

**PLANNED UNIT DEVELOPMENT**

**DESIGN STATEMENT**

**FOR**

**YUKON CROSSING  
Phase Two**

**PREPARED FOR:**

**Sun Properties LLC  
13407 Old Iron Rd  
Edmond, OK 73013**

**PREPARED BY:**

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## **SECTION 1.0 INTRODUCTION**

The Planned Unit Development of Yukon Crossing Phase Two consists of approximately 41.95 acres and is located within the Southeast Quarter of Section 16, Township 12 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located north of East Main Street (Hwy 66) and west of Yukon Parkway. The PUD property will be divided into four areas: Tracts 1, 2, 3 and 4. Tracts 1 and 2 will permit commercial development, Tract 3 will permit single family & duplex residential development and Tract 4 will permit single family residential development.

## **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 Sun Properties LLC.

## **SECTION 4.0 SITE AND SURROUNDING AREA**

The subject property is zoned C-3 & R-1. The property is currently vacant. Surrounding properties are zoned and used for:

North: R-1 District - residential

East: C-3 District – Yukon Parkway is directly east of the subject parcel; beyond is a church to the northeast, retail commercial and vacant property

South: C-3 District – Across Main Street to the south there is a church and fire station

West: C-3 – Directly west of the south half of the property is a church, and to the west of the north half of the subject site is an existing residential neighborhood

## **SECTION 5.0 PHYSICAL CHARACTERISTICS**

There is a ridge line running north and south in the west half of the property with run-off flowing northwesterly west of the ridgeline, and run-off flowing northeasterly east of the ridgeline.

## **SECTION 6.0 CONCEPT**

The concept for this PUD is to provide for retail commercial development in the south half of the subject site adjacent to Main Street (Route 66) with duplex and single family residential development in the center and single family residential development abutting the existing single family developments to the west and north.

## **SECTION 7.0 SERVICE AVAILABILITY**

### **7.1 STREETS**

Access to the property will be from the existing section line road on the east, Yukon Parkway and the existing four-lane divided highway on the south, Main Street (Route 66).

## 7.2 SANITARY SEWER

Sanitary sewer facilities will be provided to the site from a gravity sanitary sewer main located along the north, northwest and east boundaries of the property.

## 7.3 WATER

Public water will be provided for the development from the existing water mains along Main Street (Route 66) and Yukon Parkway.

## 7.4 FIRE PROTECTION

The nearest fire station to this property is located across Main Street, approximately 500 feet to the south.

## 7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

## 7.6 DRAINAGE

Detention will be provided for development within the PUD.

## **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, however, 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.

## **8.1 USE AND DEVELOPMENT REGULATIONS**

- 8.1.1 The use and development regulations of the C-3 Restricted Commercial District shall apply to Tract 1, except as modified in Section 9.0 Special Conditions.
- 8.1.2 The use and development regulations of the C-3 Restricted Commercial District shall apply to Tract 2, except as modified in Section 9.0 Special Conditions.
- 8.1.3 The use and development regulations of the R-2 Combined Residential District shall apply to Tract 3, except as modified in Section 9.0 Special Conditions.
- 8.1.4 The use and development regulations of the R-1 Single Family Residential District shall apply to Tract 4, 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 TRACTS 1 AND 2 (C-3)**

- 1. Ministorage Warehouse is a permitted use only within Tract 2. The conditional use requirements of Section 803 of the Yukon Zoning Ordinance shall not apply.
- 2. The following additional uses shall be permitted in Tracts 1 and 2 but shall be limited to the north 400 feet. The conditional use requirements of Section 803 of the Yukon Zoning Ordinance shall not apply:
  - a) Air Conditioning and heating equipment
  - b) Automobile wash service including self service
  - c) Building materials
  - d) Cabinetmaker
  - e) Carpentry, woodworking or furniture working
  - f) Medical or dental laboratory
- 3. All other uses in both tracts shall follow the codified standards of the C-3 district.
- 4. A landscaped buffer a minimum of ten feet wide shall be provided on the west and east boundaries of a ministorage warehouse development. A chain link fence (minimum six feet in height) shall be permitted on the east and west boundary of Tract 2. Loblolly pine trees planted on a maximum ten foot centers shall be required along the east and west boundaries of Tract 2 in conjunction with a chain link fence. Loblolly pine trees shall not be required with sight-proof screening.
- 5. A sight-proof fence (minimum six feet in height) will be required along the north boundary adjacent to the residential tract.
- 6. The property owners and/or property owners association shall be responsible for maintenance of all fencing residing on a common lot line between commercial and residential uses.

