

CASE NUMBER: PUD-1987

This notice is to inform you that **Kaitlyn Turner, Williams, Box, Forshee & Bullard P.C., on behalf of Shaz Investment Group, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1987 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on February 27, 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 situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: BEGINNING at the Southwest Corner of said NE/4; Thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; Thence S86°29'54"E a distance of 1356.69 feet to a point of curvature to the right; Thence 1238.13 feet along the arc of said curve having a radius of 13,760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; Thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; Thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; Thence 101.61 feet along the arc of said curve having a radius of 13,686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; Thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; Thence 1014.64 feet along the arc of said curve having a radius of 13,710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; Thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; Thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; Thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; Thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; Thence S89°15'45"W along said South line a distance of 1122.29 feet to the POINT OF BEGINNING.

PUD TRACT 2-A LEGAL DESCRIPTION

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: BEGINNING at the Southwest Corner of said NE/4; Thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; Thence S86°29'54"E a distance of 157.19 feet; Thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; Thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; Thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; Thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; Thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; Thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; Thence 12.95 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 12.94 feet which bears S88°37'05"E; Thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; Thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; Thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord

of 119.36 feet which bears N64°59'00"E; Thence S86°29'54"E a distance of 79.50 feet to a point of curvature to the right; Thence 1238.13 feet along the arc of said curve having a radius of 13,760.00 feet, subtended by a chord of 1237.71 feet which bears S83°55'14"E to the permanent right-of-way line of South County Line Road; Thence S00°17'33"E along said right-of-way line a distance of 98.10 feet; Thence N42°57'55"W a distance of 36.88 feet to a point of curvature to the left; Thence 101.61 feet along the arc of said curve having a radius of 13,686.00 feet, subtended by a chord of 101.61 feet which bears N81°36'24"W; Thence N68°56'53"W a distance of 105.99 feet to a point of curvature to the left; Thence 1014.64 feet along the arc of said curve having a radius of 13,710.00 feet, subtended by a chord of 1014.41 feet which bears N84°22'17"W; Thence N86°30'19"W a distance of 79.72 feet to a point of curvature to the left; Thence 78.54 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 75.00 feet which bears S63°29'41"W to a point of reverse curvature; Thence 103.57 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 100.63 feet which bears S57°13'49"W; Thence S00°44'15"E a distance of 337.99 feet to a point on the South line of said NE/4; Thence S89°15'45"W along said South line a distance of 225.00; Thence N00°44'21"W a distance of 127.00 feet; Thence S89°15'45"W a distance of 705.00 feet; Thence S44°15'45"W a distance of 35.36 feet; Thence S00°44'21"E a distance of 102.00 feet to a point on the South line of said NE/4; Thence S89°15'45"W along said South line a distance of 167.29 feet to the POINT OF BEGINNING.

PUD TRACT 2-B LEGAL DESCRIPTION

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest Corner of said NE/4; Thence N00°13'05"W along the West line of said NE/4 a distance of 568.15 feet; Thence S86°29'54"E a distance of 157.19 feet to the POINT OF BEGINNING; Thence S03°30'06"W a distance of 91.31 feet to a point of curvature to the right; Thence 34.14 feet along the arc of said curve having a radius of 52.00 feet, subtended by a chord 33.53 feet which bears S68°45'33"E to a point of curvature to the left; Thence 12.81 feet along the arc of said curve having a radius of 18.00 feet, subtended by a chord of 12.54 feet which bears S70°20'38"E; Thence N89°15'45"E a distance of 59.55 feet to a point of curvature to the right; Thence 16.65 feet along the arc of said curve having a radius of 225.00 feet, subtended by a chord of 16.64 feet which bears S88°37'05"E; Thence S86°29'54"E a distance of 709.50 feet to a point of curvature to the left; Thence 12.95 feet along the arc of said curve having a radius of 175.00 feet, subtended by a chord of 12.94 feet which bears S88°37'05"E; Thence N89°15'45"E a distance of 115.62 feet to a point of curvature to the left; Thence 69.11 feet along the arc of said curve having a radius of 75.00 feet, subtended by a chord of 66.69 feet which bears N62°51'49"E to a point of reverse curvature; Thence 124.44 feet along the arc of said curve having a radius of 125.00 feet, subtended by a chord of 119.36 feet which bears N64°59'00"E; Thence N86°29'54"W a distance of 1120.00 feet to the POINT OF BEGINNING.

