

Published in The Journal Record on August 7, 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-1660**

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

**NOTICE IS HEREBY GIVEN** that **ASM Enterprises, 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: 17516 N Western Avenue**

**CURRENT ZONING:** SPUD-1333 Simplified Planned Unit Development District

**PROPOSED USE:** The purpose of this request is to allow for commercial use and development.

**LEGAL DESCRIPTION:** A PARCEL OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-THREE (33) TOWNSHIP FOURTEEN (14) NORTH RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 33; THENCE S 00°00'00" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW /4) A DISTANCE OF 1153.82 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" W CONTINUING ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 168.80 FEET; THENCE S 89°39'48" E A DISTANCE OF 413.69 FEET; THENCE N 01°31'34" W A DISTANCE OF 63.91 FEET; THENCE N 89°30'28" W A DISTANCE OF 19.58 FEET; THENCE N 82°51'52" W A DISTANCE OF 30.81 FEET; THENCE N 71°11'42" W, A DISTANCE OF 24.16 FEET; THENCE N 58°25'26" W A DISTANCE OF 121.44 FEET; THENCE N 34°07'02" W A DISTANCE OF 45.30 FEET; THENCE N 89°57'42" W A DISTANCE OF 58.52 FEET; THENCE S 87°30'10"W A DISTANCE OF 8.35 FEET; THENCE S 76°07'24" W A DISTANCE OF 32.71 FEET; THENCE N 89°43'18" W A DISTANCE OF 44.59 FEET; THENCE N 84°21 '42" W A DISTANCE OF 24.68 FEET; THENCE N 90°00'00" W A DISTANCE OF 42.31 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), SAID POINT BEING 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:

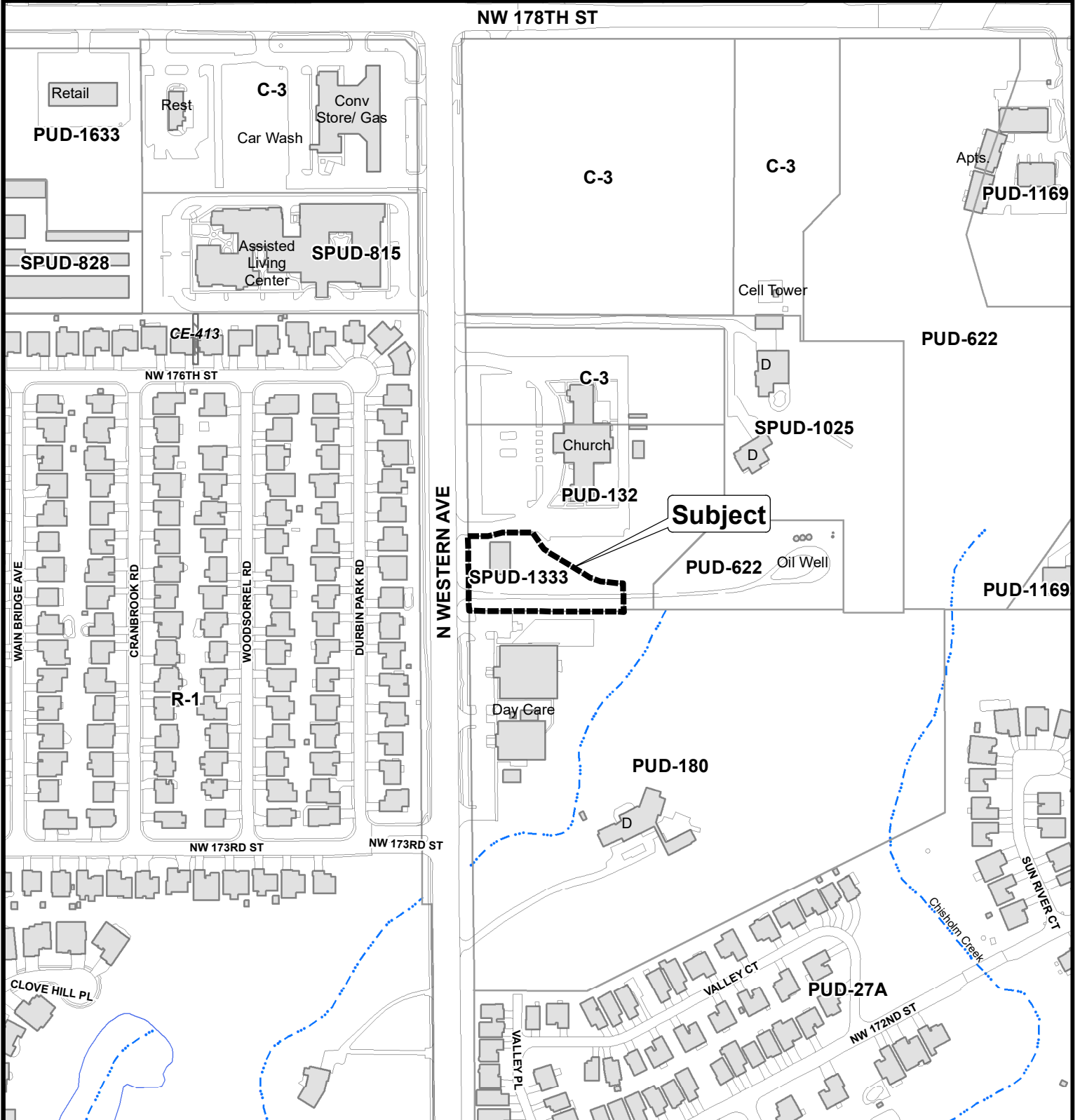
<https://okc.primegov.com/public/portal>

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-1660      Applicant: ASM Enterprises, LLC**  
**Existing Zoning: SPUD-1333**  
**Location: 17516 N. Western Ave.**



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development

