

CASE NUMBER: PC-10887

This notice is to inform you that **Jason Spencer, P.E., Crafton Tull, on behalf of Tuscan Lakes Development, LLC, and Harold J McConnell Revocable Trust**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the R-1ZL Single-Family Residential Zero Lot Line District. The City Council will consider this zoning application at a public hearing on August 15, 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 situated within a portion of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Northeast Corner of said SE/4; Thence S00°11'01"E along the East line of said SE/4 a distance of 426.78 feet to the POINT OF BEGINNING; Thence continuing S00°11'01"E along said East line a distance of 663.24 feet; Thence N89°06'46"W a distance of 174.13 feet; Thence N00°53'14"E a distance of 5.00 feet; Thence N89°06'46"W a distance of 50.00 feet; Thence S45°53'14"W a distance of 35.36 feet; Thence N89°06'46"W a distance of 35.00 feet; Thence N00°53'14"E a distance of 120.00 feet; Thence N89°06'46"W a distance of 530.00 feet; Thence S00°53'14"W a distance of 120.00 feet; Thence N89°06'46"W a distance of 35.00 feet; Thence N44°06'46"W a distance of 35.36 feet; Thence N89°06'46"W a distance of 50.00 feet; Thence S00°53'14"W a distance of 50.00 feet; Thence N89°06'46"W a distance of 801.67 feet; Thence N00°53'14"E a distance of 520.22 feet; Thence N89°06'46"W a distance of 170.00 feet; Thence N00°53'14"E a distance of 289.97 feet; Thence N89°06'46"W a distance of 182.10 feet; Thence S61°43'19"W a distance of 117.76 feet; Thence S32°35'50"W a distance of 237.88 feet; Thence S00°53'14"W a distance of 28.89 feet; Thence N89°06'46"W a distance of 119.60 feet; Thence N86°09'38"W a distance of 50.00 feet to a point of curvature to the right; Thence 25.02 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 25.02 feet which bears N06°02'42"E; Thence N89°06'46"W a distance of 169.70 feet; Thence N00°00'05"E a distance of 18.96 feet; Thence N31°19'23"E a distance of 618.53 feet to a point on the North line of said SE/4; Thence S89°56'41"E along said North line a distance of 1408.56 feet; Thence S00°02'52"W a distance of 326.54 feet; Thence S71°14'41"E a distance of 228.79 feet; Thence S89°21'01"E a distance of 465.98 feet; Thence S00°11'01"E a distance of 22.96 feet; Thence N89°48'59"E a distance of 220.00 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 18th day of July 2023

SEAL

Amy K. Simpson

Amy Simpson, City Clerk



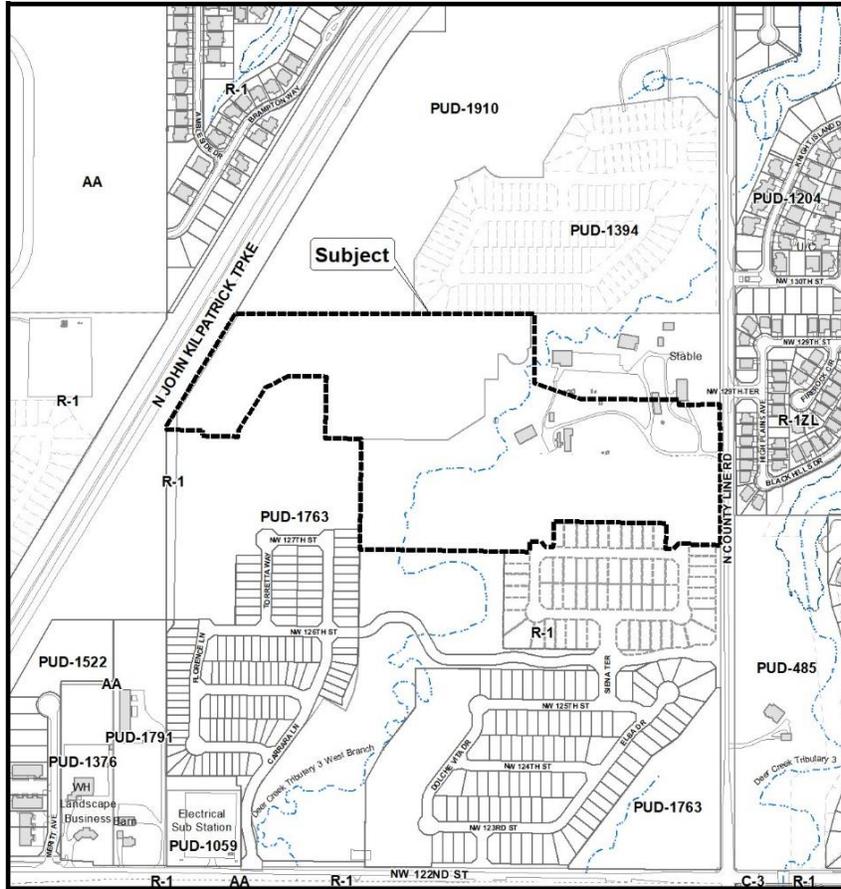
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10887

