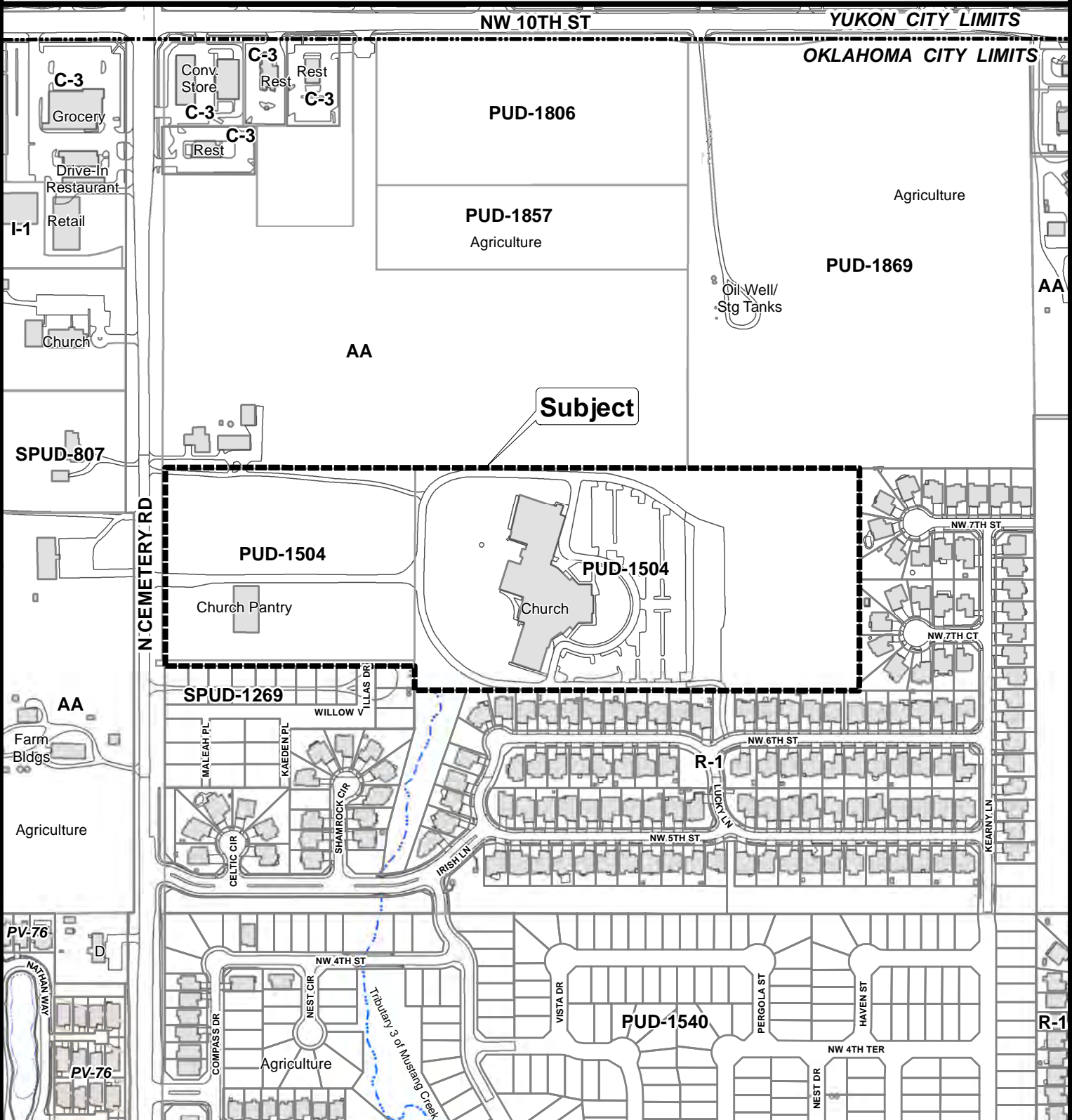


Case No: PUD-2035
Trinity Baptist Church of Yukon

Applicant: Gobi of Mustang, LLC and
Trinity Baptist Church of Yukon

Existing Zoning: PUD-1504

Location: 620 N. Cemetery Rd.



