

CASE NUMBER: PUD-1980

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C., on behalf of Edgecreek, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1980 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on January 30, 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 lying in the Southeast Quarter (SE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Southwest Corner of the Southeast Quarter (SE/4) of said Section Two (2); THENCE North 89°44'10" East, along the South line of said Southeast Quarter (SE/4), a distance of 521.33 feet; THENCE North 00°15'50" West, perpendicular to said south line, a distance of 94.61 feet; THENCE North 02°31'42" West a distance of 70.98 feet; THENCE North 04°04'21" East a distance of 113.74 feet; THENCE North 08°02'41" East a distance of 122.39 feet; THENCE North 06°30'44" East a distance of 19.58 feet to the POINT OF BEGINNING; THENCE continuing North 06°30'44" East a distance of 137.77 feet; THENCE North 05°18'09" West a distance of 86.62 feet; THENCE North 26°11'12" East a distance of 110.50 feet; THENCE North 41°06'51" East a distance of 97.43 feet; THENCE North 73°52'00" East a distance of 129.52 feet; THENCE North 66°09'32" East a distance of 102.96 feet; THENCE North 72°35'43" East a distance of 243.05 feet; THENCE South 82°12'13" East a distance of 114.82 feet; THENCE North 78°00'37" East a distance of 67.42 feet; THENCE South 61°10'05" East a distance of 96.27 feet; THENCE South 73°14'12" East a distance of 108.80 feet; THENCE South 58°40'14" East a distance of 137.28 feet; THENCE South 72°20'11" East a distance of 150.07 feet; THENCE North 82°31'19" East a distance of 156.28 feet; THENCE North 60°39'20" East a distance of 44.64 feet; THENCE South 86°40'03" East a distance of 28.71 feet to a point on a non-tangent curve, said point being on the west line of Parcel No. 8 as described in AMENDED REPORT OF COMMISSIONERS Case No. CJ-2007-8481 (Consolidated with Case No. CJ-2007-8482) recorded in Book 10787, Page 712; THENCE Southeasterly along the west line of said Parcel No. 8 and a curve to the left having a radius of 7944.44 feet for an arc length of 295.55 feet, subtended by a chord with a bearing of South 02°36'08" East and a chord length of 295.53 feet; THENCE South 86°02'38" West a distance of 90.89 feet to a point of curvature; THENCE Southwesterly along a curve to the left having a radius of 340.00 feet for an arc length of 71.77 feet, subtended by a chord with a bearing of South 79°59'47" West and a chord length of 71.64 feet; THENCE South 73°56'57" West a distance of 221.06 feet to a point of curvature; THENCE Southwesterly along a curve to the right having a radius of 260.00 feet for an arc length of 71.64 feet, subtended by a chord with a bearing of South 81°50'34" West and a chord length of 71.41 feet; THENCE South 89°44'10" West a distance of 271.42 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of North 66°24'59" West and a chord length of 24.26 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the left having a radius of 74.00 feet for an arc length of 123.20 feet, subtended by a chord with a bearing of South 89°44'10" West and a chord length of 109.46 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of South 65°53'19" West and a chord length of 24.26

feet; THENCE South 89°44'10" West a distance of 305.38 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 16.43 feet, subtended by a chord with a bearing of North 74°34'11" West and a chord length of 16.23 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the left having a radius of 52.00 feet for an arc length of 65.31 feet, subtended by a chord with a bearing of South 85°08'43" West and a chord length of 61.10 feet; THENCE South 89°44'10" West a distance of 183.88 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 2nd day of January 2024.

SEAL

Amy K. Simpson

Amy K. Simpson, City Clerk



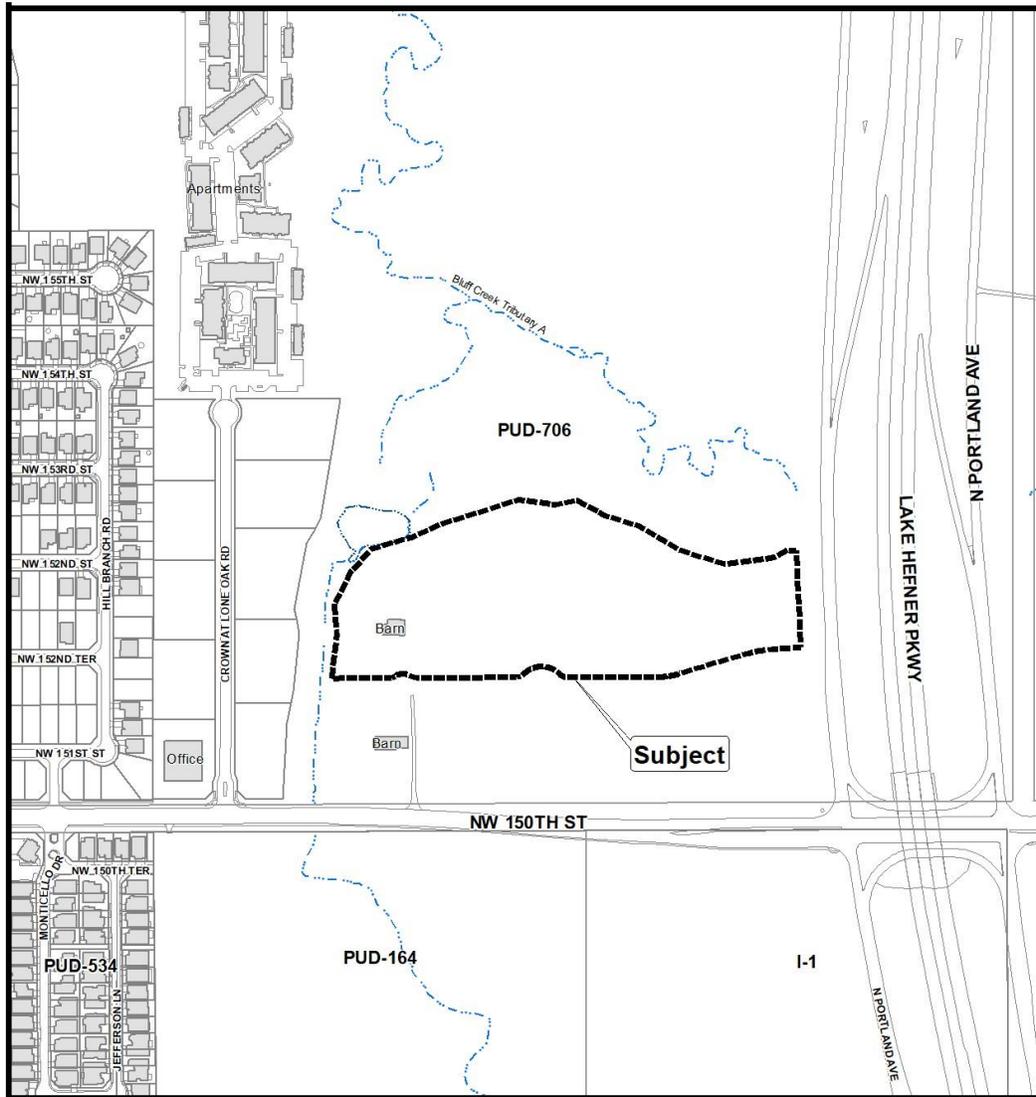
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1980

