

**CASE NUMBER: PUD-2000**

This notice is to inform you that **Kaitlyn Turner, Williams, Box, Forshee & Bullard P.C., on behalf of Hefner Commerce Park, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2000 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 4, 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 Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: COMMENCING at the southeast corner of said Southwest Quarter; THENCE South 89°26'35" West, along the south line of said Southwest Quarter, a distance of 1,278.00 feet, said point being 1,369.80 feet North 89°26'35" East from the Southwest corner of said Southwest Quarter; THENCE North 00°25'24" West, passing at 73.39 feet a point on the north right-of-way line of Hefner Road, and continuing for a total distance of 599.73 feet to the POINT OF BEGINNING; THENCE South 90°00'00" West a distance of 617.97 feet to a point on the east right-of-way line of Interstate Highway No. 35; THENCE North 27°14'13" East, along said east right-of-way line and being parallel with and 235.00 feet east as measured perpendicular to the centerline of said Interstate Highway No. 35, a distance of 1,067.72 feet; THENCE South 00°25'24" East a distance of 750.28 feet; THENCE North 89°26'35" East, parallel with the south line of said Southwest Quarter, a distance of 122.29 feet; THENCE South 00°25'24" East a distance of 200.27 feet to the POINT OF BEGINNING.

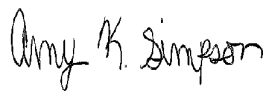
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 7th day of May 2024.

SEAL

  
Amy K. Simpson, City Clerk



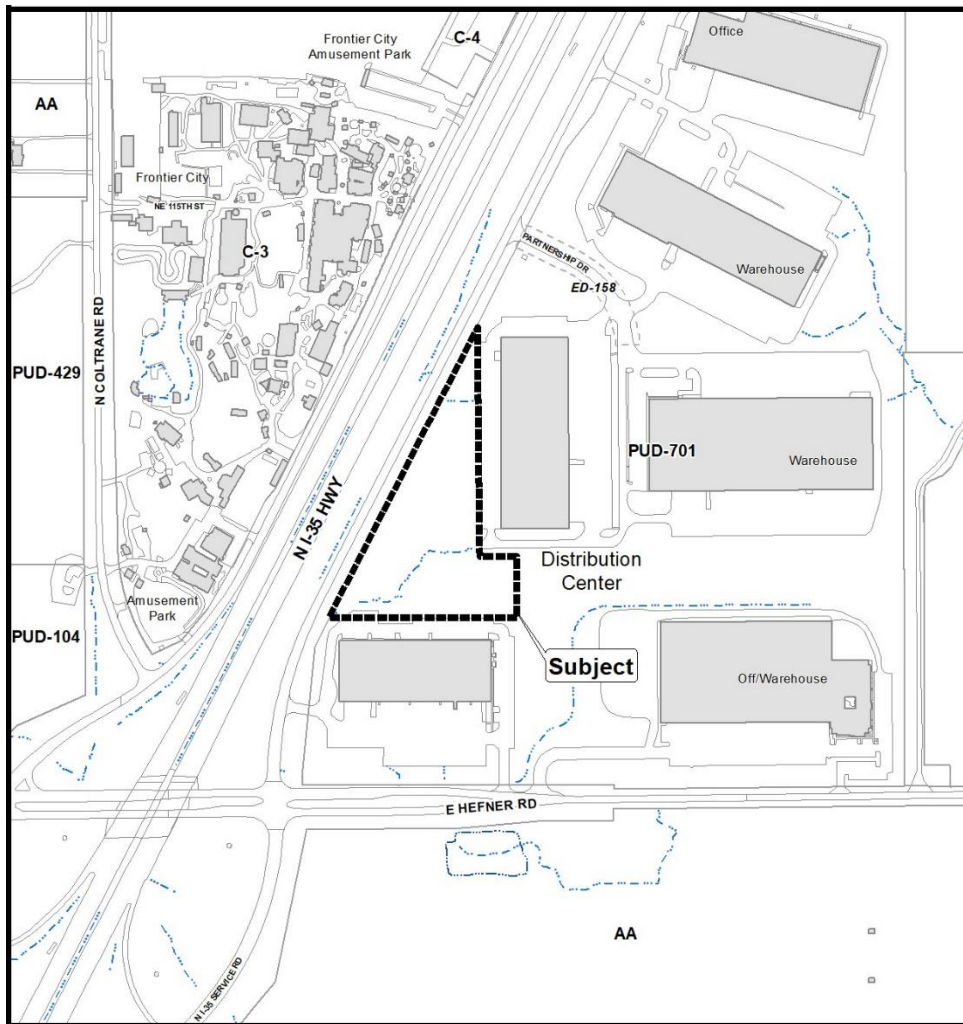
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-2000

**FROM:** PUD-701 Planned Unit Development District

**TO:** PUD-2000 Planned Unit Development District

**ADDRESS OF PROPERTY:** 11100 North I-35 Service Road



**PROPOSED USE:** The purpose of this application is to allow industrial uses, specifically a truck wash.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **I-1 Light Industrial 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](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-2000

**LOCATION:** 11100 North I-35 Service Road

**NOTICE IS HEREBY GIVEN**, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2000 Planned Unit Development District from PUD-701 Planned Unit Development District. A public hearing will be held by the City Council on June 4, 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 PUD 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 Twenty (20), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows: COMMENCING at the southeast corner of said Southwest Quarter; THENCE South 89°26'35" West, along the south line of said Southwest Quarter, a distance of 1,278.00 feet, said point being 1,369.80 feet North 89°26'35" East from the Southwest corner of said Southwest Quarter; THENCE North 00°25'24" West, passing at 73.39 feet a point on the north right-of-way line of Hefner Road, and continuing for a total distance of 599.73 feet to the POINT OF BEGINNING; THENCE South 90°00'00" West a distance of 617.97 feet to a point on the east right-of-way line of Interstate Highway No. 35; THENCE North 27°14'13" East, along said east right-of-way line and being parallel with and 235.00 feet east as measured perpendicular to the centerline of said Interstate Highway No. 35, a distance of 1,067.72 feet; THENCE South 00°25'24" East a distance of 750.28 feet; THENCE North 89°26'35" East, parallel with the south line of said Southwest Quarter, a distance of 122.29 feet; THENCE South 00°25'24" East a distance of 200.27 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow industrial uses, specifically a truck wash.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **I-1 Light Industrial 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 7th day of May 2024.

SEAL

Amy K. Simpson, City Clerk

