

**APPROVED**

04-08-2025

BY THE CITY COUNCIL  
*Angie K. Simpson* CITY CLERK

THE CITY OF OKLAHOMA CITY  
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

**SPUD - 1709**

**MASTER DESIGN STATEMENT**

Revised February 17, 2025

**PREPARED FOR:**

Beehold, Inc.  
1135 NW 39th Street  
Oklahoma City, OK 73118  
405-923-2772

**PREPARED BY:**

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E. D. HILL  
1220 Mulberry Lane  
Oklahoma City, OK 73116  
405-232-2208

## **SPUD - 1709 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 use and development regulations of the **R-2 Two-Family Residential District** (Oklahoma City Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:
2. **Minimum Lot Size:**  
The minimum lot size shall be 3,900 square feet.
3. **Minimum Lot Width:**  
The minimum lot width shall be 52 feet.
4. **Maximum Building Height:**  
The maximum building height shall be per the base zoning district for the South lot, and 3 Stories and 35 feet for the North lot.

**5. Maximum Building Size:**

The maximum building size for the new residence shall not exceed 3,200 square feet not including garage.

**6. Maximum Number of Buildings:**

The maximum number of buildings shall be per the base zoning district.

**7. Building Setback Lines**

Building Setback Lines for structures shall be as follows.

Front Yard: The front yard setback along NW 12th and along N Miller from the exterior boundary of the SPUD shall be twenty feet (20').

Rear Yard: The rear yard (north) setback from the exterior boundary of the SPUD shall be five feet (5').

Side Yard: The side yard setback (west) for new construction from the exterior boundary of the SPUD shall be five feet (5'). There shall be no side yard setback for the existing residential structure.

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

Setbacks in this SPUD district shall prevail over platted setback or building lines.

**8. Sight-proof Screening:**

The base zoning district regulations shall regulate the sight-proof screening of the exterior boundary of this SPUD.

**9. Landscaping:**

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

**10. Sidewalks:**

There is an existing sidewalk along Miller which shall be maintained. A sidewalk along NW 12th Street shall be constructed as a part of this SPUD. 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.

**11. Access:**

There shall be one (1) existing access point allowed from NW 12th Street from this SPUD. And, there shall be two (2) access points allowed from N. Miller Blvd. from this SPUD. The existing driveway located at the corner of NW 12th and N Miller Blvd. shall be removed.

**12. Signs:**

No signs shall be permitted.

**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, 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:**

The maximum lot coverage shall be seventy-five percent (75%).

**3. Street Improvements:**

N/A

**4. Site Lighting:**

Site Lighting for this SPUD shall be per the base zoning district regulations.

**5. Dumpsters:**

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

**6. 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 and walls shall be permitted if installed in a manner meeting requirements specified above.

**7. Drainage:**

Development of this SPUD will comply with Chapter 16 (Drainage Ordinance) of the City of Oklahoma City as amended.

**8. Lots:**

The south lot will be comprised of a duplex dwelling as existing and/or updated with parking. The north lot is to be comprised of a duplex with garages on the ground level and two-story dwelling units above the garage.

