

**APPROVED**

3-12-2024

BY THE CITY COUNCIL  
*Angie H. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT  
**SPUD-1592**  
**MASTER DESIGN STATEMENT FOR**  
**2826 W. Britton Rd.**

**December 13, 2023**  
**January 18, 2024**  
**January 25, 2024**  
**January 29, 2024**

**PREPARED BY:**

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## **SPUD- 1592 MASTER DESIGN STATEMENT**

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

### **I. Special Development Regulations:**

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. 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 Simplified Planned Unit Development. 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 Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City 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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. There shall be two (2) Tracts within this SPUD. Both Tract A and Tract B will be developed in accordance with the regulation of the **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

#### **The following uses shall be permitted within Tract A:**

8300.1	Administrative and Professional Offices
8300.5	Alcoholic Beverage Retail Sales
8300.8	Animal Sales and Services: Grooming
8300.10	Animal Sales and Services: Kennel and Veterinary, General [outdoor dog runs shall not be permitted]
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.13	Automotive: parking Lots, as a Principal Use
8300.23	Building Maintenance Services
8300.24	Business Support Services
8300.25	Child Care Centers
8300.29	Communications Services: Limited
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owners Association
8250.4	Community Recreation: Restricted

8300.32	Convenience Sales and Personal Services
8250.5	Cultural Exhibits
8250.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses
8300.37	Eating Establishments: Sitdown
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8250.11	Library Services and Community Centers
8250.12	Light Protection and Utility: General
8250.13	Light Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.55	Participant Recreation and Entertainment: Indoor
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Repair Services: Restricted
8300.63	Retail Sales and Services: General
8200.13	Senior Independent Living

**The following uses shall be the only uses permitted within Tract B:**

An accessory parking lot to Tract A, as well as an enclosed dumpster.

**2. Maximum Building Height:**

The maximum building height shall be two (2) stories.

**3. Maximum Building Size:**

The maximum building size shall be 20,000 square feet.

**4. Maximum Number of Buildings:**

The maximum number of buildings shall be in accordance with the base zoning district.

**5. Building Setback Lines**

North:	25 feet
South:	10 feet, except that there shall be a 25-foot setback from the property line along Croydon Ct.
East:	0 feet, except that there shall be a 5-foot setback where abutting a residential zone
West:	5 feet

**6. Sight-Proof Screening:**

Screening shall be in accordance with the base zoning district, except that there shall be an 8-foot-high sight-proof fence where adjacent to a residential zone.

**7. Landscaping:**

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development, with the inclusion of a landscape buffer no less than six feet in width planted with a series of shade trees and evergreen plantings that will grow to a height of at least six feet in height where adjacent to any residential zone.

**8. Signs:**

**8.1 Freestanding Accessory Signs**

Freestanding signs will be in accordance with the base zoning district regulations, except that any freestanding sign on Croydon Court shall be a ground/monument sign, maximum 5 feet tall and 25 square feet in area.

**8.2 Attached Signs**

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

**8.3 Non-Accessory Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs shall not be allowed.

**9. Access:**

There shall be one access point off of W. Britton Rd. and one access point off of Croydon Ct.

**10. Sidewalks**

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, subject to the policies and procedures of the Public Works Department. A five (5) foot sidewalk shall also be constructed on Croydon Court.

**II. Other Development Regulations:**

**1. Architecture:**

Exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, rock or stone masonry, architectural metal, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted.

**2. Open Space:**

N/A.

**3. Street Improvements:**

N/A.

**4. Site Lighting:**

The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

**5. Dumpsters:**

Dumpsters shall be 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 district or use.

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

**6. Parking:**

The design of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended. There shall be a total of 57 parking spaces within this SPUD, with the inclusion of methods in 59-10600.5 to reduce the number of spaces required under Chapter 59, Article X.

