

CASE NUMBER: PUD-1961

This notice is to inform you that **Mark Grubbs, Grubbs Consulting, LLC**, on behalf of **Bentwood Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1961 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 12, 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 lying in the North Half of Section Seven (7), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at the northwest corner of the Northwest Quarter of said Section 7; Thence South 89°41'02" East, along the north line of said Section 7, a distance of 2,229.94 feet; Thence South 00°00'00" West a distance of 50.00 feet to a point on the south right of way line of N.W. 150th Street as established by the plat of TUSCANA SECTION 1, recorded in Book 68 of Plats, Page 62; Thence along the easterly right of way line of Serenita Avenue, the following Eight (8) courses: 1) South 45°18'58" West a distance of 42.43 feet; 2) South 00°18'58" West a distance of 183.29 feet; 3) South 14°25'07" West a distance of 84.18 feet to a point of curvature; 4) Southerly along a curve to the right having a radius of 611.44 feet (said curve subtended by a chord which bears South 20°43'33" West a distance of 218.45 feet) for an arc distance of 219.63 feet; 5) South 31°00'59" West, passing at a distance of 75.98 feet the northwest corner of Block 1, QUAIL LAKES OFFICE PARK PHASE 1, recorded in Book 74 of Plats, Page 71 and continuing for a total distance of 94.96 feet to a point of curvature; 6) Southerly along a curve to the left having a radius of 466.00 feet (said curve subtended by a chord which bears South 04°17'28" East a distance of 538.66 feet) for an arc distance of 574.33 feet; 7) South 86°09'28" East a distance of 35.34 feet; 8) South 40°12'22" East a distance of 68.00 feet to the southwest corner of said Block 1, also being a point on the easterly right of way line of Mezzaluna Avenue as established by said plat of TUSCANA SECTION 1 and the POINT OF BEGINNING; Thence South 89°41'02" East, along the south line of said Block 1, QUAIL LAKES OFFICE PARK PHASE 1 and said south line extended, a distance of 799.26 feet to the westerly right of way line of Gambels Trail Drive as established by the plat of QUAIL SPRINGS VILLAGE STREET DEDICATION recorded in Book 77 of Plats, Page 10 and being a point on a curve; Thence along the westerly right of way line of said Gambels Trail Drive, the following Three (3) courses: 1) Southerly along a non-tangent curve to the left having a radius of 1,035.00 feet (said curve subtended by a chord which bears South 02°00'25" West a distance of 77.05 feet) for an arc distance of 77.06 feet; 2) South 00°07'34" East a distance of 416.77 feet; 3) South 44°56'01" West a distance of 35.32 feet to a point on the north right of way line of Watermark Boulevard as established by said plat of QUAIL SPRINGS VILLAGE STREET DEDICATION; Thence South 89°59'37" West, along said north right of way line, a distance of 974.77 feet to a point on the easterly right of way line of said Mezzaluna Avenue; Thence along the easterly right of way line of said Mezzaluna Avenue, the following Two (2) courses: 1) North 44°35'30" West a distance of 48.81 feet to a point on a curve; 2) Northeasterly along a non-tangent curve to the right having a radius of 668.28 feet (said curve subtended by a chord which bears North 25°50'02" East a distance of 542.78 feet) for an arc distance of 558.93 feet to the POINT OF BEGINNING.

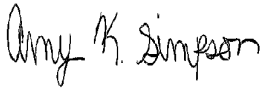
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 15th day of August 2023.

