

**DESIGN STATEMENT FOR
THE PLANNED UNIT DEVELOPMENT OF**

LEGACY LAKES

REVISED: July 10, 2013

PREPARED FOR:

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PREPARED BY:



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SECTION 1.0 INTRODUCTION

The Planned Unit Development (PUD) of LEGACY LAKES, consisting of approximately 12.30 acres, is located within the NE/4 of Section 28, Township 12 N, Range 5 W, of the Indian Meridian, Canadian County, Oklahoma. The subject property is generally located South of Vandament Avenue and West of Yukon Parkway. This PUD design statement is submitted as a revision to the current R-1 PUD zoning (PUD-1144) in order to separate the property into three (3) phases and allow additional uses.

SECTION 2.0 LEGAL DESCRIPTION

OVERALL PUD

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST, INDIAN MERIDIAN, WITHIN THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PLAT OF LEGACY LAKES PHASE I, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT LOT 1, BLOCK 2

AND

THE PLAT OF LEGACY LAKES PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

AND

A TRACT OF LAND LOCATED IN A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W, I.M.; THENCE NORTH 89°52'14" WEST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 670.97 FEET; THENCE SOUTH 00°13'28" WEST A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA "B" IN LEGACY LAKES PHASE II AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "B" FOR THE NEXT 5 CALLS:

1. SOUTH 00°07'46" WEST A DISTANCE OF 67.17 FEET;
2. SOUTH 27°54'22" EAST A DISTANCE OF 114.91 FEET;
3. SOUTH 38°09'53" EAST A DISTANCE OF 205.74 FEET;
4. SOUTH 75°40'20" EAST A DISTANCE OF 98.68 FEET;

5. SOUTH $89^{\circ}46'32''$ EAST A DISTANCE OF 86.86 FEET TO A POINT ON THE WEST LINE OF COMMON AREA "A" IN LEGACY LAKES PHASE I; THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "A" FOR THE NEXT 3 CALLS:

1. SOUTH $00^{\circ}13'28''$ WEST A DISTANCE OF 93.73 FEET;
2. SOUTH $16^{\circ}00'07''$ WEST A DISTANCE OF 159.28 FEET;
3. SOUTH $00^{\circ}13'28''$ WEST A DISTANCE OF 136.76 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, IN SAID LEGAY LAKES PHASE I; THENCE NORTH $89^{\circ}46'32''$ WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 72.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RANCHWOOD BOULEVARD (STATE HIGHWAY #4); THENCE NORTH $42^{\circ}29'50''$ WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RANCHWOOD BOULEVARD (STATE HIGHWAY #4) A DISTANCE OF 1002.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH $89^{\circ}52'14''$ EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VANDAMENT AVENUE A DISTANCE OF 431.80 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5.18 ACRES, MORE OR LESS.

OVERALL TRACT CONTAINING 12.30 ACRES, MORE OR LESS.

PHASE 1

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST, INDIAN MERIDIAN, WITHIN THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PLAT OF LEGACY LAKES PHASE I, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT LOT 1, BLOCK 2

PHASE 2

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST, INDIAN MERIDIAN, WITHIN THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PLAT OF LEGACY LAKES PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

PHASE 3

A TRACT OF LAND LOCATED IN A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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3. SOUTH 00°13'28" WEST A DISTANCE OF 136.76 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, IN SAID LEGAY LAKES PHASE I;

THENCE NORTH 89°46'32" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 72.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RANCHWOOD BOULEVARD (STATE HIGHWAY #4); THENCE NORTH 42°29'50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RANCHWOOD BOULEVARD (STATE HIGHWAY #4) A DISTANCE OF 1002.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH 89°52'14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VANDAMENT AVENUE A DISTANCE OF 431.80 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 5.18 ACRES, MORE OR LESS.

SECTION 3.0 OWNER/DEVELOPER

The owner/developer of this property described in Section 2.0 is James and Mary Kay Niles (11129 NW 10th Street, Yukon, OK 73099).

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is a triangular piece of property bounded by Ranchwood Boulevard on the west, Vandament Avenue on the north, and Yukon Parkway on the east. The eastern portion of the subject property (consisting of Phase 1) is platted and partially developed as single family residential under the current R1 PUD zoning. The middle portion of the subject property (consisting of Phase 2) is platted, but not developed. The western portion of the subject property (consisting of Phase 3) is not platted or developed. Surrounding properties are zoned and used for:

North: Vandament Avenue lies to the north. Beyond is property zoned C-3 (Restricted Commercial District) and C-2 (Convenience Commercial District) on the western corner, R-3 (Multi-Family Residential District) on the eastern corner, and R-1 (Single-Family Residential District) in between. Said properties are currently developed under their respective zoning districts.

East: South Yukon Parkway lies to the east. Beyond is property that lies within the City of Oklahoma City, and is zoned AA (Agricultural District). Said property is currently developed and houses the Covenant Community Church.

