

CASE NUMBER: PUD-1945

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C., on behalf of Caliber Development Company, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1945 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 20, 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.**

To review a copy of the Proposed Master Design Statement for this PUD visit www.okc.gov/districts.

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at the northwest corner of said Northwest Quarter, also being the northwest corner of that certain tract of land described in Warranty Deed to the State of Oklahoma recorded in Book 8136, Page 1670; THENCE North 89°16'26" East, along the north line of said Northwest Quarter and said Deed, passing at a distance of 105.67 feet the northeast corner of said Deed and continuing along the north line of said Northwest Quarter and the north line of that certain tract of land described as Parcel 18 in Journal Entry of Judgement On Jury Verdict Case No. CJ-2007-10110 in the District Court of Oklahoma County recorded in Book 13073, Page 923 for a total distance of 1217.00 feet to the northwest corner of that certain tract of land described in Warranty Deed recorded in Book 10557, Page 1830; THENCE South 00°43'35" East, along the west line of said Warranty Deed, a distance of 62.49 feet to a point on the south right of way line of N.W. 192nd Street as established in said Journal Entry of Judgement and being the POINT OF BEGINNING; THENCE continuing South 00°43'35" East, along the west line of said Warranty Deed, a distance of 254.56 feet to a point on the north line of Block 71, THE GROVE PHASE XIV recorded in Book 80 of Plats, Page 57; THENCE along the north line of said Block 71, the following Three (3) courses: 1. South 89°16'26" West a distance of 353.08 feet; 2. South 30°13'56" West a distance of 178.42 feet; 3. South 89°16'26" West a distance of 505.94 feet to a point on the easterly right of way line of North Portland Avenue (State Highway 74) as established by said Journal Entry of Judgement; THENCE along said easterly right of way line and the southerly right of way line of said NW 192nd Street as established by said Journal Entry of Judgement, the following Four (4) courses: 1. North 00°12'00" West a distance of 359.37 feet; 2. North 44°29'29" East a distance of 57.78 feet; 3. North 89°16'26" East a distance of 700.00 feet; 4. North 87°11'28" East a distance of 206.63 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 23rd day of May 2023

SEAL

Amy K. Simpson

Amy Simpson, City Clerk



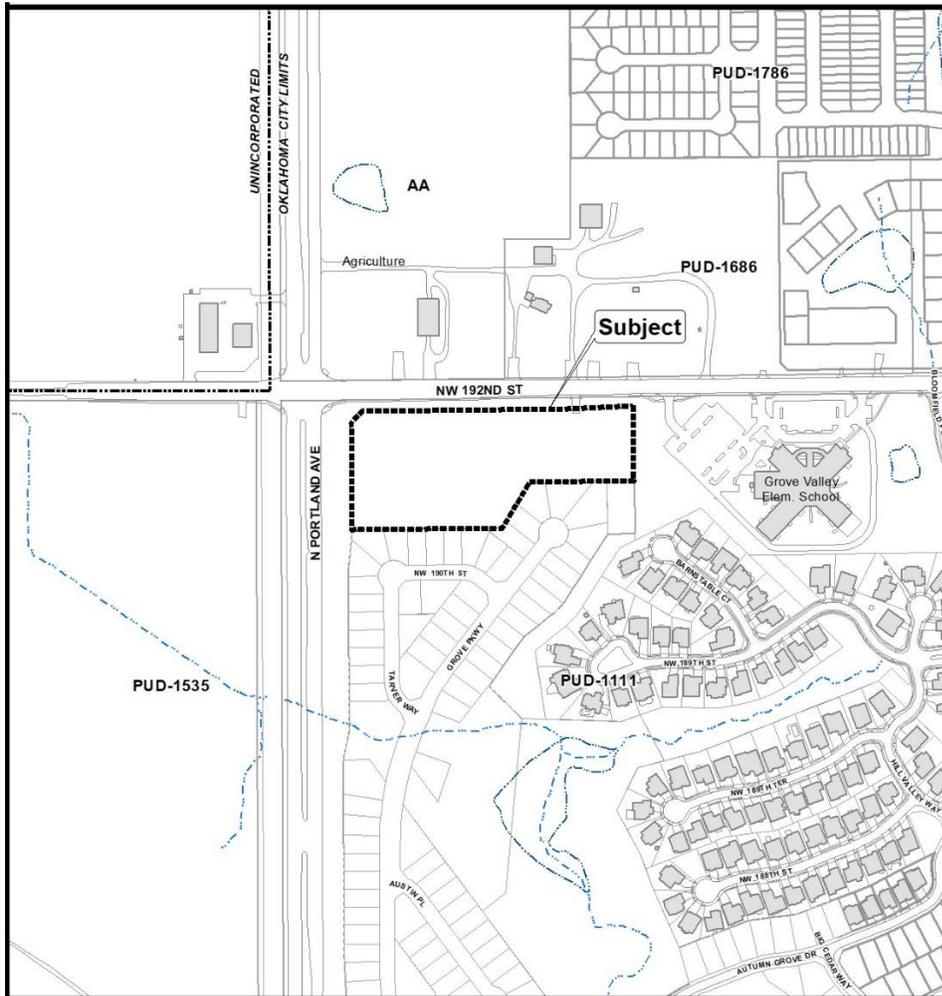
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1945

