



The City of Oklahoma City
 Development Services Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
 BRVC, LLC

Project Name

2820 and 2826 W. Britton Road

Address / Location of Property (Provide County name & parcel no. if unknown)

Commercial development.

Summary Purpose Statement / Proposed Development

Staff Use Only:

Case No.: SPUD - 1592

File Date: 12/13/23

Ward No.: W2

Nbhd. Assoc.: Nichols Hills Suburban NA

School District: OKC

Extg Zoning: C-3 / R-4

Overlay:

1 acre MOL

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Kaitlyn Turner
 Signature of Applicant

Williams, Box, Forshee & Bullard, P.C. on behalf of Applicant

Applicant's Name (please print)
 522 Colcord Dr.

Applicant's Mailing Address
 Oklahoma City, OK 73102

City, State, Zip Code
 405-232-0080

Phone
 dmbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Legal Description

2826 W. Britton Road

The East 95 Feet of Lot Ten (10), and 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.

2820 W. Britton Road

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.

2022021001021817 B: 15057 P: 1492
02/10/2022 12:23:25 PM Pgs: 3
Fee: \$22.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



RETURN AFTER RECORDING TO:

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made and executed effective this 23rd day of February, 2021, by **TRAVIS TODD MAULDIN**, a single man whose notice address is 2826 W. Britton Road, Oklahoma City, OK 73120 ("**Mauldin**"), and **GREGORY S. RIFFELL** and **STACEY RIFFELL**, husband and wife whose notice address is 2826 W. Britton Road, Oklahoma City, OK 73120 ("**Riffell**"), together with Mauldin herein collectively "**Grantor**", in favor of **BRVC LLC**, an Oklahoma limited liability company (herein "**Grantee**"), whose notice address is 2826 W. Britton Road, Oklahoma City, OK 73120.

Mauldin and Riffell, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each hereby grants, bargains, sells and conveys to Grantee, and Grantee's successors and assigns forever, **AN UNDIVIDED ONE-HALF (1/2) INTEREST** in those certain pieces, parcels or tracts of land situate in Oklahoma County, Oklahoma, more particularly described on **Exhibit "A"**, together with all improvements thereon and easements, rights-of-way, privileges, appurtenances and other rights, if any, pertaining thereto but excluding all oil, gas and other minerals previously conveyed or reserved of record (collectively, the "**Property**"). It is the intent of Grantor, in executing this deed, that Grantee acquire title to a 100% fee simple interest in the Property comprised of the 50% undivided interest conveyed by Mauldin, as well as the separate 50% undivided interest conveyed by Riffell.

TO HAVE AND TO HOLD, the Property to Grantee and Grantee's successors and assigns, forever.

This conveyance is being made by Grantor and accepted by Grantee subject to all easements, restrictions, rights, reservations, encumbrances and other matters of record with respect to the Property as of the execution of this Special Warranty Deed, including a lease of 2826 W. Britton Road to Britton Road Veterinary Clinic, Inc., as amended (collectively, the "**Permitted Exceptions**"). Grantor does, except as to the Permitted Exceptions, further covenant and bind Grantor, and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the claims of all persons claiming by, through or under Grantor, but not otherwise. **Stacey Riffell is executing this deed solely in her capacity as spouse of Gregory S. Riffell and makes no warranties herein as to the status of title to the Property.**

LEGAL DESCRIPTION

2826 W. Britton

The East 95 Feet of Lot Ten (10), and 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.

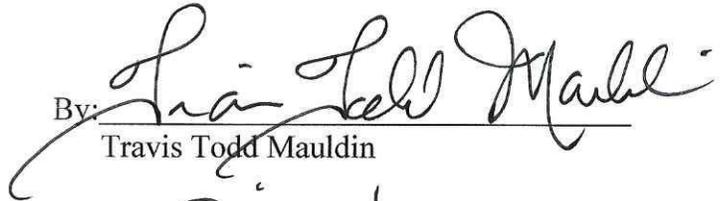
2820 W. Britton

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.

LETTER OF AUTHORIZATION

BRVC, LLC, (the property owner of record) or (an agent of the property owner of record) authorizes the firm of Williams, Box, Forshee & Bullard P.C., to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location: 2826 and 2820 W. Britton Road.

