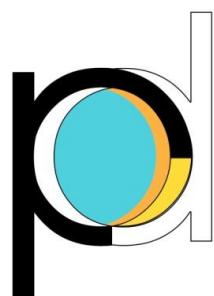


# **Design Statement for The Planned Unit Development of 301 S. Yukon Parkway**

First Revision August 29, 2022  
Second Revision September 6, 2022  
Third Revision September 28, 2022

## **PREPARED FOR:**

Shane Swearingen  
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Yukon, Ok. 73099



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**PEACOCK  
DESIGN**

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## **301 S.YUKON PARKWAY**

A Planned Unit Development

Yukon, Oklahoma

### **INTRODUCTION**

The project site consists of approximately 4.5611 acres (198,682 SF) of land located west of S. Yukon Parkway approximately 710feet south of SH66 in Yukon, Oklahoma. 301 S. Yukon Parkway is to be developed as a planned unit development supplemental district-commercial.

### **LEGAL DESCRIPTION**

See Exhibit "A"

### **OWNER/DEVELOPER**

Shane Swearingen  
301 S. Yukon Parkway  
Oklahoma City, Oklahoma 73099

### **SITE AND SURROUNDING AREAS**

This PUD property is presently a portion of undeveloped and unplatteed land on the west side of S. Yukon Parkway approximately 710 feet south of SH 66. The land to the north and west of the project site consists of commercial uses. The land east of the project site consists of residential uses. The current use of the property is undeveloped.

#### **Current Zoning:**

Subject Site:	C-3, Restricted Commercial District
North:	C-3, Restricted Commercial District
East:	R-1, Single Family Residential District
South:	C-3, Single Family Residential District West
West:	I-1 and C-5, Light Industrial and Automotive and Recreation Commercial Districts

## **PHYSICAL CHARACTERISTICS**

The general slope of the land is from south to north with a drop of roughly five feet across the property. The property is undeveloped.

The current site drains to the northwest and is collected in existing drainage channel along the northwest corner of the property.

The property is currently not in a floodplain

**See Exhibit C - PUD Master Plan for reference.**

## **GENERAL PLANNED UNIT DEVELOPMENT CONCEPT**

This PUD is presented in order to allow the development of this property in a manner that is similar to the C-3 Restricted Commercial. The intent of this PUD is to modify parts of the C-3 development regulations for this property and to specifically allow the "Office Warehouse" use.

The subject property is planned to be divided into four (4) lots. All four (4) lots will front each other and share common parking areas as shown on the PUD Master Plan. Lots will gain access from the proposed extension of Industrial Drive to S. Yukon Parkway.

## **SERVICE AVAILABILITY**

- **STREETS**

The site is located along the west side of S. Yukon Parkway

- **WATER**

There is an existing 12" waterline located on the west side of S. Yukon Parkway. The proposed lots will be served by the Yukon municipal water system. Water lines, necessary fire hydrants and required easements will be planned and installed as part of the development process in accordance with the City of Yukon standards.

- **SANITARY SEWER**

A proposed sanitary sewer line runs through the center of property which is an 8" diameter public sewer line. Sanitary sewer lines and required easements will be planned and installed as part of the development process in accordance with the City of Yukon standards.

- STORM WATER DRAINAGE

The necessary drainage improvements and easements will be provided in accordance with the City of Yukon standards. Detention will be required with the development of each lot unless otherwise approved by the City of Yukon.

- OTHER UTILITIES

Gas, electric, telephone and cable lines are available, and are expected to adequately meet the needs of the development. All necessary steps will be followed to coordinate the efforts of the various utilities in order to provide service to the site.

## **USE AND DEVELOPMENT REQUIREMENTS**

The Planned Unit Development of the 301 S. Yukon Parkway shall comply with city zoning regulations for the C-3, Restricted Commercial District. The allowable uses within the PUD are those allowed in C-3. Additionally, the Office Warehouse use is allowed. This is defined as "A structure containing both offices and a warehouse for products associated with the business. This use is for plumbers, electricians, and similar tradespeople for offices, storage and operation of small businesses with retail sales to the public." No outside storage shall be allowed.

1. Bulk Regulations:

- a. Minimum Lot Area: Per C-3
- b. Maximum Lot Coverage: Per C-3
- c. Minimum Front Yard: Per C-3
- d. Minimum Rear Yard: Per C-3
- e. Minimum Side Yard: Per C-3
- f. Height: Per C-3

## **OTHER DEVELOPMENT REGULATIONS**

1. Access:

- a. Access to the site will be provided by the proposed extension of Industrial Drive to S. Yukon Parkway. (See Exhibit C).
- b. Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access and maintenance purposes. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 24 feet for two-way drives.

