

CASE NUMBER: PUD-1973

This notice is to inform you that **Purvi Patel, Wallace Design Collective, and Kaitlyn Turner, Williams, Box, Forshee & Bullard P.C., on behalf of Tom Blalock, Wilshire Development, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1973 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on January 2, 2024. 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 Southwest Quarter and the Southeast Quarter of Section 34 Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as: COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 89°49'20" East, along and with the south line of said Southwest Quarter, a distance of 158.00 feet; THENCE North 00°09'17" West, a distance of 60.00 feet to the POINT OF BEGINNING; THENCE along and with the East right-of-way line of Broadway Extension the following fourteen (14) calls:

1. North 45°09'59" West, a distance of 70.70 feet;
2. North 00°09'17" West, a distance of 243.00 feet;
3. South 89°49'20" West, a distance of 25.00 feet;
4. North 00°09'17" West, a distance of 175.00 feet;
5. South 89°49'20" West, a distance of 12.50 feet;
6. North 00°09'17" West, a distance of 715.00 feet;
7. North 89°49'20" East, a distance of 6.56 feet;
8. North 00°09'17" West, a distance of 165.00 feet;
9. North 89°49'20" East, a distance of 12.34 feet;
10. North 00°09'17" West, a distance of 32.54 feet;
11. South 89°51'42" West, a distance of 16.40 feet;
12. North 00°09'17" West, a distance of 252.85 feet;
13. North 89°51'42" East, a distance of 9.84 feet;
14. North 00°09'17" West, a distance of 132.59 feet;

THENCE North 89°49'20" East, departing said right-of-way line, a distance of 1,600.16 feet; THENCE North 00°09'17" West, a distance of 806.94 feet to a point on the north line of said Southwest Quarter; THENCE North 89°41'29" East, along and with the north line of said Southwest Quarter, a distance of 951.73 feet to the Northeast Corner of said Southwest Quarter; THENCE South 00°31'47" East, along and with the east line of said Southwest Quarter, a distance of 1,135.80 feet; THENCE South 89°49'20" West, departing said east line, a distance of 49.14 feet; THENCE South 00°09'17" East, a distance of 166.50 feet; THENCE North 89°49'20" East, a distance of 50.23 feet to a point on the east line of said Southwest Quarter; THENCE South 00°31'47" East, along and with the east line of said Southwest Quarter, a distance of 463.52 feet to the Northwest Corner of Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION; THENCE North 89°50'43" East (North 89°59' East record), along and with the north line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 120.02 feet (120.05 feet record); THENCE continuing along and with the north line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL

HILLS ADDITION on a curve to the left having a radius of 433.91 feet, a chord bearing of North 67°21'13" East, a chord length of 331.98 feet and an arc length of 340.67 feet; THENCE North 44°51'43" East (North 45°00' East record), continuing along and with the north line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 18.00 feet to the Northeast Corner of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION; THENCE South 45°08'17" East (South 45°00' East record), along and with the east line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 362.00 feet; THENCE continuing along and with the east line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION on a curve to the right having a radius of 18.00 feet, a chord bearing of South 00°08'17" East, a chord length of 25.46 feet and an arc length of 28.27 feet; THENCE continuing along and with the east line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION on a reverse curve to the left having a radius of 489.46 feet, a chord bearing of South 22°21'13" West, a chord length of 374.75 feet and an arc length of 384.56 feet; THENCE South 00°09'17" East (South 00°01' East record), continuing along and with the east line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 80.00 feet to the Southeast Corner of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION; THENCE South 89°50'43" West (South 89°59' West record), along and with the south line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of 548.19 feet to a point on the west line of said Southeast Quarter; THENCE South 00°31'47" East, along and with the west line of said Southeast Quarter, a distance of 268.33 feet to a point 33.00 feet north of the south line of said Southwest Quarter; THENCE South 89°49'20" West, parallel with and 33.00 feet north of the south line of said Southwest Quarter, a distance of 1,048.75 feet; THENCE North 00°09'17" West, a distance of 7.00 feet; THENCE South 89°49'20" West, parallel with and 40.00 feet north of the south line of said Southwest Quarter, a distance of 100.00 feet; THENCE South 00°09'17" East, a distance of 7.00 feet; THENCE South 89°49'20" West, parallel with and 33.00 feet north of the south line of said Southwest Quarter, a distance of 410.00 feet; THENCE North 00°09'17" West, a distance of 27.00 feet; THENCE South 89°49'20" West, parallel with and 60.00 feet north of the south line of said Southwest Quarter, a distance of 935.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: A tract of land being a part of the Southwest Quarter of Section 34, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and being all of Blocks 10 and 11 and a portion of Block 12 as shown on the plat of ADELE HEIGHTS recorded in Book 7 of plats, Page 76 and the North half of N.E. 82nd Street (platted Jackson Avenue) as shown on said plat ADELE HEIGHTS and as shown on the plat NORTH BROADWAY HEIGHTS recorded in Book 7 of Plats, page 66 from the East right-of-way line of the Broadway Extension to the centerline of Walnut Avenue as shown on said plat NORTH BROADWAY HEIGHTS, being more particularly described as follows: COMMENCING at the Southwest Corner of said Southwest Quarter; THENCE North 00°09'17" West, along and with the west line of said Southwest Quarter, a distance of 1408.00 feet to the centerline of N.E. 82nd Street (platted Jackson Avenue); THENCE North 89°49'20" East, along and with the centerline of N.E. 82nd Street (platted Jackson Avenue), a distance of 89.40 feet to a point on the East right-of-way line of the Broadway Extension, said point being the POINT OF BEGINNING; THENCE along and with the East right-of-way line of the Broadway Extension the following five (5) calls:

1. North 00°09'17" West, a distance of 32.54 feet;
2. South 89°51'42" West, a distance of 16.40 feet;
3. North 00°09'17" West, a distance of 252.85 feet;
4. North 89°51'42" East, a distance of 9.84 feet;

5. North 00°09'17" West, a distance of 132.59 feet to a point on the north line of said Block 12; THENCE North 89°49'20" East, along and with the north line of said Blocks 12 through 10, a distance of 1600.16 feet to the Northeast Corner of said Block 10; THENCE South 00°09'17" East, along and with the east line extended of said Block 10, a distance of 417.98 feet to the centerline of said N.E. 82nd Street (platted Jackson Avenue); THENCE South 89°49'20" West, along and with the centerline of said N.E. 82nd Street (platted Jackson Avenue), a distance of 1593.60 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT: A tract of land being a part of the Southwest Quarter of Section 34, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as: Commencing at the Southwest Corner of said Southwest Quarter; THENCE North 89°49'20" East, along and with the south line of said Southwest Quarter, a distance of 158.00 feet; THENCE North 00°09'17" West, a distance of 60.00 feet to a point on the East right-of-way line of Broadway Extension and the North right-of-way line of Wilshire Boulevard, said point being the POINT OF BEGINNING; THENCE along and with the East right-of-way line of Broadway Extension the following eight (8) calls:

1. North 45°09'59" West, a distance of 70.70 feet;
2. North 00°09'17" West, a distance of 243.00 feet;
3. South 89°49'20" West, a distance of 25.00 feet;
4. North 00°09'17" West, a distance of 175.00 feet;
5. South 89°49'20" West, a distance of 12.50 feet;
6. North 00°09'17" West, distance of 715.00 feet;
7. North 89°49'20" East, a distance of 6.56 feet;
8. North 00°09'17" West, a distance of 165.00 feet to a point on the extended South line of the recorded plat 9000 BROADWAY; THENCE North 89°49'20" East, along and with the South line extended of said plat 9000 BROADWAY, a distance of 1,605.94 feet to the Southeast Corner of said plat 9000 BROADWAY and a point on the centerline of vacated Walnut Avenue as shown on the vacated plat NORTH BROADWAY HEIGHTS; THENCE South 00°09'17" East, departing said south line, along and with the centerline of said vacated WALNUT AVENUE, a distance of 1,375.00 feet to the North right-of-way line of Wilshire Boulevard; THENCE along and with the North right-of-way line of Wilshire Boulevard the following seven (7) calls:

1. South 89°49'20" West, a distance of 80.00 feet;
2. North 00°09'17" West, a distance of 7.00 feet;
3. South 89°49'20" West, a distance of 100.00 feet;
4. South 00°09'17" East, a distance of 7.00 feet;
5. South 89°49'20" West, a distance of 410.00 feet;
6. North 00°09'17" West, a distance of 27.00 feet;
7. South 89°49'20" West, a distance of 935.00 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 5th day of December 2023.

