

ORDINANCE NO. 28,074

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. *AKS*

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

Lot Two (2), of WONDERLAND DEVELOPMENT, A RE-PLAT OF LOTS 1 THRU 6 AND COMMON AREAS 'A' THRU 'D' OF WONDERLAND DEVELOPMENT, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SECTION 2. (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 7TH day of APRIL, 20 26.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 5TH day of MAY, 2026.

ATTEST:

Amy K. Simpson
CITY CLERK



[Signature]
VICE-MAYOR

REVIEWED for form and legality.

Wendee Kellner
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. F
5/5/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1818), rezoning 13520 Blevins Boulevard from PUD-671 Planned Unit Development District to SPUD-1818 Simplified Planned Unit Development District. Ward 7.

Applicant:

Charles W. Allen, Allen Engineering Service, Inc.
Gary Blevins

Purpose:

The purpose of this application is to allow residential use and development, specifically to allow a lot split for single-family residential.

Background:

On March 26, 2026, the Planning Commission recommended approval of the application.

Protests:

None

Previous Action:

The Ordinance was introduced April 7, 2026, and set for final hearing May 5, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1818	CHARLES ALLEN, ALLEN ENGINEERING SERVICE	PO BOX 891747	OKLAHOMA CITY	OK	73189
SPUD-1818	GARY A & GINGER M BLEVINS	13520 BLEVINS BLVD	EDMOND	OK	73013
SPUD-1818	NORTHWOOD NA	13108 BROOKE AVE	EDMOND	OK	73013
SPUD-1818	EDMOND SCHOOL DISTRICT, BRETT TOWNE	1001 W DANFORTH	EDMOND	OK	73003
SPUD-1818	BLEVINS GARY & GINGER REV TRUST	13520 BLEVINS BLVD	EDMOND	OK	73013-5692
SPUD-1818	BLEVINS MARK R & CONNIE D	13501 BLEVINS BLVD	EDMOND	OK	73013-5692
SPUD-1818	BLEVINS MARK & CONNIE REV TRUST	13501 BLEVINS BLVD	EDMOND	OK	73013-5692
SPUD-1818	BLEVINS MICHAEL & JULIE REV TRUST	13500 BLEVINS BLVD	EDMOND	OK	73013
SPUD-1818	CENTRAL CHRISTIAN COLLEGE	1700 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-3021
SPUD-1818	DEAVER DANNY R & LAURA ELLERMAN	13508 AUBURN LN	EDMOND	OK	73013-5683
SPUD-1818	KELLY ELAINE D TRS, KELLY DENNIS G TRS, KELLY ELAINE D 2000 REV TRUST	2525 NEW HAVEN CT	EDMOND	OK	73013-5677
SPUD-1818	KIDD ALAN L & ELLEN L TRS, KIDD FAMILY TRUST	2520 NEW HAVEN CT	EDMOND	OK	73013-5677
SPUD-1818	MONGER CAROL THOMPSON LIV TRUST	13420 AUBURN LN	EDMOND	OK	73013
SPUD-1818	MORGAN PATRICK M, MORGAN ROBIN B	2524 NEW HAVEN CT	EDMOND	OK	73013-5677
SPUD-1818	OKLAHOMA CHRISTIAN UNIVERSITY OF SCIENCE & ARTS INC	PO BOX 11000	OKLAHOMA CITY	OK	73136-1100
SPUD-1818	PECK JANE E TRS, PECK JANE F REV LIV TRUST	2529 NEW HAVEN CT	EDMOND	OK	73013-5677
SPUD-1818	RANGEL MICHAEL J & HELEN L	14901 N PENNSYLVANIA AVE, Unit 2205	OKLAHOMA CITY	OK	73134
SPUD-1818	UNIVERSITY PARK ESTATES II HOA	13412 aiburn ln	EDMOND	OK	73013-5679
SPUD-1818	VAUGHAN MONROE & JOYCE LIVING TRUST	13416 AUBURN LN	EDMOND	OK	73013-5682
SPUD-1818	WILLIAMSON THOMAS A & JANET E REV TRUST	13504 AUBURN LN	EDMOND	OK	73013
SPUD-1818	WONDERLAND PROPERTIES LLC	2608 E MEMORIAL RD	EDMOND	OK	73013-5522

APPROVED

05-05-2026

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1818

MASTER DESIGN STATEMENT FOR

Blevins Boulevard

March 16, 2026

PREPARED BY:

Mr. Charles W. Allen
Allen Engineering Services, Inc.
1601 SW 89th Street, Suite C-200
Oklahoma City, Oklahoma 73159
Tel: (405) 840-9901
Fax: (405) 681-4881
e-mail: callen@aeswins.com

FOR:

Gary A. & Ginger M. Blevins
13520 Blevins Boulevard
Oklahoma City, Oklahoma 73013
Tel: (405) 990-3550

SPUD-1818 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).

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, which 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** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

The following use is the only permitted use within this SPUD:

Single-family Residential (8200.14)

2. **Maximum Building Height:** 2½ Story or 35 Feet
3. **Maximum Building Size:** Per Code
4. **Maximum Number of Buildings:** Per Code

5. Building Setback Lines:

North: 5 feet
South: 5 feet
East: 10 feet
West (Front): 20 feet (Platted)

- 6. Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
- 7. Access:** Access shall be from Blevins Boulevard.
- 8. Sidewalks:** Sidewalks shall not be required for this SPUD.

