

# Design Statement for The Planned Unit Development of 1401 Lakeshore Drive

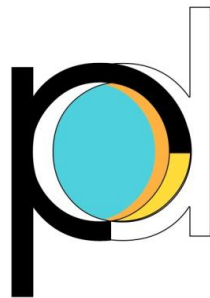
November 21, 2022

Revision No. 1 - December 12, 2022

Revision No. 2 – January 27, 2023

PREPARED FOR:

Shane Swearingen  
1401 Lakeshore Drive  
Yukon, Ok. 73099



P.O. Box 720936  
Oklahoma City, Oklahoma 73172  
(405)577-2604

**PEACOCK**  
DESIGN

## TABLE OF CONTENTS

INTRODUCTION	Page 1
LEGAL DESCRIPTION	Page 1
OWNER/DEVELOPER	Page 1
SITE AND SURROUNDING AREAS	Page 1
PHYSICAL PROPERTIES	Page 2
GENERAL PLANNED UNIT DEVELOPMENT CONCEPT	Page 2
SERVICE AVAILABILITY	Page 2
USE AND DEVELOPMENT REQUIREMENTS	Page 3
OTHER DEVELOPMENT REGULATIONS	Page 3
DEVELOPMENT SEQUENCE	Page 5
MASTER DEVELOPMENT PLAN	Page 5
EXHIBITS	Page 6

**1401 LAKESHORE DRIVE**

A Planned Unit Development

Yukon, Oklahoma

**INTRODUCTION**

The project site consists of approximately 2.60 acres (113,516 S.F.) of land located approximately 1325 feet east of S. Yukon Parkway on the north side of Lakeshore Drive in Yukon, Oklahoma. 1401 Lakeshore Drive is to be developed as a planned unit development Light Industrial District.

**LEGAL DESCRIPTION**

See Exhibit "A"

**OWNER/DEVELOPER**

Shane Swearingen  
1401 Lakeshore Drive  
Oklahoma City, Oklahoma 73099

**SITE AND SURROUNDING AREAS**

This PUD property is presently a portion of undeveloped and unplatted land located approximately 1325 feet east of S. Yukon Parkway on the north side of Lakeshore Drive Property to the north of the site is agricultural while the property to the west is commercial and the property to the south is commercial and residential. The current use of the property is undeveloped.

Current Zoning:

- Subject Site: I-1, Light Industrial District
- North: A, Agricultural District
- East: A, Agricultural District
- South: C-1 PUD and R-1, Office District PUD and Single Family Residential District
- West: C-5, Automotive and Recreation Commercial Districts

**PHYSICAL CHARACTERISTICS**

The general slope of the land is from southwest to northeast with a drop of roughly five feet across the property. The property currently is partially developed with buildings and parking.

The current site drains to the north and the northeast as sheet drainage ultimately discharging into a creek that continues under Highway 66 to the northeast leaving the city limits.

The property is currently abutting a floodplain on the west side of the property but is not impacted by the 100 year floodplain.

**See Exhibit “B” - PUD Master Plan for reference.**

**GENERAL PLANNED UNIT DEVELOPMENT CONCEPT**

This PUD is presented in order to allow the development of this property in a manner that is similar to the I-1 Light Industrial District. The intent of this PUD is to modify parts of the I-1 development regulations for this property and to specifically allow the ‘Repair and Manufacturing’ use.

The subject property is planned to be divided into two (2) lots. All two (2) lots will front Lakeshore Drive and share common parking areas as shown on the PUD Master Plan. Lots will gain access from Lakeshore Drive.

**SERVICE AVAILABILITY**

- STREETS

The site is located along the north side of Lakeshore Drive.

- WATER

There is an existing 12" waterline located on the south side of Lakeshore Drive. The proposed lots will be served by the Yukon municipal water system. Water lines, necessary fire hydrants and required easements will be planned and installed as part of the development process in accordance with the City of Yukon standards.

- SANITARY SEWER

Sanitary sewer exists on the south side of Lakeshore Drive and serves the existing residential development. Sanitary sewer lines will be extended as an 8" diameter public sewer line. Sanitary sewer lines and required easements will be planned and installed as part of the development process in accordance with the City of Yukon standards.

- STORM WATER DRAINAGE

The necessary drainage improvements and easements will be provided in accordance with the City of Yukon standards. Detention will be required with the development of each lot unless otherwise approved by the City of Yukon.

- OTHER UTILITIES

Gas, electric, telephone and cable lines are available, and are expected to adequately meet the needs of the development. All necessary steps will be followed to coordinate the efforts of the various utilities in order to provide service to the site.

