

CASE NUMBER: PUD-1983

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C., on behalf of Mustang Creek Crossing, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1983 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 9, 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 lying in the Southeast Quarter (SE/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows: COMMENCING at the northeast corner of said Southeast Quarter; THENCE South 00°09'30" West, along the east line of said Southeast Quarter, a distance of 1,316.48 feet; THENCE North 89°17'02" West a distance of 969.21 feet to the POINT OF BEGINNING; THENCE continuing North 89°17'02" West, passing at a distance of 353.81 feet the northeast corner of that certain tract of land described in SUBLEASE AGREEMENT to Independent School District No. 69 recorded in Book 3591, Page 494, and continuing along the north line of said Sublease for a total distance of 1,677.15 feet to a point on the west line of said Southeast Quarter, also being the northwest corner of said Sublease and being a point on the easterly right of way line of the Kilpatrick Turnpike; THENCE along said easterly right of way line, the following Five (5) courses: 1. North 00°06'46" West, along the west line of said Southeast Quarter, a distance of 102.62 feet to a point on a curve; 2. Northeasterly along a non tangent curve to the right having a radius of 1,890.01 feet (said curve subtended by a chord which bears North 37°24'01" East a distance of 335.51 feet) for an arc distance of 335.96 feet; 3. North 38°27'56" East a distance of 140.29 feet; 4. North 48°49'49" East a distance of 344.32 feet; 5. North 58°58'53" East a distance of 311.70 feet; THENCE South 43°02'42" East a distance of 211.26 feet to a point of curvature; THENCE Easterly along a curve to the left having a radius of 500.00 feet (said curve subtended by a chord which bears South 72°40'22" East a distance of 493.91 feet) for an arc distance of 516.58 feet; THENCE North 77°43'44" East a distance of 10.08 feet; THENCE South 12°16'16" East a distance of 41.81 feet to a point on a curve; THENCE Southeasterly along a non tangent curve to the right having a radius of 110.41 feet (said curve subtended by a chord which bears South 66°38'31" East a distance of 93.15 feet) for an arc distance of 96.17 feet; THENCE South 16°43'10" East a distance of 13.77 feet; THENCE South 33°58'43" East a distance of 34.00 feet; THENCE South 16°43'10" East a distance of 183.85 feet to a point of curvature; THENCE Southerly along a curve to the right having a radius of 1,963.00 feet (said curve subtended by a chord which bears South 12°20'36" East a distance of 299.58 feet) for an arc distance of 299.88 feet to the POINT OF BEGINNING. AND A tract of land lying in the Southeast Quarter (SE/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows: COMMENCING at the northeast corner of said Southeast Quarter; THENCE North 89°14'56" West, along the north line of said Southeast Quarter, a distance of 652.86 feet to the POINT OF BEGINNING; THENCE South 00°09'01" West a distance of 590.83 feet to a point on a curve; THENCE Westerly along a non tangent curve to the left having a radius of 2,040.00 feet (said curve subtended by a chord which bears South 82°38'39" West a distance of 306.14 feet) for an arc distance of 306.43 feet to a point of reverse curvature; THENCE Northwesterly along a curve to the right having a radius of 110.00 feet (said curve being subtended by a chord which bears North 64°55'39" West a distance