II. Other Development Regulations:

- 1. Architecture:** Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material and architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted. Exposed metal shall be allowed only on Lot 2A.
- 2. Open Space:** Open Space requirements shall be per the base district regulations.
- 3. Street Improvements:** No street improvements are required.
- 4. Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.
- 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. Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.
- 7. Maintenance:** Maintenance shall be the responsibility of the Property Owner.
- 8. Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9. **Other:** Subdivision shall be per the Subdivision Regulations, as amended, except that the maximum number of lots within this SPUD shall be two (2).

III. Supporting Documents

Exhibit A: Legal Description

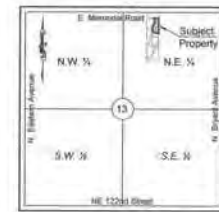
Exhibit B: Plat of Survey

SPUD- 1818 Exhibit A - Legal Description

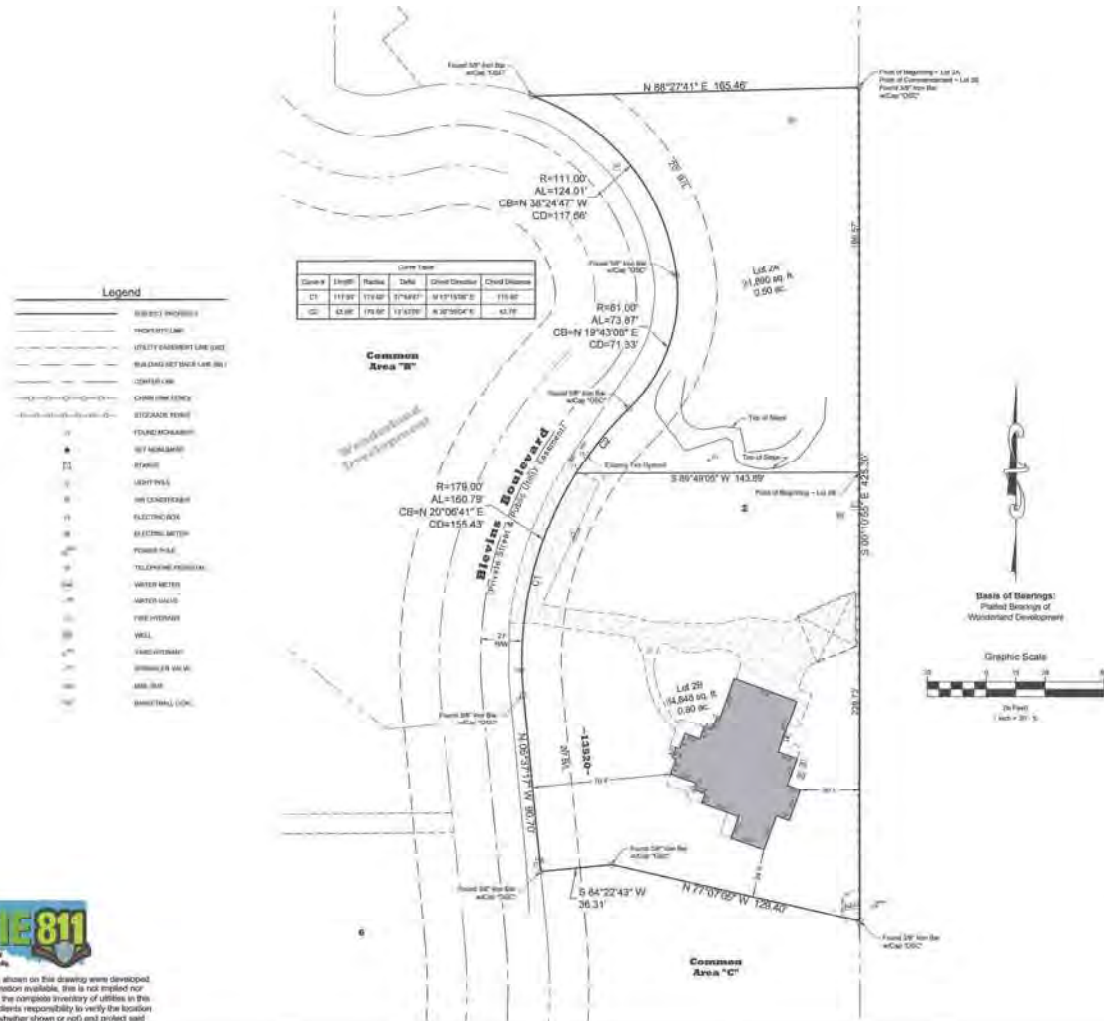
Lot Two (2), of WONDERLAND DEVELOPMENT, A RE-PLAT OF LOTS 1 THRU 6 AND COMMON AREAS 'A' THRU 'D' OF WONDERLAND DEVELOPMENT, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Plat of Survey

Part of the Northeast Quarter of Section 13, Township 13 North, Range 3 West, I.M. City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map
Section 13, Township 13N, Range 3W
Not To Scale



