

THE CITY OF YUKON
PLANNED UNIT DEVELOPMENT DISTRICT
PUD MASTER DESIGN STATEMENT FOR
OnCue RE, LLC

June 5, 2024
July 1, 2024

PREPARED FOR:
OnCue RE, LLC
916 N. Main St.
Stillwater, OK 74075
(405) 372-3579
kbrown@oncueexpress.com;
sminton@oncueexpress.com

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.
David Box
522 Colcord Drive
Oklahoma City, OK 73102
405-232-0080 Phone
405-236-5814 Fax
dmbox@wbfblaw.com

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1.0 INTRODUCTION

The Planned Unit Development is a tract of land at the Southeast Corner of NW 23rd St. and Frisco Rd. This land lies in the Northwest Quarter of Section 30, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, consisting of 10.11 acres, more or less.

2.0 LEGAL DESCRIPTION

The legal description of the property is described in attached Exhibit A, which is made a part of this design statement.

3.0 OWNER/DEVELOPER

The developer of the property described in Section 2.0 is OnCue RE, LLC., an Oklahoma limited liability company.

4.0 SITE AND SURROUNDING AREA

4.1 ZONING

The subject property is currently zoned as CH – Heavy Commercial. Surrounding properties are zoned:

North: A - Agricultural
East: CH – Heavy Commercial
South: CH – Heavy Commercial
West: Oklahoma City

The relationship between the proposed use of this parcel and the above adjoining land uses is compatible. The proposed use of this property is in harmony with the surrounding zoning.

5.0 PHYSICAL CHARACTERISTICS

The property currently has residential structures.

6.0 CONCEPT

The concept for this PUD is to permit a convenience store/gas station.

7.0 SERVICE AVAILABILITY

7.1 STREETS

This site is located at the Southeast corner of NW 23rd St. and Frisco Rd.

7.2 SANITARY SEWER

Sanitary sewer facilities for this property will be extended and provided by public mains.

7.3 WATER

Water facilities for this property will be extended and provided by public mains.

7.4 FIRE PROTECTION

The nearest fire station is Station Number 2 located at 302 S 5th St.

7.5 GAS, ELECTRICAL AND TELEPHONE SERVICES

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public Transportation is currently unavailable adjacent to this site.

7.7 DRAINAGE

Development of this parcel will comply with the requirements of the Yukon Code of Ordinances.

7.8 COMPREHENSIVE PLAN

The property is designated High Intensity. The uses proposed in this Planned Unit Development are consistent and in compliance with City of Yukon Future Land Use.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those, which are in effect at the time of development of this planned unit development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, 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 Code of Ordinances City of Yukon, Oklahoma ("Yukon Code of Ordinances" or "Code"), as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Code, in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code

in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this planned unit development, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The Use and Development Regulations of the **C-H Heavy Commercial District**, except as modified herein.

All C-H uses shall be permitted within this PUD. In addition, the following uses shall be permitted:

Office, business or professional

9.0 SPECIAL CONDITIONS

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

9.1 FAÇADE REGULATIONS

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% structural brick veneer, split or smooth face integral color concrete masonry block unit veneer, rock or stone masonry, rock, stone, stucco, or wood, or other similar type finish. No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. However, the use of steel canopies/covers to provide coverage of parking and service areas shall be permitted in this PUD. This section shall not preclude metal storage buildings that are ancillary to the dominant use on site.

9.2 LANDSCAPING REGULATIONS

Landscaping shall be in accordance with Exhibit C.

9.3 SCREENING REGULATIONS

Screening shall not be required in this PUD.

9.4 PLATTING REGULATIONS

Platting shall be required in accordance with Yukon Code of Ordinances.

9.5 DUMPSTER REGULATIONS

Dumpsters shall be consolidated and located within an area screened by a fence or masonry wall that is compatible with the buildings and is of sufficient height to screen the dumpsters from view.

9.6 ACCESS REGULATIONS

There shall be two (2) access points from NW 23rd St. and two (2) access points from Frisco Rd. in this PUD. There shall be a minimum of 230 feet between access drives on Frisco Rd. Each drive shall be permitted to maintain a width of 45 feet.

