

**PLANNED UNIT DEVELOPMENT**

**PUD DESIGN STATEMENT**

**FOR**

**Residence at Yukon Hills**

**June 10, 2015**

**PREPARED BY:**

Allen Engineering Services, Inc.  
1601 SW 89<sup>th</sup> Street, Suite C-200  
Oklahoma City, Oklahoma 73159  
(405) 840-9901

**FOR:**

Overland Properties Group  
5345 W. 151<sup>st</sup> Terrace  
Leawood, Kansas 66224  
(913) 396-6310

## **1. INTRODUCTION**

The Planned Unit Development (PUD) of The Residence at Yukon Hills, consisting of 6.70 acres and is located within the Southwest Quarter (SW/4) of Section 21, Township 12 North, Range 5 West, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located North of the Yukon Hills Shopping Center. Proposed is a 60-unit senior living center, consisting of a single two-story building and 123 parking spaces.

## **2. LEGAL DESCRIPTION**

The legal description of the property comprising the proposed PUD of The Residence at Yukon Hills is described in Exhibit A, attached and is made a part of this Design Statement.

## **3. OWNER/DEVELOPER**

The owner of this property is JAHCO OK Properties II, LLC.  
The developer of the property is Overland Property Group.

## **4. SITE AND SURROUNDING AREA**

The subject property is presently vacant land zoned A, agricultural.

Surrounding properties are zoned and used for:

North: Residential and is platted as Hillcrest Heights Addition.

East: Residential and is platted as Yukon Hills Addition.

South: Commercial and is the Yukon Hills Shopping Center.

West: Commercial and is the Yukon Hills Shopping Center and Arvest Plaza.

## **5. PHYSICAL CHARACTERISTICS**

The elevation of the subject property is approximately 1324 and the slopes from South to North.

## **6. CONCEPT**

The concept for this PUD is to develop a senior, 62 years of age and better, Independent Living (IL) center. Proposed is a single two-story building with sixty (60) one and two bedroom units. Bass Avenue is proposed to be extended from Yukon Hills Addition along the Southern boundary of this PUD and connect to the existing Bass Avenue from Cornwell Avenue. A large open area will be provided between Bass Avenue and the

parking area. The 60-unit senior living center will be constructed on the Northern portion of the property with a 20-foot fire and service lane around the structure. A minimum of one parking space per unit will be provided. Large landscaped islands will be provided in the parking area. The building will be setback from residential zoning a minimum of 60 feet. More than three acres, approximately forty-five percent (45%) of the site will consist of landscaped open space. The project will be constructed in one phase with construction starting in the spring of 2016. Construction is anticipated to take fifteen to eighteen months and available for residents to move in mid 2017.

## **7. SERVICE AVAILABILITY**

- 7.1 Street: The primary access will be taken from the proposed extension of Bass Avenue, which will be constructed to the City of Yukon standards. Two driveways will be provided for access to the senior living facility. A fire access only connection will be provided, connecting to the existing Cherry Avenue stub. This access is shown on the Master Development Plan (Exhibit B); however, final disposition of this access will be determined by the Yukon Fire Marshall.
- 7.2 Sanitary Sewer: Sanitary sewer facilities for this property are available. An existing sanitary sewer is located along the North property line. Adequate capacity of the existing sanitary sewer will be determined during the design phase of this project.
- 7.3 Water: Water facilities for this property are available. An existing 6-inch waterline is located along the South side of Bass Avenue in Yukon Hills Addition and will be looped to the existing 6-inch along the North side of Bass Avenue from Cornwell Drive. An existing 6-inch waterline is located along the South side of Cherry Avenue in Yukon Hills Addition and will be looped to the existing 6-inch waterline at the Northeast corner of the Arvest Plaza.
- 7.4 Gas, Electrical and Telephone Service: Proper coordination with the various utility companies will be made in conjunction with this development.
- 7.5 Drainage: The property within this Planned Unit Development is not within the FEMA 100 year flood plain. Onsite detention will be provided and a public storm sewer system will be extended along Bass Avenue for Cornwell Drive. All drainage will comply with the current City of Yukon Drainage Ordinance.

