

CASE NUMBER: SPUD-1452

This notice is to inform you that David Box, Williams, Box, Forshee & Bullard PC, on behalf of Tharasena Family Trust, filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1452 Simplified Planned Unit Development District, (NB) Neighborhood Business District, (NC) Neighborhood Conservation District, (UD) Urban Design District and (TT) Twenty-Third Street Overlay District. The City Council will consider this zoning application at a public hearing on December 20, 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 Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lot Six (6) in Block Seven of PLEASANT VIEW ADDITION according to the Plat recorded in Book PL4, Page 48, together with the vacated South 140' of the Platted North-South Alley (commonly known as "Guernsey Avenue") lying adjacent thereto and all of Lots Sixteen (16) through Twenty-six (26), inclusive, Lots Thirty-two (32) and Thirty-three (33) in Block Three (3) of CONKLINS SUB. OF BLOCKS 2 & 3 GUERNSEY PARK PL. as shown on the Plat recorded in Book PL15, Page 12 and later renamed to SEMANS UNIVERSITY ADDITION according to the certificate recorded in Book 17, Page 221 (hereinafter "CONKLINS SUB") together with all of the vacated portion of the platted Alleys lying adjacent thereto, less & except the East 127.50 feet of both East-West (E-W) Alleys and less & except that portion of the North Half (N/2) of the Northern E-W alley lying adjacent to Lots Six (6) through Thirteen (13), inclusive; said tract being more particularly described as follows: BEGINNING at the Southwest (SW) Corner of said Block 3 CONKLINS SUB; THENCE South 89°34'50" West, a distance of 30.00 feet to the Southeast (SE) corner of said Lot 6 in Block 7 of PLEASANT VIEW ADDITION; THENCE continuing South 89°34'50" West, along and with the South line of said Lot 6, a distance of 38.50 feet to the SW corner of the same; THENCE North 00°21'43" West, along and with the West line of said Lot 6, a distance of 140.00 feet to the Northwest (NW) corner of the same; THENCE North 89°34'50" East, along and with the North line of said Lot 6, a distance of 38.36 feet to the Northeast (NE) corner of the same; THENCE North 89°34'50" East, along the extended North line of said Lot 6, a distance of 30.00 feet to the NW corner of Lot Seventeen (17) in Block 3 of said CONKLINS SUB, said corner being the NE corner of the vacated South 140 feet of Guernsey Avenue according to the Judgment recorded in Book 10596, Page 741 and re-recorded in Book 10616, Page 1389; THENCE North 00°25'10" West, along and with the West line of said Block 3, a distance of 63.00 feet to the SW corner of Lot Fifteen (15) in said Block 3, said corner lying on the North line of the vacated portion of said Northern E-W Alley, according to the Judgment recorded in Book 10424, Page 121; THENCE North 89°34'50" East, along and with the North line of said Northern E-W alley, a distance of 52.50 feet to the SW corner of said Lot 13 in Block 3 of CONKLINS SUB; THENCE South 00°25'10" East, along the extended West line of said Lot 13, a distance of 5.00 feet to the centerline (CL) of said Northern E-W Alley; THENCE North 89°34'50" East, along and with the CL of said Northern E-W alley, a distance of 200.00 feet to a point intersecting with the extended East line of said Lot 6 in Block 3 of

CONKLINS SUB, said point lying on the East line of the vacated portion of the Northern E-W Alley as set forth in the Judgment recorded in Book 10424, Page 121; THENCE South 00°25'10" East, along and with said East lines, a distance of 5.00 feet to a point on the North line of said Lot 32 in Block 3 of CONKLINS SUB; THENCE North 89°34'50" East, along and with the North line of said Lot 32, a distance of 127.50 feet to the NE corner of the same; THENCE South 00°25'10" East, along and with the East line of said Lot 32, a distance of 43.00 feet to the SE corner of the same; THENCE South 89°34'50" West, along and with the South line of said Lot 32, a distance of 127.50 feet to a point intersecting with the extended East line of said Lot 26 in Block 3 of CONKLINS SUB, said point lying on the East line of the vacated portion of the Southern E-W Alley as set forth in said Judgment; THENCE South 00°25'10" East, along and with said East lines, a distance of 150.00 feet to the SE corner of said Lot 26 in Block 3 of CONKLINS SUB; THENCE South 89°34'50" West, along and with the South line of said Block 3, a distance of 252.50 feet the POINT OF BEGINNING

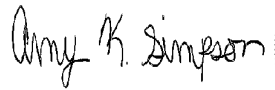
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 November 2022