7. No exposed metal shall be permitted on any portion of a ministorage warehouse building that is visible from Main Street (Route 66), except for garage doors which shall have a coat (paint or other form) that will eliminate glare. Exposed metal shall be permitted over the overhead doors where not visible from Main Street (Route 66) as depicted in Exhibit C.
8. Commercial outdoor lighting will be directed in a downward fashion or away from adjacent residential properties so as to not adversely affect said property. To accomplish this, lights shall utilize shields, shades or other appropriate methods of directing light beams.
9. Personal storage buildings (ministorage warehouse) shall maintain a building limit line greater of the following: 65 feet or equal to or behind the front of any retail strip center constructed on the adjacent Tract 2.
10. As long as Wal-Mart or any affiliate of Wal-Mart is the use of the Wal-Mart tract, either as owner or lessee, no space adjacent to the Shopping Center which may subsequently be acquired by a Developer, shall be leased or occupied by or conveyed to any other party for use as:
  - (i) a facility dispensing gasoline or fuel from pumps;
  - (ii) a membership warehouse club;
  - (iii) a pharmacy;
  - (iv) a discount department store/department store (a discount store or discount department store containing more than 35,000 square feet or building space used for the purpose of selling a full line of hard goods and soft goods (e.g., clothing, cards, gifts, electronics, garden supplies, furniture, lawn mowers, toys, health and beauty aids, hardware items, bath accessories and auto accessories) at a discount in a retail operation similar to that of Wal-Mart);
  - (v) a variety, general or “dollar” store or other discount store comprising more than 5,000 square feet, provided, however, that a single “Dollar Tree” branded store of not more than 10,000 square feet will be permitted;
  - (vi) a grocery store or supermarket (a food store or a food department containing more than 10,000 square feet of building space being used for the purpose of selling food for off premises consumption, which shall include but not be limited to the sale of dry, refrigerated or frozen groceries, meat, seafood, poultry, produce, delicatessen or bakery products, refrigerated or frozen dairy products, or any grocery products normally sold in such stores or departments);
  - (vii) and any combination of the foregoing uses.

This section shall not be construed as prohibiting the operation of one or more Category Retailers, defined as retailers selling primarily a single type of

merchandise such as electronics or apparel or shoes or sporting goods or office goods or office supplies or appliances.

## **9.2 TRACT 3 (R-2)**

1. Minimum lot size shall be 6,600 square feet.
2. Minimum lot width shall be 60 feet, measured at the platted front building limit line.
3. The minimum depth of the front yard shall be 25 feet.
4. Rear yard setback shall be 10 feet.
5. Side yard setback on interior lots shall be 5 feet.
6. Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 75% brick veneer, rock or stone masonry. Vinyl siding shall not be permitted (Hardi-Board is permitted).
7. Homes shall be designed with the latest and most innovative building techniques with elevations ranging from traditional, craftsman and coastal designs, similar to the one depicted in Exhibit E.
8. Maximum fence height shall be six feet. The property owners association shall maintain the fencing along Yukon Parkway.

## **9.3 TRACT 4 (R-1)**

1. Minimum size of homes shall be 1300 square feet.
2. Minimum lot size shall be 6,600 square feet.
3. All homes shall have a minimum of a two-car garage.
4. Rear yard setback shall be 10 feet.
5. Side yard setback on interior lots shall be 5 feet.
6. Exterior building wall finish on all primary structures, exclusive of windows and doors, shall consist of a minimum 75% brick veneer, rock or stone masonry. Vinyl siding shall not be permitted (hardi-board is permitted).
7. Homes shall be designed with the latest and most innovative building techniques with elevations ranging from traditional, craftsman and coastal designs, similar to those depicted in Exhibit D.
8. Maximum fence height shall be six feet. The property owners association shall maintain the fencing along Yukon Parkway.

