

CASE NUMBER: PUD-2022

This notice is to inform you that **David M. Box, Williams, Box, Forshee & Bullard P.C., on behalf of Timbercraft Homes, LLC, Three Jacks, LLC, Two Structure, LLC, Sitelab Land Partners, LLC, Urban Nest, LLC, Urban Nest Homes, LLC, and Executive Homes, LLC,** filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2022 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 10, 2024. 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 tract of land lying in the Southwest Quarter (SW/4) of Section Three (3), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Southwest corner of the SW/4 of said Section 3; Thence North 00° 05'46" West, along the west line of said SW/4 a distance of 1,329.13 feet to the point of beginning; Thence continuing North 00°05'46" West along the west line of said SW/4 a distance of 665.13 feet; Thence South 89°57'00" East a distance of 368.86 feet; Thence South 00°03'00" West a distance of 114.95 feet; Thence South 66°05'51" East a distance of 17.44 feet; Thence South 89°57'00" East a distance of 69.05 feet; Thence North 45°03'00" East a distance of 35.36 feet; Thence South 89°57'00" East a distance of 50.00 feet; Thence South 44°57'00" East a distance of 35.36 feet; Thence South 89°57'00" East a distance of 170.00 feet; Thence North 45°03'00" East a distance of 35.36 feet; Thence South 89°57'00" East a distance of 50.00 feet; Thence North 00°03'00" East a distance of 85.00 feet; Thence South 89°57'00" East a distance of 32.76 feet; Thence South 86°50'01" East a distance of 77.35 feet; Thence North 00°03'00" East a distance of 680.21 feet; Thence South 89°57'00" East a distance of 393.95 feet; Thence South 00°15'48" East a distance of 35.75 feet to a point of curvature; Thence along a curve to the left having a radius of 150.00 feet for an arc distance of 27.69 feet (the chord of said curve bears South 05°33'04" East a distance of 27.65 feet) to a point of reverse curvature; Thence along a curve to the right having a radius of 175.00 feet for an arc length of 11.92 feet (the chord of said curve bears South 08°53'17" East a distance of 11.92 feet); Thence South 46°26'24" East a distance of 36.26 feet; Thence South 00°03'00" West a distance of 50.00 feet; Thence South 45°03'00" West a distance of 35.36 feet; Thence South 00°03'00" West a distance of 214.00 feet; Thence South 44°57'00" East a distance of 35.36 feet; Thence South 00°03'00" West a distance of 50.00 feet; Thence South 45°03'00" West a distance of 35.36 feet; Thence South 00°03'00" West a distance of 38.00 feet to a point of curvature; Thence along a curve to the right having a radius of 125.00 feet for an arc length of 171.31 feet (the chord of said curve bears South 39°18'39" West a distance of 158.21 feet); Thence South 89°57'00" East a distance of 85.70 feet; Thence South 00°07'34" East a distance of 317.74 feet; Thence South 42°12'03" West a distance of 47.10 feet to a point of curvature; Thence along a curve to the right having a radius of 425.00 feet for an arc length of 94.19 feet (the chord of said curve bears North 54°14'39" West a distance of 94.00 feet); Thence North 47°53'43" West a distance of 10.30 feet; Thence South 42°06'17" West a distance of 50.00 feet; Thence South 47°53'43" East a distance of 10.30 feet to a point of curvature; Thence along a curve to the left having a radius of 475.00 feet for an arc length of 93.95 feet (the chord of said curve bears South 53°33'40" East a distance of 93.79 feet; Thence South 42°12'03" West a distance

