

# Design Statement for The Planned Unit Development of Stonegate Office Park (PUD- )

PREPARED FOR:

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# **STONEGATE OFFICE PARK**

## **A Planned Unit Development In the City of Yukon, Oklahoma**

### **I. DESIGN STATEMENT**

#### **A. INTRODUCTION**

The project site consists of approximately 3.92 acres of vacant land located east of Health Center Parkway in the Yukon Parkway West development in Yukon, Oklahoma. Stonegate Office Park is to be developed as a planned unit development overlay district – commercial. The Master Development Plan is provided in Exhibit A.

#### **B. OWNER/DEVELOPER**

The PUD property is under common ownership and is to be developed as one unit by:

Stonegate Partners LLC  
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#### **C. LEGAL DESCRIPTION**

Lots 1-3, Block 5, Yukon Parkway West, Phase V, according to the recorded plat thereof.

#### **D. SITE AND SURROUNDING AREAS**

This PUD property is presently a portion of undeveloped land platted within the Yukon Parkway West, Phase V commercial development and comprises Lots 1-3, Block 5, Yukon Parkway West, Phase V. The land to the north and east of the project site consists of commercial office and retail development. The land to the south and west is currently undeveloped.

Current Zoning:

Subject Site: C-5, Automotive and Commercial Recreation District

North: C-3, Restricted Commercial District

East: C-3, Restricted Commercial District

South: C-5, Automotive and Commercial Recreation District

West: C-5, Automotive and Commercial Recreation District

## **E. GENERAL PLANNED UNIT DEVELOPMENT CONCEPT**

Stonegate Office Park is a planned commercial district located within the Yukon Parkway West commercial development in Yukon, Oklahoma. This PUD is presented in order to allow the development of this property in a manner that allows for greater design flexibility and improved marketability than would be permitted under current zoning regulations. The principal land use of the proposed development is that of a Restricted Commercial District (C-3) and the developer is requesting that this PUD be processed simultaneously with and contingent upon an application for an amendment to the zoning map to C-3 from the current zone of C-5. The subject property is planned to be divided into 12 building lots, and 1 common area lot. The development will consist of 12 buildings, one building per lot, ranging from 2,000 to 4,000 square feet each. The 12 lots will be subject to separate ownership, but each owner will be a member of the development's Property Owners Association (POA). The POA will own and maintain common areas and parking for the entire development. All (C-3) occupancies shall be allowed except for those excluded in the following PUD Statement section titled "J.1 - Use Restrictions" The main focus will be on medical offices, professional offices, and general business offices.

## **F. MASTER DEVELOPMENT PLAN**

The Master Development Plan has been prepared and is attached (See Exhibit A) to this Design Statement as a part of the application for rezoning. The Development Plan designates the design concept for the commercial office site to be platted.

## **G. PHYSICAL CHARACTERISTICS**

There is currently no development on the site. Site characteristics are:

1. Elevation – Average elevation at building lines is 1377.50. See Drawing C-102 – Grading Plan in Exhibit D for the existing site grade and elevations.
2. Slopes – The property gently slopes from the east to the west with roughly an eight foot drop in elevation.
3. Vegetation - Native grasses with no trees
4. Flood Plain – The FEMA FIRM map number 40017C0410H does not show any mapped or controlled flood plain for this site. See Exhibit C.
5. Soil Characteristics – Moderate plasticity clays to depths of 8.5 feet to 13.5 feet underlain by low plastic clays with moderate shrink/swell potential. Buildings can be supported on shallow footing foundations. Parking areas may require lime stabilization.

## **H. DRAINAGE**

1. Pre-Development: The site currently drains from east to west in an overland flow state. Runoff is directed to Health Center Parkway. There is no current storm sewer system immediately adjacent to the site. Approximately 100 feet south of the property is a series of inlets located in Health Center Parkway. These inlets collect and convey the storm water in the street to an existing storm sewer system.