South: Lot 1, Block 2 of Legacy Lakes Phase 1 lies to the south, and is zoned C-5 (Automotive and Commercial Recreation District). Said property is currently undeveloped.

West: South Ranchwood Boulevard (S.H. 4) lies to the west. Beyond is property zoned C-1 PUD (Office District), and R-1 (Single Family Residential District). The PUD property is currently developed and houses Yukon Industrial Park. The R-1 property is currently developed and houses Yukon High School.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The general slope of the property is to the southeast, with a drop of approximately 20 ft. across the property. The subject property consists of cleared land with a residential development containing 4 single -family dwellings located in Phase 1. A series of interconnected ponds and water features have been constructed that separate the subject property into the three (3) proposed phases. Said ponds are located within common areas, and make up approximately 83% of the total proposed common area. See Exhibit B, Topographic Map, for reference.

SECTION 6.0 SERVICE AVAILABILITY

6.1 STREETS

The nearest street to the north is Vandament Avenue. The nearest street to the east is Yukon Parkway. The nearest street to the west is Ranchwood Boulevard (S.H. 4).

Proposed streets in this Planned Unit Development shall be private and shall have right-of-way widths of 40 feet. Private Streets will be allowed without the use of a gated entrance. If a gated

entrance is utilized, information regarding the design of the entrance (including stacking distance and emergency access) shall be provided to City staff for approval.

6.2 SANITARY SEWER

Sanitary sewer facilities are located to the south of the property and throughout Phase 1. Said facilities shall be extended throughout Phases 2 and 3 to provide sanitary sewer disposal. Because of the unique geographical characteristics of this tract of land, sanitary sewer lines would most easily be constructed and maintained in the front of the lots. Therefore, sanitary sewer lines shall be constructed in the proposed street right-of-way. 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.

6.3 WATER

Water facilities for this property are available. There is an existing 18-inch water line parallel to the property along Yukon Parkway. An existing 6" water line is located within Phase 1. Along Vandament Avenue, there is an existing 12-inch water line to which Phases 2 and 3 will connect with a 6-inch water line.

All lots will be served by the City of 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.

6.4 FIRE PROTECTION

The nearest fire station to this property is Fire Station #1 located at 1000 E. Main Street.

6.5 GAS, ELECTRICAL AND TELEPHONE SERVICE

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

6.6 DRAINAGE

The ponds located throughout the property, will be used for drainage purposes, and will be maintained by the Property Owners Association. The location of each pond will be identified on the final plats along with the private drainage easements and common areas in accordance with the City of Yukon standards.

6.7 YUKON COMPREHENSIVE PLAN

The Land Use Plan indicates the planned use of this property to be high intensity residential with low intensity commercial on the hard corners.

SECTION 7.0 CONCEPT

The concept for this PUD is to provide for a combination of R-1 (Single Family Residential District), R-2 (Combined Residential District) and C-3 (Restricted Commercial District) development. The overall Legacy Lakes development includes three phases.

The community will be surrounded by either a masonry wall (residential uses) or wrought iron fence (open space and commercial uses) along the bordering roads of Vandament Avenue, Ranchwood Boulevard and Yukon Parkway. Private Streets shall be permitted without the use of gated entrances.

The houses/structures within each phase are expected to be similar in appearance and possibly connected by brick walls in-between structures. There will be a minimal yard to be maintained by residents. The front yards of the homes will be common, with private backyards along the ponds throughout the development. Side load garages will be encouraged.

A large amount of the proposed common area is to consist of the existing ponds dividing the property into three phases, and providing a buffer between the different uses.

7.1 USE AND DEVELOPMENT REGULATIONS

7.1.1 PHASE 1

The zoning within Phase 1 will remain that of R-1, Single-Family Residential District.

The following regulations shall apply:

1. Overall density of this development shall not exceed 4.2 lots/acre.
2. Front setback of 15 ft., with a minimum garage front setback of 20 ft.
3. Rear setback of 10 ft.
4. Side setback of 5 ft., with a minimum of 10 ft. between structures.
5. Maximum lot coverage of 60%
6. Minimum lot size of 5000 sq. ft.
7. Minimum lot depth of 75 ft.
8. Private Streets will be allowed without the use of a gated entrance. If a gated entrance is utilized, information regarding the design of the entrance (including stacking distance and emergency access) shall be provided to City staff for approval.

7.1.2 PHASE 2

The zoning within Phase 2 will be that of R-2, Combined Residential District.

The following regulations shall apply:

1. Overall density of this development shall not exceed 4.2 lots/acre.
2. Front setback of 15 ft., with a minimum garage front setback of 20 ft.
3. Rear setback of 10 ft.

