

PLANNED UNIT DEVELOPMENT
DESIGN STATEMENT
FOR
THE COMMONS OF YUKON II
~~March 12, 2020~~
~~April 2, 2020~~
April 14, 2020

PREPARED FOR:

**Commons of Yukon, LLC
P. O. Box 851404
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PREPARED BY:

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TABLE OF CONTENTS

SECTION.....	PAGE
1.0 INTRODUCTION	3
2.0 LEGAL DESCRIPTION.....	3
3.0 OWNER/DEVELOPER.....	3
4.0 SITE AND SURROUNDING AREA	3
5.0 PHYSICAL CHARACTERISTICS.....	3
6.0 CONCEPT	3
7.0 SERVICE AVAILABILITY	3
8.0 SPECIAL DEVELOPMENT REGULATIONS	4
9.0 SPECIAL CONDITIONS	5
9.1 Lot Regulations	5
9.2 Building Setbacks	5
9.3 Building Height	5
9.4 Access Regulations	5
9.5 Parking Regulations.....	5
10.0 LANDSCAPING & SCREENING REGULATIONS	6
11.0 BUILDING ARCHITECTURE.....	6
12.0 LIGHTING RESTRICTIONS.....	7
13.0 SIGN RESTRICTIONS	7
14.0 OTHER RESTRICTIONS	7
15.0 EXHIBITS	8
EXHIBIT A.....	9

SECTION 1.0 INTRODUCTION

The Planned Unit Development of The Commons of Yukon consists of three separate parcels that are part of the plat of The Commons, a professional office development located west of Garth Brooks Boulevard and north of NW 10th Street. The purpose of the PUD is to permit smaller commercial lots with increased building coverage. This PUD will only amend a portion of the existing PUD on the property approved by the City in 2015.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner/developer of this property is Commons of Yukon, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned C-3 PUD with underlying zoning for C-3 Restricted Commercial zoning. The subject property is currently vacant with existing professional offices located within the existing PUD property. Property to the north is zoned C-5 and is undeveloped. Property to the west is located in the City of Oklahoma City, is zoned AA Agricultural and is currently vacant. Property to the south is Professional Circle. Health Center Parkway lies directly east; beyond is property zoned C-3 that is developed with professional offices.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The separate parcels are primarily flat but drain to the open drainage swales located along the north and west boundaries of the property. Storm water improvements have already been made to this site.

SECTION 6.0 CONCEPT

The concept for the PUD is to provide for administrative, medical and professional offices on separate, smaller lots with reduced setbacks and increased building coverage. Shared parking and shared grounds maintenance is also proposed.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

Access to the properties is from the existing private drive/common area located in the original plat of The Commons. The private drive obtains access from the adjacent public streets, Health Center Parkway and Professional Circle.

7.2 SANITARY SEWER

Public sanitary sewer is adjacent to the subject properties and will be extended to all proposed lots where required.

7.3 WATER

Public water is adjacent to the subject properties and will be extended to all proposed lots where required.

7.4 FIRE PROTECTION

Fire Protection is available for the subject site from existing City of Yukon fire stations. Appropriate fire lines and hydrants will be extended throughout the development as required.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD; provided that the density and/or intensity of the PUD shall not be increased. 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 City of Yukon's Municipal 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 Municipal 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 PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling. Notwithstanding any code section pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 8.1 through 14.0 shall not be changed or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the C-3 Restricted Commercial District shall apply to the subject parcels, except as modified in Section 9.0 Special Conditions.

SECTION 9.0 SPECIAL CONDITIONS

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

9.1 LOT REGULATIONS

1. Minimum lot area shall not be less than 7,000 square feet.
2. Minimum lot width at the platted building limit line shall not be less than 50 feet. There shall be no minimum lot width requirement along street and/or private drive frontage.
3. Maximum individual lot coverage shall be 85% (building only).
4. Lot frontage shall be permitted from platted common areas.

9.2 BUILDING SETBACKS

1. There shall be no building setback requirements other than a setback of 50 feet required adjacent to Health Center Parkway and Professional Circle, and a setback of 25 feet adjacent to Common Lot A in The Commons.
2. All buildings shall maintain a separation of not less than 10 feet. Fire suppression shall be whatever is required by the Fire Department.

9.3 HEIGHT REGULATIONS

1. Building height shall be limited to two stories and 45 feet.

9.4 ACCESS REGULATIONS

1. Access to all lots shall be from private drives platted as common areas and/or common lots. Access to individual lots shall not be permitted from Health Center Parkway or Professional Circle.
2. Shared access and parking agreements shall be provided for all lots prior to the issuance of a building permit.
3. Access to Lot 4, Block 2 (as shown on the Master Development Plan Map) shall only be permitted via pedestrian access through the adjacent lots. A shared access easement shall be provided prior to the issuance of a building permit on this lot.