Legal Descriptions

Proposed Legal Descriptions

Lot 2A

A part of Lot Two (2), of Wonderland Development, a Re-plat of Lots 1 Thru 6 and Common Areas 'A' Thru 'D' of Wonderland Development, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on January 21, 2025, with metes and bounds as follows:

Beginning at the Northwest corner of said Lot 2; Thence South 00°10'55" East as the Basis of Bearing on the East line of said Lot 2 a distance of 196.57 feet; Thence South 89°49'05" West a distance of 143.89 feet to a point on the West line of said Lot 2, said line also being the East Right-of-Way line of Bevins Boulevard; Thence on said West line of Lot 2 for the next 3 calls:

1. Thence on a non-tangent curve to the right, having a Radius of 178.00 feet, a Chord Bearing of North 38°59'04" East, a Chord Distance of 42.76 feet, for an Arc Length of 42.96 feet;
2. Thence on a tangent curve to the left, having a Radius of 81.00 feet, a Chord Bearing of North 19°43'08" East, and a Chord Distance of 71.33 feet, for an Arc Length of 73.67 feet;
3. Thence continuing on a compound curve to the left, having a Radius of 111.00 feet, a Chord Bearing of North 38°24'47" West, and a Chord Distance of 117.66 feet, for an Arc Length of 124.01 feet to the Northwest corner of said Lot 2;

Thence North 88°27'41" East on the North line of said Lot 2 a distance of 165.46 feet to the Point of Beginning. This description contains 21,890 square feet or 0.50 acres, more or less. Subject to Easements and Rights-of-Way of record.

Lot 2B

A part of Lot Two (2), of Wonderland Development, a Re-plat of Lots 1 Thru 6 and Common Areas 'A' Thru 'D' of Wonderland Development, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on January 21, 2025, with metes and bounds as follows:

Commencing at the Northeast corner of said Lot 2; Thence South 00°10'55" East as the Basis of Bearing on the East line of said Lot 2 a distance of 196.57 feet to the Point of Beginning;

1. Thence continuing South 00°10'55" East on said East line a distance of 228.73 feet to the Southeast Corner of said Lot 2; Thence North 77°07'05" West on the South line of said Lot 2 a distance of 128.40 feet; Thence continuing on the South line of said Lot 2 South 64°22'43" West a distance of 36.31 feet to the Southwest corner of said Lot 2, said point also being on the East Right-of-Way line of Bevins Boulevard; Thence on said West line of Lot 2 for the next 2 calls:
1. Thence North 05°37'17" West a distance of 90.70 feet;
2. Thence on a tangent curve to the right, having a Radius of 178.00 feet, a Chord Bearing of North 13°15'05" East, and a Chord Distance of 115.89 feet, for an Arc Length of 117.93 feet;

Thence North 89°49'05" East a distance of 143.89 feet to the Point of Beginning. This description contains 34,846 square feet or 0.80 acres, more or less. Subject to Easements and Rights-of-Way of record.

Legal Descriptions

Parent Legal Description

Warranty Deed - Book 14320, Page 1006

Lot Two (2), of WONDERLAND DEVELOPMENT, A RE-PLAT OF LOTS 1 THRU 6 AND COMMON AREAS 'A' THRU 'D' OF WONDERLAND DEVELOPMENT, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Surveyor's Notes

1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
2. Date of Field Work:
3. This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 21st day of January, 2025.

Curtis Lee Hale
Curtis Lee Hale, LS 1084

1-21-26
Date of Plat or Map



Gary & Ginger Bevins
13520 Bevins Boulevard
Edmond, Oklahoma 73013

Land Surveying and Planning
Oklahoma City, Oklahoma 73109
Tel: (405) 886-0174 Fax: (405) 886-0181
www.surveyors.com



Wonderland Development
Lot 2
13520 Bevins Boulevard
Oklahoma City, Oklahoma
Plat of Survey

PROJECT NO. 7184.1
FILE 7184-1.dwg
DATE 01/15/2026
DRAWN JMS
CHECKED BY CWA
PLotted CH

1
OF 1



The utilities as shown on this drawing were developed from the information available. This is not intended nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

CASE NUMBER: SPUD-1818

This notice is to inform you that **Charles W. Allen, Allen Engineering Service, Inc., on behalf of Gary Blevins**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1818 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on May 5, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

Lot Two (2), of WONDERLAND DEVELOPMENT, A RE-PLAT OF LOTS 1 THRU 6 AND COMMON AREAS 'A' THRU 'D' OF WONDERLAND DEVELOPMENT, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

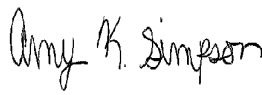
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 7th day of April 2026.

