

(Published in The Journal Record July 23, 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-1656**

**DATE OF HEARING: August 8, 2024**

**NOTICE IS HEREBY GIVEN** that **Ascend Development Group, 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](http://www.okc.gov/districts) .

**ADDRESS: 9841 SW 44<sup>th</sup> Street**

**CURRENT ZONING:** R-1 Single-Family Residential District

**PROPOSED USE:** The purpose of this request is to modify the existing residential base zoning to allow for single-family residential development, and specifically one personal storage building.

**LEGAL DESCRIPTION:** A tract of land situate within a portion of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of said SE/4; thence N 89° 51' 11" W along the South line of said SE/4 a distance of 880.36 feet to the POINT OF BEGINNING; thence continuing N 89°51'11"W a distance of 177.52 feet; thence N 00°08'49" E a distance of 734.31 feet to a point on a non-tangent curve to the left; thence 78.92 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord of 71.56 feet which bears N 59°33'16" E; thence S 89°51'11" E a distance of 109.54 feet; thence S 00°19'37" E a distance of 770.75 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. 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, August 2, 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, August 8, 2024, in the Council Chamber, 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**

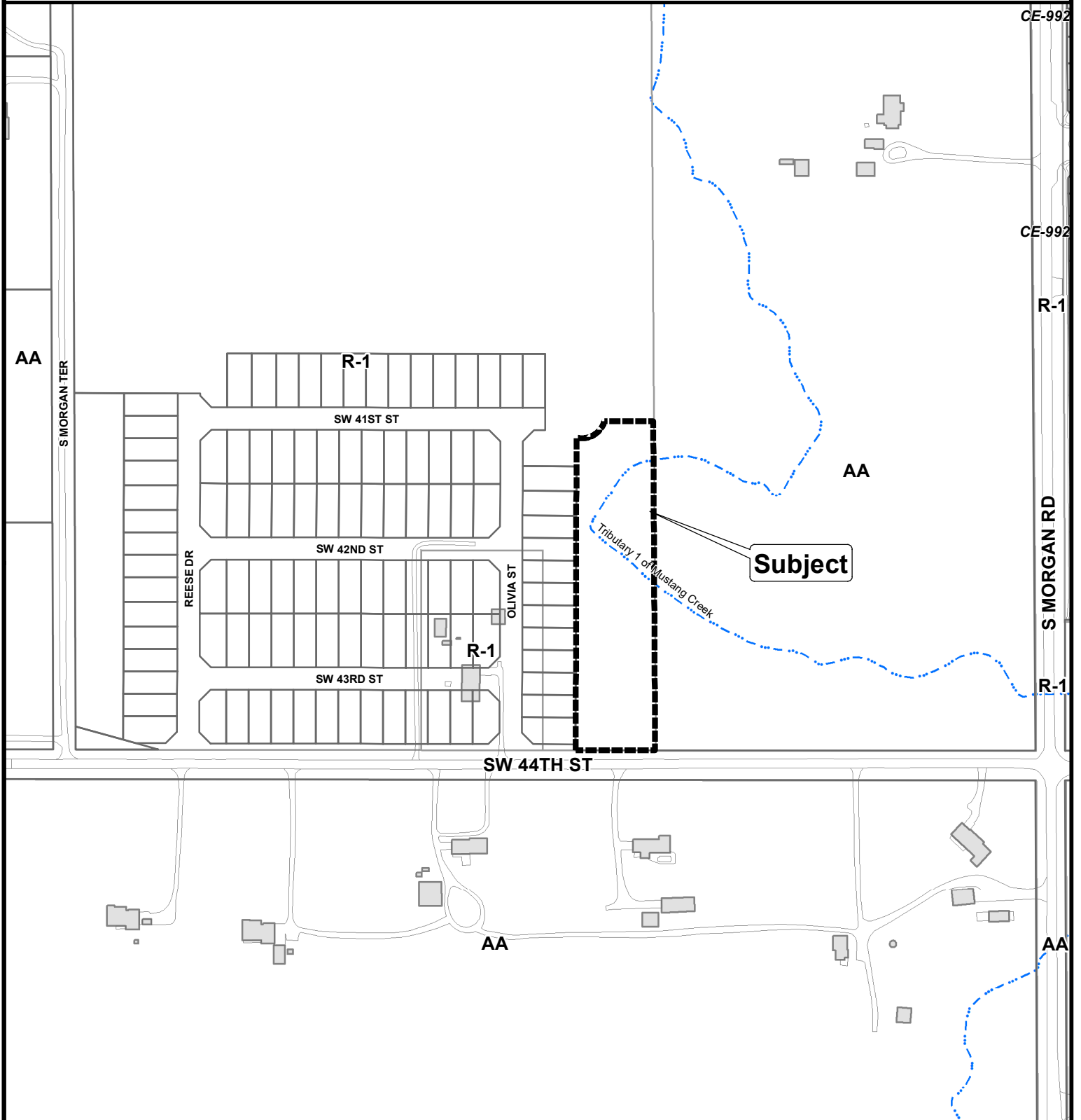
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Case No: SPUD-1656

Applicant: Ascend Development Group, LLC

Existing Zoning: R-1

Location: 9841 SW 44th St.



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development

