

APPROVED

1-2-2024

BY THE CITY COUNCIL
Amy H. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT

SPUD-1569

MASTER DESIGN STATEMENT FOR

Happy Paws

September 14, 2023

November 14, 2023

PREPARED BY:

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SPUD-1569 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:

The following use(s) will be the only use(s) permitted on this site:

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
8300.11	Animal Sales and Services: Kennel and Veterinary, Restricted
8300.23	Building Maintenance Services
8300.24	Business Support Services
8250.2	Community Recreation: General
8250.3	Community Recreation: Property Owner's Association
8250.4	Community Recreation: Restricted
8300.32	Convenience Sales and Personal Services
8350.3	Custom Manufacturing
8200.2	Dwelling Units and Mixed Uses

8300.34	Eating Establishments: Drive-In
8300.35	Eating Establishments: Fast Food
8300.36	Eating Establishments: Fast Food, With Drive-Thru Order Window
8300.37	Eating Establishments: Sitdown
8300.38	Eating Establishments: Sitdown, Alcohol Permitted
8300.39	Eating Establishments: Sitdown, Limited Alcohol Permitted
8300.41	Food and Beverage Retail Sales
8250.12	Light Public Protection and Utility: General
8250.13	Light Public Protection and Utility: Restricted
8250.14	Low Impact Institutional: Neighborhood-Related
8300.52	Medical Services: General
8300.53	Medical Services: Restricted
8300.58	Personal Services: General
8300.59	Personal Services: Restricted
8300.61	Repair Services: Consumer
8300.62	Research Services: Restricted
8300.63	Retail Sales and Services: General

2. Maximum Building Height:

The maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

There shall be a maximum of one (1) building within this SPUD.

5. Building Setback Lines

The building setback lines shall be in accordance with the base zoning district.

6. Sight-proof Screening:

Sight-proof screening shall be in accordance with the base zoning district. There shall be no less than a seven-foot-high privacy fence to screen the outdoor play area.

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 shall be ground/monument signs a maximum of 8 feet tall and a maximum 100 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 will be prohibited.

9. Access:

Access shall be taken from one (1) access drive off of Memorial Parkway.

10. Sidewalks

Five (5) foot sidewalks shall be constructed on the arterial street with each development parcel, or six (6) foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, 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, 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:

Open space shall be in accordance with the base zoning district.

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, except that there shall be a maximum of 29 parking spaces provided. A carport shall be permitted at the entrance of the building.

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

Lot 3, Block 2 of Rockwell & Memorial Marketplace II, an addition to Oklahoma City, Oklahoma County, Oklahoma according to the plat recorded in Book 81 of Plats, Page 60.

Trex® Seclusions®
COMPOSITE FENCE SYSTEMS

Fence Height: 7'

NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATION.
2. REFER TO YourNextFence.com FOR CONSTRUCTION DETAILS AND PRODUCT INFORMATION.
3. DRAWING NOT TO SCALE.

COMPONENT	QTY	LENGTH	COMPONENT	QTY	LENGTH
Post Cap	1	N/A	Bottom Rail / Picket	2	91"
Post	1	144"	Aluminum Bottom Rail	1	90 1/2"
Top Rail	1	91"	Fence Bracket	4	N/A
Bottom Rail / Picket	19	91"	Ext. Wood Screw	#7	1 5/8"

