

**CASE NUMBER: SPUD-1663**

This notice is to inform you that **Mark W. Zitzow, Johnson & Associates, on behalf of Nin Lo**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1663 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on November 19, 2024. 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 Lot B in Block Three (3), in Lakeshore Estates Addition to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the South line of said Lot B a distance of 187.00 feet West of the Southeast Corner of said Lot B, said point being 50.00 feet North and 629.87 feet East of the Southwest Corner of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian; Thence South 89°51'04" West on the South line of said Lot B for a distance of 77.02 feet to a point of curve; Thence Northwesterly on the arc of a curve to the right having a radius of 25.00 feet for a distance of 37.17 feet to a point of reverse curve and to the West line of said Lot B, said line being the East right-of-way line of MacArthur Boulevard; Thence Northwesterly on the West line of said Lot B, and on the arc of a curve to the left having a radius of 868.51 feet for a distance of 128.82 feet; Thence North 89°51'04" East and parallel to the South line of said Lot B for a distance of 122.21 feet; Thence South 00°08'56" East and perpendicular to the South line of said Lot B for a distance of 150 feet to the point or place of beginning.

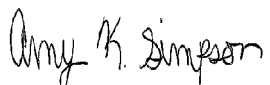
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 22nd day of October 2024.

SEAL

  
Amy K. Simpson, City Clerk



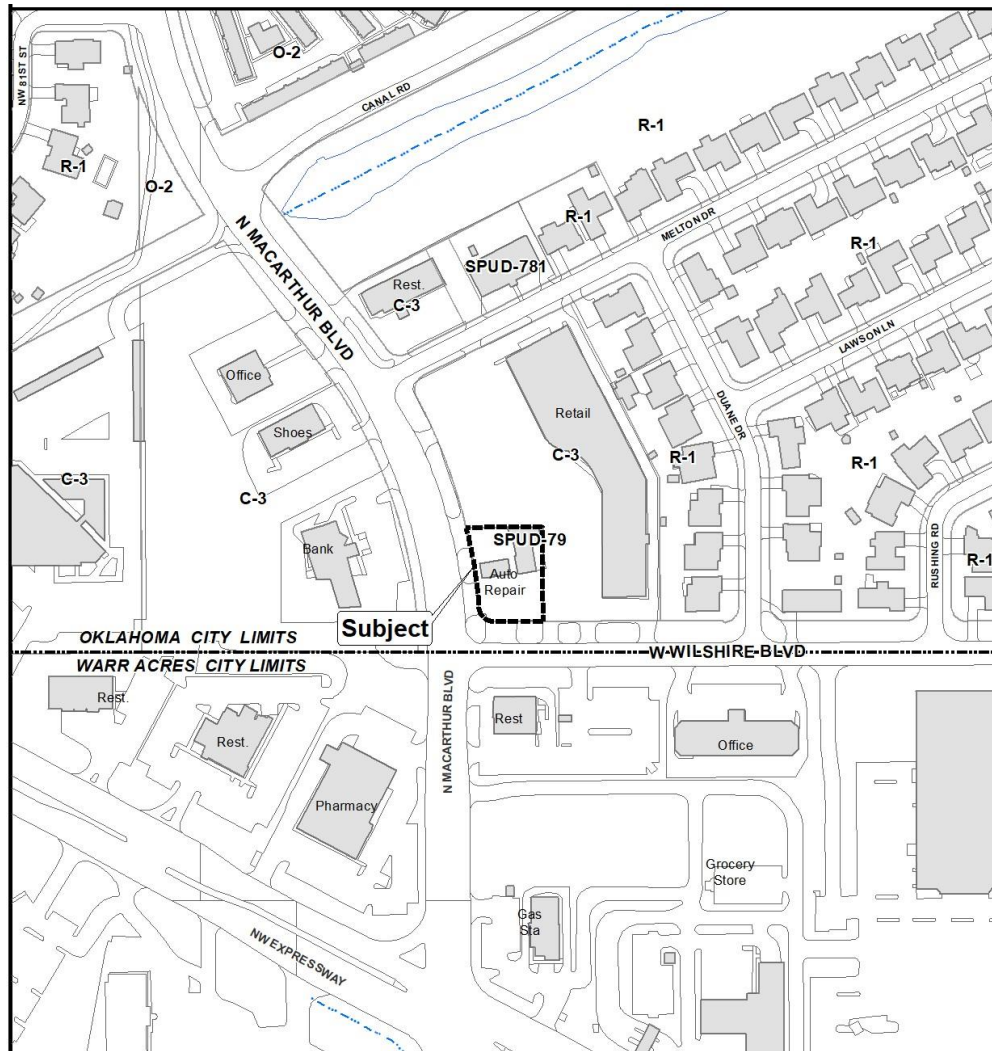
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** SPUD-1663

**FROM:** SPUD-79 Simplified Planned Unit Development District

**TO:** SPUD-1663 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 7900 North MacArthur Boulevard



**PROPOSED USE:** The purpose of this request is to allow commercial development, specifically to expand the existing automotive shop use.

**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-1663

**LOCATION:** 7900 North MacArthur Boulevard

**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-1663 Simplified Planned Unit Development District from SPUD-79 Simplified Planned Unit Development District. A public hearing will be held by the City Council on November 19, 2024. **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 Lot B in Block Three (3), in Lakeshore Estates Addition to Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point on the South line of said Lot B a distance of 187.00 feet West of the Southeast Corner of said Lot B, said point being 50.00 feet North and 629.87 feet East of the Southwest Corner of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian; Thence South 89°51'04" West on the South line of said Lot B for a distance of 77.02 feet to a point of curve; Thence Northwesterly on the arc of a curve to the right having a radius of 25.00 feet for a distance of 37.17 feet to a point of reverse curve and to the West line of said Lot B, said line being the East right-of-way line of MacArthur Boulevard; Thence Northwesterly on the West line of said Lot B, and on the arc of a curve to the left having a radius of 868.51 feet for a distance of 128.82 feet; Thence North 89°51'04" East and parallel to the South line of said Lot B for a distance of 122.21 feet; Thence South 00°08'56" East and perpendicular to the South line of said Lot B for a distance of 150 feet to the point or place of beginning.

**PROPOSED USE:** The purpose of this request is to allow commercial development, specifically to expand the existing automotive shop use.

## **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 22nd day of October 2024.

SEAL

Amy K. Simpson, City Clerk

