

## **CASE NUMBER: PUD-2004**

This notice is to inform you that **Mark Zitzow, Johnson & Associates, on behalf of Industrial Investments Company & Swisher Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2004 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 2, 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 East Half (E/2) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and being more particularly described as follows: All of that portion of Government Lots 2 and 5 located South of the South right-of-way line of Interstate 40, said right-of-way recorded in Book 364, Page 442. **AND** - Industrial Investments Co. Tract recorded in Book 460, Page 291 All of the N1/2 NW1/4 SE1/4 and a part of Government Lot 4 in the SE1/4 of Sec. 1, T11N, R5W, I.M., Canadian County, Oklahoma more particularly described as follows: Beginning at the Northwest Corner of the SE1/4 of said Sec. 1; Thence N88°23'13"E along the North line of said SE1/4 a distance of 1,802.41 feet to a point in the center line of the North Canadian River according to the original Government Survey thereof; Thence S19°48'34"E along the Center line of said River a distance of 366.14 feet; Thence S37°45'35"E along the center line of said River a distance of 381.48 feet; Thence S88°30'37"W along the South line extended of said N1/2 NW1/4 SE1/4 a distance of 2,176.58 feet to the Southwest Corner of said N1/2 NW1/4 SE1/4; Thence N01°26'48"E along the West line of said SE1/4 a distance of 652.12 feet to the point or place of beginning. **AND** - Industrial Investments Co. Tract recorded in Book 466, Page 138 A part of the NW1/4, SE1/4 and a part of Government Lot 4, Sec.1, T11N, R5W, I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at a point on the West line of the SE1/4 of said Sec. 1, said point being 652.13 feet South of the NW corner of said SE1/4; Thence N88°30'37"E. a distance of 2,176.58 feet to a point in the center line of the North Canadian River (according to the original government survey); Thence S37°45'35"E along the center line of said river a distance of 412.22 feet; Thence S18°18'25"E along the center line of said river a distance of 338.84 feet; Thence, S88°37'55"W. along the South line of Government Lot 4 and the South line of the NW1/4, SE1/4 a distance of 2,551.89 feet to a point in the West line of said SE1/4; Thence N01°26'48"E along the West line of said SE1/4 a distance of 652.13 feet to the point or place of beginning. **AND** A part of the SW1/4, SE1/4 and a part of Government Lot 3, Sec. 1, T11N, R5W, I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at the SW corner of the SE1/4 of said Sec. 1; Thence N01°26'48"E. along the West line of said SE1/4 a distance of 1,304.25 feet to the NW corner of the SW1/4, SE1/4 of said Sec. 1; Thence N88°37'55"E. along the North line of the SW1/4, SE1/4 and the North line of Government Lot 3 a distance of 2,551.89 feet to a point in the center line of the North Canadian River (according to the original government survey); Thence S18°18'25"E along the center line of said river a distance of 235.15 feet to a point in the East line of said SE1/4; Thence S00°13'25"E along the East line of said SE1/4 a distance of 719 feet to a point, said point being 370 feet North of the SE corner of said Sec. 1; Thence N86°11'26"W. a distance of 2,022.25 feet; Thence S23°52'52"W. a distance of 600.38 feet to a point in the South line of said SE1/4; Thence S88°52'12"W. along the South line of said SE1/4 a distance of 400 feet to the point or place of beginning. **AND** – Swisher Investments Tract recorded in Book 3,770, Page 630 All of Government Lot 1, in the SE 1/4 of Sec. 1, T11N, R5W, I.M.,