SEAL


Amy K. Simpson, City Clerk



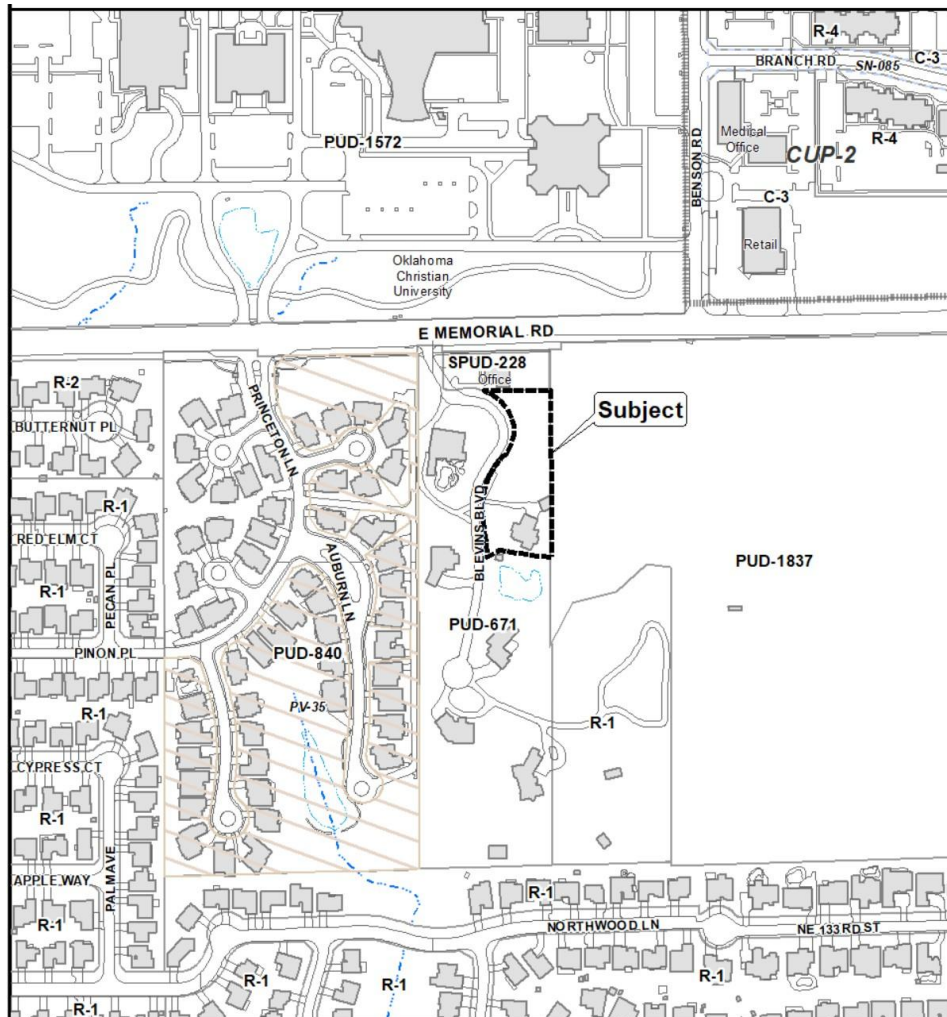
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1818

FROM: PUD-671 Planned Unit Development District

TO: SPUD-1818 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 13520 Blevins Boulevard



PROPOSED USE: The purpose of this application is to allow residential use and development, specifically to allow a lot split for single-family residential.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1818

LOCATION: 13520 Blevins Boulevard

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1818 Simplified Planned Unit Development District from PUD-671 Planned Unit Development District. A public hearing will be held by the City Council on May 5, 2026. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

Lot Two (2), of WONDERLAND DEVELOPMENT, A RE-PLAT OF LOTS 1 THRU 6 AND COMMON AREAS 'A' THRU 'D' OF WONDERLAND DEVELOPMENT, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow residential use and development, specifically to allow a lot split for single-family residential.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020).

