

**CASE NUMBER: PUD-2053**

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Partnership and Tinhorn Melody Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2053 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 22, 2025. 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:**

A tract of land being a part of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 NE/4 NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of said Northeast Quarter (NE/4); THENCE South 00°22'10" East, along and with the East line of said (NE/4), a distance of 483.00 feet to the Northeast (NE) Corner of the tract of land described in the Statutory Special Warranty Deed recorded in Book 15,352, Page 534 (Roy & Veva Morrison Ranch Corporation Tract); THENCE South 89°37'50" West, along and with the North line of said Roy & Veva Morrison Ranch Corporation Tract, a distance of 337.00 feet to the Northwest (NW) Corner of said Roy & Veva Morrison Ranch Corporation Tract; THENCE South 00°22'10" East, along and with the West line of said Roy & Veva Morrison Ranch Corporation Tract, a distance of 177.00 feet to a point on the North line of a tract of land described in the Warranty Deed recorded in Book 8,817, Page 1,524 (The Independent School District No. 12 of Oklahoma County, Oklahoma Tract); THENCE South 89°37'50" West, along and with the North line of said The Independent School District No. 12 of Oklahoma County, Oklahoma Tract, and the East line of the plat Silverhawk Phase I recorded in Book 64, Page 5 (plat Silverhawk Phase I), a distance of 983.04 feet; THENCE North 00°22'10" West, continuing along and with the East line of said plat Silverhawk Phase I and its projection, a distance of 665.50 feet to a point on the North line of said NE/4; THENCE North 89°52'10" East, along and with the North line of said NE/4, a distance of 1,320.05 feet to the point of beginning.

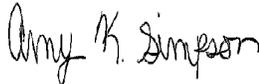
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 25th day of March 2025.

SEAL

  
Amy K. Simpson, City Clerk



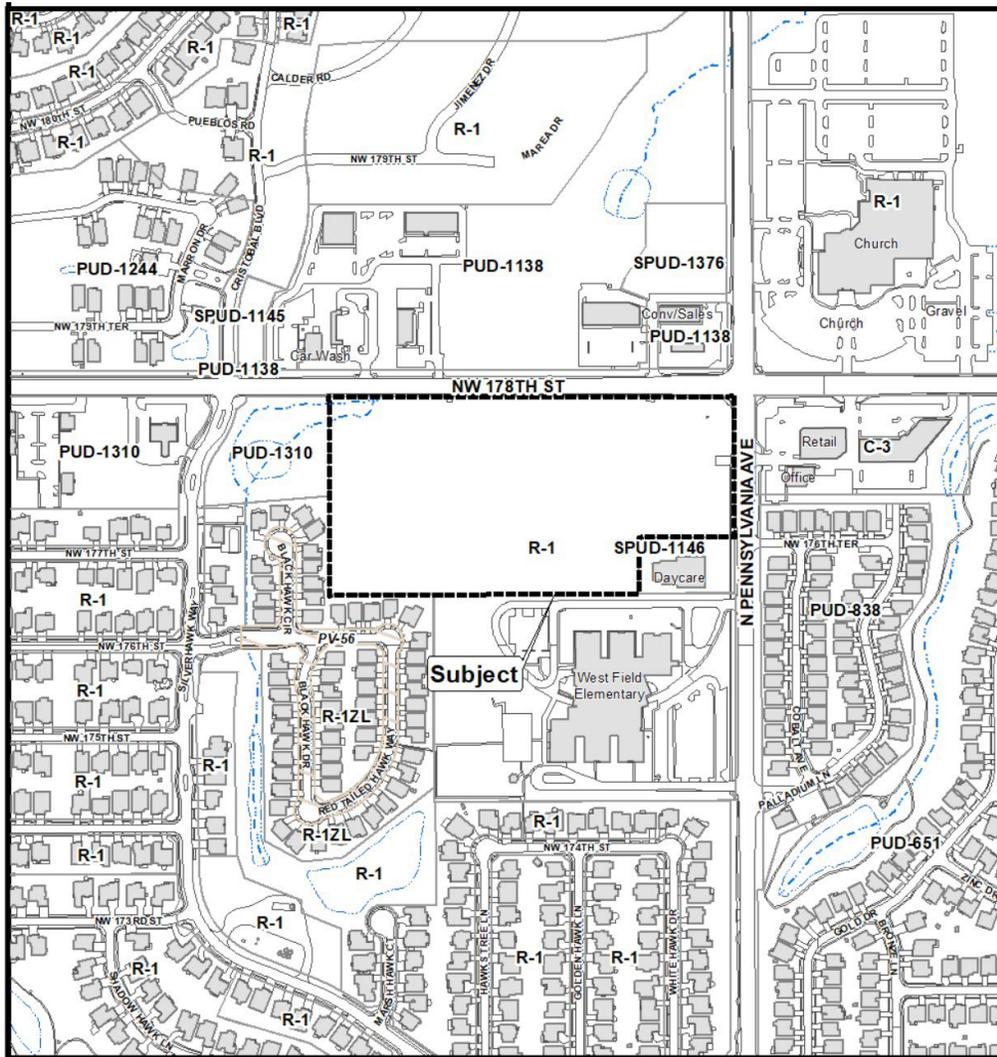
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: PUD-2053**

**FROM:** R-1 Single-Family Residential District

**TO:** PUD-2053 Planned Unit Development District

**ADDRESS OF PROPERTY:** 17841 North Pennsylvania Avenue



**PROPOSED USE:** The purpose of this application is to allow multi-family residential development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General 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**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-2053

**LOCATION:** 17841 North Pennsylvania 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-2053 Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on April 22, 2025. **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:

## **LEGAL DESCRIPTION:**

A tract of land being a part of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 NE/4 NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of said Northeast Quarter (NE/4); THENCE South 00°22'10" East, along and with the East line of said (NE/4), a distance of 483.00 feet to the Northeast (NE) Corner of the tract of land described in the Statutory Special Warranty Deed recorded in Book 15,352, Page 534 (Roy & Veva Morrison Ranch Corporation Tract); THENCE South 89°37'50" West, along and with the North line of said Roy & Veva Morrison Ranch Corporation Tract, a distance of 337.00 feet to the Northwest (NW) Corner of said Roy & Veva Morrison Ranch Corporation Tract; THENCE South 00°22'10" East, along and with the West line of said Roy & Veva Morrison Ranch Corporation Tract, a distance of 177.00 feet to a point on the North line of a tract of land described in the Warranty Deed recorded in Book 8,817, Page 1,524 (The Independent School District No. 12 of Oklahoma County, Oklahoma Tract); THENCE South 89°37'50" West, along and with the North line of said The Independent School District No. 12 of Oklahoma County, Oklahoma Tract, and the East line of the plat Silverhawk Phase I recorded in Book 64, Page 5 (plat Silverhawk Phase I), a distance of 983.04 feet; THENCE North 00°22'10" West, continuing along and with the East line of said plat Silverhawk Phase I and its projection, a distance of 665.50 feet to a point on the North line of said NE/4; THENCE North 89°52'10" East, along and with the North line of said NE/4, a distance of 1,320.05 feet to the point of beginning.

**PROPOSED USE:** The purpose of this application is to allow multi-family residential development.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District** (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 25th day of March 2025.

SEAL

Amy K. Simpson, City Clerk