Canadian County, Oklahoma, more particularly described as follows: Beginning at the NE corner of said Government Lot 1, said point being the NE corner of the said SE/4; Thence S00°13'25"E along the East line of said SE/4 a distance of 1,539.00 feet to a point on the center line of the North Canadian River according to the original Government survey thereof; Thence N18°18'25"W along the center line of said River a distance of 573.99 feet; Thence N37°45'35"W along the center line of said River a distance of 793.70 feet; Thence N19°48'34"W along the center line of said River a distance of 366.14 feet to a point in the North line of said SE/4; Thence N88°23'13"E along the North line of said SE/4 a distance of 784.71 feet to the point or place of beginning. **LESS & EXCEPT** - Oklahoma City Tract recorded in Book 3,495, Page 593 A strip, piece or parcel of land lying in part of the NE1/4 of Section 1, T11N, R5W, in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said NE1/4; Thence S00°55'43"E along the West line of said NE1/4 a distance of 1,591.86 feet to a point on the present South right-of-way line of Interstate Highway No. 40; Thence N89°28'02"E along said right-of-way line a distance of 1,331.91 feet to point of beginning; Thence continuing N89°28'02"E along said right-of-way line a distance of 1.17 feet; Thence S85°46'09"E along said right-of-way line a distance of 301.04 feet; Thence N89°28'02"E along said right-of-way line a distance of 200.00 feet; Thence S83°56'22"W a distance of 311.43 feet, Thence S89°28'02"W a distance of 190.81 feet, Thence N00°55'42"W a distance of 55.00 feet to point of beginning. **LESS & EXCEPT** – That portion of the Oklahoma City Tract recorded in Book 3,504, Page 102 lying within said Government Lot 5 A strip, piece or parcel of land lying in part of the NE1/4 of Section 1, T11N, R5W, in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said NE1/4; Thence S00°55'43"E along the West line of said NE1/4 a distance of 1,591.86 feet to point of beginning, said point being on the present South right-of-way line of Interstate Highway No. 40; Thence N89°28'02"E along said right-of-way line a distance of 1,331.91 feet; Thence S00°55'42"E a distance of 55.00 feet; Thence S89°28'02"W a distance of 1,331.91 feet to a point on the West line of said NE1/4; Thence N00°55'42"W along said West line a distance of 55.00 feet to point of beginning. **LESS & EXCEPT** – That portion of Terex USA Tract described as Tract IV recorded in Book 5,659, Page 764 A tract of land in the Southeast Quarter (SE/4) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: All of the North Half of the Northwest Quarter of the Southeast Quarter (N/2 NW/4 SE/4) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma. **LESS & EXCEPT** – Oklahoma City Tract recorded in Book 5,366, Page 795 A part of the Southeast Quarter (SE/4) and a part of Government Lot 3, Section 1, T11N, R5W, I.M., Canadian County, Oklahoma. Being more particularly described as follows: Beginning at a 1/2" iron rod found at the Southwest (SW) corner of the Southeast Quarter (SE/4) of said Section 1, said point also being the Point of Beginning for the tract to be described; Thence N01°11'10"E a distance of 1,956.38 feet; Thence N88°14'59"E a distance of 858.24 feet; Thence S06°57'29"E a distance of 142.88 feet; Thence S11°40'57"E a distance of 74.65 feet; Thence S19°59'25"E a distance of 81.72 feet; Thence S29°32'34"E a distance of 98.74 feet; Thence S36°33'38"E a distance of 142.77 feet; Thence S36°36'27"E a distance of 203.41 feet; Thence N88°12'09"E a distance of 210.87 feet; Thence S77°58'52"E a distance of 389.62 feet; Thence N81°27'58"E a distance of 851.95 feet to a point on the East line of the Southeast Quarter (SE/4) of said Section 1; Thence S00°25'34"E on the East line of the Southeast Quarter (SE/4) of said Section 1 a distance of 943.68 feet; Thence N86°27'04"W a distance of 2,018.54 feet; Thence S23°37'14"W a distance of 600.40 feet to a point on the South line of the Southeast Quarter (SE/4) of said Section 1; Thence S88°36'40"W a distance of 399.99 feet on the South line of the Southeast Quarter (SE/4) of said Section 1 to the Point of Beginning.

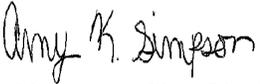
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 4th day of June 2024.

