

Design Statement
For
Spanish Cove Retirement Community
Yukon, Oklahoma in Canadian County
October 6, 2017

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SECTION 1: GENERAL INFORMATION

1.1 INTRODUCTION

Spanish Cove is an adult senior retirement community located in Yukon, Oklahoma. They are a Continuing Care Retirement Community operating under the current zoning of R-3, "Multi-Family Residential" District and reviewed each year through a conditional Use Permit process.

Spanish Cove offers amenities and programs for every phase of retirement, from independent living to home health care, skilled nursing, assisted living, and nursing care. Residents enjoy a lifestyle that is maintenance free and carefully customized to meet the needs of each individual, allowing the ability to live in their selected type of retirement home and to age in place with the amenities and services provided by Spanish Cove.

The subject property is generally located south of the SE/c of E Vandament Avenue and S Cornwall Drive. At full-buildout, Spanish Cove is proposed to provide 191 to 223 Independent Living Units, 55 Assisted Living Units, and 70 skilled nursing units. The size of the land included in this PUD is 526,252.53 s.f. (12.081 acres).

1.2 OWNER/DEVELOPER

Spanish Cove Retirement Community, 11 Palm Avenue, Yukon, Oklahoma 73099
Telephone: 405.365.7898

1.3 SITE AND SURROUNDING AREA

The subject property is presently operating as an existing use: The Spanish Cove Retirement Community and is bordered by the following uses and/or streets:

North – East Vandament Avenue (Commercial Uses)
East – Redbud Avenue (Single-Family Residential Uses)
South – Palm Street (Single-Family Residential Uses)
West – South Cornwell Drive (Single-Family Residential Uses and Commercial Uses)

Spanish Cove is part of the Glenwood Second Addition Plat

Abutting Platted areas:

North – Commercial Development to the North
East – Skyview Second Addition
South – Trail Ridge Addition
West – Section 2 of McKinney Heights Addition

SECTION 2: PHYSICAL CHARACTERISTICS

The elevation of the subject property is approximately 1,360 ft. and slopes down gently from south to the north. The property is not located within the FEMA 100-year floodplain.

Spanish Cove Retirement Community has been designed to integrate into the existing surrounding community giving their residents and neighbors a harmonious feel through the design and function of the retirement community while maintaining the appropriate limitations on the character and intensity of use, assuring the compatibility with the adjoining and proximate properties.

The Spanish Cove campus provides a nice density buffer between the commercial and single-family uses to the east and south. The Single-Family Residential uses to the east and south of the site are compatible with retirement community living. The retirement campus allows elderly community members to remain within their community to age-in-place.

The commercial uses to the west provide the retirement community members access to neighborhood banking and pharmacy services.

SECTION 3: DEVELOPMENT CONCEPT

The intent of this PUD is to create a regulatory document which acknowledges the uses of the existing facility while permitting the expansion of certain structures, demolition of existing structures and construction of new structures and incorporation of limited new uses within the Spanish Cove community. The PUD will also eliminate the need for a yearly Conditional Use Permit review, currently required of the existing facility. The underlying Zoning District will be C-3, "Restricted Commercial" District.

3.1 EXISTING SITE

The long building in the northwest corner of the property is known as The Plaza. It is a single-story building containing marketing offices and resident amenity spaces.

The existing medical clinic is a single-story structure that supplies medical services to patients (current residents).

Aside from the Pavilion that houses 47 Skilled Nursing Units and 60 Assisted Living Units, (30 of which are Assisted Living apartments), the free-standing apartment buildings are 2-story with pitched roofs to blend in with the residential character of the abutting single-family residential neighborhoods to the east, south, and west.

The building heights of the current buildings do not exceed 35 feet. This coincides with the maximum building height for the abutting residential neighborhoods to the east, south, and west that are currently zoned R-1 and the abutting commercially zoned properties to the north, currently zoned C-3.

There are a few single-story ancillary buildings primarily used for maintenance and laundry facilities.

