



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**

**11403** Planned Unit Development District  
 E. Britton Rd.

Project Name

**11403** E. Britton Rd.

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

Animal boarding facility.

Summary Purpose Statement / Proposed Development

Staff Use Only:	1688
Case No.: SPUD -	1688
File Date:	10-24-24
Ward No.:	W7
Nbhd. Assoc.:	----
School District:	Jones
Extg Zoning:	R-1
Overlay:	AE-2

1 ac  
 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

*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  
 dmbbox@wbflaw.com; kturner@wbflaw.com; esilberg@wbflaw.com

Email

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

Tax I.D. No.: 168692550

Mail Tax Statement To:  
Don E. Grigsby  
11405 E Britton Rd  
Jones, OK 73049

After Recording Return To:  
American Eagle Title Group, LLC  
1113 S. Douglas Blvd, Suite D  
Midwest City, OK 73130

Rec. & Ret. to:  
American Eagle Title Group  
421 NW 13th St, Suite 320  
Oklahoma City, OK 73103

20181220011752830  
DEED 12/20/2018  
02:58:31 PM Book:13913  
Page:137 PageCount:2  
Filing Fee:\$15.00  
Doc. Tax:\$663.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

**WARRANTY DEED**  
(Corporation - Joint Tenancy)

KNOW ALL MEN BY THESE PRESENTS:

That **Treasure Built Homes, Inc.**,  
party of the first part, in consideration of the sum of \*\*\*TEN AND NO/100\*\*\*\* dollars and other valuable consideration, in hand paid, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey unto

**Don E Grigsby and Lisa L Grigsby, as joint tenants and not as tenants in common with rights of survivorship**

Whose address is: **11405 E Britton Road  
Jones, OK 73049**

party of the second part, the following described real property and premises situated in **Oklahoma** County, State of **Oklahoma**, to wit:

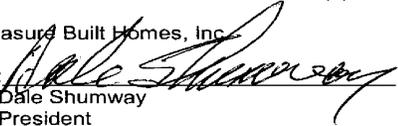
See Attached Exhibit A

Reserving unto the grantors all oil, gas and other minerals not heretofore reserved or conveyed of record, which the grantors herein specifically reserve unto themselves.

Together with all fixtures and improvements, and all appurtenances, subject to existing ordinances, plat or deed restrictions, utility easements serving the property, including all mineral rights owned by party of the first part, which may be subject to lease, and excluding mineral rights previously reserved or conveyed of record, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and their heirs and assigns forever, free, clear and discharged of and from all former grants, claims, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT FOR and SUBJECT TO those exceptions and reservations set forth hereinabove or hereinafter.

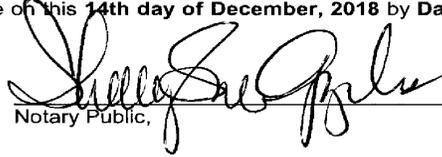
SIGNED AND DELIVERED the date(s) on the acknowledgment(s) below.

Treasure Built Homes, Inc.  
BY:   
Dale Shumway  
President

ACKNOWLEDGMENT

State of **Oklahoma** County of **Oklahoma** ss:  
The foregoing instrument was acknowledged before me on this **14th day of December, 2018** by **Dale Shumway as President of Treasure Built Homes, Inc.**

My Commission Expires:

  
Notary Public,



Closing Agent: American Eagle Title Group, LLC  
File Number: 1812-0126-69  
Underwriter: AmericanEagle Title Insurance Company

2/15

## EXHIBIT "A"

A part of the Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner of the Southwest Quarter (SW/4) of said Section Twenty-nine (29); THENCE North 0°04'54" East a distance of 1848.77 feet; THENCE North 89°26'48" East a distance of 826.30 feet; THENCE South 0°04'54" West a distance of 48.09 feet; THENCE North 89°26'48" East a distance of 680.07 feet; THENCE South 0°04'54" West a distance of 962.76 feet; THENCE North 89°26'48" East a distance of 500.00 feet to the True Point of Beginning; THENCE North 19°21'40" East a distance of 408.97 feet; THENCE North 89°26'48" East a distance of 498.97 feet; THENCE South 0°15'11" East a distance of 384.52 feet; THENCE South 89°26'48" West a distance of 636.25 feet to the Point of Beginning. Also Known As Tract Fifteen (15) of HEATHERWOOD ESTATES, an Unrecorded Plat.