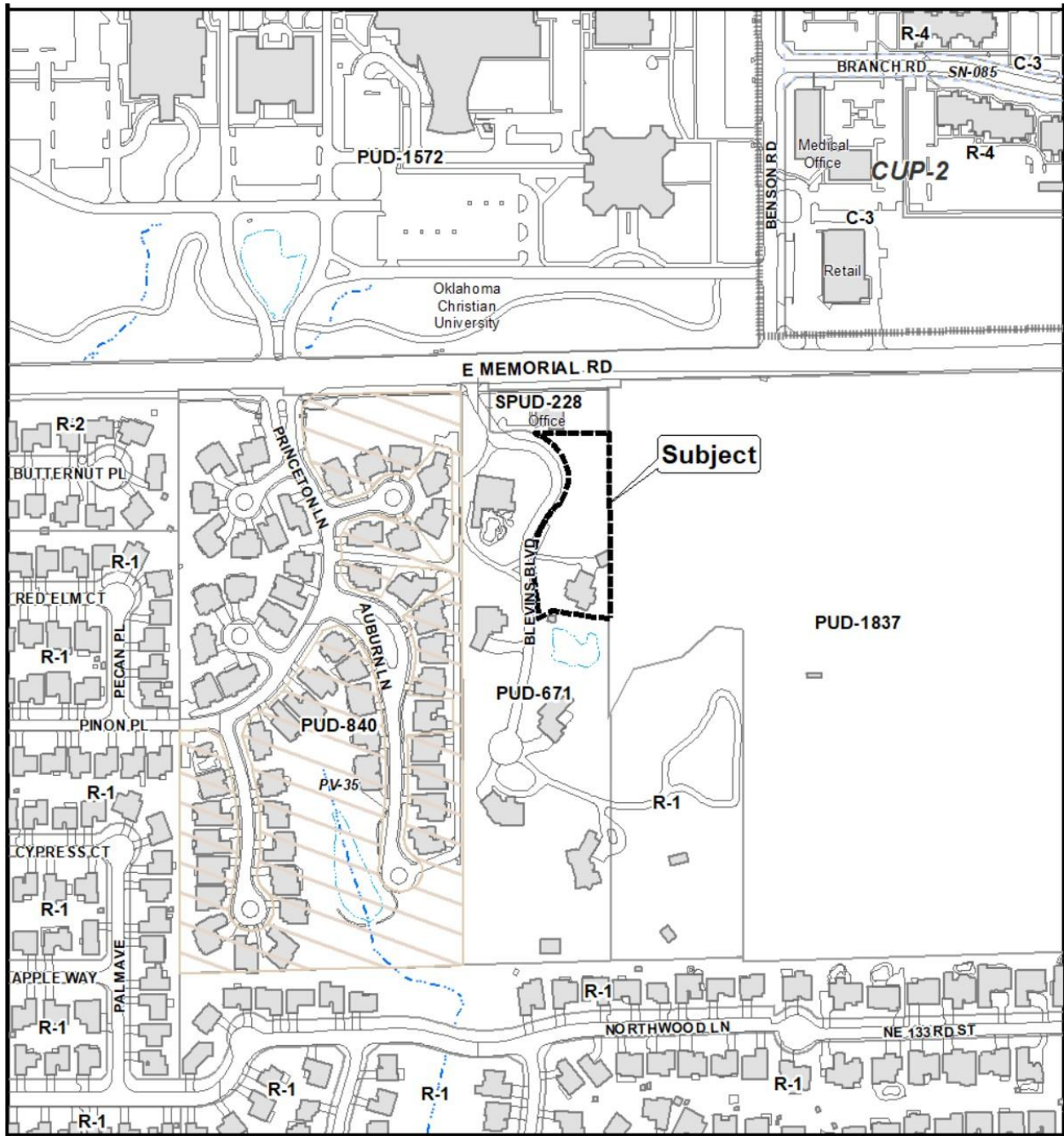
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 7th day of April 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
March 26, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:48 a.m. on March 23, 2026)

9. (SPUD-1818) Application by Gary Blevins to rezone 13520 Blevins Boulevard from PUD-671 Planned Unit Development District to SPUD-1818 Simplified Planned Unit Development District. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY HARRISON, SECONDED BY NOBLE

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
March 26, 2026

Item No. IV. 9.

(SPUD-1818) Application by Gary Blevins to rezone 13520 Blevins Boulevard from PUD-671 Planned Unit Development District to SPUD-1818 Simplified Planned Unit Development District. Ward 7.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Charles Allen
Allen Engineering Service
(405) 840-9901

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow residential use and development, specifically to allow a lot split for single-family residential.

B. EXISTING CONDITIONS

- 1. Size of Site:** 1.3 Acres
- 2. School District:** Edmond
- 3. Zoning and Land Use:**

	Subject Site	North	East	South	West
Zoning	PUD-671	SPUD-228	PUD-1837	PUD-671	PUD-671
Land Use	Residential	Office	Undeveloped	Residential CA	Residential CA

4. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020), except that the following restrictions will apply:

The following use is the only permitted use within this SPUD:

Single-family Residential (8200.14)

2. **Maximum Building Height:** 2½ Story or 35 Feet
3. **Maximum Building Size:** Per Code
4. **Maximum Number of Buildings:** Per Code
5. **Building Setback Lines:**
 - North: 5 feet
 - South: 5 feet
 - East: 10 feet
 - West (Front): 20 feet (Platted)
6. **Landscaping:** The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.
7. **Access:** Access shall be from Blevins Boulevard.
8. **Sidewalks:** Sidewalks shall not be required for this SPUD.

II. Other Development Regulations:

1. **Architecture:** Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material and architectural metal shall be permitted. Exposed concrete block buildings shall not be permitted. Exposed metal shall be allowed only on Lot 2A.
2. **Open Space:** Open Space requirements shall be per the base district regulations.
3. **Street Improvements:** No street improvements are required.
4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with Chapter 59,

Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

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. **Parking:** The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59, Article X of the Oklahoma City Municipal Code, 2020, as amended.
7. **Maintenance:** Maintenance shall be the responsibility of the Property Owner.
8. **Drainage:** Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
9. **Other:** Subdivision shall be per the Subdivision Regulations, as amended, except that the maximum number of lots within this SPUD shall be two (2).

III. Supporting Documents

- Exhibit A: Legal Description
- Exhibit B: Plat of Survey

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. **Airports:** No objection.
2. **Fire (OCFD):** No objection.
3. **Public Works Department:**
 - a. **Traffic Services:** No objection.
 - b. **Engineering - Storm Sewer Availability:**
 - 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
 - 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff

exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.

- 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
- 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. 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 drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.*
- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. 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.
- 9) All private roads and streets shall have a private storm sewer system.