The City of
OKLAHOMA CITY

Planned Unit Development



0 200 400 Feet

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

TOGETHER WE CHURCH

PUD-_____

September 10, 2024

PREPARED FOR:

Trinity Baptist Church of Yukon
620 N. Cemetery Road
Yukon, OK 73099

PREPARED BY:

Grubbs Consulting LLC
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Yukon, OK 73099
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EXHIBIT A – Legal Description (attached hereto and made a part hereof)

EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)

SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 30 acres and is located in the Northwest Quarter of Section 32, Township 12 North, Range 5 West of the Indian Meridian in Oklahoma City, Canadian County, Oklahoma. The property address is 620 N. Cemetery Road.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached, and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owners and developer of the property is Trinity Baptist Church of Yukon.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is zoned PUD-1504 and is currently occupied with a church and other associated facilities. Surrounding properties are zoned and used for:

North: AA & PUD-1869/residence and multi-family under construction

East: R-1/residential

South: SPUD-1269 & R-1/residential

West: AA & SPUD-807/church and residence

SECTION 5.0 PHYSICAL CHARACTERISTICS

The elevation of the property ranges from 1360 feet to 1395 feet and the slope analysis reveals an average slope of 3.0%. The subject property has soil types Renfrow Silt Loam and Bethany Silt Loam. The property is in the Mustang Creek drainage basin, with 150 acres within the drainage area.

SECTION 6.0 CONCEPT

The concept for this PUD is to continue using the property for church related purposes, to allow gravel parking surfaces for overflow parking and permit accessory maintenance buildings.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the Oklahoma City Zoning Ordinance, 2020, as amended:

§ 59-10250.2 Paving - Overflow parking for uses related to Low Impact Institutional: Neighborhood Related is permitted to consist of a pervious surface of gravel, rock, asphalt millings or similar type material.

§ 59-12100.2 Use and Structure Regulations – Exposed exterior metal finish permitted on accessory buildings constructed for storage of maintenance equipment.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts Cemetery Road, a two-lane asphalt road with no curb and gutter.

7.2 SANITARY SEWER

There is an existing 12 inch public sanitary sewer line through the center of the property with the capacity to serve all uses.

7.3 WATER

There is an existing 16 inch public water line along Cemetery Road that services the property.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 33 located at 11630 SW 15th Street.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

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

7.6 PUBLIC TRANSPORTATION

Public transportation is unavailable to this site.

7.7 DRAINAGE

The property within this Planned Unit Development is not adjacent to or within a FEMA 100 year flood plain.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the urban low intensity area. The uses proposed are consistent with and compliant with the urban low intensity standards.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this 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 Oklahoma City'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 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 **C-1 Neighborhood Commercial District** shall govern the property except as herein modified, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted.

1. The following uses shall be the only uses permitted. All uses permitted will be accessory uses to the existing church. Accessory uses shall be defined as uses which are customarily associated with, and incidental and subordinate to, a principal use:
 - a) Administrative and Professional Offices (8300.1)
 - b) Adult Day Care Facilities (8300.2)
 - c) Business Support Services (8300.24)
 - d) Child Care Centers (8300.25)
 - e) Dwelling Units and Mixed Uses (8200.2)
 - f) Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
 - g) Library Services and Community Centers (8250.11)
 - h) Low Impact Institutional: Neighborhood Related (8250.14)
 - i) Medical Services: General (8300.52)
 - j) Medical Services: Restricted (8300.53)
 - k) Personal Services: Restricted (8300.59)

8.2 LANDSCAPE & SCREENING REGULATIONS

- a) All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted herein.
- b) No less than a six foot and no greater than an eight foot high wall shall be required along the boundary of this parcel where it is adjacent to any residential use. Said wall shall be constructed entirely of stucco, brick, or stone on a continuous footing, or may be constructed of wood with brick, stone or masonry columns with footings on 24 foot centers and shall be solid and opaque.
- c) Landscape buffers to include a minimum five foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment to a residential district or use three inch caliper trees spaced a maximum of 25 feet on center shall be installed along the south and east property lines abutting any residential district or use.