2. Post-Development: The post-development runoff will match the drainage patterns of the pre-development conveyance. The property will be graded to slope from east to west. Any offsite drainage that intersects the property will be channelized in grass swales to ensure no flooding of buildings and interference with sidewalks and parking areas. On site drainage will be conveyed by overland flow to two areas; entrance drive and a 4 foot wide concrete swale. Both these areas will direct storm runoff onto Health Center Parkway where water is conveyed to the above referenced inlets and storm sewer system.
3. Detention has already been addressed for this property and additional detention will not be required for the development of this property.

## **I. SERVICE AVAILABILITY**

### **1. STREETS/PARKING**

- a. Access to the site will be provided by one proposed 30 foot wide drive off of Health Center Parkway. This drive is aligned with the existing median opening on Health Center Parkway to allow access from both lanes. No public streets are proposed within the PUD.
- b. A paved parking lot is proposed for the development. The minimum number of parking places required is 140 with 6 being handicap parking. All parking places will be striped.

### **2. WATER**

- a. There are existing waterlines located on the west side of Health Center Parkway and along the east property line adjacent to Target.
- b. A new 6-inch waterline is proposed for the site. The line will be looped between the existing 12" water main located on the west side of Health Center Parkway and an existing 8" water line located in a utility easement located on the east property line. This 6" line will be installed in a new dedicated utility easement as shown on the utility plan. Individual water services and meters for each building will be installed off of this new 6" line. At this time no high water usage clients are anticipated. The final service line sizes and water meter sizes will be determined based on the final use for each office. We anticipate 1" service lines to each office. Based on the buildings square footage, separation and proposed materials of construction fire sprinkler systems are not anticipate for any of the office buildings.
- c. Additional fire hydrants are proposed for the site.

### **3. SANITARY SEWER**

a. The site is served by an existing sanitary sewer collection system with lines located along the north, east and west boundaries of the project site. The existing utility easements are sufficient to meet the needs of the site and the City so no additional easements are anticipated for the sanitary sewer system. The existing sanitary sewer lines adjacent to the site on the north, east and west sides can provide service to a portion of the lots. The remainder of the lots will be serviced by the extension of an additional 8" sanitary sewer line on the south end of the property. This line will convey sanitary sewer to the existing 8" sanitary sewer line in Health Center Parkway. A new manhole will be installed in this existing 8" line.

b. At this time we do not anticipate any large volume sewage producers in any of the office buildings. We anticipate the normal range of flows for typical office occupancy.

#### **4. OTHER UTILITIES**

Gas, electric, telephone and cable lines are available, and are expected to adequately meet the needs of the development. These utilities are located within utility easements immediately adjacent to the property. These easements will provide access to each office building. All necessary steps will be followed to coordinate the efforts of the various utilities in order to provide service to the site.

### **J. DEVELOPMENT REGULATIONS**

#### **1. USE RESTRICTIONS**

The Planned Unit Development of Stonegate Office Park shall comply with city zoning regulations for the C-3, Restricted Commercial District except that the following restrictions will apply:

Uses that will not be permitted:

- a. Oil and gas wells, drilling
- b. Automobile service station
- c. Bar
- d. Beer sales for consumption off premises
- e. Billiard or pool parlor
- f. Bowling alley
- g. Gasoline service station
- h. Ice vending
- i. Liquor store
- j. Motion picture theater
- k. Postal service facility
- l. Private club permitting the consumption of alcoholic beverages
- m. Taxicab stand
- n. Theater

- o. Residential use of any type
- p. Recreational uses
- q. Schools
- r. Hotels or motels
- s. Entertainment uses
- t. Restaurant uses

## 2. BULK REGULATIONS

The Planned Unit Development of Stonegate Office Park will comply with city zoning regulations for the C-3, Restricted Commercial District except that the following restrictions will apply:

- a. Minimum Lot Area: 4500 square feet
- b. Minimum Lot Width at Building Line: 60 feet, there is no minimum lot width at building line for corner lots.
- c. Maximum Lot Coverage: 75% maximum lot coverage
- d. Minimum Front Yard: 10 feet
- e. Minimum Rear Yard: 10 feet
- f. Minimum Side Yard: 5 feet
- g. Height: 35 feet

## 3. ARCHITECTURAL STANDARDS

- a. The buildings in the development will all share the same conceptual design features.
- b. The architectural style shall be Tudor Revival Style.