FROM: R-1 Single-Family Residential and PUD-1763 Planned Unit Development Districts

TO: R-1ZL Single-Family Residential Zero Lot Line District

ADDRESS OF PROPERTY: 12825 North County Line Road



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-1ZL Single-Family Residential Zero Lot Line District is a restrictive residential district whose principal use is the single-family detached home with a zero side yard setback.

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: PC-10887

LOCATION: 12825 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 the R-1ZL Single-Family Residential Zero Lot Line District from the R-1 Single-Family Residential and PUD-1763 Planned Unit Development Districts. A public hearing will be held by the City Council on August 15, 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 R-1ZL Single-Family Residential Zero Lot Line District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land situated within a portion of the Southeast Quarter (SE/4) of Section Thirteen (13), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Northeast Corner of said SE/4; Thence S00°11'01"E along the East line of said SE/4 a distance of 426.78 feet to the POINT OF BEGINNING; Thence continuing S00°11'01"E along said East line a distance of 663.24 feet; Thence N89°06'46"W a distance of 174.13 feet; Thence N00°53'14"E a distance of 5.00 feet; Thence N89°06'46"W a distance of 50.00 feet; Thence S45°53'14"W a distance of 35.36 feet; Thence N89°06'46"W a distance of 35.00 feet; Thence N00°53'14"E a distance of 120.00 feet; Thence N89°06'46"W a distance of 530.00 feet; Thence S00°53'14"W a distance of 120.00 feet; Thence N89°06'46"W a distance of 35.00 feet; Thence N44°06'46"W a distance of 35.36 feet; Thence N89°06'46"W a distance of 50.00 feet; Thence S00°53'14"W a distance of 50.00 feet; Thence N89°06'46"W a distance of 801.67 feet; Thence N00°53'14"E a distance of 520.22 feet; Thence N89°06'46"W a distance of 170.00 feet; Thence N00°53'14"E a distance of 289.97 feet; Thence N89°06'46"W a distance of 182.10 feet; Thence S61°43'19"W a distance of 117.76 feet; Thence S32°35'50"W a distance of 237.88 feet; Thence S00°53'14"W a distance of 28.89 feet; Thence N89°06'46"W a distance of 119.60 feet; Thence N86°09'38"W a distance of 50.00 feet to a point of curvature to the right; Thence 25.02 feet along the arc of said curve having a radius of 325.00 feet, subtended by a chord of 25.02 feet which bears N06°02'42"E; Thence N89°06'46"W a distance of 169.70 feet; Thence N00°00'05"E a distance of 18.96 feet; Thence N31°19'23"E a distance of 618.53 feet to a point on the North line of said SE/4; Thence S89°56'41"E along said North line a distance of 1408.56 feet; Thence S00°02'52"W a distance of 326.54 feet; Thence S71°14'41"E a distance of 228.79 feet; Thence S89°21'01"E a distance of 465.98 feet; Thence S00°11'01"E a distance of 22.96 feet; Thence N89°48'59"E a distance of 220.00 feet to the POINT OF BEGINNING.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-1ZL Single-Family Residential Zero Lot Line District is a restrictive residential district whose principal use is the single-family detached home with a zero side yard setback.

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.

Dated this 18th day of July 2023

SEAL

Amy Simpson, City Clerk