**7. Maintenance:**

Maintenance of the common areas in the development shall be the responsibility of the property owner 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. 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. Drainage:**

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

**III. Supporting Documents**

Exhibit A: Legal Description

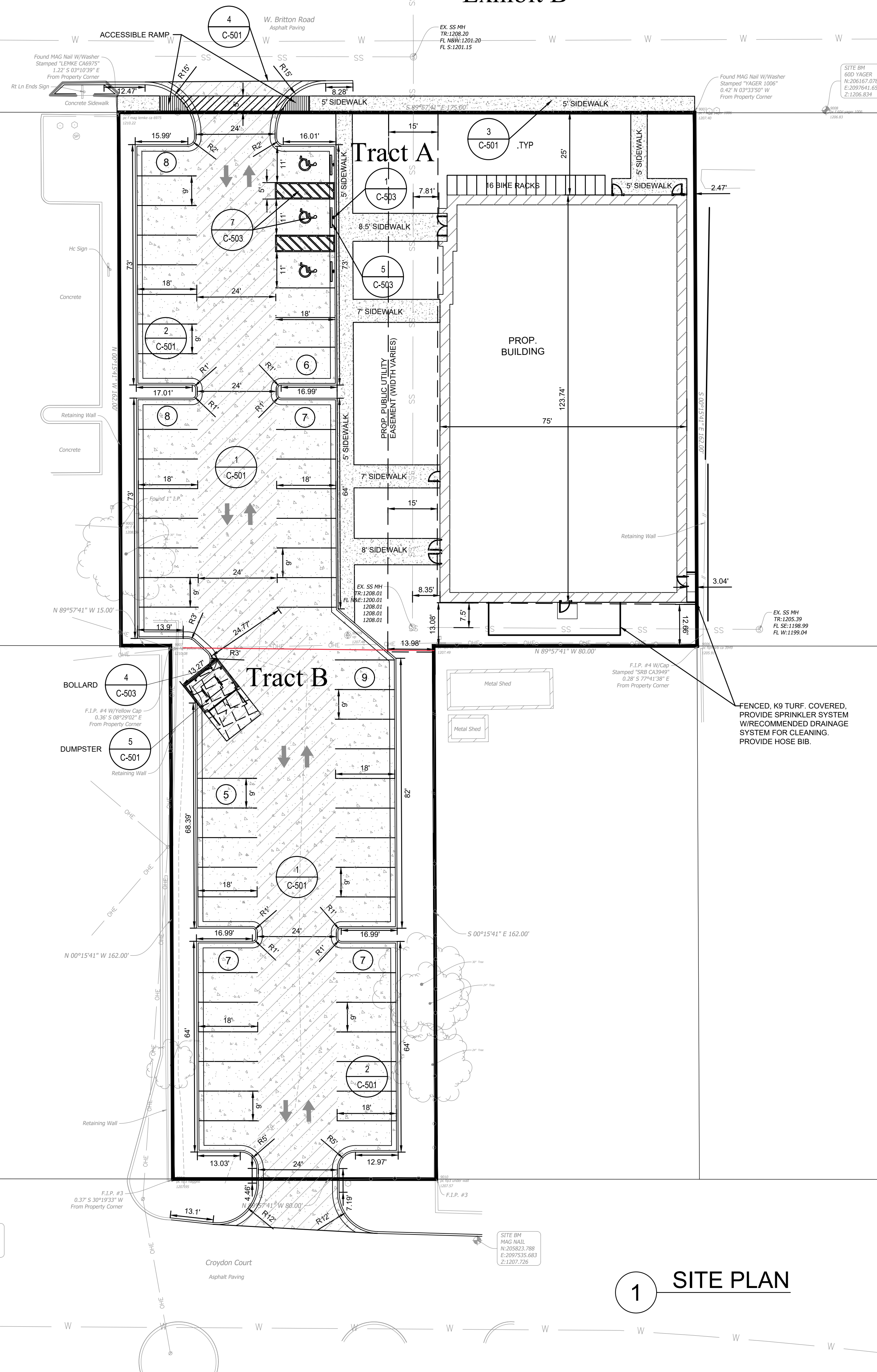
Exhibit B: Conceptual Site Plan

SPUD-1592 Exhibit A - Legal Description

Tract A: The East 95 Feet of Lot Ten (10), and all of Lot Eleven (11), in Block One Hundred Twelve (112), of NICHOLS HILLS SUBURBAN TRACTS, to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof. **AND** Tract B: The East 80 feet of Lot Nine (9), in Block One Hundred Twelve (112), of NICHOLS HILLS SUBURBAN TRACTS, to Nichols Hills, Oklahoma County, Oklahoma, according to the recorded plat thereof.



## Exhibit B



## Exhibit B

PARKING COUNT:

REQUIRED SPACES:  
OFFICE: 18,000 SF = 76 SPACES  
TOTAL REQUIRED: 76 SPACES

TOTAL PROVIDED:  
REGULAR: 54 SPACES  
ACCESSIBLE: 3 SPACES  
TOTAL PROVIDED: 57 SPACES

PARKING SHORTAGE: 19 SPACES  
16 BIKE RACKS = 8 SPACES  
REMAINDER SHORTAGE TO BE MADE  
UP BY ADDITIONAL LANDSCAPING.

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR CENTER OF PAINT STRIPE UNLESS OTHERWISE NOTED.

2. ALL RADII NOT LABELED ARE 5 FEET TO THE FACE OF CURB.

3. ALL MATERIAL SHALL BE IN COMPLIANCE AND INSTALLED IN ACCORDANCE 2010 ADA STANDARDS.

4. PAVEMENT STRIPING SHALL BE 4-INCH WIDE AND WHITE IN COLOR.

5. CONTRACTOR SHALL COORDINATE WITH FIRE DEPARTMENT/AUTHORITIES FOR FIRE LANE STRIPING REQUIREMENTS.