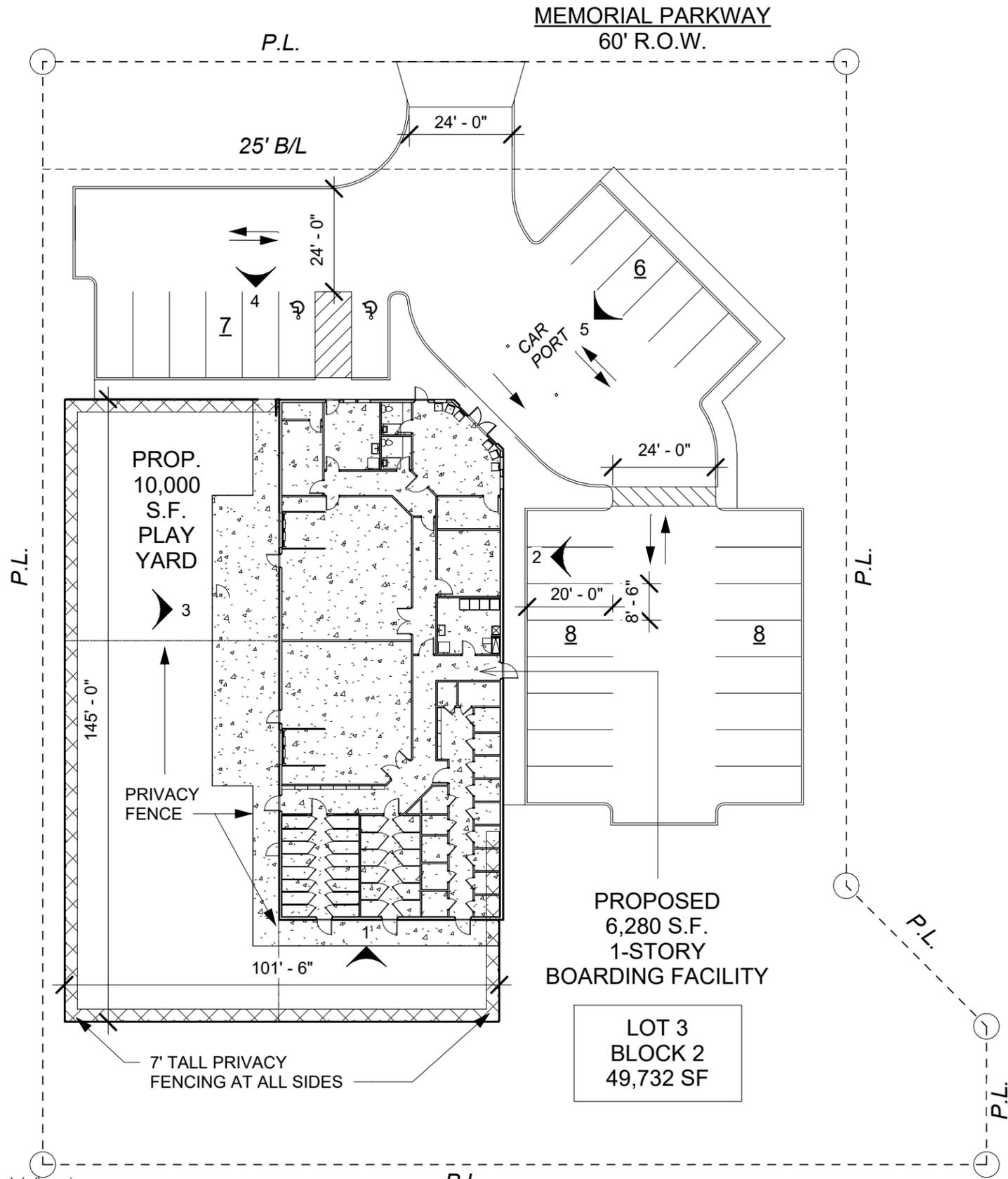
543 E. 600 S. Provo, UT 84606
1-877-700-8739 - YourNextFence.com

TYPICAL FENCING CUT-SHEET [OR SIMILAR]
N.T.S.

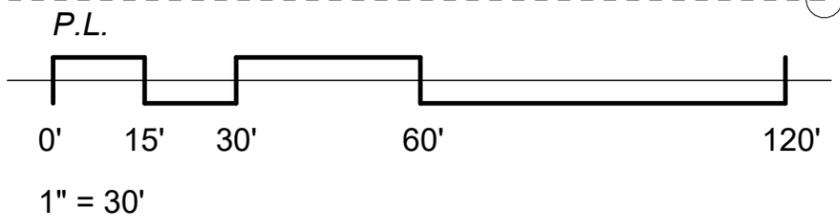
OKLAHOMA CITY PARKING REQUIREMENTS:
Minimum Parking Requirement = 1/200 SF
Minimum ADA Stalls Required = 1/25 stalls

5250 SF / 200 = **31 Minimum Required**
For 26-50 Spaces: = **1 Accessible spaces req'd.**

Total Parking Proposed = **29 Spaces Provided**
(w/ 10% Reduction)



SITE PLAN
1" = 30'-0"



