

CASE NUMBER: SPUD-1584

This notice is to inform you that **Charles Allen, Allen Engineering Service, Inc., on behalf of Salazar Commercial Properties, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1584 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on January 30, 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:

The East 101 feet of Lot or Block Six (6), NORTHWEST PARK SECOND ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof. **AND** A tract of land lying in and being a portion of Block 3, NORTHWEST PARK SECOND ADDITION, as recorded in Book 7118, Page 1574-1575 and the East Half of that portion of Nesbitt Avenue, a 60 foot platted right of way, said portion being vacated in document titled "Journal Entry of Judgment", recorded in Book 452, Page 350, lying adjacent to the West line of said Block 3, NORTHWEST PARK SECOND ADDITION, being a part of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said tract of land being more particularly described as follows: BEGINNING at a point in the centerline of said Nesbitt Avenue, said point being 30.00 feet S 89°58'00" W of the Northwest Corner of said Block 3, NORTHWEST PARK SECOND ADDITION; Thence N 89°58'00" E, along the North line of said Block 3, a distance of 50.84 feet to a point; Thence S 00°05'51" E, a distance of 125.35 feet to a point; Thence N 89°58'00" E, a distance of 102.90 feet to a point; Thence S 00°05'51" E, a distance of 174.65 feet to a point on the South line of said Block 3; Thence S 89°58'00" W, along the South line, a distance of 153.74 feet to a point; Thence N 00°05'51" W, a distance of 300.00 feet to the Point of Beginning.

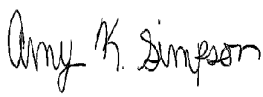
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 2nd day of January 2024.

SEAL


Amy K. Simpson, City Clerk



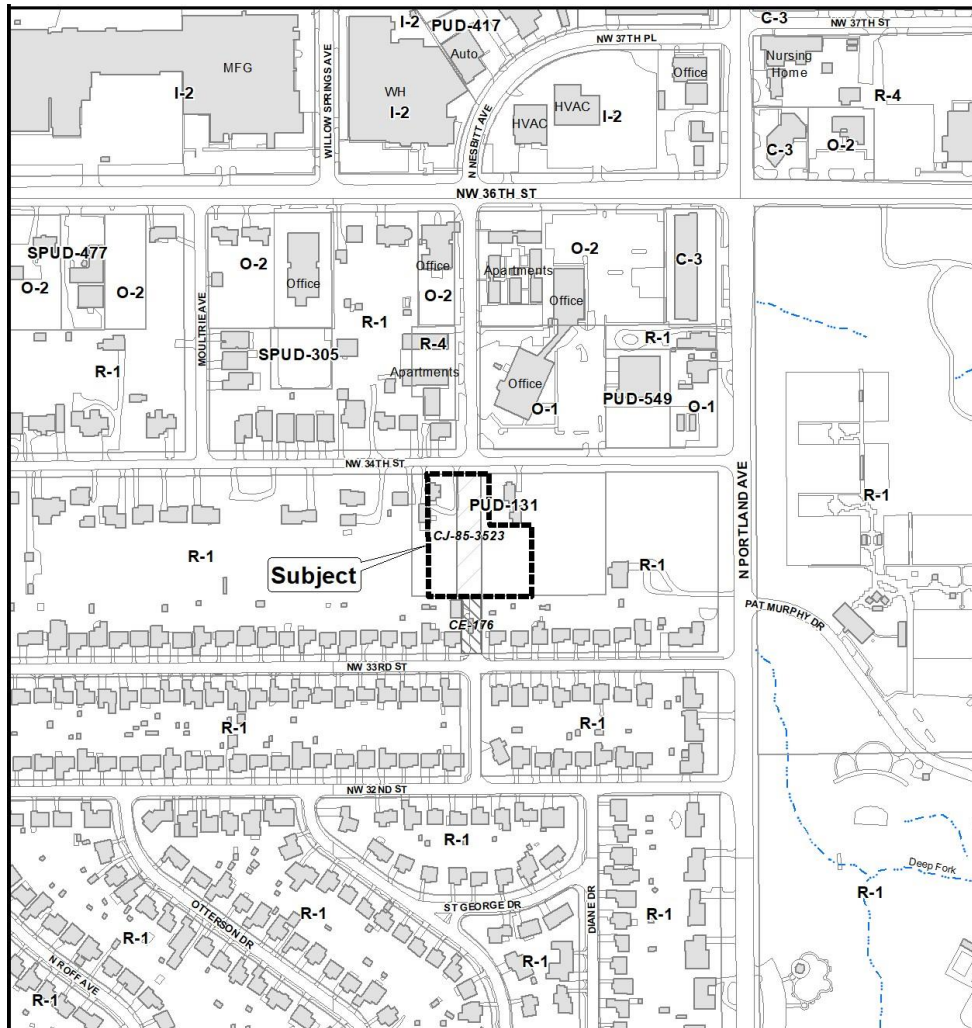
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1584

FROM: PUD-131 Planned Unit Development District

TO: SPUD-1584 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 3800 NW 34th Street



PROPOSED USE: The purpose of this request is to allow a quadplex development.

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-1584

LOCATION: 3800 NW 34th 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-1584 Simplified Planned Unit Development District from PUD-131 Planned Unit Development District. A public hearing will be held by the City Council on January 30, 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:

The East 101 feet of Lot or Block Six (6), NORTHWEST PARK SECOND ADDITION to Oklahoma City, Oklahoma, according to the recorded plat thereof. **AND** A tract of land lying in and being a portion of Block 3, NORTHWEST PARK SECOND ADDITION, as recorded in Book 7118, Page 1574-1575 and the East Half of that portion of Nesbitt Avenue, a 60 foot platted right of way, said portion being vacated in document titled "Journal Entry of Judgment", recorded in Book 452, Page 350, lying adjacent to the West line of said Block 3, NORTHWEST PARK SECOND ADDITION, being a part of the Northeast Quarter (NE/4) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma; said tract of land being more particularly described as follows: BEGINNING at a point in the centerline of said Nesbitt Avenue, said point being 30.00 feet S 89°58'00" W of the Northwest Corner of said Block 3, NORTHWEST PARK SECOND ADDITION; Thence N 89°58'00" E, along the North line of said Block 3, a distance of 50.84 feet to a point; Thence S 00°05'51" E, a distance of 125.35 feet to a point; Thence N 89°58'00" E, a distance of 102.90 feet to a point; Thence S 00°05'51" E, a distance of 174.65 feet to a point on the South line of said Block 3; Thence S 89°58'00" W, along the South line, a distance of 153.74 feet to a point; Thence N 00°05'51" W, a distance of 300.00 feet to the Point of Beginning.

PROPOSED USE: The purpose of this request is to allow a quadplex development.

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 2nd day of January 2024.

SEAL

Amy K. Simpson, City Clerk

