



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: <http://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District

2701 NW 12th Street and 1309 N. Miller Blvd.

Project Name

2701 NW 12th Street and ~~1309 N Miller Blvd.~~, Oklahoma City, OK

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

Remodel one (1) duplex and rebuild one (1) Single Family Residence

Summary Purpose Statement / Proposed Development

Staff Use Only	Case No.: SPUD 1709
	File Date: 1-2-25
	Ward No.: W6
	Nbhd. Assoc.: Miller NA
	School District: OKC
	Extg Zoning: R-2
	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, Beehold, 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.

Document View Frame

After recording, return to:

w/ Kendra Robben
ROBBEN & ASSOCIATES LLC
6307 Waterford Blvd., Suite 127
Oklahoma City, OK 73118
(405) 757-0225

20170713010978640
07/13/2017 02:40:03 PM
Bk:RE13400 Pg:189 Pos:2 DEED
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooden

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That HARDING FAMILY, L.L.C. and HOWELL-DOWD REAL ESTATE LLC, duly organized and existing under and by virtue of the laws of the State of Oklahoma parties of the first part, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto HARDING FAMILY, L.L.C., an Oklahoma limited liability company party of the second part, all of their right, title and interest in and to that certain tract of real property situated in Oklahoma County, State of Oklahoma, to-wit:

Tract 1:

The East 75 Feet of Lot Three (3) and the East 75 Feet of the South Half (S/2) of Lot Two, in Block Eighteen (18), Of Amended Plat of MILLER'S BOULEVARD ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 2:

Lot Twelve (12), in Block One (1), of GLENVIEW ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Tract 3:

Lot Twelve (12), in Block Two (2), of NICHOLS UNIVERSITY PLACE, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: Tract 1 - 064144870, Tract 2 - 059451260, Tract 3 - 045164200

Grantee's Mailing Address: 12 East California, Suite 200, Oklahoma City, Oklahoma 73104

together with all the improvements thereon and appurtenances thereunto belonging, and warrant title to the same, SUBJECT TO existing zoning, easements, right-of-ways, restrictions and mineral conveyances of record.

TO HAVE AND TO HOLD said described premises unto the party of the second part, their

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successors 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.

EXECUTED and delivered this 13th day of July, 2017.

HARDING FAMILY, L.L.C.

John Beedon, Attorney in Fact for Charles R. Harding Jr., Manager of Harding Family, L.L.C.

HOWELL-DOWD REAL ESTATE LLC

Maggie M. Howell, Manager

Exempt Documentary Stamp Tax OS Title 68, Article 32 Section 3201 or 3202, Paragraph 8

ACKNOWLEDGMENT

STATE OF OKLAHOMA

SS:

COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me this 13th day of July, 2017, by John Beedon, Attorney in Fact for Charles R. Harding Jr., Manager of HARDING FAMILY, L.L.C. and Maggie M. Howell, Manager of HOWELL-DOWD REAL ESTATE LLC.

Notary Public

My Commission Expires:

My Commission Number:

(SEAL)



20170713010979840
Filing Fee: \$15.00

07/13/2017 03:40:03 PM
DEED



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.

January 2, 2024

Letter of Authorization

To: Oklahoma City Planning Commission

Re: 2701 NW 12th Street and ~~1309 N Miller Blvd.~~

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 2701 NW 12th Street and 1309 N Miller Blvd., 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,



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 - 2701 NW 12th Street and ~~1309 N Miller Blvd.~~

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,



Randy King Hill

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R064144870 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 } ss:
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 300PR Ruders 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

