

Planning Commission Minutes  
December 12, 2024

(The agenda was filed with the City Clerk of The City of Oklahoma City at 8:07 a.m. on December 9, 2024)

9. (SPUD-1688) Application by Don E Grigsby and Lisa L Grigsby to rezone 11403 East Britton Road from R-1 Single-Family Residential and AE-2 Airport Environs Zone 2 Overlay Districts to SPUD- 1688 Simplified Planned Unit Development and AE-2 Airport Environs Zone 2 Overlay Districts. Ward 7.

**Technical Evaluation:**

1. Replace Section I.10. Sidewalks with the following: Sidewalks, if required, shall be constructed in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of constructions of this SPUD.

The applicant was present. There were no protesters present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.**

MOVED BY PENNINGTON, SECONDED BY MEEK

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,  
NOBLE, LAFORGE



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**December 12, 2024**

**Item No. IV. 9.**

**(SPUD-1688) Application by Don E Grigsby and Lisa L Grigsby to rezone 11403 East Britton Road from R-1 Single-Family Residential and AE-2 Airport Environs Zone 2 Overlay Districts to SPUD-1688 Simplified Planned Unit Development and AE-2 Airport Environs Zone 2 Overlay Districts. Ward 7.**

**I. GENERAL INFORMATION**

**A. Contacts**

**1. Applicant Representative**

Name David Box  
Company Williams, Box, Forshee & Bullard, P.C.  
Phone 405-232-0080  
Email dmbox@wbflaw.com

**B. Case History**

This is a new application.

**C. Reason for Request**

The purpose of this application is to allow veterinary services.

**D. Existing Conditions**

**1. Size of Site:** 1 Acre

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	R-1	R-1	R-1	R-1	R-1
<b>Land Use</b>	Undeveloped	Residential	Residential	Residential	Undeveloped

**3. Comprehensive Plan Land Use Typology Area: Rural – Medium Intensity (RM)**

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service, and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

**II. SUMMARY OF SPUD APPLICATION**

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

**III. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk \* indicates that the agency, department, and/or division responded with no adverse comments.

**A. Outside Agencies**

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas (ONG)**
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Jones**
- 7. Oklahoma Department of Transportation (ODOT)**

**B. City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire**  
Water tank will be required
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
  - a. Engineering**

**Storm Sewer Availability**

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Flood Study will be required to show no rise in FEMA Q 100 and the City of Oklahoma City Q 100 water surface elevation, compared pre-and post-development.
- 5) A portion of subject property is situated within a F.E.M.A. Flood Plain. Therefore, the establishment of Minimum Finish Floor Elevation for each lot within the flood plain will be required (100-year) frequency plus 1'. The Public Works Department Engineering staff shall approve these elevations prior to the filing of the final plat.
- 6) A floodplain activity permit must be submitted for any work contemplated in The Waters of the United States.
- 7) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.
- 8) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 9) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 10) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.

- 11) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 12) All private roads /streets will have private storm sewer systems.
- 13) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 14) Amend Section II.7 Maintenance: Maintenance of the common areas, private drainage easements, and islands/medians in the development shall be the responsibility of the property owner. 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 that meets the requirements specified above.
- 15) Replace Section I.10 Sidewalks: Sidewalks, if required, shall be constructed in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of constructions of this SPUD.

**b. Stormwater Quality Management**

**c. Traffic Services\***

**8. Utilities**

**a. Engineering**

**b. Solid Waste Management**

- 1) The City cannot provide service, contact private hauler.

**c. Water/Wastewater Quality**

**Water Availability**

- 1) No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

**Wastewater Availability**

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and

regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

## **9. Planning**

### **a. Comprehensive Plan Considerations**

#### **1) LUTA Development Policies:**

##### Site Design:

- Avoid developing within or modification of 100-year floodplains or floodways.
- Design buildings and sites to complement the character of surrounding areas and not detract from the open character of the landscape.
- Utilize Best Management Practices (BMP) for stormwater.