9.7 SIGNAGE REGULATIONS

Signage shall be in accordance with Exhibit D.

9.8 LIGHTING REGULATIONS

Except as herein provided, the site lighting in this PUD shall be in accordance with the Code of Ordinances.

9.9 SETBACK REGULATIONS

Building setback lines: Per C-H Regulations. The canopy illustrated in Exhibit B shall not be considered a part of the building.

9.10 HEIGHT REGULATIONS

Maximum building height shall be 35 feet within this PUD.

9.11 PARKING REGULATIONS

Parking shall be in accordance with Exhibit B.

9.12 SIDEWALK REGULATIONS

Five (5) foot sidewalks with a minimum of a five (5) foot grass strip between the sidewalk and the street curb will be constructed along the arterial street within this PUD. In the event the grass strip is not feasible, a six (6) foot wide sidewalk will be constructed at the curb along the arterial street.

9.13 OPEN SPACE REGULATIONS

Open space shall be in accordance with Exhibit C.

10.0 EXHIBITS

The following exhibits are attached and incorporated into this PUD:

- Exhibit A: Legal Description
- Exhibit B: Conceptual Site Plan
- Exhibit C: Landscape Site Plan
- Exhibit D: Signage Site Plan
- Exhibit E: Topographic Survey
- Exhibit F: Building Elevations

EXHIBIT A

LEGAL DESCRIPTION

OnCue 145
YUKON, CANADIAN COUNTY, OKLAHOMA

A tract of land lying in the Northwest Quarter of Section 30, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

BEGINNING at the northwest corner of said Northwest Quarter;

THENCE North 89°35'22" East, along the north line of said Northwest Quarter, a distance of 680.00 feet;

THENCE South 00°02'54" West, parallel with the west line of said Northwest Quarter, a distance of 712.00 feet;

THENCE South 89°35'22" West, parallel with the north line of said Northwest Quarter, a distance of 601.73 feet to a point on the east line of that certain tract of land described in Warranty Deed recorded in Book 4805, Page 472;

THENCE along said Warranty Deed, the following Eight (8) courses:


1. North 08°29'06" East a distance of 45.86 feet;
2. North 00°02'54" East a distance of 300.00 feet;
3. North 03°00'33" East a distance of 290.39 feet;
4. North 42°21'48" East a distance of 18.81 feet;
5. North 89°42'02" East a distance of 90.06 feet;
6. North 79°40'19" East a distance of 175.20 feet;
7. South 89°35'22" West a distance of 342.06 feet;
8. South 00°02'54" West a distance of 679.00 feet;

