

Published in the Journal Record April 21, 2205

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: PUD-2065

DATE OF HEARING: May 8, 2025

NOTICE IS HEREBY GIVEN that **AMS Properties-OKC, 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 PUD visit www.okc.gov/districts .

ADDRESS: 4401 East Hefner Road

CURRENT ZONING: PUD-701 Planned Unit Development District

PROPOSED USE: The purpose of this request is to allow commercial and light industrial development.

LEGAL DESCRIPTION: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE SOUTH 89°26'35" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 1278.00 FEET, SAID POINT BEING 1369.80 FEET NORTH 89°26'35" EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE NORTH 00°25'24" WEST, A DISTANCE OF 73.39 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HEFNER ROAD AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF HEFNER ROAD THE FOLLOWING TWO (2) COURSES; NORTH 87°17'11" WEST A DISTANCE OF 291.10 FEET; SOUTH 89°26'35" WEST A DISTANCE OF 425.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HEFNER ROAD WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35; THENCE ALONG THE EAST RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 35 THE FOLLOWING TWO (2) COURSES; NORTH 06°17'58" EAST A DISTANCE OF 428.10 FEET; NORTH 27°14'13" EAST, PARALLEL WITH AND 235.00 FEET EAST AS MEASURED PERPENDICULAR TO THE CENTERLINE OF SAID INTERSTATE HIGHWAY NO. 35, A DISTANCE OF 102.52 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 617.97 FEET; THENCE SOUTH 00°25'24" EAST A DISTANCE OF 526.34 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, May 2, 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, May 8, 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.

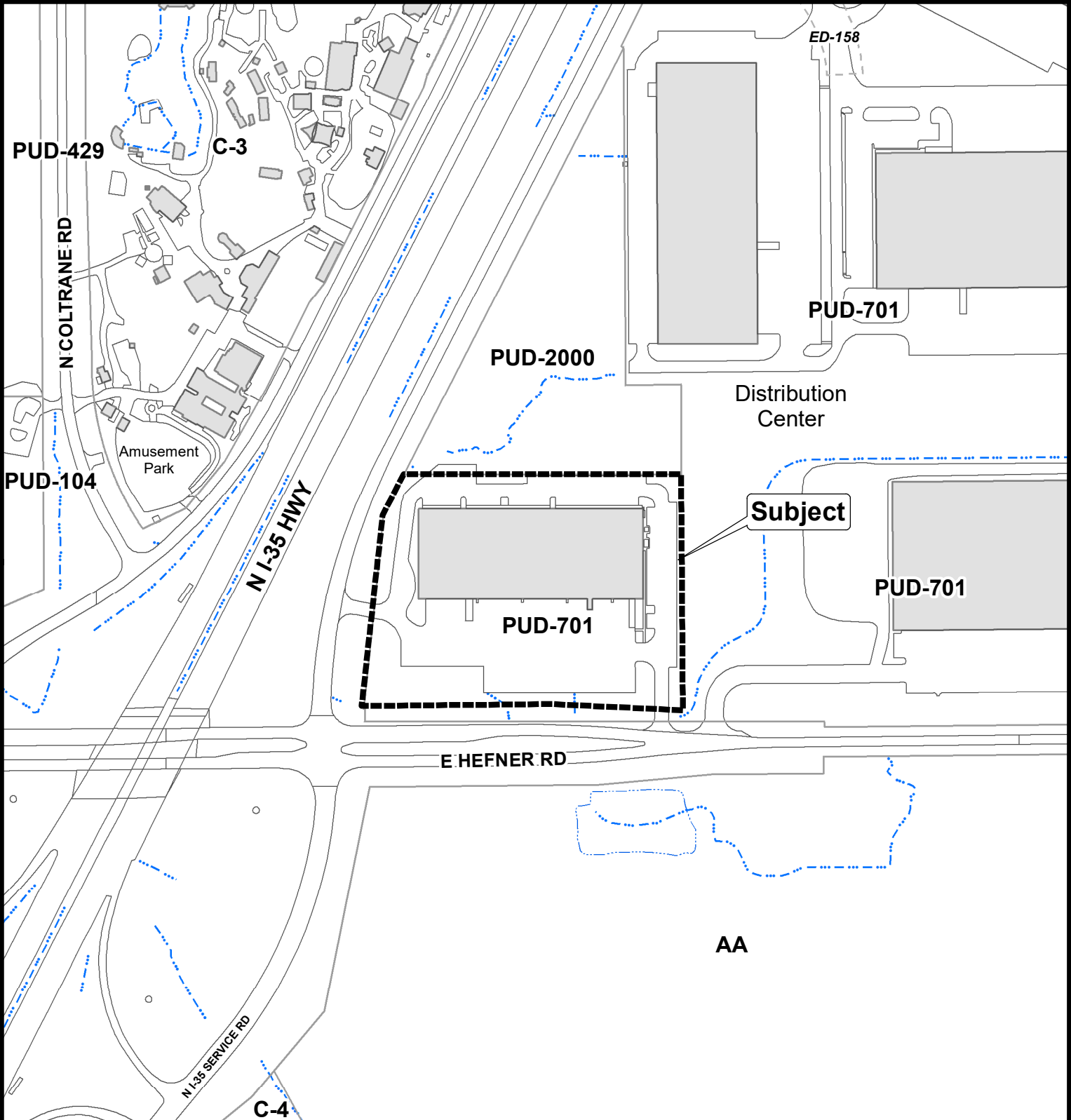
City of Oklahoma City Planning Department

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

Case No: PUD-2065 Applicant: AMS Properties-OKC, LLC

Existing Zoning: PUD-701

Location: 4401 E. Hefner Rd.



The City of
OKLAHOMA CITY

Planned Unit Development

