

(Published in the Journal Record July 8, 2024)

NOTICE OF HEARING

El presente aviso trata sobre un asunto de zonificación y delimitación de linderos cerca de su propiedad. La agenda a tratar y el informe del personal se publicarán en el siguiente vínculo: <https://okc.primegov.com/public/portal> Llame al (405) 297-3533 si requiere información adicional.

CASE NUMBER: SPUD-1644

DATE OF HEARING: July 25, 2024

NOTICE IS HEREBY GIVEN that **UM CHAHAL LLC** has filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this SPUD visit www.okc.gov/districts.

ADDRESS: 17001 N Western Avenue

CURRENT ZONING: R-1 Single-Family Residential District

PROPOSED USE: The purpose of this request is to change the existing base zoning to allow for office and commercial development.

LEGAL DESCRIPTION: A piece, parcel, or tract of land lying in the SE/4 of Section 32, Township 14 North, Range 3 West, of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Northeast corner of the SE/4 of Section 32; Thence South 00°07'19" East along the East line of said SE/4 for a distance of 462.95 feet to the point of beginning; Thence continuing South 00°07'19" East along the East line of said SE/4 a distance of 262.05 feet; Thence South 89°52'41" West a distance of 360 feet; Thence North 03°38'36" West a distance of 325.61 feet; Thence South 77°55'03" East for a distance of 297.74 feet; Thence North 89°52'41" East a distance of 88.98 feet to a point on the East line of the said SE/4 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. Should you wish to provide the Commission with information supporting or opposing the rezoning of this property, please consider the following: You may present brief written materials, graphics, maps, pictures, etc. to the Commission at the hearing to illustrate a point regarding a proposed zoning change. Lengthy written materials in support or opposition of the application should be submitted to City staff at the address below **by noon on Friday, July 19, 2024**, to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, July 25, 2024, in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

City of Oklahoma City Planning Department

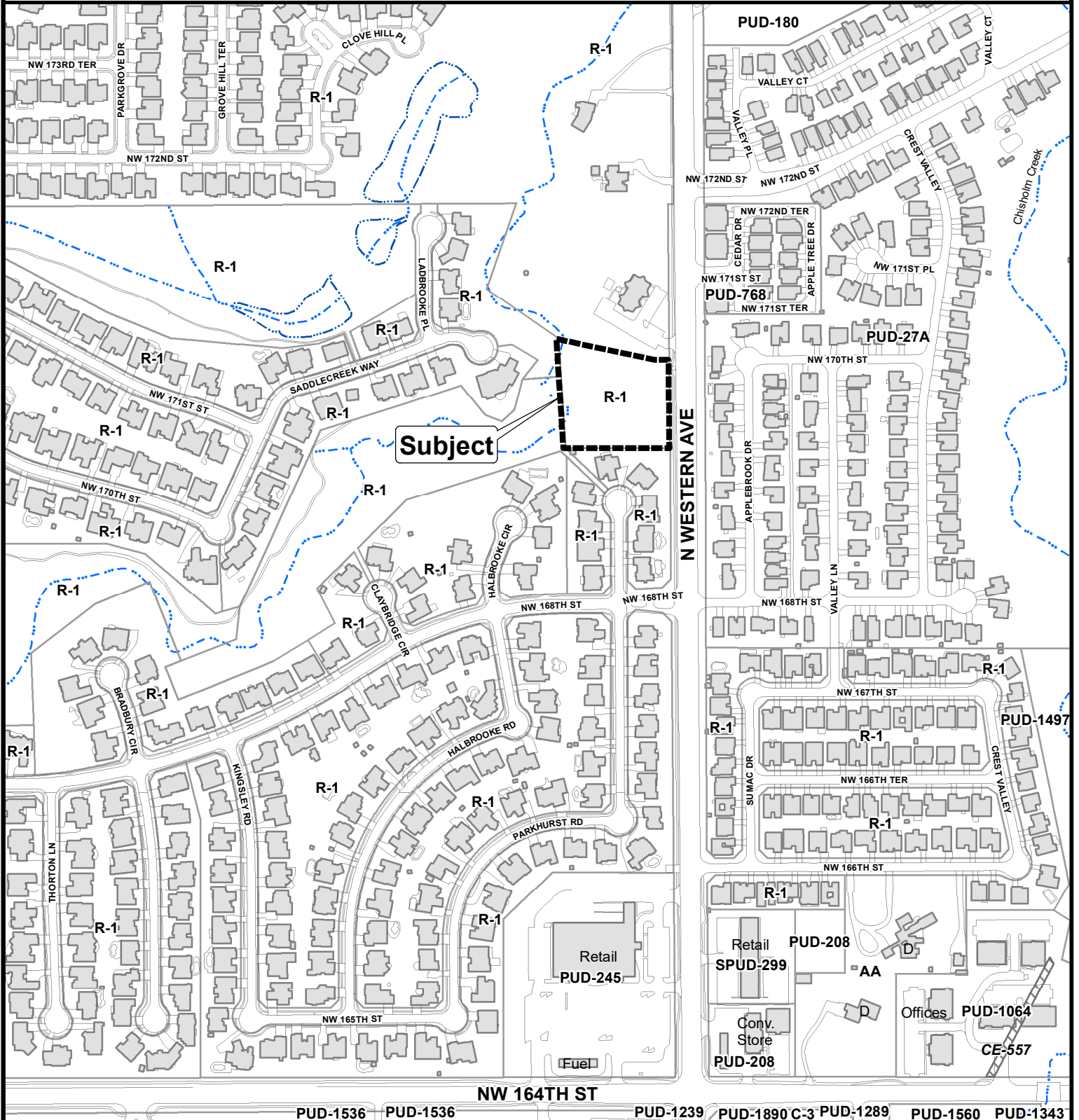
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: subdivisionandzoning@okc.gov

Case No: SPUD-1644

Applicant: UM CHAHAL, LLC

Existing Zoning: R-1

Location: 17001 N. Western Ave.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