*100-year floodplain is present on the subject site. The development is required to comply with all City, State, and Federal requirements within the floodplain.*

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design”, “Traffic”, and “Operational Impact” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD is requested to rezone the site to a modified R-1 District, allowing for grooming and veterinary services. The SPUD regulations maintain the base R-1 requirements for maximum building height, size, number of buildings, setbacks, and landscaping. The conceptual plan for the site illustrates one new building accessed via a single drive from East Britton Road with parking in front of the building.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology, or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located along the north side of East Britton Road, an arterial street in the Urban Low LUTA. No new compatibility issues related to traffic were identified.*

Operational Impact: The comprehensive plan calls for mitigation measures if new projects propose uses that generate noise levels above those found in typical residential settings, have detectable odors, spill light above that found in typical residential settings, or operate after 10 p.m. within proximity to residential uses. When located near residential uses, the comprehensive plan calls for containing operating effects (including noise and odor) within building walls, using vertical

screening to block any mechanical equipment and service areas, and directing light away from adjacent residential areas. *The SPUD is requested to rezone the site to a modified R-1 District, allowing for grooming and veterinary services, which would also allow doggie daycares with outdoor runs. The SPUD regulations maintain the base R-1 requirements for maximum building height, size, number of buildings, setbacks, and landscaping. The conceptual plan for the site illustrates one new building accessed via a single drive from East Britton Road with parking in front of the building. The nearest home from the proposed building location is over 300 feet away.*

**3) Service Efficiency:**

- Water: *Not Served*
- Sewer: *Not Served*
- Fire Service: *Rural Response*

**4) Environmentally Sensitive Areas:** The following apply to the proposed development site:

- Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of floodplain for Tributary 8 of the North Canadian River. The development is required to comply with all City, State, and Federal requirements within the floodplain. The conceptual plan for the development illustrates that the new structure will be located outside the floodplain area. Plan conformance would be strengthened by adding language describing a buffer from floodplain for any new development.*
- Upland Forests: N/A
- Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite. Low impact development techniques include, but are not limited to, using pervious surface materials wherever possible for the construction of driveways, parking areas, sidewalks, patios, etc., to promote increased water percolation and infiltration.

**5) Transportation System:** This site is located along the north side of East Britton Road, a Minor Arterial Street in the Urban Low LUTA. Transit (bus) service is not available nearby.

**6) Other Development Related Policies**

- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)

- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

**b. Plan Conformance Considerations**

The subject site is located along the north side of East Britton Road, east of North Westminster Road, in the Rural Medium LUTA. The site is undeveloped and zoned R-1. The surrounding area is undeveloped with some rural residential zoned R-1 located over 300 feet from the proposed building location. The site is also partially within the Airport Environs Zone Two (AE-2) Overlay, which would remain in place. The SPUD is requested to rezone the site to a modified R-1 District, allowing for grooming and veterinary services, including outdoor runs. The SPUD regulations maintain the base R-1 requirements for maximum building height, size, number of buildings, setbacks, and landscaping. The conceptual plan for the site illustrates one new building accessed via a single drive from East Britton Road with parking in front of the building.

**IV. STAFF RECOMMENDATION**

*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

**Approval of the application subject to the following Technical Evaluation:**

1. Replace Section I.10. Sidewalks with the following: Sidewalks, if required, shall be constructed in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of constructions of this SPUD.