9.5 PARKING REGULATIONS

1. The parking requirement for all properties within this Planned Unit Development shall be determined by the cumulative square footage of all structures within the originally approved PUD. The required parking for offices shall be that which is

required in the City of Yukon Off-Street Parking Requirements (Section 406.10-11), that is, for the first 12,000 square feet of development, 1 parking space per 200 square feet of Gross Leasable Area (GLA); from 12,001 to 48,000, 1 parking space per 300 square feet of GLA; Over 48,000 square feet, 1 space per 350 square feet GLA. For Medical services: General, the parking requirements shall be as stated herein for offices or alternatively 7 spaces per doctor on duty and 2 spaces per 3 employees, whichever is less. For all other uses other than office and medical, the applicable requirements of the City of Yukon Off-Street Parking Requirements shall apply. All parking spaces shall be constructed with dimensions of 9 feet wide by 20 feet in length. A single 9'x20' space shall be reserved in front of the entry of each structure for both handicap and emergency access into the building.

2. The PUD is part of the parking bank account established for the original PUD. Said “bank account” contains a minimum commitment of 274 parking spaces to be constructed by build out of the PUD. As construction occurs, the number of constructed parking spaces shall be subtracted from the balance of the “bank account”. At build out of the PUD, the bank should be at or below 0. At no time shall there be less parking constructed than required for the buildings completed.

SECTION 10.0 LANDSCAPING & SCREENING REGULATIONS

10.1 LANDSCAPING

1. Each lot shall have a minimum of ten percent of the gross area of the lot developed as landscaped open space consisting of trees, shrubs, bushes, groundcovers, flowerbeds, boulders, grass and other such features.
2. A detailed landscape plan including, but not limited to, plant/tree species, planting size, and planting/sprinkler method details, will be submitted with each building permit application for site development.
3. The existing platted drainage, utility and common area easement in the plat of The Commons shall be maintained along the north and west boundaries. These areas are the location of the drainage swales and shall be free and clear of all structures that would impede drainage.
4. Trees shall be planted along the public street frontages of each applicable lot so that there shall be an average of one tree for every twenty-five feet of frontage of each applicable lot. Trees as required by this provision may be evergreen or deciduous, however, the trees must be at least six feet in height when planted.
5. All landscaped areas shall be maintained so that plant material is regularly watered by controlled irrigation and trimmed, and any dead plant material is replaced by the property owner in a timely (same planting season) manner.

10.2 SCREENING

1. Sight proof screening shall not be required on any portion of the PUD property.

SECTION 11.0 BUILDING ARCHITECTURE

1. All buildings shall have an exterior vertical wall finish of a minimum of 70% brick, masonry, rock, stucco or other similar construction exclusive of doors and windows.
2. All buildings shall be constructed out of a similar and/or compatible material as the existing buildings within The Commons development so as to create a development with an evolving architectural flexibility in relation to exterior features and components to coincide with current trends for the entire development.
3. Pitched roofs shall be utilized on all buildings. Architectural roof features may include dormers, chimneys, and architectural roof vents. The roof pitch shall be a maximum 12:12.
4. All buildings shall be oriented so that the backs of buildings are not facing towards any street or are designed to mask the fact that they are non-entry sides. No meters or other utility improvements shall be located on that side.

SECTION 12.0 LIGHTING RESTRICTIONS

1. Lighting shall be directed down and away from adjoining properties and shall be shielded to decrease light spill-over.
2. Lighting shall be uniform in style and appearance to create a unified appearance.

SECTION 13.0 SIGN RESTRICTIONS

1. Signs shall be designed to be aesthetically coordinated with the building development and may be constructed out of one of the following materials or a combination of the following materials to include sandblasted High Density Urethane (HDU) or redwood, Acrylic, Aluminum, Cast-stone, or Natural or man-made masonry products.
2. Portable type signs, whether mounted permanently or not, shall not be permitted.
3. Monument (ground) signs shall be the only type of sign allowed and shall be architecturally compatible with the development.
4. EMD signs, flashing signs or signs with moving letters and/or words shall not be permitted.
5. Pole signs and individual ground-mounted Tenant ID signs shall not be permitted.
6. The dimensions and display area of all ground signs shall conform to the sign requirements of the City of Yukon.
7. One building wall mounted sign is allowed to be installed per tenant not exceeding

three feet in height by four feet in length and twelve square feet of display area and shall be permitted at each building entrance below the soffit line. Such signs shall be located near the building entrance below the soffit line and shall be constructed in general conformance with the conceptual signage plan made a part of the PUD.

SECTION 14.0 OTHER RESTRICTIONS

1. Applications for building permits must include an overall PUD site plan that depicts the location of the proposed building for permit and the size and address of all existing buildings as well as all existing parking and landscaping in the PUD and parking and landscaping proposed for the building for which a building permit is requested.
2. Trash receptors shall be located within an area screened by a 6-foot high fence or masonry wall. Trash receptor sites shall be placed so that the service doors are screened from adjacent public streets. Service doors must be oriented so that they are facing the interior of the development.
3. The subdivision and/or resubdivision of any existing lot shall require platting.