TK

Deputy

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

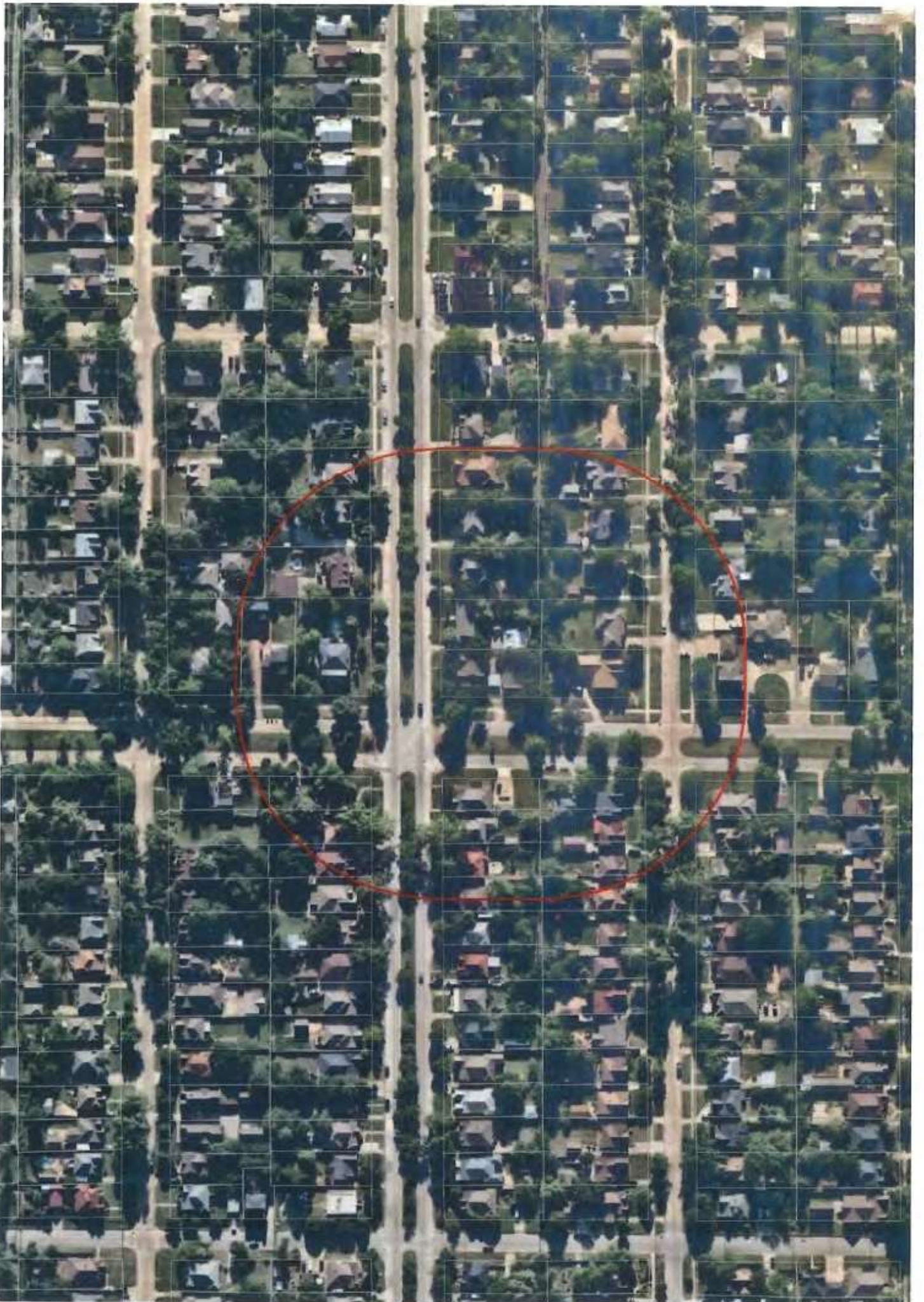
accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R064145000	BADERTSCHER ROGER F	TRAYWICK DOUGLAS E JR	No Data	1201 N MILLER BLVD	OKLAHOMA CITY	OK	73107-5429	MILLERS BOULEVARD	19	0	MILLERS BOULEVARD 019 000 S10FT 0 OF LOT 2 & ALL LOT 3	1201 N MILLER BLVD OKLAHOMA CITY
R064145010	SYCAMORE BRANCH INVESTMENTS LLC	No Data	No Data	302 E 119TH ST	JENKS	OK	74037	MILLERS BOULEVARD	19	0	MILLERS BOULEVARD 019 000 W5FT 0 OF LOT 4 & ALL OF LOT 5	2719 NW 11TH ST OKLAHOMA CITY
R064145020	YOUNG DAVID	No Data	No Data	2715 NW 11TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD	19	4	MILLERS BOULEVARD 018 004 E70FT	2715 NW 11TH ST OKLAHOMA CITY
R064145160	NUSS JAMES & PANGE	No Data	No Data	2649 NW 11TH ST 3126 S	OKLAHOMA CITY	OK	73107-5413	MILLERS BOULEVARD	10	0	MILLERS BOULEVARD 010 000 W50FT 0 OF S 1/2 OF LOT 9 & W50FT OF LOT 10	2649 NW 11TH ST OKLAHOMA CITY
R064144996	1215 N MILLER BLVD TRUST	No Data	No Data	BOULEVARD, Unit 191	EDMOND	OK	73013-5308	MILLERS BOULEVARD	19	2	MILLERS BOULEVARD 019 002 N80FT 2 OF S90FT	1215 N MILLER BLVD OKLAHOMA CITY
R064144735	MID AMERICA INDUSTRIES OPERATING LLC	No Data	No Data	1409 N MILLER BLVD	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD	17	3	MILLERS BOULEVARD 017 003 S75FT	1403 N MILLER BLVD OKLAHOMA CITY
R064144750	ANDERSON DAVID LEE & CAROLYN N	No Data	No Data	2721 NW 13TH ST	OKLAHOMA CITY	OK	73107-4813	MILLERS BOULEVARD	17	5	MILLERS BOULEVARD 017 005	2721 NW 13TH ST OKLAHOMA CITY
R064144740	WINBURN CHARLES & STEPHANIE	No Data	No Data	3705 NW 65TH ST	OKLAHOMA CITY	OK	73116-1703	MILLERS BOULEVARD	17	4	MILLERS BOULEVARD 017 004	2715 NW 13TH ST OKLAHOMA CITY