**III.Supporting Documents**

Exhibit A: Legal Description

Exhibit B: Site Plan

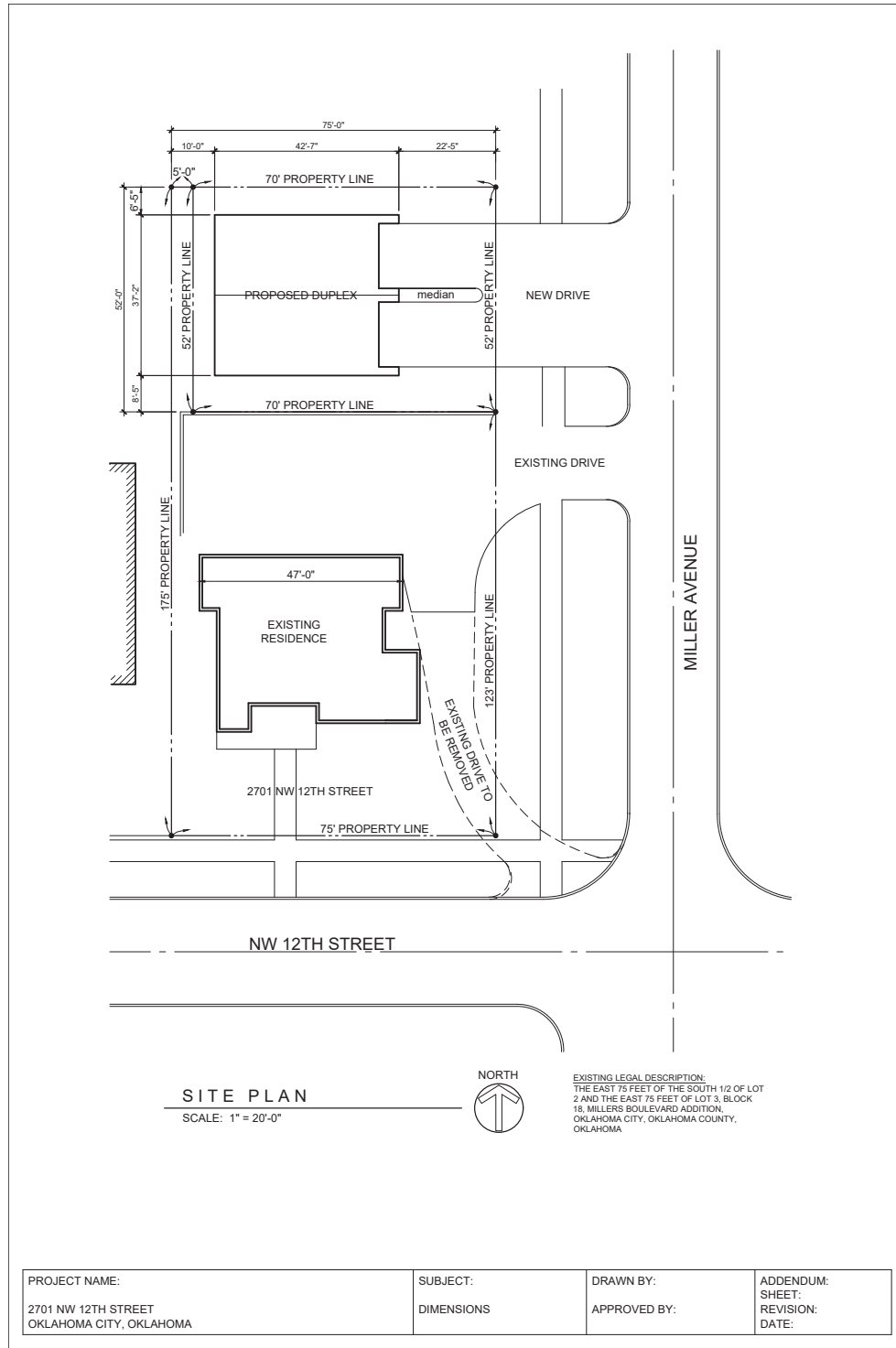
Exhibit C: Aerial Photograph

Exhibit D: Survey

SPUD-1709 Exhibit A - Legal Description

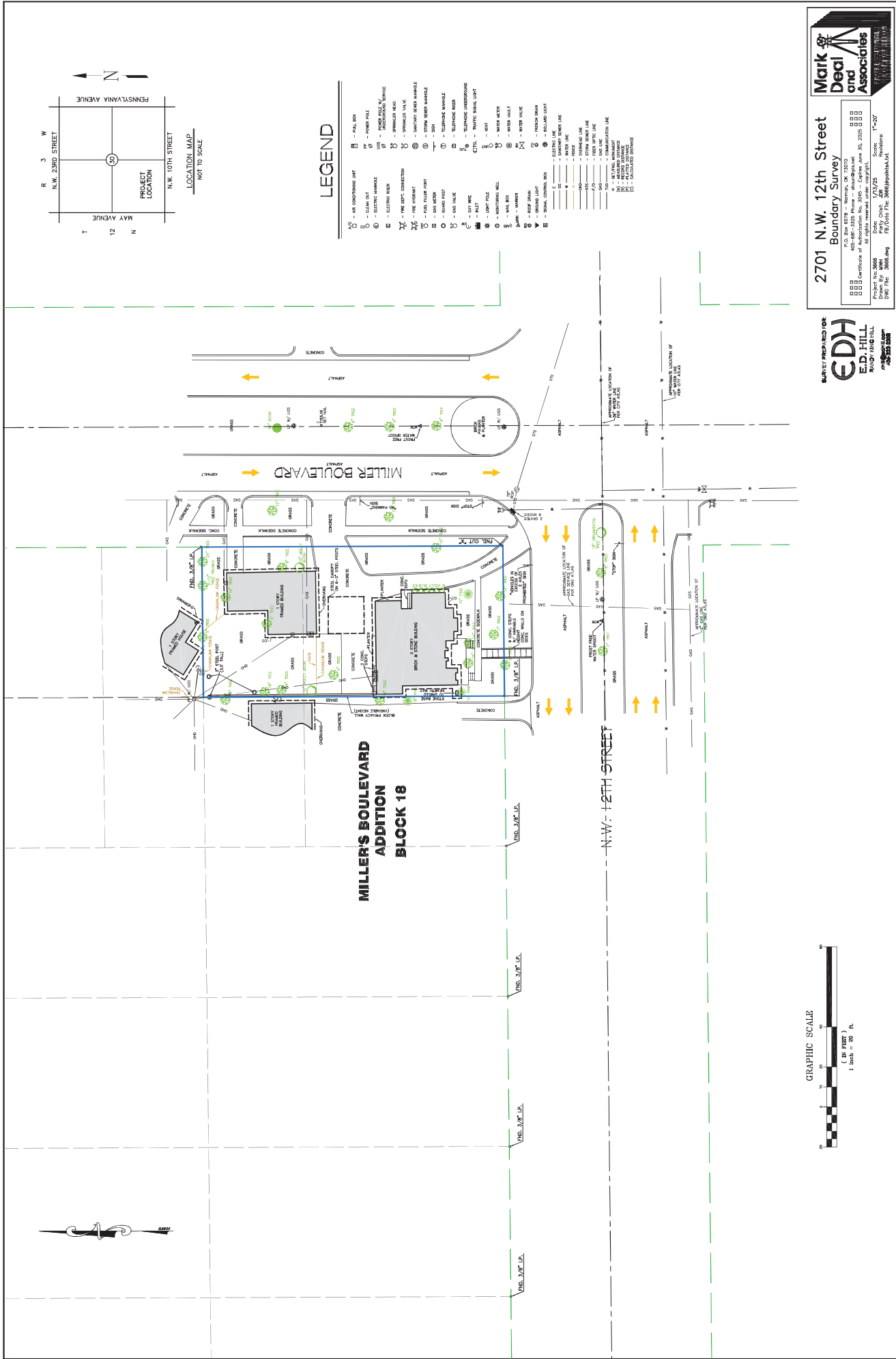
The East Seventy-Five feet (75') of Lot Three (3) and the East Seventy-Five feet (75') of the South One-Half (1/2) of Lot Two (2), Block Eighteen (18) Miller's Boulevard Addition to the City of Oklahoma City.

*Exhibit  
B  
Site Plan*



*Exhibit C*  
*Aerial Photograph*





**EDH**  
E.D. HILL  
BOUNDARY SURVEY  
1000 1st Street, N.W.  
Atlanta, GA 30309  
404.525.0000

**2701 N.W. 12th Street**  
Boundary Survey  
Project No. 3066  
Date: 1/15/25  
Scale: 1"=20'  
Drawn By: [Signature]  
Checked By: [Signature]  
Reviewed By: [Signature]

**Mark Deal and Associates**  
1000 1st Street, N.W.  
Atlanta, GA 30309  
404.525.0000