

CASE NUMBER: PUD-2006

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C., on behalf of Outback Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2006 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts. The City Council will consider this zoning application at a public hearing on September 24, 2024. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, 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:

Tract 1: A tract of land containing 162.32 acres, more or less, in a part of the S/2-NE/4 & SE/4 Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W along the South line of the SE/4 a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer and being the Point of Beginning; Thence S89°26'26"W along the South line of the SE/4 a dist. of 2,175.10 feet to a Found Mag Nail w/Washer at the SW Corner of the SE/4; Thence N00°22'48"W, along the West Line of the SE/4, a dist. of 2,644.10 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the NW Corner of the SE/4; Thence continue N00°22'48"W along the West line of the NE/4 a distance of 885.68 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the South line of the North 106 2/3 Rods; Thence N89°38'28"E, along the South line of the North 106 2/3 Rods, a dist. of 1,319.24 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the East line of the SW/4-NE/4; Thence S12°10'15"E a dist. of 202.25 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°38'28"W a dist. of 50.88 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E a dist. of 164.21 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N89°37'27"E a dist. of 9.60 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E, along the East line of the SW/4-NE/4, a dist. of 520.65 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the Northwest Corner of the NE/4-SE/4; Thence N89°31'01"E along the North line of the SE/4, a dist. of 659.72 feet on the NE Corner of the W/2-NE/4-SE/4; Thence S00°23'49"E, along the East line of the W/2-NE/4-SE/4, a dist. of 1,320.73 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the North line of the SE/4-SE/4; Thence N89°28'44"E, along the North line of the SE/4-SE/4, a dist. of 659.85 feet to a Set Mag Nail w/Arkoma CA5348 Washer at the NE Corner of the SE/4-SE/4; Thence S00°24'10"E along the East line of the SE/4, a dist. of 663.96 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence S89°26'26"W, leaving the East line of the SE/4, a dist. of 75.00 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S35°48'36"W a dist. of 659.86 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°24'10"E a dist. of 125.00 feet to the Point of Beginning. **AND** Tract 2: A tract of land containing 4.63 acres, more or less, in a part of the SE/4-SE/4 of Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W, along the South line of the SE/4, a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence N00°24'10"W, leaving the South line of the SE/4, a dist. of 125.00 feet; Thence N35°48'36"E a dist. of 659.86 feet; Thence N89°26'26"E a dist. of 75.00 feet to a Set Mag Nail w/Arkoma CA5348 Washer on the East line of the SE/4; Thence S00°24'10"E along the East line of the SE/4 a dist. of 656.33 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 27th day of August 2024.

SEAL

Amy K. Simpson
Amy K. Simpson, City Clerk



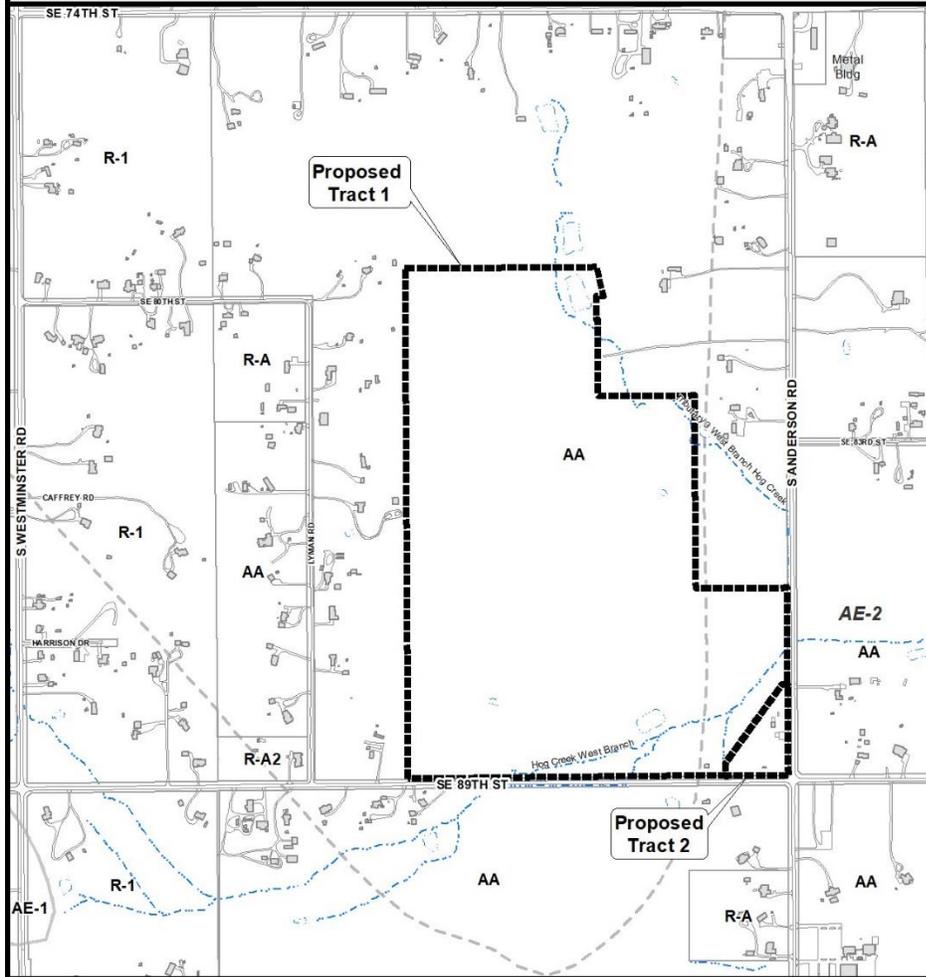
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2006

