

January 31, 2005

**Design Statement for the  
PLANNED UNIT DEVELOPMENT  
OF  
RED ROCK COMMERCIAL CENTER  
YUKON, OKLAHOMA**

A Part of the Northeast One-Quarter, Section 30, T-12-N, R-5-W, I.M.

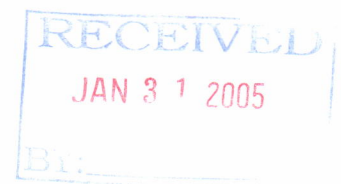
Canadian County, Oklahoma

**Applicant:**

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**PLANNED UNIT DEVELOPMENT OF  
RED ROCK COMMERCIAL CENTER**

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## 1.0 INTRODUCTION

The Planned Unit Development of Red Rock Commercial Center consists of approximately 16.30 acres more or less, and is located in the Northeast One-Quarter (NE ¼) of Section Thirty (30), Township Twelve North (T-12-N), Range Five West (R-5-W), Indian Meridian, Yukon, Canadian County, Oklahoma. The subject property is bordered on the east by Garth Brooks Boulevard and on the north by Vandament Avenue. The site is presently vacant except for an existing oil well and a storm water detention pond constructed at the time the adjoining AutoZone was completed.

This Planned Unit Development of the Red Rock Commercial Center contemplates the development of a large piece of commercial property lying north of Wal-Mart. A portion of the property will be more stand-alone commercial tracts less than an acre in size, which will front onto Vandament Avenue. The remainder of the property will consist of development east and west of the existing Wal-Mart access road from Vandament. The property east of this access road will consist of a commercial strip center that would front onto the Wal-Mart parking lot along with two potential out-parcels also fronting onto the Wal-Mart parking lot. The property west of the Wal-Mart access road from Vandament will consist of commercial development, which will have as its frontage and access the existing Wal-Mart access road as well a direct access to Vandament Avenue. Access throughout this Planned Unit Development will be development jointly so

as to limit conflict points as much as possible. The largest parcels east and west of the Wal-Mart access road will be developed with similar materials that will compliment each other. The out-parcels in all areas may be developed with different materials so long as such development complies with the building materials provided in this Planned Unit Development.

### **LEGAL DESCRIPTION**

The legal description of the property comprising the Planned Unit Development of Red Rock Commercial Center is described in Exhibit "A" attached hereto and made a part of this Design Statement.

### **2.0 THE DEVELOPER**

The developer of this Planned Unit Development is Salt Creek, L.P., Attn: Mr. Woody Loden, P. O. Drawer 1634, Edmond, OK 73083 Tele: (405) 570-6644, Fax: (405) 359-6799.

### **3.0 THE HISTORY**

The subject property comprising this Planned Unit Development is presently zoned "C-3" Restricted Commercial District. The property was previously included in a Preliminary Plat which was approved by the City of Yukon in 1994 as a part of the approval process for the AutoZone store adjacent to the subject property. As a part of the development of the AutoZone property an access road to Vandament was constructed immediately adjacent to this property as well as a detention pond on the subject property. Subsequently a Big O Tire store was constructed on a portion of the previously approved preliminary plat site. Although a joint access drive to Garth Brooks Boulevard was constructed, at the request of officials of the City of Yukon, the use of that access point to Garth Brooks Boulevard was intentionally left out of the development plan for this Planned Unit Development at the request of city officials due to its insufficient size. Numerous proposed development opportunities have been envisioned for this property; however, this is the first Planned Unit Development to be pursued for this site.

#### **4.0 SITE AND SURROUNDING DEVELOPMENT**

4.1 Site Topography - The site has gently sloping terrain across the property generally falling from west to northeast across the site. A topography survey is included on the Master Development Plan map, Exhibit "C".

4.2 Soil Condition - The site consists primarily of Kingfisher silt loam, having one to three percent slopes. This soil is typified by moderate to low shrink swell and low soil strength, which would not prohibit the site from thoughtful site development.

4.3 Site and Surrounding Properties - The site is presently zoned "C-3" Restricted Commercial District. The property is presently vacant except for an oil well and stormwater detention pond. The surrounding properties are as follows:

West: Properties to the west are zoned "C-3" Restricted Commercial and remain undeveloped except for an existing funeral home fronting onto Vandament Avenue.

North: Properties to the north are zoned "C-3" Restricted Commercial and partially developed as mixed use commercial and an automobile dealership.