- d) In addition to the requirement of the Landscaping Ordinance, a minimum 20 foot landscape buffer with either a minimum nine landscaping points installed for every 25 linear feet of abutment, or three inch caliper trees spaced a maximum of 25 feet on center shall be installed along the Cemetery Road boundary.
- e) Unique natural resources, such as significant vegetation, watercourses, or native rock outcroppings and other natural features that create desirable and functional environments for patrons, pedestrian and occupants shall be provided.
- f) Existing healthy, mature trees shall be protected and retained where possible.

8.3 ACCESS REGULATIONS

- a) There shall be a maximum of two access points from Cemetery Road. Shared access with the properties to the north and south shall be permitted.
- b) Any building within the west ten acres shall take access from the existing central drive.
- c) Driveways within and adjacent to the parcel shall have a minimum of 200 feet of separation from driveway centerline to driveway centerline and shall meet all City design standards.
- d) Lots within the PUD will not be required to have frontage on an approved street. Access to individual lots shall be permitted from private drives. The private drives shall be placed within a platted common area and/or platted access easement designated for access purposes. A property owners association, through the use of recorded covenants and restrictions, shall govern maintenance of the private drives. 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 20 feet for one-way drives and 24 feet for two-way drives. All zoning district building setbacks shall be eliminated for lots so developed. Platted building setbacks shall be enforced.
- e) Lots may be platted/subdivided and there shall be no minimum lot size. A platted lot may be split administratively but is not permitted to include an adjacent common area/private driveway. The resulting lot is permitted to take access from the platted common area/private drive and to conform to the regulations within the PUD. A split lot is not required to have frontage on an approved street.

8.4 SIGN REGULATIONS

a) FREESTANDING ACCESSORY SIGNS

Free-standing accessory signs shall be limited to ground signs having a maximum height of eight feet and display area of 100 square feet. The signs shall be covered with a material consistent with the buildings they serve. No pole signs will be allowed. There shall be one additional free-standing sign permitted specifically designated for a church, located along Cemetery Road.

b) ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

c) NON-ACCESSORY SIGNS

Non-Accessory signs will be prohibited.

d) ELECTRONIC MESSAGE DISPLAY SIGNS (EMD'S)

Electronic Message Display signs will be prohibited.

e) A landscaped area containing one point per two square feet of sign or fraction thereof shall be located within ten feet of the base of all free-standing accessory signs. The landscaping may be applied to fulfill site or parking point requirements. Turf grass shall not be used to satisfy the requirement.

f) A sign that contains the name of any business located within the PUD is deemed accessory, even if the sign is not placed on the parcel where the business is located, as long as the business and the sign are located within the PUD.

8.5 PARKING REGULATIONS

a) The design and number of all parking facilities shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended, except as otherwise noted herein.

b) An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/private driveway. Off-site shared parking shall be permitted in order to comply with parking requirements. Off-site parking is further limited to the boundaries of the PUD.

c) Required parking for all uses must be hard surfaced in accordance with Oklahoma City standards. Overflow parking areas related to Low Impact Institutional: Neighborhood Related uses shall be permitted on a pervious surface such as gravel, rock, asphalt millings, or similar material.

d) Private drives utilized for emergency access shall be permitted to consist of a gravel surface.

8.6 COMMON AREA REGULATIONS

a) Maintenance of common areas and all amenities located within the common areas is the responsibility of the property owners, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, that cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within drainage related common areas or drainage easements. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

8.7 PLATTING & SPECIFIC PLAN REGULATIONS

- a) Any platting of property shall comply with the Subdivision Regulations.
- b) A Specific Plan shall not be required.

