

## **CASE NUMBER: PUD-1999**

This notice is to inform you that **Mark Zitzow, Johnson & Associates, on behalf of First Christian Church of Oklahoma City**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1999 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on May 21, 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 Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4); THENCE North 89°31'35" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 30.00 feet to the POINT OF BEGINNING; THENCE North 00°15'40" West, parallel with and 30.00 feet East of the West line of said Southeast Quarter (SE/4), a distance of 842.76 feet to a point on the South line of the recorded plat EDGEMERE HEIGHTS ADDITION; THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following fourteen (14) calls: 1. North 66°21'20" East (North 66°37' East record), a distance of 120.72 feet; 2. North 42°08'20" East (North 42°24' East record), a distance of 60.00 feet; 3. South 74°22'40" East (South 74°07' East record), a distance of 37.00 feet; 4. South 32°27'40" East (South 32°12' East record), a distance of 52.00 feet; 5. South 89°14'40" East (South 88°59' East record), a distance of 90.00 feet; 6. South 34°41'40" East (South 34°26' East record), a distance of 129.00 feet; 7. North 30°09'20" East (North 30°25' East record), a distance of 129.80 feet; 8. North 89°58'20" East (South 89°46' East record), a distance of 125.30 feet; 9. North 63°15'20" East (North 63°31' East record), a distance of 52.00 feet; 10. South 59°04'40" East (South 58°49' East record), a distance of 74.07 feet (73 feet record); 11. North 80°33'59" East (North 80°45' East record), a distance of 54.06 feet (56 feet record); 12. North 52°57'59" East (North 53°09' East record), a distance of 132.30 feet; 13. North 40°04'59" East (North 40°16' East record), a distance of 185.70 feet; 14. North 21°37'59" East (North 21°49' East record), a distance of 50.80 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13672, Page 1798; THENCE North 25°46'59" East (North 25°57'59" East record), along and with the East line of said tract of land recorded in Book 13672, Page 1798, a distance of 153.04 feet to the Northeast (NE) Corner of said tract of land, said corner lying on the East line of said EDGEMERE HEIGHTS ADDITION; THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following eight (8) calls: 1. South 76°48'01" East (South 76°37' East record), a distance of 62.47 feet; 2. North 01°02'28" West (North 0°51' East record), a distance of 124.14 feet (123 feet record); 3. North 44°20'28" West (North 44°09' West record), a distance of 113.60 feet; 4. North 48°25'32" East (North 48°37' East record), a distance of 62.70 feet; 5. North 81°51'32" East (North 82°03' East record), a distance of 132.60 feet; 6. North 14°54'21" East (North 20°26' East record), a distance of 62.83 feet (63.9 feet record); 7. North 35°08'55" East (North 36°30' East record), a distance of 161.50 feet; 8. South 87°56'05" East (South 86°35' East record), a distance of 55.00 feet to a point on the West right-of-way line of Interstate 235; THENCE along and with the West right-of-way line of Interstate 235 the following calls: 1. South 19°30'00" East, a distance of 60.00 feet; 2. North 74°44'15" East, a distance of 107.64 feet; 3. South 15°39'55" East, a distance of 22.73 feet; 4. South 11°37'28" East, a distance of 146.06 feet; 5. on a non-tangent curve to the right having a radius of 1,819.36

feet, a chord bearing of South 00°09'06" East, a chord length of 277.44 feet and an arc length of 277.71 feet; 6. South 22°45'37" West, a distance of 146.87 feet; 7. South 07°24'15" West, a distance of 119.96 feet; 8. South 25°50'18" West, a distance of 110.97 feet; 9. South 28°54'26" West, a distance of 458.57 feet; 10. South 05°00'17" West, a distance of 158.75 feet; 11. South 18°53'53" East, a distance of 104.38 feet; 12. South 33°22'38" West, a distance of 21.44 feet; 13. on a curve to the right having a radius of 381.97 feet, a chord bearing of South 61°30'27" West, a chord length of 360.18 feet and an arc length of 375.07 feet; 14. South 00°28'25" East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter (SE/4); THENCE South 89°31'35" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 869.60 feet to the POINT OF BEGINNING.

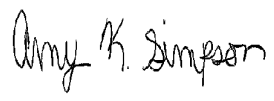
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 April 2024.

