

**CASE NUMBER: PUD-1891**

This notice is to inform you that **David Box, on behalf of Integrity First Developers, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1891 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 16, 2022. 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.**

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

**LEGAL DESCRIPTION:**

A tract of land being a part of the South Half (S/2) of Section Twenty-Five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section Twenty-Five (25), said point being the POINT OF BEGINNING; THENCE South 89°46'07" West, along and with the South line of said Southwest Quarter (SW/4), distance of 195.53 feet; THENCE North 00°13'53" West departing the South line of said Southwest Quarter (SW/4), a distance of 50.00 feet to a point on the North right-of-way line of Northwest 178th Street; THENCE North 17°49'53" East, departing said North right-of-way line, a distance of 311.54 feet; THENCE North 65°23'24" West, a distance of 163.72 feet; THENCE North 24°36'37" East, a distance of 78.34 feet; THENCE North 00°02'38" West, a distance of 81.66 feet; THENCE North 24°30'06" East, a distance of 131.34 feet; THENCE South 66°44'29" East, a distance of 156.00 feet; THENCE South 71°54'33" East, a distance of 355.68 feet to a point on the Southwesterly line of a 100' Pipeline Easement as shown on the Plat THE GROVE SOUTH PHASE 2, recorded in Book 69 of Plats, Page 33, hereinafter "Pipeline Esmt"; THENCE South 39°35'49" East, along and with the Southwesterly line of said Pipeline Esmt, a distance of 663.54 feet to a point on the South line of the Southeast Quarter (SE/4) of said Section Twenty-Five (25); THENCE South 89°46'02" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 742.20 feet to the POINT OF BEGINNING.

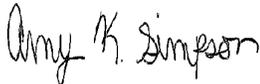
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 July, 2022

SEAL

  
Amy Simpson, City Clerk 

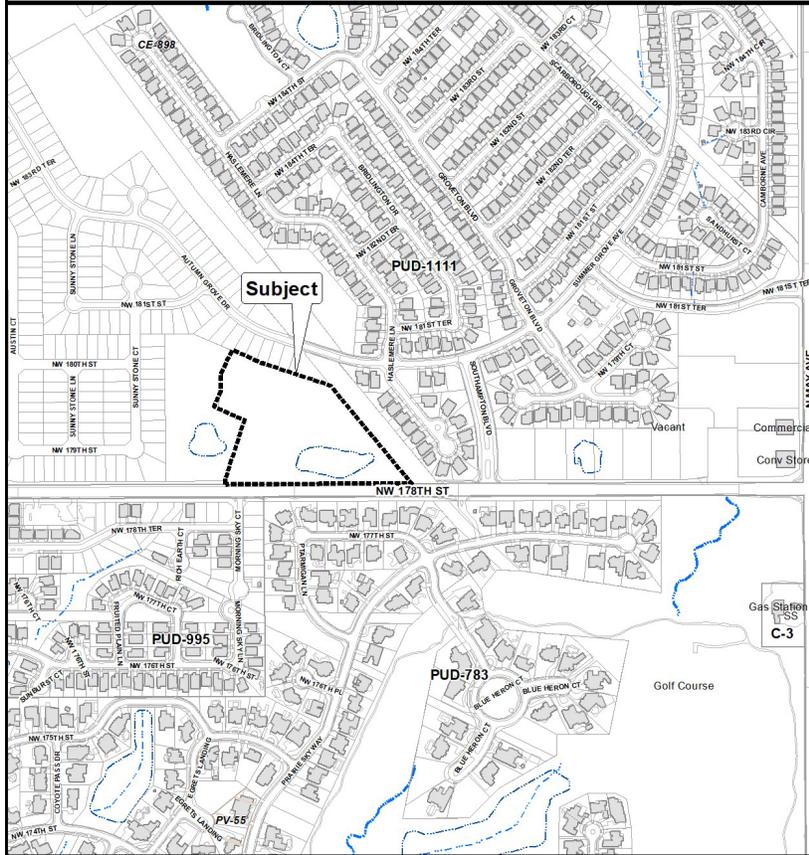
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: PUD-1891**

**FROM:** PUD-1111 Planned Unit Development District

**TO:** PUD-1891 Planned Unit Development District

**ADDRESS OF PROPERTY:** 3223 NW 178th Street



**PROPOSED USE:** The purpose of this request is to permit a townhome development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General 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 · (405) 297-3908**

**TDD (405) 297-2020**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1891

**LOCATION:** 3223 NW 178th 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 PUD Planned Unit Development District from the PUD-1111 Planned Unit Development District. A public hearing will be held by the City Council on August 16, 2022. **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.**

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

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:

A tract of land being a part of the South Half (S/2) of Section Twenty-Five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Southeast Corner of the Southwest Quarter (SW/4) of said Section Twenty-Five (25), said point being the POINT OF BEGINNING; THENCE South 89°46'07" West, along and with the South line of said Southwest Quarter (SW/4), distance of 195.53 feet; THENCE North 00°13'53" West departing the South line of said Southwest Quarter (SW/4), a distance of 50.00 feet to a point on the North right-of-way line of Northwest 178th Street; THENCE North 17°49'53" East, departing said North right-of-way line, a distance of 311.54 feet; THENCE North 65°23'24" West, a distance of 163.72 feet; THENCE North 24°36'37" East, a distance of 78.34 feet; THENCE North 00°02'38" West, a distance of 81.66 feet; THENCE North 24°30'06" East, a distance of 131.34 feet; THENCE South 66°44'29" East, a distance of 156.00 feet; THENCE South 71°54'33" East, a distance of 355.68 feet to a point on the Southwesterly line of a 100' Pipeline Easement as shown on the Plat THE GROVE SOUTH PHASE 2, recorded in Book 69 of Plats, Page 33, hereinafter "Pipeline Esmt"; THENCE South 39°35'49" East, along and with the Southwesterly line of said Pipeline Esmt, a distance of 663.54 feet to a point on the South line of the Southeast Quarter (SE/4) of said Section Twenty-Five (25); THENCE South 89°46'02" West, along and with the South line of said Southeast Quarter (SE/4), a distance of 742.20 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to permit a townhome development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-4 General Residential 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.

Dated this 19th day of July, 2022

SEAL

For further information call 297-3908

Amy Simpson, City Clerk

TDD 297-2020