FROM: AA Agricultural and AE-2 Airport Environs Zone Two Overlay Districts

TO: PUD-2006 Planned Unit Development and AE-2 Airport Environs Zone Two Overlay Districts

ADDRESS OF PROPERTY: 8901 South Anderson Road



PROPOSED USE: The purpose of this application is to allow single-family residential and commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **RA Single-Family One-Acre Rural Residential District in Tract 1, and RC Rural Commercial District in Tract 2** (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

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2006

LOCATION: 8901 South Anderson Road

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-2006 Planned Unit Development District subject to the AE-2 Airport Environs Zone Two Overlay District from AA Agricultural and AE-2 Airport Environs Zone Two Overlay Districts. A public hearing will be held by the City Council on September 24, 2024. **The City Council meets in the Council Chamber, 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 AE-2 Airport Environs Zone Two Overlay District boundary:

LEGAL DESCRIPTION:

Tract 1: A tract of land containing 162.32 acres, more or less, in a part of the S/2-NE/4 & SE/4 Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, more particularly described as follows: COMMENCING at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W along the South line of the SE/4 a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer and being the Point of Beginning; Thence S89°26'26"W along the South line of the SE/4 a dist. of 2,175.10 feet to a Found Mag Nail w/Washer at the SW Corner of the SE/4; Thence N00°22'48"W, along the West Line of the SE/4, a dist. of 2,644.10 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the NW Corner of the SE/4; Thence continue N00°22'48"W along the West line of the NE/4 a distance of 885.68 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the South line of the North 106 2/3 Rods; Thence N89°38'28"E, along the South line of the North 106 2/3 Rods, a dist. of 1,319.24 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the East line of the SW/4-NE/4; Thence S12°10'15"E a dist. of 202.25 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S89°38'28"W a dist. of 50.88 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E a dist. of 164.21 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence N89°37'27"E a dist. of 9.60 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°23'34"E, along the East line of the SW/4-NE/4, a dist. of 520.65 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap at the Northwest Corner of the NE/4-SE/4; Thence N89°31'01"E along the North line of the SE/4, a dist. of 659.72 feet on the NE Corner of the W/2-NE/4-SE/4; Thence S00°23'49"E, along the East line of the W/2-NE/4-SE/4, a dist. of 1,320.73 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap on the North line of the SE/4-SE/4; Thence N89°28'44"E, along the North line of the SE/4-SE/4, a dist. of 659.85 feet to a Set Mag Nail w/Arkoma CA5348 Washer at the NE Corner of the SE/4-SE/4; Thence S00°24'10"E along the East line of the SE/4, a dist. of 663.96 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence S89°26'26"W, leaving the East line of the SE/4, a dist. of 75.00 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S35°48'36"W a dist. of 659.86 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S00°24'10"E a dist. of 125.00 feet to the Point of Beginning. **AND** Tract 2: A tract of land containing 4.63 acres, more or less, in a part of the SE/4-SE/4 of Section 32, Township 11 North, Range 1 West of the Indian Base and Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a Found Mag Nail w/Washer at the Southeast Corner of said Section 32; Thence S89°26'26"W, along the South line of the SE/4, a dist. of 464.84 feet to a Set Mag Nail w/Arkoma CA5348 Washer; Thence N00°24'10"W, leaving the South line

of the SE/4, a dist. of 125.00 feet; Thence N35°48'36"E a dist. of 659.86 feet; Thence N89°26'26"E a dist. of 75.00 feet to a Set Mag Nail w/Arkoma CA5348 Washer on the East line of the SE/4; Thence S00°24'10"E along the East line of the SE/4 a dist. of 656.33 feet to the Point of Beginning.

