

CASE NUMBER: SPUD-1603

This notice is to inform you that **Andrew Nelson, on behalf of Nelson MBM Investments LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1603 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 9, 2024. 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:

Lots Eleven (11) and Twelve (12) of Block Two (2) in CANADIAN HEIGHTS ADDITION, being a Subdivision of Block One (1), VOLZ ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

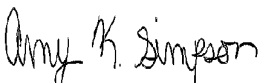
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 12th day of March 2024.

SEAL


Amy K. Simpson, City Clerk



PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1603

FROM: R-1 Single-Family Residential District

TO: SPUD-1603 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 3023 South Clegern Avenue



PROPOSED USE: The purpose of this application is to allow the existing duplex and the reconstruction of a garage with accessory dwelling unit.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-3 Medium Density 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

(405) 297-2495

(405) 297-2289

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1603

LOCATION: 3023 South Clegern 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-1603 Simplified Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on April 9, 2024. **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:

Lots Eleven (11) and Twelve (12) of Block Two (2) in CANADIAN HEIGHTS ADDITION, being a Subdivision of Block One (1), VOLZ ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow the existing duplex and the reconstruction of a garage with accessory dwelling unit.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-3 Medium Density Residential 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 12th day of March 2024.

SEAL

Amy K. Simpson, City Clerk

