

## **CASE NUMBER: SPUD-1442**

This notice is to inform you that Mark Zitzow, Johnson & Associates, on behalf of Oklahoma City Urban Renewal Authority, filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1442 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on November 22, 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](http://www.okc.gov/districts).

### **LEGAL DESCRIPTION:**

The south 10.7 feet of Lot 18, all of Lot 19 and the north 14.3 feet of Lot 20, in Block 2 of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, together with the west half of the vacated 20 foot north-south alley in said Block 2 adjoining on the east. AND A part of Lot 20, all of Lots 21 and 22, a part of Lot 23, in Block 2, and a part of the vacated 20 foot north-south alley (the "Vacated Alley") in said Block 2, of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, being more particularly described as follows: Commencing at the southwest corner of said Block 2, said point also being the southwest corner of Lot 24 of said Block 2; Thence north along the west line of said Block 2 a distance of 44.76 feet to the point or place of beginning; Thence continuing north along the west line of said Block 2 a distance of 65.94 feet to a point 10.7 feet north of the southwest corner of Lot 20 of said Block 2; Thence east and parallel with the south line of said Block 2 a distance of 160 feet to a point on the centerline of the Vacated Alley (said point previously described as being a point on the east line of Lot 20 of said Block 2); Thence south along said centerline of the Vacated Alley a distance of 63.92 feet to a point, said point being 46.78 feet north of the south line of Lot 24 of said Block 2, extended east (said point previously described as being 46.78 feet north of the southeast corner of Lot 24 of said Block 2; Thence South 89°16'36" West a distance of 160.01 feet to the point or place of beginning. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lots Seven (7) through Eleven (11) in Block Two (2) as shown on the recorded AMENDED PLAT EAST FOURTH STREET ADDITION and a portion of Lot One (1) as shown on THE AMENDED PLAT OF BLOCK 2 & EAST 200 FT OF BLOCK 1 KNOTT & GILLESPIE'S ADDITION being more particularly described as follows: Commencing at the Northeast (NE) Corner of Lot Fifteen (15) Block Nine (9) of said PARK PLACE ADDITION; THENCE South 00°02'08" East, along and with the East line of said Block 9 extended and the East line of Block Twenty-Four (24) of said plat PARK PLACE ADDITION, a distance of 813.58 feet to the Southeast (SE) Corner of Lot Thirty-Two (32) of said Block 24; THENCE South 89°43'12" West, along and with the South line extended of said Block 24, a distance of 360.03 feet to a point on the East line of said Block 2; THENCE North 00°05'30" West, along and with the East line of said Block 2, a distance of 149.34 feet to the POINT OF BEGINNING; THENCE South 90°00'00" West, departing said East line, a distance of 74.53 feet; THENCE North 00°02'08" West, a distance of 142.10 feet to a point on the North line of said Lot 1; THENCE North 90°00'00" East, along and with the North line of said Lot 1, a distance of 74.39 feet to the Northeast (NE) Corner of said Lot 1; THENCE South 00°05'30" East, along and with the East line of said Lot 1

and the East line of said Lots 11 through 7, a distance of 142.10 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 25th day of October 2022

SEAL

*Amy K. Simpson*

Amy Simpson, City Clerk



**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** SPUD-1442

**FROM:** R-2 Medium-Low Residential District and PUD-1550 Planned Unit Development District

**TO:** SPUD-1442 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 508 North Kelley Avenue



**PROPOSED USE:** The purpose of this request is to permit a multi-use development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General Residential and 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 • (405) 297-3908**

**TDD (405) 297-2020**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1442

**LOCATION:** 508 North Kelley Avenue

**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 R-2 Medium-Low Residential District and PUD-1550 Planned Unit Development District. A public hearing will be held by the City Council on November 22, 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](http://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:

The south 10.7 feet of Lot 18, all of Lot 19 and the north 14.3 feet of Lot 20, in Block 2 of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, together with the west half of the vacated 20 foot north-south alley in said Block 2 adjoining on the east. AND A part of Lot 20, all of Lots 21 and 22, a part of Lot 23, in Block 2, and a part of the vacated 20 foot north-south alley (the "Vacated Alley") in said Block 2, of Amended Plat of East Fourth Street Addition to Oklahoma City, Oklahoma County, Oklahoma, according to the Plat recorded in Book 17 of plats, page 85, being more particularly described as follows: Commencing at the southwest corner of said Block 2, said point also being the southwest corner of Lot 24 of said Block 2; Thence north along the west line of said Block 2 a distance of 44.76 feet to the point or place of beginning; Thence continuing north along the west line of said Block 2 a distance of 65.94 feet to a point 10.7 feet north of the southwest corner of Lot 20 of said Block 2; Thence east and parallel with the south line of said Block 2 a distance of 160 feet to a point on the centerline of the Vacated Alley (said point previously described as being a point on the east line of Lot 20 of said Block 2); Thence south along said centerline of the Vacated Alley a distance of 63.92 feet to a point, said point being 46.78 feet north of the south line of Lot 24 of said Block 2, extended east (said point previously described as being 46.78 feet north of the southeast corner of Lot 24 of said Block 2; Thence South 89°16'36" West a distance of 160.01 feet to the point or place of beginning. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lots Seven (7) through Eleven (11) in Block Two (2) as shown on the recorded AMENDED PLAT EAST FOURTH STREET ADDITION and a portion of Lot One (1) as shown on THE AMENDED PLAT OF BLOCK 2 & EAST 200 FT OF BLOCK 1 KNOTT & GILLESPIE'S ADDITION being more particularly described as follows: Commencing at the Northeast (NE) Corner of Lot Fifteen (15) Block Nine (9) of said PARK PLACE ADDITION; THENCE South 00°02'08" East, along and with the East line of said Block 9 extended and the East line of Block Twenty-Four (24) of said plat PARK PLACE ADDITION, a distance of 813.58 feet to the Southeast (SE) Corner of Lot Thirty-Two (32) of said Block 24; THENCE South 89°43'12" West, along and with the South line extended of said Block 24, a distance of 360.03 feet to a point on the East line of said Block 2; THENCE North 00°05'30" West, along and with the East line of said Block 2, a distance of 149.34 feet to the POINT OF BEGINNING; THENCE South 90°00'00" West, departing said East line, a distance of 74.53 feet; THENCE North 00°02'08" West, a distance of 142.10 feet to a point on the North line of said Lot 1; THENCE North 90°00'00"

East, along and with the North line of said Lot 1, a distance of 74.39 feet to the Northeast (NE) Corner of said Lot 1; THENCE South 00°05'30" East, along and with the East line of said Lot 1 and the East line of said Lots 11 through 7, a distance of 142.10 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to permit a multi-use development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General Residential and 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 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 25th day of October 2022

SEAL

For further information call 297-3908

Amy Simpson, City Clerk

TDD 297-2020

