

CASE NUMBER: PC-10966

This notice is to inform you that **Brady Ghaniabadi P.E., Cut Land Development, on behalf of Sakz Property, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the R-2 Medium-Low Density Residential District. The City Council will consider this zoning application at a public hearing on May 20, 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 tract of land lying in the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Twelve (12) North, Range (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner of the Northwest Quarter of said Section 27; Thence N00°35'25"W, along the west line of said NW/4, a distance of 328.82 feet; Thence N89°46'21"E a distance of 198.22 feet to the POINT OF BEGINNING; Thence N89°46'21"E a distance of 467.76 feet; Thence N00°34'02"W a distance of 330.06 feet; Thence S89°45'33"W 467.89 a distance of feet; Thence S00°35'25"E, parallel with the West line of said Northwest Quarter, a distance of 329.96 feet to the point of beginning.

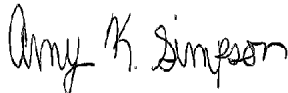
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 22nd day of April 2025.

SEAL


Amy K. Simpson, City Clerk



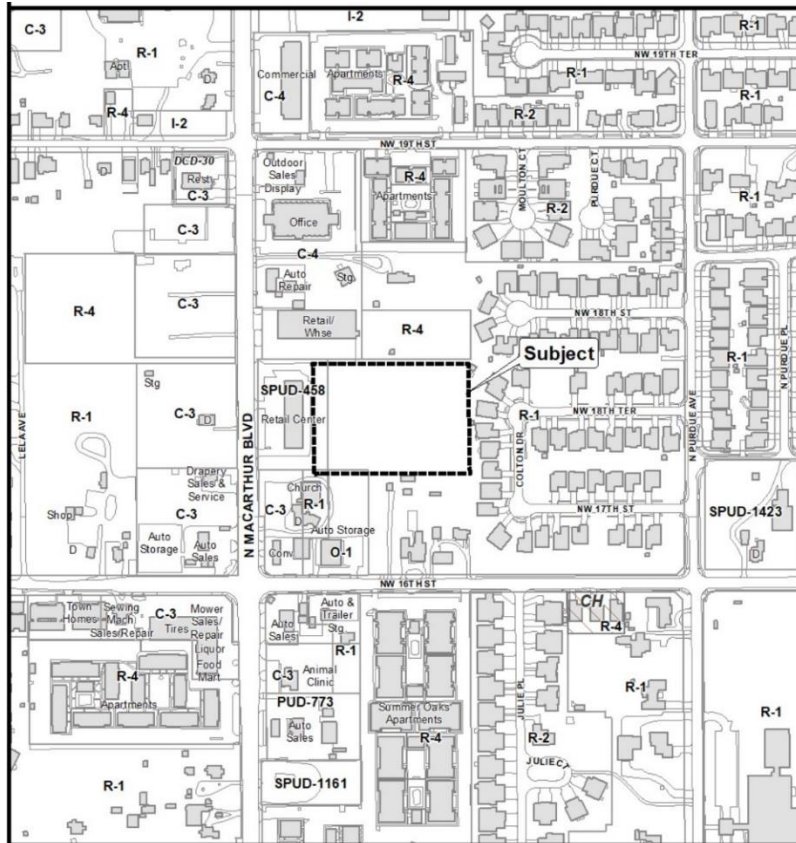
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10966

FROM: R-1 Single-Family Residential and SPUD-458 Simplified Planned Unit Development Districts

TO: R-2 Medium-Low Density Residential District

ADDRESS OF PROPERTY: 1810 North MacArthur Boulevard



PROPOSED USE: The purpose of this request is to allow two-family residential (duplex) development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-2 Medium-Low Density Residential District is a residential district with restrictions similar to the R-1 District. The purpose of this district is to create and preserve residential areas with a broad range of housing types and densities in proximity to essential support services.

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: PC-10966

LOCATION: 1810 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 R-2 Medium-Low Density Residential District from the R-1 Single-Family Residential and SPUD-458 Simplified Planned Unit Development Districts. A public hearing will be held by the City Council on May 20, 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 R-2 Medium-Low Density Residential District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Twelve (12) North, Range (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner of the Northwest Quarter of said Section 27; Thence N00°35'25"W, along the west line of said NW/4, a distance of 328.82 feet; Thence N89°46'21"E a distance of 198.22 feet to the POINT OF BEGINNING; Thence N89°46'21"E a distance of 467.76 feet; Thence N00°34'02"W a distance of 330.06 feet; Thence S89°45'33"W 467.89 a distance of feet; Thence S00°35'25"E, parallel with the West line of said Northwest Quarter, a distance of 329.96 feet to the point of beginning

PROPOSED USE: The purpose of this request is to allow two-family residential (duplex) development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-2 Medium-Low Density Residential District is a residential district with restrictions similar to the R-1 District. The purpose of this district is to create and preserve residential areas with a broad range of housing types and densities in proximity to essential support services.

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 April 2025.

SEAL

Amy K. Simpson, City Clerk

