

NOTICE OF HEARING

CASE NUMBER: SPUD-1660

**LOCATION:** 17516 North Western Avenue

**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-1660 Simplified Planned Unit Development District from SPUD-1333 Simplified Planned Unit Development District. 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:

**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 THIRTY-THREE (33); THENCE S00°00'00"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW /4) A DISTANCE OF 1,153.82 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W CONTINUING ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 168.80 FEET; THENCE S89°39'48"E A DISTANCE OF 413.69 FEET; THENCE N01°31'34"W A DISTANCE OF 63.91 FEET; THENCE N89°30'28"W A DISTANCE OF 19.58 FEET; THENCE N82°51'52"W A DISTANCE OF 30.81 FEET; THENCE N71°11'42"W, A DISTANCE OF 24.16 FEET; THENCE N58°25'26"W A DISTANCE OF 121.44 FEET; THENCE N34°07'02"W A DISTANCE OF 45.30 FEET; THENCE N89°57'42"W A DISTANCE OF 58.52 FEET; THENCE S87°30'10"W A DISTANCE OF 8.35 FEET; THENCE S76°07'24"W A DISTANCE OF 32.71 FEET; THENCE N89°43'18"W A DISTANCE OF 44.59 FEET; THENCE N84°21'42"W A DISTANCE OF 24.68 FEET; THENCE N90°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.

**PROPOSED USE:** The purpose of this application is to allow commercial development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (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