PROPOSED PUD TRACT 2-C LEGAL DESCRIPTION

A tract of land situate in the Northeast Quarter (NE/4) of Section Twenty-Four (24), Township Eleven North (T11N), Range Five West (R5W), of the Indian Meridian (I.M.), City of Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows: COMMENCING at the Southwest Corner of said NE/4; Thence N89°15'45"E along the South line of said NE/4 a distance of 167.29 feet to the POINT OF BEGINNING; Thence continuing N89°15'45"E a distance of 730.00 feet; Thence N00°44'21"W a distance of 127.00 feet; Thence S89°15'45"W a distance of 705.00 feet; Thence S44°15'45"W a distance of 35.36 feet; Thence S00°44'21"E a distance of 102.00 feet to the POINT OF BEGINNING.

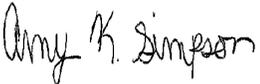
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 30th day of January 2024.

SEAL


Amy K. Simpson, City Clerk

The seal of the City of Oklahoma City is circular, featuring a central shield with various symbols, surrounded by the text "SEAL OF THE CITY OF OKLAHOMA CITY".

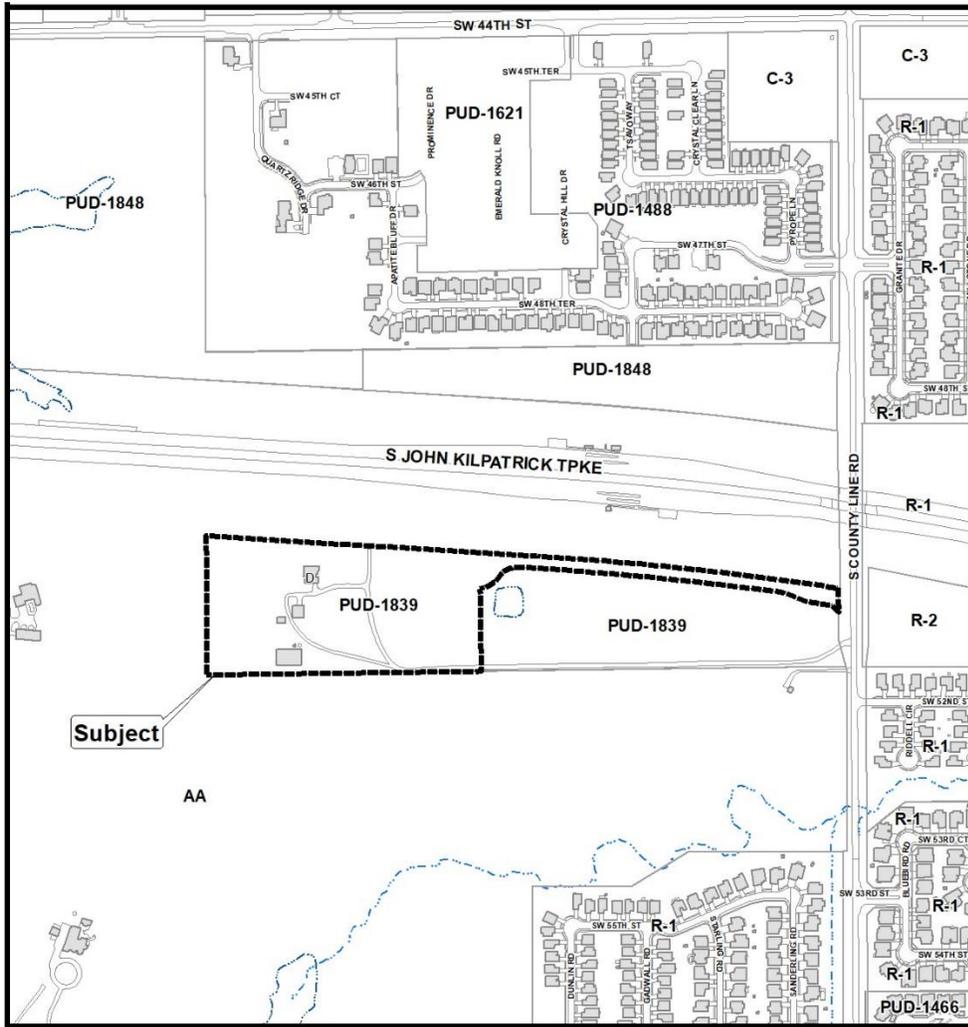
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1987

FROM: PUD-1839 Planned Unit Development District

TO: PUD-1987 Planned Unit Development District

ADDRESS OF PROPERTY: 5101 South County Line Road



PROPOSED USE: The purpose of this application is to allow single-family and two-family (duplex) 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 District** and **R-2 Medium-Low Density Residential 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-1987

LOCATION: 5101 South County Line 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-1987 Planned Unit Development District from PUD-1839 Planned Unit Development District. A public hearing will be held by the City Council on February 27, 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:

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PROPOSED USE: The purpose of this application is to allow single-family and two-family (duplex) 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 R-2 Medium-Low Density Residential 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 30th day of January 2024.

SEAL

Amy K. Simpson, City Clerk

