

**CASE NUMBER: PUD-1964**

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C., on behalf of Nikolaus L. & Rosanna Angela P. Kammerer**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1964 Planned Unit Development and HNO Healthy Neighborhoods Overlay Districts. The City Council will consider this zoning application at a public hearing on September 26, 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 part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said Southeast Quarter (SE/4); THENCE N 00°34'00" W along the East line of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 580.81 feet to the POINT OF BEGINNING; THENCE S 89°11'22" W a distance of 600.01 feet; THENCE N 32°11'38" W a distance of 185.90 feet; THENCE N 08°14'52" E a distance of 160.57 feet; THENCE N 00°50'48" E a distance of 14.98 feet; THENCE N 89°11'22" E a distance of 672.51 feet to a point on the East line of said Southeast Quarter (SE/4); THENCE S 00°34'00" E along the East line of said Southeast Quarter (SE/4), a distance of 332.24 feet to the POINT OF BEGINNING.

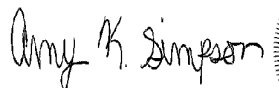
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 29th day of August 2023.

SEAL

  
Amy Simpson, City Clerk

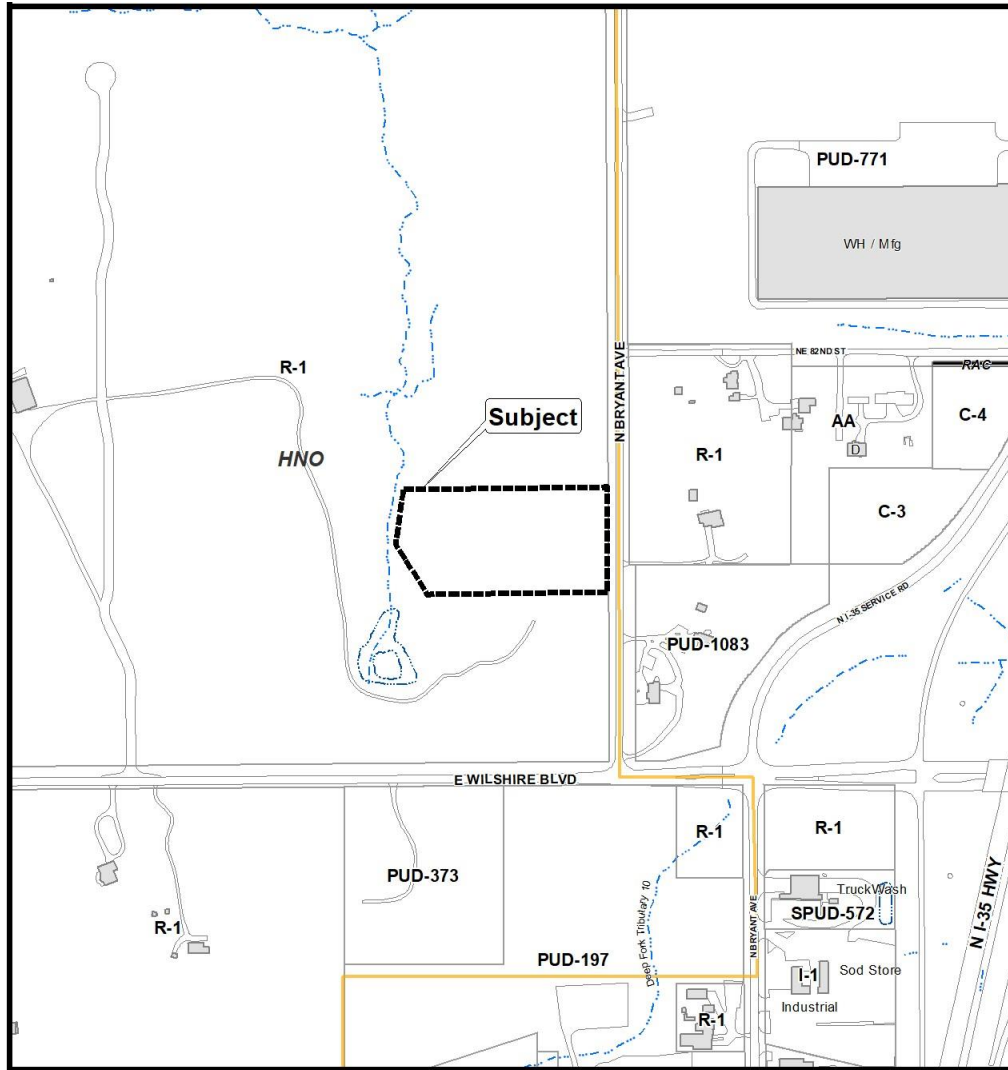


**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-1964

**FROM:** R-1 Single-Family Residential and HNO Healthy Neighborhoods Overlay Districts  
**TO:** PUD-1964 Planned Unit Development and HNO Healthy Neighborhoods Overlay Districts

**ADDRESS OF PROPERTY:** 8049 North Bryant Avenue



**PROPOSED USE:** The purpose of this application is to allow a guest house on the property.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-1 Single-Family Residential 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](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1964

**LOCATION:** 8049 North Bryant 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 PUD-1964 Planned Unit Development District from R-1 Single-Family Residential and HNO Healthy Neighborhoods Overlay Districts. A public hearing will be held by the City Council on September 26, 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 PUD Planned Unit Development District would be extended to include the following described property, subject to the HNO Healthy Neighborhoods Overlay Districts boundary:

## **LEGAL DESCRIPTION:**

A part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said Southeast Quarter (SE/4); THENCE N 00°34'00" W along the East line of said Southeast Quarter (SE/4) (Basis of Bearing), a distance of 580.81 feet to the POINT OF BEGINNING; THENCE S 89°11'22" W a distance of 600.01 feet; THENCE N 32°11'38" W a distance of 185.90 feet; THENCE N 08°14'52" E a distance of 160.57 feet; THENCE N 00°50'48" E a distance of 14.98 feet; THENCE N 89°11'22" E a distance of 672.51 feet to a point on the East line of said Southeast Quarter (SE/4); THENCE S 00°34'00" E along the East line of said Southeast Quarter (SE/4), a distance of 332.24 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow a guest house on the property.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-1 Single-Family Residential 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 29th day of August 2023.

SEAL

Amy Simpson, City Clerk