By:


Travis Todd Mauldin

Title:

President

By:


Gregory Riffell

Title:

Vice President

Date:

12/13/23

Exhibit A

Legal Description

2826 W. Britton Road

The East 95 Feet of Lot Ten (10), and 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.

2820 W. Britton Road

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MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	SUB NAME	BLOCK	LOT	LEGAL	LOCATION
3724	R087345320	BRVC LLC		2826 W BRITTON RD	OKLAHOMA CITY	OK	73120	NICHOLS HILLS SUBURBAN TR	112	000	NICHOLS HILLS SUBURBAN TR 112 000 E80FT LOT 9 & E95FT LOT 10 (PART OF SUBJECT PROPERTY)	2826 W BRITTON RD OKLAHOMA CITY
3724	R087345340	BRVC LLC		2826 W BRITTON RD	OKLAHOMA CITY	OK	73120	NICHOLS HILLS SUBURBAN TR	112	011	NICHOLS HILLS SUBURBAN TR 112 011 (PART OF SUBJECT PROPERTY)	2820 W BRITTON RD OKLAHOMA CITY
3719	R178929100	BURT RENTALS 917 LLC		4900 TROTTER CIR	LINCOLN	NE	68516	UNPLTD PT SEC 30 13N 3W	000	000	UNPLTD PT OF SEC 30 13N 3W GOVERNMENT LOT 4 BEG AT SW/C N200FT E200FT S200FT W200FT TO BEG	9400 N MAY AVE VILLAGE
3719	R178929000	SHOPPES ON MAY LLC	DREAM WEAVER PROPERTIES LLC	PO BOX 53371	OKLAHOMA CITY	OK	73152	UNPLTD PT SEC 30 13N 3W	000	000	UNPLTD PT SEC 30 13N 3W 000 000 PT SW4 SEC 30 13N 3W BEG 33FT N & 33FT E OF SW/C SW4 TH N584.48FT E546.99FT S584.11FT W550.59FT TO BEG EX BEG 33FT N & 33FT E OF SW/C SW4 TH N167FT E167FT S167FT W167FT TO BEG	9410 N MAY AVE VILLAGE
3719	R178929500	BRADYS PLAZA LLC		10601 S WESTERN AVE STE A	OKLAHOMA CITY	OK	73170-6201	UNPLTD PT SEC 30 13N 3W	000	000	UNPLTD PT SEC 30 13N 3W 000 000 PT SW4 SEC 30 13N 3W BEG 1067.79FT N OF SW/C SW4 TH N257.06FT E677.02FT S1324.25FT W100FT N597.22FT E57.70FT TH NWLY ON A CURVE TO THE LEFT 35.45FT NW20FT TH NWLY ON A CURVE TO THE LEFT 58.70FT NW62.11FT TH NWLY ON A CURVE TO THE RIGHT 69.21FT NW359.59FT NW86.49FT TH WLY ON A CURVE TH THE LEFT 72.35FT TH W56FT TO BEG EX A TR BEG 1067.79FT N & 56FT E & 72.25FT SE ON A CURVE & 86.49FT SE & 56.97FT SE OF SW/C SW4 TH NELY199.58FT SELY148.96FT S212FT SW45.41FT NWLY299.03FT TO BEG	9638 N MAY AVE VILLAGE
3724	R087345000	2828 CROYDON COURT LLC		6608 N WESTERN AVE STE 88	OKLAHOMA CITY	OK	73116	NICHOLS HILLS SUBURBAN TR	111	000	NICHOLS HILLS SUBURBAN TR 111 000 LOT 11 EX W176FT	2828 CROYDON CT OKLAHOMA CITY
3724	R087344980	TPG HOSPITAL LLC		14024 QUAIL POINTE DR	OKLAHOMA CITY	OK	73134-1006	NICHOLS HILLS SUBURBAN TR	111	000	NICHOLS HILLS SUBURBAN TR 111 000 LOT 10 & W176FT OF LOT 11	9204 N MAY AVE OKLAHOMA CITY

