

CASE NUMBER: SPUD-1412

This notice is to inform you that **Mark Zitzow, on behalf of Lloyd G. Turner Trustee, Et al**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1412 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 19, 2022. 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 copy of the Proposed Master Design Statement for this SPUD visit www.okc.gov/districts.

LEGAL DESCRIPTION:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4); THENCE North 00°21'19" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 438.72 feet; THENCE South 89°38'41" West, departing said East line, a distance of 60.00 feet to a point on the West right-of-way line of Mustang Road, said point being the POINT OF BEGINNING; THENCE continuing South 89°38'41" West, a distance of 250.00 feet; THENCE North 00°21'19" West, a distance of 174.24 feet; THENCE North 89°38'41" East, a distance of 250.00 feet to a point on the West right-of-way line of Mustang Road; THENCE South 00°21'19" East, along and with the West right-of-way line of Mustang Road, a distance of 174.24 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 June, 2022

SEAL

Amy K. Simpson

Amy Simpson, City Clerk



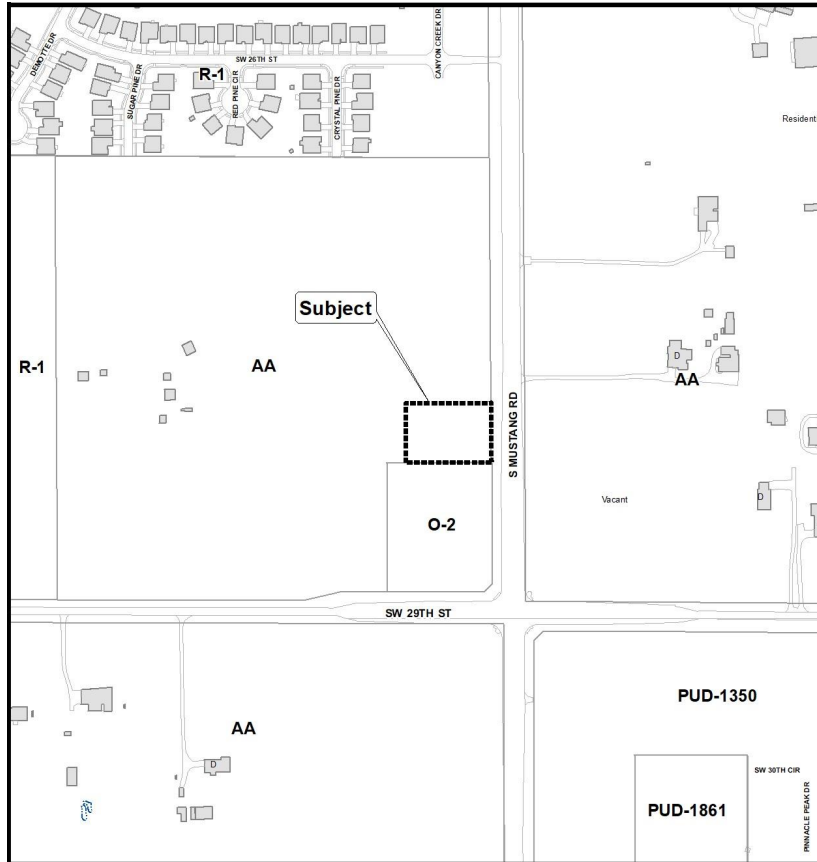
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1412

FROM: AA Agricultural District

TO: SPUD-1412 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 2825 South Mustang Road



PROPOSED USE: The purpose of this request is to permit an office and commercial 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
Development Services 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-1412

LOCATION: 2825 South Mustang Road

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 Simplified Planned Unit Development District from the AA Agricultural District. A public hearing will be held by the City Council on July 19, 2022. **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 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:

A tract of land being a part of the Southeast Quarter (SE/4) of Section Nine (9), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southeast (SE) Corner of said Southeast Quarter (SE/4); THENCE North 00°21'19" West, along and with the East line of said Southeast Quarter (SE/4), a distance of 438.72 feet; THENCE South 89°38'41" West, departing said East line, a distance of 60.00 feet to a point on the West right-of-way line of Mustang Road, said point being the POINT OF BEGINNING; THENCE continuing South 89°38'41" West, a distance of 250.00 feet; THENCE North 00°21'19" West, a distance of 174.24 feet; THENCE North 89°38'41" East, a distance of 250.00 feet to a point on the West right-of-way line of Mustang Road; THENCE South 00°21'19" East, along and with the West right-of-way line of Mustang Road, a distance of 174.24 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this request is to permit an office and commercial 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.

Dated this 21st day of June, 2022

SEAL

Amy Simpson, City Clerk

For further information call 297-3908

TDD 297-2020

