



# MEMORANDUM

Council Agenda  
Item No. IX. P  
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-1709) rezoning 2701 NW 12th Street from R-2 Medium-Low Density Residential District to SPUD-1709 Simplified Planned Unit Development District. Ward 6.

**Applicant:**

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

**Purpose:**

The purpose of this application is to allow two duplexes on the subject site.

**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. 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.
2. Add to Section 10 Sidewalks: 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.
3. The maximum lot coverage shall be 75 percent.

**Review:**

Planning Department

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