

CASE NUMBER: SPUD-1539

This notice is to inform you that **Robert Haggard, on behalf of Patriot Custom Homes, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1539 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 29, 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.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

LEGAL DESCRIPTION:

A certain tract of land out of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eleven(11) North, Range Three (3) West and more particularly described as; Commencing at the Northeast corner of what formerly Block 16 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appears on recorded plat thereof, which plat is recorded in Book 14 of Plats, page 67; Thence South along East line of what was said Block 16 to a point which was Northeast corner of Block 15 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appeared on recorded plat thereof; being a distance of 365.1 feet and being the Point of Beginning; Thence west along North line of what was said Block 15 a distance of 100 feet; Thence South a distance of 140 feet, Thence East a distance of 100 feet to the East line of what was formerly said Block 15; Thence North a distance of 140 feet to the Northeast corner of what was formerly platted as said Block 15, and being the identical piece of land embraced in described as Lots 1, 2, 3, & 4 in Block Fifteen (15) of the original plat Spencer's South Oklahoma City Addition, as recorded in Book 14 of Plats at page 67, and which said plat is now vacated; AND Beginning at the Northeast corner of Block 16, SPENCER'S OKLAHOMA CITY ADDITION; Thence South to the Northeast corner of Block Fifteen (15) of the vacated plat, being a distance of 365.1 feet, Thence West 100 feet to the point or place of beginning; Thence South 140 feet, Thence West 100 feet; Thence North 140 feet, Thence East 100 feet to the Point of Beginning being also known as Lots 5, 6, 7 & 8 in Block 15 SPENCER'S SOUTH OKLAHOMA CITY to Oklahoma City, Oklahoma.

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 1st day of August 2023.

SEAL

Amy K. Simpson

Amy Simpson, City Clerk



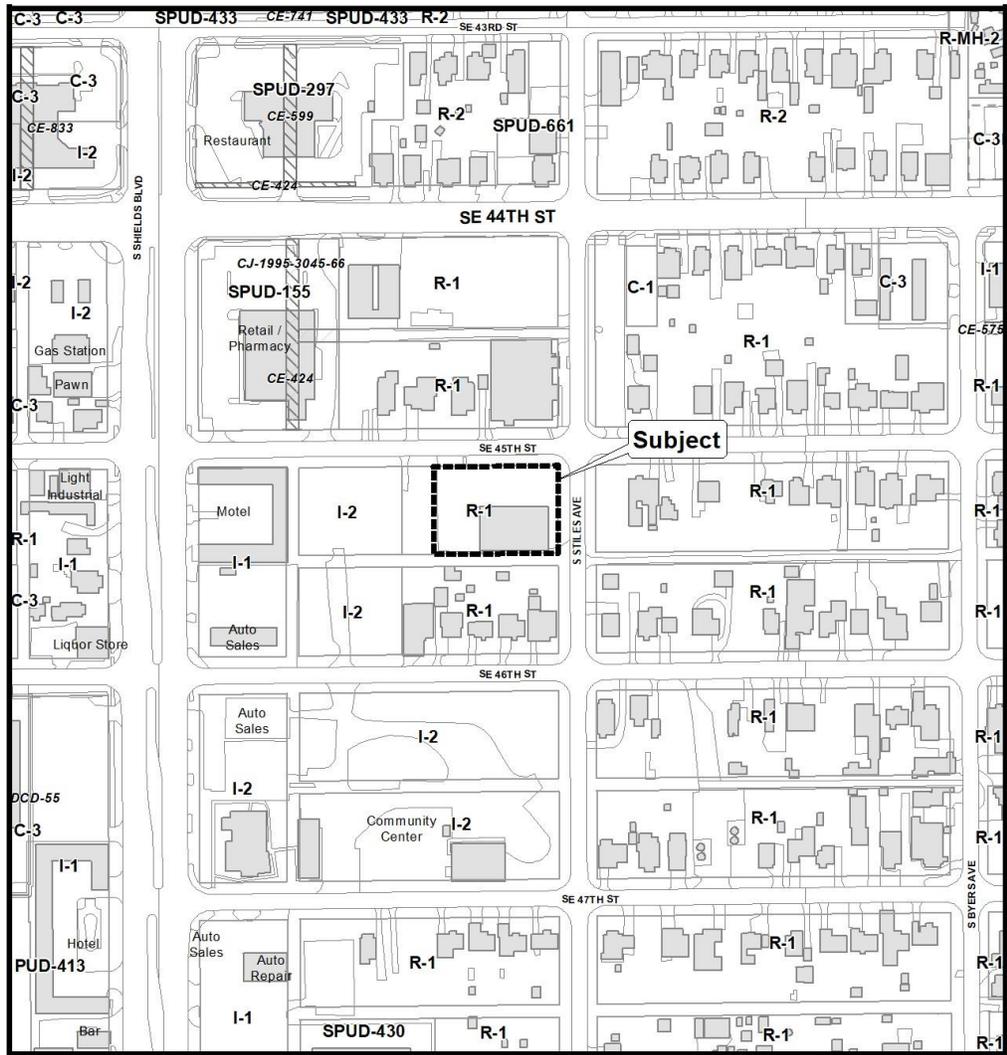
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1539

FROM: R-1 Single Family Residential District

TO: SPUD-1539 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 234 SE 45th Street



PROPOSED USE: The purpose of this request is to allow moderate industrial uses and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **I-2 Moderate Industrial 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

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1539

LOCATION: 234 SE 45th 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-1539 Simplified Planned Unit Development District from R-1 Single Family Residential District. A public hearing will be held by the City Council on August 29, 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.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

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:

LEGAL DESCRIPTION:

A certain tract of land out of the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Eleven(11) North, Range Three (3) West and more particularly described as; Commencing at the Northeast corner of what formerly Block 16 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appears on recorded plat thereof, which plat is recorded in Book 14 of Plats, page 67; Thence South along East line of what was said Block 16 to a point which was Northeast corner of Block 15 of SPENCER'S SOUTH OKLAHOMA CITY ADDITION, as same appeared on recorded plat thereof; being a distance of 365.1 feet and being the Point of Beginning; Thence west along North line of what was said Block 15 a distance of 100 feet; Thence South a distance of 140 feet, Thence East a distance of 100 feet to the East line of what was formerly said Block 15; Thence North a distance of 140 feet to the Northeast corner of what was formerly platted as said Block 15, and being the identical piece of land embraced in described as Lots 1, 2, 3, & 4 in Block Fifteen (15) of the original plat Spencer's South Oklahoma City Addition, as recorded in Book 14 of Plats at page 67, and which said plat is now vacated; AND Beginning at the Northeast corner of Block 16, SPENCER'S OKLAHOMA CITY ADDITION; Thence South to the Northeast corner of Block Fifteen (15) of the vacated plat, being a distance of 365.1 feet, Thence West 100 feet to the point or place of beginning; Thence South 140 feet, Thence West 100 feet; Thence North 140 feet, Thence East 100 feet to the Point of Beginning being also known as Lots 5, 6, 7 & 8 in Block 15 SPENCER'S SOUTH OKLAHOMA CITY to Oklahoma City, Oklahoma.

PROPOSED USE: The purpose of this request is to allow moderate industrial uses and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **I-2 Moderate Industrial 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.

For further information call (405) 297-2623

Dated this 1st day of August 2023.

SEAL

Amy Simpson, City Clerk

