

(Published in The Journal Record September 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-1672**

**DATE OF HEARING: October 10, 2024**

**NOTICE IS HEREBY GIVEN** that **James Investment Properties, 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: 217 NW 150<sup>th</sup> Street**

**CURRENT ZONING:** PUD-1136 Planned Unit Development District

**PROPOSED USE:** The purpose of this request is to change the existing base zoning to allow for office and commercial development.

**LEGAL DESCRIPTION:** Lot Three (3), Block One (1) of THE LAKES AT TRADITIONS-OFFICE PARK, being a part of the SE ¼ of section 14, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma, according to the recorded Plat thereof. Recorded in Document No. 2007104787; Book 65, Pages 30-31, Official office of the Oklahoma County Clerk, State of Oklahoma.

**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, October 4, 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, October 10, 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**

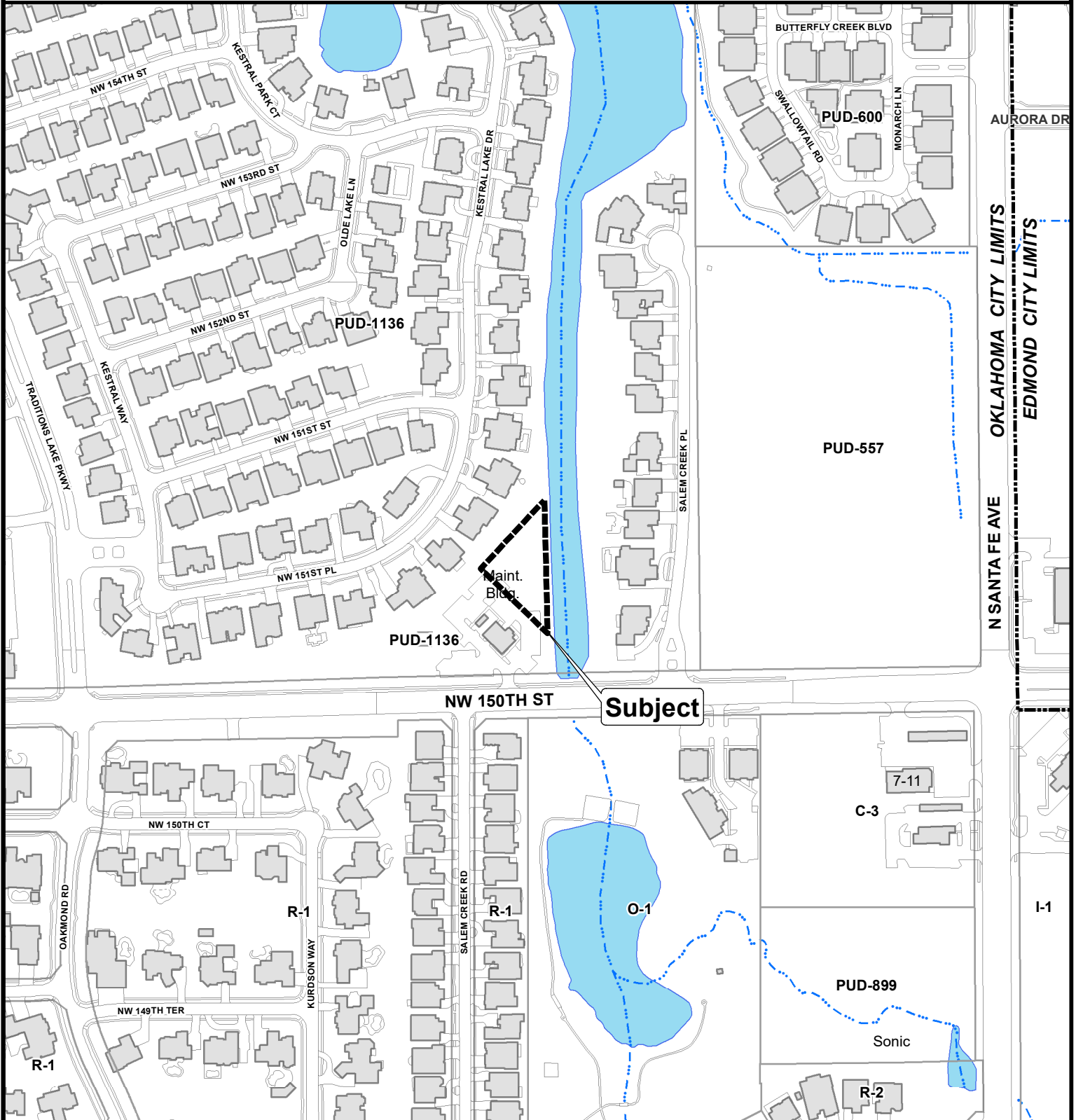
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

**Case No: SPUD-1672**

**Applicant: James Investment Properties, LLC**

**Existing Zoning: PUD-1136**

**Location: 217 NW 150th St.**



The City of  
OKLAHOMA CITY

# Simplified Planned Unit Development

