

SUNRISE HILLS ADDITION SECTION II

PLANNED UNIT DEVELOPMENT
YUKON OKLAHOMA



DEVELOPED BY
SUNRISE HILLS LTD.

SUNRISE HILLS ADDITION, SEC. 2

PLANNED UNIT DEVELOPMENT

YUKON, OKLAHOMA

JULY 15, 1985

REVISED AS APPROVED BY
YUKON CITY COUNCIL
AUGUST 20, 1985

Developed By:
Sunrise Hills, Ltd.
228 Robert S. Kerr Ave., Room 420
Oklahoma City, OK 73102

Prepared By:
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I. INTRODUCTION

The Planned Unit Development of Sunrise Hills Addition, Sec. 2 consists of 15.58 acres located in the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Twelve North (T. 12 N.), Range Five West (R. 5 W.), of the Indian Meridian, City of Yukon, Canadian County, Oklahoma. The property is part of the existing recorded plats of Sunrise Hills, Sections 1 and 2. It is located at the Southeast Corner of S.W. Lake Road and Mustang Road.

The Sunrise Hills Addition, Sec. 2 Outline Development Plan contemplates zero-lot line detached homes for owner occupied home development of a maximum of 38 units and Tract B for C-1 usage with special provisions for church uses.

II. LEGAL DESCRIPTION

The property included in Sunrise Hills Addition, Sec. 2 Planned Unit Development is Lots 18A & 18B and Lots 19A & 19B of Block 5, Sunrise Hills Addition, Sec. 1, recorded plat; Lots 1A through 11B, inclusive of Block 8, Sunrise Hills Addition, Sec. 2; Lots 1A through 6B, inclusive of Block 9, Sunrise Hills Addition Sec. 2; and Tract B of Sunrise Hills Addition, Sec. 2. This Planned Unit Development contains 15.58 acres, more or less.

III. DEVELOPER

The Developer of Sunrise Hills Addition, Sec. 2 Planned Unit Development is Sunrise Hills, Ltd., a General Partnership. The general partner is Oakwood Manor, Inc., whose with officers are Mr. Chet Leonhardt Jr., and Mr. Howard Manwarren, with offices located at 228 Robert S. Kerr Avenue, Room 420, Oklahoma City, Oklahoma 73102. Mr. Leonhardt and Mr. Manwarren have both been in the development and homebuilding business in Oklahoma for over twenty-five (25) years. Their expertise and experience have been combined to develop Sunrise Hills Addition, Sec. 2 Planned Unit Development into a project zero lot line single family detached homes that are functional, efficient, economically feasible and harmonious with the proposed adjoining development. In association with this Planned Unit Development is the Oklahoma Conference of Free Methodist Churches of North America, a Corporation, their office being located at 5501 N. Portland Avenue, Witteman Building, Oklahoma City, Oklahoma, with Mr. Hugh Wayman as Chairman of the Board. They are the owner of Tract B, and have authorized Sunrise Hills, Ltd. to function as their agent in this Planned Unit Development (see attached letter).

IV. SITE AND SURROUNDING AREA

The property adjoining Sunrise Hills, Sec. 2 Planned Unit Development on the North across Landmark Drive is zoned C-1 office district developed for general and professional office activity. Just North of this site located at the intersection of Mustang Road and S.W. Lake Road is approximately 11.55 acres zoned C-3 Restricted Commercial District under development for major retail and service activity. The area to the South is part of the Sunrise Hills Addition, Sec. 1, and is under development for single-family residential lots. Adjoining Sec. 1 on the South is the Yukon School District I-27 property.

Immediately to the East is the Sunrise Hills Addition, Sec. 3 platted for single-family residential development.

Across Mustang Road and West of this Planned Unit Development is the Skyview Addition, residential development, the First Baptist Church and various commercial activities along East Main Street.

V. CONCEPT

The concept of Sunrise Hills Addition, Sec. 2 Planned Unit Development consists of 19 zoned R-2 duplex residential lots for the construction of 38 single family zero-lot line detached homes on Tract A of the Outline Development Plan.

Tract B will be a church development with a parsonage being allowed.

Tract A is to develop the area solely with residential housing and provide for alternative residential housing modes in an area where rapid urban development is taking place.

VI. ZONING

Tract A as shown on the Outline Development Plan is presently zoned R-2 combined residential district and is platted and recorded.

Tract B is zoned C-1 office district, which is part of Sunrise Hills, Sec. 2 recorded plat, and its primary use will be a church.

VII. PLANNING

Access to Sunrise Hills Addition, Sec. 2 Planned Unit Development is from Mustang Road by the completed collector street, Landmark Drive, which connect to S.W. Lake Road on the North.