4. Utilities Department:

a. Solid Waste Management:

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

b. Water Availability:

1. An existing 8-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.

c. Wastewater Availability:

1. An existing 8-inch wastewater main(s) is located adjacent to the subject site(s).

2. Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
7. Plat may be revised after review and approval of utility plans.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on, or adjacent to, the subject site.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential development. *The site is currently developed with one single-family residence. The SPUD is requested to split the lot to allow a second dwelling.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Limit number of dead-end streets and cul-de-sacs.

The subject site is located along the east side of Blevins Boulevard, a private neighborhood street in the Urban Low Intensity LUTA. The site currently has one

access point along Blevins Boulevard. The Master Design Statement specifies that Blevins Boulevard will be used for access.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. The Master Design Statement does not require sidewalks for this SPUD.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed use adjacent to existing residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The subject site is currently developed with a single-family residence. The SPUD is requested to allow residential development in accordance with the R-1 District. The SPUD regulations allow the lot to be split while maintaining the base R-1 District regulations for minimum lot size. The maximum number of lots allowed by the SPUD is two. The SPUD proposes the following setbacks: 5 feet on the north and south, 10 feet on the east, and 20 feet on the west. The SPUD regulations maintain the base R-1 District regulations for maximum building height, landscaping, and open space.*

- 3) **Service Efficiency:**

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Rural Response*

- 4) **Transportation System:** The subject site is located along the east side of Blevins Boulevard, a private Neighborhood Street in the Urban Low Intensity LUTA. Transit (bus) service is not available nearby.

- 5) **Other Development Related Policies**

- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)

b. Plan Conformance Considerations

The subject site is located along the east side of Blevins Boulevard, in an area generally located west of North Bryant Avenue and south of East Memorial Road. The 1.3-acre site is currently zoned PUD and is developed with one single-family home. The subject site, along with land to the south and west, is zoned PUD-671. Land to the south and west is developed with single-family residences and would remain zoned as PUD-671. Abutting land to the north is zoned SPUD-228 and developed with an office. Abutting land to the east is undeveloped and was rezoned to PUD-1837 in 2011 to allow mixed-use development.

The SPUD is requested to allow residential development in accordance with the R-1 District. The SPUD regulations allow the lot to be split while maintaining the base R-1 District regulations for minimum lot size. The maximum number of lots allowed by the SPUD is two. No compatibility issues were identified with this request.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

