

CASE NUMBER: PUD-1975

This notice is to inform you that **Mark Zitzow, Johnson & Associates, on behalf of Habakkuk Medical Holdings, LLC and BNB Campus Realty, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1975 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 Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Blocks 9 and 14 as shown on the recorded plat ESTES ACRES, and being a portion of that parcel of land described in the Warranty Deed recorded in Book 15391, Page 1548 (Parent Deed), said tract being more particularly described as follows: COMMENCING at the Southwest (SW) Corner of Block 20 in said plat ESTES ACRES; THENCE North 00°08'13" East, along and with the West line of Blocks 20, 15 and 14 of said Plat, a distance of 620.00 feet to the SW Corner of said Parent Deed, said corner being the POINT OF BEGINNING; THENCE continuing North 00°08'13" East, along and with the West line of said Blocks 14, and 9, a distance of 438.91 feet; THENCE North 89°25'50" East, departing the West line of said Block 9, a distance of 424.37 feet to a point on the West right-of-way (R/W) line of Broadway Extension; THENCE South 00°35'02" East, along and with the West R/W line of Broadway Extension, a distance of 438.87 feet; THENCE South 89°25'50" West, departing said West R/W line a distance of 429.89 feet to the POINT OF BEGINNING. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Blocks 14, 15 and 20 as shown on the recorded plat ESTES Acres, being more particularly described as follows: BEGINNING at the Southwest (SW) Corner of said Block 20, said point being the POINT OF BEGINNING; THENCE North 00°08'13" East, along and with the West line of said Blocks 20, 15 and 14, a distance of 620.00 feet; THENCE North 89°25'50" East, departing said West line, a distance of 429.89 feet to a point on the West right-of-way line of Broadway Extension; THENCE along and with the West right-of-way line of Broadway Extension the following three (3) calls: South 00°35'02" East, a distance of 520.35 feet; North 89°35'18" East, a distance of 10.00 feet; South 00°35'02" East, a distance of 99.57 feet to a point on the South line of said Block 20 and the South line of said Northeast Quarter (NE/4); THENCE South 89°25'50" West, along and with the South line of said Block 20 and the South line of said Northeast Quarter (NE/4), a distance of 447.69 feet to the POINT OF BEGINNING. AND A tract of land being a part of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being the West Half of Lot 7 and all of Lots 8-21 Block 1 and that portion of vacated Robinson Street lying between Block 1 and Block 2 as shown on the recorded plat NORTH HIGHLAND ADDITION, being more particularly described as follows: BEGINNING at the Southwest (SW) Corner of said Lot 21, said point being the POINT OF BEGINNING; THENCE South 89°37'38" West, along and with the extended South line of said Block 1, a distance of 60.00 feet to the Southeast (SE) Corner of said Block 2; THENCE North 00°22'22" West, along and with the East line of said Block 2, a distance of 128.49 feet to the Northeast (NE) Corner of said Block 2; THENCE North 89°25'50" East, along and with the

extended North line and the North line of said Block 1, a distance of 422.50 feet to the Northeast (NE) Corner of the West Half (W/2) of said Lot 7; THENCE South 00°22'22" East, along and with the East line of the West Half (W/2) of said Lot 7, a distance of 129.94 feet to the Southeast (SE) Corner of the West Half (W/2) of said Lot 7; THENCE South 89°37'38" West, along and with the South line of said Block 1, a distance of 362.50 feet to the POINT OF BEGINNING.