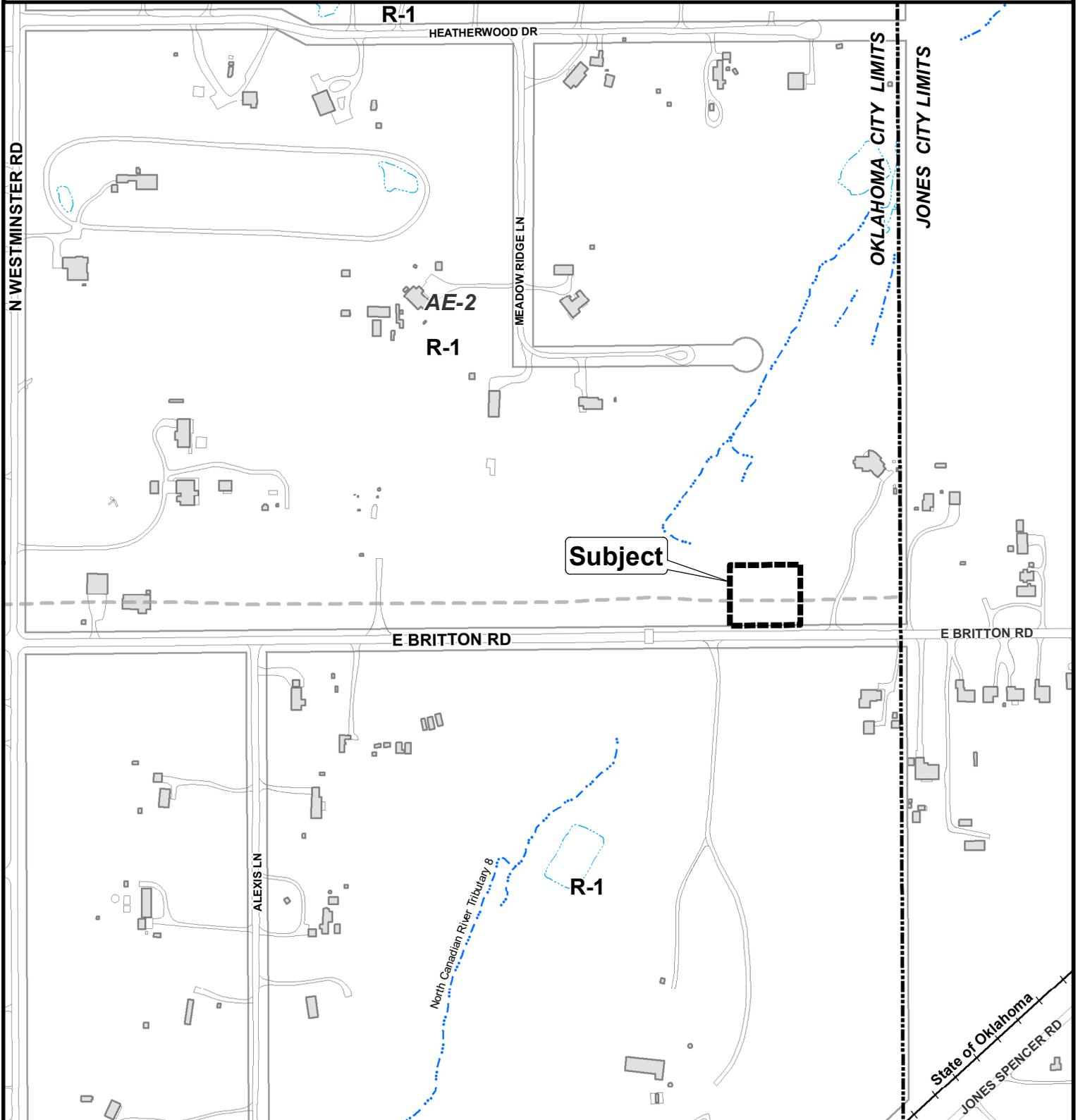
All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj

Case No: SPUD-1688

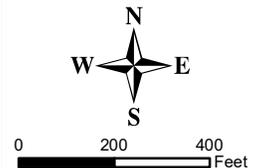
Applicant: Don E. Grigsby and Lisa L. Grigsby

Existing Zoning: R-1 / AE-2 Location: 11403 E. Britton Rd.



The City of OKLAHOMA CITY

# Simplified Planned Unit Development





Case No: SPUD-1688

Applicant: Don E. Grigsby and Lisa L. Grigsby

Existing Zoning: R-1 / AE-2      Location: 11403 E. Britton Rd.



Aerial Photo from 2/2022



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development