OWNERSHIP REPORT
ORDER 2848487-OK99

DATE PREPARED: DECEMBER 13, 2023
EFFECTIVE DATE: DECEMBER 6, 2023 AT 7:30 AM

3724	R087344940	ALRAY LLC		2508 PEMBROKE TER	OKLAHOMA CITY	OK	73116- 4326	NICHOLS HILLS SUBURBAN TR	111	008	NICHOLS HILLS SUBURBAN TR 111 008	2858 GUILFORD LN OKLAHOMA CITY
3724	R087344960	TPG HOSPITAL LLC		14024 QUAIL POINTE DR	OKLAHOMA CITY	OK	73134- 1006	NICHOLS HILLS SUBURBAN TR	111	009	NICHOLS HILLS SUBURBAN TR 111 009	9200 N MAY AVE OKLAHOMA CITY
3724	R087345020	GRUBBS GARI TAYLOR & WILLIAM EDWARD		2824 CROYDON CT	OKLAHOMA CITY	OK	73162	NICHOLS HILLS SUBURBAN TR	111	012	NICHOLS HILLS SUBURBAN TR 111 012	2824 CROYDON CT OKLAHOMA CITY
3724	R087345040	PATCHELL BEVERLY		2820 CROYDON CT	OKLAHOMA CITY	OK	73120- 4427	NICHOLS HILLS SUBURBAN TR	111	013	NICHOLS HILLS SUBURBAN TR 111 013	2820 CROYDON CT OKLAHOMA CITY
3724	R087345280	9300 N MAY LLC	SET POINTE REALTY LLC	1711 W WILSHIRE BLVD	NICHOLS HILLS	OK	73116- 4113	NICHOLS HILLS SUBURBAN TR	112	000	NICHOLS HILLS SUBURBAN TR 112 000 W165FT OF LOT 9 & S37FT OF THE W150FT OF LOT 10	9300 N MAY AVE, Unit 500 OKLAHOMA CITY
3724	R087345360	CHOUINARD BRYAN M	BROWN RICHARD Z	2814 W BRITTON RD	OKLAHOMA CITY	OK	73120- 4428	NICHOLS HILLS SUBURBAN TR	112	000	NICHOLS HILLS SUBURBAN TR 112 000 E40FT LOT 12 SUBJ TO ESMTS OF RECORD	2814 W BRITTON RD OKLAHOMA CITY
3724	R087345370	PRITCHARD KELLY D		2816 W BRITTON RD	OKLAHOMA CITY	OK	73120	NICHOLS HILLS SUBURBAN TR	112	000	NICHOLS HILLS SUBURBAN TR 112 000 W40FT LOT 12	2816 W BRITTON RD OKLAHOMA CITY
3724	R087345200	PRATT WILLIAM R		2817 CROYDON CT	OKLAHOMA CITY	OK	73120	NICHOLS HILLS SUBURBAN TR	112	005	NICHOLS HILLS SUBURBAN TR 112 005	2817 CROYDON CT OKLAHOMA CITY
3724	R087345220	PARK VIEW COMMERCIAL LLC		PO BOX 1067	MUSTANG	OK	73064	NICHOLS HILLS SUBURBAN TR	112	006	NICHOLS HILLS SUBURBAN TR 112 006	2821 CROYDON CT OKLAHOMA CITY
3724	R087345240	BROUSSARD CHARLOTTE RAY TRS	BROUSSARD MARY J REV TRUST	401 NW 83RD ST	OKLAHOMA CITY	OK	73114- 3311	NICHOLS HILLS SUBURBAN TR	112	007	NICHOLS HILLS SUBURBAN TR 112 007	2825 CROYDON CT OKLAHOMA CITY
3724	R087345260	BROADFOOT RAY W JR REV TRUST		13308 OAKCLIFF RD	OKLAHOMA CITY	OK	73120- 8949	NICHOLS HILLS SUBURBAN TR	112	008	NICHOLS HILLS SUBURBAN TR 112 008	2829 CROYDON CT OKLAHOMA CITY

