

**CASE NUMBER: SPUD-1714**

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Shahram Steve Momtazzadeh, Roya Momtazzadeh and Abbas Mike Heidary**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1714 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on May 6, 2025. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, 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 part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of the Southeast Quarter (SE/4); THENCE North 00°23'37" West, along the East line of the Southeast Quarter (SE/4), a distance of 1,319.81 feet to the Southeast corner of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4); THENCE South 89°12'46" West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 50.00 feet to the POINT OF BEGINNING; THENCE continuing South 89°12'46" West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet; THENCE North 00°23'37" West, parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet; THENCE North 89°12'46" East, parallel with the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet to a point on the West right-of-way of Sooner Road; THENCE South 00°23'37" East, along the West right-of-way of Sooner Road also being parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet to the POINT OF BEGINNING.

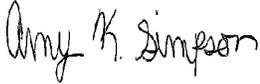
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 8th day of April 2025.

SEAL

  
Amy K. Simpson, City Clerk 

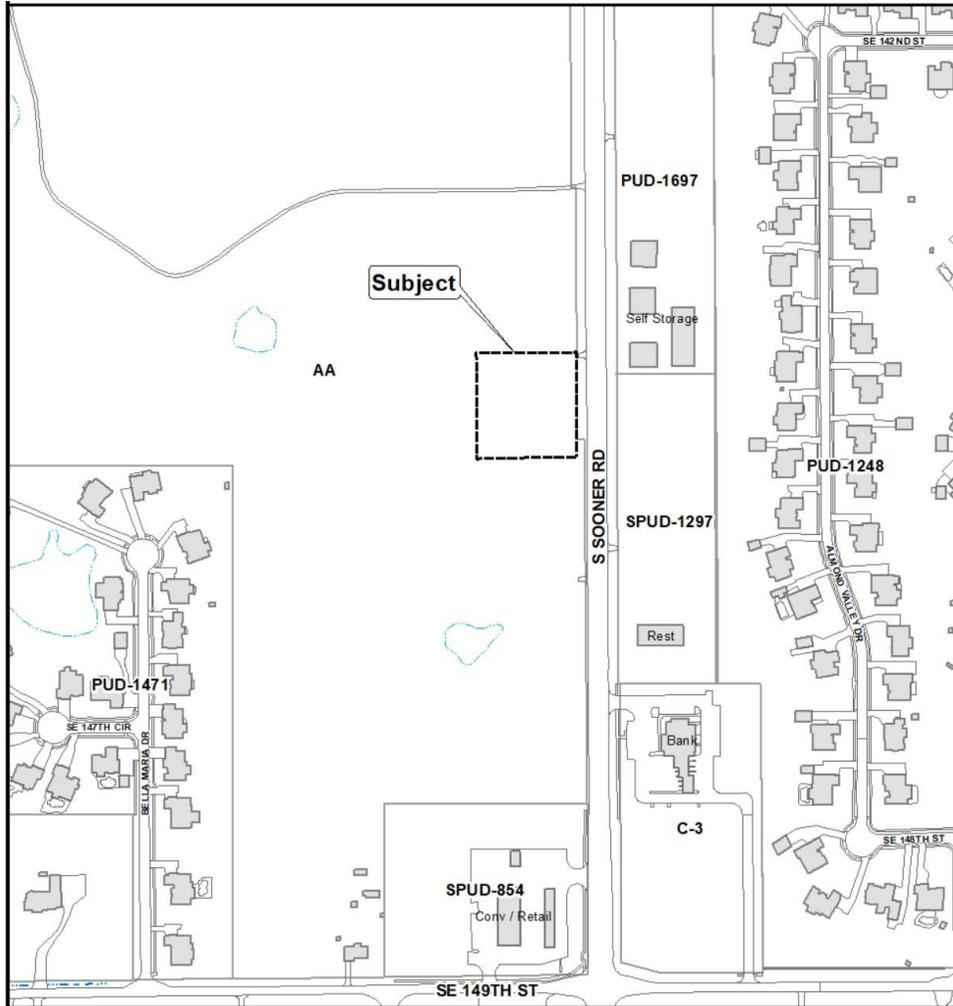
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: SPUD-1714**

**FROM:** AA Agricultural District

**TO:** SPUD-1714 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 14601 South Sooner Road



**PROPOSED USE:** The purpose of this application is to allow 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**

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

# FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1714

**LOCATION:** 14601 South Sooner 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-1714 Simplified Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on May 6, 2025. **The City Council meets in the Council Chamber, 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 part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of the Southeast Quarter (SE/4); THENCE North 00°23'37" West, along the East line of the Southeast Quarter (SE/4), a distance of 1,319.81 feet to the Southeast corner of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4); THENCE South 89°12'46" West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 50.00 feet to the POINT OF BEGINNING; THENCE continuing South 89°12'46" West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet; THENCE North 00°23'37" West, parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet; THENCE North 89°12'46" East, parallel with the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet to a point on the West right-of-way of Sooner Road; THENCE South 00°23'37" East, along the West right-of-way of Sooner Road also being parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow 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 CHAMBER** 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 8th day of April 2025.

SEAL

Amy K. Simpson, City Clerk