2. Parking

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

- b. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway with the understanding that the required drive isle width will be maintained. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD.
- c. Required parking spaces based on the use of each building shall be approved by the City of Yukon prior to the issuance of building permits.

### 3. Landscaping

- a. All landscaping within this PUD shall meet the City of Yukon Landscaping requirements: A minimum of 10% of the developed site shall be landscape area. (Exhibit "D")
  - i. For every five parking spaces, the site will be required 1 medium tree and two standard shrubs, inclusive of the City of Yukon requirement.
  - ii. Plant size requirements are as follows:
    - 1. Trees planted shall be a minimum of 2" caliper.
    - 2. A standard shrub shall be a minimum 5-gallon in size.
    - 3. A small shrub shall be a minimum of 3-gallon in size.
    - 4. A perennial shall be a minimum of 1-gallon in size.
  - iii. Species for each category shall be chosen from the approved list in Exhibit "E" and as shown on the landscape plan.
- b. A green space shall be provided between the property line along S. Yukon Parkway and Industrial Drive parking lots and shall consist of the following:
  - i. Medium or Large Trees placed a maximum of 50' OC along Industrial Drive and Small Trees placed a maximum of 30' OC along S. Yukon Parkway which shall be species that has maximum 25' height at maturity.
- c. All disturbed areas shall be planted with strip sod.
- d. Owner shall provide irrigation for all new landscape material.

### 4. Dumpsters

- a. Dumpsters shall be consolidated where practical and 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 20 feet from all property lines adjacent to residential zoning/use. Dumpster enclosure shall also be landscaped as per landscape plan.

### 5. Signage

- a. There shall be no more than 1 freestanding signs in this PUD. The sign requirements are as follows:
  - 1. Maximum height: 20'
  - 2. Maximum display area: 200 square-feet
- b. Non-accessory signs are specifically prohibited in this PUD.
- c. Freestanding signs will require permits from the City of Yukon.
- d. The signs shall be covered with a material consistent with the buildings they serve.

## 7. Lighting

- a. Provide site illumination to achieve maintained average of at least three foot-candles throughout all parking areas.
- b. Provide site illumination to achieve a maintained average of at least six foot-candles pedestrian walkways and common areas, within areas of concealment in need of visual access, and at all building entries and exits.
- c. All site 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. Lighting height shall not exceed 35 feet. Building mounted lighting shall also be allowed.

## 8. Sidewalks

- a. Sidewalks shall be provided within the development as needed to provide ADA compliant pedestrian connections to Industrial Drive and S. Yukon Parkway. Sidewalks will also be provided along the proposed extension of Industrial Drive.

## 9. Common Areas

- a. There will be common areas with this development. Other than the private access drive, the owner of each lot will be responsible for the installation and maintenance of improvements and parking areas on their respective lot.
- b. An access easement will be provided with the filing of the final plat, for the purpose of establishing perpetual maintenance and improvement responsibilities for the private shared access drive.
- c. The detention and drainage common areas as shown on the Master Plan shall be considered common area and shall be maintained by the property owners within this PUD. Existing trees within the Common Area shall be maintained, if trees are diseased or die, they must be replaced.
- d. A property owners association will not be required.

## 10. Architecture

- a. Exterior building wall finishes on all structures, exclusive of windows and doors, shall consist of a minimum 75% brick veneer, rock or stone masonry. No more than 25% EIFS, stucco, wood, or cement-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted except on the west side of any building facing Industrial Zoning

## DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

## MASTER DEVELOPMENT PLAN

1. The Master Development Plan has been prepared and is attached to this Design Statement as a part of the application for rezoning. The Master Development Plan designates the design concept for the commercial site to be platted. The Master Development Plan shall be attached to this Design Statement as a part of the permanent record of the 301 S. Yukon Parkway Planned Unit Development Zoning.

Applications for building permits in this PUD must include the following items, to determine compliance with the requirements of this PUD:

- Site Plan
- Landscape Plan
- Grading and Drainage Plan
- Lighting Plan
- Building Elevations
- Signage
- Parking Plan Indicating Number of Parking Spaces accumulative for each phase.

