

CITY CARE MEDICAL RESPITE FACILITY

Conceptual Design

520 N. Villa, Oklahoma City

17 April 2025





SITE SUMMARY

SITE AREA: 33,600 SF (0.77 AC)

PARKING REQUIRED:
OFFICE (1:200 SF GLA) 32,375
GROUP HOME (1:3 BEDS) 6,667
SUBTOTAL 39

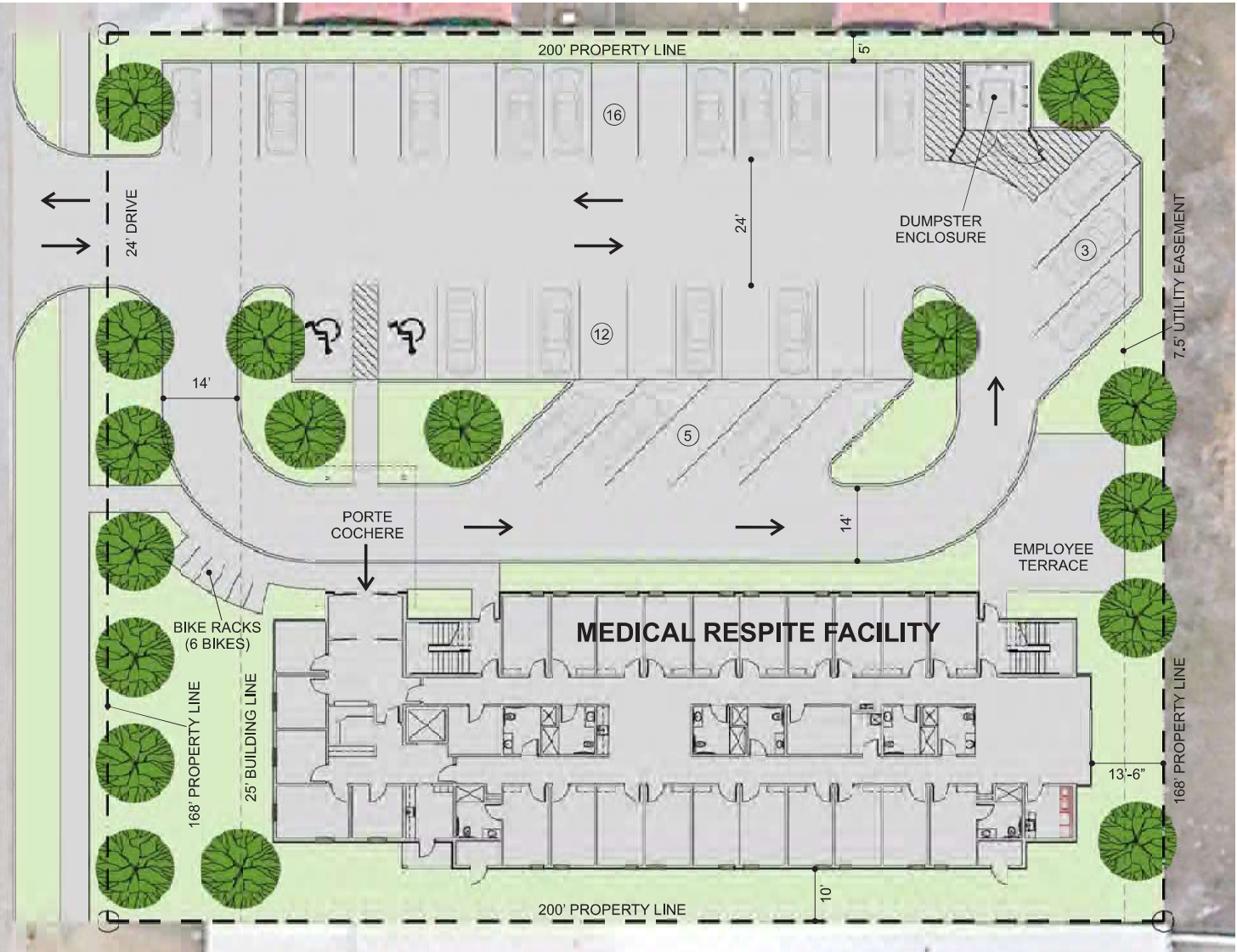
BIKE PARKING SPACES 6
DEDUCTION FOR BIKES -3
GRAND TOTAL 36

PARKING PROVIDED: 36 (2 ADA)

