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## 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-1658**

**DATE OF HEARING: August 22, 2024**

**NOTICE IS HEREBY GIVEN** that **Riverport Ventures, 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: 3751 SW 15th Street**

**CURRENT ZONING:** PUD-1417 Planned Unit Development, SRODD Scenic River Overlay Design and AE-2 Airport Environs Zone 2 Overlay Districts

**PROPOSED USE:** The purpose of this request is to change the existing base zoning to allow for single-family, two, three and four family and multi-family residential use and development.

**LEGAL DESCRIPTION:** A tract of land lying in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described by metes and bounds as follows: COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section Eleven (11); THENCE South 00°10'24" East, along the east line of said Northeast Quarter (NE/4) and as the basis of bearing, a distance of 539.87 feet; THENCE South 89°49'36" West, perpendicular to said east line, a distance of 422.41 feet to the POINT OF BEGINNING; THENCE continuing South 89°49'36" West, perpendicular to said east line, a distance of 398.76 feet to a point of curvature; THENCE Southwesterly along a curve to the left having a radius of 1482.39 feet for an arc length of 536.57 feet, having a chord bearing South 79°22'10" West a distance of 533.64 feet; THENCE South 69°02'51" West a distance of 207.61 feet; THENCE North 00°10'24" West, parallel with said east line, a distance of 173.13 feet; THENCE North 89°59'19" East a distance of 61.16 feet; THENCE North 00°00'41" West a distance of 80.00 feet; THENCE North 89°59'19" East a distance of 590.00 feet; THENCE North 71°59'19" East a distance of 489.81 feet; THENCE South 00°10'24" East, parallel with said east line, a distance of 230.82 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 16, 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 22, 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:

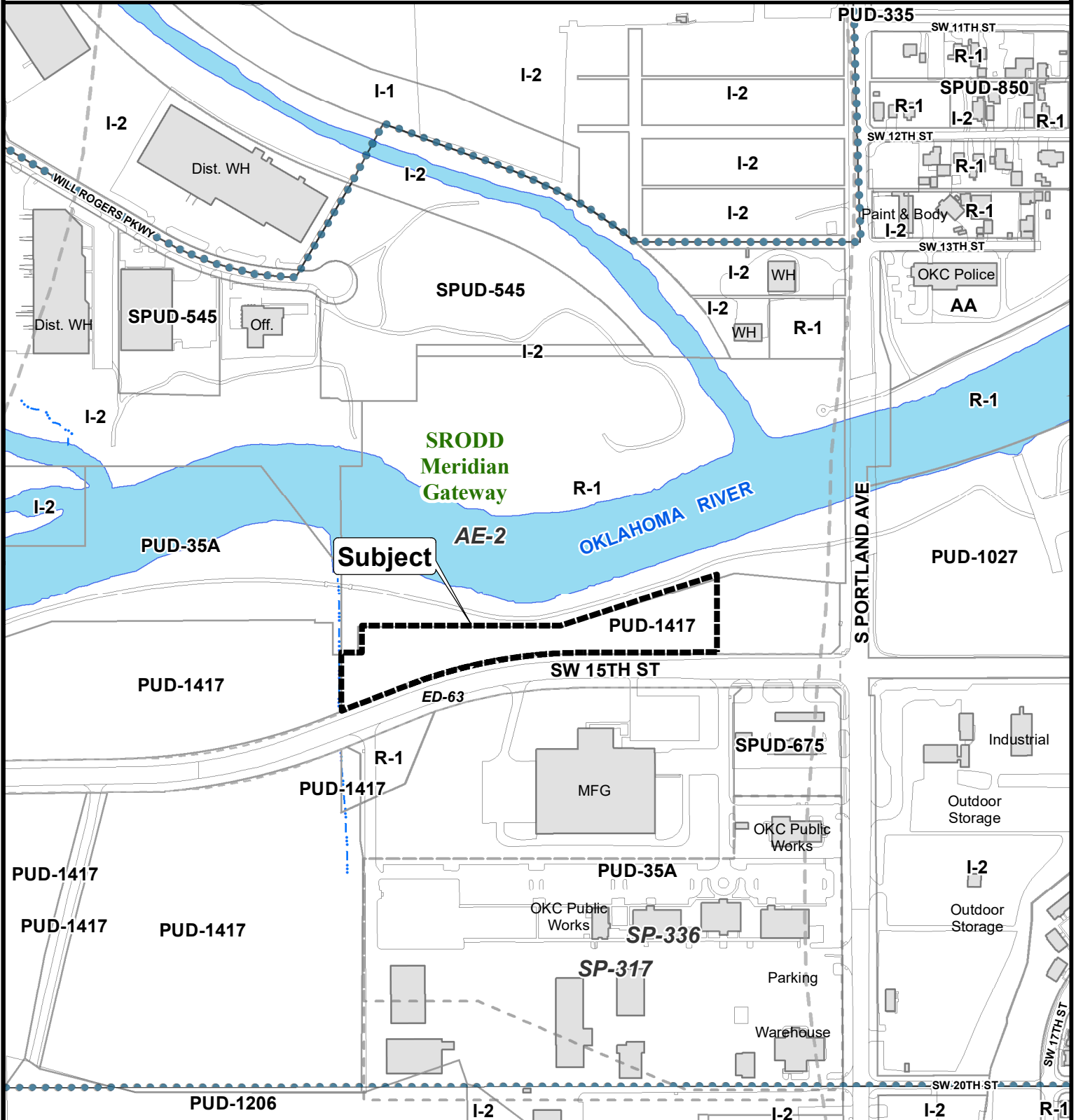
<https://okc.primegov.com/public/portal>

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-1658      Applicant: Riverport Ventures, LLC**  
**Existing Zoning: PUD-1417 / SRODD / AE-2**  
**Location: 3751 SW 15th St.**



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development