AND

A part of the Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner of the Southwest Quarter (SW/4) of said Section Twenty-nine (29); THENCE North 89°26'48" East a distance of 2128.55 feet to the True Point of Beginning; THENCE North 0°04'54" East a distance of 837.91 feet; THENCE North 89°26'48" East a distance of 514.07 feet; THENCE South 0°15'11" East a distance of 837.87 feet; THENCE South 89°26'48" West a distance of 518.96 feet to the Point of Beginning. Also Known As Tract Sixteen (16) of HEATHERWOOD ESTATES, an Unrecorded Plat.

AND

A part of the Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Thirteen (13) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner of the Southwest Quarter (SW/4) of said Section Twenty-nine (29); THENCE North 89°26'48" East a distance of 1868.10 feet to the True Point of Beginning; THENCE North 0°04'54" East a distance of 837.91 feet; THENCE North 89°26'48" East a distance of 260.65 feet; THENCE South 0°04'54" East a distance of 837.91 feet; THENCE South 89°26'48" West a distance of 260.48 feet to the Point of Beginning. Also Known As Tract Seventeen (17) of HEATHERWOOD ESTATES, an Unrecorded Plat.



**Exhibit A**  
**LEGAL DESCRIPTION**

11403 E Britton Road  
City of Oklahoma City, Oklahoma County, Oklahoma

October 19, 2024

A tract of land lying in the Southwest Quarter (SW/4) of Section 29, Township 13 North, Range 1 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows:

**COMMENCING** at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 89°26'48" East, along the South line of said Southwest Quarter (SW/4), a distance of 2128.58 feet to the **POINT OF BEGINNING**;

THENCE North 00°04'54" East a distance of 208.72 feet;

THENCE North 89°26'48" East a distance of 208.71 feet;

THENCE South 00°04'54" West, a distance of 208.72 feet;

THENCE South 89°26'48" West, along the South line of said Southwest Quarter (SW/4), a distance of 208.71 feet to the **POINT OF BEGINNING**;

Said tract of land containing 43,558 square feet or 1.0000 acres, more or less.

The basis of bearing for the above-described tract of land is the South line of said Southwest Quarter (SW/4) having a bearing of North 89°26'48" East.

LETTER OF AUTHORIZATION

I, Don B Grigsby and Lisa L Grigsby or,  
*Property Owner of Record*

\_\_\_\_\_ authorize,  
*Agent of the Property Owner of Record and Title*

Williams, Box, Forshee & Bullard, P.C.  
*Designated Representative*

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to property per the Deed(s) of record submitted.

By:   
*Signature*

Title: Property Owner  
*Manager / Proprietor*

Date: 09-25-2024  
*MM/DD/YYYY*



# Exhibit A

## LEGAL DESCRIPTION

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City of Oklahoma City, Oklahoma County, Oklahoma

October 19, 2024

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THENCE North 89°26'48" East, along the South line of said Southwest Quarter (SW/4), a distance of 2128.58 feet to the **POINT OF BEGINNING**;

THENCE North 00°04'54" East a distance of 208.72 feet;

THENCE North 89°26'48" East a distance of 208.71 feet;

THENCE South 00°04'54" West, a distance of 208.72 feet;

THENCE South 89°26'48" West, along the South line of said Southwest Quarter (SW/4), a distance of 208.71 feet to the **POINT OF BEGINNING**;

Said tract of land containing 43,558 square feet or 1.0000 acres, more or less.

The basis of bearing for the above-described tract of land is the South line of said Southwest Quarter (SW/4) having a bearing of North 89°26'48" East.

