

## **CASE NUMBER: SPUD-1544**

This notice is to inform you that **Mark Zitzow, Johnson & Associates, on behalf of Keshav, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1544 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 12, 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 being a part of the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot Five (5) Block Twenty-four (24) as shown on the recorded plat SOUTHERN HILLS ADDITION and a portion of the Deed recorded in Book 12076, Page 1480 (KESHAV Tract), being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 00°08'37" East (South 00°06'34" West record), along and with the East line of said Northeast Quarter (NE/4), a distance of 1,119.40 feet (1,120.17 feet record) to the extended North line of said KESHAV Tract; THENCE South 89°49'51" West (North 89°53'26" West record), departing said East line, along and with the North line extended of said KESHAV Tract, a distance of 753.02 feet to the POINT OF BEGINNING; THENCE South 00°10'09" East, departing said North line, a distance of 58.45 feet; THENCE North 89°49'51" East, a distance of 15.28 feet; THENCE South 00°10'09" East, a distance of 283.98 feet to a point on the North right-of-way line of Straka Terrace and the South line of said KESHAV Tract; THENCE along and with the North right-of-way line of Straka Terrace and the South line of said KESHAV Tract on a non-tangent curve to the left having a radius of 1,005.07 feet, a chord bearing of South 82°36'37" West, a chord length of 93.14 feet and an arc length of 93.17 feet to the East right-of-way line of C.A. Henderson Boulevard; THENCE along and with the East right-of-way line of C.A. Henderson Boulevard and the West line of said KESHAV Tract the following four (4) calls: 1.) North 58°23'16" West (North 58°06'33" West record), a distance of 36.94 feet; 2.) THENCE North 16°01'12" West (North 15°44'29" West record), a distance of 26.90 feet; 3.) on a non-tangent curve to the right having a radius of 544.66 feet, a chord bearing of North 08°05'39" West (North 07°48'56" West record), a chord length of 150.20 feet and an arc length of 150.68 feet; 4.) North 00°10'09" West (North 00°06'34" East record), a distance of 160.04 feet to the Northwest (NW) Corner of said KESHAV Tract; THENCE North 89°49'51" East (South 89°53'26" East record), along and with the North line of said KESHAV Tract, a distance of 136.58 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 15th day of August 2023.

SEAL

*Amy K. Simpson*  
Amy Simpson, City Clerk



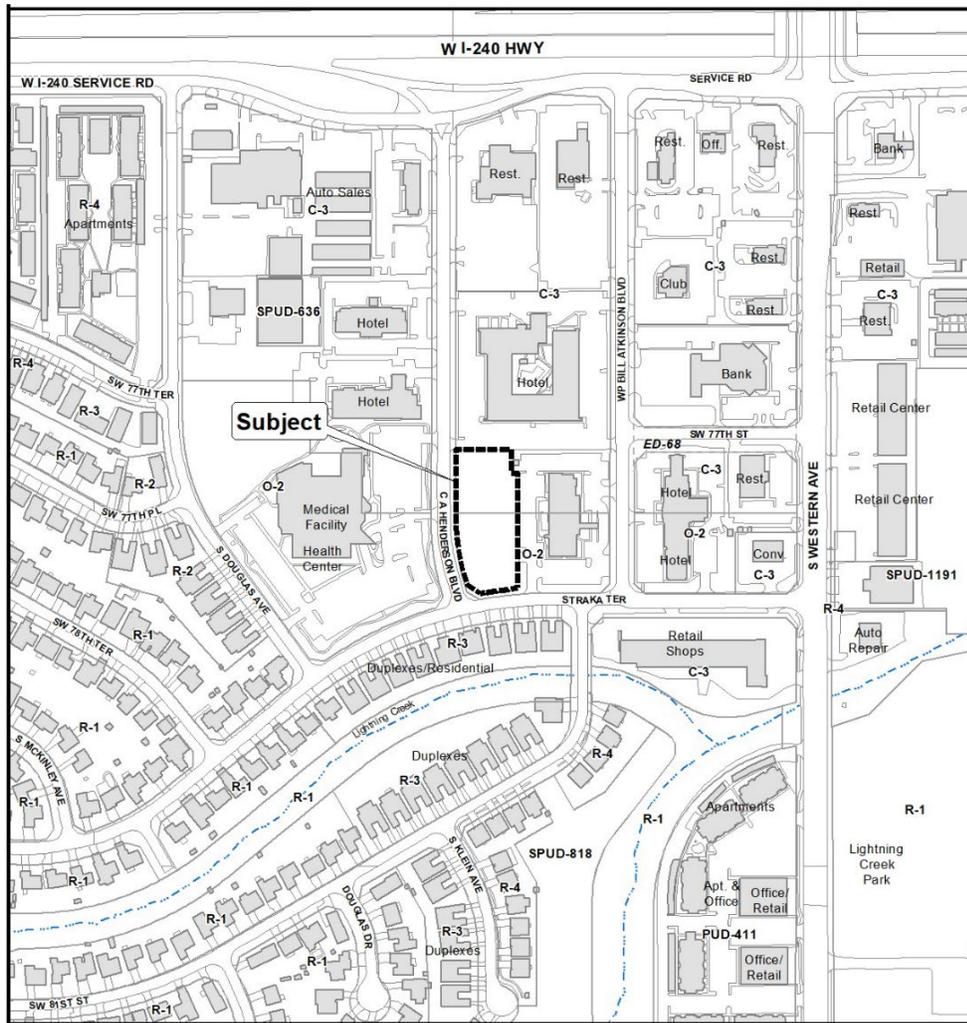
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: SPUD-1544**

