

CASE NUMBER: PUD-1922

This notice is to inform you that **Mark Zitzow, Johnson & Associates, on behalf of Oklahoma City Housing Authority & TSSO Land Development, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1922 Planned Unit Development and SRODD Scenic River Overlay Design Districts. The City Council will consider this zoning application at a public hearing on August 15, 2023. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chambers, 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>.

LEGAL DESCRIPTION:

A tract of land being a part of the Northeast Quarter (NE/4) and Northwest Quarter (NW/4) of Section Twelve (12), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 89°52'22" West, along and with the North line of said Northeast Quarter (NE/4), a distance of 1,920.79 feet; THENCE South 00°07'38" East, departing said North line, a distance of 53.16 feet to a point on the South right-of-way line of S.W. 15th Street and a point on the West right-of-way line of South Grand Boulevard as described in Easement in favor of the City of Oklahoma City recorded in Book 3955, Page 1652, said point being the POINT OF BEGINNING; THENCE along and with said West right-of-way line of South Grand Boulevard the following four (4) calls: South 00°21'30" East, a distance of 23.63 feet; on a non-tangent curve to the left having a radius of 68.00 feet, a chord bearing of South 45°29'23" East, a chord length of 96.48 feet and an arc length of 107.26 feet; on a reverse curve to the right having a radius of 125.00 feet, a chord bearing of South 53°09'38" East, a chord length of 152.26 feet and an arc length of 163.71 feet; South 15°38'31" East, a distance of 798.38 feet to the extended South line of the recorded plat PACKINGDALE and the North line of the recorded plat REPLAT OF INDUSTRIAL BOULEVARD ADDITION; THENCE South 89°52'22" West, along and with the extended South line of the recorded plat PACKINGDALE and the North line of the recorded plat REPLAT OF INDUSTRIAL BOULEVARD ADDITION a distance of 1,095.64 feet to a point on the East right-of-way line of platted Independence Avenue; THENCE North 00°11'40" West, a distance of 229.05 feet to a point on the extended North right-of-way line of S.W. 17th Street as shown on the recorded plat ROBERT S. KERR VILLAGE; THENCE along and with the North and West right-of-way line extended of said S.W. 17th Street the following calls: South 89°38'30" West, a distance of 865.64 feet; On a curve to the left having a radius of 225.00 feet, a chord bearing of South 50°59'45" West, a chord length of 281.03 feet and an arc length of 303.52 feet; South 12°21'00" West, a distance of 119.13 feet; On a curve to the right having a radius of 275.00 feet, a chord bearing of South 52°06'00" West, a chord length of 351.69 feet and an arc length of 381.57 feet; North 88°09'00" West, a distance of 220.65 feet; On a curve to the left having a radius of 505.00 feet, a chord bearing of South 45°51'00" West, a chord length of 726.53 feet and an arc length of 810.88 feet; South 00°09'00" East, a distance of 43.00 feet to the centerline of S.W. 20th Street; THENCE continuing South 00°09'00" East, along and with the West right-of-way line of Saint Clair Avenue extended, a distance of 630.78 feet to the North right-of-way line of S.W. 22nd Street; THENCE South 89°51'00" West, along and with the North right-of-way line of S.W. 22nd Street, a distance of 392.03 feet to the extended East line of the recorded plat STRICKLIN ADDITION; THENCE along and with the East line of said STRICKLIN ADDITION extended the following twenty-one (21) calls: North 27°24'42" East, a distance of 185.47 feet; North 07°26'56" East, a distance of

15.12 feet; North 27°24'42" East, a distance of 149.12 feet; North 38°36'26" East, a distance of 56.29 feet; North 09°17'02" East, a distance of 117.51 feet; North 07°23'14" East, a distance of 14.57 feet; North 08°51'43" East, a distance of 134.06 feet; North 07°41'33" East, a distance of 65.36 feet; North 20°33'20" East, a distance of 141.41 feet; North 00°09'00" West, a distance of 15.00 feet; North 20°33'20" East, a distance of 141.41 feet; North 18°18'20" East, a distance of 33.58 feet; North 06°18'43" East, a distance of 133.28 feet; North 00°09'00" West, a distance of 43.02 feet; North 51°14'12" East, a distance of 246.64 feet; North 58°01'28" East, a distance of 91.47 feet; North 43°34'18" East, a distance of 180.68 feet; North 33°01'46" East, a distance of 50.31 feet; North 35°51'37" East, a distance of 163.28 feet; North 20°42'33" East, a distance of 45.12 feet; North 28°50'37" East, a distance of 257.76 feet to a point on the South right-of-way line of S.W. 15th Street; THENCE along and with the South right-of-way line of S.W. 15th Street the following five (5) calls: on a non-tangent curve to the right having a radius of 1,095.93 feet, a chord bearing of North 72°16'26" East, a chord length of 271.92 feet and an arc length of 272.63 feet; North 79°23'58" East, a distance of 1,172.61 feet; on a non-tangent curve to the left having a radius of 7,050.00 feet, a chord bearing of North 77°19'06" East, a chord length of 512.07 feet and an arc length of 512.19 feet; North 75°14'13" East, a distance of 89.35 feet; on a non-tangent curve to the right having a radius of 1,095.93 feet, a chord bearing of North 80°14'19" East, a chord length of 191.11 feet and an arc length of 191.35 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.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 18th day of July 2023