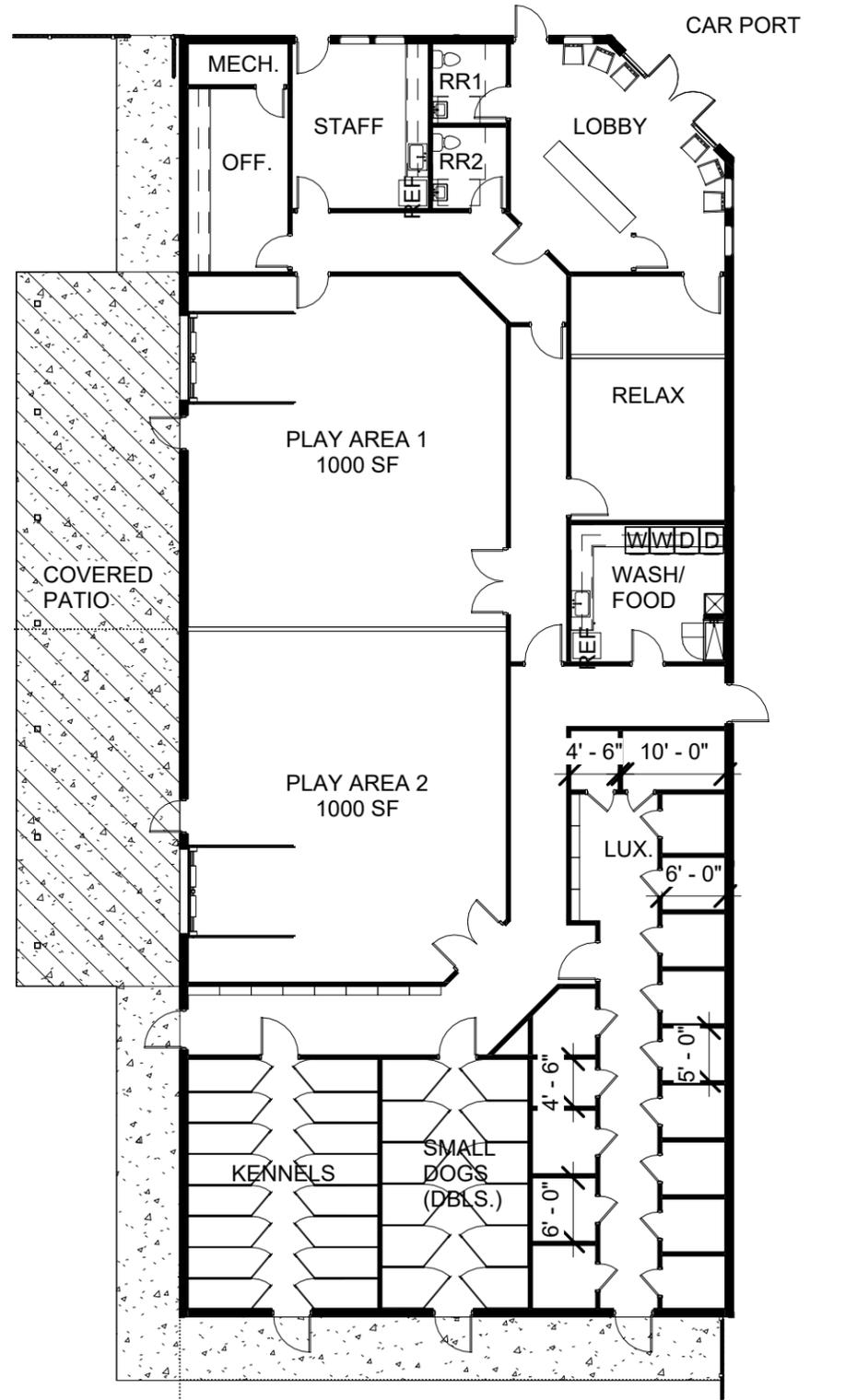
1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137
DESIGN BY: RA

All design, documents and data prepared shall remain the property of TerWisscha Construction Inc and shall not be copied, changed, or disclosed in any form without written consent. TerWisscha Construction Inc shall not be responsible for any alterations or revisions made by anyone other than employees of TerWisscha Construction Inc.
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Happy Paws Boarding

7116 Memorial Parkway, Oklahoma City, OK
09.12.23
PRESENTATION PLANS

C:\Users\jgarnett\Desktop - TerWisscha Construction, Inc\Drawings\Happy Paws - OKCityHappy Paws 08.22.23 - Submittal



SPATIAL CALCULATIONS:

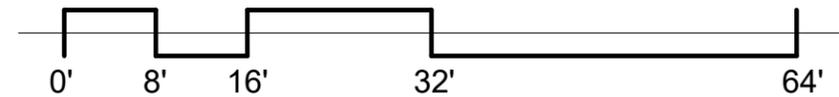
Large Kennels: = 16 Kennels
 Dbl. Stacked Condos: = 12 (24 Total)
 Deluxe Suites: = 16 Suites

