

CASE NUMBER: SPUD-1614

This notice is to inform you that **Mark Zitzow, Johnson & Associates, on behalf of Hartwig Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1614 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 18, 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 being a part of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said NE/4; THENCE North 00°14'39" East, along and with the East line of said NE/4, a distance of 482.60 feet to the Northeast (NE) corner of the Plat ROCKWELL PARK SECTION 1 (SECTION 1) filed in Book PL72, PAGE 23, said point being the POINT OF BEGINNING; THENCE North 89°44'23" West, along and with the North line of said SECTION 1, a distance of 814.31 feet to the Northwest (NW) corner of Lot 1, Block 9 as shown on said SECTION 1, said corner also being a point on the East line of the Plat ROCKWELL PARK SECTION 2 (SECTION 2) filed in Book PL76, Page 47; THENCE North 00°15'37" East, along and with said East line of said SECTION 2, a distance of 243.57 feet to the Northeast (NE) corner of said SECTION 2; THENCE South 89°44'03" East, along and with the extended North line of said Section 2, also being the South lines of the Tracts of land described in the Quitclaim Deed filed in Book 7,801, Page 492, and the Warranty Deed filed in Book 14,002, Page 87, a distance of 814.24 feet to a point on the East line of said Northeast Quarter (NE/4), also being the Southeast (SE) corner of said Tract described in said Warranty Deed; THENCE South 00°14'39" West, along and with said East line, a distance of 243.49 feet to the POINT OF BEGINNING.

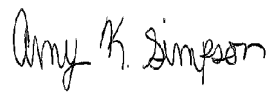
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 21st day of May 2024.

SEAL


Amy K. Simpson, City Clerk

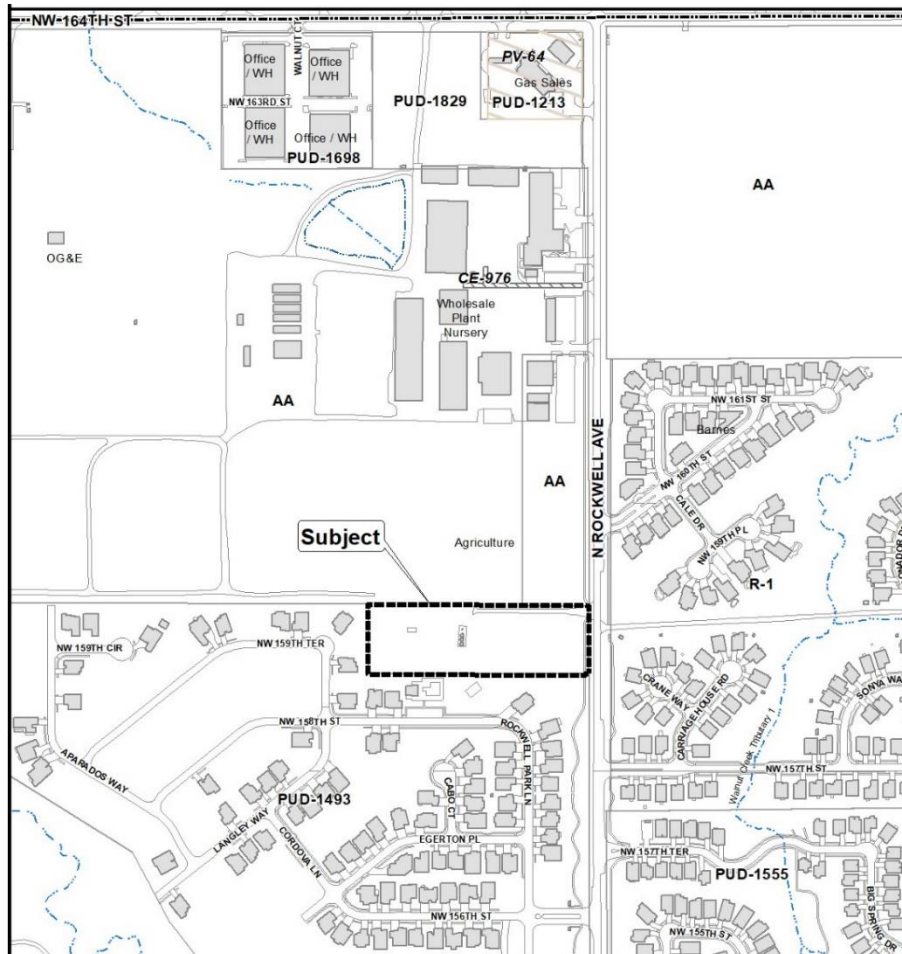


CASE NUMBER: SPUD-1614

FROM: AA Agricultural District

TO: SPUD-1614 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 15901 North Rockwell Avenue



PROPOSED USE: The purpose of this application is to allow limited commercial, and office uses, including uses ancillary to a child care facility.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-1, “Neighborhood 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-1614

LOCATION: 15901 North Rockwell 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-1614 Simplified Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on June 18, 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 being a part of the Northeast Quarter (NE/4) of Section Five (5), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said NE/4; THENCE North 00°14'39" East, along and with the East line of said NE/4, a distance of 482.60 feet to the Northeast (NE) corner of the Plat ROCKWELL PARK SECTION 1 (SECTION 1) filed in Book PL72, PAGE 23, said point being the POINT OF BEGINNING; THENCE North 89°44'23" West, along and with the North line of said SECTION 1, a distance of 814.31 feet to the Northwest (NW) corner of Lot 1, Block 9 as shown on said SECTION 1, said corner also being a point on the East line of the Plat ROCKWELL PARK SECTION 2 (SECTION 2) filed in Book PL76, Page 47; THENCE North 00°15'37" East, along and with said East line of said SECTION 2, a distance of 243.57 feet to the Northeast (NE) corner of said SECTION 2; THENCE South 89°44'03" East, along and with the extended North line of said Section 2, also being the South lines of the Tracts of land described in the Quitclaim Deed filed in Book 7,801, Page 492, and the Warranty Deed filed in Book 14,002, Page 87, a distance of 814.24 feet to a point on the East line of said Northeast Quarter (NE/4), also being the Southeast (SE) corner of said Tract described in said Warranty Deed; THENCE South 00°14'39" West, along and with said East line, a distance of 243.49 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow limited commercial, and office uses, including uses ancillary to a child care facility.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified C-1, **"Neighborhood 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 21st day of May 2024.

SEAL

Amy K. Simpson, City Clerk

