

CASE NUMBER: PC-10918

This notice is to inform you that **Purvi Patel, Wallace Design Collective, PC, on behalf of Crooked Oak Schools and Oklahoma City Parks and Recreation**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts. The City Council will consider this zoning application at a public hearing on March 12, 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:

Forty and one fourth (40 1/4) acres in the Southeast Corner of the Northwest Quarter (NW/4) of Section Twelve (12), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, more particularly described as follows: Beginning at a point on the South line of said Quarter Section Eight Hundred and Sixty nine (869) feet from the Southwest Corner of said Quarter running east on said South line to the Southeast Corner of said Quarter; Thence North on the East line of said Quarter Nine Hundred and Ninety (990) feet; Thence West on a line parallel to the South line of said Quarter to a point Eight Hundred and Sixty nine (869) feet from the west side of said Quarter; Thence South Nine Hundred and Ninety (990) feet to the place of beginning. LESS AND EXCEPT (Per Quit Claim Deed recorded at Book 15536 Page 1604) A tract of land located in the Northwest Quarter (NW/4) of Section Twelve (12), Township Eleven (11) North, Range Three (3) West of the Indian Meridian. Commencing at the Southwest Corner of the said NW/4; Thence on the South line of said NW/4, N 89°54'36" E as the Basis of Bearing a distance of 869.00 feet to the POINT OF BEGINNING; Thence continuing N 89°54'36" E a distance of 491.92 feet; Thence N 00°14'08" W a distance of 982.81 feet to the South line of Oklahoma Industrial Park; Thence on the South line of the Oklahoma Industrial Park, S 89°56'18" W a distance of 502.92 feet; Thence S 00°24'20" E and parallel to the West line of said NW/4 a distance of 983.06 feet back to the POINT OF BEGINNING. **AND** A tract of land located in the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Three (3) West of the Indian Meridian. Beginning at the Northeast Corner of said Southwest Quarter (SW/4); Thence South 00°00'00" East along the East line of said Southwest Quarter (SW/4), a distance of 69.67 feet to the centerline of SE 22nd Street as currently constructed; Thence South 72°42'47" West along the centerline of SE 22nd Street, a distance of 200.41 feet; Thence continuing along the centerline of SE 22nd Street, on a curve to the right with a radius of 122.00 feet, an arc length of 106.86 feet, a chord bearing of North 82°11'39" West, and a chord length of 103.48 feet; Thence continuing along the centerline of SE 22nd Street North 57°06'06" West a distance of 159.45 feet; Thence continuing along the centerline of SE 22nd Street, on a curve to the left with a radius of 173.00 feet, an arc length of 99.61 feet, a chord bearing of North 73°35'45" West, and a chord length of 98.24 feet to the North line of the Southwest Quarter (SW/4); Thence North 89°54'36" East along the North line of said Southwest Quarter (SW/4) a distance of 521.99 feet to the Point of Beginning.

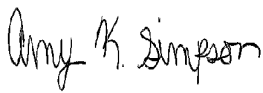
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 13th day of February 2024.

SEAL


Amy K. Simpson, City Clerk

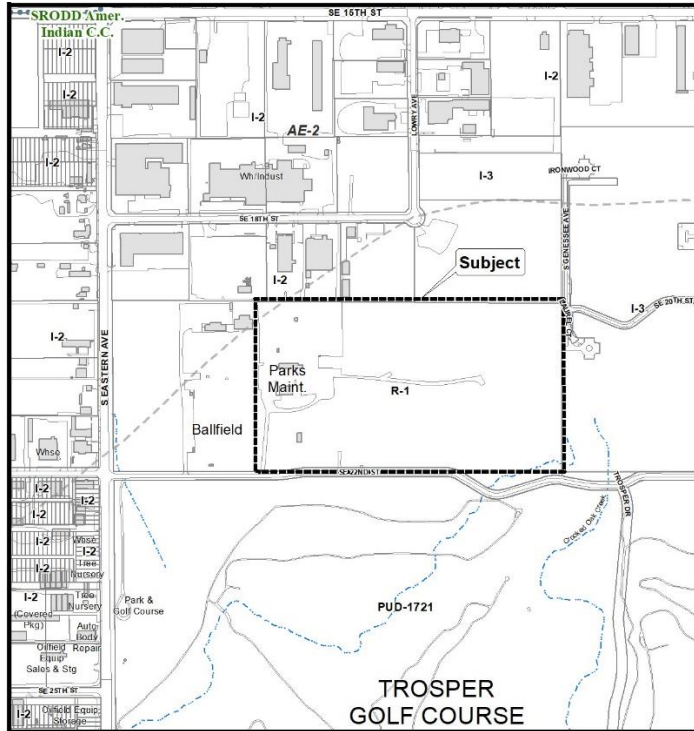


CASE NUMBER: PC-10918

FROM: R-1 Single-Family Residential and AE-2 Airport Environs Zone Two Overlay Districts

TO: I-2 Moderate Industrial and AE-2 Airport Environs Zone Two Overlay Districts

ADDRESS OF PROPERTY: 2307 SE 22nd Street



PROPOSED USE: The purpose of this request is to allow industrial uses, specifically athletic facilities and a parks maintenance facility.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

I-2 Moderate Industrial District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light and **AE-2 Airport Environs Zone Two Overlay District** is intended to prevent the occurrence of airport hazards; to protect the long-term utility of airports and the public investment involved therein; and to restore or enhance the public health, safety, and welfare of residents living around airports.

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: PC-10918

LOCATION: 2307 SE 22nd Street

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the I-2 Moderate Industrial District and subject to the AE-2 Airport Environs Zone Two Overlay District from the R-1 Single-Family Residential and AE-2 Airport Environs Zone Two Overlay Districts. A public hearing will be held by the City Council on March 12, 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.**

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Under the terms of said ordinance, the limits of and boundaries of the I-2 Moderate Industrial District would be extended to include the following described property, subject to the AE-2 Airport Environs Zone Two Overlay District boundary:

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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 13th day of February 2024.

SEAL

Amy K. Simpson, City Clerk

