

CASE NUMBER: SPUD-1461

This notice is to inform you that Bryan Burger, Burger Engineering, on behalf of John R. and Francis M. Kouba filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1461 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on January 3, 2023. 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 lying in the Northwest Quarter of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter;

THENCE North 89°53'03" East, along the north line of said Northwest Quarter, a distance of 580.00 feet to the Northeast corner of Lot 1, Block 1, N.W. 10TH STREET SCHLOTZSKY'S, a subdivision to the City of Oklahoma City recorded in Book 9 of Plats, Page 716 and the POINT OF BEGINNING;

THENCE continuing North 89°53'03" East, along said north line, a distance of 40.00 feet;

THENCE South 00°07'43" East, parallel with the east line of said Lot 1, a distance of 607.37 feet;

THENCE South 89°52'17" West a distance of 285.00 feet to the intersection with the east line of Lot 1, Block 1, DQ ADDITION, a subdivision to the City of Oklahoma City recorded in Book 9 of Plats, Page 511 extended;

THENCE North 00°07'43" West, along said extended line and the east line of said Lot 1, a distance of 297.48 feet to the Northeast corner of said Lot 1 and a point of intersection with the south line of said Lot 1, Block 1, N.W. 10TH STREET SCHLOTZSKY'S extended;

THENCE North 89°53'50" East, along said extended line and the south line of said Lot 1, a distance of 245.00 feet to the Southeast corner of said Lot 1;

THENCE North 00°07'43" West, along the east line of said Lot 1, a distance of 310.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 97,165 square feet or 2.2306 acres and a net area, less streets rights of way, of 95,151 square feet or 2.1844 acres, more or less.

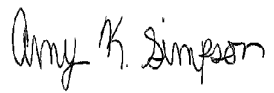
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 6th day of December 2022

SEAL


Amy Simpson, City Clerk



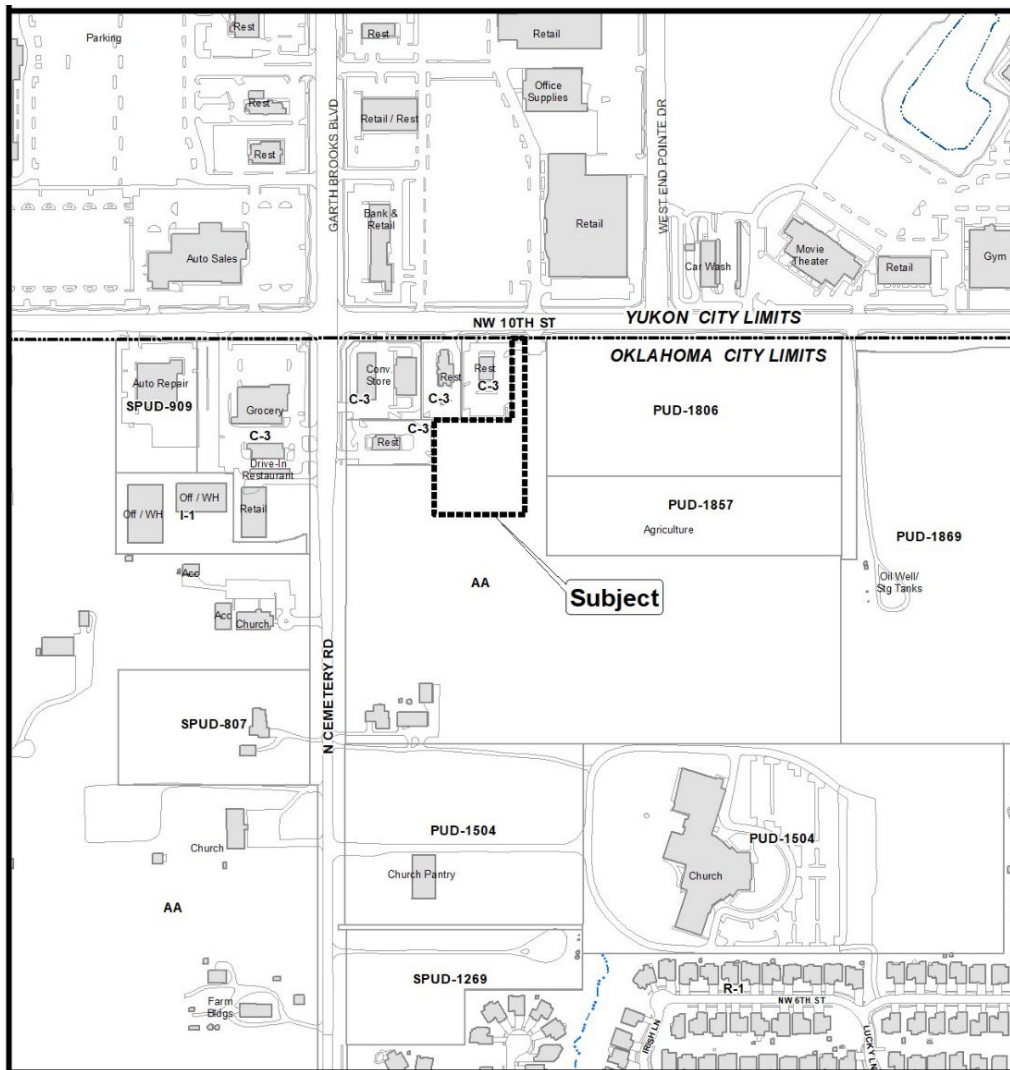
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1461

FROM: AA Agricultural District

TO: SPUD-1461 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 12852 NW 10th Street



PROPOSED USE: The purpose of this request is to permit an autobody repair shop (Caliber Collision Repair).

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 · (405) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1461

LOCATION: 12852 NW 10th 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-1461 Simplified Planned Unit Development District from the AA Agricultural District. A public hearing will be held by the City Council on January 3, 2023. **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 lying in the Northwest Quarter of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows: COMMENCING at the Northwest corner of said Northwest Quarter;

THENCE North 89°53'03" East, along the north line of said Northwest Quarter, a distance of 580.00 feet to the Northeast corner of Lot 1, Block 1, N.W. 10TH STREET SCHLOTZSKY'S, a subdivision to the City of Oklahoma City recorded in Book 9 of Plats, Page 716 and the POINT OF BEGINNING;

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THENCE North 00°07'43" West, along the east line of said Lot 1, a distance of 310.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 97,165 square feet or 2.2306 acres and a net area, less streets rights of way, of 95,151 square feet or 2.1844 acres, more or less.

PROPOSED USE: The purpose of this request is to permit an autobody repair shop (Caliber Collision Repair).

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 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 6th day of December 2022

SEAL

Amy Simpson, City Clerk

For further information call 297-3908

TDD 297-2020