FROM: PUD-1111 Planned Unit Development District

TO: PUD-1945 Planned Unit Development District

ADDRESS OF PROPERTY: 3622 NW 192nd Street



FOR PUBLICATION ONLY

CASE NUMBER: PUD-1945

LOCATION: 3622 NW 192nd 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-1945 Planned Unit Development District from PUD-1111 Planned Unit Development District. A public hearing will be held by the City Council on June 20, 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.**

To review a copy of the Proposed Master Design Statement for this PUD visit 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:

LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter (NW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at the northwest corner of said Northwest Quarter, also being the northwest corner of that certain tract of land described in Warranty Deed to the State of Oklahoma recorded in Book 8136, Page 1670; THENCE North 89°16'26" East, along the north line of said Northwest Quarter and said Deed, passing at a distance of 105.67 feet the northeast corner of said Deed and continuing along the north line of said Northwest Quarter and the north line of that certain tract of land described as Parcel 18 in Journal Entry of Judgement On Jury Verdict Case No. CJ-2007-10110 in the District Court of Oklahoma County recorded in Book 13073, Page 923 for a total distance of 1217.00 feet to the northwest corner of that certain tract of land described in Warranty Deed recorded in Book 10557, Page 1830; THENCE South 00°43'35" East, along the west line of said Warranty Deed, a distance of 62.49 feet to a point on the south right of way line of N.W. 192nd Street as established in said Journal Entry of Judgement and being the POINT OF BEGINNING; THENCE continuing South 00°43'35" East, along the west line of said Warranty Deed, a distance of 254.56 feet to a point on the north line of Block 71, THE GROVE PHASE XIV recorded in Book 80 of Plats, Page 57; THENCE along the north line of said Block 71, the following Three (3) courses: 1. South 89°16'26" West a distance of 353.08 feet; 2. South 30°13'56" West a distance of 178.42 feet; 3. South 89°16'26" West a distance of 505.94 feet to a point on the easterly right of way line of North Portland Avenue (State Highway 74) as established by said Journal Entry of Judgement; THENCE along said easterly right of way line and the southerly right of way line of said NW 192nd Street as established by said Journal Entry of Judgement, the following Four (4) courses: 1. North 00°12'00" West a distance of 359.37 feet; 2. North 44°29'29" East a distance of 57.78 feet; 3. North 89°16'26" East a distance of 700.00 feet; 4. North 87°11'28" East a distance of 206.63 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this request is to permit use and development of gasoline sales and retail sales.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **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

TDD (405) 297-2020

Dated this 23rd day of May 2023

SEAL

Amy Simpson, City Clerk