6. ALL TRAFFIC CONTROL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.

7. JOINT SPACING FOR CONCRETE PAVEMENT SHALL BE PROVIDED SUCH THAT NO PANEL EXCEEDS THE 1.25L:1.00W RATIO. MAXIMUM PANEL SIZE SHALL BE 10 FEET X 12.5 FEET. JOINTS SHOULD BE CUT AS SOON AS CONCRETE WILL SUPPORT MACHINERY.

8. ODD-SHAPED CONCRETE PANELS SHOULD BE REINFORCED. AN ODD-SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE LONGER DIMENSION EXCEEDS THE SHORTER DIMENSION BY MORE THAN 25% OR A PANEL WHICH ESSENTIALLY IS NEITHER SQUARE OR RECTANGULAR.

NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED FROM INFORMATION OBTAINED FROM THE OWNER/SURVEYOR. NO EXCAVATION WAS PERFORMED TO DETERMINE THE SIZE OR LOCATION. NOT NECESSARILY ALL UNDERGROUND UTILITIES ARE SHOWN AND THOSE SHOWN ARE IN APPROXIMATE LOCATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AND THE LOCATION THEREOF PRIOR TO BEGINNING CONSTRUCTION. NO RESPONSIBILITY IS HEREBY EXTENDED FOR LOCATION OF UNDERGROUND UTILITIES.



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OKLAHOMA CITY ENGINEERING DESIGN CRITERIA STANDARD AND SPECIFICATIONS.

Nafa Engineering, PLLC  
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Engg. CA # 6740 exp.06/30/2025

[illegible]

DESIGN BY: NF	CHECKED BY: RN	DATE: DEC. 12, 2023	JOB #: 23-00154
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Prepared for  
BRVC  
2826 W. Britton Road  
Oklahoma City, OK-73120

**BRITTON ROAD  
VETERINARY CLINIC  
2826 W. Britton Road  
Oklahoma City, Oklahoma-73120  
SITE PLAN**

SHEET  
NUMBER  
C-102