

CASE NUMBER: SPUD-1527

This notice is to inform you that **Jorge Mendros, JHM Architecture and Design, LLC, on behalf Sagiruddin and Salma Ahmed**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1527 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 18, 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 tract of land lying in the Southwest Quarter (SW/4) of Section Thirteen (13), Township Eleven North (T11N), Range Three West (R3W), of the Indian Meridian (I.M.). Oklahoma City, Oklahoma County, Oklahoma, said tract being a part of Block 27 of the filed final plat of TROSPER PARK ADDITION (as filed in Book 21 of Plats, Page 65) and being more particularly described as follows; COMMENCING at the Southwest corner of said SW/4; THENCE North 89°55'52" East along the South line of said SW/4 a distance of 690.35 feet; THENCE North 00°11'16" West a distance of 33.00 feet to the POINT OF BEGINNING; THENCE North 00°11'16" West a distance of 296.72 feet; THENCE North 89°55'52" East a distance of 135.65 feet to a point of curvature; THENCE around a curve to the right having a radius of 19.00 feet (said curve subtended by a chord which bears South 45°07'42" East a distance of 26.84 feet) and an arc length of 29.81 feet; THENCE South 00°11'16" East a distance of 277.75 feet; THENCE South 89°55'52" West a distance of 154.61 feet to the POINT OF BEGINNING.

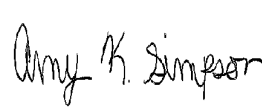
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 June 2023

SEAL


Amy Simpson, City Clerk



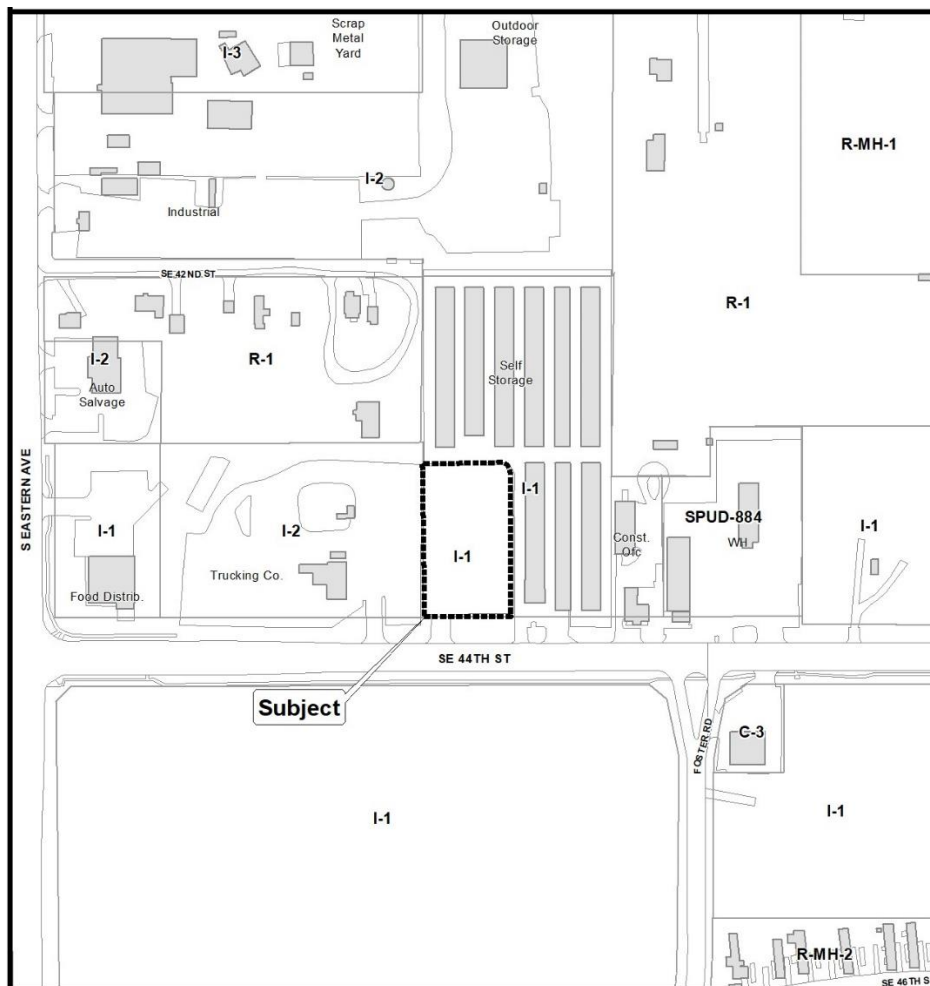
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1527

FROM: I-1 Light Industrial District

TO: SPUD-1527 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 2041 SE 44th Street



PROPOSED USE: The purpose of this request is to allow automobile repair, sales, rentals, storage, and/or parking.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **I-2 Moderate 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

(405) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1527

LOCATION: 2041 SE 44th Street

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-1527 Simplified Planned Unit Development District from I-1 Light Industrial District. A public hearing will be held by the City Council on July 18, 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 SPUD Simplified Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

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PROPOSED USE: The purpose of this request is to allow automobile repair, sales, rentals, storage, and/or parking.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **I-2 Moderate 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

TDD (405) 297-2020

Dated this 20th day of June 2023

SEAL

Amy Simpson, City Clerk

