



The City of Oklahoma City
Planning 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

Simplified Planned Unit Development District

1134 - 1138 NW 40th Street

Project Name

1134-~~1138~~ NW 40th Street, Oklahoma City, OK 73118

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

Develop Four (4) Single Family Residential Residences

Summary Purpose Statement / Proposed Development

Start Use Only:	1710
Case No.: SPUD	
File Date:	1-2-25
Ward No.:	W2
Nbhd. Assoc.:	Helm Farm NA
School District:	OKC
Extg Zoning:	R-1
Overlay:	

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) 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.
- ☐ 5.) 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.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) 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.
- ☐ 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Harding Family LLC

Name

12 E. California Avenue, Suite 200

Mailing Address

Oklahoma City, OK 73104

City, State, Zip Code

405-924-4263

Phone

cfh@hardingshelton.com

Email

Signature of Applicant

John Beedon, Bechold, Inc.

Applicant's Name (please print)

1135 NW 39th Street

Applicant's Mailing Address

Oklahoma City, OK 73118

City, State, Zip Code

405-923-2772

Phone

beedevl@gmail.com

Email

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



20140311010290820
03/11/2014 12:12:07 PM
BK RE12482 Pg. 1887 Pg. 1 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Gaudill

WARRANTY DEED

Statutory Form Individual

Know All Men by These Presents:

THAT, **Oscar Valero II, a single person**, party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto **Harding Family LLC** party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to wit:

All of Lots Five (5) and Six (6), in Block Twenty-five (25), of PUTNAM HEIGHTS ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 054854284

Grantee's Mailing Address: *C/o John Beeton 12 E California #200, Oklahoma City, OK 73101*

together with all the improvements thereon and the appurtenances thereto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

Signed and delivered this 6th day of March, 2014

Oscar Valero II
Oscar Valero II

01046-12615
Doc Stamps: \$47.25
INDIVIDUAL ACKNOWLEDGMENT

State of Oklahoma
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 6th day of March, 2014, personally appeared, Oscar Valero II, a single person, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that same was executed as the free and voluntary act and deed of said person(s) for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Wendy Williams
Wendy Williams
Commission Expires:



RETURN TO:
Stewart Abstract & Title of Oklahoma
701 N. Broadway, Suite 300
A Oklahoma City, OK 73102

20140311010290820
Filing Fee: \$12.00
Doc Stamps: \$47.25
03/11/2014 12:12:07 PM
DEED



Exhibit A
Legal Description

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-Five (25), Putnam Heights Addition to the City of Oklahoma City.

January 2, 2024

Letter of Authorization

To: Oklahoma City Planning Commission

Re: 1134-~~1138~~ NW 40th Street

To Whom It May Concern:

Please be advised that I, Charles Harding acting as Manager of the Harding Family LLC owner of the property located at 1134-1138 NW 40th Street, Oklahoma City, OK do hereby authorize John Beedon of Beehold, Inc. as applicant and Randy King Hill of E. D. Hill as representative to represent me for re-zoning for the described property. I understand that application(s) will be presented to the City of Oklahoma City Planning Commission and City Council for their consideration at the earliest possible date.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in green ink that reads "Charles Harding". The signature is written in a cursive style and is positioned above a horizontal line.

Charles Harding, Manager of the Harding Family LLC

RANDY KING HILL
E. D. HILL
1220 MULBERRY LANE
OKLAHOMA CITY, OKLAHOMA 73116
OFFICE (405) 232-2208
CELL (405) 226-5715
RHILL@EDHILL.COM

January 2, 2025

Mr. David Cunningham
Oklahoma City Planning Department
420 West Main Street
Oklahoma City, OK 73102

Re: SPUD - 1134 ~~1138~~ NW 40th Street

Dear Mr. Cunningham:

Attached to this letter of transmittal you will find all of the required documents to file the attached SPUD. If you require any additional information, please do not hesitate to contact me. We look forward to this matter being considered by the Oklahoma City Planning Commission at the earliest possible date.

Please address any comments, staff reports and other documents to me at
rhill@edhill.com.

Thank you for your assistance in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Randy King Hill', with a stylized, cursive script.

