

CASE NUMBER: PUD-1992

This notice is to inform you that **Mark Grubbs, Grubbs Consulting, LLC, on behalf of Degrees of Freedom, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1992 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 9, 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 Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: The North Fifty-six (56) acres of the North Eighty-two (82) acres of the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, OK. AND A tract of land situated in the South Twenty-six (26) acres of the North Eighty-two (82) acres and the East Thirty (30) acres of the South Eighty-five (85) acres of the Northwest Quarter (NW/4) of Section 3, Township 13 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: Beginning at a point 924.09 feet South 00°30'20" East and 510.02 feet North 89°42'18" East of the Northwest corner of said Section 3; Thence North 89°42'18" East a distance of 2130.97 feet to a point on the East Boundary of said Northwest Quarter (NW/4); Thence South 00°39'25" East a distance of 1797.76 feet to the Center of Section 3; Thence South 89°37'12" West along the South boundary of said Northwest Quarter (NW/4) a distance of 956.33 feet; Thence North 00°38'55" West a distance of 1370.42 feet; Thence South 89°42'18" West a distance of 1175.96 feet; Thence North 00°30'20" West a distance of 428.75 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 12th day of March 2024.

SEAL

Amy K. Simpson

Amy K. Simpson, City Clerk



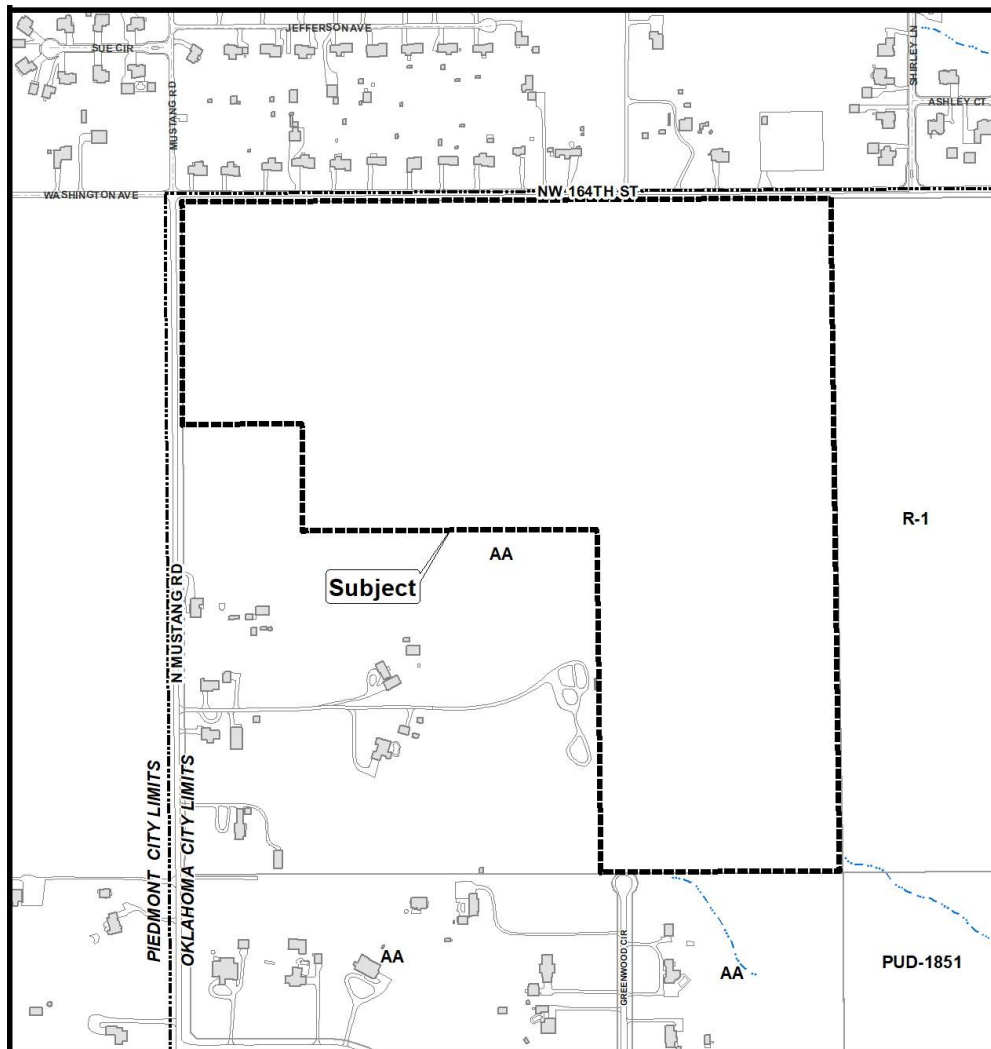
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1992

FROM: AA-Agricultural District

TO: PUD-1992 Planned Unit Development District

ADDRESS OF PROPERTY: 16400 North Mustang Road



PROPOSED USE: The purpose of this application is to allow office, commercial, and residential 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 **C-3 Community Commercial** zoning 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-1992

LOCATION: 16400 North Mustang Road

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-1992 Planned Unit Development District from AA-Agricultural District. A public hearing will be held by the City Council on April 9, 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 Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: The North Fifty-six (56) acres of the North Eighty-two (82) acres of the Northwest Quarter (NW/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Canadian County, OK. AND A tract of land situated in the South Twenty-six (26) acres of the North Eighty-two (82) acres and the East Thirty (30) acres of the South Eighty-five (85) acres of the Northwest Quarter (NW/4) of Section 3, Township 13 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: Beginning at a point 924.09 feet South 00°30'20" East and 510.02 feet North 89°42'18" East of the Northwest corner of said Section 3; Thence North 89°42'18" East a distance of 2130.97 feet to a point on the East Boundary of said Northwest Quarter (NW/4); Thence South 00°39'25" East a distance of 1797.76 feet to the Center of Section 3; Thence South 89°37'12" West along the South boundary of said Northwest Quarter (NW/4) a distance of 956.33 feet; Thence North 00°38'55" West a distance of 1370.42 feet; Thence South 89°42'18" West a distance of 1175.96 feet; Thence North 00°30'20" West a distance of 428.75 feet to the Point of Beginning.

PROPOSED USE: The purpose of this application is to allow office, commercial, and residential 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 C-3 Community Commercial zoning 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 12th day of March 2024.

SEAL

Amy K. Simpson, City Clerk