SEAL


Amy Simpson, City Clerk

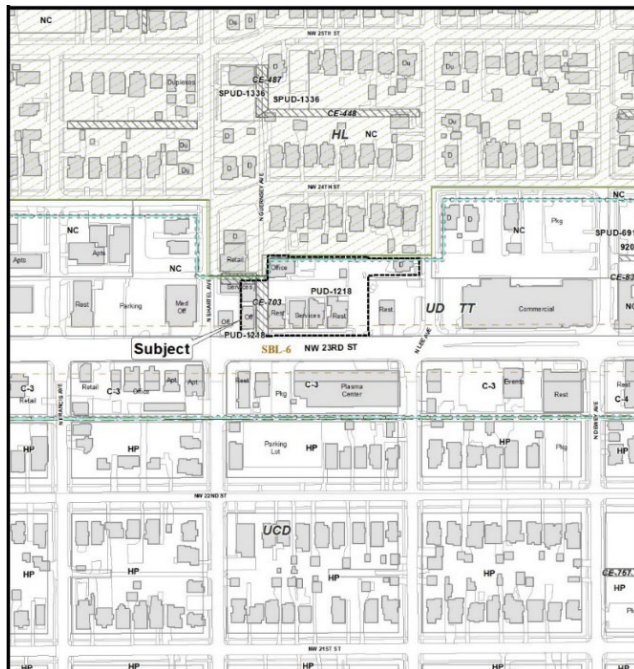


PROPOSED ZONING CHANGE:**CASE NUMBER:** SPUD-1452

FROM: PUD-1218 Planned Unit Development District, and the (NC) Neighborhood Conservation District, (UD) Urban Design District, and (TT) Twenty-Third Street Overlay District.

TO: SPUD-1452 Simplified Planned Unit Development District, SPUD-1452 Simplified Planned Unit Development District, (NB) Neighborhood Business District, (NC) Neighborhood Conservation District, (UD) Urban Design District and (TT) Twenty-Third Street Overlay District.

ADDRESS OF PROPERTY: 719 NW 23rd Street



PROPOSED USE: The purpose of this request is to permit a commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified (NB) **Neighborhood Business District**, (NC) **Neighborhood Conservation District**, (UD) **Urban Design District**, and (TT) **Twenty-Third Street Overlay District** (OKC Zoning Ordinance, 2020, as amended).

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-1452

LOCATION: 719 NW 23rd 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 Simplified Planned Unit Development District from the PUD-1218 Planned Unit Development District, (NC) Neighborhood Conservation District, (TT) Twenty-Third Street Overlay District and the (UD) Urban Design Overlay District. A public hearing will be held by the City Council on December 20, 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 Southwest Quarter (SW/4) of Section Twenty-one (21), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being all of Lot Six (6) in Block Seven of PLEASANT VIEW ADDITION according to the Plat recorded in Book PL4, Page 48, together with the vacated South 140' of the Platted North-South Alley (commonly known as "Guernsey Avenue") lying adjacent thereto and all of Lots Sixteen (16) through Twenty-six (26), inclusive, Lots Thirty-two (32) and Thirty-three (33) in Block Three (3) of CONKLINS SUB. OF BLOCKS 2 & 3 GUERNSEY PARK PL. as shown on the Plat recorded in Book PL15, Page 12 and later renamed to SEMANS UNIVERSITY ADDITION according to the certificate recorded in Book 17, Page 221 (hereinafter "CONKLINS SUB") together with all of the vacated portion of the platted Alleys lying adjacent thereto, less & except the East 127.50 feet of both East-West (E-W) Alleys and less & except that portion of the North Half (N/2) of the Northern E-W alley lying adjacent to Lots Six (6) through Thirteen (13), inclusive; said tract being more particularly described as follows: BEGINNING at the Southwest (SW) Corner of said Block 3 CONKLINS SUB; THENCE South 89°34'50" West, a distance of 30.00 feet to the Southeast (SE) corner of said Lot 6 in Block 7 of PLEASANT VIEW ADDITION; THENCE continuing South 89°34'50" West, along and with the South line of said Lot 6, a distance of 38.50 feet to the SW corner of the same; THENCE North 00°21'43" West, along and with the West line of said Lot 6, a distance of 140.00 feet to the Northwest (NW) corner of the same; THENCE North 89°34'50" East, along and with the North line of said Lot 6, a distance of 38.36 feet to the Northeast (NE) corner of the same; THENCE North 89°34'50" East, along the extended North line of said Lot 6, a distance of 30.00 feet to the NW corner of Lot Seventeen (17) in Block 3 of said CONKLINS SUB, said corner being the NE corner of the vacated South 140 feet of Guernsey Avenue according to the Judgment recorded in Book 10596, Page 741 and re-recorded in Book 10616, Page 1389; THENCE North 00°25'10" West, along and with the West line of said Block 3, a distance of 63.00 feet to the SW corner of Lot Fifteen (15) in said Block 3, said corner lying on the North line of the vacated portion of said Northern E-W Alley, according to the Judgment recorded in Book 10424, Page 121; THENCE North 89°34'50" East, along and

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PROPOSED USE: The purpose of this request is to permit a commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **(NB) Neighborhood Business District, (NC) Neighborhood Conservation District, (UD) Urban Design Overlay District, and (TT) Twenty-Third Street Overlay District** (OKC Zoning Ordinance, 2020 as amended).

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 22nd day of November 2022

SEAL

Amy Simpson, City Clerk

For further information call 297-3908

TDD 297-2020