3.2 PROPOSED SITE

The existing 2-story Pavilion building is currently 80,879 s.f. The East 33,000 s.f. Assisted Living expansion and West 27,000 s.f. Skilled Nursing expansion to the Pavilion building will increase the building square footage by approximately 60,000 s.f., but the height of the structure will remain at 35 feet.

The Plaza building is to be replaced with a Multi-Story Independent Living Facility. The proposed uses of the new Independent Living Facility will include independent living units, offices with meeting facilities, commercial kitchen with dining areas, beauty and barber facilities, fitness area, and additional rooms that provide space for ancillary services (i.e.: trash, linen storage, mechanical rooms, etc.).

SECTION 4: SERVICE AVAILABILITY

4.1 VEHICULAR AND PEDESTRIAN ACCESS

No new public streets are proposed in this PUD.

Any new pedestrian access ways within the Spanish Cove Retirement Community will be designed according to the City of Yukon specifications and approved by the City of Yukon.

4.2 SANITARY SEWER

Sanitary Sewer facilities for this property are available. There is a gravity flow sewer line on the north end of the site with two (2) manholes. The line flows east from the site and turns north, traveling between the convenience store and the strip mall facility, turning east again to connect to the main along Vandament Avenue.

4.3 WATER

The existing site is surrounded by water lines and has three fire hydrants on-site along with two water valves on-site.

4.4 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

4.5 STORMWATER DRAINAGE

On-site detention has been provided through the use of ponds on both the east and west sides of the Pavilion building. After the water has been detained on-site, it is conveyed to the nearest City of Yukon public storm sewer system.

SECTION 5: DEVELOPMENT STANDARDS

5.1 PERMITTED USES:

Planned Uses & Limitations - Current and/or future uses of the property shall be limited in scope to normal business operations associated with continuing care retirement communities. Additional uses and permissions of the property are allowable as they pertain to aging-related services. Conceivable granted uses include the following:

- **Health Care Clinic** – An onsite clinic to provide primary health care services to Spanish Cove residents, guests, employees and family members. Services to individuals outside of Spanish Cove are permitted but shall be limited to associate Members of Spanish Cove (prospects and wait list); employees of the City of Yukon, Yukon Public Schools and their family members.
- **Therapy Services** – Future therapy center expansion capable of accommodating services to Spanish Cove residents with additional capacity to serve up to six referrals from Spanish Cove health system partners per hour.
- **Hospice Services** – Future expansion of a Spanish Cove owned/operated hospice service to provide on-site services for residents of the Spanish Cove community. Services to non-residents shall be provided off-site.
- **Medicare Home Health Services** – Future expansion may include on-site service to Spanish Cove residents. Services to non-residents are permissible off-campus.
- **Adult Day Care Services** – Future expansion may include daytime respite care for seniors in the greater Yukon area. Capacity will be limited to available facility space and state regulations which currently require a minimum of 40 square feet per person. Transportation to and from facility will include drop-off's as well as Spanish Cove provided transport.
- **Home-based Services** – Services that assist individuals stay in their homes longer including but not limited to bathing, meal preparation, transportation, light housekeeping, laundry and medication reminders. These services will be provided off-site.

5.2 NON-PERMITTED USES:

Hospitals, acute care centers (other than above mentioned clinic) or other business development not associated with aging-related services.

5.3 BULK AND AREA REQUIREMENTS

5.3.1 MAXIMUM HEIGHT: 80 FEET*

- Maximum height for existing structures will not exceed current heights of 35 feet
- Maximum height for expansions to existing structures will not exceed 35 feet
- Maximum height for the new ILU (Independent Living Unit) facility located in the northwest corner of the campus will not exceed 80 feet in height
- Maximum height for the remaining new ILU structures will not exceed 80 feet

5.3.2 MINIMUM BUILDING SETBACKS: 20 FEET
(from all exterior property lines)

* The Conceptual Spanish Cove Phasing Detail document shall be submitted to the Community Development Director for review and approval as an accompanying document. Said document shall consist of the Bulk and Area Requirements per Development Area Phasing.