R060042660	BRONSTAD CHANCE	No Data	No Data	1400 N MILLER BLVD	OKLAHOMA CITY	OK	73107-4836	MILLERS BOULEVARD	12	14	MILLERS BOULEVARD AMD 012 014	2649 NW 13TH ST OKLAHOMA CITY
R060042670	CHAPMAN GARY & SUE	No Data	No Data	1620 N ANN ARBOR AVE	OKLAHOMA CITY	OK	73127-3821	MILLERS BOULEVARD	12	0	MILLERS BOULEVARD AMD 012 000 ALL LOT 15 & W2FT LOT 16	2645 NW 13TH ST OKLAHOMA CITY
R064144910	WALLS KEVIN W	No Data	No Data	3324 NW 172ND TER	EDMOND	OK	73012	MILLERS BOULEVARD	18	7	MILLERS BOULEVARD 018 007	2733 NW 12TH ST OKLAHOMA CITY
R064144900	WALLS TRACY & KEVIN	No Data	No Data	3324 NW 172ND TER	EDMOND	OK	73012	MILLERS BOULEVARD	18	6	MILLERS BOULEVARD 018 006	2727 NW 12TH ST OKLAHOMA CITY
R064144890	BURIAN LAND COMPANY LLC	No Data	No Data	3102 N CLASSEN BLVD PHB 287	OKLAHOMA CITY	OK	73118	MILLERS BOULEVARD	18	5	MILLERS BOULEVARD 018 005	2723 NW 12TH ST OKLAHOMA CITY
R064144880	REDWOOD TREE PROPERTIES INC	No Data	No Data	1010 W MEMORIAL RD	OKLAHOMA CITY	OK	73114	MILLERS BOULEVARD	18	4	MILLERS BOULEVARD 018 004	2715 NW 12TH ST OKLAHOMA CITY
R064145080	CONSTRUCTION & DESIGN LLC	No Data	No Data	PO BOX 720764	OKLAHOMA CITY	OK	73172-0764	MILLERS BOULEVARD	19	11	MILLERS BOULEVARD 019 011	2720 NW 12TH ST OKLAHOMA CITY
R064145090	JEANNENE A	No Data	No Data	2116 NW 12TH ST	OKLAHOMA CITY	OK	73107-5602	MILLERS BOULEVARD	19	12	MILLERS BOULEVARD 019 012	2716 NW 12TH ST OKLAHOMA CITY
R064145100	PATTON JOHN W JR & CAROLYN D TRS	PATTON JOHN JR & CAROLYN REV LVI TRUST	No Data	2712 NW 12TH ST	OKLAHOMA CITY	OK	73107-5422	MILLERS BOULEVARD	19	13	MILLERS BOULEVARD 019 013	2712 NW 12TH ST OKLAHOMA CITY
R064144980	HALL BRUCE E TRS	STUART MICHAEL D TRS	STUART & HALL TRUST	1221 N MILLER BLVD	OKLAHOMA CITY	OK	73107-5429	MILLERS BOULEVARD	19	0	MILLERS BOULEVARD 019 000 LOT 1 & N10FT LOT 2	1221 N MILLER BLVD OKLAHOMA CITY

