

## **CASE NUMBER: PUD-2037**

This notice is to inform you that **Kendall W. Dillon, PE, Crafton Tull and Associates, on behalf of Westpoint Developers, LLC & Specht Family, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2037 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on December 17, 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:**

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows: BEGINNING at the Southeast corner of said Southeast Quarter; Thence S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; Thence along said boundary line the following Twenty-One (21) courses: 1. N00°04'59"W a distance of 172.54 feet; Thence 2. N89°55'01"E a distance of 13.48 feet; Thence 3. N00°04'59"W a distance of 339.28 feet; Thence 4. N28°24'45"W a distance of 614.29 feet; Thence 5. N89°55'01"E a distance of 141.81 feet; Thence 6. S45°04'59"E a distance of 35.36 feet to a point on a non-tangent curve to the right; Thence 7. 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'52"E; Thence 8. S28°24'45"E a distance of 67.49 feet; Thence 9. N61°35'15"E a distance of 50.00 feet; Thence 10. N89°55'01"E a distance of 328.68 feet; Thence 11. N00°04'59"W a distance of 323.76 feet; Thence 12. N89°55'01"E a distance of 95.00 feet; Thence 13. S45°04'59"E a distance of 35.36 feet; Thence 14. S00°04'59"E a distance of 15.00 feet; Thence 15. N89°55'01"E a distance of 50.00 feet; Thence 16. N44°55'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; Thence 17. 34.94 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S73°23'59"E to a point of reverse curvature; Thence 18. 56.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S68°16'38"E; Thence 19. S42°31'19"E a distance of 36.90 feet; Thence 20. S00°04'59"E a distance of 65.70 feet; Thence 21. N89°55'01"E a distance of 50.00 feet to the East Line of Said SE/4; Thence S00°04'59"E along said East Line a distance of 1,114.04 feet to the POINT OF BEGINNING. **AND** A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; Thence N00°04'59"W along the East line of said SE/4 a distance of 1,446.04 feet to the POB, same being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; Thence along the exterior boundary line of said plat the following Nine (9) courses: 1. S89°55'01"W a distance of 235.00 feet; Thence 2. S00°04'59"E a distance of 23.34 feet; Thence 3. S89°55'01"W a distance of 192.95 feet; Thence 4. N80°05'35"W a distance of 119.70 feet; Thence 5. N70°06'09"W a distance of 875.04 feet; Thence 6. S08°39'34"W a distance of 2.36 feet; Thence 7. S70°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; Thence 8. 28.51 feet along the arc of said curve having a radius of 975.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; Thence 9. S72°02'51"W a distance of 208.75 feet; Thence N25°16'14"W a distance of 848.24 feet; Thence N56°47'15"W a distance of 524.12 feet; Thence N39°42'16"E a distance of 1,219.61 feet;

Thence N58°39'20"E a distance of 92.20 feet; Thence S88°28'56"E a distance of 85.30 feet; Thence S50°52'38"E a distance of 288.78 feet; Thence S86°47'54" E a distance of 130.37 feet; Thence N62°59'07"E a distance of 180.53 feet; Thence N01°24'19"W a distance of 455.57 feet; Thence N89°37'53"E a distance of 1,072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; Thence S00°04'48"E along the East Line of said NE/4 a distance of 1,324.83 feet to the Northeast corner of said SE/4; Thence S00°04'59"E along the East line of said SE/4 a distance of 1,210.41 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 19th day of November 2024.