SEAL

  
Amy K. Simpson, City Clerk

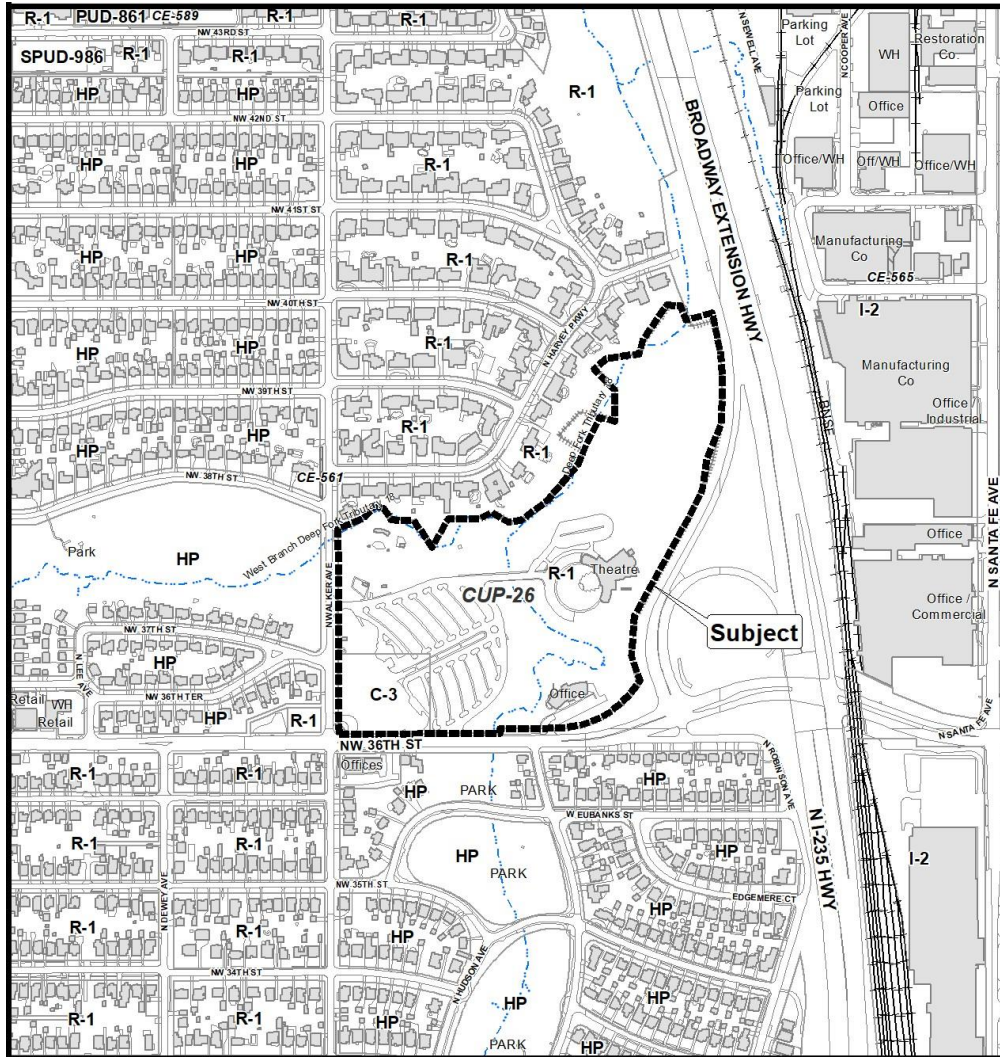


**CASE NUMBER:** PUD-1999

**FROM:** R-1 Single-family Residential, C-3 Community Commercial and CUP-26 Community Unit Plan Overlay Districts

**TO:** PUD-1999 Planned Unit Development District

**ADDRESS OF PROPERTY:** 3700 North Walker Avenue



**PROPOSED USE:** The purpose of this application is to allow single-family residential, townhome and office development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-1, “Single-Family Residential”** and **O-2, “General Office” 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](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1999