OWNERSHIP REPORT  
ORDER 2895993-OK99

DATE PREPARED: OCTOBER 24, 2024  
EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 AM

MAP NO	ACCOUNT NO	NAME 1	NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	LEGAL	LOCATION
3315	R194003015	GRIGSBY DON E & LISA L		11405 E BRITTON RD	JONES	OK	73049	PT OF SW4 SEC 29 13N 1W BEG 1848.77FT N & 826.30FT E & 48.09FT S & 680.07FT E & 962.76FT S & 500FT E OF SW/C SW4 TH NE408.97FT E498.97FT S384.52FT W636.25FT TO BEG CONT 5.01ACRS MORE OR LESS AKA TR 15 HEATHERWOOD ESTATES UNREC PLUS BEG 2128.55FT E OF SW/C SW4 TH N837.91FT E514.07FT S837.87FT W518.96FT TO BEG CONT 9.94ACRS MORE OR LESS AKA TR16 HEATHERWOOD ESTATES UNREC PLUS BEG 1868.10FT E OF SW/C SW4 TH N837.91FT E260.65FT S837.91FT W260.48FT TO BEG CONT 5.01ACRS MORE OR LESS AKA TR 17 HEATHERWOOD ESTATES UNREC (SUBJECT PROPERTY CONTAINED WITHIN)	11405 E BRITTON RD UNINCORPORATED
3314	R168692430	BERRY ERIN		11701 E BRITTON RD	JONES	OK	73049- 7436	SPRINGER TOWNSHIP 000 000 PT OF SE4 SEC 29 13N 1W BEG ON W LINE SE4 544.4FT N OF SW/C SE4 TH N2095.6FT TO NW/C E1650FT S1980FT W330FT S660FT W495FT N544.4FT W825FT TO BEG EX A TR BEG 825FT E OF SW/C SE4 TH E230FT N757.57FT W230FT S757.57FT TO BEG	UNKNOWN
3314	R194008005	GARCIA LINDSEY NICOLE & ARTHUR RAY		11517 E BRITTON RD	JONES	OK	73049- 7402	UNPLTD PT OF SE4 SEC 29 13N 1W BEG 200FT E OF SW/C OF SE4 TH E200FT N544.4FT W200FT S544.4FT TO BEG	11517 E BRITTON RD JONES
3314	R194008025	HENRY JACKIE L		11501 E BRITTON RD	JONES	OK	73049- 7402	UNPLTD PT SEC 29 13N 1W 000 000 PT OF SE4 SEC 29 13N 1W BEG SW/C OF SE4 E200FT N544.4FT W200FT TH S TO BEG	11501 E BRITTON RD JONES
3325	R194041520	AINSWORTH LEONARD D	AINSWORTH FAMILY TRUST	PO BOX 2	SPENCER	OK	73084- 0002	UNPLTD PT NE4 SEC 32 13N 1W BEG 110FT E OF NW/C NE4 TH E27FT S695.20FT E300FT S285.05FT SW ALONG RR R/W 589.01FT N678.59FT E110FT N695.20FT TO BEG CONT 5.26ACRS MORE OR LESS	0 UNKNOWN JONES
3325	R194041523	WOODS DANA K & EDDIE		11490 E BRITTON RD	JONES	OK	73049- 6932	UNPLTD PT SEC 32 13N 1W 000 000 PT NE4 SEC 32 13N 1W BEG NW/C OF NE/C TH E110FT S695.20FT W110FT N695.20FT TO BEG CONT 1.76ACRS MORE OR LESS	11490 E BRITTON RD JONES
3325	R194041535	DWYER BARRY M		11544 E BRITTON RD	JONES	OK	73049- 7402	UNPLTD PT SEC 32 13N 1W 000 000 PT NE4 SEC 32 13N 1W BEG 212FT E NW/C SD NE4 TH E75FT S550FT W75FT N550FT TO BEG LESS N33FT	11544 E BRITTON RD JONES
3325	R194041555	RAMOS JORGE A		11600 E BRITTON RD	JONES	OK	73049- 7424	UNPLTD PT NE4 SEC 32 13N 1W BEG 362FT E OF NW/C OF NE4 E75FT S550FT W75FT N550FT TO BEG EX N33FT RESERVED FOR ROAD PURPOSES	11588 E BRITTON RD JONES