PROPOSED USE: The purpose of this application is to allow single-family residential and commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **RA Single-Family One-Acre Rural Residential District in Tract 1, and RC Rural Commercial District in Tract 2** (OKC Zoning Ordinance, 2020).

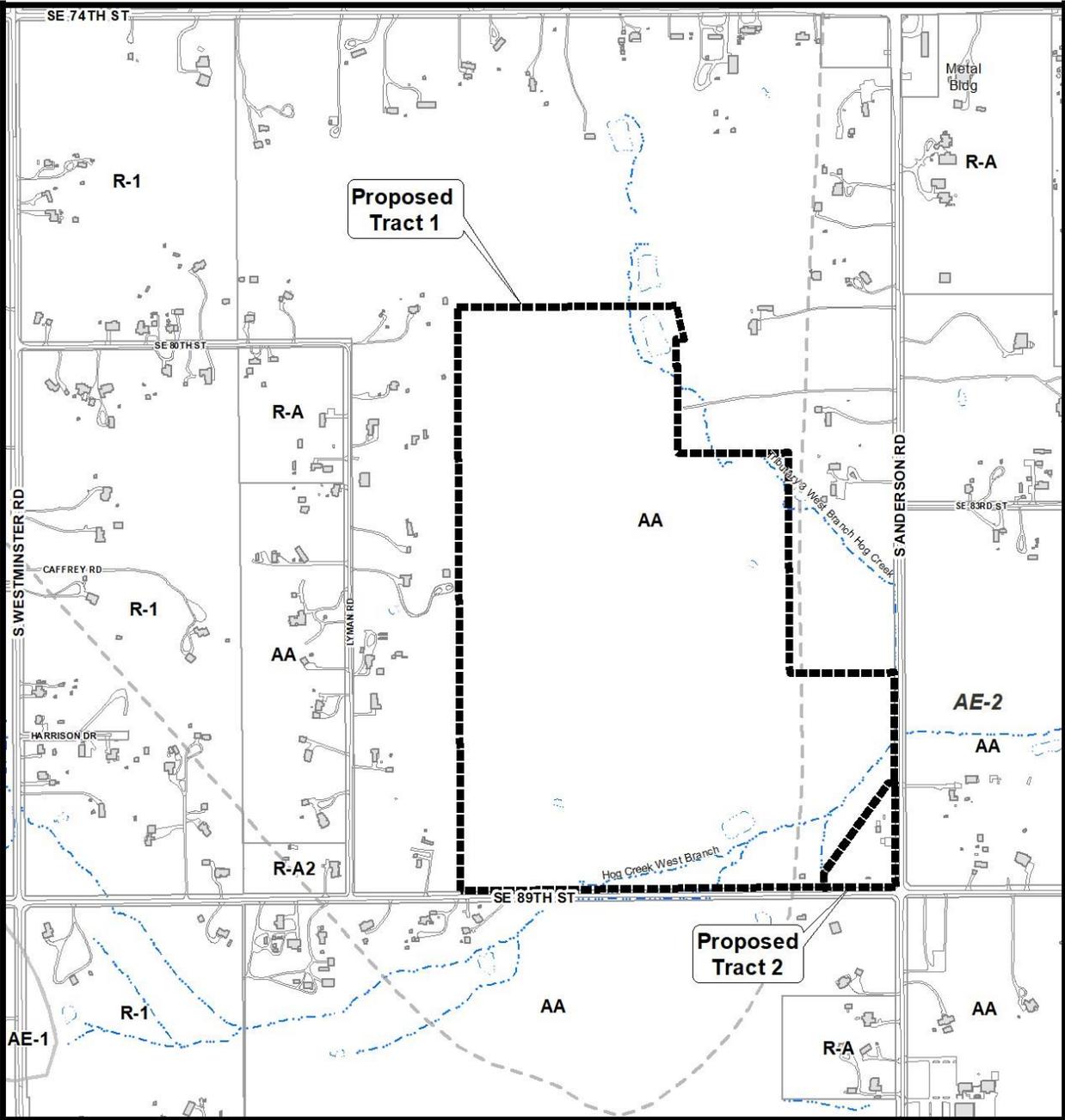
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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.

For further information call (405) 297-2623.

Dated this 27th day of August 2024.

SEAL

Amy K. Simpson, City Clerk



SE 74TH ST

R-1

Proposed Tract 1

Metal Bldg

R-A

SE 80TH ST

R-A

AA

S ANDERSON RD

SE 83RD ST

S WESTMINSTER RD

CAFFREY RD

R-1

AA

LYMAN RD

HARRISON DR

R-A2

AE-2

AA

Hog Creek West Branch

SE 89TH ST

Proposed Tract 2

AE-1

R-1

AA

R-A

AA