

CASE NUMBER: PUD-2056

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Chevy Chase Joint Venture and Celestial Acres Stud, Inc.**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2056 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 22, 2025. 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 piece, parcel, or tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner (SW/C) of said Southwest Quarter (SW/4); Thence North 89°37'54" East along the South line of said SW/4 a distance of 820.02 feet to the POINT OF BEGINNING; Thence North 00°00'00" East a distance of 1,038.00 feet; Thence South 89°37'54" West and parallel with the South line of said SW/4 a distance of 110.57 feet; Thence North 00°00'00" East and parallel with the West line of said SW/4 a distance of 282.00 feet to a point on the North line of the SW/4 of the SW/4 of said Section 21, said point being North 89°37'54" East a distance of 709.45 feet from the Northwest Corner of the SW/4 of the SW/4 of said Section 21; Thence North 89°37'54" East along said North line a distance of 619.75 feet to the Northeast Corner of said SW/4 of said Section 21; Thence South 00°02'34" East along the East line of said SW/4 of the SW/4 a distance of 1,319.99 feet to the Southeast Corner of said SW/4 of the SW/4; Thence South 89°37'54" West along the South line of the SW/4 of said Section 21 a distance of 510.17 feet to the POINT OR PLACE OF BEGINNING.

AND, The South 15 acres of the East Half (E/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning 663.68 feet East of the Southwest Corner of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West, I.M.; Thence East on the South line of the Northwest Quarter (NW/4), a distance of 663.68 feet; Thence North and parallel with the West line of the Northwest Quarter (NW/4), a distance of 984.30 feet; Thence West and parallel with the South line of said Northwest Quarter (NW/4), a distance of 663.96 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4), a distance of 984.30 feet to the point or place 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 25th day of March 2025.

SEAL

Amy K. Simpson
Amy K. Simpson, City Clerk



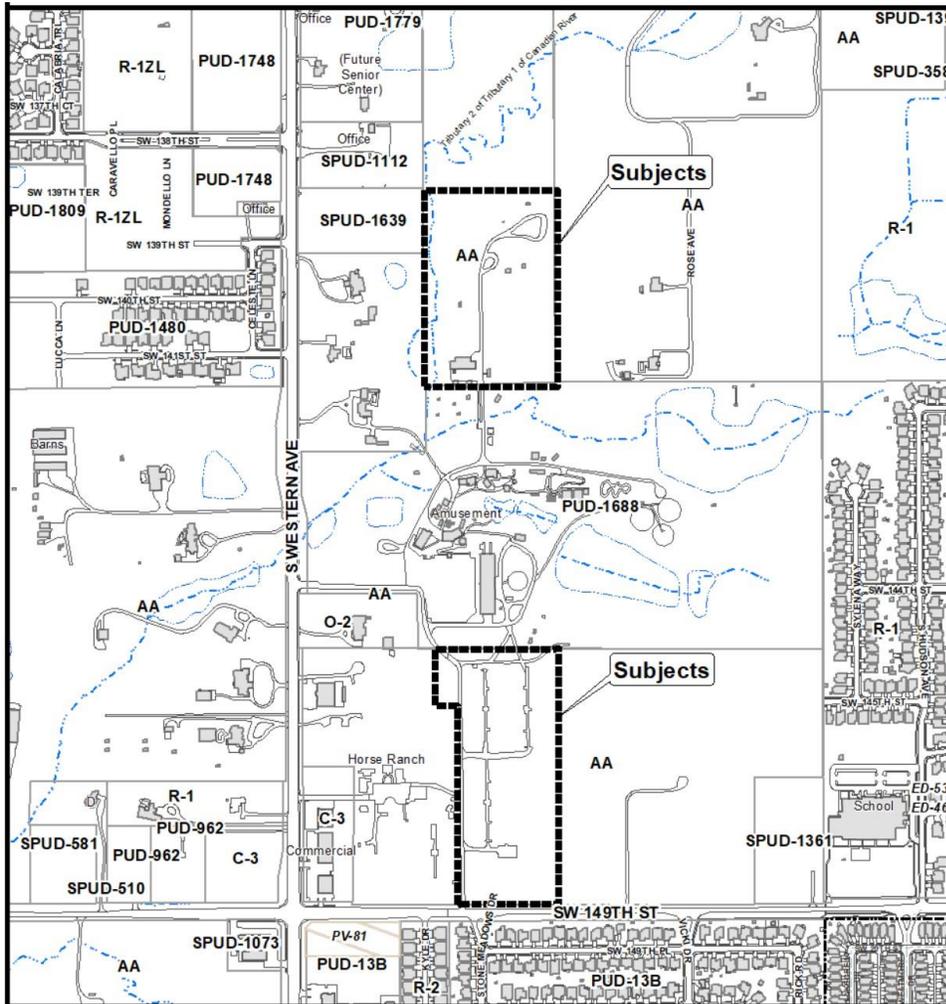
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2056

FROM: AA Agricultural District

TO: PUD-2056 Planned Unit Development District

ADDRESS OF PROPERTY: 723 SW 149th Street



PROPOSED USE: The purpose of this application is to expand Orr Family Farm to its north and south.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

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

FOR PUBLICATION ONLY

CASE NUMBER: PUD-2056

LOCATION: 723 SW 149th 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-2056 Planned Unit Development District from AA Agricultural District. A public hearing will be held by the City Council on April 22, 2025. **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:

LEGAL DESCRIPTION:

A piece, parcel, or tract of land lying in the Southwest Quarter (SW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner (SW/C) of said Southwest Quarter (SW/4); Thence North 89°37'54" East along the South line of said SW/4 a distance of 820.02 feet to the POINT OF BEGINNING; Thence North 00°00'00" East a distance of 1,038.00 feet; Thence South 89°37'54" West and parallel with the South line of said SW/4 a distance of 110.57 feet; Thence North 00°00'00" East and parallel with the West line of said SW/4 a distance of 282.00 feet to a point on the North line of the SW/4 of the SW/4 of said Section 21, said point being North 89°37'54" East a distance of 709.45 feet from the Northwest Corner of the SW/4 of the SW/4 of said Section 21; Thence North 89°37'54" East along said North line a distance of 619.75 feet to the Northeast Corner of said SW/4 of said Section 21; Thence South 00°02'34" East along the East line of said SW/4 of the SW/4 a distance of 1,319.99 feet to the Southeast Corner of said SW/4 of the SW/4; Thence South 89°37'54" West along the South line of the SW/4 of said Section 21 a distance of 510.17 feet to the POINT OR PLACE OF BEGINNING.

AND, The South 15 acres of the East Half (E/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Beginning 663.68 feet East of the Southwest Corner of the Northwest Quarter (NW/4) of Section Twenty-one (21), Township Ten (10) North, Range Three (3) West, I.M.; Thence East on the South line of the Northwest Quarter (NW/4), a distance of 663.68 feet; Thence North and parallel with the West line of the Northwest Quarter (NW/4), a distance of 984.30 feet; Thence West and parallel with the South line of said Northwest Quarter (NW/4), a distance of 663.96 feet; Thence South and parallel with the West line of said Northwest Quarter (NW/4), a distance of 984.30 feet to the point or place of beginning.

PROPOSED USE: The purpose of this application is to expand Orr Family Farm to its north and south.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **AA Agricultural District** (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 25th day of March 2025.

SEAL

Amy K. Simpson, City Clerk