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DATE PREPARED: DECEMBER 13, 2023
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3724	R087345315	SANFORD INVESTMENTS LLC		10101 S WESTERN AVE	OKLAHOMA CITY	OK	73139	NICHOLS HILLS SUBURBAN TR	112	010	NICHOLS HILLS SUBURBAN TR 112 010 N125FT OF W150FT	9340 N MAY AVE OKLAHOMA CITY
3724	R087345380	HOUSER PROPERTIES LLC		15300 BURNING SPRING RD	EDMOND	OK	73013	NICHOLS HILLS SUBURBAN TR	112	013	NICHOLS HILLS SUBURBAN TR 112 013	2812 W BRITTON RD OKLAHOMA CITY
3724	R087345400	HOUSER PROPERTIES LLC		15300 BURNING SPRING RD	EDMOND	OK	73013	NICHOLS HILLS SUBURBAN TR	112	014	NICHOLS HILLS SUBURBAN TR 112 014	0 UNKNOWN OKLAHOMA CITY
3724	R087345420	HOUSER PROPERTIES LLC		15300 BURNING SPRING RD	EDMOND	OK	73013	NICHOLS HILLS SUBURBAN TR	112	015	NICHOLS HILLS SUBURBAN TR 112 015	0 UNKNOWN OKLAHOMA CITY
3898	R178944010	THEODORIDIS VASILIOS	THEODORIDIS YEOTA TRS THEODORIDIS YEOTA 2002 REV TRUST	11409 QUAIL CREEK RD	OKLAHOMA CITY	OK	73120	UNPLTD PT SEC 25 13N 4W	000	000	UNPLTD PT SEC 25 13N 4W 000 000 PT OF SE4 SEC 25 13N 4W BEG AT SE/C OF SE4 TH W190FT N190FT E190FT S190FT TO BEG EXCEPT S & E50FT TO CITY	9401 N MAY AVE VILLAGE
3941	R131651055	LAKEHURST CORP		PO BOX 14009	OKLAHOMA CITY	OK	73113-0009	UNPLTD PT SEC 36 13N 4W	000	000	UNPLTD PT SEC 36 13N 4W 000 000 PT NE4 SEC 36 13N 4W BEG 295.117FT S & 50FT W OF NE/C NE4 TH S287.983FT W550FT N531.92FT E120.09FT S120FT E152.91FT N120FT E32FT S245FT E245FT TO BEG CONT 4.92FT MORE OR LESS EX A TR BEG 321.58FT W & 50FT S OF NE/C NE4 TH S171FT W242FT N171FT E242FT TO BEG	9227 N MAY AVE OKLAHOMA CITY
3941	R131651040	LAKEHURST CORPORATION		PO BOX 14009	OKLAHOMA CITY	OK	73113-0009	UNPLTD PT SEC 36 13N 4W	000	000	UNPLTD PT SEC 36 13N 4W 000 000 PT OF NE4 SEC 36 13N 4W BEG 295.89FT S & 50FT W NE/C NE/4 THW245FT N245FT E222.02FT SELY35.32FT S220.79FT TO BEG CONT 1.3787ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD	2900 W BRITTON RD OKLAHOMA CITY

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-_____

MASTER DESIGN STATEMENT FOR

2820 and 2826 W. Britton Rd.

December 13, 2023

PREPARED BY:

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

dmbox@wbflaw.com

SPUD- 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. This site 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:

All uses within the C-3 Community Commercial District shall be permitted on this site.

2. **Maximum Building Height:**

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

3. **Maximum Building Size:**

The maximum building size shall 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**

Front Yard:	25 feet
Rear Yard:	10 feet
Side Yard:	0 feet

6. Sight-Proof Screening:

Sight-proof screening shall be in accordance with the base zoning district.

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.

8. Signs:

8.1 Freestanding Accessory Signs

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

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 will be in accordance with the base zoning district regulations.

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. Four (4) foot sidewalks shall be constructed on the interior streets prior to any occupancy certificates being issued.

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.

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

Exhibit A
Legal Description

2826 W. Britton Road

The East 95 Feet of Lot Ten (10), and 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.