FROM: PUD-706 Planned Unit Development District

TO: PUD-1980 Planned Unit Development District

ADDRESS OF PROPERTY: 4301 NW 150th Street



PROPOSED USE: The purpose of this application to is to allow light industrial or multifamily 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** and **I-1 Light Industrial Districts** (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-1980

LOCATION: 4301 NW 150th 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 PUD-1980 Planned Unit Development District from PUD-706 Planned Unit Development District. A public hearing will be held by the City Council on January 30, 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:

A tract of land lying in the Southeast Quarter (SE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the Southwest Corner of the Southeast Quarter (SE/4) of said Section Two (2); THENCE North 89°44'10" East, along the South line of said Southeast Quarter (SE/4), a distance of 521.33 feet; THENCE North 00°15'50" West, perpendicular to said south line, a distance of 94.61 feet; THENCE North 02°31'42" West a distance of 70.98 feet; THENCE North 04°04'21" East a distance of 113.74 feet; THENCE North 08°02'41" East a distance of 122.39 feet; THENCE North 06°30'44" East a distance of 19.58 feet to the POINT OF BEGINNING; THENCE continuing North 06°30'44" East a distance of 137.77 feet; THENCE North 05°18'09" West a distance of 86.62 feet; THENCE North 26°11'12" East a distance of 110.50 feet; THENCE North 41°06'51" East a distance of 97.43 feet; THENCE North 73°52'00" East a distance of 129.52 feet; THENCE North 66°09'32" East a distance of 102.96 feet; THENCE North 72°35'43" East a distance of 243.05 feet; THENCE South 82°12'13" East a distance of 114.82 feet; THENCE North 78°00'37" East a distance of 67.42 feet; THENCE South 61°10'05" East a distance of 96.27 feet; THENCE South 73°14'12" East a distance of 108.80 feet; THENCE South 58°40'14" East a distance of 137.28 feet; THENCE South 72°20'11" East a distance of 150.07 feet; THENCE North 82°31'19" East a distance of 156.28 feet; THENCE North 60°39'20" East a distance of 44.64 feet; THENCE South 86°40'03" East a distance of 28.71 feet to a point on a non-tangent curve, said point being on the west line of Parcel No. 8 as described in AMENDED REPORT OF COMMISSIONERS Case No. CJ-2007-8481 (Consolidated with Case No. CJ-2007-8482) recorded in Book 10787, Page 712; THENCE Southeasterly along the west line of said Parcel No. 8 and a curve to the left having a radius of 7944.44 feet for an arc length of 295.55 feet, subtended by a chord with a bearing of South 02°36'08" East and a chord length of 295.53 feet; THENCE South 86°02'38" West a distance of 90.89 feet to a point of curvature; THENCE Southwesterly along a curve to the left having a radius of 340.00 feet for an arc length of 71.77 feet, subtended by a chord with a bearing of South 79°59'47" West and a chord length of 71.64 feet; THENCE South 73°56'57" West a distance of 221.06 feet to a point of curvature; THENCE Southwesterly along a curve to the right having a radius of 260.00 feet for an arc length of 71.64 feet, subtended by a chord with a bearing of South 81°50'34" West and a chord length of 71.41 feet; THENCE South 89°44'10" West a distance of 271.42 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of North 66°24'59" West and a chord length of 24.26 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the left having a radius of 74.00 feet for an arc length of 123.20 feet, subtended by a chord with a bearing of South

89°44'10" West and a chord length of 109.46 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 24.97 feet, subtended by a chord with a bearing of South 65°53'19" West and a chord length of 24.26 feet; THENCE South 89°44'10" West a distance of 305.38 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 30.00 feet for an arc length of 16.43 feet, subtended by a chord with a bearing of North 74°34'11" West and a chord length of 16.23 feet to a point of reverse curvature; THENCE Southwesterly along a curve to the left having a radius of 52.00 feet for an arc length of 65.31 feet, subtended by a chord with a bearing of South 85°08'43" West and a chord length of 61.10 feet; THENCE South 89°44'10" West a distance of 183.88 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow light industrial or multifamily 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** and **I-1 Light Industrial Districts** (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 2nd day of January 2024.

SEAL

Amy K. Simpson, City Clerk