SECTION 15.0 EXHIBITS

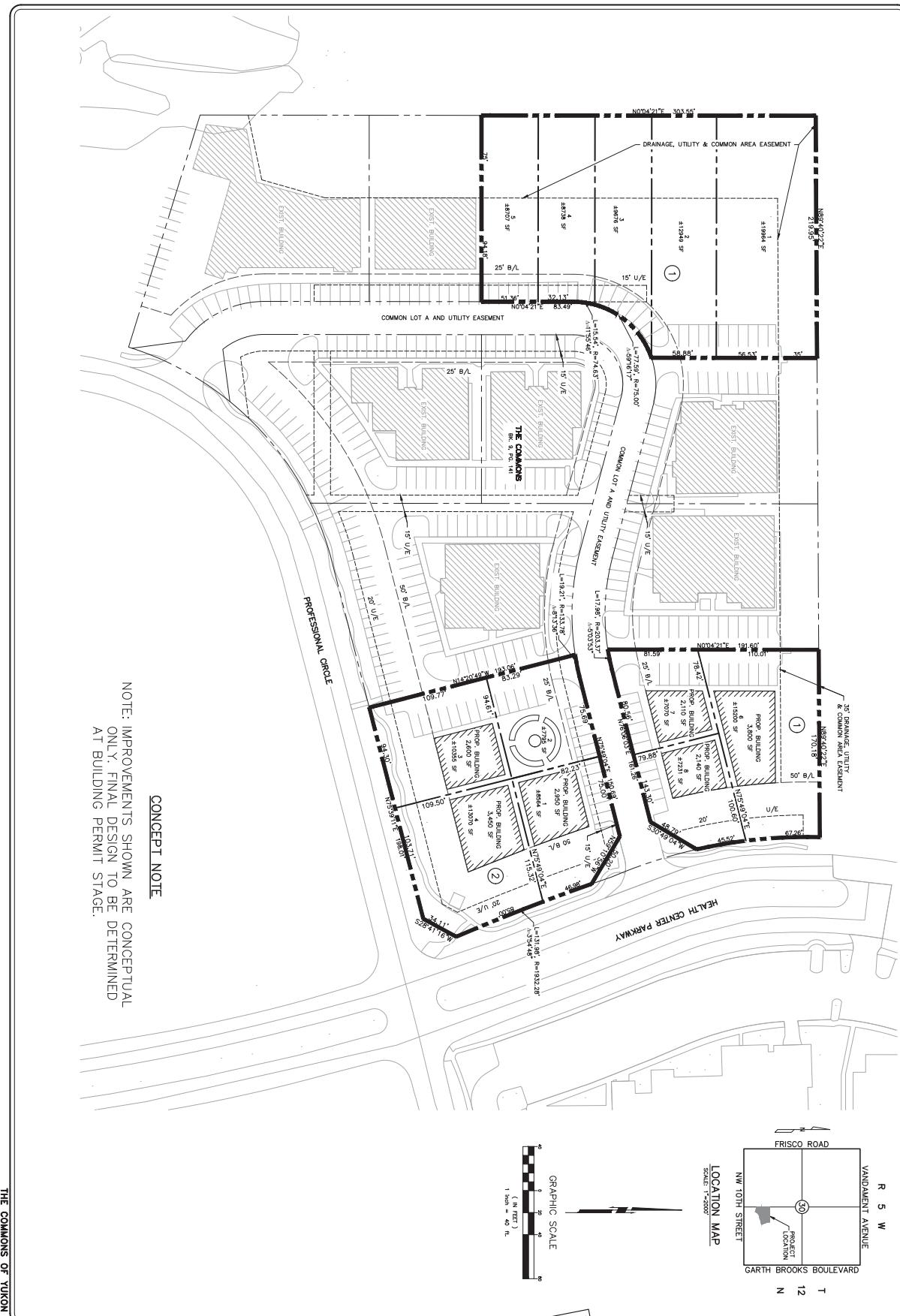
The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT A
LEGAL DESCRIPTION OF PUD

Lots 1, 4 and 5, Block 1 AND Lot 1, Block 2, of THE COMMONS, according to the plat recorded in Book 9 of Plats, page 141, filed in the offices of the County Clerk of Canadian County, Oklahoma.



THE COMMONS OF YUKON II

EX B

Proj. No: 20-007
Date: 04/02/2020
Scale: (Horiz.) 1"=40'
(Vert.) N/A
Drawn by: MCG
Checked by: MCG
Approved By: MCG

REVISIONS		
NO.	DESCRIPTION	DATE

THE COMMONS OF YUKON II
THE COMMONS
YUKON, CANADIAN COUNTY, OKLAHOMA
MASTER DEVELOPMENT PLAN



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GRUBBS CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA-5115 EXP. 06/20/20