**LOCATION:** 3700 North Walker Avenue

**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-1999 Planned Unit Development District from R-1 Single-family Residential, C-3 Community Commercial and CUP-26 Community Unit Plan Overlay Districts. A public hearing will be held by the City Council on May 21, 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 being a part of the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4); THENCE North 89°31'35" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 30.00 feet to the POINT OF BEGINNING; THENCE North 00°15'40" West, parallel with and 30.00 feet East of the West line of said Southeast Quarter (SE/4), a distance of 842.76 feet to a point on the South line of the recorded plat EDGEMERE HEIGHTS ADDITION; THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following fourteen (14) calls: 1. North 66°21'20" East (North 66°37' East record), a distance of 120.72 feet; 2. North 42°08'20" East (North 42°24' East record), a distance of 60.00 feet; 3. South 74°22'40" East (South 74°07' East record), a distance of 37.00 feet; 4. South 32°27'40" East (South 32°12' East record), a distance of 52.00 feet; 5. South 89°14'40" East (South 88°59' East record), a distance of 90.00 feet; 6. South 34°41'40" East (South 34°26' East record), a distance of 129.00 feet; 7. North 30°09'20" East (North 30°25' East record), a distance of 129.80 feet; 8. North 89°58'20" East (South 89°46' East record), a distance of 125.30 feet; 9. North 63°15'20" East (North 63°31' East record), a distance of 52.00 feet; 10. South 59°04'40" East (South 58°49' East record), a distance of 74.07 feet (73 feet record); 11. North 80°33'59" East (North 80°45' East record), a distance of 54.06 feet (56 feet record); 12. North 52°57'59" East (North 53°09' East record), a distance of 132.30 feet; 13. North 40°04'59" East (North 40°16' East record), a distance of 185.70 feet; 14. North 21°37'59" East (North 21°49' East record), a distance of 50.80 feet to the Southeast (SE) Corner of a tract of land recorded in Book 13672, Page 1798; THENCE North 25°46'59" East (North 25°57'59" East record), along and with the East line of said tract of land recorded in Book 13672, Page 1798, a distance of 153.04 feet to the Northeast (NE) Corner of said tract of land, said corner lying on the East line of said EDGEMERE HEIGHTS ADDITION; THENCE along and with the South and East lines of said EDGEMERE HEIGHTS ADDITION the following eight (8) calls: 1. South 76°48'01" East (South 76°37' East record), a distance of 62.47 feet; 2. North 01°02'28" West (North 0°51' East record), a distance of 124.14 feet (123 feet record); 3. North 44°20'28" West (North 44°09' West record), a distance of 113.60 feet; 4. North 48°25'32" East (North 48°37' East record), a distance of 62.70 feet; 5. North 81°51'32" East (North 82°03' East record), a distance of 132.60 feet; 6. North 14°54'21" East (North 20°26' East record), a distance of 62.83 feet (63.9 feet record); 7. North 35°08'55" East (North 36°30' East record), a distance of 161.50 feet; 8. South 87°56'05" East (South 86°35' East record), a distance of 55.00 feet to a point on the West right-of-way line of Interstate 235; THENCE along and with the West right-of-way line of Interstate

235 the following calls: 1. South 19°30'00" East, a distance of 60.00 feet; 2. North 74°44'15" East, a distance of 107.64 feet; 3. South 15°39'55" East, a distance of 22.73 feet; 4. South 11°37'28" East, a distance of 146.06 feet; 5. on a non-tangent curve to the right having a radius of 1,819.36 feet, a chord bearing of South 00°09'06" East, a chord length of 277.44 feet and an arc length of 277.71 feet; 6. South 22°45'37" West, a distance of 146.87 feet; 7. South 07°24'15" West, a distance of 119.96 feet; 8. South 25°50'18" West, a distance of 110.97 feet; 9. South 28°54'26" West, a distance of 458.57 feet; 10. South 05°00'17" West, a distance of 158.75 feet; 11. South 18°53'53" East, a distance of 104.38 feet; 12. South 33°22'38" West, a distance of 21.44 feet; 13. on a curve to the right having a radius of 381.97 feet, a chord bearing of South 61°30'27" West, a chord length of 360.18 feet and an arc length of 375.07 feet; 14. South 00°28'25" East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter (SE/4); THENCE South 89°31'35" West, along and with the South line of said Southwest Quarter (SW/4), a distance of 869.60 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow single-family residential, townhome and office development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-1, "Single-Family Residential" and O-2, "General Office" 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 23rd day of April 2024.

SEAL

Amy K. Simpson, City Clerk



