

## **CASE NUMBER: PUD-2019**

This notice is to inform you that **Mark W. Zitzow, Johnson & Associates, on behalf of John M. Fudge, Fudge Family Ranch, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2019 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 30, 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:**

Part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the NW corner of said NE/4; Thence South 00°12'30" West along the West line of said NE/4 a distance of 1,646.40 feet to the point or place of beginning; Thence South 00°12'30" West along the West line of said NE/4 a distance of 578.00 feet to a point on the North right-of-way line of Northeast Highway as shown in Book 575, Page 533, in the office of the District Court Clerk, and recorded in Book 2077, Page 195, in the office of the County Clerk of Oklahoma County, Oklahoma; Thence North 74°23'50" East along said North right-of-way line a distance of 309.03 feet; Thence North 70°19'28" East along said Northerly right-of-way line a distance of 300.04 feet; Thence North 67°27'37" East along said Northerly right-of-way line a distance of 87.31 feet to a point 660.00 feet East of the West line of said NE/4; Thence North 00°12'30" East and parallel to and 660.00 feet East of the West line of said NE/4 a distance of 359.52 feet to a point 1,646.40 feet South of the North line of said NE/4; Thence North 89°55'28" West and parallel to and 1,646.40 feet South of the North line of said NE/4 a distance of 660.00 feet to the point or place of beginning. As recorded in Book 15,100, Page 1,074, Oklahoma County, Oklahoma. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest (NW) Corner of said NE/4; THENCE South 00°03'16" West (South 00°12'30" West record 2), along and with the West line of said NE/4, a distance of 1,486.40 feet to the POINT OF BEGINNING; THENCE North 89°55'18" East, departing said West line, a distance of 660.00 feet to a point on the East line of a tract of land recorded in Book 15,437, Page 1,239 (Corridor Tract); THENCE South 00°03'16" West (South 00°07'18" West record 1), along and with the East line of said Corridor Tract and, a distance of 160.00 feet to the Northeast (NE) Corner of a tract of land recorded in Book 15,100, Page 1,074 (Fudge Tract); THENCE South 89°55'18" West (South 89°57'52" West record 1) (North 89°55'28" West record 2), along and with the North line of said Fudge Tract, a distance of 660.00 feet (659.60 feet record 1) to the Northwest (NW) Corner of said Fudge Tract, said corner lying on the West line of said NE/4; THENCE North 00°03'16" East (North 00°12'30" East record 2), along and with the West line of said NE/4, a distance of 160.00 feet to the POINT OF BEGINNING.

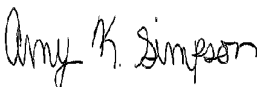
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 2nd day of July 2024.