SEAL

  
Amy K. Simpson, City Clerk



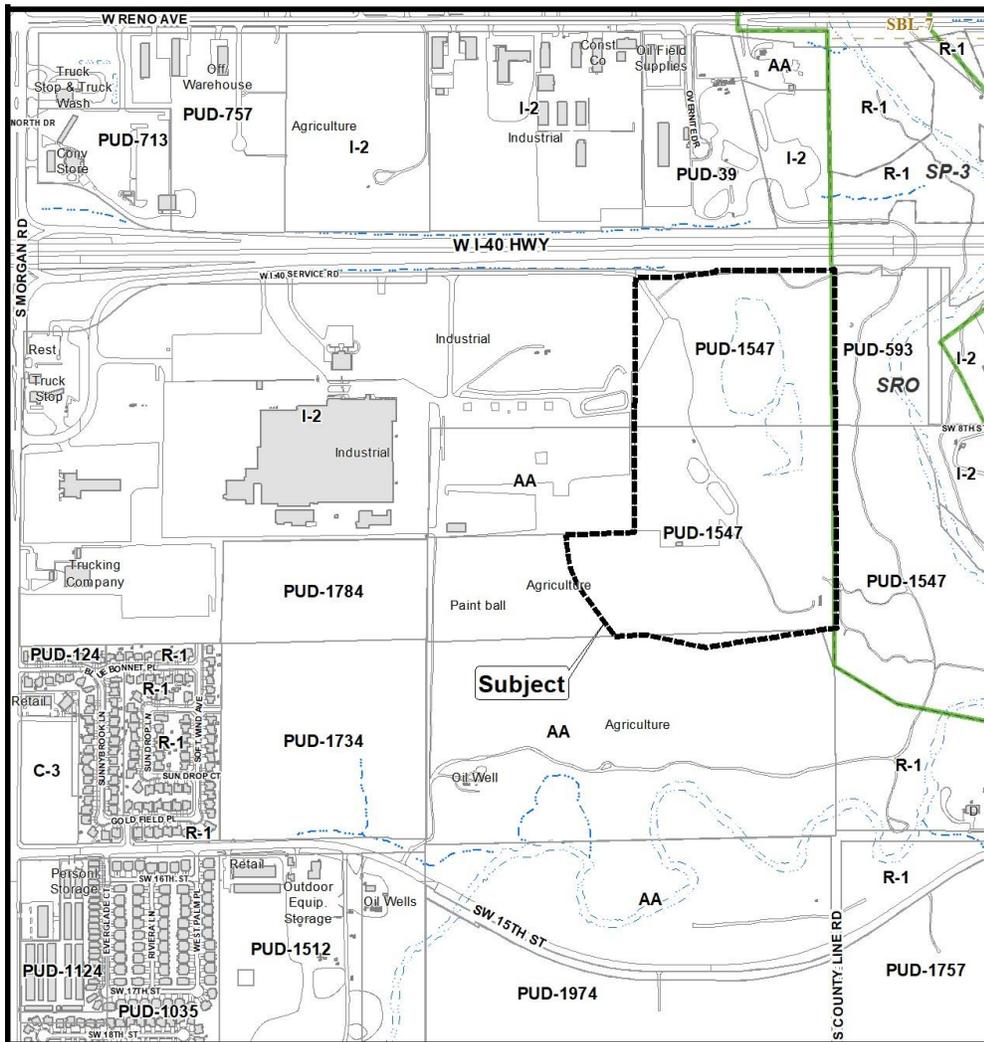
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-2004

**FROM:** PUD-1547 Planned Unit Development and AA Agricultural Districts

**TO:** PUD-2004 Planned Unit Development District

**ADDRESS OF PROPERTY:** 9420 West I-40 Service Road



**PROPOSED USE:** The purpose of this application is to allow the development of a recreational vehicle park.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified I-1, “Light Industrial” 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