SEAL

Amy K. Simpson
Amy Simpson, City Clerk



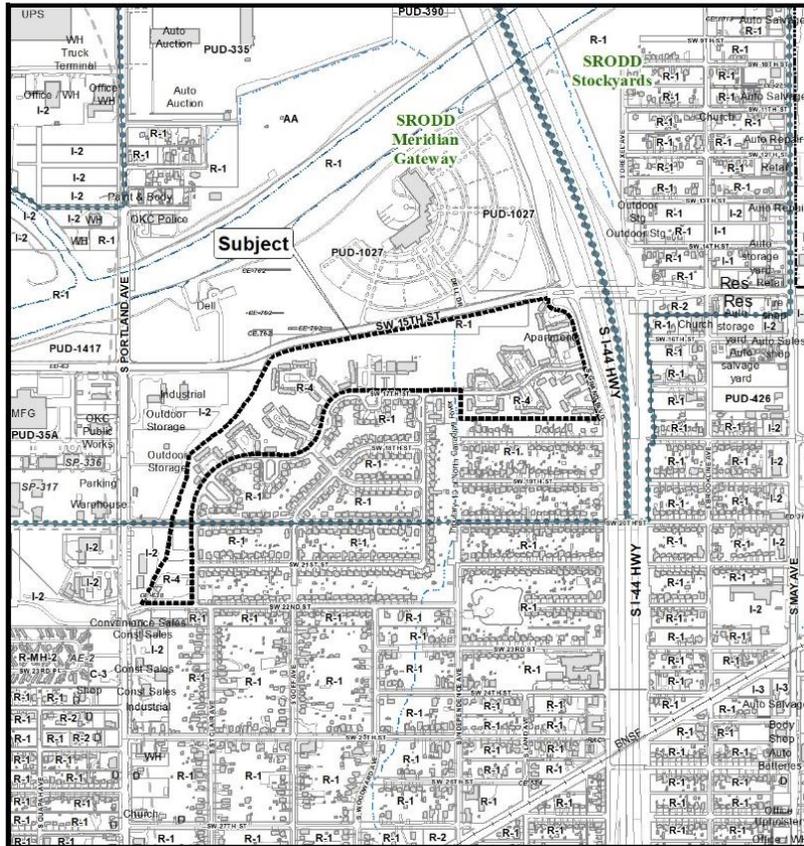
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1922

FROM: R-1 Single Family Residential, R-4 General Residential, and SRODD Scenic River Overlay Design Districts

TO: PUD-1922 Planned Unit Development and SRODD Scenic River Overlay Design Districts

ADDRESS OF PROPERTY: 3500 SW 15th Street



PROPOSED USE: The purpose of this request is to allow redevelopment of an existing multifamily development and the addition of commercial uses, specifically a gas station.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial**, **R-4 “General Residential”**, and **Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020).

Should you have any questions or concerns regarding this application please call:

**The City of Oklahoma City
Planning Department
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102**

(405) 297-2623

(405) 297-2495

(405) 297-2289

(405) 297-3908

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-1922

LOCATION: 3500 SW 15th Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-1922 Planned Unit Development District, subject to the SRODD Scenic River Overlay Design District boundary from R-1 Single Family Residential, R-4 General Residential, and SRODD Scenic River Overlay Design Districts. A public hearing will be held by the City Council on August 15, 2023. **The City Council meets in the Council Chambers, 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 PUD Planned Unit Development District would be extended to include the following described property subject to the SRODD Scenic River Overlay Design District boundary:

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BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial, R-4 "General Residential", and Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBERS** 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.

Dated this 18th day of July 2023

SEAL

Amy Simpson, City Clerk