4. Side setback of 5 ft., with a minimum of 10 ft. between structures.
5. Maximum lot coverage of 60%
6. Minimum lot size of 5000 sq. ft.
7. Minimum lot depth of 75 ft.
8. Maximum number of dwelling units shall be 14.
9. Maximum building height shall be 35 feet.
10. Minimum lot frontage shall be 60 ft. The minimum lot frontage of any wedge-shaped lots shall be 40ft.
11. Private Streets will be allowed without the use of a gated entrance. If a gated entrance is utilized, information regarding the design of the entrance (including stacking distance and emergency access) shall be provided to City staff for approval.

7.1.3 PHASE 3

The zoning within Phase 3 will be that of C-3, Restricted Commercial District.

The following regulations shall apply:

1. The minimum building setback along Ranchwood Boulevard will be 30 ft.
2. Portions of Phase 3 adjoining a residential district shall have a minimum rear yard setback of 30 ft. measured from the property line separating Phase 3 from the residential tract.
3. Maximum building height shall be 35 ft.
4. All mechanical units and dumpsters located within Phase 3 shall be screened from view of the residential phases to the east using sight proof screening. Sight proof screening shall be a minimum of 6 ft. in height, shall be solid and opaque, and may consist of wood fence, masonry walls or the side of the proposed building.
5. To minimize light spillover on residential uses, outdoor lights within Phase 3 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.
6. Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, drivet, rock, or stone. Exposed metal or exposed concrete block buildings shall not be permitted.
7. The existing ponds/water features shall provide a buffer between Phase 3 and the adjacent residential uses. Landscaping will be provided to act as additional screening. Landscaping and fencing of all commercial lots shall be of a consistent scheme. A landscaping and fence plan shall be provided to City staff in conjunction with future building permit applications.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

8.1 LANDSCAPING REGULATIONS

The subject property shall meet all requirements of the City of Yukon's Landscaping Ordinance in place at the time of development.

8.2 ACCESS REGULATIONS

Phase 1 shall have one (1) access point from Yukon Parkway. Phase 2 shall have one (1) access point from Vandament Avenue. Phase 3 shall have one (1) access point from Vandament Avenue and two (2) access points from Ranchwood Parkway.

Private streets will be installed by the developer. Street design and paving plans will be submitted as a part of the platting process. Private Streets will be allowed without the use of a gated entrance. If a gated entrance is utilized, information regarding the design of the entrance (including stacking distance and emergency access) shall be provided to City staff for approval.

Future lots within Phase 3 shall take access via shared access agreements.

Minimum Driveway separation shall be 200 ft, measured from the nearest intersecting right-of-way lines. Limits of No Access shall be provided between driveways.

Minimum distance from the intersection of Vandament Avenue and Ranchwood Boulevard to the first driveway along Vandament Avenue shall be 200 ft, measured from the nearest intersecting right-of-way lines. Minimum distance from the intersection of Vandament Avenue and Ranchwood Boulevard to the first driveway along Ranchwood Boulevard shall be 300 ft, measured from the nearest intersecting right-of-way lines. Limits of No Access shall be provided between said intersection and the first access drives. Exact location of access points is predicated upon approval of the City Engineer.

8.3 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Yukon requirements

8.4 SIGNAGE REGULATIONS

All freestanding signs within this PUD shall be monument signs. One monument sign per entrance shall be allowed. The maximum size of the monument signs in Tracts 1 and 2 shall be 6 feet in height and 20 feet in width. The maximum size of the monument signs in Tract 3 shall be 10 feet in height and 10 feet in width. The signs shall be covered with a material consistent with the buildings they serve. No pole signs will be allowed.

Electronic Display Signs will be allowed with the following requirements:

1. The area of the electronic display sign shall not exceed 100 square feet.
2. Electronic display sign operations shall only be allowed between 7am and 8pm unless a dimmer switch is installed to be activated between 8pm and 7am.
3. There shall be a minimum of 100 feet of separation between the electronic display sign and any adjacent residentially zoned property.
4. If the electronic display sign is over 50 square feet, it shall be setback from any signalized intersection a minimum of 50 feet, observe a minimum of a 200-foot setback from any adjacent residentially zoned property and observe a 25-foot setback from the street curb/edge.

5. The sign face shall not directly face adjacent residentially zoned property.

8.5 COMMON AREAS / PRIVATE DRAINAGE

Drainage improvements will be in accordance to applicable sections of the City of Yukon Code of Ordinances. Private drainage ways will be permitted. Such private drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners. The percentage of the proposed common area covered by the existing water features shall be no greater than 83%.

8.6 FINAL PLAT

Platting will be required per City of Yukon Requirements.

SECTION 9.0 DEVELOPMENT SEQUENCE

The Legacy Lakes Development will be permitted to be completed in phases.

SECTION 10.0 EXHIBITS

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

EXHIBIT A: MASTER DEVELOPMENT PLAN

EXHIBIT B: TOPOGRAPHY MAP