5.4 ARCHITECTURAL REGULATIONS

5.4.1. The following building materials will be permitted in this PUD:

Masonry veneer (brick, stone, or a mixture) in two or three complimentary colors combined with horizontal or vertical siding and roofing materials consistent with a residential feel. The design intent would be in keeping with the residential nature of the existing campus and the surrounding residential neighborhoods.

5.4.2. Roofing materials and colors shall match existing Pavilion building.

5.4.3. Future building elevations will be submitted during the respective building permit phase of the project and reviewed and approved by the Community Development Director.

5.5 LANDSCAPING REGULATIONS

The following landscape regulations apply to this PUD for Spanish Cove Retirement Community.

5.5.1 A landscape buffer will be required adjacent to all residentially zoned/used property outside of the facility. Said buffer shall include: a sight-proof fence or wall, six to eight feet in height with evergreen plantings every 30-feet along the perimeter.

5.5.2. Existing healthy mature trees shall be protected within this PUD and shall be included in the Landscape Plan.

5.5.3. A Landscape Plan will be required to be submitted as a part of new building permit applications.

5.5.4. Landscape irrigation shall be provided. Any dead materials shall be removed and replaced within a three (3) to six (6) month timeframe, depending on planting time of year.

5.6 LIGHTING REGULATIONS

The site lighting utilized in this PUD shall be directed away from any adjacent residentially used properties in existence at the adoption of the PUD. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams. The site lighting in this PUD shall be in accordance with City of Yukon Municipal Code.

5.7 SCREENING REGULATIONS

5.7.1. Screening is not required for the Pavilion or Plaza buildings

5.7.3. The new multi-story Independent Living Facility will require a solid six to eight-foot screening wall to include evergreen plantings every 30-feet along the perimeter for the NW/corner of the site.

5.8 PLATTING REGULATIONS

Platting shall be required as a part of this PUD.

5.9 DUMPSTER REGULATIONS

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.

5.10 STREET AND ACCESS REGULATIONS

Access to the Spanish Cove Retirement campus will be via Redbud Avenue, Palm Street and S. Cornwall Drive.

5.11 PARKING REGULATIONS

There are currently 352 parking spaces on site. During multiple construction phases over time, parking spaces will be removed for the placement of structures, but additional parking, to include underground parking, will be added for the parking support of proposed structures/uses in this PUD. A parking count will be submitted at the time of each building permit submittal showing the current and proposed counts.

Required parking after full-buildout:

191 parking spaces (underground)
167 parking spaces (on-site surface)
358 parking spaces (total on-site parking)

Utilization of transportation shuttle service for residents within Spanish Cove will serve to reduce the number of parking spaces needed. Structures shall not be approved until updated parking counts are submitted for review and approval of the Community Development Director

5.12 FREESTANDING ACCESSORY SIGNS

The existing signage will remain on site. Any future signage will go through the City sign permitting process and comply with the current City of Yukon Sign Ordinance and/or Variance process for this PUD.

5.13 NON-ACCESSORY AND ELECTRONIC MESSAGE DISPLAY SIGNS

No non-accessory or electronic message display signs will be allowed within this PUD.

5.14 DELIVERY HOURS

Spanish Cove facility deliveries shall be restricted to within the hours of 8 AM to 6 PM, Monday through Friday. Spanish Cove resident deliveries will be based on the private delivery companies scheduled delivery times for deliveries.

5.15 DEVELOPMENT PHASING

The Development Area Plans outlining the anticipated phasing are under separate document, reviewed and approved by the Community Development Director.

