

CASE NUMBER: SPUD-1514

This notice is to inform you that **David M Box, Williams, Box, Forshee & Bullard P.C., on behalf of Central Oklahoma Indian Health Council, Inc., and 44th Street Premium Real Estate, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1514 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 20, 2023. 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.**

To review a copy of the Proposed Master Design Statement for this SPUD visit www.okc.gov/districts.

LEGAL DESCRIPTION:

All of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Eight (8), of ZEDNA ANN ADDITION, Blocks 4, 5, 6, 7, and 8, being a re-subdivision of part of Block 18, LINWOOD ADDITION, all of Block 10, and part of Block 11, LOWER'S SUBDIVISION, and Block 7 and the South Half of Block 2, ARVERNE HEIGHTS ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma. AND All of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Eight (8), of ZEDNA ANN ADDITION, being a re-subdivision of the North Half of the West Half of Block 2, ARVERNE HEIGHTS ADDITION, the East 300 feet of the North Half of Block 6 and the West 450 feet of the South Half of Block 9 of MCCANN'S SOUTH HIGHLAND ADDITION and the East 400 feet of the North Half of Block 14, LINWOOD ADDITION, Oklahoma City, Oklahoma County, State of Oklahoma. AND Tract A The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract B The North Half (N/2) of the West 50 feet of the East 100 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract C All of the North 150 feet of the West 95 feet of the East 250 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract D The West 50 feet of the East 150 feet of the South Half (S/2), in Block Three (3) in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract E The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract F The West 50 feet of the East 200 Feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract G The West 50 feet of the East 150 feet of the North Half (N/2), LESS AND EXCEPT the North 17 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND The East 5 feet of the West 100 feet of the East 250 feet of the North Half (N/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract H The West 50 feet of the East 100 feet of the South Half (S/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract I The East 50 feet of the South 150 feet in Block Three (3), in

McCANN's SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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 23rd day of May 2023

SEAL

Amy K. Simpson
Amy Simpson, City Clerk



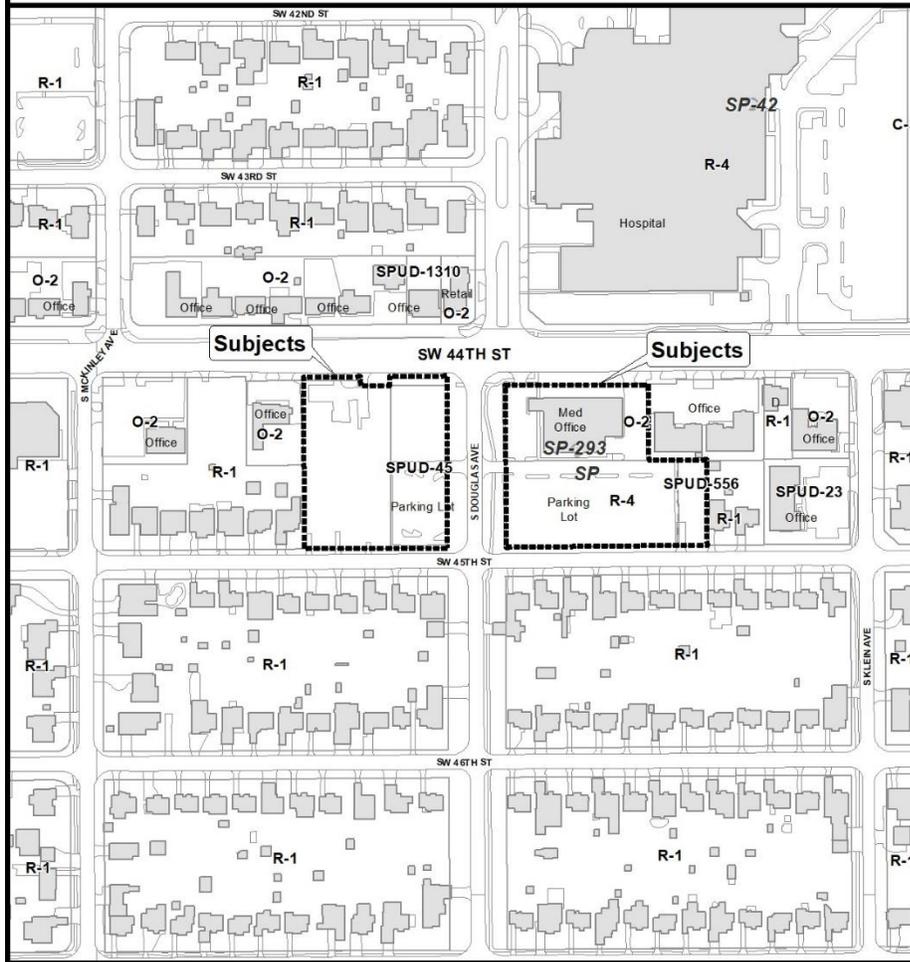
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1514

FROM: R-1 Single-Family Residential, R-4 General Residential, O-2 General Office, SPUD-45, and SPUD-556 Simplified Planned Unit Development Districts

TO: SPUD-1514 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 1044 SW 44th Street



PROPOSED USE: The purpose of this request is to permit office use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office 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

(405) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1514

LOCATION: 1044 SW 44th 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-1514 Simplified Planned Unit Development District from R-1 Single-Family Residential, R-4 General Residential, O-2 General Office, SPUD-45, and SPUD-556 Simplified Planned Unit Development Districts. A public hearing will be held by the City Council on June 20, 2023. **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.**

To review a copy of the Proposed Master Design Statement for this SPUD visit www.okc.gov/districts.

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:

All of Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), in Block Eight (8), of ZEDNA ANN ADDITION, Blocks 4, 5, 6, 7, and 8, being a re-subdivision of part of Block 18, LINWOOD ADDITION, all of Block 10, and part of Block 11, LOWER'S SUBDIVISION, and Block 7 and the South Half of Block 2, ARVERNE HEIGHTS ADDITION to Oklahoma City, Oklahoma County, State of Oklahoma. AND All of Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block Eight (8), of ZEDNA ANN ADDITION, being a re-subdivision of the North Half of the West Half of Block 2, ARVERNE HEIGHTS ADDITION, the East 300 feet of the North Half of Block 6 and the West 450 feet of the South Half of Block 9 of MCCANN'S SOUTH HIGHLAND ADDITION and the East 400 feet of the North Half of Block 14, LINWOOD ADDITION, Oklahoma City, Oklahoma County, State of Oklahoma. AND Tract A The East 50 feet of the North 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract B The North Half (N/2) of the West 50 feet of the East 100 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract C All of the North 150 feet of the West 95 feet of the East 250 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract D The West 50 feet of the East 150 feet of the South Half (S/2), in Block Three (3) in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract E The West 50 feet of the East 250 feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract F The West 50 feet of the East 200 Feet of the South 150 feet of Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract G The West 50 feet of the East 150 feet of the North Half (N/2), LESS AND EXCEPT the North 17 feet, in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND The East 5 feet of the West 100 feet of the East 250 feet of the North Half (N/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract H The West 50 feet of the East 100

feet of the South Half (S/2), in Block Three (3), in McCANN'S SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof. AND Tract I The East 50 feet of the South 150 feet in Block Three (3), in McCANN's SOUTH HIGHLAND ADDITION, an Addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this request is to permit office use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office 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

TDD (405) 297-2020

Dated this 23rd day of May 2023

SEAL

Amy Simpson, City Clerk