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

R064142110	WORDEN MEGAN A	No Data	No Data	2650 NW 12TH ST	OKLAHOMA CITY	OK	73107-5420	MILLERS BOULEVARD	10	MILLERS BOULEVARD 010 000 W50FT 0 OF LOT 8 & W50FT OF N 1/2 OF LOT 9	2650 NW 12TH ST OKLAHOMA CITY
R064142130	FERRAPIN PROPERTIES LLC	No Data	No Data	16340 SW 29TH ST	EL RENO	OK	73036-9681	MILLERS BOULEVARD	10	MILLERS BOULEVARD 010 000 E50FT OF W100FT OF LOT 8 & E50FT OF W100FT OF N 1/2 OF LOT 9 PLUS E50FT OF W100FT OF S 1/2 LOT 9 & E50FT OF W100FT OF LOT 10	2646 NW 12TH ST OKLAHOMA CITY
R064142120	DIX BRITAIN REAL ESTATE LLC	No Data	No Data	PO BOX 8848	HORSESHOE BAY TX	TX	78657-8848	MILLERS BOULEVARD	10	MILLERS BOULEVARD 010 000 E50FT 0 OF N 1/2 OF LOT 9 & E50FT OF LOT 8	2642 NW 12TH ST OKLAHOMA CITY
R064142100	SERIGHT BRAYDEN	No Data	No Data	2640 NW 12TH ST	OKLAHOMA CITY	OK	73107-5420	MILLERS BOULEVARD	10	7 MILLERS BOULEVARD 010 000 W50FT	2638 NW 12TH ST OKLAHOMA CITY
R064142410	ELLIS GARY MAX & ANNA H TRS	No Data	No Data	5 LIVERPOOL LN	BELLA VISTA	AR	72734	MILLERS BOULEVARD	11	MILLERS BOULEVARD 011 000 W50FT 0 OF S 1/2 LOT 9 & W50FT LOT 10	2653 NW 12TH ST OKLAHOMA CITY
R064141890	REDWOOD TREE PROPERTIES INC	No Data	No Data	1010 W MEMORIAL RD	OKLAHOMA CITY	OK	73114	MILLERS BOULEVARD	18	MILLERS BOULEVARD 016 000 W75FT 0 OF S 1/2 OF LOT 2 & W75FT OF LOT 3	2709 NW 12TH ST OKLAHOMA CITY
R064144870	HARDING FAMILY LLC	No Data	No Data	12 E CALIFORNIA AVE STE 200	OKLAHOMA CITY	OK	73304-2459	MILLERS BOULEVARD	18	MILLERS BOULEVARD 019 000 E75FT 0 OF S 1/2 LOT 2 & E75FT LOT 3	2701 NW 12TH ST OKLAHOMA CITY
R064142400	MCKNAUGHT JACOBY J	No Data	No Data	2647 NW 12TH ST	OKLAHOMA CITY	OK	73107-5419	MILLERS BOULEVARD	11	MILLERS BOULEVARD 011 000 E50FT OF W100FT OF S 1/2 OF LOT 9 E50FT 0 OF W100FT LOT 10	2647 NW 12TH ST OKLAHOMA CITY
R064142390	CHALFOUX PHILIP R	No Data	No Data	PO BOX 56753	OKLAHOMA CITY	OK	73143-5753	MILLERS BOULEVARD	11	MILLERS BOULEVARD 011 000 E50FT 0 OF S 1/2 LOT 9 & E50FT LOT 10	2643 NW 12TH ST OKLAHOMA CITY
R064142420	JENKINS JUDITH KAY	No Data	No Data	2639 NW 12TH ST	OKLAHOMA CITY	OK	73107-5419	MILLERS BOULEVARD	11	11 MILLERS BOULEVARD 011 011 W50FT	2639 NW 12TH ST OKLAHOMA CITY
R064144840	DO TRANG XUAN SCHUMAN	No Data	No Data	2730 NW 13TH ST	OKLAHOMA CITY	OK	73107-4814	MILLERS BOULEVARD	18	10 MILLERS BOULEVARD 018 010	2730 NW 13TH ST OKLAHOMA CITY
R064144950	JEFFREY RHETT	No Data	No Data	2724 NW 13TH ST	OKLAHOMA CITY	OK	73107	MILLERS BOULEVARD	18	11 MILLERS BOULEVARD 018 011	2724 NW 13TH ST OKLAHOMA CITY
R064144960	JAMES JEFFREY W	No Data	No Data	2720 NW 13TH ST	OKLAHOMA CITY	OK	73107-4814	MILLERS BOULEVARD	18	12 MILLERS BOULEVARD 018 012	2720 NW 13TH ST OKLAHOMA CITY
R064144970	HOLBROOK GARY & CYNTHIA	No Data	No Data	6840 SILVERHEEL ST	SHAWNEE	KS	66226-5300	MILLERS BOULEVARD	18	13 MILLERS BOULEVARD 018 013	2712 NW 13TH ST OKLAHOMA CITY
R064144850	ROLLINS JACKIE H	No Data	No Data	10505 APPLEROVE CIR	MIDWEST CITY	OK	73130-7061	MILLERS BOULEVARD	18	0 LOT 1 & W75FT OF N 1/2FT LOT 2	2708 NW 13TH ST OKLAHOMA CITY
R064144840	HURDLE JOHN & PATSY FAMILY TRUST	No Data	No Data	2621 CANYON OAK DR	EDMOND	OK	73025	MILLERS BOULEVARD	18	0 LOT 1 & E75FT OF N 1/2 LOT 2	2700 NW 13TH ST OKLAHOMA CITY
R064142350	THOMAS THOMAS G & JAN E	No Data	No Data	2650 NW 13TH ST	OKLAHOMA CITY	OK	73107-4812	MILLERS BOULEVARD	11	0 OF LOT 8 & N50FT OF W50FT LOT 9	2650 NW 13TH ST OKLAHOMA CITY