## **9.4 HEIGHT REGULATIONS**

Building height in all tracts shall be governed by the applicable zoning district height regulations.

## **9.5 RESIDENTIAL SUBDIVISION DESIGN**

Residential blocks interior to the housing portion of this PUD shall be a maximum of 1700 feet long with a cut through street on the interior block.

## **9.6 SIGN REGULATIONS**

Tracts 1 and 2: No rooftop sign shall be erected. No freestanding identification sign may be erected that exceeds the height of the Wal-Mart shopping center pylon sign or blocks the visibility of the Wal-Mart Store. There may be erected entrance-exit directional signage of a monument type not to exceed 3'3" in height. No sign shall be located within this PUD except that which advertises businesses conducted thereon. There shall be no more than 3 freestanding signs in this PUD, however, in the event that the Developer subdivides one or more separate legal lots, each legal lot shall be permitted to have a sign constructed in accordance with the City of Yukon's Sign Ordinance.

Tracts 3 and 4: Subdivision identification signs shall be ground monument signs and shall be limited to one per street entrance off of Yukon Parkway with a maximum height of eight feet and maximum display area of 100 square feet.

## **SECTION 10.0 LANDSCAPING & SCREENING REGULATIONS**

- 10.1 Landscaping for all tracts shall conform to current landscape ordinance requirements, including provision for perimeter landscaping, unless otherwise noted herein.
- 10.2 Any detention that is constructed along street frontage shall be landscaped to be aesthetically pleasing.
- 10.3 Trees planted on 25 foot centers shall be provided along the frontage of Tracts 1 and 2 where abutting Main Street.
- 10.4 A landscape plan shall be provided at the building permit stage for any use within Tracts 1 and 2 prior to the issuance of any development permits. The landscape plan shall show the planting of loblolly pine trees, spaced on ten foot centers (maximum), adjacent to the ministorage warehouse development on the east and west sides as required in this PUD.
- 10.5 A landscape plan shall be provided with the final plat submittal for any development within Tracts 3 and 4. The landscape plan must show street trees along Yukon Parkway, landscaping around any entry or subdivision signage, and landscaping within common areas; between any common area amenities and the neighborhood to the north.
- 10.6 Roof top units which may be seen from ground level shall be screened from view (mechanical or other structures).
- 10.7 Interior landscaping in Tracts 1 and 2 (exclusive of a ministorage warehouse use) shall be provided within all parking areas in order to prevent large seas of parking areas and/or asphalt. Landscape islands on the ends of parking rows shall be provided.



- 10.8 A landscaped buffer a minimum of ten feet wide shall be provided on the west and east boundaries of a ministorage warehouse development. A chain link fence shall be permitted on the east and west boundary of Tract 2. Loblolly pine trees planted on a maximum ten foot centers shall be required along the east and west boundaries of Tract 2 in conjunction with a chain link fence. Loblolly pine trees shall not be required with sight-proof screening.

## **SECTION 11.0 ACCESS & PARKING REGULATIONS**

- 11.1 Access to Main Street (Route 66) shall be permitted from no more than two access points, one of which must provide public street access to the residential Tract 3. This entrance shall be permitted to be located west of and less than 500 feet from the existing Wal-Mart drive and across from the existing median opening along Main Street (Route 66). The second access point shall be a minimum of 500 feet from the public street entrance (measuring centerline to centerline).
- 11.2 Access to the residential tracts shall be via one entrance from Yukon Parkway and one entrance from Main Street (Route 66).
- 11.3 The parking ratio for all uses in Tracts 1 and 2, except the ministorage warehouse use, shall meet the parking code as defined in the ordinance. The ministorage warehouse use shall be permitted to share parking with any use within Tract 2 and shall only be required to provide a maximum of ten parking spaces.

## **SECTION 12.0 PUBLIC IMPROVEMENTS**

All required public improvements shall be installed according to appropriate City ordinances and regulations.

