

- a. Access to the property will be provided by (2) drives. The main entrance will be off Health Center Pkwy on the East side of the property directly in alignment with a median cross-over on Health Center Pkwy. The secondary entrance will be on the West side of the property off Professional Circle.
- b. The proposed site will also provide vehicular access around the building perimeter through the parking areas.

5. Parking/ Access

- a. The size and number of parking spaces shall be in accordance with the City of Yukon Zoning Ordinance.

6. Pedestrian Access

- a. Sidewalks will be provided on the front and sides of the building.
- b. Public sidewalks will be provided on three (3) sides of the property along Health Center Pkwy, NW 10<sup>th</sup> Street, and Professional Circle.

7. Landscaping

- a. All landscaping within this PUD shall meet city requirements.
- b. A Landscape Plan, meeting city requirements, will be submitted as part of the Construction Documents submitted for the building permit.

8. Enclosures

- a. A masonry screen enclosure shall be provided for all trash dumpsters. The enclosure shall be a minimum of 6' high and be gated. Landscaping shall be provided on three sides of the enclosure to provide additional site screening and shall be maintained.
- b. All building HVAC units will be screened using an opaque fence and landscaping to screen visibility from the front of the building and from the street(s).

9. Signage

- a. There will be one (1) ground sign on the south end of the property along NW 10<sup>th</sup> Street. Height shall not exceed 15 feet.
- b. There will be two (2) wall signs on the proposed building. One on the east elevation of the building and one on the south elevation of the building.
- c. Total sign area shall not exceed 2 square feet per lineal feet of frontage.

10. Lighting

- a. Site lighting will be provided by pole mounted streetlights and wall pack lighting on each side of the building. Light poles shall be a maximum of 20 feet. Wall packs shall be located at entrances and are not to be used as general site lighting. Wall packs located on the south shall be fully shielded (true cut-off type bulk or light source not visible from off-site).
- b. Illumination shall be provided to achieve maintained average of at least three footcandles throughout all parking areas.
- c. Illumination shall be provided to achieve a maintained average of at least six footcandles in pedestrian walkways and common areas, within areas of concealment in need of visual access, and at all building entrances and exits.
- d. All sight lighting shall be located and installed in a manner to minimize light trespass on adjacent properties by utilizing cutoff luminaries, house-side shields, and/or light limiting accessories, as needed.