SEAL


Amy Simpson, City Clerk

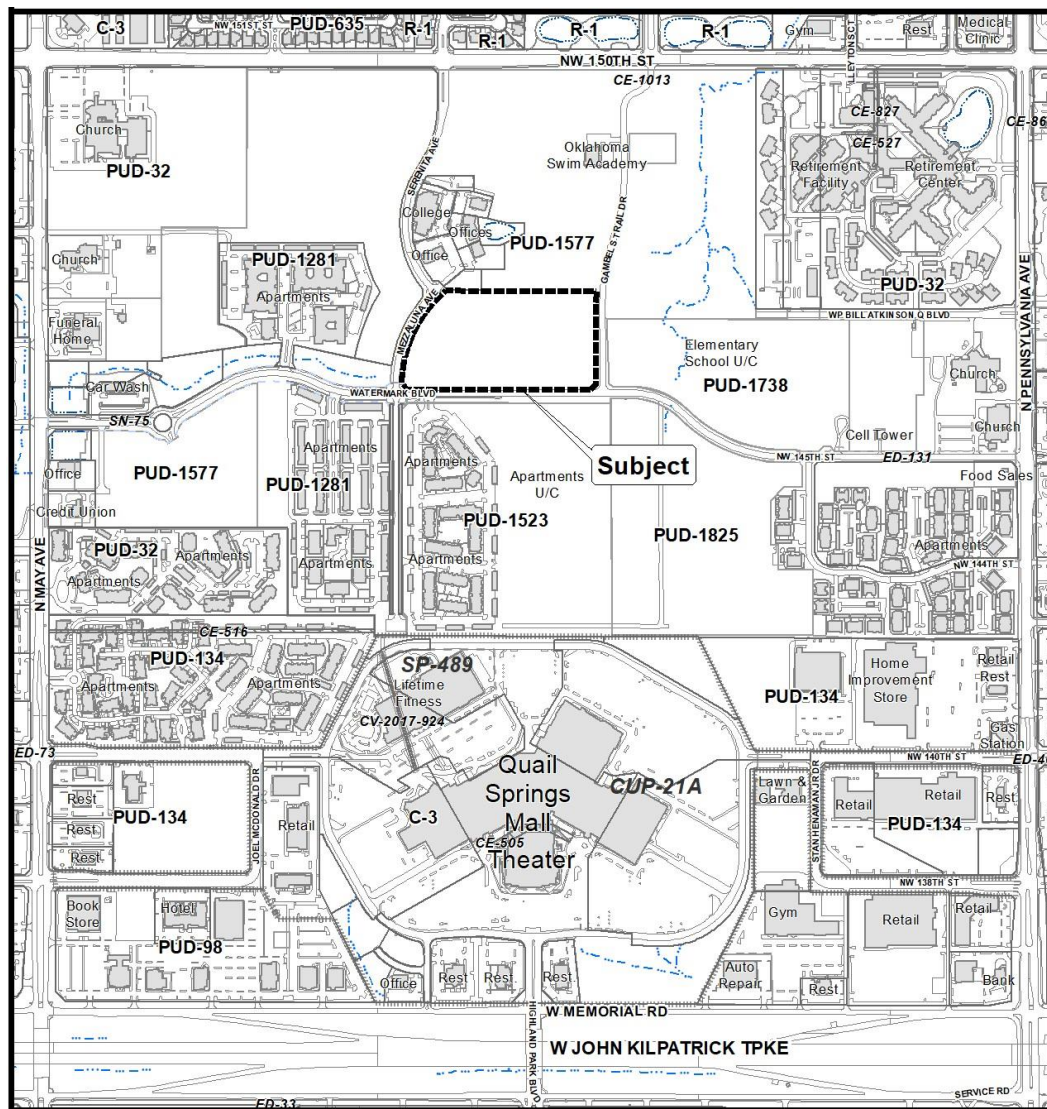


CASE NUMBER: PUD-1961

FROM: PUD-1577 Planned Unit Development District

TO: PUD-1961 Planned Unit Development District

ADDRESS OF PROPERTY: 14700 Mezzaluna Avenue



PROPOSED USE: The purpose of this request is to allow single- through four-family residential development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-3 Medium Density Residential District** (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-1961

LOCATION: 14700 Mezzaluna Avenue

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-1961 Planned Unit Development District from PUD-1577 Planned Unit Development District. A public hearing will be held by the City Council on September 12, 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:

LEGAL DESCRIPTION:

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radius of 668.28 feet (said curve subtended by a chord which bears North 25°50'02" East a distance of 542.78 feet) for an arc distance of 558.93 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this request is to allow single- through four-family residential development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-3 Medium Density Residential District** (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.

For further information call (405) 297-2623.

Dated this 15th day of August 2023.

SEAL

Amy Simpson, City Clerk

