

CASE NUMBER: SPUD-1644

This notice is to inform you that **David M. Box, Williams, Box, Forshee, & Bullard, P.C., on behalf of UM CHAHAL, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1644 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 10, 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 piece, parcel, or tract of land lying in the SE/4 of Section 32, Township 14 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Northeast corner of the SE/4 of Section 32; Thence South 00°07'19" East along the East line of said SE/4 for a distance of 462.95 feet to the point of beginning; Thence continuing South 00°07'19" East along the East line of said SE/4 a distance of 262.05 feet; Thence South 89°52'41" West a distance of 360 feet; Thence North 03°38'36" West a distance of 325.61 feet; Thence South 77°55'03" East for a distance of 297.74 feet; Thence North 89°52'41" East a distance of 88.98 feet to a point on the East line of the said SE/4 to the point of beginning.

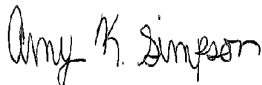
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 13th day of August 2024.

SEAL


Amy K. Simpson, City Clerk



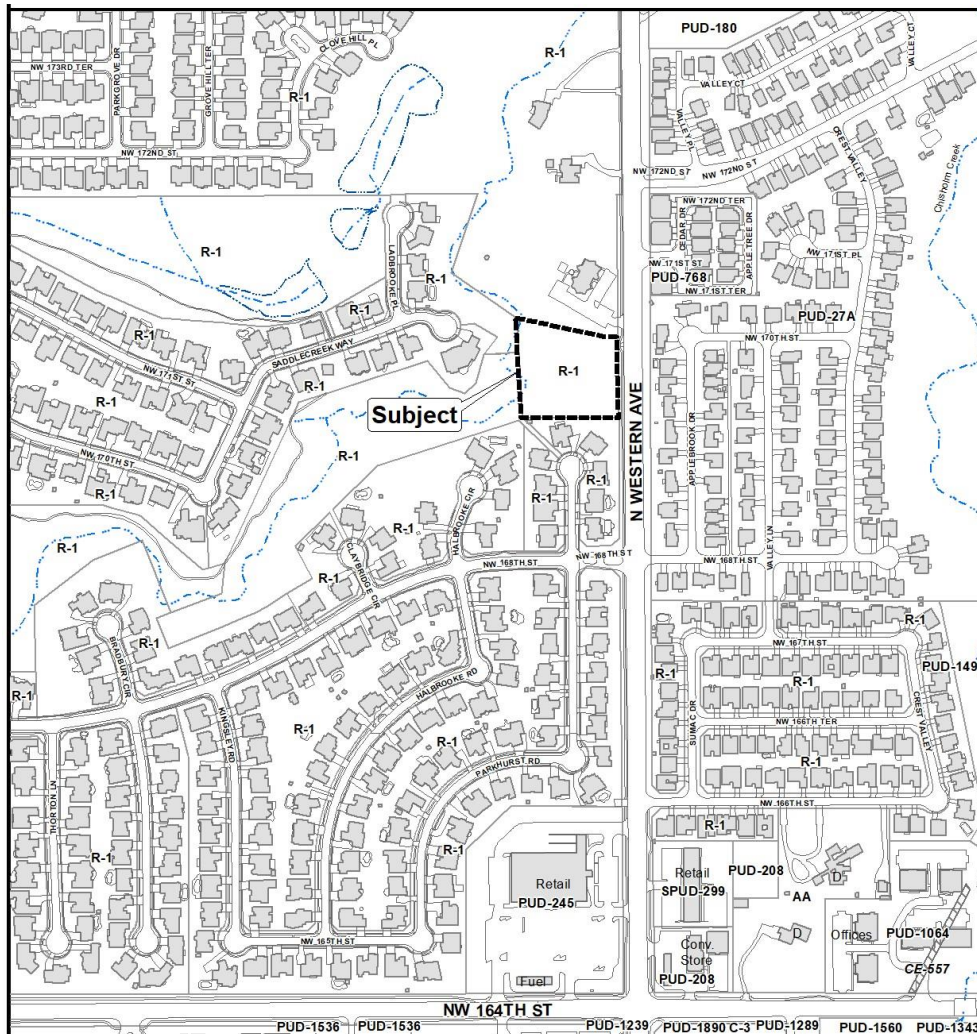
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1644

FROM: R-1 Single-Family Residential District

TO: SPUD-1644 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 17001 North Western Avenue



PROPOSED USE: The purpose of this application is to allow office and commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office 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-1644

LOCATION: 17001 North 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-1644 Simplified Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on September 10, 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:

LEGAL DESCRIPTION:

A piece, parcel, or tract of land lying in the SE/4 of Section 32, Township 14 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Northeast corner of the SE/4 of Section 32; Thence South 00°07'19" East along the East line of said SE/4 for a distance of 462.95 feet to the point of beginning; Thence continuing South 00°07'19" East along the East line of said SE/4 a distance of 262.05 feet; Thence South 89°52'41" West a distance of 360 feet; Thence North 03°38'36" West a distance of 325.61 feet; Thence South 77°55'03" East for a distance of 297.74 feet; Thence North 89°52'41" East a distance of 88.98 feet to a point on the East line of the said SE/4 to the point of beginning.

PROPOSED USE: The purpose of this application is to allow office and commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office 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 13th day of August 2024.

SEAL

Amy K. Simpson, City Clerk