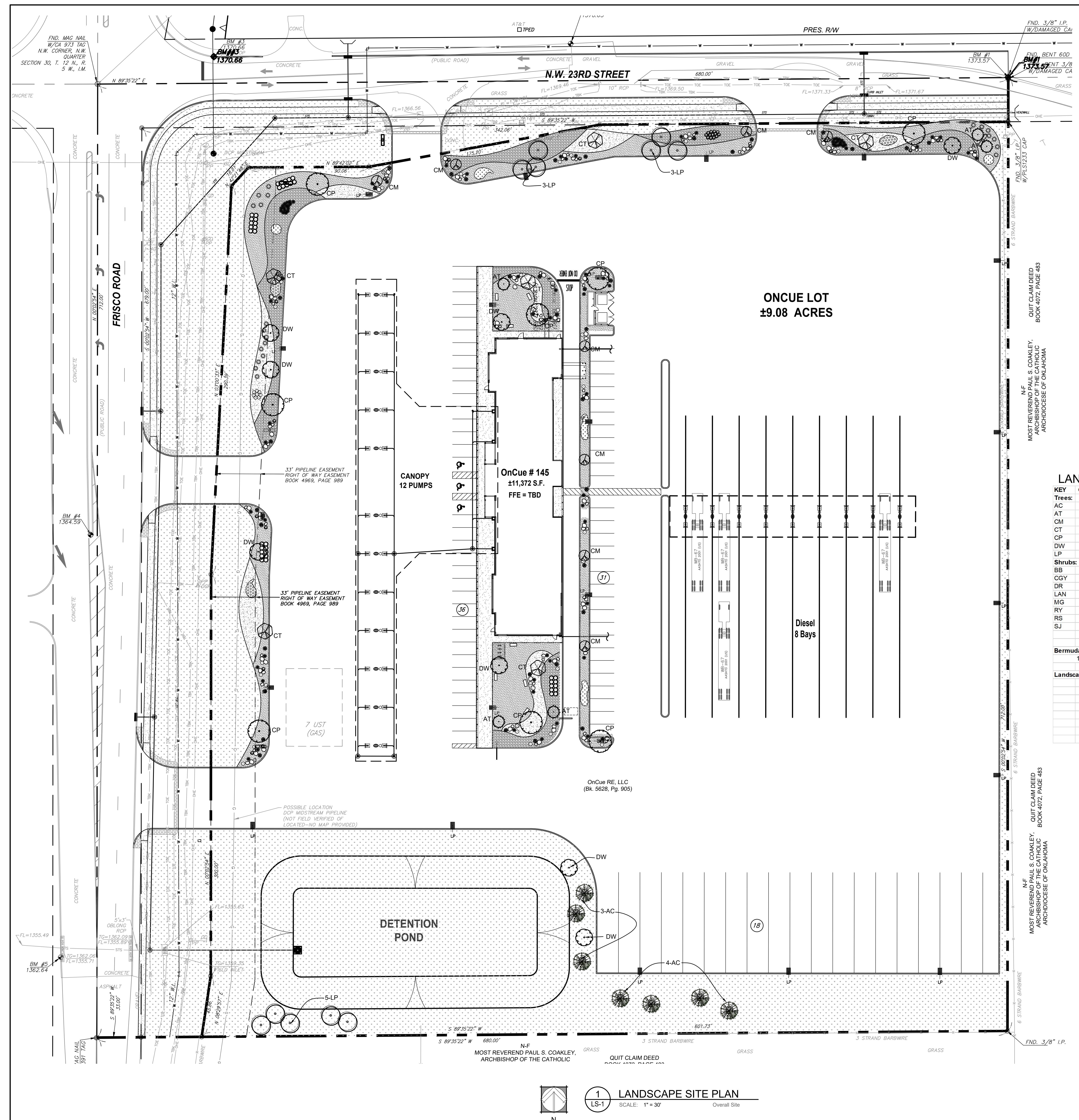
THENCE South 89°35'22" West a distance of 33.00 feet to a point on the west line of said Northwest Quarter;

THENCE North 00°02'54" East, along said west line, a distance of 712.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 440,387 square feet or 10.1099 acres and a net area, less statutory rights of way, of 395,541 square feet or 9.0804 acres, more or less.

The Oklahoma State Plane Coordinate System (NAD83 -North Zone) using a bearing of North 89°35'22" East along the north line of the Northwest Quarter of Section 30, Township 12 North, Range 5 West of the Indian Meridian and as shown on the south line of the subject property as shown hereon was used as the basis of bearing for this survey.