100002 Parking Restrictions:

- A. The number of required parking spaces may be reduced by utilizing any of the following methods, provided the total reduction does not exceed 25 percent of the minimum parking requirement. These reductions in no way release the property owner from compliance with § 96-1075L.3 of this Chapter regarding the requirement to provide and maintain adequate parking for the proposed use.
 - (1) **Motor Vehicle Parking.** The number of required parking spaces may be reduced by one space for every two bicycle parking spaces installed, provided:
 - (a) Bicycle parking is located no farther than the closest vehicle parking space and is located adjacent to a pedestrian connection to the main building.
 - (b) Each space is constructed on an over- or under- paved surface and includes a durable, securely anchored device that supports the frame of the bicycle in a minimum of one point and an additional device to support the back of the bicycle to secure the frame and front wheel.
 - (c) Individual bicycle parking racks shall be a minimum of three feet wide, six feet long, with a minimum overhead clearance of seven feet, and a minimum of two feet clearance on one side of the rack to maintain.
 - (2) **Motorcycle and Scooter Parking.** The number of required parking spaces may be reduced by one space for every two motorcycle or scooter parking spaces installed, provided the minimum size of each individual space is four feet by seven feet.
 - (3) **Childcare Parking.** The number of required parking spaces may be reduced by one space for every two designated outdoor parking spaces immediately adjacent to the site.
 - (4) **Truck Access.**
 - (a) Truck access parking spaces are required within 200 feet of the building, and
 - (b) Pedestrian access is provided from the on-street parking to the building.
 - (5) **Truck Access.** The number of required parking spaces may be reduced by one space for every existing significant tree (as defined in Article 10, § 96-1075L.3) provided:
 - (a) The existing significant tree is within the parking lot or within ten feet of the parking lot perimeter.
 - (b) The tree is located within the line of the tree canopy line perpendicular from the edge of the tree's canopy to the ground, is protected during construction, and is preserved as a landscaped area.
 - (6) **Landscaping.** The number of required parking spaces may be reduced by one space for every additional 1.2 yards of Parking Lot Perimeter.
 - (7) **Alternative Adjacent.** If the maximum parking reduction of 25 percent has been met by the options above, the Development Services Director may approve an additional reduction of up to five percent if the number of required parking spaces for a particular site, so long as it clearly can be determined that the reduced number of parking spaces can accommodate the anticipated parking demand at the site, and there will be no adverse impact to the adjoining streets or other uses in the vicinity.

VILLA AVENUE



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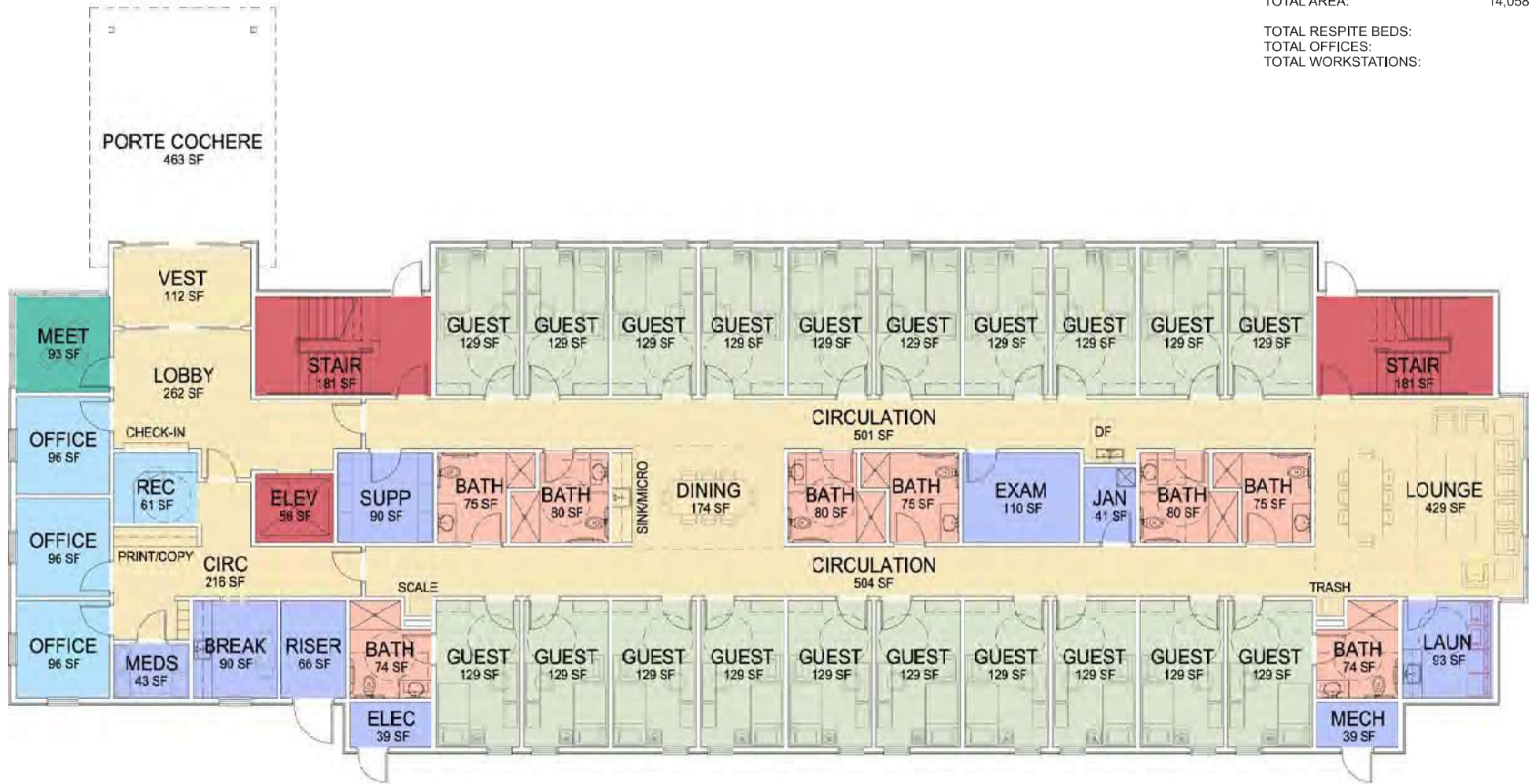
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Floor Plan - Level 1
Scale: 1" = 10'-0"