of 131.57 feet) for an arc distance of 141.04 feet; THENCE South 73°28'45" West, a distance of 97.09 feet to a point on a curve; THENCE Southwesterly along a non tangent curve to the right having a radius of 110.00 feet (said curve subtended by a chord which bears South 26°25'40" West a distance of 99.45 feet) for an arc distance of 103.19 feet; THENCE South 12°16'16" East a distance of 34.89 feet; THENCE South 77°43'44" West a distance of 10.08 feet to a point of curvature; THENCE Westerly along a curve to the right having a radius of 500.00 feet (said curve subtended by a chord which bears North 72°40'22" West a distance of 493.91 feet) for an arc distance of 516.58 feet; THENCE North 43°02'42" West, a distance of 211.26 feet to a point on the easterly right of way line of the Kilpatrick Turnpike; THENCE along said easterly right of way line, the following Two (2) courses: 1. North 40°59'10" East a distance of 546.52 feet; 2. North 56°28'38" East a distance of 42.42 feet to a point on the north line of said Southeast Quarter; THENCE South 89°14'56" East, along said north line, a distance of 786.08 feet to the POINT OF BEGINNING. AND A tract of land lying in the Southeast Quarter (SE/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows: COMMENCING at the northeast corner of said Southeast Quarter; THENCE North 89°14'56" West, along the north line of said Southeast Quarter, a distance of 325.02 feet to the POINT OF BEGINNING; THENCE South 00°09'30" West, parallel with and 325 feet distant from the east line of said Southeast Quarter, a distance of 1,236.68 feet to a point being 80 feet distant from the north line of the Southeast Quarter of the Southeast Quarter of said Section 3; THENCE North 89°17'02" West, parallel with and 80 feet distant from the north line of said Southeast Quarter of the Southeast Quarter, a distance of 657.33 feet to a point on a curve; THENCE Northerly along a non tangent curve to the left having a radius of 1,963.00 feet (said curve subtended by a chord which bears North 13°31'42" West a distance of 218.56 feet) for an arc distance of 218.67 feet; THENCE North 16°43'10" West a distance of 183.85 feet; THENCE North 33°58'43" West a distance of 34.00 feet; THENCE North 16°43'10" West a distance of 13.77 feet to a point on a curve; THENCE Northwesternly along a non tangent curve to the left having a radius of 110.41 feet (said curve subtended by a chord which bears North 66°38'31" West a distance of 93.15 feet) for an arc distance of 96.17 feet; THENCE North 12°16'16" West a distance of 76.70 feet to a point on a curve; THENCE Northeasterly along a non tangent curve to the left having a radius of 110.00 feet (said curve subtended by a chord which bears North 26°25'40" East a distance of 99.45 feet) for an arc distance of 103.19 feet; THENCE North 73°28'45" East a distance of 97.09 feet to a point on a curve; THENCE Southeasterly along a non tangent curve to the left having a radius of 110.00 feet (said curve subtended by a chord which bears South 64°55'39" East a distance of 131.57 feet) for an arc distance of 141.04 feet to a point of reverse curvature; THENCE Easterly along a curve to the right having a radius of 2,040.00 feet (said curve being subtended by a chord which bears North 82°38'39" East a distance of 306.14 feet) for an arc distance of 306.43 feet; THENCE North 00°09'01" East a distance of 590.83 feet to a point on the north line of said Southeast Quarter; THENCE South 89°14'56" East, along said north line, a distance of 327.84 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.

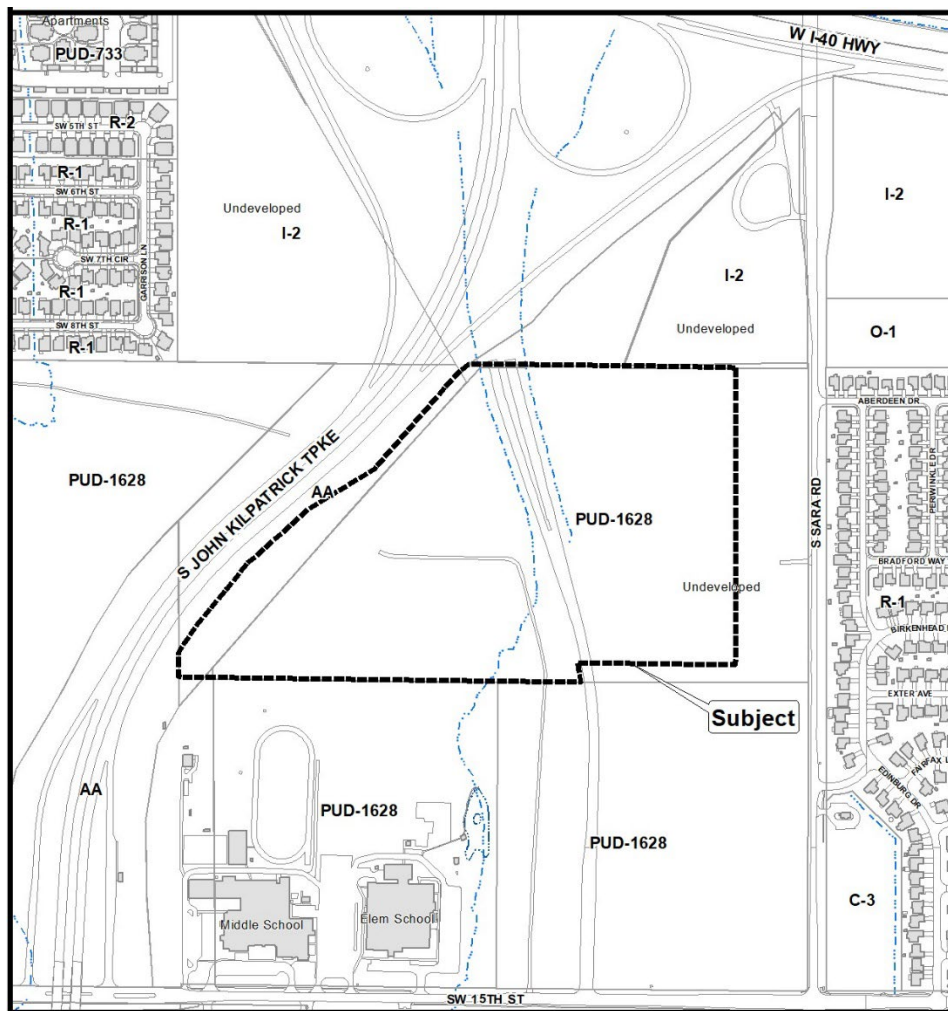
If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 13th day of February 2024.