Randy King Hill

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R054854293** and **R054854284** and is a 300-foot radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

STATE OF OKLAHOMA }
COUNTY OF OKLA. }

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300 ft RCU, US Report

filed in the office of the County Assessor
on the 30th day of Dec, 2024

Given under my hand and official seal this
30th day of Dec, 2024

County Assessor

TF

Deputy

**Oklahoma County Assessor's
300ft Radius Report
12/30/2024**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R054854270	LITTLE MATTHEW-AUSTIN	No Data	No Data	4016 N MILITARY AVE	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD BLK 025 PT OF LOTS 1 & 2 BEG 120.84FT S OF NW/C LOT 1 TH E50FT S49FT W50FT N48.16FT TO BEG PLUS N/2 OF VACATED ALLEY ADJ ON S	4016 N MILITARY AVE OKLAHOMA CITY
R054855472	HOUSE RODGER & VERNAL	No Data	No Data	4015 N MILITARY AVE	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 S68FT LOTS 18 & 19	4015 N MILITARY AVE OKLAHOMA CITY
R054854265	PONTIKOS NICK	PONTIKOS MICHELLE	No Data	4020 N MILITARY AVE	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD BLK 025 LOT 000 PT OF LOTS 1 & 2 BEG 67.84FT S OF NW/C LOT 1 TH E50FT S53FT W50FT N53FT TO BEG AKA LOT B CONT 2850 SQ FT OR .061ACRS MORE OR LESS	1146 NW 40TH ST OKLAHOMA CITY
R054854268	HERD JOHN NATHAN	VACCARO ELIZABETH PAIGE	No Data	1146 NW 40TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD BLK 025 LOT 000 PT OF LOTS 1 & 2 BEG NW/C LOT 1 TH E50FT S68FT W50FT N67.84FT TO BEG AKA LT A CONT 3396 SQ FT OR .078ACRS MORE OR LESS	1146 NW 40TH ST OKLAHOMA CITY
R054854275	MOINETTE DAVID & KIMBERLY	No Data	No Data	1142 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 3 & 4	1142 NW 40TH ST OKLAHOMA CITY
R054854284	HARDING FAMILY LLC	No Data	C/O JOHN BEEDON	12 E CALIFORNIA STE 200	OKLAHOMA CITY	OK	73101	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 5 & 6	1138 NW 40TH ST OKLAHOMA CITY
R054854293	HARDING FAMILY LLC	No Data	No Data	12 E CALIFORNIA AVE STE 200	OKLAHOMA CITY	OK	73104-2459	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 7 & 8	1134 NW 40TH ST OKLAHOMA CITY
R054854302	SNYDER ARTHURE LEE	No Data	No Data	1130 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 9 & 10	1130 NW 40TH ST OKLAHOMA CITY
R054854311	MOSLEY BERNE L	CHILDERS AMY M	No Data	1124 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 11 & 12	1124 NW 40TH ST OKLAHOMA CITY
R054854320	HOUSE VIZSLA LLC	No Data	No Data	1122 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 13 & 14	1122 NW 40TH ST OKLAHOMA CITY
R054854329	URBAN PRESERVATION LLC	No Data	No Data	1120 NW 40TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 15 & 16	1120 NW 40TH ST OKLAHOMA CITY
R054854338	BROOKS PROPERTIES LLC	No Data	No Data	3125 N MUELLER AVE	BETHANY	OK	73008-4029	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 17 & 18	1116 NW 40TH ST OKLAHOMA CITY
R054854347	MCGUIGAN STEFAN & RACHEL M	No Data	No Data	1110 NW 40TH ST	OKLAHOMA CITY	OK	73118-5440	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 19 & 20	1110 NW 40TH ST OKLAHOMA CITY
R054854356	RAMSEY MIKE & NELDA F CO TRS	RAMSEY MIKE & NELDA F LIVING TRUST	No Data	2725 SOMERSET PL	OKLAHOMA CITY	OK	73116-4008	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS 21 & 22 & W6FT OF LOT 23	1106 NW 40TH ST OKLAHOMA CITY
R054855445	BURCHAM STEVEN W & MARTA S	No Data	No Data	1208 NW 40TH ST	OKLAHOMA CITY	OK	73118-5442	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 LOTS 14 & 15	1208 NW 40TH ST OKLAHOMA CITY