SEAL

  
Amy K. Simpson, City Clerk



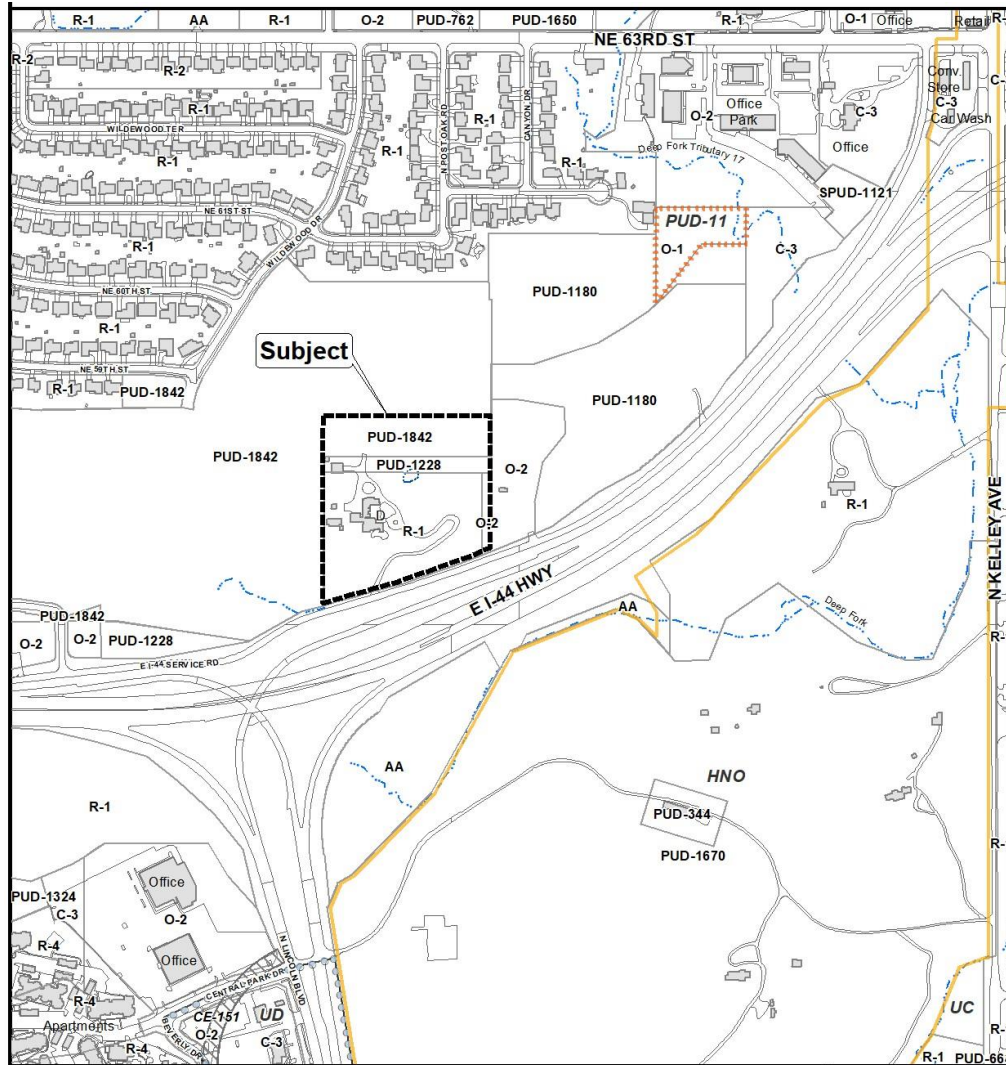
**PROPOSED ZONING CHANGE:**

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**FROM:** R-1 Single-Family Residential, PUD-1842 Planned Unit Development, PUD-1228 Planned Unit Development, and O-2 General Office Districts

**TO:** PUD-2019 Planned Unit Development District

**ADDRESS OF PROPERTY:** 501 East I-44 Service Road



**PROPOSED USE:** The purpose of this application is to allow commercial development, specifically a wedding and event venue.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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-2019

**LOCATION:** 501 East I-44 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-2019 Planned Unit Development District from R-1 Single-Family Residential, PUD-1842 Planned Unit Development, PUD-1228 Planned Unit Development, and O-2 General Office Districts. A public hearing will be held by the City Council on July 30, 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:

Part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the NW corner of said NE/4; Thence South 00°12'30" West along the West line of said NE/4 a distance of 1,646.40 feet to the point or place of beginning; Thence South 00°12'30" West along the West line of said NE/4 a distance of 578.00 feet to a point on the North right-of-way line of Northeast Highway as shown in Book 575, Page 533, in the office of the District Court Clerk, and recorded in Book 2077, Page 195, in the office of the County Clerk of Oklahoma County, Oklahoma; Thence North 74°23'50" East along said North right-of-way line a distance of 309.03 feet; Thence North 70°19'28" East along said Northerly right-of-way line a distance of 300.04 feet; Thence North 67°27'37" East along said Northerly right-of-way line a distance of 87.31 feet to a point 660.00 feet East of the West line of said NE/4; Thence North 00°12'30" East and parallel to and 660.00 feet East of the West line of said NE/4 a distance of 359.52 feet to a point 1,646.40 feet South of the North line of said NE/4; Thence North 89°55'28" West and parallel to and 1,646.40 feet South of the North line of said NE/4 a distance of 660.00 feet to the point or place of beginning. As recorded in Book 15,100, Page 1,074, Oklahoma County, Oklahoma. AND A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest (NW) Corner of said NE/4; THENCE South 00°03'16" West (South 00°12'30" West record 2), along and with the West line of said NE/4, a distance of 1,486.40 feet to the POINT OF BEGINNING; THENCE North 89°55'18" East, departing said West line, a distance of 660.00 feet to a point on the East line of a tract of land recorded in Book 15,437, Page 1,239 (Corridor Tract); THENCE South 00°03'16" West (South 00°07'18" West record 1), along and with the East line of said Corridor Tract and, a distance of 160.00 feet to the Northeast (NE) Corner of a tract of land recorded in Book 15,100, Page 1,074 (Fudge Tract); THENCE South 89°55'18" West (South 89°57'52" West record 1) (North 89°55'28" West record 2), along and with the North line of said Fudge Tract, a distance of 660.00 feet (659.60 feet record 1) to the Northwest (NW) Corner of said Fudge Tract, said corner lying on the West line of said NE/4; THENCE North 00°03'16" East (North 00°12'30" East record 2), along and with the West line of said NE/4, a distance of 160.00 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow commercial development, specifically a wedding and event venue.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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 2nd day of July 2024.

SEAL

Amy K. Simpson, City Clerk



