

## **CASE NUMBER: PUD-2009**

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C., on behalf of Wheeler District, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2009 Planned Unit Development and SRODD Scenic River Overlay Design Districts. The City Council will consider this zoning application at a public hearing on October 8, 2024. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, 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 Northwest Quarter (NW/4) of Section Nine (9), and a part of the Southwest Quarter (SW/4) of Section Four (4), of Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest (NW) Corner of the Northwest Quarter (NW/4) of said Section 9; THENCE North 89°27'10" East, along and with the north line of said Northwest Quarter (NW/4), a distance of 33.00 feet to a point on the east statutory right-of-way of Western Avenue, said point being the POINT OF BEGINNING; THENCE North 00°01'57" West, parallel with the west line of the Southwest Quarter (SW/4) of said Section 4 along and with said east statutory right-of-way, a distance of 447.00 feet; THENCE South 89°48'23" East, departing said east statutory right-of-way, a distance of 223.45 feet; THENCE South 46°30'47" East, a distance of 276.38 feet; THENCE South 52°32'47" East, passing the section line of said Sections 4 & 9 at a distance of 409.29 feet, for a total distance of 490.61 feet; THENCE South 59°31'34" East, a distance of 883.93 feet; THENCE South 25°10'12" West, a distance of 201.63 feet; THENCE South 17°16'07" East, a distance of 94.23 feet; THENCE South 00°01'35" West, a distance of 30.00 feet; THENCE North 89°58'25" West, a distance of 116.00 feet; THENCE South 00°06'43" West, a distance of 368.57 feet; THENCE South 25°06'49" West, a distance of 364.37 feet; THENCE South 61°52'01" West, a distance of 278.49 feet; THENCE North 89°58'25" West, a distance of 1,000.44 feet to a point on the east statutory right-of-way of said Western Avenue; THENCE North 00°00'23" East, parallel with and 33 feet east of the west line of said Northwest Quarter (NW/4) along and with said east statutory right-of-way, a distance of 650.00 feet; THENCE South 89°58'25" East, departing said east statutory right-of-way, a distance of 17.00 feet; THENCE North 00°00'23" East, a distance of 180.00 feet; THENCE North 89°58'25" West, a distance of 17.00 feet to a point on the east statutory right-of-way of said Western Avenue; THENCE North 00°00'23" East, parallel with and 33 feet east of the west line of said Northwest Quarter (NW/4) along and with said east statutory right-of-way, a distance of 360.61 feet; THENCE South 89°58'25" East, departing said east statutory right-of-way, a distance of 929.50 feet; THENCE North 00°01'35" East, a distance of 30.00 feet; THENCE North 60°30'01" West, a distance of 243.89 feet; THENCE North 00°06'27" East, a distance of 30.00 feet; THENCE North 89°58'25" West, a distance of 25.00 feet; THENCE North 00°06'27" East, a distance of 180.00 feet; THENCE North 89°58'25" West, a distance of 180.00 feet; THENCE North 00°06'27" East, a distance of 76.87 feet to a point on the north line of said Northwest Quarter (NW/4); THENCE South 89°27'10" West, along and with the north line of said Northwest Quarter (NW/4), a distance of 512.75 feet to the POINT OF BEGINNING.

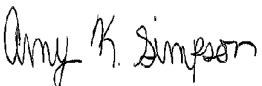
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 10th day of September 2024.

SEAL

  
Amy K. Simpson, City Clerk



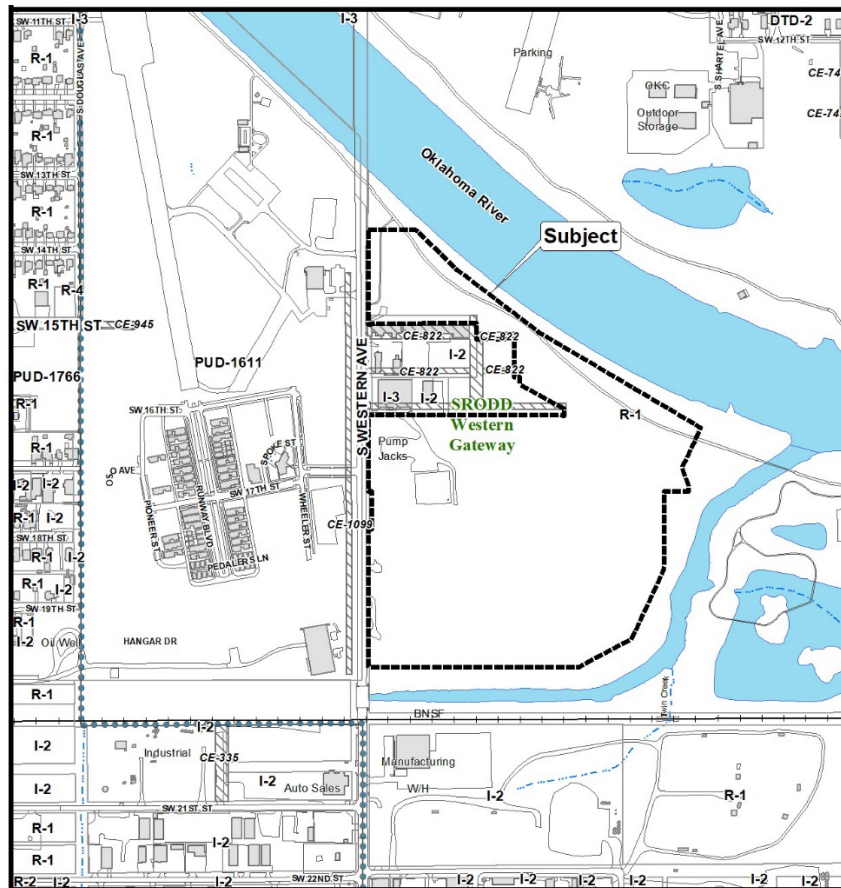
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-2009

**FROM:** R-1 Single-Family Residential, I-2 Moderate Industrial, and SRODD Scenic River Overlay Design Districts

**TO:** PUD-2009 Planned Unit Development and SRODD Scenic River Overlay Design Districts

**ADDRESS OF PROPERTY:** 2014 South Western Avenue



**PROPOSED USE:** The purpose of this application is to allow a mixed-use community of residential, commercial, institutional, and recreational development as an extension of the Wheeler District.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **DTD-2 Downtown Transitional and SRODD Scenic River Overlay Design 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-2009

**LOCATION:** 2014 South Western 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-2009 Planned Unit Development District subject to the SRODD Scenic River Overlay Design District from R-1 Single-Family Residential, I-2 Moderate Industrial, and SRODD Scenic River Overlay Design Districts. A public hearing will be held by the City Council on October 8, 2024. **The City Council meets in the Council Chamber, 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, subject to the SRODD Scenic River Overlay Design District boundary:

## LEGAL DESCRIPTION:

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(NW/4); THENCE South 89°27'10" West, along and with the north line of said Northwest Quarter (NW/4), a distance of 512.75 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow a mixed-use community of residential, commercial, institutional, and recreational development as an extension of the Wheeler District.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **DTD-2 Downtown Transitional and SRODD Scenic River Overlay Design Districts** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** 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 10th day of September 2024.

SEAL

Amy K. Simpson, City Clerk