SEAL

*Amy K. Simpson*

Amy K. Simpson, City Clerk



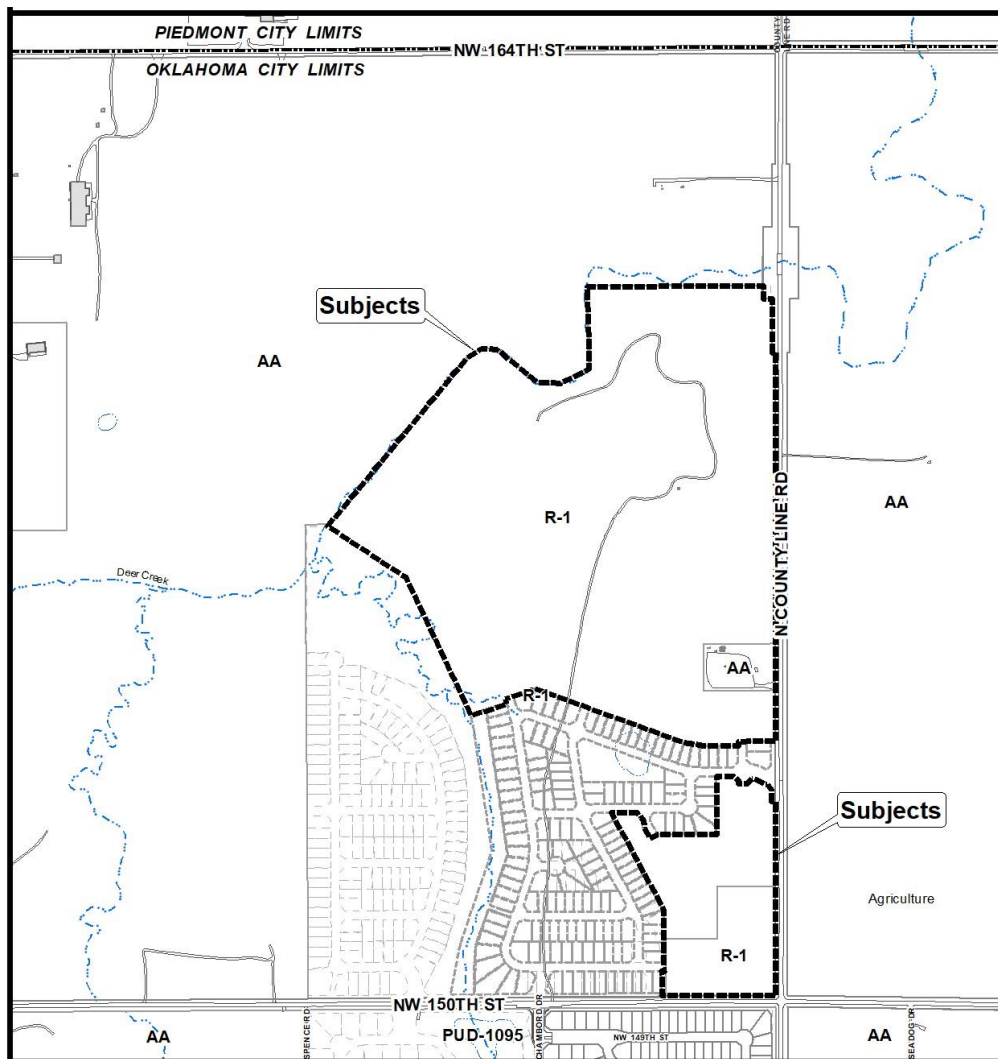
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-2037

**FROM:** R-1 Single-Family Residential and AA Agricultural Districts

**TO:** PUD-2037 Planned Unit Development District

**ADDRESS OF PROPERTY:** 15601 North County Line Road



**PROPOSED USE:** The purpose of this application is to allow single-family residential with modified lot requirements.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified “R-1” Single-Family 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-2037

**LOCATION:** 15601 North County Line 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-2037 Planned Unit Development District from R-1 Single-Family Residential and AA Agricultural Districts. A public hearing will be held by the City Council on December 17, 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:

## LEGAL DESCRIPTION:

A tract of land situated within the Southeast Quarter (SE/4) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows: BEGINNING at the Southeast corner of said Southeast Quarter; Thence S89°36'23"W along South line of said SE/4 a distance of 663.49 feet same being the Southeast corner of DOVE CROSSING SECTION 1, according to the record plat thereof; Thence along said boundary line the following Twenty-One (21) courses: 1. N00°04'59"W a distance of 172.54 feet; Thence 2. N89°55'01"E a distance of 13.48 feet; Thence 3. N00°04'59"W a distance of 339.28 feet; Thence 4. N28°24'45"W a distance of 614.29 feet; Thence 5. N89°55'01"E a distance of 141.81 feet; Thence 6. S45°04'59"E a distance of 35.36 feet to a point on a non-tangent curve to the right; Thence 7. 61.81 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 61.18 feet which bears S14°14'52"E; Thence 8. S28°24'45"E a distance of 67.49 feet; Thence 9. N61°35'15"E a distance of 50.00 feet; Thence 10. N89°55'01"E a distance of 328.68 feet; Thence 11. N00°04'59"W a distance of 323.76 feet; Thence 12. N89°55'01"E a distance of 95.00 feet; Thence 13. S45°04'59"E a distance of 35.36 feet; Thence 14. S00°04'59"E a distance of 15.00 feet; Thence 15. N89°55'01"E a distance of 50.00 feet; Thence 16. N44°55'01"E a distance of 35.36 feet to a point on a non-tangent curve to the right; Thence 17. 34.94 feet along the arc of said curve having a radius of 60.00 feet, subtended by a chord of 34.45 feet which bears S73°23'59"E to a point of reverse curvature; Thence 18. 56.50 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 56.12 feet which bears S68°16'38"E; Thence 19. S42°31'19"E a distance of 36.90 feet; Thence 20. S00°04'59"E a distance of 65.70 feet; Thence 21. N89°55'01"E a distance of 50.00 feet to the East Line of Said SE/4; Thence S00°04'59"E along said East Line a distance of 1,114.04 feet to the POINT OF BEGINNING. **AND** A tract of land situated within a portion of the East Half (E/2) of Section One (1), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described by metes and bounds as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said E/2; Thence N00°04'59"W along the East line of said SE/4 a distance of 1,446.04 feet to the POB, same being the Northernmost East corner of DOVE CROSSING SECTION 1, according to the recorded plat thereof; Thence along the exterior boundary line of said plat the following Nine (9) courses: 1. S89°55'01"W a distance of 235.00 feet; Thence 2. S00°04'59"E a distance of 23.34 feet; Thence 3. S89°55'01"W a distance of 192.95 feet; Thence 4. N80°05'35"W a distance of 119.70 feet; Thence 5. N70°06'09"W a distance of 875.04 feet; Thence 6. S08°39'34"W a distance of 2.36 feet; Thence 7. S70°22'20"W a distance of 174.26 feet to a point on a non-tangent curve to the right; Thence 8. 28.51 feet along the arc of said curve

having a radius of 975.02 feet, subtended by a chord of 28.51 feet which bears S18°47'24"E; Thence 9. S72°02'51"W a distance of 208.75 feet; Thence N25°16'14"W a distance of 848.24 feet; Thence N56°47'15"W a distance of 524.12 feet; Thence N39°42'16"E a distance of 1,219.61 feet; Thence N58°39'20"E a distance of 92.20 feet; Thence S88°28'56"E a distance of 85.30 feet; Thence S50°52'38"E a distance of 288.78 feet; Thence S86°47'54" E a distance of 130.37 feet; Thence N62°59'07"E a distance of 180.53 feet; Thence N01°24'19"W a distance of 455.57 feet; Thence N89°37'53"E a distance of 1,072.57 feet to a point on the East line of the Northeast Quarter (NE/4) of said E/2; Thence S00°04'48"E along the East Line of said NE/4 a distance of 1,324.83 feet to the Northeast corner of said SE/4; Thence S00°04'59"E along the East line of said SE/4 a distance of 1,210.41 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow single-family residential with modified lot requirements.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified “**R-1**” **Single-Family 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 19th day of November 2024.

SEAL

Amy K. Simpson, City Clerk