## **USE AND DEVELOPMENT REQUIREMENTS**

The Planned Unit Development of the 1401 Lakeshore Drive shall comply with city zoning regulations for the I-1, Light Industrial District. The allowable uses within the PUD are those allowed in I-1. Additionally, repair and manufacturing uses are allowed. This is defined as “A structure containing both offices and repair and/or manufacturing for storing products associated with the business. This use is for auto mechanics and similar tradespeople for the offices, storage and operation with retail sales to the public.” Outside storage shall be allowed behind buildings or a sight proof fence.

1. Bulk Regulations:
  - a. Minimum Lot Area: Per I-1
  - b. Maximum Lot Coverage: Per I-1
  - c. Minimum Front Yard: Per I-1
  - d. Minimum Rear Yard: Per I-1
  - e. Minimum Side Yard: Per I-1
  - f. Height: Per I-1

## **OTHER DEVELOPMENT REGULATIONS**

1. Access:
  - a. Access to the site will be provided from Lakeshore Drive. (See Exhibit “B”).
  - b. Lots within this PUD will not be required to have frontage on an approved street. Access to individual lots within the PUD may be permitted to be from a private drive. The private drive shall be placed within a common area or easement designated for access and maintenance purposes. Access to the individual buildings shall be provided by private shared access drives that will provide internal circulation. Private shared access drives shall have a minimum pavement width of 24 feet for two-way drives.
2. Parking
  - a. The size and number of parking spaces shall be in accordance with the City of Yukon Zoning Ordinance.
  - b. An individual platted lot is not required to provide on-site parking. Required

parking may be provided within a common area/private driveway with the understanding that the required drive isle width will be maintained. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of this PUD.

- c. Required parking spaces based on the use of each building shall be approved by the City of Yukon prior to the issuance of building permits.

### 3. Landscaping

- a. All landscaping within this PUD shall meet the City of Yukon Landscaping requirements: A minimum of 10% of the developed site shall be landscape area. (Exhibit "C")
  - i. For every five parking spaces, the site will be required 1 medium tree and two standard shrubs, inclusive of the City of Yukon requirement.
  - ii. Plant size requirements are as follows:
    - 1. Trees planted shall be a minimum of 2" caliper.
    - 2. A standard shrub shall be a minimum 5-gallon in size.
    - 3. A small shrub shall be a minimum of 3-gallon in size.
    - 4. A perennial shall be a minimum of 1-gallon in size.
  - iii. Species for each category shall be chosen from the approved list in Exhibit "D" and as shown on the landscape plan.
- b. A green space shall be provided between the property line along Lakeshore Drive and shall consist of the following:
  - i. Medium or Large Trees placed a maximum of 50' OC.
- c. All disturbed areas shall be planted with strip sod.
- d. Owner shall provide irrigation for all new landscape material.
- e. Landscaped buffer with screening along Lakeshore Drive frontage will be as follows:
  - i. Lot 1 - An evergreen buffer, six (6) feet in width, planted with evergreen plantings of at least six (6) feet in height at the time of planning, and spaced in a manner to provide an opaque visual barrier.
  - ii. Lot 2 - A sight-proof fence (minimum six (6) feet in height) and evergreen trees/shrubs planted 25-feet on center

### 4. Dumpsters

- a. 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 and shall be placed no closer than 20 feet from all property lines adjacent to residential zoning/use. Dumpster enclosure shall also be landscaped as per landscape plan.

### 5. Signage

- a. There shall be no more than 1 freestanding signs in this PUD. The sign requirements are as follows:
  - 1. Maximum height: 12'
  - 2. Maximum display area: 100 square-feet
- b. Non-accessory signs are specifically prohibited in this PUD.

- c. Construction of signs will required permits from the City of Yukon.
- d. The signs shall be covered with a material consistent with the buildings they serve.

#### 7.Lighting

- a. Provide site illumination to achieve maintained average of at least three foot-candles throughout all parking areas.
- b. Provide site illumination to achieve a maintained average of at least six foot-candles pedestrian walkways and common areas, within areas of concealment in need of visual access, and at all building entries and exits.
- c. All site lighting shall be located and installed in a manner to minimize light trespass on adjacent properties by utilizing cutoff luminaries, house-side shields, and/or light-limiting accessories, as needed. Lighting height shall not exceed 20 feet. Building mounted lighting shall also be allowed.
- d. Wall packs on exterior of buildings shall be fully shielded where abutting residential district or use.

#### 8.Sidewalks

- a. Sidewalks shall be provided within the development as needed to provide ADA compliant pedestrian connections to Lakeshore Drive.

#### 9.Common Areas

- a. There will be common areas with this development. Other than the private access drive, the owner of each lot will be responsible for the installation and maintenance of improvements and parking areas on their respective lot.
- b. An access easement will be provided with the filing of the final plat, for the purpose of establishing perpetual maintenance and improvement responsibilities for the private shared access drive.
- c. The parking area/detention area as shown on the Master Plan shall be considered common area and shall be maintained by the property owners within this PUD. Existing trees within the Common Area shall be maintained, if trees are diseased or die, they must be replaced.
- d. A property owners association will not be required.