VIII. DEVELOPMENT LIMITATIONS

The Outline Development Plan of Sunrise Hills Addition, Sec. 2 provides for Tract A to be developed in accordance with the use and development regulations for the R-2 combined residential district (Section 602.32) with the following exceptions:

- 1) All duplex lots are to be developed with one single family residence on each half of the existing duplex lots with a minimum side yard setback to be reduced to zero (0) feet on one side while the other side will be increased to ten (10) feet. Consequently, there shall be a ten (10) foot separation between all structures. These single family building sites may be sold separately.
- 2) The density requirements of the R-2 Combined Residential District will not change, and will be in accordance with Section 605.42 for Permitted Dwelling Units.
- 3) Lot width and lot area minimum will exceed those established in 605.41 and will be at least 40 feet wide at the front building line and at least 5,000 square feet in area.
- 4) Single family detached zero (0) lot line patio homes constructed in Tract A, will adhere to the following provisions.
 - A) The opposite side yard setback will not be less than ten (10) feet and will be perpetually maintained free and clear from any obstructions other than a two (2) foot eave encroachment, and normal landscaping; and
 - B) No portion of the dwelling or architectural features, except eaves, may project more than two (2) feet across any property line (eaves may project two (2) feet or less over the property line); and
 - C) The zero (0) side yard is not adjacent to a public street right-of-way; and
 - D) A four (4) foot maintenance/access easement is provided on the property adjacent to the zero (0) lot line.
 - (E) The zero (0) side yard for each lot shall be located as follows:

(E1) Zero (0) side yards shall be on the West side of Lots 18A through 19B, Block 5, and Lots 1A through 4B, Block 8.

(E2) The zero (0) side yards shall be on the Easterly side of Lots 5A through 9B, Block 8.

(E3) Zero (0) side yards shall be on the Northerly side of Lots 10A through 11B, Block 8, and Lots 1A through 6B, Block 9.

Tract B of the Sunrise Hills Addition, Sec. 2 Planned Unit Development will be developed in accordance with the use and development regulations for the C-1 Office District (Section 603.1) with the following exceptions permitted only if a church is constructed on Tract B:

- 1) Maximum height permitted for church structures will be 45 feet with a maximum of two (2) stories of usable floor area.
- 2) If a church is developed on Tract B, it shall be allowed a parsonage for housing its staff. A residential structure will only be allowed if the site is utilized for a church.
- 3) The front yard setback requirements shall be 25 feet on Tract B for a church and parsonage only.
- 4) The building setback from the exterior boundaries of Tract B for construction of a church shall be one (1) foot for every one (1) foot of height when adjacent to a residential district. This setback shall apply adjacent to Block 9 also.
- 5) The separation distance between the church structure and the parsonage shall be a minimum of one-hundred (100) feet.
- 6) If the parsonage is constructed, then no C-1 uses will be allowed within 250 feet of the parsonage.
- 7) Should a church not be constructed on Tract B then exceptions 1 through 6 above shall not be permitted.

IX. SCREENING AND LANDSCAPING

Screening shall be provided in accordance with the existing City of Yukon Ordinances.

Landscaping shall be provided and shall have at least one (1) tree planted in the front yard area of each residential structure with the tree to be located between the front building setback line and curb line. Along the Mustang Road frontage a sight-proof fence shall be provided with a decorative entry way identification sign at the Southeast Corner of Mustang Road and Landmark Drive.

On Tract B landscaping shall be provided and shall be identified on the site plan at the time of request of building permit with the trees and other plantings to be located to enhance the architectural view of the church buildings, parking areas, and the street frontage adjacent to the church site.

X. PHASING

Development phasing shall be allowed throughout the Planned Unit Development of Sunrise Hills Addition, Sec. 2. The expected schedule of development is from six months to one year on the residential portion of the development. The church site will be started within a similar time frame.

X. STATISTICS

	<u>R-2</u>	<u>C-2</u>	<u>Total</u>
Area of Site	6.68	8.9	15.58
Duplex Lots	19	---	19 Each
Maximum Residential Units and Patio Homes	38	---	38 Units
Tract B Parsonage (Residential)	_____	1 Unit	1 Unit
Units Per Acre	5.69	.112	2.503

XI. SUMMARY

Sunrise Hills Addition, Sec. 2 Planned Unit Development has been designed to be consistent with the Comprehensive Plan and to harmonize with the existing and expected development of the surrounding areas.

XII. EXHIBITS

The attached exhibits are an integral part of the Planned Unit Development of Sunrise Hills Addition, Sec. 2 and serve as official documentation to the design proposal and concept. These exhibits include:

Exhibit "A" - Meets and Bounds Legal Description.

Exhibit "B" - Outline Development Plan

Exhibit "C" - Recorded Final Plat of Sunrise Hills Addition, Sec. 2