Oklahoma County Assessor's
3000 Radius Report
12/30/2024

R064142370	FRANZ RONALD D ALLEN	No Data	No Data	2646 NW 13TH ST	OKLAHOMA CITY	OK	73107-4812	MILLERS BOULEVARD	11	MILLERS BOULEVARD 011 000 W50FT OF E100FT OF LOT 8 & W50FT OF 01 E100FT OF N50FT OF LOT 9	2646 NW 13TH ST OKLAHOMA CITY
R064142380	MID AMERICA INDUSTRIES OPERATING LLC	No Data	No Data	1409 N MILLER BLVD	OKLAHOMA CITY	OK	73107-4812	MILLERS BOULEVARD	11	MILLERS BOULEVARD 011 000 E50FT 01 OF LOT 8 & E50FT OF N50FT OF LOT 9	2642 NW 13TH ST OKLAHOMA CITY
R064142350	CLARY JOHN W	No Data	No Data	2638 NW 13TH ST	OKLAHOMA CITY	OK	73107-4812	MILLERS BOULEVARD	11	7 MILLERS BOULEVARD 011 007 W50FT	2638 NW 13TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
Of
2701 NW 12th Street and 1309 N Miller
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 3 stories and thirty feet (35') 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 the new residence shall not exceed 3,000 square feet not including garage.

4. Maximum Number of Buildings:

The maximum number of buildings shall not exceed three (3) residential structures not including 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 along NW 12th from the exterior boundary of the SPUD shall be twenty feet (20'). The front yard setback along N Miller from the exterior boundary of the SPUD shall be fifteen feet (15').

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) 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:

There shall be one (1) existing access point from NW 12th Street from this SPUD.
There shall be two (2) access points from N. Miller Blvd. from this SPUD.