#### 10.Architecture

- a. Exterior building wall finishes on all structures, exclusive of windows and doors, shall consist of a minimum 36 inch brick veneer, rock or stone masonry height on front of buildings only. Exposed metal or exposed concrete block buildings shall be permitted on the east, west and north sides of any building. The existing buildings shall be deemed in conformance with this regulation. Should the site be redeveloped or significantly remodeled, any new structures must be brought into conformance with the above requirements.

### **DEVELOPMENT SEQUENCE**

Developmental phasing shall be allowed as a part of the development of this PUD.

### **MASTER DEVELOPMENT PLAN**

1. The Master Development Plan has been prepared and is attached to this Design Statement as a part of the application for rezoning. The Master Development Plan designates the design concept for the commercial site to be platted. The Master Development Plan shall be attached to this Design Statement as a part of the permanent record of the 1401 Lakeshore Drive Planned Unit Development Zoning.

Applications for building permits in this PUD must include the following items, to determine compliance with the requirements of this PUD:

- Site Plan
- Landscape Plan
- Grading and Drainage Plan
- Lighting Plan
- Building Elevations
- Signage
- Parking Plan Indicating Number of Parking Spaces accumulative for each phase.

## **EXHIBITS**

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

- EXHIBIT A - Legal Description
- EXHIBIT B - Master Development Plan
- EXHIBIT C - Landscape Plan
- EXHIBIT D - Allowable Plantings



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

*Tract A*

*A part of the East Half of the Southwest Quarter (E/2—SW/4) of Section Fifteen (15), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, and being more particularly described as follows:*

*COMMENCING at the Southwest corner of the East Half of the South west Quarter (SW/Corner of E/2-SW/4); Thence N00°02'23"W a distance of 224.00 feet; Thence S89°47'01"E a distance of 255.55 feet; Thence S00°58'31"E a distance of 224.05 feet to a point on the South 'line of said SW/4; Thence N89°47'01"W along the South line of said SW/4 a distance of 259.21 feet to the Southwest corner of the E/2-SW/4 and to the POINT OF BEGINNING.*

*TRACT B*

*A part of the East Half of the South west Quarter (E/2—SW/4) of Section Fifteen (15), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, and being more particularly described as follows:*

*COMMENCING at the Southwest corner of the East Half of the South west Quarter (SW/Corner of E/2-SW/4); Thence S89°47'01"E a distance of 259.21 feet to the POINT OF BEGINNING, Thence N00°58'31"W a distance of 224.05 feet; Thence S89°47'01"E a distance of 251.45 feet; Thence S00°02'23"E a distance of 224.00 feet to a point on the South line of said SW/4; Thence N89°47'01 "W along the South line of said SW/4 a distance of 247. 79 feet to the POINT OF BEGINNING.*

**EXHIBIT "B"**  
**MASTER DEVELOPMENT PLAN**

**EXHIBIT "C"**  
**LANDSCAPE PLAN**

**EXHIBIT "D"**  
**PERMITTED PLANTINGS**

Large Trees

(3" caliper or larger at time of installation) American Elm (new resistant variety), Bald Cypress, Blue Atlas Cedar (standard variety), Deodar Cedar, Red Oak, Shumard Oak, Sweetgum, Fruitless Varieties, Sycamore, Water Oak.

Medium Trees

(2" caliper or larger at time of installation) Chinese Pistache, Cedar Elm, Canaerti Juniper Lacebark, Elm Leyland Cypress, Shantung Maple.

Small Trees

(1" caliper or larger at time of installation) Chokecherry Crape Myrtle (tree form, 15' or taller at maturity), Deciduous Holly, Flowering Crabapple (improved varieties), Foster's Holly, Nellie R. Stephens Holly, Oklahoma Redbud, Oklahoma Whitebud, Serviceberry Yaupon Holly.

Standard Shrubs

(5-gallon at time of installation) Boxwood Burning Bush, Dwarf Burford Holly, Crape Myrtle (shrub form), Kallay Pfitzer Juniper, Nandina (improved varieties), Oak and Red Holly, Spiraea.

Small Shrubs

(3-gallon at time of installation) Boxwood, Crape Myrtle (shrub form), Knockout Rose, Nandina (improved dwarf varieties), Spiraea, Weigelia.

Perennials and Groundcover

(1-gallon at time of installation) Coreopsis varieties, Daylily Varieties, Dianthus Varieties, Hosta varieties, Purple Leaf Winter Creeper, Liriope, Rudbeckia Salvia, Verbena varieties, Vinca

Others with City approval