Oklahoma County Assessor's
300ft Radius Report
12/30/2024

R054855454	RICE LAURA L	No Data	No Data	1206 NW 40TH ST	OKLAHOMA CITY	OK	73118-5442	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 LOTS 16 & 17	1206 NW 40TH ST OKLAHOMA CITY
R054855463	HOLLOWAY CANDICE	No Data	No Data	1200 NW 40TH ST	OKLAHOMA CITY	OK	73118-5442	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 N102FT LOTS 18 & 19	1200 NW 40TH ST OKLAHOMA CITY
R054855337	BONDA LLC	No Data	No Data	3800 WINDOVER DR	EDMOND	OK	73013-6964	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000 LOTS 19 & 20	1201 NW 40TH ST OKLAHOMA CITY
R054855346	SCHRIK BARBIE	No Data	No Data	1408 NW 182ND ST	EDMOND	OK	73012	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000 LOTS 21 & 22	1205 NW 40TH ST OKLAHOMA CITY
R054855355	LY TOM	HUYNH YEN	No Data	1220 NW 29TH ST	OKLAHOMA CITY	OK	73108	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000 LOTS 23 & 24	1209 NW 40TH ST OKLAHOMA CITY
R054854599	REYNOLDS JULIANNE E	JAWORSKI DARREN J	No Data	1111 NW 40TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 29 & 30	1111 NW 40TH ST OKLAHOMA CITY
R054854608	MARTINEZ FLOR E	No Data	No Data	1115 NW 40TH ST	OKLAHOMA CITY	OK	73118-5439	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 31 & 32	1115 NW 40TH ST OKLAHOMA CITY
R054854617	PITTS DAVID KENNETH	No Data	No Data	1119 NW 40TH ST	OKLAHOMA CITY	OK	73118-5439	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 33 & 34	1119 NW 40TH ST OKLAHOMA CITY
R054854626	CASCADE HOLDINGS LLC	MXM HOLDINGS LLC	No Data	2644 NW 57TH ST	OKLAHOMA CITY	OK	73112	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 35 & 36	1123 NW 40TH ST OKLAHOMA CITY
R054854635	LUCKY INVESTMENTS LLC	No Data	No Data	916 NW 40TH ST	OKLAHOMA CITY	OK	73118-6819	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 37 & 38	1125 NW 40TH ST OKLAHOMA CITY
R054854644	NEST EGG PROPERTIES LLC	No Data	No Data	1808 WINDING RIDGE RD	EDMOND	OK	73034	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 39 & 40	1131 NW 40TH ST OKLAHOMA CITY
R054854653	PESKY PROPERTIES LLC	No Data	No Data	2933 HEMINGFORD LN	OKLAHOMA CITY	OK	73120	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 41 & 42	1135 NW 40TH ST OKLAHOMA CITY
R054854662	RIVAS AGUIRRE JESUS M & TERESA	No Data	No Data	1139 NW 40TH ST	OKLAHOMA CITY	OK	73118-5439	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 43 & 44	1139 NW 40TH ST OKLAHOMA CITY
R054854671	HAILS HEATHER A	No Data	No Data	1143 NW 40TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 45 & 46	1143 NW 40TH ST OKLAHOMA CITY
R054854680	STILL RICK	LOGAN KEVIN	No Data	1147 NW 40TH ST	OKLAHOMA CITY	OK	73118-5439	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS 47 & 48	1147 NW 40TH ST OKLAHOMA CITY
R054853636	WEDEMEYER ELIZABETH TRS	WEDEMEYER LIV TRUST	No Data	1144 NW 39TH ST	OKLAHOMA CITY	OK	73118-5428	PUTNAM HEIGHTS ADD	22	0	PUTNAM HEIGHTS ADD 022 000 LOTS 1 & 2	1144 NW 39TH ST OKLAHOMA CITY
R054853645	CARTWRIGHT TAMMY LEA	No Data	No Data	1142 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	22	0	PUTNAM HEIGHTS ADD 022 000 LOTS 3 & 4	1142 NW 39TH ST OKLAHOMA CITY
R054853654	CARTWRIGHT TAMMY LEA	No Data	No Data	1142 NW 39TH ST	OKLAHOMA CITY	OK	73118-5428	PUTNAM HEIGHTS ADD	22	0	PUTNAM HEIGHTS ADD 022 000 LOTS 5 & 6	1138 NW 39TH ST OKLAHOMA CITY
R054853663	SMITH BARBARA RUTH TRS	SMITH BARBARA RUTH REV LIV TRUST	No Data	1134 NW 39TH ST	OKLAHOMA CITY	OK	73118-5428	PUTNAM HEIGHTS ADD	22	0	PUTNAM HEIGHTS ADD 022 000 LOTS 7 & 8	1134 NW 39TH ST OKLAHOMA CITY
R054853672	BALE INVESTMENTS LLC	No Data	No Data	407 W COVELL RD, Unit 30362	EDMOND	OK	73003	PUTNAM HEIGHTS ADD	22	0	PUTNAM HEIGHTS ADD 022 000 LOTS 9 & 10	1130 NW 39TH ST OKLAHOMA CITY
R054853681	HAYDEN TIMOTHY D	HAYDEN TODD BRYAN	HAYDEN RUTH ANNE	1126 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	22	0	PUTNAM HEIGHTS ADD 022 000 LOTS 11 & 12	1126 NW 39TH ST OKLAHOMA CITY
R054853690	STORIE KENNETH S & MARION S	No Data	No Data	1122 NW 39TH ST	OKLAHOMA CITY	OK	73118-5428	PUTNAM HEIGHTS ADD	22	0	PUTNAM HEIGHTS ADD 022 000 LOTS 13 & 14	1122 NW 39TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
12/30/2024**

