

CASE NUMBER: SPUD-1667

This notice is to inform you that **Mark W. Zitzow, Johnson & Associates, on behalf of Dolese Bros. Co.**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1667 Simplified Planned Unit Development District and DSHA Downtown Scenic Highway Area. The City Council will consider this zoning application at a public hearing on November 5, 2024. 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:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28) and the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Block One (1) of the Plat ANTON H. CLASSEN'S NORTH BROADWAY ADDITION recorded in Book PL3, Page 3, being more particularly described as follows: Beginning at the Northwest (NW) Corner of Lot Thirteen (13) of said Block One (1), said point being the POINT OF BEGINNING; THENCE North 89°42'25" East, along and with the North line of said Block One (1), a distance of 460.00 feet to the Northeast (NE) Corner of Lot One (1) of said Block One (1); THENCE South 01°21'44" West, along and with the East line of said Block One (1), a distance of 284.17 feet; THENCE South 89°42'25" West, departing said East line, a distance of 460.00 feet to a point on the West line of said Block One (1); THENCE North 01°21'44" East, along and with the West line of said Block One (1), a distance of 284.17 feet to the POINT OF BEGINNING.

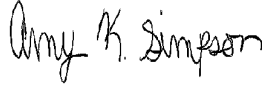
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 8th day of October 2024.

SEAL


Amy K. Simpson, City Clerk



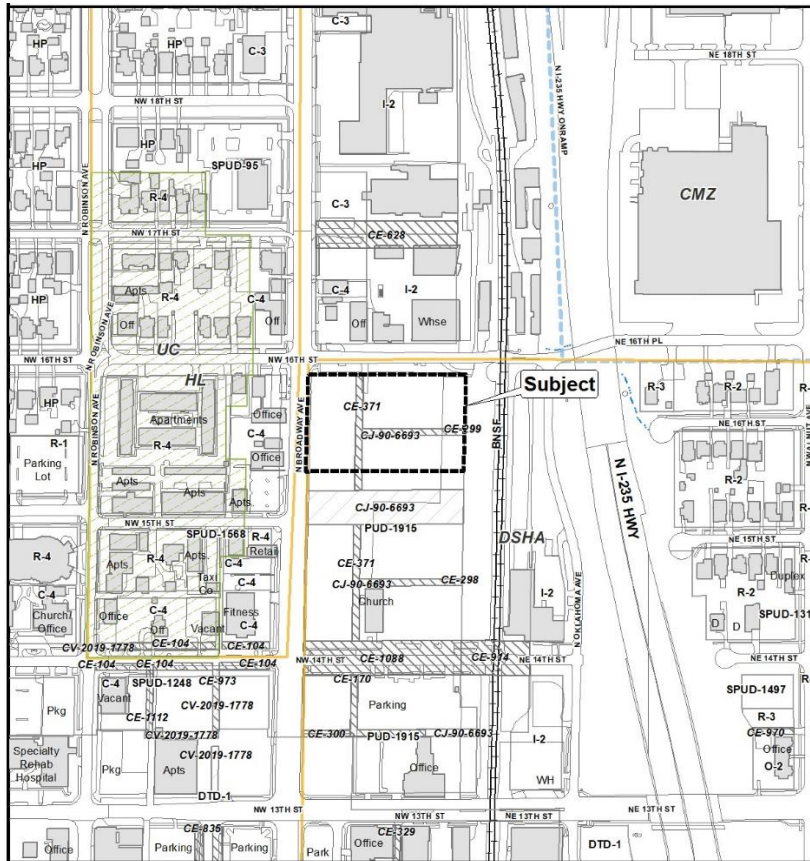
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1667

FROM: PUD-1915 Planned Unit Development District and DSHA Downtown Scenic Highway Area

TO: SPUD-1667 Simplified Planned Unit Development District and DSHA Downtown Scenic Highway Area

ADDRESS OF PROPERTY: 1624 North Broadway Avenue



PROPOSED USE: The purpose of this application is to allow commercial uses and development, including a restaurant.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3, Community Commercial District** and the **DSHA Downtown Scenic Highway Area** (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-1667

LOCATION: 1624 North Broadway 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-1667 Simplified Planned Unit Development District subject to the DSHA Downtown Scenic Highway Area from PUD-1915 Planned Unit Development District and DSHA Downtown Scenic Highway Area. A public hearing will be held by the City Council on November 5, 2024. **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, subject to the DSHA Downtown Scenic Highway Area boundary:

LEGAL DESCRIPTION:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Twenty-eight (28) and the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Block One (1) of the Plat ANTON H. CLASSEN'S NORTH BROADWAY ADDITION recorded in Book PL3, Page 3, being more particularly described as follows: Beginning at the Northwest (NW) Corner of Lot Thirteen (13) of said Block One (1), said point being the POINT OF BEGINNING; THENCE North 89°42'25" East, along and with the North line of said Block One (1), a distance of 460.00 feet to the Northeast (NE) Corner of Lot One (1) of said Block One (1); THENCE South 01°21'44" West, along and with the East line of said Block One (1), a distance of 284.17 feet; THENCE South 89°42'25" West, departing said East line, a distance of 460.00 feet to a point on the West line of said Block One (1); THENCE North 01°21'44" East, along and with the West line of said Block One (1), a distance of 284.17 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow commercial uses and development, including a restaurant.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3, Community Commercial District and the DSHA Downtown Scenic Highway Area** (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 8th day of October 2024.

SEAL

Amy K. Simpson, City Clerk