8.8 FAÇADE/ARCHITECTURAL REGULATIONS

- a) Exterior building wall finish on all new main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie).
- b) Exterior building elevations shall be consistent with the finishes and architecture of the existing main church building.
- c) No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted on new main buildings. Exposed metal or exposed concrete block on main buildings shall not be permitted.
- d) Accessory buildings utilized for maintenance equipment shall be permitted to consist of exposed metal siding.

8.9 LIGHTING REGULATIONS

The site lighting shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended. Lighted sports fields are specifically prohibited.

8.10 DRAINAGE REGULATIONS

Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is platted with drainage areas confined to common areas or private drainage easements. Such drainageways 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.

8.11 DUMPSTER REGULATIONS

Trash collection facilities in this PUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

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 a residential zoning district or use.

8.12 ROOFING REGULATIONS

Every primary structure in this PUD shall have Class C roofing or better.

8.13 SIDEWALK REGULATIONS

Five foot sidewalks shall be constructed on the arterial street with each development parcel, or six foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to Oklahoma City ordinance requirements and the policies and procedures of the Public Works Department. Four foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

8.14 HEIGHT REGULATIONS

The base zoning district regulations shall regulate heights of structures in this PUD. A multi-story commercial building adjacent to the boundary of residential properties shall be designed so that the wall facing residential properties contains either no upper story window or upper story windows with opaque glass.

8.15 SETBACK REGULATIONS

Unless modified herein, yard requirements in this PUD shall be the same as the base-zoning district, except there shall be a building setback of not less than 50 feet along the Cemetery Road frontage.

8.16 PUBLIC IMPROVEMENTS

Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

8.17 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

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

SECTION 10.0 EXHIBITS

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

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT A
LEGAL DESCRIPTION
TOGETHER WE CHURCH

Part of the South Half (S/2) of the Northwest Quarter (NW/4) of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Commencing at the Southwest Corner of said NW/4, Section 32, T12N, R5W, IM;

Thence S 89°57'28" E along the South line of said NW/4 a distance of 60.00 feet to a point on the East right of way line of State Highway 92;

Thence N 0°03'31" E along the East right of way line of said State Highway 92 and parallel with the West line of said NW/4 a distance of 734.09 feet to the point of beginning;

Thence continuing N 0°03'31" E along said East right of way a distance of 588.65 feet;

Thence S 89°56'41" E a distance of 2060.00 feet;

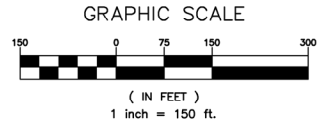
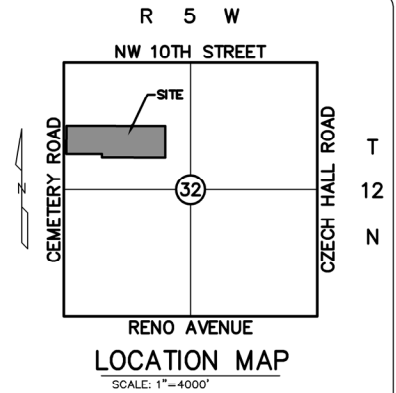
Thence S 0°03'31" W a distance of 660.00 feet;

Thence N 89°56'41" W a distance of 1320.00 feet;

Thence N 0°03'31" E a distance of 71.34 feet;

Thence N 89°56'41" W a distance of 740.00 feet to the point of beginning, containing 30 acres, more or less.

EXHIBIT B



Proj No.: 24-055
Date: 9/10/2024
Scale: (Horiz.) 1"=400'
(Vert.) N/A
Drawn By: KLTP
Checked By: TM
Approved By: MCG

TRINITY BAPTIST CHURCH
CEMETERY ROAD & NW 10TH STREET
CANADIAN CO., OKLAHOMA
MASTER DEVELOPMENT PLAN

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0640
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26

MDP