R05485328	SALIMNEJAD SHAWYON	No Data	No Data	1202 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	31	0	PUTNAM HEIGHTS ADD 031 000 LOTS	1202 NW 41ST ST OKLAHOMA CITY
R054854473	SERIES F A SEPARATE SERIES OF	SPARROW PROPERTY GROUP LLC	No Data	4 NE 10TH ST, Unit 224	OKLAHOMA CITY	OK	73104-1402	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS	1144 NW 41ST ST OKLAHOMA CITY
R054854482	JANZEN JUERGEN U & LORRIE E	No Data	No Data	1142 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS	1142 NW 41ST ST OKLAHOMA CITY
R054854491	COLCLAZIER KATHERINE R	GAINSBACK JUAN M	No Data	424 NW 43RD ST	OKLAHOMA CITY	OK	73118-8221	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS	1140 NW 41ST ST OKLAHOMA CITY
R054854500	BAXTER WILLIAM	HITSMAN JANESEA	No Data	1134 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS	1134 NW 41ST ST OKLAHOMA CITY
R054854509	MANNING KEVIN	SMART ASHLEY	No Data	2025 GENOVA CT	EDMOND	OK	73034	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS	1130 NW 41ST ST OKLAHOMA CITY
R054854518	KISMET LLC	No Data	No Data	1126 NW 41ST ST	OKLAHOMA CITY	OK	73118-5445	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS	1126 NW 41ST ST OKLAHOMA CITY
R054854527	LEWIS WILBERT N & DEBRA	No Data	No Data	1120 NW 41ST ST	OKLAHOMA CITY	OK	73118-5445	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS	1120 NW 41ST ST OKLAHOMA CITY
R054854536	HOLMES HAYLEY E	GREEN MICHAEL J	No Data	1118 NW 41ST ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	26	0	PUTNAM HEIGHTS ADD 026 000 LOTS	1118 NW 41ST ST OKLAHOMA CITY
R054854374	PANIC PROPERTIES LLC	No Data	No Data	PO BOX 30864	EDMOND	OK	73003-0015	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1105 NW 39TH ST OKLAHOMA CITY
R054854383	PANIC PROPERTIES LLC	No Data	No Data	PO BOX 30864	EDMOND	OK	73003-0015	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1111 NW 39TH ST OKLAHOMA CITY
R054854392	SCARLET AND GRAY PROPERTIES LLC	No Data	No Data	4 NE 10TH ST, Unit 206	OKLAHOMA CITY	OK	73104-1402	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1115 NW 39TH ST OKLAHOMA CITY
R054854401	CMF LLC	No Data	No Data	726 W SHERIDAN	OKLAHOMA CITY	OK	73102	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1119 NW 39TH ST OKLAHOMA CITY
R054854410	SMITH LAVERN ETAL	DUNN BOBBY	No Data	1121 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1121 NW 39TH ST OKLAHOMA CITY
R054854419	HILL EMILY E	No Data	No Data	1125 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1125 NW 39TH ST OKLAHOMA CITY
R054854428	LUGO SILVIA	No Data	No Data	1127 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1127 NW 39TH ST OKLAHOMA CITY
R054854437	SHAMAS KRISTIN ANN	No Data	No Data	1135 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1135 NW 39TH ST OKLAHOMA CITY
R054854446	STECK WILLIAM	No Data	No Data	1139 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1139 NW 39TH ST OKLAHOMA CITY
R054855481	CHAVEZ ROMAN	No Data	No Data	1201 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 LOTS	1201 NW 39TH ST OKLAHOMA CITY
R054854455	BENNETT COURTNEY	BENNETT CRISTOPHER CHAD	No Data	1143 NW 39TH ST	OKLAHOMA CITY	OK	73118-5427	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1143 NW 39TH ST OKLAHOMA CITY
R054855490	ROHRER JOHN W	No Data	No Data	5004 NW 60TH ST	OKLAHOMA CITY	OK	73122	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 LOTS	1205 NW 39TH ST OKLAHOMA CITY
R054855499	CODY NATHAN F & LAURA M	No Data	No Data	1209 NW 39TH ST	OKLAHOMA CITY	OK	73118-5429	PUTNAM HEIGHTS ADD	32	0	PUTNAM HEIGHTS ADD 032 000 LOTS	1209 NW 39TH ST OKLAHOMA CITY
R054854464	BELFLOWER LEAH M	DAVID NICHOLAS	No Data	1145 NW 39TH ST	OKLAHOMA CITY	OK	73118	PUTNAM HEIGHTS ADD	25	0	PUTNAM HEIGHTS ADD 025 000 LOTS	1145 NW 39TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
Of
1134 - 1138 N.W. 40th Street
SPUD-()
MASTER DESIGN STATEMENT

