

CASE NUMBER: PUD-2059

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Raven Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2059 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 17, 2025. 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 lying in the West Half (W/2) of Section Thirty-three (33), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows: BEGINNING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 33; THENCE North 00°47'15" West along the West line of said SW/4 a distance of 2,642.72 feet to the Northwest corner of said SW/4, said point also being the Southwest corner of the Northwest Quarter (NW/4) of said Section 33; THENCE North 00°46'35" West and along the West line of said NW/4 a distance of 263.50 feet; THENCE North 89°34'13" East a distance of 2,645.93 feet to a point on the East line of said NW/4; THENCE South 00°34'50" East along said East line a distance of 2,906.66 feet to the Southeast corner of said SW/4; THENCE South 89°34'50" West along the South line of said SW/4 a distance of 2,635.49 feet to the POINT OF BEGINNING.

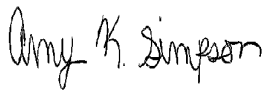
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.


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 20th day of May 2025.

SEAL


Amy K. Simpson, City Clerk



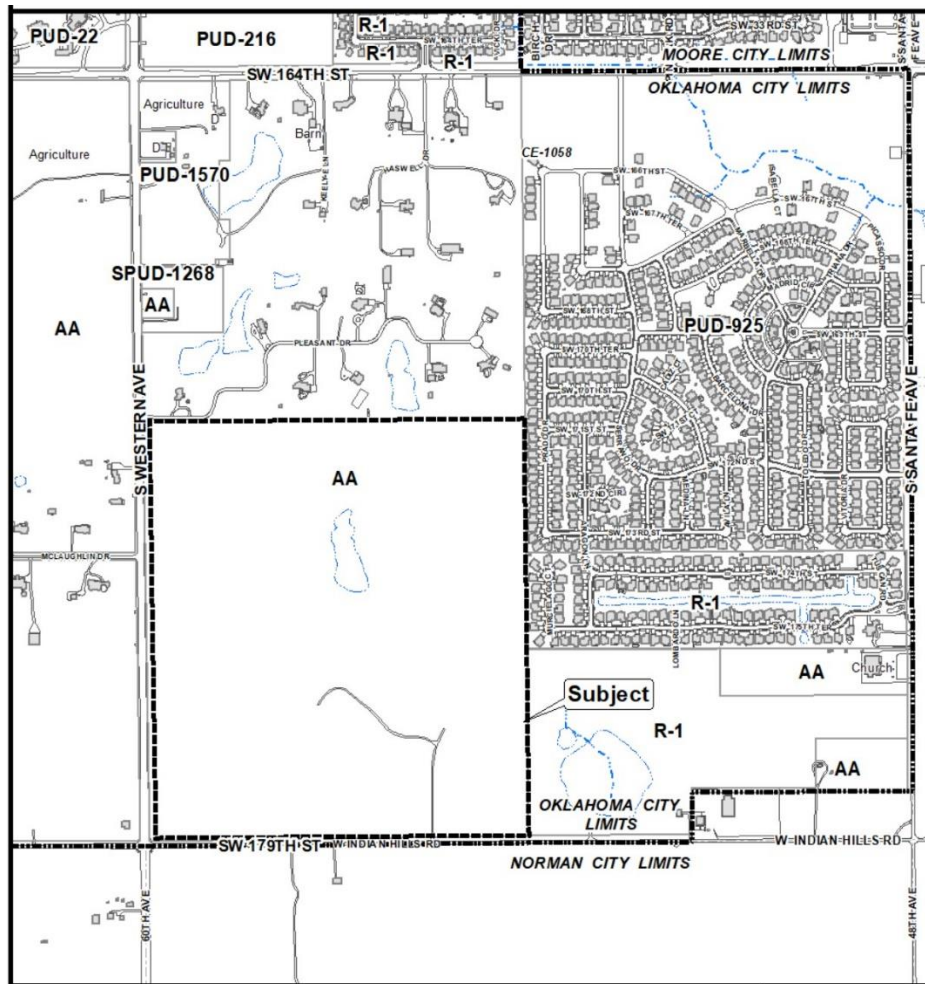
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2059

FROM: AA Agricultural District

TO: PUD-2059 Planned Unit Development District

ADDRESS OF PROPERTY: 17902 South Western Avenue



PROPOSED USE: The purpose of this application is to allow a mixed-use development including single-family residential, multifamily residential, and office/commercial uses.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District**, **R-4 General Residential District**, **R-1 General 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: PUD-2059

LOCATION: 17902 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 PUD-2059 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on June 17, 2025. **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 PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land lying in the West Half (W/2) of Section Thirty-three (33), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows: BEGINNING at the Southwest corner of the Southwest Quarter (SW/4) of said Section 33; THENCE North 00°47'15" West along the West line of said SW/4 a distance of 2,642.72 feet to the Northwest corner of said SW/4, said point also being the Southwest corner of the Northwest Quarter (NW/4) of said Section 33; THENCE North 00°46'35" West and along the West line of said NW/4 a distance of 263.50 feet; THENCE North 89°34'13" East a distance of 2,645.93 feet to a point on the East line of said NW/4; THENCE South 00°34'50" East along said East line a distance of 2,906.66 feet to the Southeast corner of said SW/4; THENCE South 89°34'50" West along the South line of said SW/4 a distance of 2,635.49 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow a mixed-use development including single-family residential, multifamily residential, and office/commercial uses.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District, R-4 General Residential District, R-1 General 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 20th day of May 2025.

SEAL

Amy K. Simpson, City Clerk