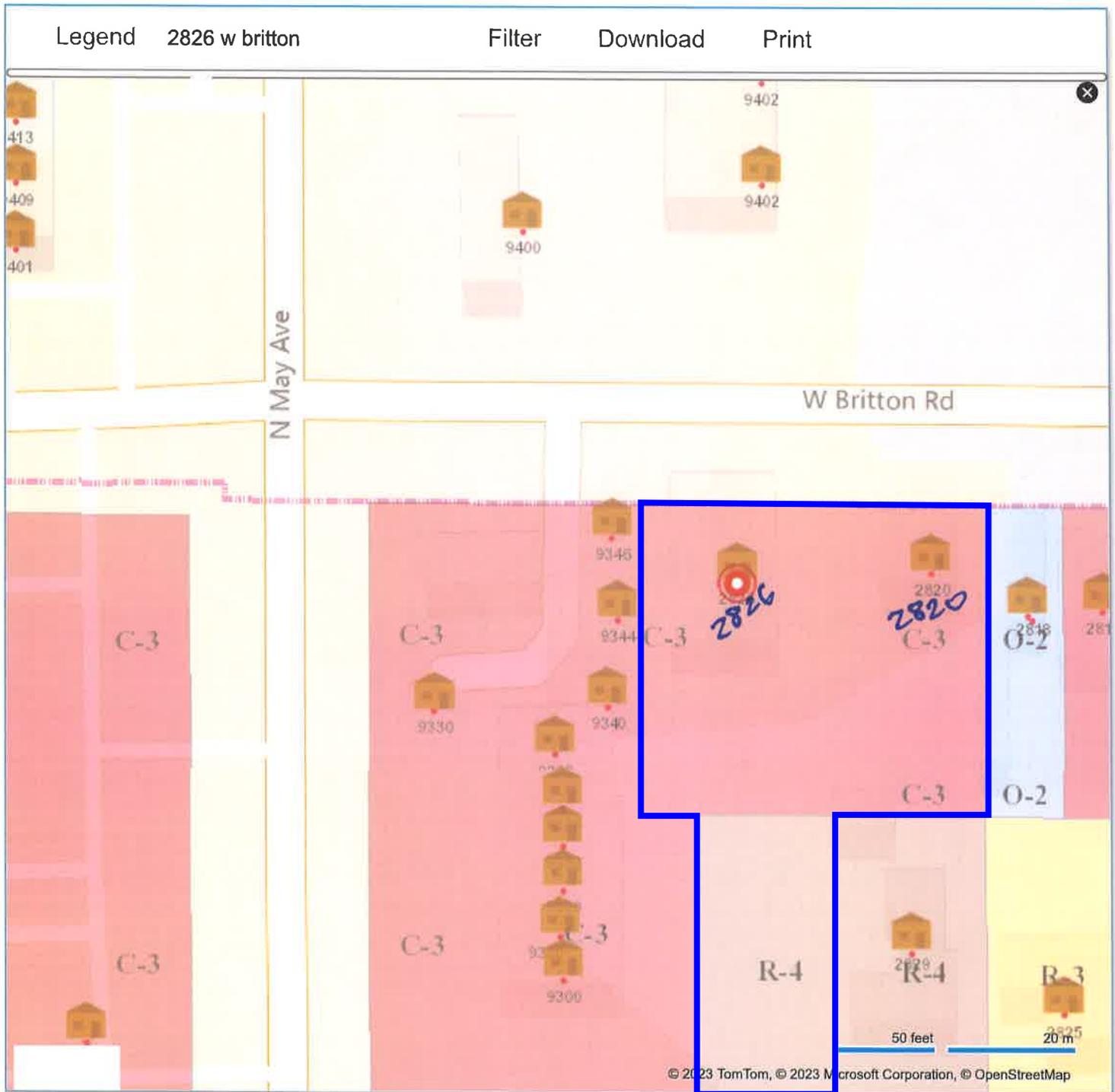
2820 W. Britton Road

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ZONING MAP

**COVID-19 update: We encourage everyone to conduct your business with us by phone or email.
Please call (405) 297-2623 or email SubdivisionandZoning@okc.gov.**

[View zoning definitions, codes and descriptions.](#)



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Other ways to view zoning information