## **EXHIBITS**

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- EXHIBITA - Legal Description
- EXHIBIT B - Master Development Plan
- EXHIBIT C - Landscape Plan
- EXHIBIT D - Allowable Plantings

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land lying in the Northeast Quarter of Section Twenty-One (21), Township Twelve (12) North,  
Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly  
described as follows:

Commencing at the Northeast corner of the NE/4:  
Thence S 00°08'00" E along the East line of said NE/4 a distance of 710.00 feet to the Point of Beginning;  
Thence Continuing S 00°08'00" E along the East line of said NE/4 a distance of 390.95 feet;  
Thence S 89°51'53" W a distance of 508.00 feet;  
Thence N 00°08'00" W a distance of 391.26 feet;  
Thence N 89°54'00" E a distance of 508.00 feet to the Point of Beginning  
Containing 198,682 Sq. Ft. or 4.5611 Acres, more or less.

**EXHIBIT “B”  
MASTER DEVELOPMENT PLAN**



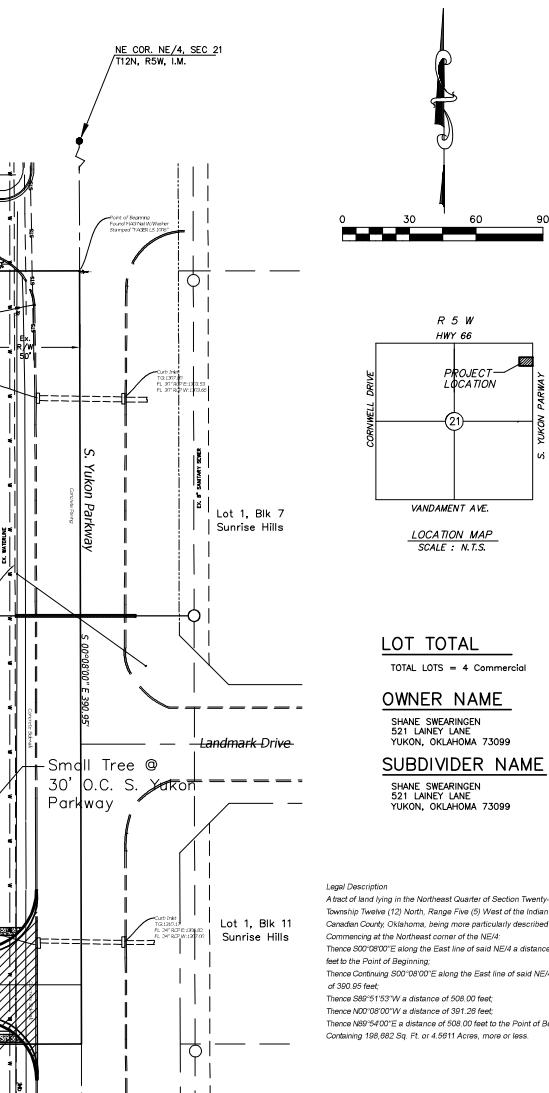
**EXHIBIT "C"**  
**LANDSCAPE PLAN**

NOTES:  
 1.) L.N.A. = Limits of No Access  
 2.) Property Owners Association will be established to maintain common areas.  
 3.) Maintenance of Common Areas and/or Private Drainage Easements, Islands and medians  
 shall be the responsibility of the property owners association. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within the drainage related common areas and/or Drainage Easements. Any structures, such as, but not limited to, sheds, garages, kennels, pens, & docks shall be permitted if installed in a manner to meet the requirements specified above.  
 4.) Every structure shall have a pitched roof. Glass "C" or better roofing materials are required on all structures.  
 5.) The Developers shall install arterial landscaping and irrigation facilities in accordance with an approved Landscape Plan submitted with the final plot prior to issuance of occupancy permits.  
 6.) All primary structures shall consist of a minimum of 75% brick, rock, stone, stucco or similar material.

## LANDSCAPE PLAN

### 301 S. Yukon Parkway

A PART OF THE NE/4 SECTION 21, T12N, R5W, I.M.  
 YUKON, OKLAHOMA  
 CANADIAN COUNTY, OKLAHOMA



**LOT TOTAL**  
 TOTAL LOTS = 4 Commercial

#### OWNER NAME

SHANE SWARINGEN  
 521 LANEY LANE  
 YUKON, OK 73099

#### SUBDIVIDER NAME

SHANE SWARINGEN  
 521 LANEY LANE  
 YUKON, OKLAHOMA 73099

NEW PROJECT PLANS FOR:  
 301 S. YUKON PARKWAY  
 YUKON, OK

## LANDSCAPE PLAN

JOB # : 0358  
 DATE: 8.1.2022  
 SCALE : 1:30  
 SHEET NAME :Landscape  
 SHEET # : 1 OF 1  
 REVISION # :