LANDSCAPE REQUIREMENTS

LANDSCAPE MATERIALS SCHEDULE

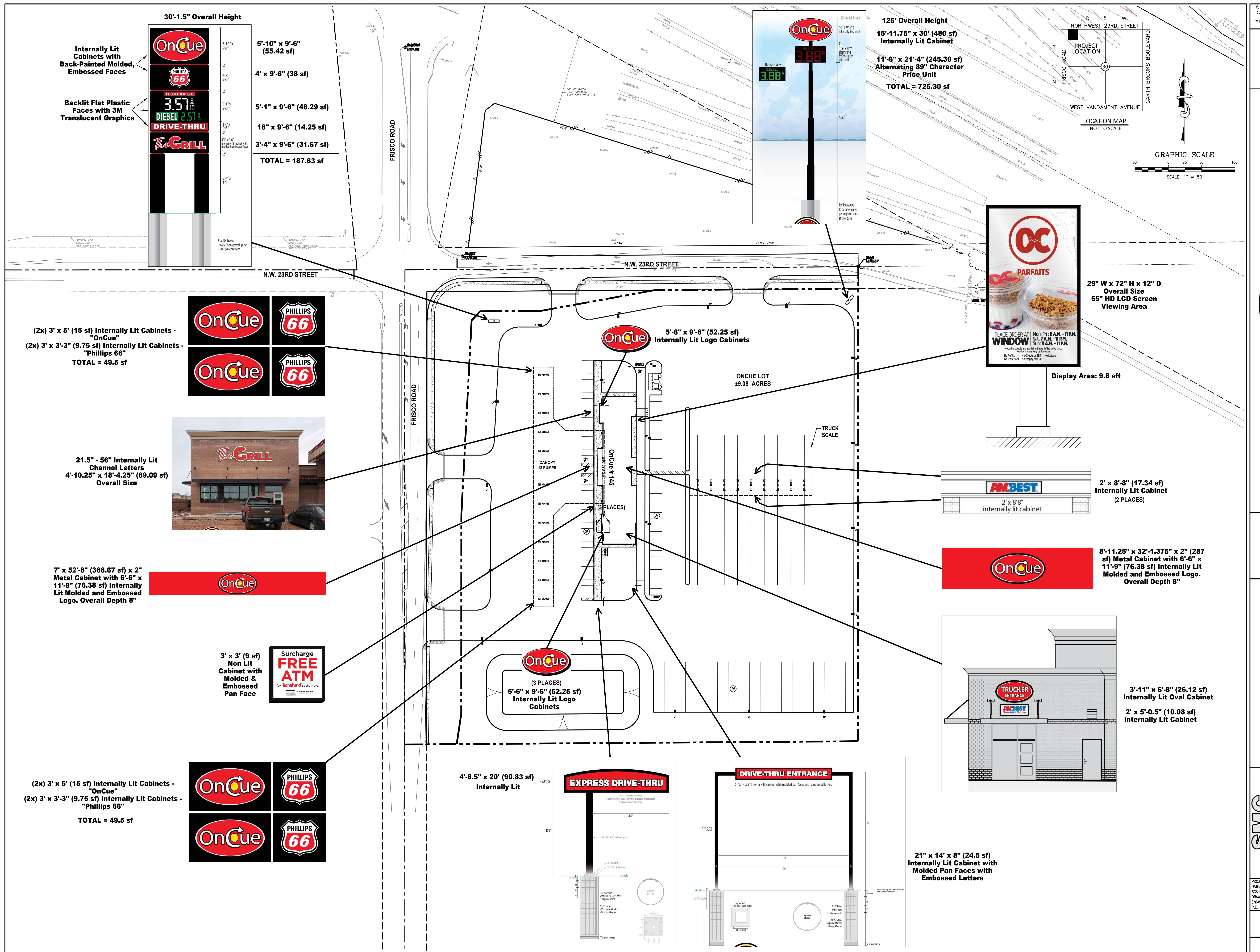
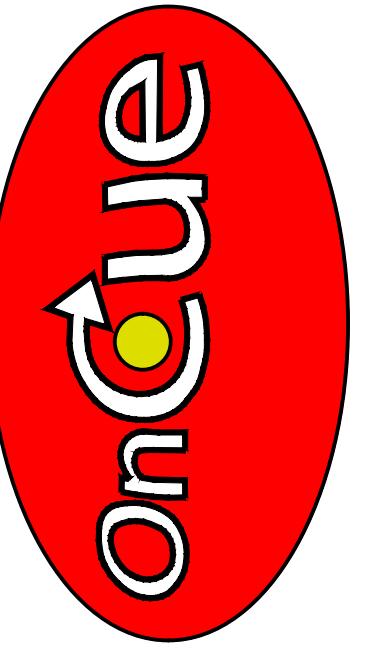
GENERAL NOTES:

