

CASE NUMBER: SPUD-1623

This notice is to inform you that **Mark Zitzow, Johnson & Associates, on behalf of Ricardo Martinez Acosta**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1623 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 2, 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:

A tract of land in the East Half (E/2) of the Southwest Quarter (SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING an ODOT Brass cap for the Northeast corner of said Southwest Quarter (SW/4); Thence S 88°42'09" W along the North line of said Southwest Quarter (SW/4) (Basis of Bearing), a distance of 645.81 feet to a found 3/8" iron pin with yellow cap for the POINT OF BEGINNING; Thence S 00°05'51" W a distance of 388.78 feet to a set 1/2" iron pin with CA4717 cap on the North Right- of-Way line of State Highway No. 3; Thence continuing along said North Right- of-Way line, N 61°42'52" W a distance of 25.03 feet to a set 1/2" iron pin with CA4717 cap; Thence continuing along said North Right-of-Way line, N 73°01'28" W a distance of 152.97 feet to a set 1/2" iron pin with CA4717 cap; Thence continuing along said North Right-of-Way line, N 61°53'54" W a distance of 540.57 feet to a set 1/2" iron pin with CA4717 cap; Thence N 00°00'52" E a distance of 63.00 feet to a set 1/2" iron pin with CA4717 cap on the North line of said Southwest Quarter (SW/4); Thence N 88°42'09" E along the North line of said Southwest Quarter (SW/4), a distance of 646.00 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 4th day of June 2024.

SEAL

Amy K. Simpson
Amy K. Simpson, City Clerk



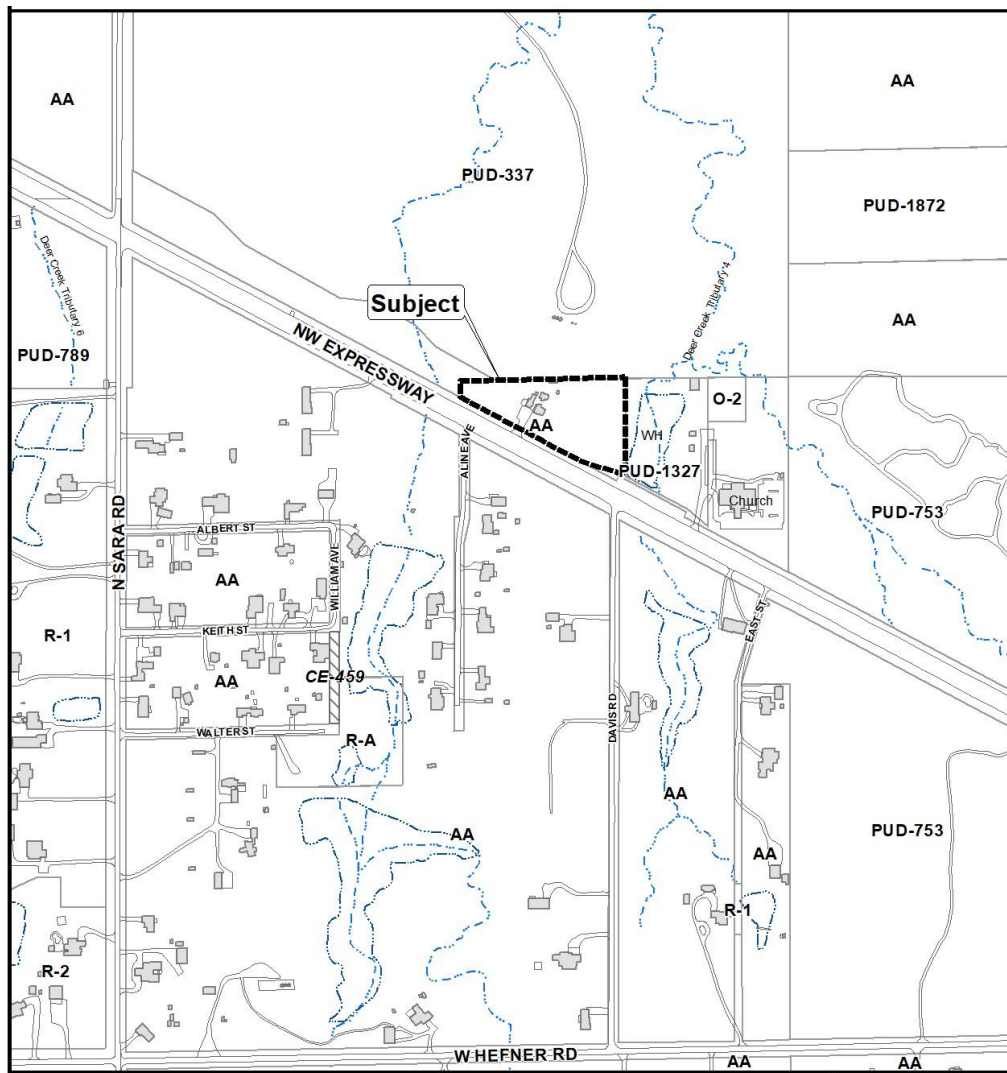
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1623

FROM: AA Agricultural District

TO: SPUD-1623 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 10331 NW Expressway



PROPOSED USE: The purpose of this application is to allow commercial, office and residential 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

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1623

LOCATION: 10331 NW Expressway

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-1623 Simplified Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on July 2, 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:

A tract of land in the East Half (E/2) of the Southwest Quarter (SW/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: COMMENCING an ODOT Brass cap for the Northeast corner of said Southwest Quarter (SW/4); Thence S 88°42'09" W along the North line of said Southwest Quarter (SW/4) (Basis of Bearing), a distance of 645.81 feet to a found 3/8" iron pin with yellow cap for the POINT OF BEGINNING; Thence S 00°05'51" W a distance of 388.78 feet to a set 1/2" iron pin with CA4717 cap on the North Right- of-Way line of State Highway No. 3; Thence continuing along said North Right- of-Way line, N 61°42'52" W a distance of 25.03 feet to a set 1/2" iron pin with CA4717 cap; Thence continuing along said North Right-of-Way line, N 73°01'28" W a distance of 152.97 feet to a set 1/2" iron pin with CA4717 cap; Thence continuing along said North Right-of-Way line, N 61°53'54" W a distance of 540.57 feet to a set 1/2" iron pin with CA4717 cap; Thence N 00°00'52" E a distance of 63.00 feet to a set 1/2" iron pin with CA4717 cap on the North line of said Southwest Quarter (SW/4); Thence N 88°42'09" E along the North line of said Southwest Quarter (SW/4), a distance of 646.00 feet to the POINT OF BEGINNING.

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

For further information call (405) 297-2623.

Dated this 4th day of June 2024.

