

**THE CITY OF YUKON
PLANNED UNIT DEVELOPMENT**

PUD - _____

**DESIGN STATEMENT FOR
ASHTON PLACE DEVELOPMENT**

December 15, 2020
December 29, 2020

Owner/Developer:

F. Barry Tapp
209 French Park Place, Ste 300
Oklahoma City, OK 73034

Ashton Gray, LLC
12360 Market Drive
Oklahoma City, OK 73114

Prepared by:

Williams, Box, Forshee and Bullard
522 Colcord Drive
Oklahoma City, OK 73102
(405) 232-0080
dmbbox@wbflaw.com

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1.0 INTRODUCTION

The subject property is located east of N Yukon Parkway and north of US Rt. 66. This site is approximately 4.6 acres in size.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the proposed “Ashton Place Development” PUD is described in Exhibit A, attached and is made a part of this Design Statement.

3.0 OWNER/DEVELOPER

The owner of the property described in Section 2.0 is Barry F Tapp, the developer is Ashton Gray, LLC, Williams, Box, Forshee & Bullard prepared the PUD document.

4.0 SITE AND SURROUNDING AREA

The subject property lies east of and along N Yukon Parkway, between the intersections of N Yukon Parkway & US Rt. 66 and N Yukon Parkway & Tea Rose Drive. The property is currently zoned C3, “Restricted Commercial” District. The subject property is undeveloped.

North: Immediately north of the subject site is land that is zoned C3, “Restricted Commercial” District and developed as a day care.

East: Directly east of the subject site is undeveloped land zoned A “Agricultural” District and C5, “Automotive and Commercial Recreation” District.

South: Directly south of the subject site is zoned C3, “Restricted Commercial” and developed with a church.

West: Across N Yukon Parkway to the west of the subject site is zoned as R2-PUD, “Combined Residential District – Planned Unit Development, a duplex, ministorage, and single-family development under development.

5.0 PHYSICAL CHARACTERISTICS

The subject site is approximately 4.6 acres and is currently undeveloped. The subject property is not within the FEMA Floodplain, nor are there any Blue Line Streams on the property.

6.0 CONCEPT

It is the developer’s intent to develop the subject property as a duplex development. The proposed development is consistent with the surrounding commercial and residential development along N Yukon Parkway. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the developer with the flexibility desired to develop the area in a way that compliments the surrounding development.

7.0 SERVICE AVAILABILITY

7.1 STREETS

Access into this PUD shall be via N Yukon Parkway and internal streets.

7.2 SANITARY SEWER

Sanitary sewer will be provided by extension of Yukon sewer line which is currently serving the area.

7.3 WATER

Water is available to the site and will be provided by an extension of Yukon water line system.

7.4 FIRE PROTECTION

Fire protection for the site shall be provided through Yukon Fire Station No. 2, located approximately 1.9 miles to the south and west.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 DRAINAGE

Detention will be provided for development within the PUD.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/ or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. 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, as amended ("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

The use and development regulations of the **R-2, "Combined Residential" District** shall govern this PUD except as modified in Section 9.0 Special Conditions:

The following uses shall be the only uses permitted in this PUD:

1. Dwelling, Single-Family Detached
2. Dwelling, Two-Family
3. Parks, tot lots, gazebos, clubhouses, recreational amenities etc. that are accessory to Single-Family and Two-Family residential districts shall be permitted.

The dimensional standards for this PUD are as follows:

1. Minimum Lot Area: 10,000 square feet
2. Minimum Lot Frontage: 80 feet
3. Maximum Lot Coverage: 60%
4. Minimum Front Yard Setback: 25 feet
5. Minimum Side Yard Setback: 5 feet (15 feet on street side of corner lots)
6. Minimum Rear Yard Setback: 10 feet
7. Maximum Height: 35 feet

9.0 SPECIAL CONDITIONS

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

9.1 ARCHITECTURAL REGULATIONS

All structures constructed within this PUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, rock, concrete, stucco, concrete-board, or stone masonry. No more than 30% architectural metal or wood shall be permitted. Vinyl siding shall not be permitted. Buildings shall be oriented such that the backs of buildings are not facing toward any street.

