

**CASE NUMBER: PUD-1946**

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C.**, on behalf of **Smiling Hills Acres, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1946 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 15, 2023. 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 part of Government Lot 3 in the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest Corner of said Southwest Quarter (NW/C SW/4) of Section 7; Thence from said point of beginning North 89°21'56" East along the North line of said SW/4 a distance of 1269.30 feet to the Northeast Corner of said Government Lot 3; Thence South 00°40'45" East along the East line of said Government Lot 3 a distance of 716.52 feet; Thence South 89°13'43" West, parallel to the South line of said Section 7, a distance of 1268.62 feet to a point on the West line of said Section 7; Thence North 00°44'00" West along said West line of said Section 7 a distance of 719.55 feet to the point or place of beginning. **AND** A part of the North Half (N/2) of Government Lot Three (3) of the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Southwest Corner (SW/C) of said Section; Thence North along the West line of said Section a distance of 1382.50 feet to the point or place of beginning; Thence East and parallel to the South line of said Section a distance of 396 feet; Thence North and parallel to the West line of said Section a distance of 550 feet; Thence West and parallel to the South line of said Section a distance of 396 feet; Thence South along the West line of said Section a distance of 550 feet to the point of beginning.

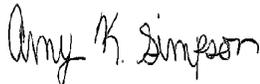
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 18th day of July 2023

SEAL

  
Amy Simpson, City Clerk



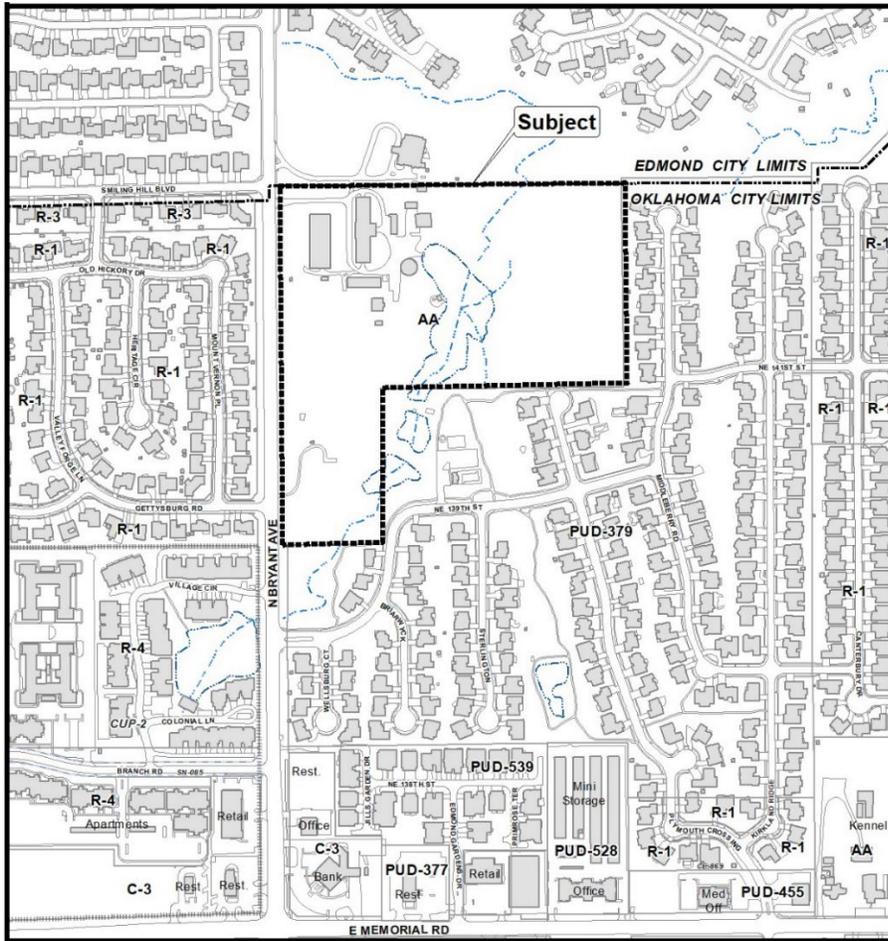
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: PUD-1946**

**FROM:** AA Agricultural District

**TO:** PUD-1946 Planned Unit Development District

**ADDRESS OF PROPERTY:** 14300 North Bryant Avenue



**PROPOSED USE:** The purpose of this request is to allow a mixed retail, residential, and office development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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**

**(405) 297-3908**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1946

**LOCATION:** 14300 North Bryant 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 PUD-1946 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on August 15, 2023. **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 part of Government Lot 3 in the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest Corner of said Southwest Quarter (NW/C SW/4) of Section 7; Thence from said point of beginning North 89°21'56" East along the North line of said SW/4 a distance of 1269.30 feet to the Northeast Corner of said Government Lot 3; Thence South 00°40'45" East along the East line of said Government Lot 3 a distance of 716.52 feet; Thence South 89°13'43" West, parallel to the South line of said Section 7, a distance of 1268.62 feet to a point on the West line of said Section 7; Thence North 00°44'00" West along said West line of said Section 7 a distance of 719.55 feet to the point or place of beginning. **AND** A part of the North Half (N/2) of Government Lot Three (3) of the Southwest Quarter (SW/4) of Section Seven (7), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the Southwest Corner (SW/C) of said Section; Thence North along the West line of said Section a distance of 1382.50 feet to the point or place of beginning; Thence East and parallel to the South line of said Section a distance of 396 feet; Thence North and parallel to the West line of said Section a distance of 550 feet; Thence West and parallel to the South line of said Section a distance of 396 feet; Thence South along the West line of said Section a distance of 550 feet to the point of beginning.

**PROPOSED USE:** The purpose of this request is to allow a mixed retail, residential, and office development.

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

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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.

Dated this 18th day of July 2023

SEAL

Amy Simpson, City Clerk