11. Exhibits

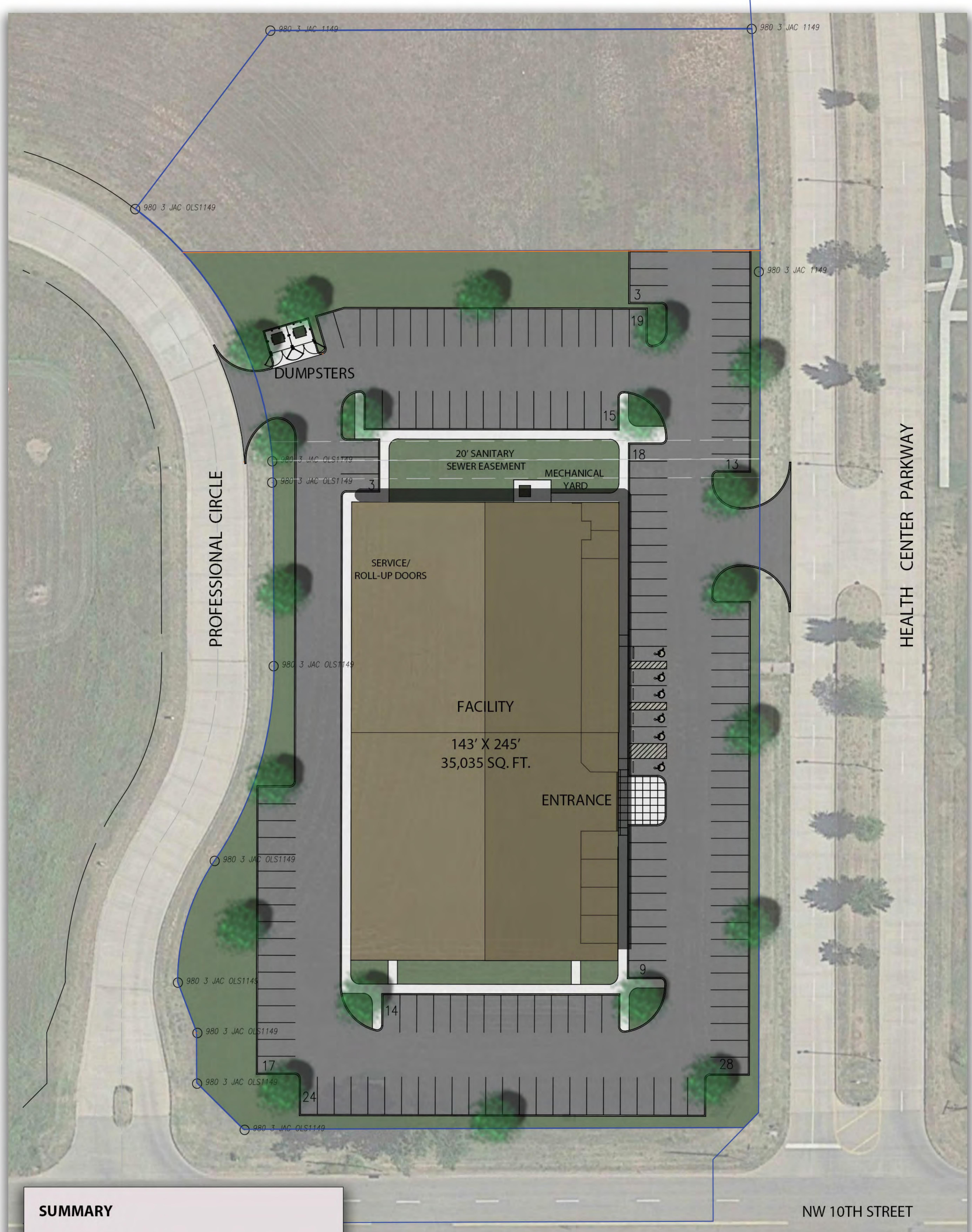
Exhibit A – Site Survey

Exhibit B – Conceptual Site Plan

Exhibit C – FEMA Flood Plain Map

Exhibit D – Building Floor Plan, Elevations, & Renderings





## SUMMARY

### EXISTING ZONING:

C-3 RESTRICTED COMMERCIAL DISTRICT &  
C-5 AUTOMOTIVE AND COMMERCIAL  
RECREATION DISTRICT

### PROPOSED ZONING: PUD

SITE AREA SHOWN: 3.0 ACRES  
BUILDING AREA: 245' X 143' = 35,035 SQ. FT.  
0-12K = 1/200 = 60  
12K-35,035 = 1/225 = 103  
PARKING REQUIRED: 163 SPACES  
PARKING SHOWN: 163 SPACES

## NW 10TH STREET PROFESSIONAL CIRCLE & HEALTH CENTER PKWY

YUKON, OK

### SITE STUDY

SEPTEMBER, 2022



GRAPHIC SCALE IN FEET

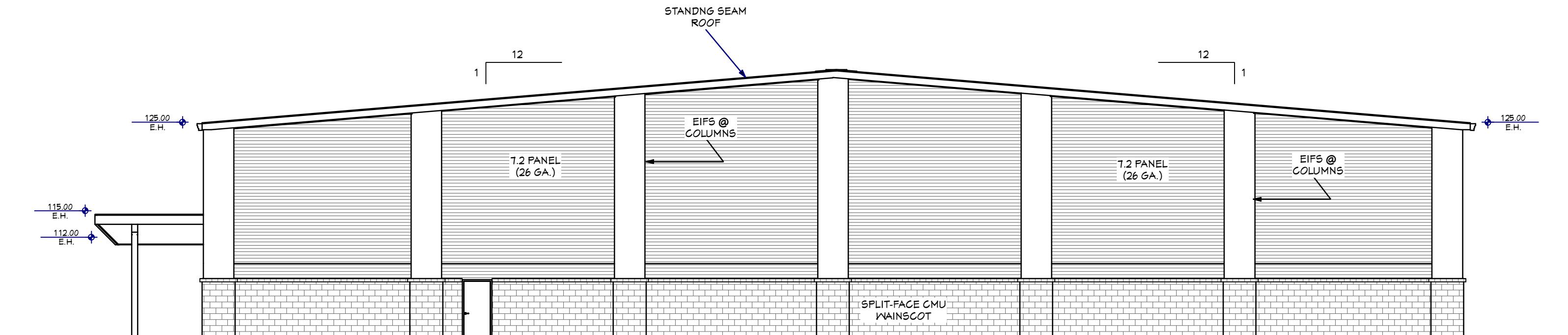
 **Crafton Tull**  
architecture | engineering | surveying





