

CASE NUMBER: PUD-2052

This notice is to inform you that **Purvi Patel, Wallace Design Collective P.C., 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 PUD-2052 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 8, 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:

Tract 1; Beginning at a point on the South line of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, 1,419.00 feet West (North 89°59'12" West measured) of the Southeast Corner of said Quarter; Thence North 898.8 feet to the South line of Highway No. 3 (Northwest Highway) (North 00°27'33" West a distance of 899.86 feet measured); Thence in a Southeasterly direction along the South right-of-way line of said Highway a distance of 156.27 feet (South 61°58'03" East a distance of 156.49 feet measured); Thence in a Southwesterly direction 825.89 feet to a point on the South line of said Quarter 1,284.43 feet West of the Southeast Corner of said Quarter (South 00°15'11" East a distance of 826.31 feet measured); Thence West 134.59 feet (North 89°59'12" West a distance of 134.59 feet measured) to the Point of Beginning.

AND Tract 2; Part of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma: Beginning at a point 1,145.7 feet West of the Southeast corner of said NE/4 of Section 25 (North 89°59'12" West a distance of 1,145.70 feet measured); Thence North 752.8 feet to the South line of Highway No. 3 (Northwest Highway) (North 00°19'23" West a distance of 752.80 feet measured); Thence in a Northwesterly direction along said right-of-way line 156.27 feet (North 61°58'03" West a distance of 156.50 feet measured); Thence in a Southwesterly direction 825.89 feet to a point on the South line of said NE/4 1,284.43 feet West of the Southeast corner of said NE/4 (South 00°15'11" East a distance of 826.31 feet measured); Thence East 148.73 feet (South 89°59'12" East a distance of 138.71 feet measured) to the Point of Beginning.

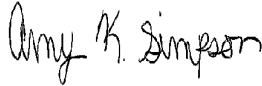
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 11th day of March 2025.

SEAL


Amy K. Simpson, City Clerk

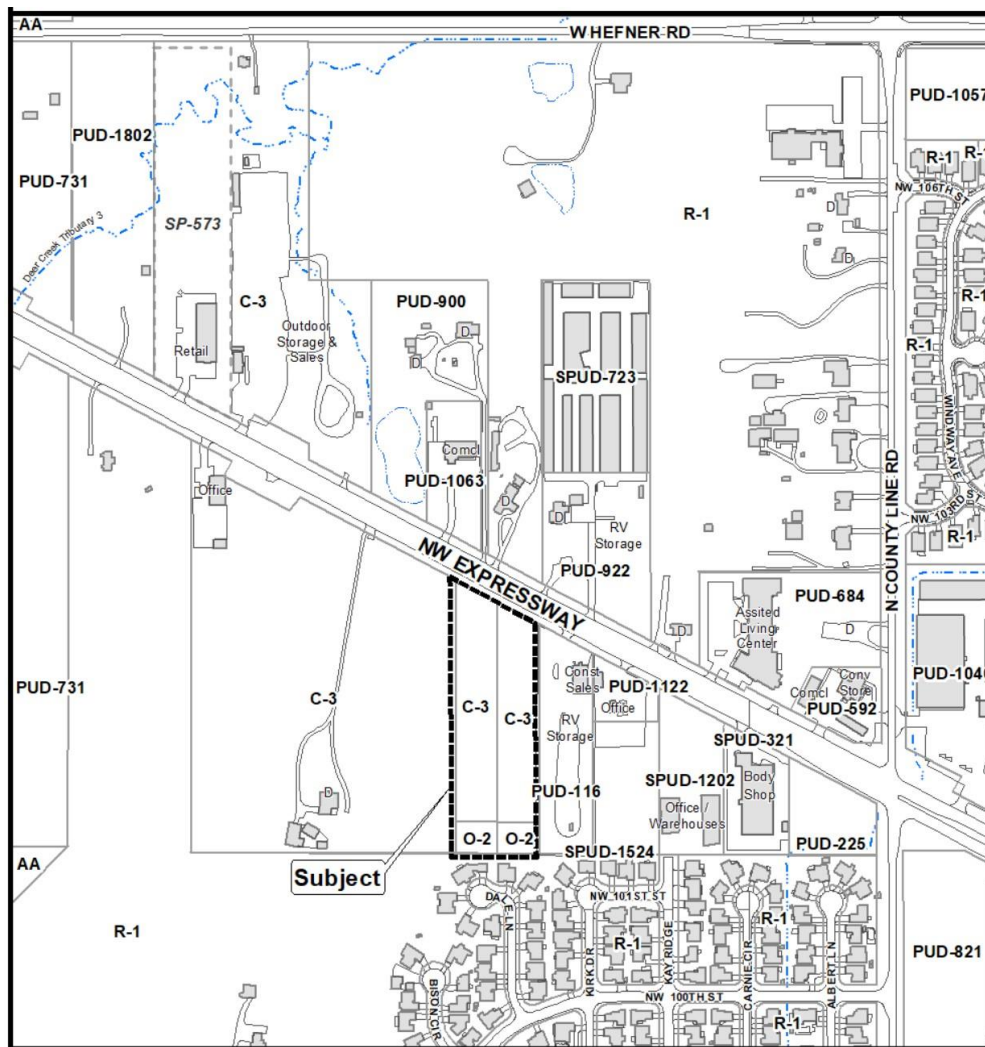


CASE NUMBER: PUD-2052

FROM: O-2 General Office and C-3 Community Commercial Districts

TO: PUD-2052 Planned Unit Development District

ADDRESS OF PROPERTY: 9140 NW Expressway



PROPOSED USE: The purpose of this application is to allow office and warehouse 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

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2052

LOCATION: 9140 NW Expressway

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2052 Planned Unit Development District from O-2 General Office and C-3 Community Commercial Districts. A public hearing will be held by the City Council on April 8, 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 PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

Tract 1; Beginning at a point on the South line of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, 1,419.00 feet West (North 89°59'12" West measured) of the Southeast Corner of said Quarter; Thence North 898.8 feet to the South line of Highway No. 3 (Northwest Highway) (North 00°27'33" West a distance of 899.86 feet measured); Thence in a Southeasterly direction along the South right-of-way line of said Highway a distance of 156.27 feet (South 61°58'03" East a distance of 156.49 feet measured); Thence in a Southwesterly direction 825.89 feet to a point on the South line of said Quarter 1,284.43 feet West of the Southeast Corner of said Quarter (South 00°15'11" East a distance of 826.31 feet measured); Thence West 134.59 feet (North 89°59'12" West a distance of 134.59 feet measured) to the Point of Beginning.

AND Tract 2; Part of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma: Beginning at a point 1,145.7 feet West of the Southeast corner of said NE/4 of Section 25 (North 89°59'12" West a distance of 1,145.70 feet measured); Thence North 752.8 feet to the South line of Highway No. 3 (Northwest Highway) (North 00°19'23" West a distance of 752.80 feet measured); Thence in a Northwesterly direction along said right-of-way line 156.27 feet (North 61°58'03" West a distance of 156.50 feet measured); Thence in a Southwesterly direction 825.89 feet to a point on the South line of said NE/4 1,284.43 feet West of the Southeast corner of said NE/4 (South 00°15'11" East a distance of 826.31 feet measured); Thence East 148.73 feet (South 89°59'12" East a distance of 138.71 feet measured) to the Point of Beginning.

PROPOSED USE: The purpose of this application is to allow office and warehouse 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 11th day of March 2025.

SEAL

Amy K. Simpson, City Clerk