PROJECT SUMMARY

LEVEL 1 AREA (RESPITE):	7583 SF
LEVEL 2 AREA (OFFICE):	6475 SF
TOTAL AREA:	14,058 SF
TOTAL RESPITE BEDS:	20
TOTAL OFFICES:	18
TOTAL WORKSTATIONS:	1



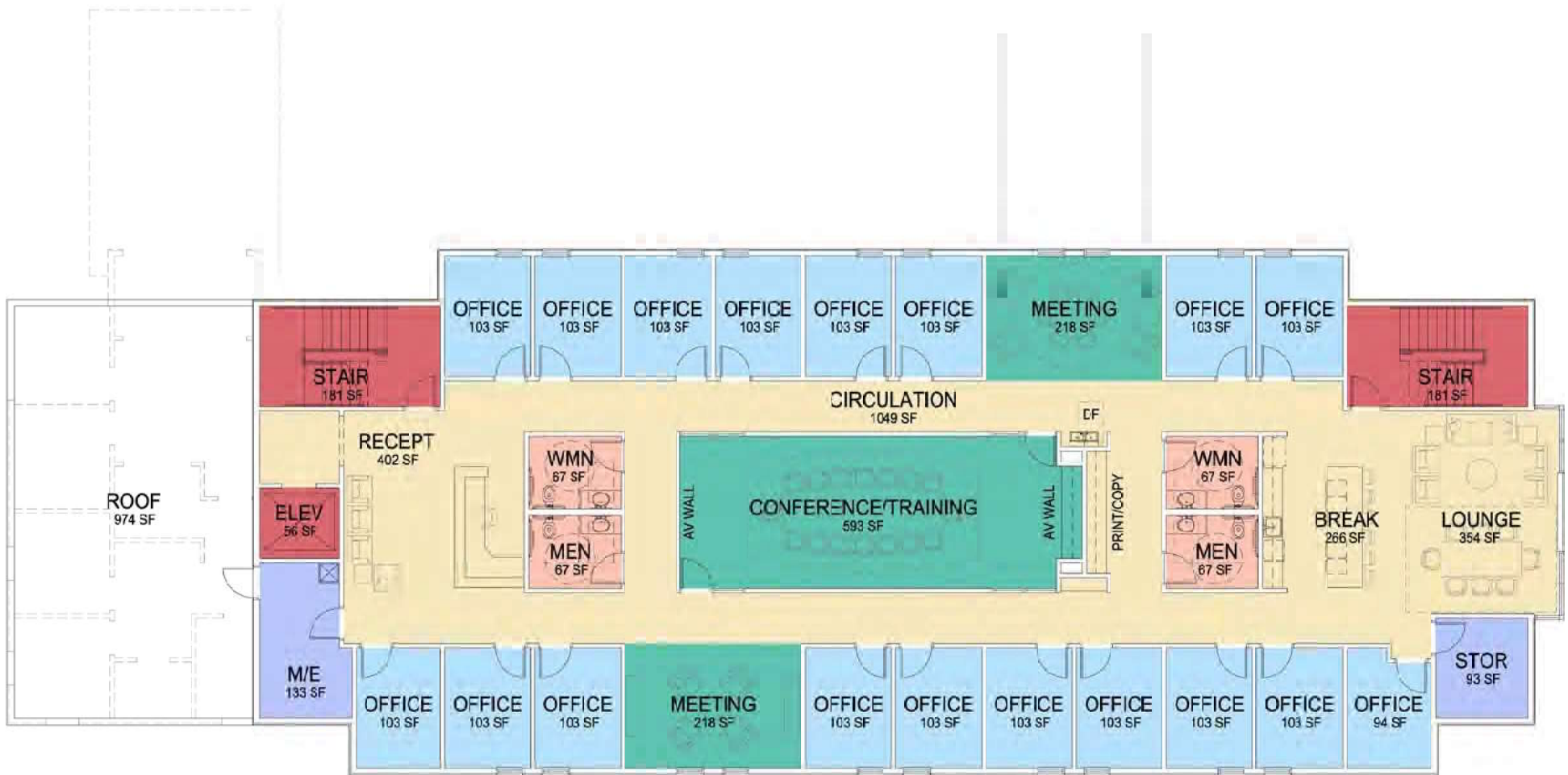
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