Elevations and renderings showing the conceptual building design (Sheet A2.0 Building Elevations) and photos of proposed building materials are in Exhibits C.

- c. The buildings shall be one story with attic mechanical space only above the first floor.
- d. The building size shall range between 2000 and 4000 square feet.
- e. At least 70% of all exterior wall surfaces excluding windows and doors shall be brick or stone masonry.
- f. No more than 30% of exterior walls shall be EIFS, stucco, or wood siding.

- g. Exposed metal building panels or exposed concrete block exterior walls shall not be permitted.
- h. All roofs shall have a minimum 8:12 roof pitch.
- i. All buildings shall have covered porch areas outside of the front entry door.
- j. Drive-thru windows shall not be permitted.
- k. The following exterior materials shall be used for all buildings:
  - i. Roof: Architectural laminated shingles in charcoal gray color.
  - ii. Brick: Redish-brown queen size brick with white and black accents.
  - iii. Stone: Off white to tan colored stacked stone.
  - iv. Trim Paint: Tan, brown, or drab green.
  - v. Windows: Vinyl red frames with clear insulated glazing.

Elevations and renderings showing the conceptual building design (Sheet A2.0 Building Elevations) and photos of proposed building materials are in Exhibits C.

#### 4. VEHICULAR ACCESS

- a. Access to the site will be provided by one proposed drive off of Health Center Parkway. Said drive shall align with the existing median opening on Health Center Parkway to allow access from both lanes.
- 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 12 lots will gain access to Health Center Parkway by means of a private access easement and drive over the POA-owned and maintained common parking area.

#### 5. 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.

## 6. PEDESTRIAN ACCESS

- a. Sidewalks will be provided in front of the offices and will connect offices. This configuration provides a safe pedestrian way between offices and to various locations in the parking lot. The proposed grading for the sidewalks will meet the ADA requirements. These sidewalks shall be installed on each building lot upon construction of the building.
- b. A sidewalk is also proposed along Health Center Parkway for the general use of the public. The proposed grading for this sidewalk will meet ADA requirements. This sidewalk shall be built along with all of the other Common Area construction.

## 7. LANDSCAPING

All landscaping within this PUD shall meet the following requirements:

- a. For every five parking spaces, the development will be required one medium tree and two standard shrubs within the Common Area, inclusive of City of Yukon requirement.
- b. Every parking space shall be within 75' of a medium or large tree.
- c. A minimum of 10% of the development's gross area shall be landscape area.
- d. For every building lot two medium trees and ten standard shrubs shall be required within the boundaries of that building's lot.
- e. Plant size requirements are as follows:
  - i. A large tree shall be a minimum of 3" in caliper.
  - ii. A medium tree shall be a minimum of 2" in caliper.
  - iii. A standard shrub shall be a minimum of three-gallon in size.
  - iv. A perennial shall be a minimum of one-gallon in size.
- f. 50% of required trees and 50% of required shrubs may be exchanged as follows:
  - i. Three medium trees = two large trees
  - ii. One medium tree = three small trees
  - iii. One standard shrub = two small shrubs
  - iv. One standard shrub = three perennials
- g. 30% of all plant material shall be evergreen.



- h. A green space of at least five feet shall be provided between the property line along Health Center Parkway and the parking lot and shall contain medium or large trees placed at a maximum of 40' OC.
- i. All disturbed areas shall be planted with strip sod.
- j. Developer shall provide irrigation for all new landscape material.
- k. Landscaping located within this PUD will be maintained by the POA and the covenants and restrictions will provide for the perpetual maintenance and improvement of landscaping, including but not limited to keeping vegetation trimmed so that it does not obstruct the free, convenient and safe travel over and along streets and sidewalks.