## **SECTION 13.0 COMMON AREAS**

- 13.1 Common areas shall be provided for the residential tracts. Amenities such as swimming pool, club house, or playground equipment, etc. shall be provided within the common areas.
- 13.2 Maintenance of the common areas shall be the responsibility of the property owners and/or property owners association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.
- 13.3 Maintenance of any and all detention ponds shall be the responsibility of the property owners association.
- 13.4 All Common Areas shall be maintained in good condition and repair. The maintenance is to include without limitation, the following:

- a) Maintaining the surfaces in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use and durability;
- b) Removing all papers, ice and snow, mud and sand, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;
- c) Placing, keeping in repair and replacing, where necessary , appropriate directional signs, markers and lines;
- d) Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required;
- e) Maintaining all perimeter and exterior building wall including but not limited to all retaining walls in a good condition and state of repair;
- f) Maintaining, mowing, weeding, trimming and watering all landscaped areas and making such replacements of shrubs and other landscaping as is necessary and,
- g) Maintaining elements of the Storm Drainage System.

#### **SECTION 14.0 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 C: INTERNAL MINI-STORAGE ELEVATION
- EXHIBIT D: RESIDENTIAL ELEVATIONS (D1, D2, D3)
- EXHIBIT E: DUPLEX ELEVATION

EXHIBIT A  
LEGAL DESCRIPTION  
YUKON CROSSING PHASE TWO

A tract of land being a part of the Southeast Quarter of Section 16, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast Corner of said SE/4; thence N 00°06'30" W, along and with the East line of said SE/4, a distance of 642.06 feet to the point of beginning; thence S 89°54'55" W, departing said East line, parallel with the South line of said SE/4, a distance of 549.50 feet;

thence S 00°06'30" E, parallel with the East line of said SE/4, a distance of 509.81 feet; thence S 89°54'55" W, parallel with the South line of said SE/4, a distance of 115.75 feet;

thence S 00°06'30" E, parallel with the East line of said SE/4, a distance of 132.25 feet to a point on the South line of said SE/4;

thence S 89°54'55" W, along and with the South line of said SE/4, a distance of 982.52 feet to the Southeast Corner of Yukon Church of the Nazarene First Addition recorded in Book 8 of Plats, page 183;

thence N 00°05'55" W, along and with the East line of said Yukon Church of the Nazarene First Addition, a distance of 659.66 feet (660.00 feet record) to the Northeast Corner of said Yukon Church of the Nazarene First Addition;

