

**CASE NUMBER: SPUD-1532**

This notice is to inform you that **David M Box, Williams, Box, Forshee & Bullard P.C., on behalf of Kennard Family I, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1532 Simplified Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. The City Council will consider this zoning application at a public hearing on August 15, 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 Six (6), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 323.88 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13897, Page 1549 (Casey's Tract), said point being the POINT OF BEGINNING; THENCE continuing South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 404.00 feet; THENCE South 89°37'55" West, departing the East line of said Northeast Quarter (NE/4), a distance of 484.96 feet to a point on the East line of the plat KENNARD RANCH recorded in Book PL75, Page 73; THENCE North 00°22'07" West, along and with the East line of said plat KENNARD RANCH, a distance of 404.00 feet to the Southwest (SW) Corner of a tract of land recorded in Book 15328, Page 1152 (Progressive Tract); THENCE North 89°37'50" East, along and with the South line of said Progressive Tract, a distance of 120.62 feet to the Southeast (SE) Corner of said Progressive Tract and the Southwest (SW) Corner of said Casey's Tract; THENCE North 89°37'55" East, along and with the South line of said Casey's Tract, a distance of 364.34 feet to the POINT OF BEGINNING.

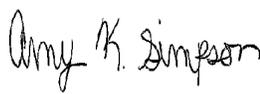
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 18th day of July 2023

SEAL

  
Amy Simpson, City Clerk



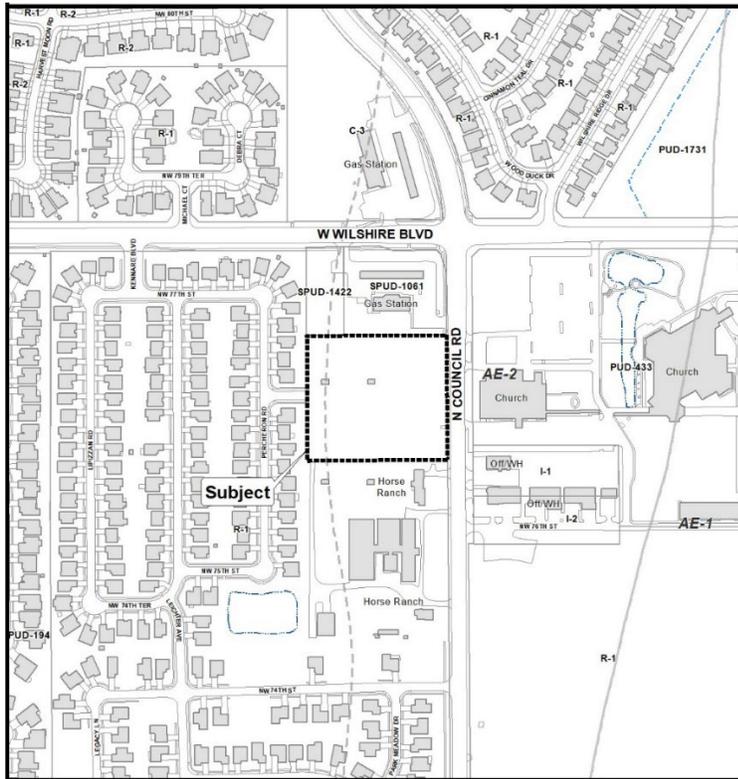
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** SPUD-1532

**FROM:** R-1 Single-Family Residential and AE-2 Airport Environs Zone Two Overlay Districts

**TO:** SPUD-1532 Simplified Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts.

**ADDRESS OF PROPERTY:** 7701 North Council Road



**PROPOSED USE:** The purpose of this request is to allow office, retail, and/or light industrial/commercial development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified C-3 Community Commercial 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-1532

**LOCATION:** 7701 North Council Road

**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-1532 Simplified Planned Unit Development District and subject to the AE-2 Airport Environs Zone Two Overlay District boundary from R-1 Single-Family Residential and AE-2 Airport Environs Zone Two Overlay Districts. A public hearing will be held by the City Council on August 15, 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, subject to the AE-2 Airport Environs Zone Two Overlay District boundary:

## **LEGAL DESCRIPTION:**

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 323.88 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13897, Page 1549 (Casey's Tract), said point being the POINT OF BEGINNING; THENCE continuing South 00°22'05" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 404.00 feet; THENCE South 89°37'55" West, departing the East line of said Northeast Quarter (NE/4), a distance of 484.96 feet to a point on the East line of the plat KENNARD RANCH recorded in Book PL75, Page 73; THENCE North 00°22'07" West, along and with the East line of said plat KENNARD RANCH, a distance of 404.00 feet to the Southwest (SW) Corner of a tract of land recorded in Book 15328, Page 1152 (Progressive Tract); THENCE North 89°37'50" East, along and with the South line of said Progressive Tract, a distance of 120.62 feet to the Southeast (SE) Corner of said Progressive Tract and the Southwest (SW) Corner of said Casey's Tract; THENCE North 89°37'55" East, along and with the South line of said Casey's Tract, a distance of 364.34 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to allow office, retail, and/or light industrial/commercial development.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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.

Dated this 18th day of July 2023

SEAL

Amy Simpson, City Clerk