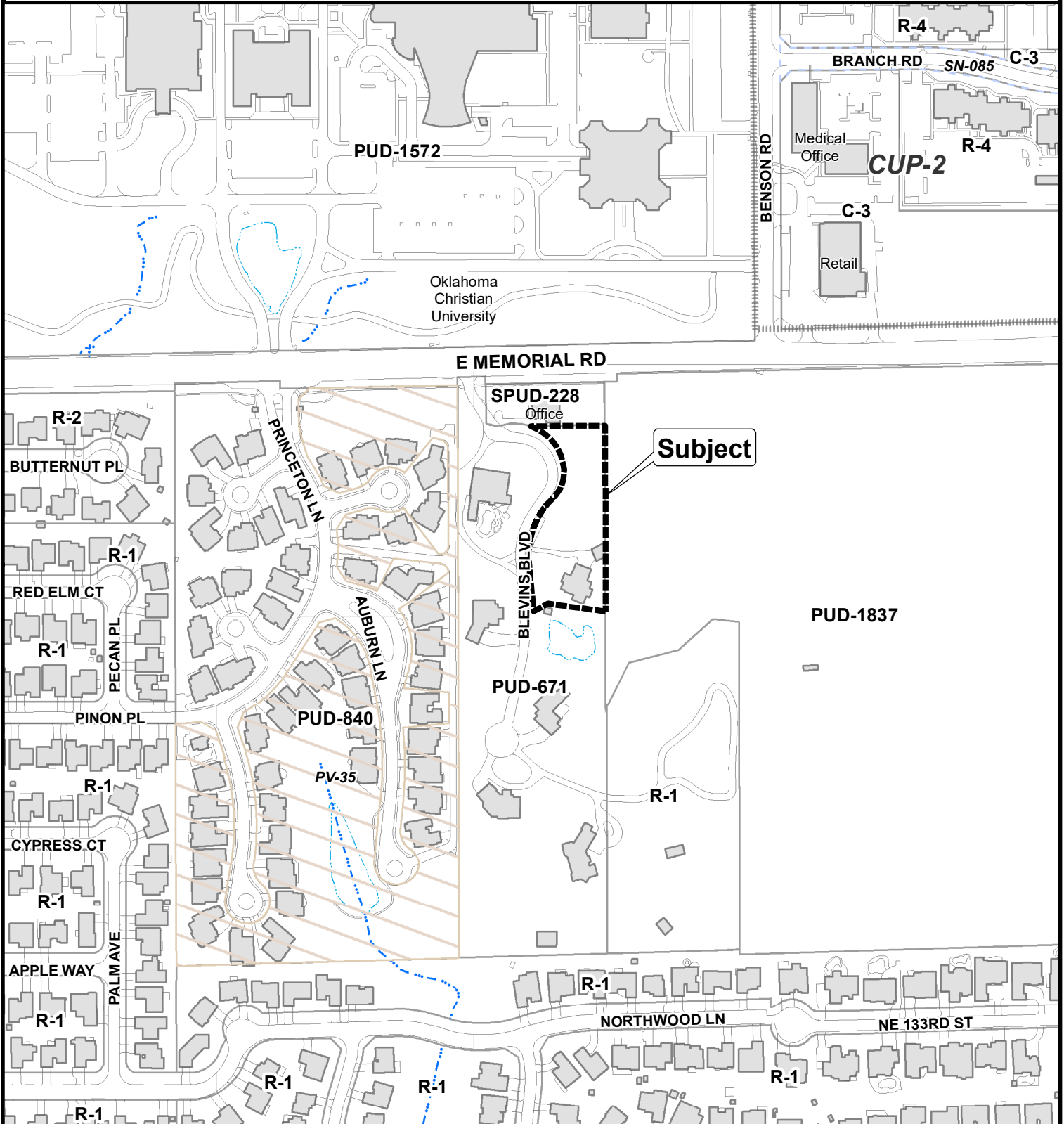
taj

Case No: SPUD-1818

Applicant: Gary Blevins

Existing Zoning: PUD-671

Location: 13520 Blevins Blvd.

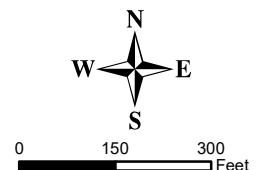


Note: "Subject" is located approximately 1,692' West of N. Bryant Ave.



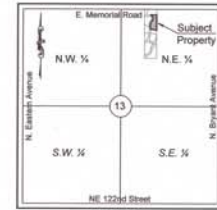
The City of
OKLAHOMA CITY

Simplified Planned Unit Development

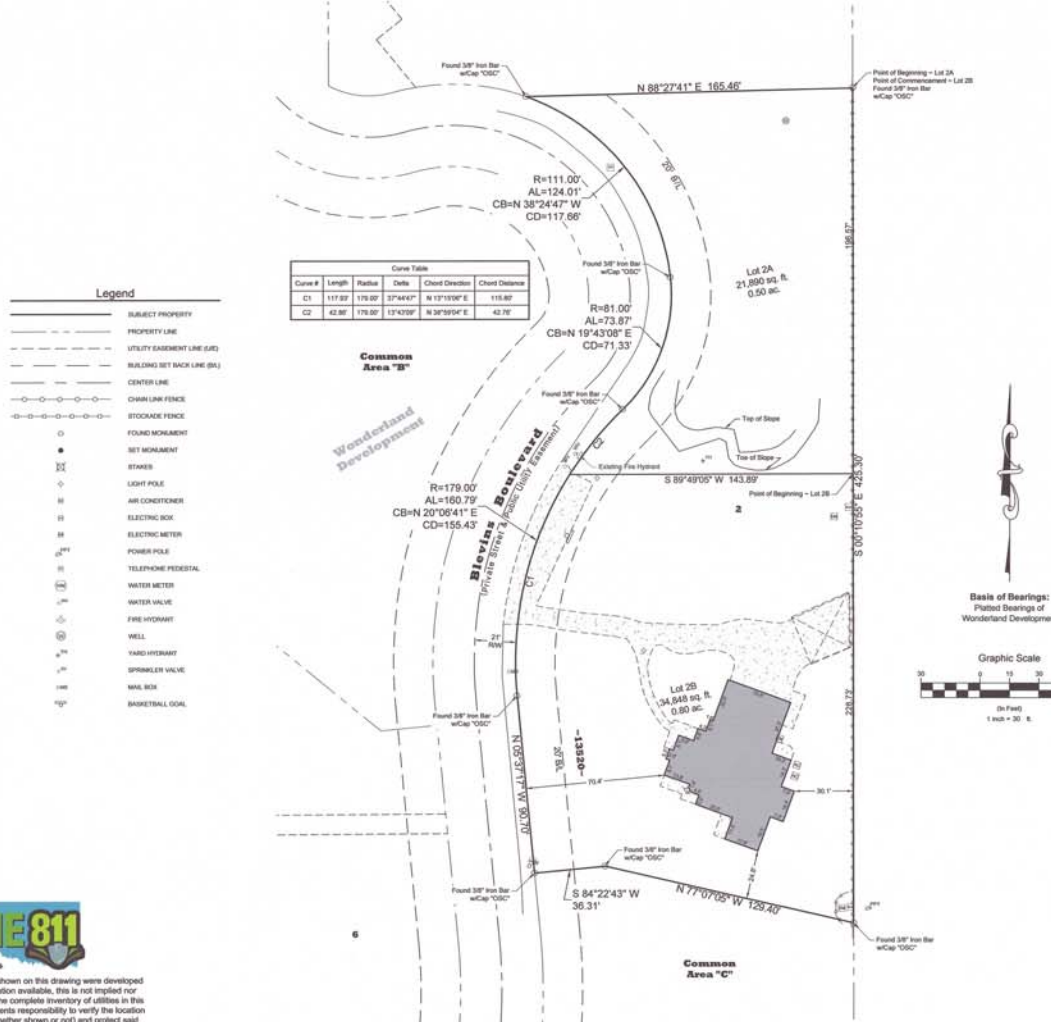


Plat of Survey

Part of the Northeast Quarter of Section 13, Township 13 North, Range 3 West, I.M. City of Oklahoma City, Oklahoma County, Oklahoma