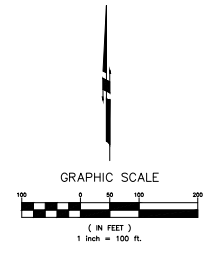
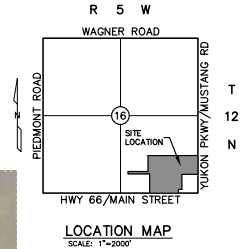
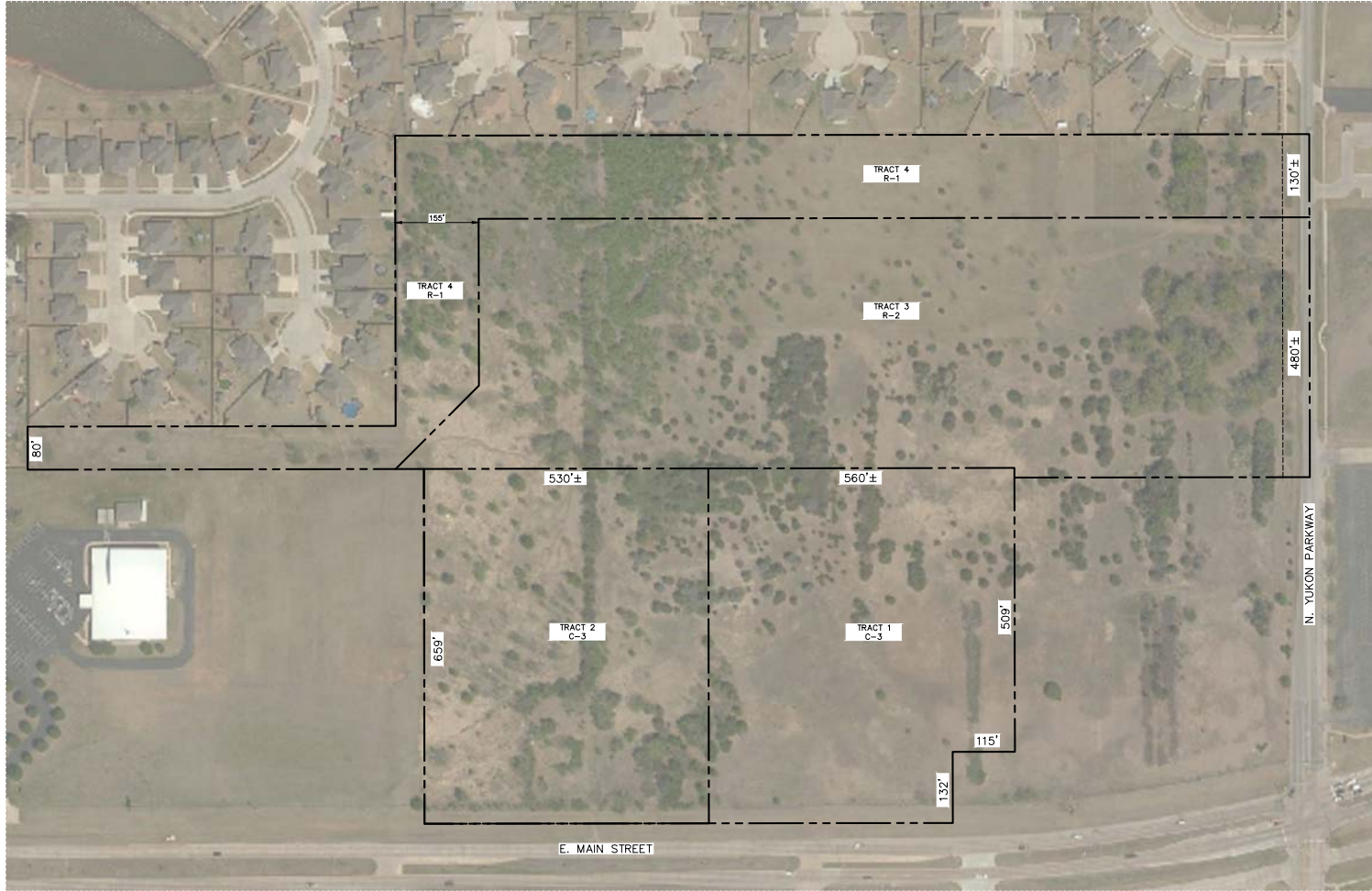
thence S 89°53'46" W, along and with the North line of said Yukon Church of the Nazarene First Addition, a distance of 736.97 feet to a point on the East line of Rose Petal Addition recorded in Book 9 of Plats, page 118;

thence N 00°05'55" W, along and with the East line of said Rose Petal Addition, a distance of 80.00 feet to a point on the South line of Rosewood recorded in Book 9 of Plats, page 48;

thence along and with the South line of said Rosewood the following 3 calls:

1. N 89°53'46" E, a distance of 684.59 feet;
2. N 00°06'21" W, a distance of 539.84 feet;
3. N 89°54'21" E, a distance of 1,700.00 feet to the Southeast Corner of said Rosewood, said point lying on the East line of said SE/4;

thence S 00°06'30" E, along and with the East line of said SE/4, a distance of 637.71 feet to the point of beginning.



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**YUKON CROSSING  
PHASE TWO  
HWY 66 & YUKON PARKWAY  
YUKON, OKLAHOMA**

**MASTER DEVELOPMENT PLAN**

NO.	REVISIONS	DESCRIPTION	DATE

Proj. No.: 17-095  
Date: 01-25-18  
Scale: (As Shown)  
Drawn By: JWG  
Approved By: JWG

SHEET NUMBER  
**EXH-B**