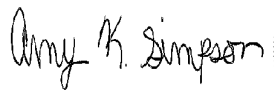
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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, City Clerk



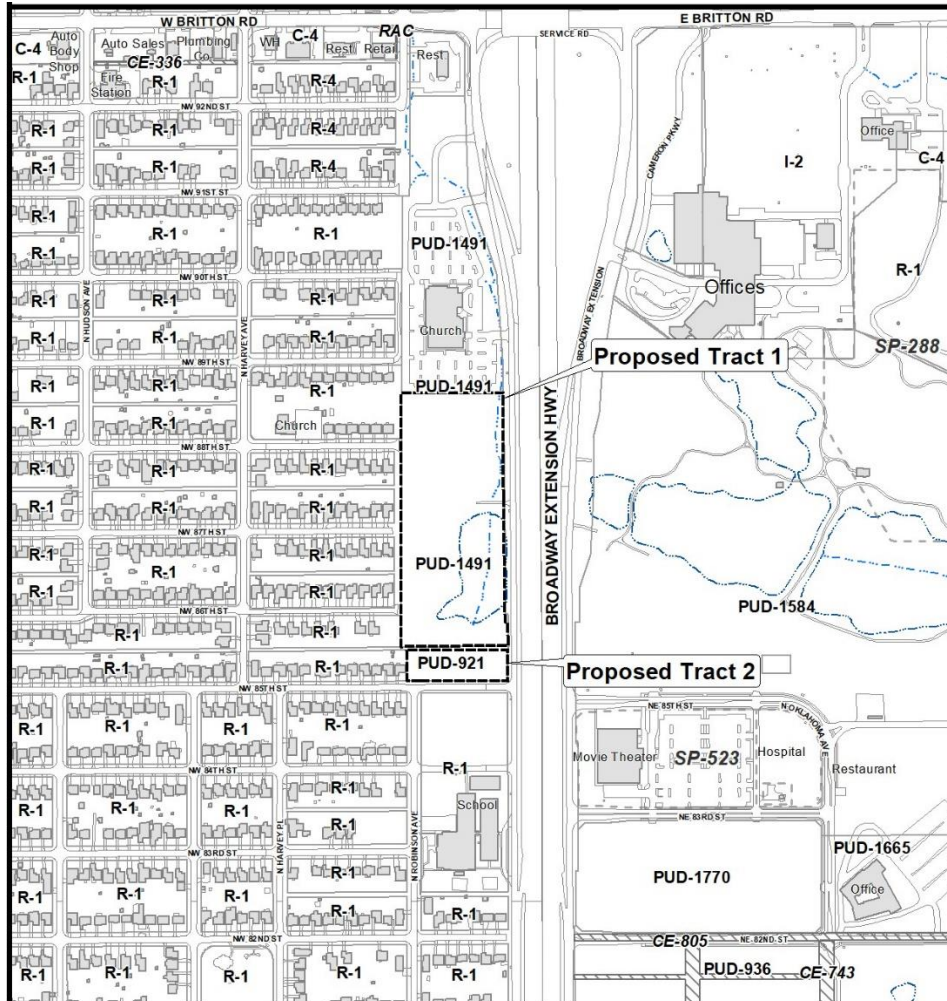
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1975

FROM: PUD-1491 Planned Unit Development and PUD-921 Planned Unit Development Districts

TO: PUD-1975 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 8715 Broadway Extension



PROPOSED USE: The application is to allow commercial, office & warehousing use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2, “General Office”** District and **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-1975

LOCATION: 8715 Broadway Extension

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-1975 Planned Unit Development District from PUD-1491 Planned Unit Development and PUD-921 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:

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Block 1, a distance of 60.00 feet to the Southeast (SE) Corner of said Block 2; THENCE North 00°22'22" West, along and with the East line of said Block 2, a distance of 128.49 feet to the Northeast (NE) Corner of said Block 2; THENCE North 89°25'50" East, along and with the extended North line and the North line of said Block 1, a distance of 422.50 feet to the Northeast (NE) Corner of the West Half (W/2) of said Lot 7; THENCE South 00°22'22" East, along and with the East line of the West Half (W/2) of said Lot 7, a distance of 129.94 feet to the Southeast (SE) Corner of the West Half (W/2) of said Lot 7; THENCE South 89°37'38" West, along and with the South line of said Block 1, a distance of 362.50 feet to the POINT OF BEGINNING.

PROPOSED USE: The application is to allow commercial, office & warehousing use and development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2, "General Office" District and 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