PREPARED FOR:
BEEHOLD, INC.
1135 NW 39th Street
Oklahoma City, OK 73118
405-923-2772

PREPARED BY:
Randy King Hill
E. D. HILL
1220 Mulberry Lane
Oklahoma City, OK 73116
405-232-2208

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 Residential District (Oklahoma City 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:

8200.14 Single Family Residential

2. Maximum Building Height:

The maximum building height shall be 2-1/2 stories and thirty feet (30') in height. Chimneys, shafts, canopies or other such appurtenances may extend above the maximum building height.

3. Maximum Building Size:

The maximum building size for new residences shall not exceed 2,600 square feet not including garages.

4. Maximum Number of Buildings:

The maximum number of buildings shall not exceed four (4) residential structures and four (4) attached or unattached garages.

5. Building Setback Lines

Building Setback Lines for structures shall be as follows. Porches, awnings, overhangs may extend into the setbacks.

Front Yard: The front yard setback from the exterior boundary of the SPUD shall be twenty feet (20').

Rear Yard: The rear yard setback from the exterior boundary of the SPUD shall be ten feet (10').

Side Yard: The side yard setback from the exterior boundary of the SPUD shall be three feet (3').

Interior: The interior lot line setback within this SPUD shall be zero feet (0').

6. Sight-proof Screening:

The base zoning district regulations shall regulate the sight-proof screening of the exterior boundary of this SPUD. Existing sight-proof screening may be used to meet any screening requirements. No interior screening shall be required.

7. Landscaping:

Landscaping shall comply with the City of Oklahoma City landscape ordinance in effect at the time of development.

8. Signs:

No signs shall be permitted.

9. Access:

Shared/Cross Access between lots shall be permitted. There shall be one (1) access point from NW 40th Street from this SPUD.

10. Sidewalks

Sidewalks shall not be required as a part of this SPUD..

11. Minimum Lot Size

The minimum lot size within this SPUD shall be no less than three thousand (3,000) square feet.

12. Lots

Lots within this SPUD may be sold individually. Each lot must have at least five feet (5') frontage onto NW 40th Street.

II. Other Development Regulations:

1. Architecture:

Exterior building wall finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, metal or wood, or other similar type finish. EIFS (Exterior Insulation Finish System) material and exposed concrete block buildings shall not be permitted within this SPUD.

2. Open Space:

N/A

3. Street Improvements:

N/A

4. Site Lighting:

N/A

5. Dumpsters:

Dumpsters shall not be permitted in this SPUD. The single family units shall utilize the City of Oklahoma City waste pick up services.

6. Parking:

Each unit shall have a minimum of two parking spaces in a garage which shall count towards meeting the minimum parking requirements of the City of Oklahoma City. Parking is also provided with guest parking at the front of the SPUD. Parking and drives may be constructed with a surface of Decomposed Granite (DG) with minimal curbing to hold the DG in place.

7. Maintenance:

The maintenance of all common areas, drives drainage and amenities located within the SPUD shall be the responsibility of the owner(s) of said property. No structures, storage grading, fill or fences either temporary or permanent shall cause the blockage, block the flow or adversely affect the flow of stormwater from the SPUD.