SEAL

Amy K. Simpson
Amy K. Simpson, City Clerk



PROPOSED ZONING CHANGE:**CASE NUMBER: PUD-1983****FROM:** AA Agricultural and PUD-1628 Planned Unit Development Districts**TO:** PUD-1983 Planned Unit Development District**ADDRESS OF PROPERTY:** 810 South John Kilpatrick Turnpike

PROPOSED USE: The purpose of this request is to allow commercial development, specifically an outdoor amphitheater concert 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

FOR PUBLICATION ONLY

CASE NUMBER: PUD-1983

LOCATION: 810 South John Kilpatrick Turnpike

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-1983 Planned Unit Development District from AA Agricultural and PUD-1628 Planned Unit Development Districts. A public hearing will be held by the City Council on April 9, 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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which bears South 82°38'39" West a distance of 306.14 feet) for an arc distance of 306.43 feet to a point of reverse curvature; THENCE Northwesterly along a curve to the right having a radius of 110.00 feet (said curve being subtended by a chord which bears North 64°55'39" West a distance of 131.57 feet) for an arc distance of 141.04 feet; THENCE South 73°28'45" West, a distance of 97.09 feet to a point on a curve; THENCE Southwesterly along a non tangent curve to the right having a radius of 110.00 feet (said curve subtended by a chord which bears South 26°25'40" West a distance of 99.45 feet) for an arc distance of 103.19 feet; THENCE South 12°16'16" East a distance of 34.89 feet; THENCE South 77°43'44" West a distance of 10.08 feet to a point of curvature; THENCE Westerly along a curve to the right having a radius of 500.00 feet (said curve subtended by a chord which bears North 72°40'22" West a distance of 493.91 feet) for an arc distance of 516.58 feet; THENCE North 43°02'42" West, a distance of 211.26 feet to a point on the easterly right of way line of the Kilpatrick Turnpike; THENCE along said easterly right of way line, the following Two (2) courses: 1. North 40°59'10" East a distance of 546.52 feet; 2. North 56°28'38" East a distance of 42.42 feet to a point on the north line of said Southeast Quarter; THENCE South 89°14'56" East, along said north line, a distance of 786.08 feet to the POINT OF BEGINNING. AND A tract of land lying in the Southeast Quarter (SE/4) of Section Three (3), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma being more particularly described as follows: COMMENCING at the northeast corner of said Southeast Quarter; THENCE North 89°14'56" West, along the north line of said Southeast Quarter, a distance of 325.02 feet to the POINT OF BEGINNING; THENCE South 00°09'30" West, parallel with and 325 feet distant from the east line of said Southeast Quarter, a distance of 1,236.68 feet to a point being 80 feet distant from the north line of the Southeast Quarter of the Southeast Quarter of said Section 3; THENCE North 89°17'02" West, parallel with and 80 feet distant from the north line of said Southeast Quarter of the Southeast Quarter, a distance of 657.33 feet to a point on a curve; THENCE Northerly along a non tangent curve to the left having a radius of 1,963.00 feet (said curve subtended by a chord which bears North 13°31'42" West a distance of 218.56 feet) for an arc distance of 218.67 feet; THENCE North 16°43'10" West a distance of 183.85 feet; THENCE North 33°58'43" West a distance of 34.00 feet; THENCE North 16°43'10" West a distance of 13.77 feet to a point on a curve; THENCE Northwesterly along a non tangent curve to the left having a radius of 110.41 feet (said curve subtended by a chord which bears North 66°38'31" West a distance of 93.15 feet) for an arc distance of 96.17 feet; THENCE North 12°16'16" West a distance of 76.70 feet to a point on a curve; THENCE Northeasterly along a non tangent curve to the left having a radius of 110.00 feet (said curve subtended by a chord which bears North 26°25'40" East a distance of 99.45 feet) for an arc distance of 103.19 feet; THENCE North 73°28'45" East a distance of 97.09 feet to a point on a curve; THENCE Southeasterly along a non tangent curve to the left having a radius of 110.00 feet (said curve subtended by a chord which bears South 64°55'39" East a distance of 131.57 feet) for an arc distance of 141.04 feet to a point of reverse curvature; THENCE Easterly along a curve to the right having a radius of 2,040.00 feet (said curve being subtended by a chord which bears North 82°38'39" East a distance of 306.14 feet) for an arc distance of 306.43 feet; THENCE North 00°09'01" East a distance of 590.83 feet to a point on the north line of said Southeast Quarter; THENCE South 89°14'56" East, along said north line, a distance of 327.84 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this request is to allow commercial development, specifically an outdoor amphitheater concert 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 13th day of February 2024.

SEAL

Amy K. Simpson, City Clerk

