

CASE NUMBER: SPUD-1575

This notice is to inform you that **Kaitlyn Turner, Williams, Box, Forshee & Bullard P.C., on behalf of LSCD of Western Hills OKC, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1575 Simplified Planned Unit Development Districts. The City Council will consider this zoning application at a public hearing on January 2, 2024. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chambers, 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:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, and a portion of Tract 3 as described in the Special Warranty Deed recorded in Book 15470, Page 87 being more particularly described as follows: Commencing at the Northwest (NW) Corner of Block 17 as shown on the Plat entitled WESTERN HILLS ADDITION BLOCKS 9-18, BOTH INCLUSIVE, recorded in Book 32 of Plats, Page 72; THENCE South 00°02'09" East, along and with the West line of said Block 17, a distance of 320.45 feet to Northwest (NW) Corner of said Tract 3; THENCE along and with the boundary of said Tract 3 the following four (4) courses:

1. North 90°00'00" East, a distance of 179.10 feet;
2. South 61°14'30" East, a distance of 107.08 feet;
3. South 00°00'00" East, a distance of 93.70 feet;
4. North 90°00'00" East, a distance of 367.32 feet, to the POINT OF BEGINNING;

THENCE continuing along said boundary line, North 90°00'00" East, a distance of 128.52 feet to the Eastern-most Northeast (NE) Corner of said Tract 3; THENCE South 00°00'05" East, along and with the East line of said Tract 3, a distance of 472.76 feet to the Southeast (SE) Corner of said Tract 3; THENCE South 89°52'32" West, along and with the South line of said Tract 3, a distance of 128.52 feet; THENCE North 00°00'05" West, departing said South line, a distance of 473.04 feet to the POINT OF BEGINNING.

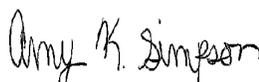
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 5th day of December 2023.

SEAL


Amy K. Simpson, City Clerk



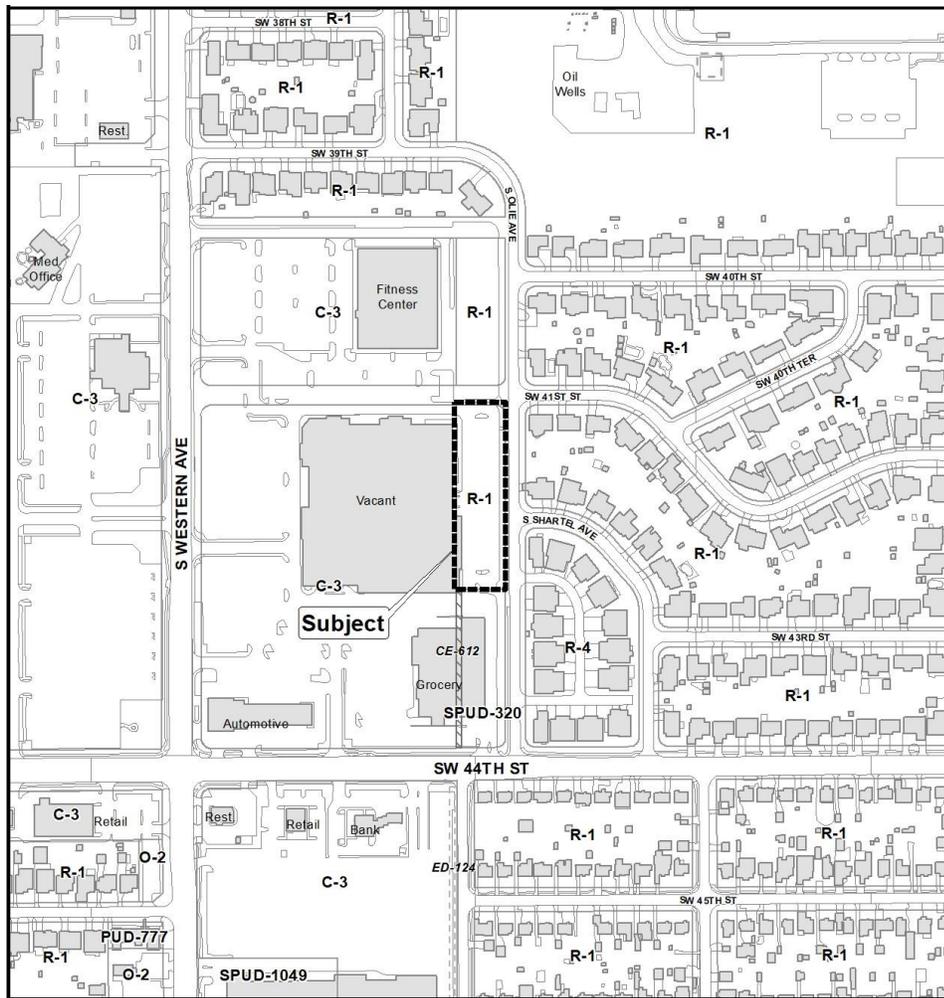
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1575

FROM: C-3 Community Commercial and R-1 Single-Family Residential Districts

TO: SPUD-1575 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 4400 South Western Avenue



PROPOSED USE: The purpose of this application is to allow a parking lot and overnight parking of vehicles.

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

(405) 297-2495

(405) 297-2289

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1575

LOCATION: 4400 South Western Avenue

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-1575 Simplified Planned Unit Development District from C-3 Community Commercial and R-1 Single-Family Residential Districts. A public hearing will be held by the City Council on January 2, 2024. **The City Council meets in the Council Chambers, 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:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, and a portion of Tract 3 as described in the Special Warranty Deed recorded in Book 15470, Page 87 being more particularly described as follows: Commencing at the Northwest (NW) Corner of Block 17 as shown on the Plat entitled WESTERN HILLS ADDITION BLOCKS 9-18, BOTH INCLUSIVE, recorded in Book 32 of Plats, Page 72; THENCE South 00°02'09" East, along and with the West line of said Block 17, a distance of 320.45 feet to Northwest (NW) Corner of said Tract 3; THENCE along and with the boundary of said Tract 3 the following four (4) courses:

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PROPOSED USE: The purpose of this application is to allow a parking lot and overnight parking of vehicles.

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 CHAMBERS** 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 5th day of December 2023.

SEAL

Amy K. Simpson, City Clerk