SECTION 6: TABLE OF CONTENTS FOR EXHIBITS:

6.1 LEGAL DESCRIPTION - Exhibit A

6.2 MASTER DEVELOPMENT PLAN (CONCEPTUAL) - Exhibit B

6.3 PHASING PLAN (CONCEPTUAL) - Exhibit C

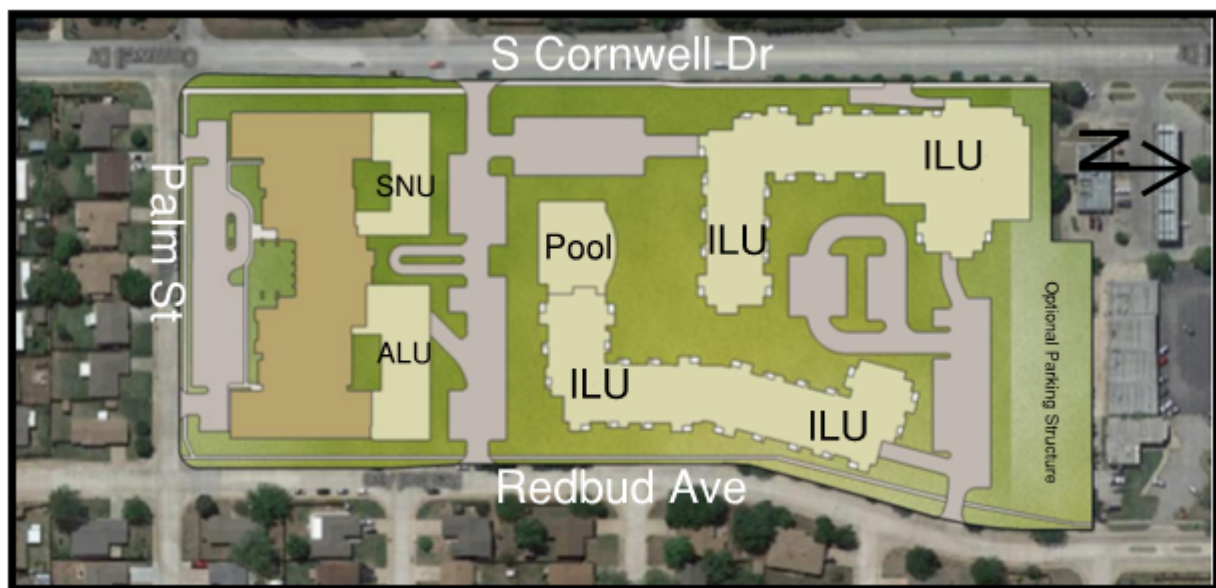
6.4 BUILDING ELEVATIONS - Exhibit D

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NW/4 OF SECTION 28, T12N-R5W OF THE INDIAN MERIDIAN, CANADIAN COUNTY. OKLAHOMA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID NW/4 OF SAID SECTION 28; THENCE S00°14'50"E A DISTANCE OF 250.00 FEET; THENCE N89°47'35"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N89°47'35"E A DISTANCE OF 200.00 FEET; THENCE N00°14'50"W A DISTANCE OF 50.00 FEET; THENCE N89°47'35"E A DISTANCE OF 314.86 FEET; THENCE S00°12'25"E A DISTANCE OF 59.42 FEET; THENCE S08°10'40"W A CHORD LENGTH OF 139.65 FEET, A CURVE LENGTH OF 140.15 AND A RADIUS OF 478.83 FEET; THENCE S16°33'46"W A DISTANCE OF 142.44 FEET; THENCE S08°10'41"W A CHORD LENGTH OF 157.15 FEET, A CURVE LENGTH OF 157.71 FEET AND A RADIUS OF 538.83 FEET; THENCE S00°12'25"E DISTANCE OF 570.58 FEET; THENCE S44°48'07"W A CHORD LENGTH OF 35.36 FEET, A CURVE LENGTH OF 39.27 FEET AND A RADIUS OF 25.00 FEET; THENCE S89°47'35"W A DISTANCE OF 379.73 FEET; THENCE N45°13'37"W A CHORD LENGTH OF 35.34 FEET, A CURVE LENGTH OF 39.25 FEET AND A RADIUS OF 25.00 FEET; THENCE N00°14'50"W A DISTANCE OF 1010.02 FEET TO THE POINT OF BEGINNING, CONTAINING 11.00 ACRES MORE OR LESS.