## **8. FAÇADE REGULATIONS**

Exterior: Exterior building wall finish shall consist of brick veneer, rock or stone masonry. No more than 30% EIFS, stucco, wood, or cement-board shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.



## **9. LANDSCAPING REGULATIONS**

- 9.1 Landscape Buffer: A Landscape Buffers shall be installed along the North and East PUD boundaries. Said buffer shall contain a 6-8 foot tall sight-proof fence or wall and evergreen trees planted 30-foot on center located inside the fence (see Exhibit B).
- 9.2 Existing healthy, mature trees (a minimum of 6" caliper) shall be protected during construction of any proposed improvements/structures within this PUD. Said trees shall be noted on a final landscape plan.
- 9.3 Perpetual maintenance of landscaping will be a part of the development of the proposed facility as required by federal guidelines for facility funding.
- 9.4 A detail landscape plan shall be required for review and approval upon submittal of a final plat.

## **10. LIGHTING REGULATIONS**

- 10.1 To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.
- 10.2 Parking lot lighting shall be restricted to a maximum of 20 feet in height.

## **11. SCREENING REGULATIONS**

- 11.1 No less than a six-foot and no greater than an eight-foot high fence/wall shall be required along the North and East PUD boundaries. Said fence/wall shall be permitted to be wood slat construction mounted on steel posts (see Exhibit B).
- 11.2 A four-foot fence/wall shall be required along the West PUD boundary. Said fence/wall shall be permitted to be wood slat construction mounted on steel posts (see Exhibit B).

## **12. PLATTING REGULATIONS**

All land within this PUD shall be contained within a final plat and any plat dedications shall be approved by the City Council prior to any occupancy permits being issued in the PUD.

### **13. DRAINAGE REGULATIONS**

Drainage improvements will be in accordance to applicable sections of the Drainage Ordinances.

### **14. DUMPSTER REGULATIONS**

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 50 feet from all property lines adjacent to residential zoning/use.

### **15. ACCESS REGULATIONS**

There shall be two access points from Bass Avenue a minimum of 250 feet apart. A fire access only shall be provided from Cherry Avenue. This access shall be permitted to be gated in compliance with fire code and direction of the Fire Marshall. If this access is not required for fire access, it shall be closed off. No public access shall be permitted through.

### **16. SIDEWALK REGULATIONS**

A sidewalk shall be constructed along Bass Avenue connecting Yukon Hills Addition to Cornwell Drive.

### **17. PARKING REGULATIONS**

Parking requirements for the proposed facility shall be deemed to be met with the provision of a minimum of 94 parking spaces. Spaces shall be designed per City Ordinance.

### **18. SIGN REGULATIONS**

- 18.1 There shall be one (1) freestanding sign allowed for this PUD. Signage will be per City Ordinance.
- 18.2 A detailed sign exhibit shall be submitted for review and approval with submittal of a final plat.
- 18.3 All traffic control and incidental signage shall be installed in compliance with the Manual of Uniform Traffic Control Devices (MUTCD).
- 18.4 Non-accessory and Electronic Message Display signs are specifically prohibited in this PUD.

## **19. DELIVERY HOURS**

Delivery of goods and services shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.

## **20. OUTDOOR SOUND**

There shall be no outdoor sound systems or intercoms, except for entry systems.

## **21. COMMON AREA REGULATIONS**

Maintenance of common areas in the development shall be the responsibility of the Developer. 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. Certain amenities such as, but not limited to, walks, benches, piers, docks and pedestrian bridges shall be permitted if installed in a manner to meet the requirements specified in this paragraph.

## **22. HEIGHT REGULATIONS**

The proposed residential structure shall be two-stories with a maximum height of 35 feet.

## **EXHIBITS**

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

Exhibit A: Legal Description

Exhibit B: Master Development Plan (Conceptual Site Plan) and Fence Detail

Exhibit C: Conceptual Elevation

Exhibit D Floor Plans