Total Capacity: = **56 Pets**

Total Indoor Play: = **2000 SF**

FIRST LEVEL FLOOR PLAN

1/16" = 1'-0"



1/16" = 1'

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09.12.23

PRESENTATION FLOOR PLAN



1550 WILLMAR AVENUE S.E.
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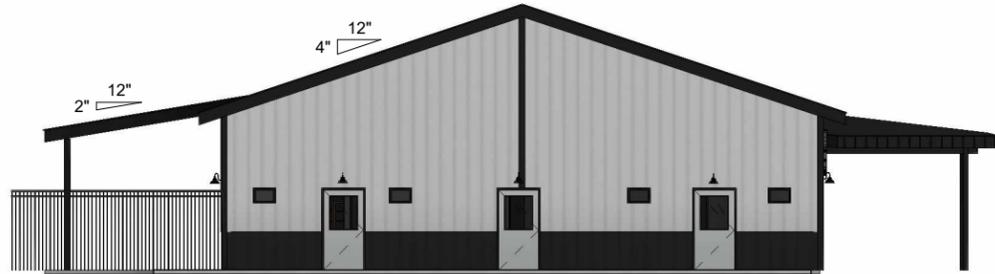
© Terwisscha Construction Inc



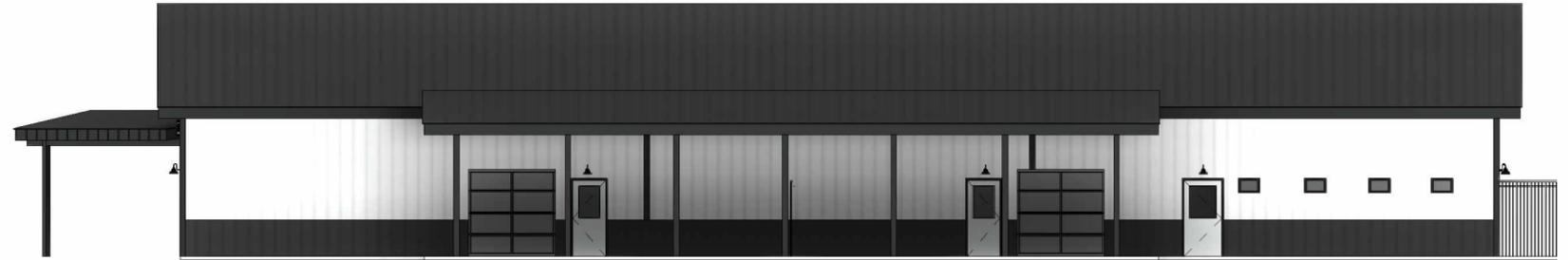
PPA NORTH
1/16" = 1'-0"



PPA EAST
1/16" = 1'-0"



PPA SOUTH
1/16" = 1'-0"



PPA WEST
1/16" = 1'-0"



PPA ENTRANCE
1/16" = 1'-0"



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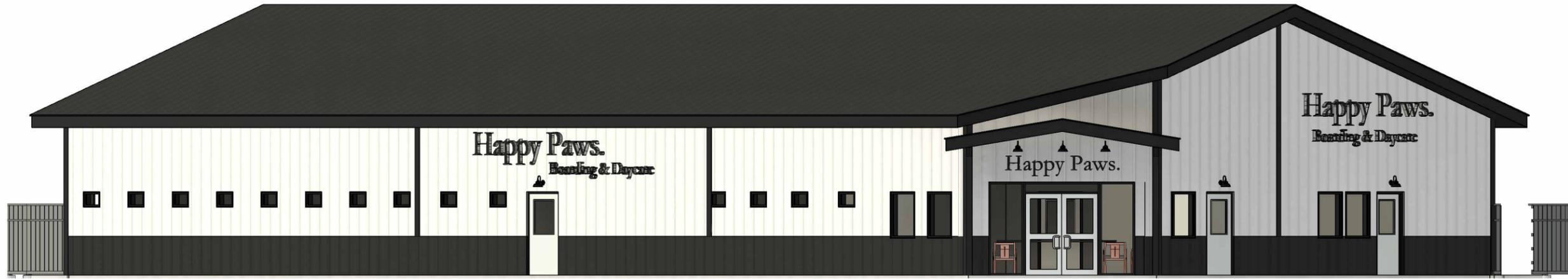
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09.12.23

PRESENTATION ELEVATIONS



1 Front Perspective
PRES-5



2 Rear Perspective
PRES-5



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PRESENTATION PERSPECTIVES