Vicinity Map
Section 13, Township 13N, Range 3W
Not To Scale



Legal Descriptions

Proposed Legal Descriptions

Lot 2A

A part of Lot Two (2), of Wonderland Development, a Re-plat of Lots 1 Thru 6 and Common Areas "A" Thru "D" of Wonderland Development, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on January 21, 2025, with metes and bounds as follows:

Beginning at the Northeast corner of said Lot 2; Thence South 00°10'55" East as the Basis of Bearing on the East line of said Lot 2 a distance of 196.57 feet; Thence South 89°49'05" West a distance of 143.89 feet to a point on the West line of said Lot 2, said line also being the East Right-of-Way line of Blevins Boulevard; Thence on said West line of Lot 2 for the next 3 calls;

1. Thence on a non-tangent curve to the Right, having a Radius of 179.00 feet, a Chord Bearing of North 38°59'04" East, a Chord Distance of 42.76 feet, for an Arc Length of 42.86 feet;
2. Thence on a tangent curve to the Left, having a Radius of 81.00 feet, a Chord Bearing of North 19°43'08" East, and a Chord Distance of 71.33 feet, for an Arc Length of 73.87 feet;
3. Thence continuing on a compound curve to the Left, having a Radius of 111.00 feet, a Chord Bearing of North 38°24'47" West, and a Chord Distance of 117.66 feet, for an Arc Length of 124.01 feet to the Northwest corner of said Lot 2;

Thence North 88°27'41" East on the North line of said Lot 2 a distance of 165.46 feet to the Point of Beginning. This description contains 21,890 square feet or 0.50 acres, more or less. Subject to Easements and Rights-of-Way of record.

Lot 2B

A part of Lot Two (2), of Wonderland Development, a Re-plat of Lots 1 Thru 6 and Common Areas "A" Thru "D" of Wonderland Development, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described by Curtis Lee Hale, LS 1084 on January 21, 2025, with metes and bounds as follows:

Commencing at the Northeast corner of said Lot 2; Thence South 00°10'55" East as the Basis of Bearing on the East line of said Lot 2 a distance of 196.57 feet to the Point of Beginning;

1. Thence North 05°37'17" West a distance of 90.70 feet;
2. Thence on a tangent curve to the Right, having a Radius of 179.00 feet, a Chord Bearing of North 13°15'06" East, and a Chord Distance of 115.80 feet, for an Arc Length of 117.93 feet;
3. Thence North 89°49'05" East a distance of 143.89 feet to the Point of Beginning. This description contains 34,846 square feet or 0.80 acres, more or less. Subject to Easements and Rights-of-Way of record.

Legal Descriptions

Parent Legal Description

Warranty Deed - Book 14320, Page 1006

Lot Two (2), of WONDERLAND DEVELOPMENT, A RE-PLAT OF LOTS 1 THRU 6 AND COMMON AREAS "A" THRU "D" OF WONDERLAND DEVELOPMENT, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Surveyor's Notes

1. This Survey meets the requirements of the Oklahoma Minimum Standards for the Practice of Land Surveying, effective November 1, 2020, by the Board of Licensure for Professional Engineers and Land Surveyors.
2. Date of Field Work:
3. This Survey was performed without the benefit of a Title Commitment. Surveyor not liable for Easements contained in abstract or by title search performed by the title company that may or may not cross the subject property.

Surveyor's Certificate

I, Curtis Lee Hale, a Licensed Land Surveyor, do hereby certify that a careful survey has been made under my supervision on the above described property as shown on the annexed plat hereto and there are no encroachments except if shown hereon. This Survey was made for the above stated purpose only and no other responsibility is hereby assumed. Dated at Oklahoma City, Oklahoma on this 21st day of January, 2025.

Curtis Lee Hale
Curtis Lee Hale, LS 1084

1-21-26
Date of Plat or Map



Gary & Ginger Blevins
13520 Blevins Boulevard
Edmond, Oklahoma 73013

Land Surveying and Planning
Curtis Lee Hale, LS 1084
Oklahoma City, Oklahoma 73119
Tel: (405) 566-0174 Fax: (405) 561-4881
Cell: (405) 566-0174 Email: gary@curtislee.com

Wonderland Development
Lot 2
13520 Blevins Boulevard
Oklahoma City, Oklahoma
Plat of Survey

PROJECT NAME
PROJECT NO. 7194.1
FILE 7194-1.dwg
DATE 01/15/2026
DRAWN BY JMS
CHECKED BY CWA
FIELD CREW CH

SHEET
1
OF 1



The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

Case No: SPUD-1818

Applicant: Gary Blevins

Existing Zoning: PUD-671

Location: 13520 Blevins Blvd.



Aerial Photo from 3/2025

Note: "Subject" is located approximately 1,692' West of N. Bryant Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development



0 150 300
Feet