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

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-2004

**LOCATION:** 9420 West I-40 Service 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-2004 Planned Unit Development District from PUD-1547 Planned Unit Development and AA Agricultural Districts. A public hearing will be held by the City Council on July 2, 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 East Half (E/2) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma and being more particularly described as follows: All of that portion of Government Lots 2 and 5 located South of the South right-of-way line of Interstate 40, said right-of-way recorded in Book 364, Page 442. **AND** - Industrial Investments Co. Tract recorded in Book 460, Page 291 All of the N1/2 NW1/4 SE1/4 and a part of Government Lot 4 in the SE1/4 of Sec. 1, T11N, R5W, I.M., Canadian County, Oklahoma more particularly described as follows: Beginning at the Northwest Corner of the SE1/4 of said Sec. 1; Thence N88°23'13"E along the North line of said SE1/4 a distance of 1,802.41 feet to a point in the center line of the North Canadian River according to the original Government Survey thereof; Thence S19°48'34"E along the Center line of said River a distance of 366.14 feet; Thence S37°45'35"E along the center line of said River a distance of 381.48 feet; Thence S88°30'37"W along the South line extended of said N1/2 NW1/4 SE1/4 a distance of 2,176.58 feet to the Southwest Corner of said N1/2 NW1/4 SE1/4; Thence N01°26'48"E along the West line of said SE1/4 a distance of 652.12 feet to the point or place of beginning. **AND** - Industrial Investments Co. Tract recorded in Book 466, Page 138 A part of the NW1/4, SE1/4 and a part of Government Lot 4, Sec.1, T11N, R5W, I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at a point on the West line of the SE1/4 of said Sec. 1, said point being 652.13 feet South of the NW corner of said SE1/4; Thence N88°30'37"E. a distance of 2,176.58 feet to a point in the center line of the North Canadian River (according to the original government survey); Thence S37°45'35"E along the center line of said river a distance of 412.22 feet; Thence S18°18'25"E along the center line of said river a distance of 338.84 feet; Thence, S88°37'55"W. along the South line of Government Lot 4 and the South line of the NW1/4, SE1/4 a distance of 2,551.89 feet to a point in the West line of said SE1/4; Thence N01°26'48"E along the West line of said SE1/4 a distance of 652.13 feet to the point or place of beginning. **AND** A part of the SW1/4, SE1/4 and a part of Government Lot 3, Sec. 1, T11N, R5W, I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at the SW corner of the SE1/4 of said Sec. 1; Thence N01°26'48"E. along the West line of said SE1/4 a distance of 1,304.25 feet to the NW corner of the SW1/4, SE1/4 of said Sec. 1; Thence N88°37'55"E. along the North line of the SW1/4, SE1/4 and the North line of Government Lot 3 a distance of 2,551.89 feet to a point in the center line of the North Canadian River (according to the original government survey); Thence S18°18'25"E along the center line of said river a distance of 235.15 feet to a point in the East line of said SE1/4; Thence S00°13'25"E along the East line of said SE1/4 a distance of 719 feet to a point, said point being 370 feet North of the SE corner of said Sec. 1; Thence N86°11'26"W. a distance of 2,022.25 feet; Thence S23°52'52"W. a distance of 600.38 feet to a