1. CALL 811 FOR INFORMATION ON THE LOCATION OF ALL UNDERGROUND UTILITIES. CONTACT PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES (BOTH OVERHEAD AND BURIED) WHICH MAY OCCUR DUE TO HIS/HER ACTION OR LACK OF ACTION ON THE PROJECT SITE DURING LANDSCAPE OR IRRIGATION INSTALLATIONS. CONTRACTOR SHALL SEEK THE ASSISTANCE OF LOCAL UTILITIES AND THE OWNER IN LOCATING THE UTILITIES PRIOR TO PERFORMING DIGGING/TRENCHING OPERATIONS WITHIN WORK AREA.
2. PLANT LOCATIONS SHOWN ARE APPROXIMATE. THERE SHALL BE NO TREE PLANTED WITHIN 10 FEET OF A WATER OR SEWER MAIN. TREES SHALL NOT BE PLANTED OVER THE ELECTRIC OR GAS LINES.
3. THE REQUIRED LANDSCAPE SHALL BE COVERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
4. SODDING AND SEEDING QUANTITIES SHALL BE COORDINATED WITH THE EROSION CONTROL PLAN. DUPLICATION OF WORK AND MATERIAL SHALL BE AVOIDED.
5. PARKING LOT ISLAND SHALL BE CROWNED 3" ABOVE TOP OF CURB OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DOCUMENTS.

COORDINATE LANDSCAPE PLANTING WITH IRRIGATION INSTALLATION

ONCUE #145

N.W. 23rd ST. & FRISCO RD.
VILLONOKAHOMA



ONCUE #145


**N.W. 23rd ST. & FRISCO R.
YUKON, OKLAHOMA**

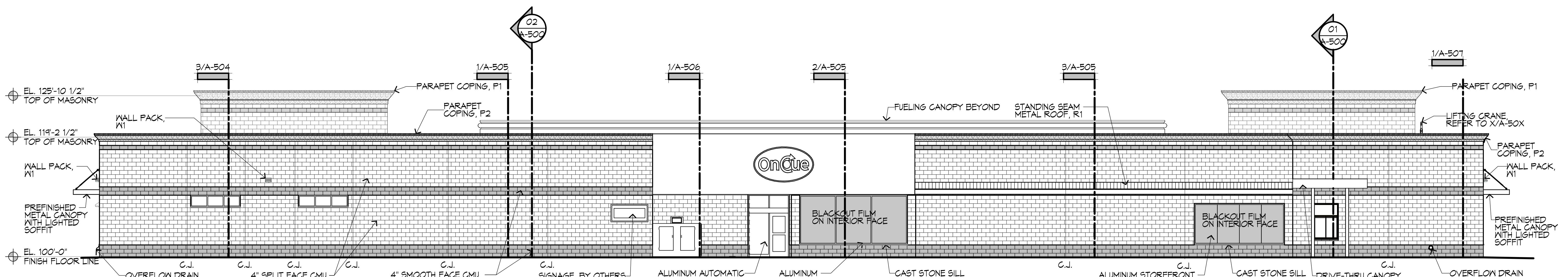
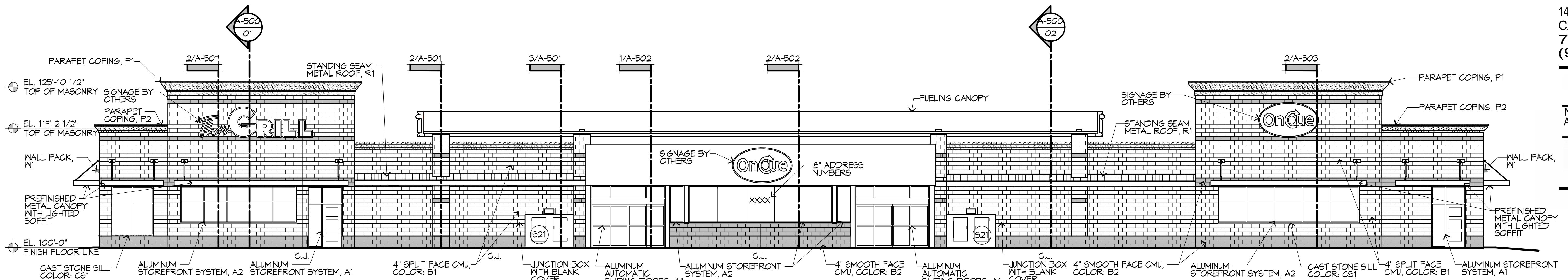
SMC Consulting Engineers, P.C.
815 West Main - Oklahoma City, OK 73106
PH: 405-232-7715 Fax: 405-232-7859
Website: www.smcokc.com

OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 464 EXP 6/30/24
No. Revision _____
By _____ D _____

SIGNAGE SITE PLAN

EXHIBIT D





EXTERIOR MATERIAL LEGEND:

TAG	MATERIAL/DESCRIPTION
A1	ALUMINUM STOREFRONT SYSTEM, & AUTOMATIC SLIDING DOORS COLOR: DARK BRONZE AND RED REFER TO A-302
A2	ALUMINUM STOREFRONT SYSTEM, COLOR: DARK BRONZE
B1	4" SPLIT FACE CMU PRIMARY COLOR: MUSKOGEE BUFF
B2	4" SMOOTH FACE CMU ACCENT COLOR: BURNISHED CHARCOAL
C51	CAST STONE SILL COLOR: DARK BUFF
P1	PRE-FINISHED PARAPET METAL COPING, REFER TO 3/A-101 COLOR: TEXTURE BEIGE ON SIDE, DARK BRONZE ON TOP
P2	PRE-FINISHED PARAPET METAL COPING, REFER TO 4/A-101 COLOR: TEXTURE BEIGE ON SIDE, DARK BRONZE ON TOP
R1	STANDING SEAM METAL ROOF, REFER TO 2/A-101 COLOR RED
W1	WALL PACK, LIGHT FIXTURE, REFER TO ELECTRICAL

ALLOWABLE USE OF BUILDING MATERIALS:

EXTERIOR BUILDING WALL FINISH ON ALL MAIN STRUCTURES, EXCLUSIVE OF WINDOWS AND DOORS, SHALL CONSIST OF A MINIMUM 70% BRICK VENEER, SPLIT OR SMOOTH FACE INTEGRAL COLOR CONCRETE MASONRY BLOCK UNIT VENEER, ROCK OR STONE MASONRY, ROCK STONE, STCCO, OR MOSS, OR OTHER SIMILAR TYPE FINISH, NOT MORE THAN 30% EIFS (EXTERIOR INSULATION FINISH SYSTEM) SHALL BE PERMITTED, PROVIDED THE USE OF STEEL BRACERS/COVERS TO PROVIDE OVERHEAD OF PARKING AND SERVICE AREAS SHALL BE PERMITTED IN THIS PUD. THIS SECTION SHALL NOT PRECLUDE METAL STORAGE BUILDINGS THAT ARE ANCILLARIES TO THE DOMINANT USE ON SITE. EVERY STRUCTURE IN THIS P.U.D. SHALL HAVE CLASS C ROOFING OR BETTER.

RETAIL MATERIAL TABULATIONS CHART:

	FRONT	REAR	RIGHT	LEFT
TOTAL FAÇADE SQ. FT.	4471 SQ.FT.	4856 SQ.FT.	1210 SQ.FT.	1290 SQ.FT.
MASONRY TOTALS (STRUCTURAL BRICK)	2952 SQ.FT. (66%)	3747 SQ.FT. (77%)	1017 SQ.FT. (64%)	1060 SQ.FT. (82%)
DOORS & WINDOWS SQ. FT.	863 SQ.FT. (1%)	331 SQ.FT. (6%)	76 SQ.FT. (6%)	107 SQ.FT. (8%)
PARAPET CAP	269 SQ.FT. (6%)	362 SQ.FT. (7%)	116 SQ.FT. (10%)	123 SQ.FT. (10%)
SIGNAGE AREA AT ENTRY	345 SQ.FT. (9%)	417 SQ.FT. (9%)		