

(Published in The Journal Record February 25, 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-1714**

**DATE OF HEARING: March 13, 2025**

**NOTICE IS HEREBY GIVEN** that **Shahram Steve Momtazzadeh and Roya Momtazzadeh and Abbas Mike Heidary** 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: 14601 South Sooner Road**

**CURRENT ZONING:** AA Agricultural District

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

**LEGAL DESCRIPTION:** A part of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Ten (10) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southeast corner of the Southeast Quarter (SE/4); THENCE North 00°23'37" West, along the East line of the Southeast Quarter (SE/4), a distance of 1319.81 feet to the Southeast corner of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4); THENCE South 89°12'46" West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 50.00 feet to the POINT OF BEGINNING; THENCE continuing South 89°12'46" West, along the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet; THENCE North 00°23'37" West, parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet; THENCE North 89°12'46" East, parallel with the South line of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4), a distance of 250.00 feet to a point on the West right of way of Sooner Road; THENCE South 00°23'37" East, along the West right of way of Sooner Road also being parallel with the East line of the Southeast Quarter (SE/4), a distance of 265.00 feet to 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, March 7, 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, March 13, 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**

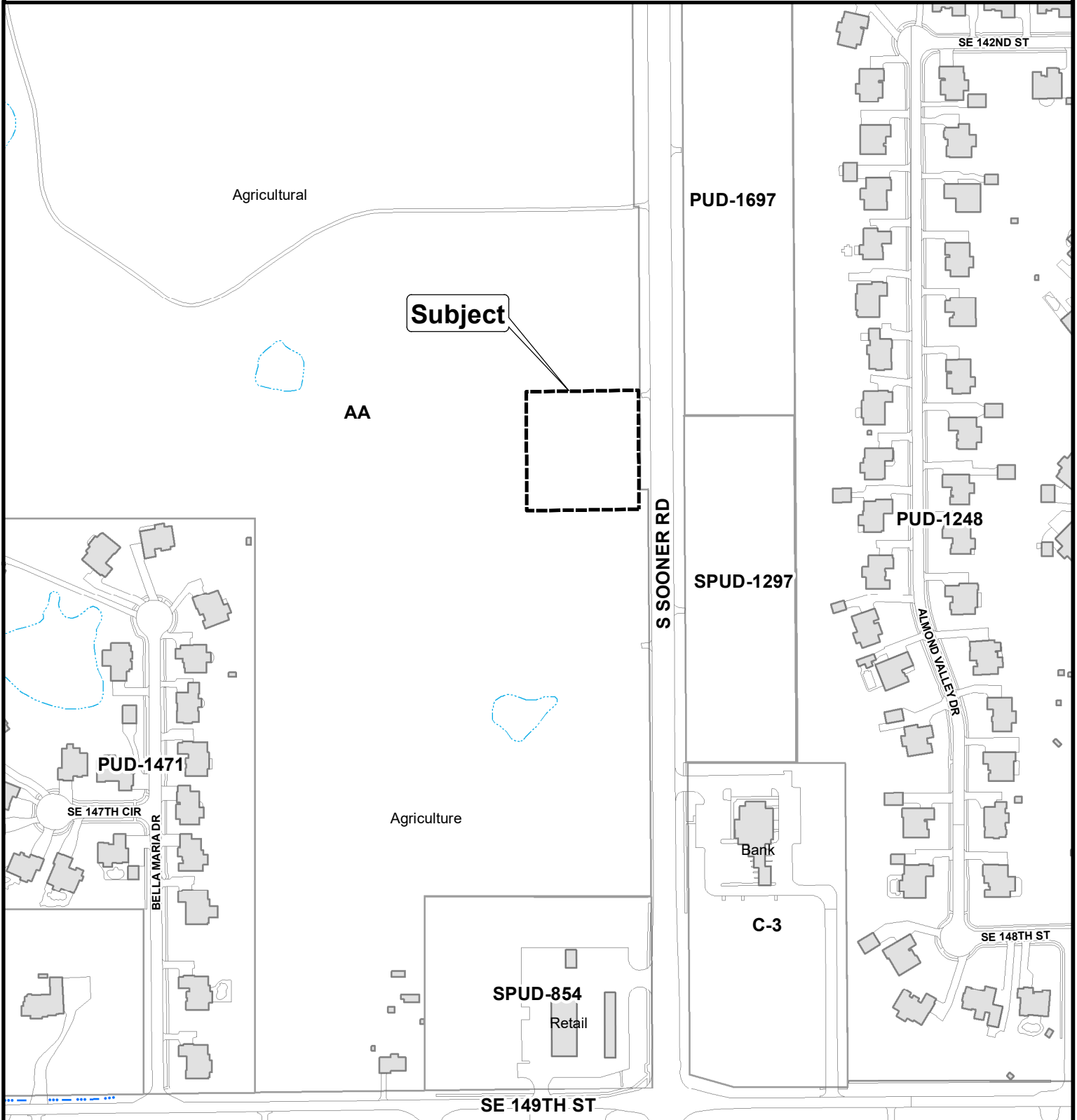
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

**Case No: SPUD-1714**

**Applicant: Shahram Steve Momtazzadeh and Roya Momtazzadeh**

**Existing Zoning: AA**

**Location: 14601 S. Sooner Rd.**



The City of  
OKLAHOMA CITY

**Simplifed Planned  
Unit Development**



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Feet