OWNERSHIP REPORT  
ORDER 2895993-OK99

DATE PREPARED: OCTOBER 24, 2024  
EFFECTIVE DATE: OCTOBER 16, 2024 AT 7:30 AM

3325	R194041538	MELTON STEPHEN L TRS	MELTON STEPHEN LEON REV TRUST	11522 E BRITTON RD	JONES	OK	73049- 7402	UNPLTD PT NE4 SEC 32 13N 1W BEG 137FT E OF NW/C OF NE4 TH E75FT S550FT W75FT N550FT TO BEG CONT 1ACR MORE OR LESS EX N33FT FOR RD PURPOSES	11522 E BRITTON RD JONES
3325	R194041545	FREEMAN TARA & PHILLIP		PO BOX 724	JONES	OK	73049- 0724	UNPLTD PT SEC 32 13N 1W 000 000 PT NE4 SEC 32 13N 1W BEG 287FT E NW/C SD NE4 TH E75FT S550FT W75FT N550FT TO BEG LESS N33FT	11566 E BRITTON RD
3328	R141773060	LOWMAN KATHLEEN E		11432 E BRITTON RD	JONES	OK	73049- 6932	UNPLTD PT SEC 32 13N 1W 000 000 PT NW4 SEC 32 13N 1W E 1/2 E 1/2 NE4 NE4 NW4 CONT 2.50ACRS MORE OR LESS SUBJ TO EASEMENTS OF RECORD	11432 E BRITTON RD OKLAHOMA CITY
3328	R168692800	PETTINGILL PATRICIA D		9280 JASPER DR	JONES	OK	73049	SPRINGER TOWNSHIP PT NW4 SEC 32 13N 1W NW4 EX E/2 E/2 NE4 NE4 NW4 & EX THAT PART LYING ON SELY SIDE OF H/W & EX BEG NW/C OF NW4 TH S2653.64FT E1233.75FT NE225.27FT N2501.05FT W1400.63FT TO BEG &LESS RR SUBJ TO ESMTS OF RECORD	8801 JONES SPENCER RD UNINCORPORATED

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT

**SPUD-\_\_\_\_\_**

**MASTER DESIGN STATEMENT FOR**

**11403 E. Britton Rd.**

**October 24, 2024**

**PREPARED BY:**

WILLIAMS, BOX, FORSHEE & BULLARD P.C.

David Box

Kaitlyn Turner

522 Colcord Drive

Oklahoma City, OK 73102

405-232-0080 Phone

405-236-5814 Fax

[dmbox@wbflaw.com](mailto:dmbox@wbflaw.com)

[kturner@wbflaw.com](mailto:kturner@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 **R-1 Single Family District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

In addition to all uses units within the R-1 District, the following use(s) will also be permitted on this site:

- |         |   |
|---------|---|
| 8300.8  | Animal Sales and Services: Grooming                           |
| 8300.10 | Animal Sales and Services: Kennels and Veterinary, General    |
| 8300.11 | Animal Sales and Services: Kennels and Veterinary, Restricted |

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:**

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

**5. Building Setback Lines:**

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

**6. Sight-Proof Screening:**

A 6-foot chain link fence with privacy screen shall be permitted within this SPUD.

**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 On-Premise 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 Off-Premise Signs**

Non-accessory signs will be prohibited.

**8.4 Electronic Message Display Signs**

Electronic Message Display signs will be prohibited.

**9. Access:**

Access may be taken from E. Britton Rd.

**10. Sidewalks:**

Sidewalks shall not be required within this SPUD.

**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. Exposed concrete block buildings shall not 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 and number 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 minimum of four (4) parking spaces.

**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**

11403 E Britton Road  
City of Oklahoma City, Oklahoma County, Oklahoma

October 19, 2024

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THENCE North 89°26'48" East a distance of 208.71 feet;

THENCE South 00°04'54" West, a distance of 208.72 feet;

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