10. Sidewalks

There is an existing sidewalk along Miller which shall be maintained. No other sidewalks shall 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.

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:

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.

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: Aerial Photograph

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*

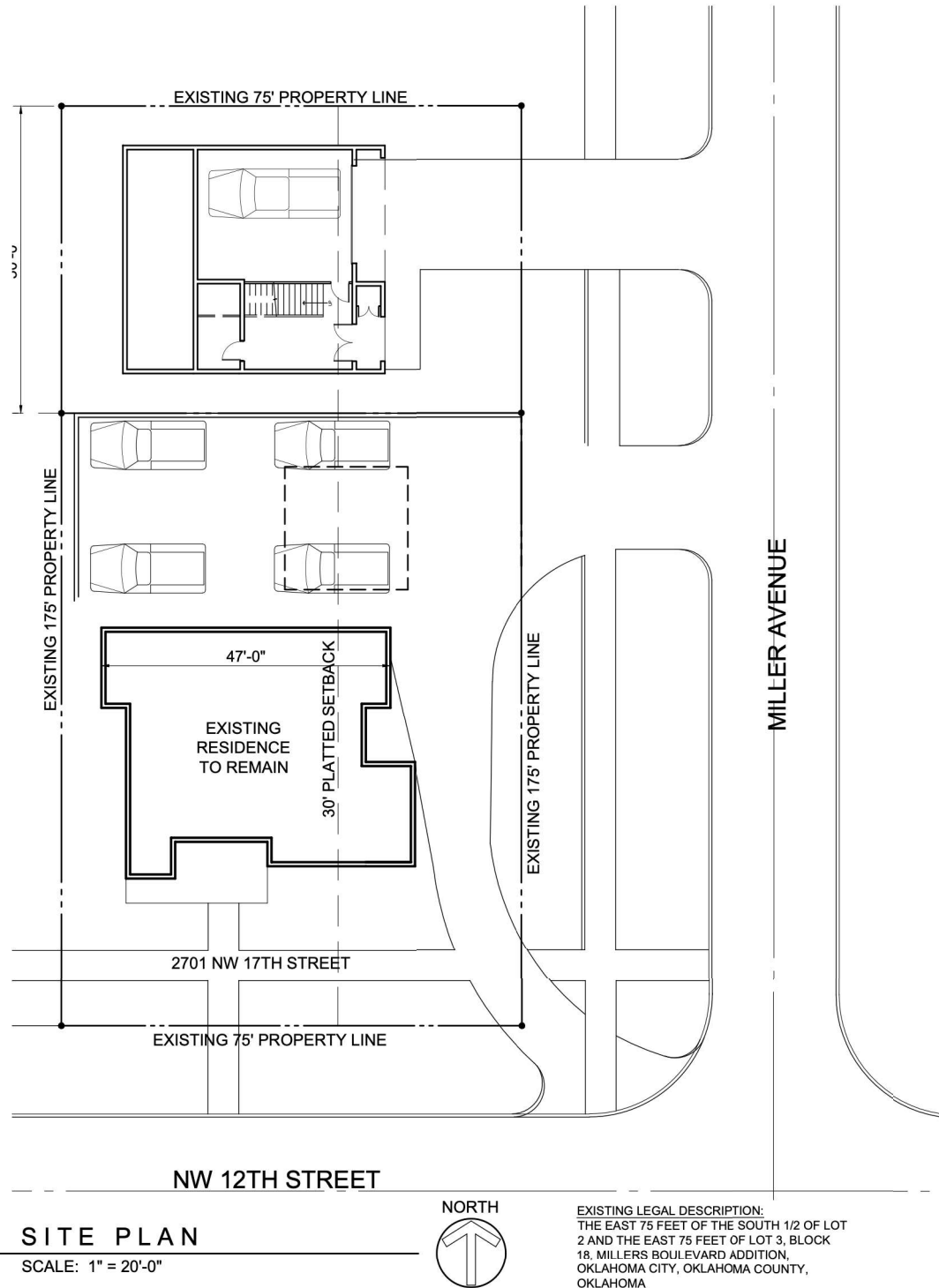


Exhibit C

Aerial Photograph