SEAL

Amy K. Simpson
Amy K. Simpson, City Clerk



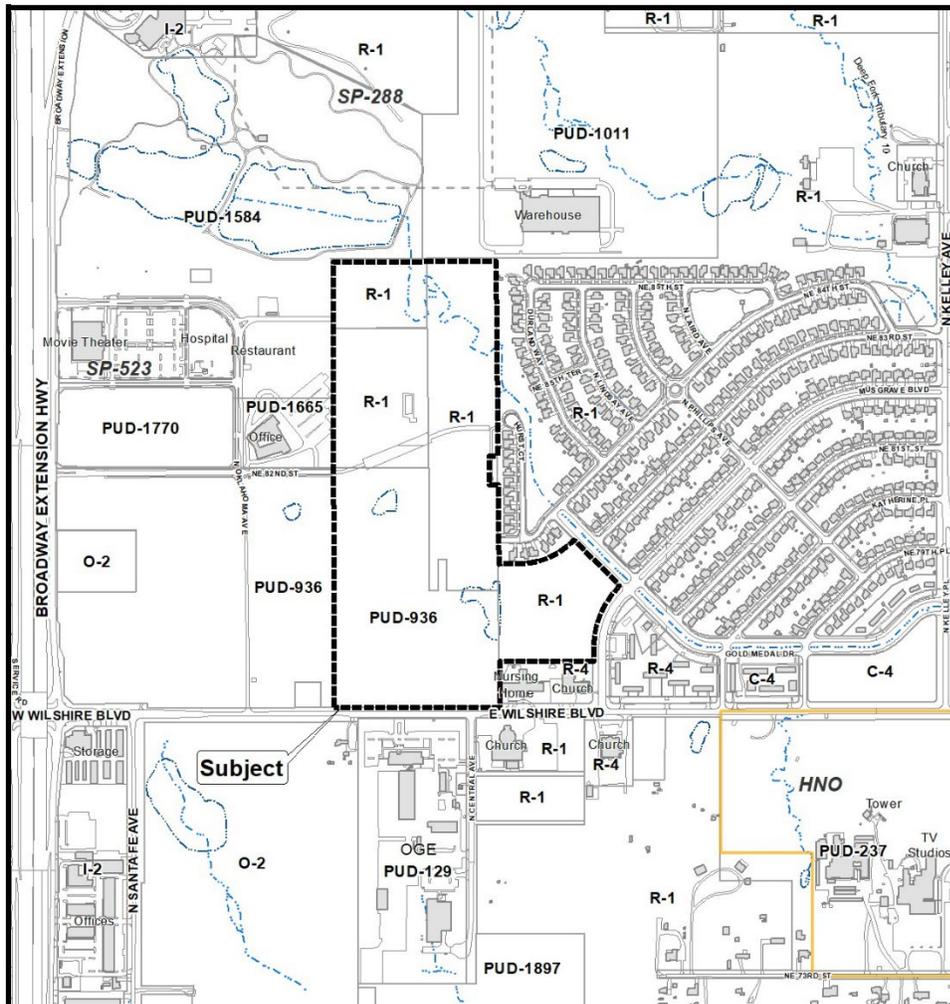
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1973

FROM: R-1 Single-Family Residential and PUD-936 Planned Unit Development Districts

TO: PUD-1973 Planned Unit Development District

ADDRESS OF PROPERTY: 451 East Wilshire Boulevard



PROPOSED USE: The purpose of this application is to allow a mix of uses, and is specifically requested for a new high school.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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

FOR PUBLICATION ONLY

CASE NUMBER: PUD-1973

LOCATION: 451 East Wilshire Boulevard

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-1973 Planned Unit Development District from R-1 Single-Family Residential and PUD-936 Planned Unit Development Districts. A public hearing will be held by the City Council on January 2, 2024. **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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THENCE North 89°49'20" East, departing said right-of-way line, a distance of 1,600.16 feet; THENCE North 00°09'17" West, a distance of 806.94 feet to a point on the north line of said Southwest Quarter; THENCE North 89°41'29" East, along and with the north line of said Southwest Quarter, a distance of 951.73 feet to the Northeast Corner of said Southwest Quarter; THENCE South 00°31'47" East, along and with the east line of said Southwest Quarter, a distance of 1,135.80 feet; THENCE South 89°49'20" West, departing said east line, a distance of 49.14 feet; THENCE South 00°09'17" East, a distance of 166.50 feet; THENCE North 89°49'20" East, a distance of 50.23 feet to a point on the east line of said Southwest Quarter; THENCE South 00°31'47" East, along and with the east line of said Southwest Quarter, a distance of 463.52 feet to the Northwest Corner of Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION; THENCE North 89°50'43" East (North 89°59' East record), along and with the north line of said Lot 7, Block 24 as shown on said plat REPLAT OF BLOCK 24 OF MUSGRAVE'S GOLD MEDAL HILLS ADDITION, a distance of

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7. South 89°49'20" West, a distance of 935.00 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow a mix of uses, and is specifically requested for a new high school.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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 5th day of December 2023.

SEAL

Amy K. Simpson, City Clerk