8. Drainage:

Development of this SPUD will comply with Chapter 16 (Drainage Ordinance) of the City of Oklahoma City as amended. Or, Development can comply with alternative drainage that does not comply provided that it is approved by the City Engineer of the City of Oklahoma City.

9. Other:

III.Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Survey

Exhibit D: Aerial Photograph

Exhibit A
Legal Description

Lots Five (5), Six (6), Seven (7) and Eight (8), Block Twenty-Five (25), Putnam Heights Addition to the City of Oklahoma City.

Exhibit
B

Exhibit C Survey

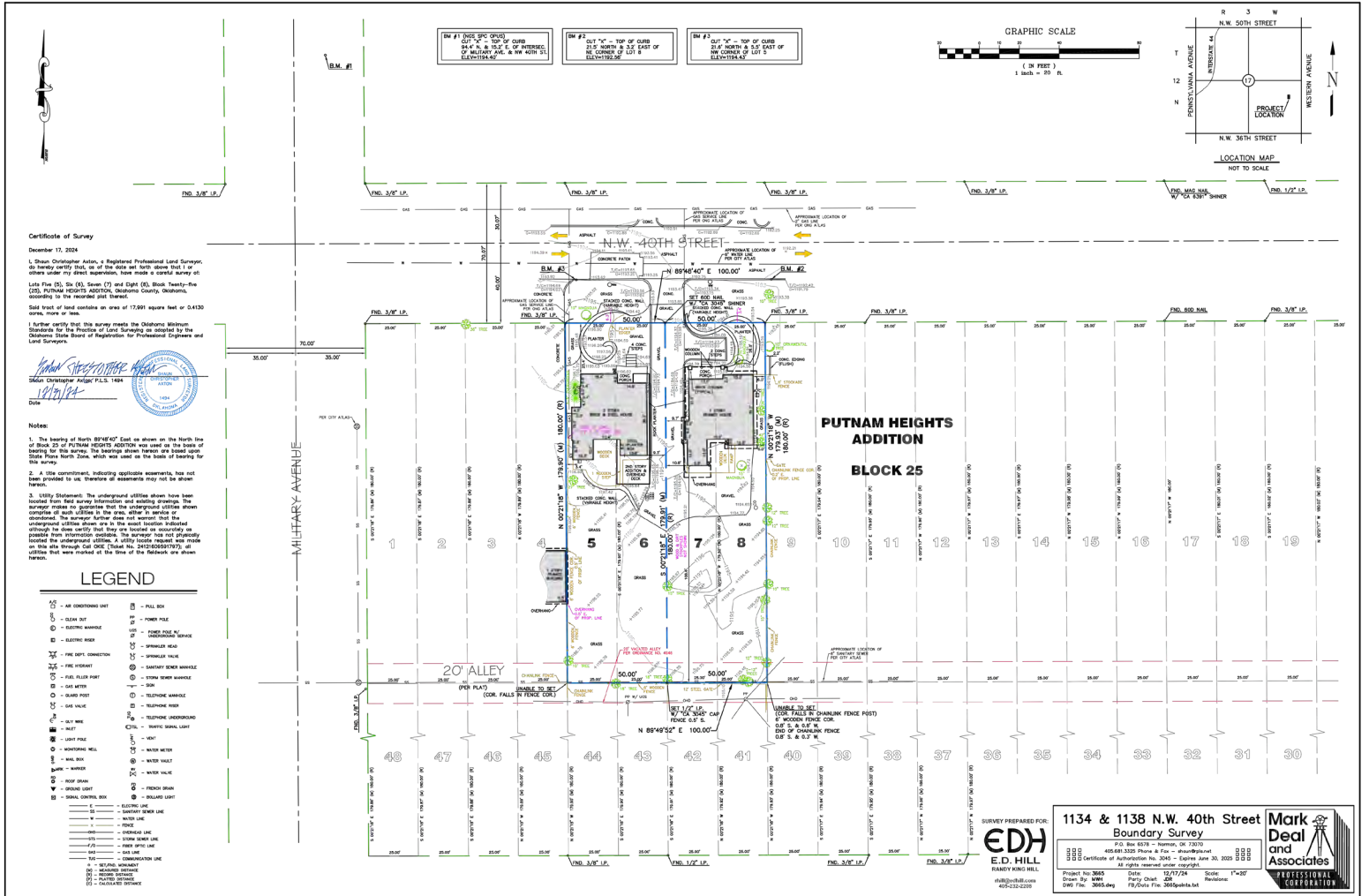


Exhibit D
Aerial Photograph

