



# MEMORANDUM

Council Agenda  
Item No. IX. Q  
3/11/2025

## The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance to be introduced and set for final hearing April 8, 2025 (SPUD-1710) rezoning 1134 NW 40th Street from R-1 Single-Family Residential District to SPUD-1710 Simplified Planned Unit Development District. Ward 2.

**Applicant:**

John Beedon, Beehold, Inc.  
Randy King Hill, E.D. Hill  
Harding Family, LLC

**Purpose:**

The purpose of this application is to allow four residences.

**Previous Action:**

On February 13, 2025, the Planning Commission recommended approval of the application subject to the amended Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with these conditions and the SPUD document has been amended accordingly.

**Amended Technical Evaluation:**

1. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction of this SPUD.
2. The maximum lot coverage shall be 75 percent.
3. The maximum building size of new structures shall be 2,500 square feet, exclusive of garages.
4. The maximum building height shall be 26 feet.

**Review:**

Planning Department

**Recommendation:** Ordinance be introduced and set for final hearing, and appropriate notice be published and mailed.