9.2 LANDSCAPING REGULATIONS

A Landscape Plan shall be required at the time of development. A minimum of one (1) tree per dwelling unit shall be required. Trees spaced at a minimum of forty (40) feet on center shall be placed around the common area. All trees shall be sustainable and maintained.

9.3 LIGHTING REGULATIONS

The site lighting interior to the site will be residential in nature. Any lighting installed in common areas will be installed and maintained by the Property Owners Association and will minimize light spillover on residences, by directing away from any adjacent residential properties. To accomplish this light shall utilize shields, shades, or other appropriate methods of directing light beams.

9.4 SCREENING REGULATIONS

Residential waste receptacles shall be stored behind the Front Yard Setback.

A minimum of five (5) feet and a maximum of eight (8) feet high fence shall be required along the north and south boundaries of this PUD adjacent to commercial zoning. Said fence shall be constructed of Brick, Rock or Stone, Concrete, Vinyl, or Wood and shall be opaque creating a sight-proof screening.

9.5 OPEN SPACE REGULATIONS

A minimum of nine (9) percent of the gross area shall be allocated to common open space.

9.6 VEHICULAR ACCESS REGULATIONS

Access into this PUD shall be via one drive / street from N Yukon Parkway. Individual units shall take access from an interior drive / street and shall not be permitted to have access directly to Yukon Boulevard.

9.7 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Sidewalks shall be provided per Yukon Code in place at the time of development. A Pedestrian Circulation Plan is illustrated on the Master Development plan made a part of this PUD.

9.8 PARKING REGULATIONS

The PUD shall meet parking requirements of Yukon's Code at the time of development.

9.9 SIGNAGE REGULATIONS

A temporary project sign not exceeding one hundred and sixty (160) square feet in area, pertaining to the lease or sale of lots and/or improvements within a subdivision may be temporarily erected within the subdivision upon a conditional use permit which sign shall be removed as soon as eighty-five (85) percent of the lots within the subdivision have been sold.

Subdivision identification signs shall be ground monument signs and shall be limited one per street entrance off Yukon Parkway. The maximum height of the monument sign shall be eight (8) feet, and maximum display area of 100 square feet.

9.10 LOT SIZE REGULATIONS

All lots shall have not less than 10,000 square feet for two-family dwellings.
All lots shall have a minimum lot frontage of eighty (80) feet.

9.11 SETBACK REGULATIONS

Front: Twenty-five (25) feet

Side: Five (5) feet for interior lots; Fifteen (15) feet for corner lots

Rear: Ten (10) feet

9.12 HEIGHT REGULATIONS

The maximum height for structures within this PUD shall be thirty-five (35) feet.

9.13 LOT COVERAGE

Maximum lot coverage shall be 60%.

9.14 PUBLIC IMPROVEMENTS

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

9.15 COMMON AREAS AND MAINTENANCE

Common areas may be provided for the residential tracts. Planned amenities such as swimming pool, club house, or playground equipment, etc. may be permitted within the common areas.

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.

Maintenance of any and all detention ponds shall be the responsibility of the property owners association.

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.

10.0 EXHIBITS

Exhibit A: Legal Description

Exhibit B: PUD Development Plan – Conceptual

Exhibit A
Legal Description

A tract of land situate within the Southwest Quarter (SW/4) of Section Fifteen (15), Township Twelve North (T12N), Range Five West (R5W) of the Indian Meridian (I.M.), Yukon, Canadian County, Oklahoma, more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence
N00°02'35"W along the West line of said SW/ 4 a distance of 737.74 feet; thence continuing

N00°02'35"W along said line a distance of 408.72 feet; thence
S89°50'33"E a distance of 501.40 feet; thence
S00°01'58"W a distance of 408.72 feet; thence
N89°50'33"W a distance of 500.86 feet to the POINT OF BEGINNING.

Said tract contains 204,823 SF or 4.70 acres, more or less.