2428 N Clasen Blvd  
 Oklahoma City, OK 73105  
 (405) 231-1212  
 www.PEACOCKDESIGN.com

CERTIFICATE OF AUTHORIZATION:  
 #8009 EXP. JUNE 30, 2023  
 #0112 EXP. JUNE 30, 2023

ARCHITECTURE  
 BUILDING  
 PLANNING



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Legal Description  
 A tract of land lying in the Northwest Quarter of Section Twenty-One (21),  
 Township Twelve (12) North, Range Five (5) West of the Indian Meridian,  
 Canadian County, Oklahoma, being more particularly described as follows:  
 Commencing at the Northeast corner of the NE/4.  
 Thence 800' E 080' W along the East line of said NE/4 a distance of 710.00  
 feet to the Point of Beginning.  
 Thence 800' S 080' E along the East line of said NE/4 a distance of  
 280.85 feet.  
 Thence S 080' E 080' W a distance of 508.00 feet.  
 Thence N 00' 08' 00" W a distance of 301.25 feet.  
 Thence N 89' 51' 33" W 508.00' a distance of 508.00 feet to the Point of Beginning.  
 Containing 198.682 Sq. Ft. or 4.5911 Acres, more or less.

#### LANDSCAPE LEGEND:

- LARGE TREE
- MEDIUM TREE
- SMALL TREE
- STANDARD SHRUB

#### LANDSCAPING REQUIREMENTS:

TOTAL TREES REQUIRED:

ONE MEDIUM TREE FOR EVERY FIVE PARKING SPACES

TOTAL SHRUBS REQUIRED:

TWO STANDARD SHRUBS FOR EVERY FIVE PARKING SPACES

#### LANDSCAPING PROVIDED:

MEDIUM TREES

110 PARKING SPACES / 5 = 22 TREE REQUIRED - 28 MEDIUM TREES PROVIDED. \*

STANDARD SHRUBS

110 PARKING SPACES / 5 = 22 \* 2 = 44 STANDARD SHRUBS - 72 STANDARD SHRUBS PROVIDED.

\* TREES ALONG S. YUKON PARKWAY SHALL BE LOW PROFILE TREE SPECIES  
 THAT DO NOT REACH HEIGHTS OF MORE THAN 25'.

#### NOTE:

1. SEE EXHIBIT "E" FOR ALLOWABLE  
 SPECIES OF TREES AND SHRUBS FOR SITE.

2. ALL TREES PLANTINGS ALONG S.  
 YUKON PARKWAY SHALL NOT EXCEED  
 25' IN HEIGHT AT Maturity.

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 Peacock Design, LLC. It is to be used on other projects or for the  
 information of Peacock Design, LLC. It is to be  
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**EXHIBIT "D"**  
**PERMITTED PLANTINGS**

**Large Trees**

American Elm (new resistant variety), Bald Cypress, Blue Atlas Cedar (standard variety), Deodar Cedar, Red Oak, Shumard Oak, Sweetgum, Fruitless Varieties, Sycamore, Water Oak.

**Medium Trees**

Chinese Pistache, Cedar Elm, Canaerti Juniper Lacebark, Elm Leyland Cypress, Shantung Maple.

**Small Trees**

Chokecherry Crape Myrtle (tree form, 15' or taller at maturity), Deciduous Holly, Flowering Crabapple (improved varieties), Foster's Holly, Nellie R. Stephens Holly, Oklahoma Redbud, Oklahoma Whitebud, Serviceberry Yaupon Holly.

**Standard Shrubs**

(5-gallon at time of installation) Boxwood Burning Bush, Dwarf Burford Holly, Crape Myrtle (shrub form), Kallay Pfitzer Juniper, Nandina (improved varieties), Oak and Red Holly, Spiraea.

**Small Shrubs**

(3-gallon at time of installation) Boxwood, Crapemyrtle (shrub form), Knockout Rose, Nandina (improved dwarf varieties), Spiraea, Weigelia.

**Perennials and Groundcover**

(1-gallon at time of installation) Coreopsis varieties, Daylily Varieties, Dianthus Varieties, Hosta varieties, Purple Leaf Winter Creeper, Liriope, Rudbeckia Salvia, Verbena varieties, Vinca

**Others with City approval**