

(Published in *The Journal Record* January 6, 2025.)

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-1704

DATE OF HEARING: January 23, 2025

NOTICE IS HEREBY GIVEN that **Ipanema Investments, 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.

ADDRESS: 4400 NW 50th Street

CURRENT ZONING: O-2 General Office, R-1 Single-Family Residential and SPUD-846 Simplified Planned Unit Development Districts

PROPOSED USE: The purpose of this request is to allow mixed use development.

LEGAL DESCRIPTION: Lot 2 of Marlowe's Subdivision, being part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, OK **AND** Lot 3 of Marlowe's Subdivision, being part of the Northwest Quarter (NW/4) of Section Fourteen (14), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, OK.

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, January 17, 2025**, 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, January 23, 2025, 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

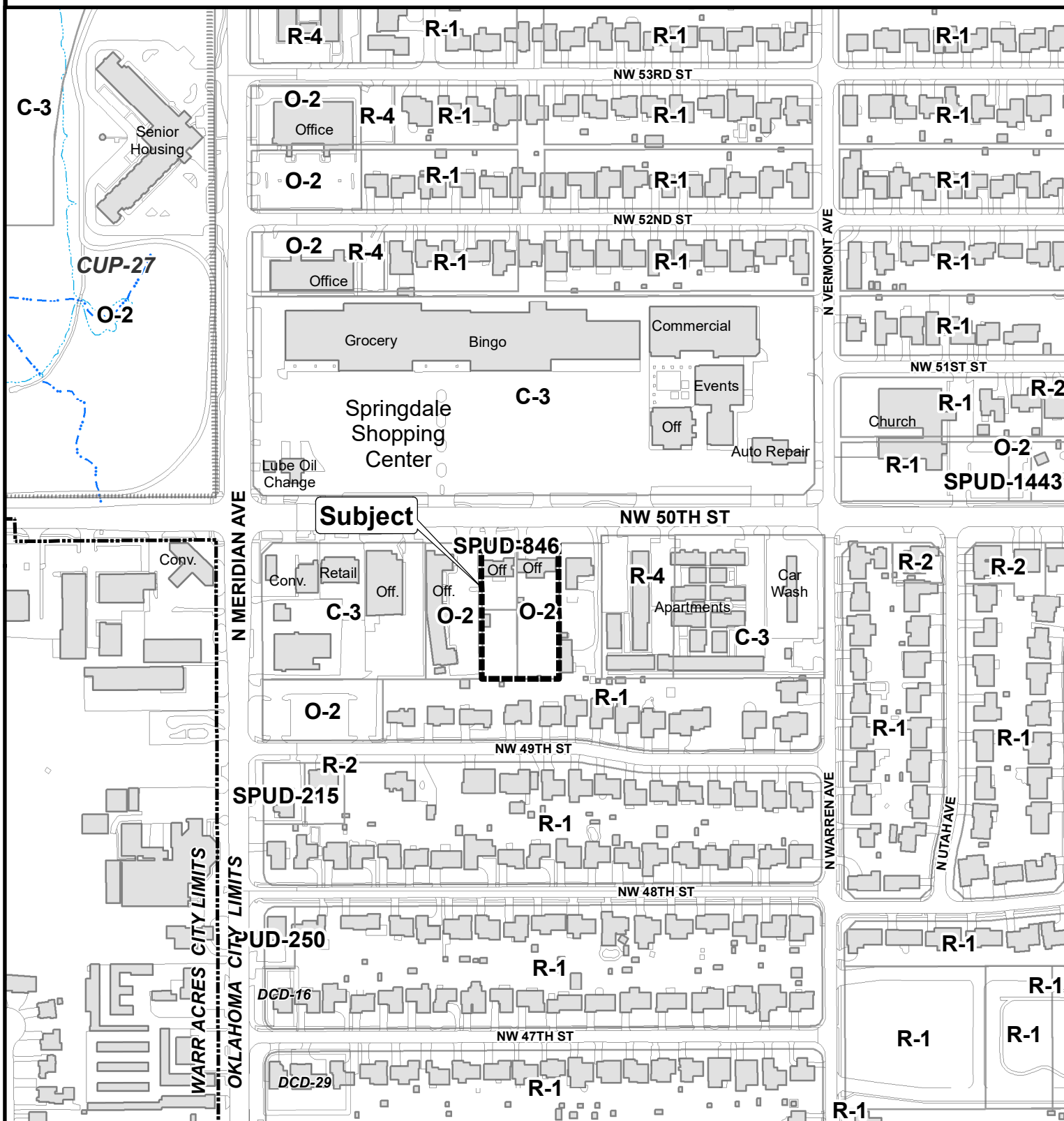
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: subdivisionandzoning@okc.gov

Case No: SPUD-1704

Applicant: Ipanema Investments, LLC

Existing Zoning: O-2 / SPUD-846 / R-1

Location: 4400 NW 50th St.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