**FROM:** C-3 Community Commercial and O-2 General Office Districts

**TO:** SPUD-1544 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 1021 Straka Terrace



**PROPOSED USE:** The purpose of this request is to allow the expansion of office and warehouse space for Variety Care.

**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**

**(405) 297-3908**

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

# FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1544

**LOCATION:** 1021 Straka Terrace

**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-1544 Simplified Planned Unit Development District from C-3 Community Commercial and O-2 General Office Districts. A public hearing will be held by the City Council on September 12, 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:**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot Five (5) Block Twenty-four (24) as shown on the recorded plat SOUTHERN HILLS ADDITION and a portion of the Deed recorded in Book 12076, Page 1480 (KESHAV Tract), being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 00°08'37" East (South 00°06'34" West record), along and with the East line of said Northeast Quarter (NE/4), a distance of 1,119.40 feet (1,120.17 feet record) to the extended North line of said KESHAV Tract; THENCE South 89°49'51" West (North 89°53'26" West record), departing said East line, along and with the North line extended of said KESHAV Tract, a distance of 753.02 feet to the POINT OF BEGINNING; THENCE South 00°10'09" East, departing said North line, a distance of 58.45 feet; THENCE North 89°49'51" East, a distance of 15.28 feet; THENCE South 00°10'09" East, a distance of 283.98 feet to a point on the North right-of-way line of Straka Terrace and the South line of said KESHAV Tract; THENCE along and with the North right-of-way line of Straka Terrace and the South line of said KESHAV Tract on a non-tangent curve to the left having a radius of 1,005.07 feet, a chord bearing of South 82°36'37" West, a chord length of 93.14 feet and an arc length of 93.17 feet to the East right-of-way line of C.A. Henderson Boulevard; THENCE along and with the East right-of-way line of C.A. Henderson Boulevard and the West line of said KESHAV Tract the following four (4) calls: 1.) North 58°23'16" West (North 58°06'33" West record), a distance of 36.94 feet; 2.) THENCE North 16°01'12" West (North 15°44'29" West record), a distance of 26.90 feet; 3.) on a non-tangent curve to the right having a radius of 544.66 feet, a chord bearing of North 08°05'39" West (North 07°48'56" West record), a chord length of 150.20 feet and an arc length of 150.68 feet; 4.) North 00°10'09" West (North 00°06'34" East record), a distance of 160.04 feet to the Northwest (NW) Corner of said KESHAV Tract; THENCE North 89°49'51" East (South 89°53'26" East record), along and with the North line of said KESHAV Tract, a distance of 136.58 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to allow the expansion of office and warehouse space for Variety Care.

## **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 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.

Dated this 15th day of August 2023.

SEAL

Amy Simpson, City Clerk