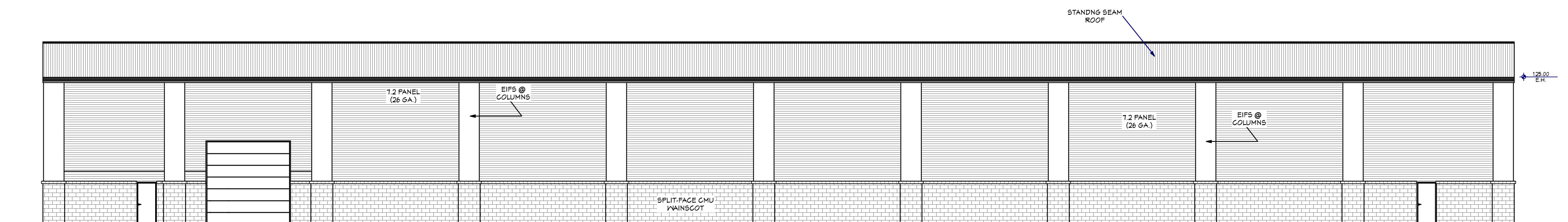
PROJECT: <b>GROUND CONTROL</b>		LOCATION: <b>YUKON, OK 73094</b>	
		REVISIONS:	
DATE:	01/20/2022	P.D. 100 X 445 FLOOR PLAN WEATHERFORD, OK (580) 772-5563	WLA/HSR 73096
DR. BY:	DARRYL PENNER		
DRAWING NO.			
THE PLANS, CONCEPTS, AND DESIGNS EXHIBITED ON THIS SHEET ARE AUTHORIZED USE OF THESE PLANS, CONCEPTS, AND DESIGNS IS FOR THE CONSTRUCTION OF SAWATZKY CONSTRUCTION, LLC'S PROJECTS ONLY. OTHER USE IS UNAUTHORIZED AND WILL DEMONSTRATE THE USER(S) SAWATZKY CONSTRUCTION, LLC.			
<b>SAWATZKY</b> SAWATZKY CONSTRUCTION, LLC P.O. BOX 445 / 3233 EAST MAIN WEATHERFORD, OK 73096 (580) 772-5563			





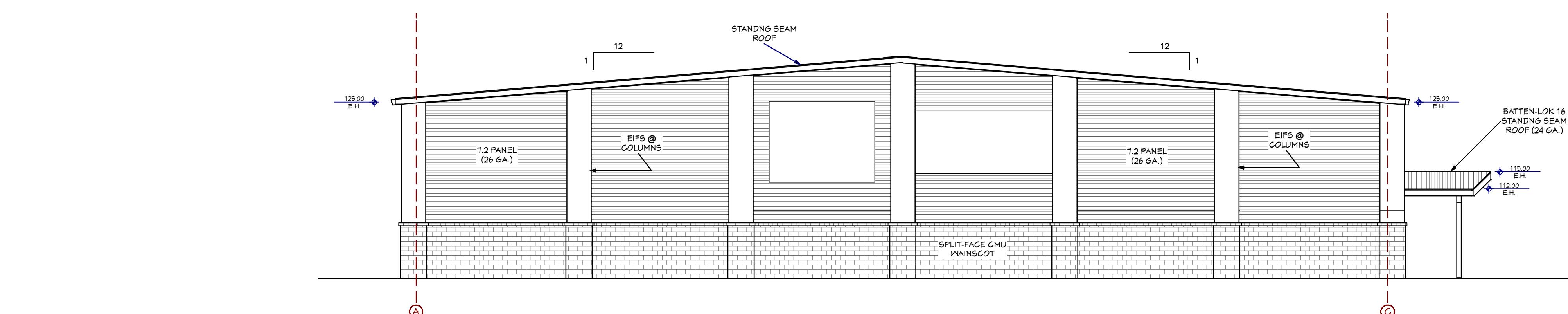
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



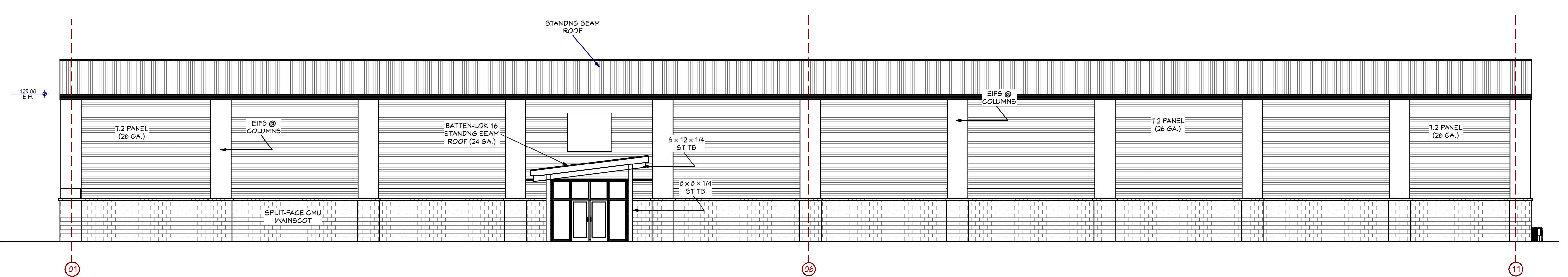
WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

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**SAWATZKY**  
SAWATZKY CONSTRUCTION, LLC  
P.O. BOX 445 / 3233 EAST MAIN  
WEATHERFORD, OK 73096  
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PROJECT: GROUND CONTROL  
LOCATION: YUKON, OK 73094  
REVISIONS: 01/20/2022  
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DR. BY: DARRYL PENNER

A4.0

DRAWING NO.



Architectural Metal  
Example (Color TBD)



Architectural Metal  
Example (Color TBD)

ROBERT L. AND ANNETTE  
FIELD HOUSE

WEBER COUNTY  
SPORTS COMPLEX



Split-Face CMU Example  
(Color TBD)



Split-Face CMU Example  
(Color TBD)