

(Published in *The Journal Record* September 11, 2024)

NOTICE OF HEARING

CASE NUMBER: SPUD-1658

**LOCATION:** 3751 SW 15th Street

**NOTICE IS HEREBY GIVEN**, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1658 Simplified Planned Unit Development District subject to the SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay Districts from PUD-1417 Planned Unit Development, SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay Districts. A public hearing will be held by the City Council on October 8, 2024. **The City Council meets in the Council Chamber, 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 SPUD Simplified Planned Unit Development District would be extended to include the following described property subject to the SRODD Scenic River Overlay Design, and AE-2 Airport Environs Zone Two Overlay District boundaries:

**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 1,482.39 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.

**PROPOSED USE:** The purpose of this application is to allow multifamily residential development, specifically up to 25 duplexes.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General Residential, SRODD Scenic River Overlay Design and AE-2 Airport Environs Zone Two Overlay Districts** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** 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 10th day of September 2024.

SEAL

Amy K. Simpson, City Clerk