MASTER DEVELOPMENT PLAN (CONCEPTUAL)



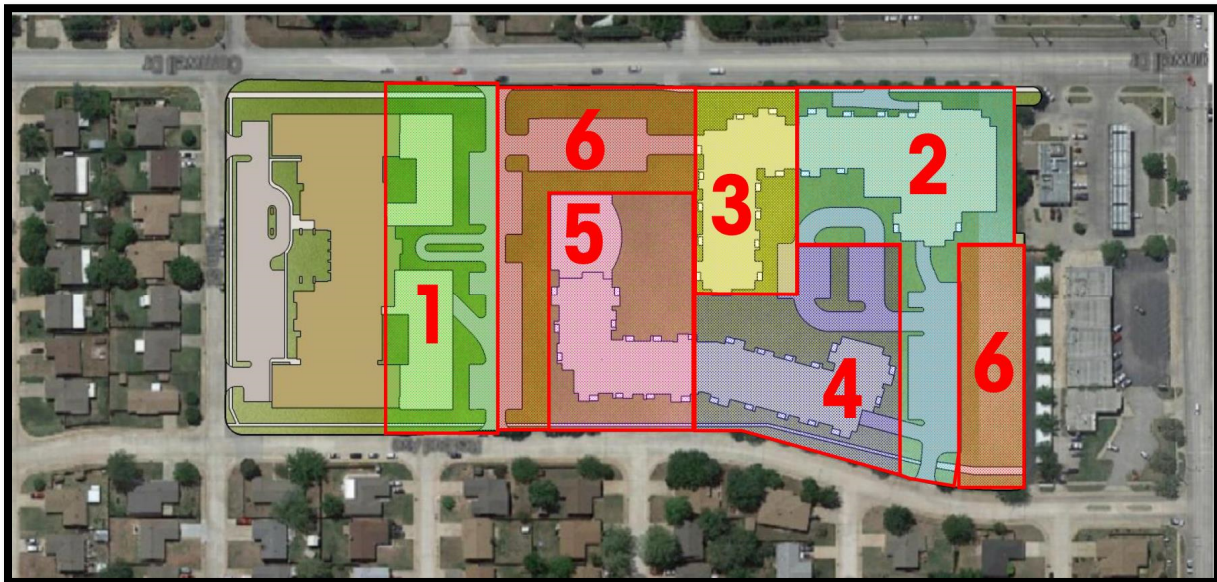
Legend:

SNU – Skilled Nursing Unit

ALU – Assisted Living Unit

ILU – Independent Living Unit

PHASING PLAN (CONCEPTUAL)



- Phase 1 – Demolish existing structures
Construct new additions.
East Addition is an Assisted Living Component
West Addition is a Skilled Nursing Component
- Phase 2 - Demolish existing structures
Construct 5-story Independent Living Structure with underground parking facility.
- Phase 3 - Demolish existing structures
Construct 5-story addition to Independent Living Structure with underground parking
- Phase 4 - Demolish existing structures
Construct 5-story Independent Living Structure with underground parking
- Phase 5 - Demolish existing structures
Anticipated Construction: New pool structure over existing pool

Anticipated Construction: 5-story Independent Living Facility with underground parking
Phase 6 - Demolish existing structures
Optional Plan: Three existing north apartment buildings and accessory garages remain
Construct 2-story, 36,000 s.f., dedicated 80 space parking structure.

EXHIBIT D

BUILDING ELEVATIONS

Existing Building Elevation – a masonry veneer in two or three complimentary colors. Roofing materials and colors match those on the existing Pavilion building.



Conceptual Building Elevations – Building Elevations will be provided during the permitting process.