point in the South line of said SE1/4; Thence S88°52'12"W. along the South line of said SE1/4 a distance of 400 feet to the point or place of beginning. **AND** – Swisher Investments Tract recorded in Book 3,770, Page 630 All of Government Lot 1, in the SE 1/4 of Sec. 1, T11N, R5W, I.M., Canadian County, Oklahoma, more particularly described as follows: Beginning at the NE corner of said Government Lot 1, said point being the NE corner of the said SE/4; Thence S00°13'25"E along the East line of said SE/4 a distance of 1,539.00 feet to a point on the center line of the North Canadian River according to the original Government survey thereof; Thence N18°18'25"W along the center line of said River a distance of 573.99 feet; Thence N37°45'35"W along the center line of said River a distance of 793.70 feet; Thence N19°48'34"W along the center line of said River a distance of 366.14 feet to a point in the North line of said SE/4; Thence N88°23'13"E along the North line of said SE/4 a distance of 784.71 feet to the point or place of beginning. **LESS & EXCEPT** - Oklahoma City Tract recorded in Book 3,495, Page 593 A strip, piece or parcel of land lying in part of the NE1/4 of Section 1, T11N, R5W, in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said NE1/4; Thence S00°55'43"E along the West line of said NE1/4 a distance of 1,591.86 feet to a point on the present South right-of-way line of Interstate Highway No. 40; Thence N89°28'02"E along said right-of-way line a distance of 1,331.91 feet to point of beginning; Thence continuing N89°28'02"E along said right-of-way line a distance of 1.17 feet; Thence S85°46'09"E along said right-of-way line a distance of 301.04 feet; Thence N89°28'02"E along said right-of-way line a distance of 200.00 feet; Thence S83°56'22"W a distance of 311.43 feet, Thence S89°28'02"W a distance of 190.81 feet, Thence N00°55'42"W a distance of 55.00 feet to point of beginning. **LESS & EXCEPT** – That portion of the Oklahoma City Tract recorded in Book 3,504, Page 102 lying within said Government Lot 5 A strip, piece or parcel of land lying in part of the NE1/4 of Section 1, T11N, R5W, in Canadian County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the NW corner of said NE1/4; Thence S00°55'43"E along the West line of said NE1/4 a distance of 1,591.86 feet to point of beginning, said point being on the present South right-of-way line of Interstate Highway No. 40; Thence N89°28'02"E along said right-of-way line a distance of 1,331.91 feet; Thence S00°55'42"E a distance of 55.00 feet; Thence S89°28'02"W a distance of 1,331.91 feet to a point on the West line of said NE1/4; Thence N00°55'42"W along said West line a distance of 55.00 feet to point of beginning. **LESS & EXCEPT** – That portion of Terex USA Tract described as Tract IV recorded in Book 5,659, Page 764 A tract of land in the Southeast Quarter (SE/4) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: All of the North Half of the Northwest Quarter of the Southeast Quarter (N/2 NW/4 SE/4) of Section One (1), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma. **LESS & EXCEPT** – Oklahoma City Tract recorded in Book 5,366, Page 795 A part of the Southeast Quarter (SE/4) and a part of Government Lot 3, Section 1, T11N, R5W, I.M., Canadian County, Oklahoma. Being more particularly described as follows: Beginning at a 1/2" iron rod found at the Southwest (SW) corner of the Southeast Quarter (SE/4) of said Section 1, said point also being the Point of Beginning for the tract to be described; Thence N01°11'10"E a distance of 1,956.38 feet; Thence N88°14'59"E a distance of 858.24 feet; Thence S06°57'29"E a distance of 142.88 feet; Thence S11°40'57"E a distance of 74.65 feet; Thence S19°59'25"E a distance of 81.72 feet; Thence S29°32'34"E a distance of 98.74 feet; Thence S36°33'38"E a distance of 142.77 feet; Thence S36°36'27"E a distance of 203.41 feet; Thence N88°12'09"E a distance of 210.87 feet; Thence S77°58'52"E a distance of 389.62 feet; Thence N81°27'58"E a distance of 851.95 feet to a point on the East line of the Southeast Quarter (SE/4) of said Section 1; Thence S00°25'34"E on the East line of the Southeast Quarter (SE/4) of said Section 1 a distance of 943.68 feet; Thence N86°27'04"W a distance of 2,018.54 feet; Thence S23°37'14"W a distance of 600.40 feet to a point on the South line of the Southeast Quarter (SE/4) of said Section 1; Thence S88°36'40"W a distance of 399.99 feet on the South line of the Southeast Quarter (SE/4) of said Section 1 to the Point of Beginning.

**PROPOSED USE:** The purpose of this application is to allow the development of a recreational vehicle park.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **I-1, “Light Industrial” 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.

Dated this 4th day of June 2024.

SEAL

Amy K. Simpson, City Clerk