A landscape plan showing anticipated plantings and screening is shown on drawing A1.0 Landscaping Sign, and Site Detail Plan located in Exhibit B.

## 8. SCREENING

A masonry screen enclosure is proposed for the trash dumpsters. All building mechanical condenser units will be screened using landscaping hedges which will screen visibility from the front of the buildings and from the street. No screening is proposed along property lines.

## 9. SIGNAGE

The sign requirements are as follows:

- a. There shall be two freestanding signs in the PUD common area, these being monument signs with a height of 4 feet and length of 10 feet that contain the Stonegate development name.
- b. Electronic Message Display signs are not permitted.
- c. A sign or signs that contains the name of a business or businesses located within a building may be placed on the building. A sign on a building or lot shall be of painted steel or aluminum with text cut into the metal. These signs will be illuminated with back or up lighting.
- d. Notwithstanding other restrictions on signage, Developer may maintain "for sale" signage until all of the Lots are sold.
- e. Below is a matrix of the signs anticipated for this development. Sign locations are shown on the development plan.

<b>ID</b>	<b>Sign</b>	<b>Quantity</b>	<b>Location</b>	<b>Size</b>	<b>Content</b>
1	Monument Sign	2	NW and SW property Corner	4' tall x10' Long	Name of development.
2	Building Signs	12	On Buildings' exterior wall	5' wide x 5' high area allowed	Area contains one or more tenant's signs for the building.

Elevations showing proposed signs and entry pylons on Sheet A1.0 Landscaping, Sign, and Site Detail Plan and Sheet A2.0 Building Elevations are in Exhibits A & B.

## 10. LIGHTING

Site lighting will be provided by pole mounted street lights and wall mounted lighting at the office buildings. The pole mounted lights will be a black pole with glass post-top luminaries or similar. OG&E has provided the conceptual design for the sight lighting plan and it is shown on the Development Plan. The lighting is in alignment with past projects approved by the City of Yukon.

- a. Illumination shall be provided to achieve maintained average of at least three foot-candles throughout all parking areas.
- b. Illumination shall be provided to achieve a maintained average of at least six foot-candles in pedestrian walkways and common areas, within areas of concealment in need of visual access, and at all building entrances and exits.
- c. 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. DUMPSTER REGULATIONS

Two trash dumpsters are proposed for the site. They are located on the development plan. The trash dumpsters will be screened with a single brick dumpster enclosure with steel and wood gates. The brick shall match the buildings. The proposed location provides easy and safe access by the trash collection truck to the dumpsters.

A plan and elevation showing the proposed dumpster enclosure are on Sheet A1.0 Landscaping, Sign, and Site Detail Plan in Exhibit B.

## 12. COMMON AREA MAINTENANCE

The common areas and parking within this development will be maintained by the POA and the covenants and restrictions will provide for the perpetual maintenance and improvement of common areas and parking. The maintenance of all common area amenities will be provided by the Property Owners Association. This includes maintenance of parking and private drive paving, drainage structures, and curb and gutter. It also includes all sidewalks, landscaping and lighting in the common area. It also

includes the dumpster enclosure and the community mailboxes. The maintenance costs shall be paid by dues assessed every year and by special assessments as required to individual building owners within the Property Owner's Association.

### 13. DEVELOPMENT SEQUENCE

The Stonegate Office Park site improvements will be completed in one phase. Office buildings will be completed as the market allows.

### 14. EXHIBITS

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

EXHIBIT A – Master Development Plan

EXHIBIT B – A1.0 – Landscaping, Sign, and Site Detail Plan

EXHIBIT C – A2.0 - Conceptual Development Rendering, Conceptual Building Elevation, Conceptual Building Sign Location Elevation, and Photos of proposed building materials.

EXHIBIT D – Declaration of Conditions, Covenants, and Restrictions and Cross Access Agreement

- a. The City of Yukon shall have the authority to enforce covenants and restrictions pertaining to the maintenance of common areas (including landscaping) and parking.
- b. The City is not a party to CC&R's so inclusion should not be misconstrued that the City has approval ability.)