

**CASE NUMBER: SPUD-1440**

This notice is to inform you that Jonathan Vanover, on behalf of Court of Owls, LLC. filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1440 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](http://www.okc.gov/districts).

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 89°41'53" EAST A DISTANCE OF 708.28 FEET; THENCE SOUTH 14°41'04" WEST A DISTANCE OF 68.09 FEET; THENCE SOUTH 26°47'33" WEST A DISTANCE OF 77.03 FEET; THENCE SOUTH 60°20'40" WEST A DISTANCE OF 210.29 FEET; THENCE SOUTH 60°18'12" WEST A DISTANCE OF 305.70 FEET; THENCE SOUTH 50°11'23" WEST A DISTANCE OF 263.46 FEET; THENCE NORTH 00°34'45" WEST A DISTANCE OF 555.09 TO THE POINT OF BEGINNING.

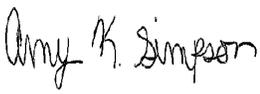
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 6th day of December 2022

SEAL

  
Amy Simpson, City Clerk



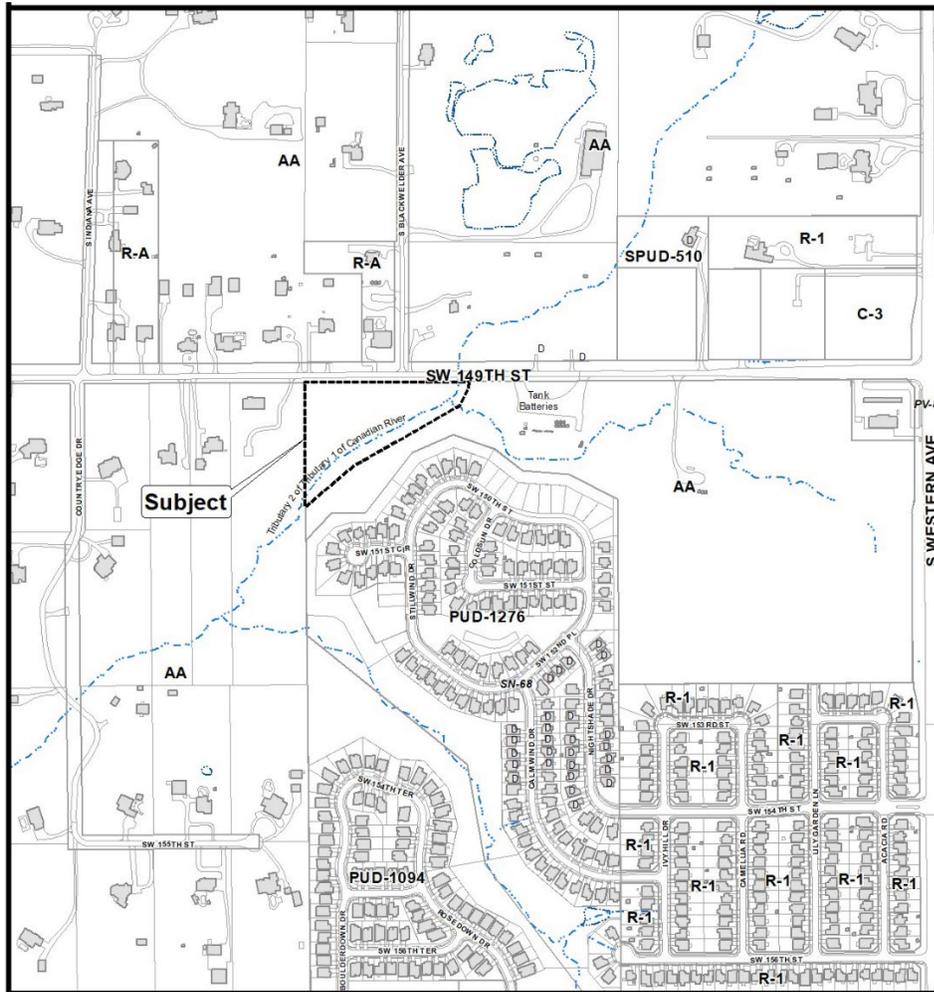
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: SPUD-1440**

**FROM:** AA Agricultural District

**TO:** SPUD-1440 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 1228 SW 149th Street



**PROPOSED USE:** The purpose of this request is to permit a fitness center.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-1 Neighborhood 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-1440

**LOCATION:** 1228 SW 149th 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-1440 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](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:

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**PROPOSED USE:** The purpose of this request is to permit a fitness center.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-1 Neighborhood 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

For further information call 297-3908

Amy Simpson, City Clerk

TDD 297-2020