of 280.97 feet; Thence South $63^{\circ}53'13''$ West a distance of 177.18 feet; Thence South $89^{\circ}52'44''$ West a distance of 880.21 feet to the point of beginning. **AND** A tract of land lying the Southwest Quarter (SW/4) of Section Three (3), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, and being more particularly described as follows: COMMENCING at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3); THENCE North $00^{\circ}05'46''$ West, along the west line of said Southwest Quarter (SW/4), a distance of 1,994.26 feet to the POINT OF BEGINNING; THENCE continuing North $00^{\circ}05'46''$ West, along said west line, a distance of 664.00 feet to the northwest corner of said Southwest Quarter (SW/4); THENCE South $89^{\circ}57'00''$ East, along the north line of said Southwest Quarter (SW/4), a distance of 910.55 feet; THENCE South $00^{\circ}03'00''$ West a distance of 680.21 feet; THENCE North $86^{\circ}50'01''$ West a distance of 77.35 feet; THENCE North $89^{\circ}57'00''$ West a distance of 32.76 feet; THENCE South $00^{\circ}03'00''$ West a distance of 85.00 feet; THENCE North $89^{\circ}57'00''$ West a distance of 50.00 feet; THENCE South $45^{\circ}03'00''$ West a distance of 35.36 feet; THENCE North $89^{\circ}57'00''$ West a distance of 170.00 feet; THENCE North $44^{\circ}57'00''$ West a distance of 35.36 feet; THENCE North $89^{\circ}57'00''$ West a distance of 50.00 feet; THENCE South $45^{\circ}03'00''$ West a distance of 35.36 feet; THENCE North $89^{\circ}57'00''$ West a distance of 69.05 feet; THENCE North $66^{\circ}05'51''$ West a distance of 17.44 feet; THENCE North $00^{\circ}03'00''$ East a distance of 114.95 feet; THENCE North $89^{\circ}57'00''$ West a distance of 368.86 feet to the POINT OF BEGINNING. **AND** COMMENCING at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3); THENCE North $00^{\circ}05'46''$ West, along the west line of said Southwest Quarter (SW/4), a distance of 1,329.13 feet; THENCE North $89^{\circ}52'44''$ East a distance of 880.21 feet to the POINT OF BEGINNING; THENCE North $63^{\circ}53'13''$ East a distance of 177.18 feet; THENCE North $42^{\circ}12'03''$ East a distance of 280.97 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the right having a radius of 475.00 feet for an arc length of 93.95 feet (the chord of said curve bears North $53^{\circ}33'40''$ West a distance of 93.79 feet); THENCE North $47^{\circ}53'43''$ West a distance of 10.30 feet; THENCE North $42^{\circ}06'17''$ East a distance of 50.00 feet; THENCE South $47^{\circ}53'43''$ East a distance of 10.30 feet to a point of curvature; THENCE along a curve to the left having a radius of 425.00 feet for an arc length of 94.19 feet (the chord of said curve bears South $54^{\circ}14'39''$ East a distance of 94.00 feet); THENCE North $42^{\circ}12'03''$ East a distance of 47.10 feet; THENCE North $00^{\circ}07'34''$ West a distance of 317.74 feet; THENCE North $89^{\circ}57'00''$ West a distance of 85.70 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the left having a radius of 125.00 feet for an arc length of 171.31 feet (the chord of said curve bears North $39^{\circ}18'39''$ East a distance of 158.21 feet); THENCE North $00^{\circ}03'00''$ East a distance of 38.00 feet; THENCE North $45^{\circ}03'00''$ East a distance of 35.36 feet; THENCE North $00^{\circ}03'00''$ East a distance of 50.00 feet; THENCE North $44^{\circ}57'00''$ West a distance of 35.36 feet; THENCE North $00^{\circ}03'00''$ East a distance of 214.00 feet; THENCE North $45^{\circ}03'00''$ East a distance of 35.36 feet; THENCE North $00^{\circ}03'00''$ East a distance of 50.00 feet; THENCE North $46^{\circ}26'24''$ West a distance of 36.26 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the left having a radius of 175.00 feet for an arc length of 11.92 feet (the chord of said curve bears North $08^{\circ}53'17''$ West a distance of 11.92 feet) to a point of reverse curvature; THENCE along a curve to the right having a radius of 150.00 feet for an arc length of 27.69 feet (the chord of said curve bears North $05^{\circ}33'04''$ West a distance of 27.65 feet); THENCE North $00^{\circ}15'48''$ West a distance of 35.75 feet to a point on the north line of said Southwest Quarter (SW/4); THENCE South $89^{\circ}57'00''$ East, along said north line, a distance of 1,345.57 feet to the northeast corner of said Southwest Quarter (SW/4); THENCE South $00^{\circ}20'43''$ East, along the east line of said Southwest Quarter (SW/4), a distance of 1,321.23 feet; THENCE South $89^{\circ}52'44''$ West a distance of 1,327.91 feet; THENCE South $00^{\circ}13'14''$ East a distance of 131.20 feet; THENCE South $89^{\circ}52'44''$ West a

distance of 95.65 feet; THENCE North 00°13'14" West a distance of 131.20 feet; THENCE South 89°52'44" West a distance of 352.04 feet to the POINT OF BEGINNING.

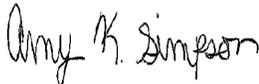
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 August 2024.

SEAL


Amy K. Simpson, City Clerk



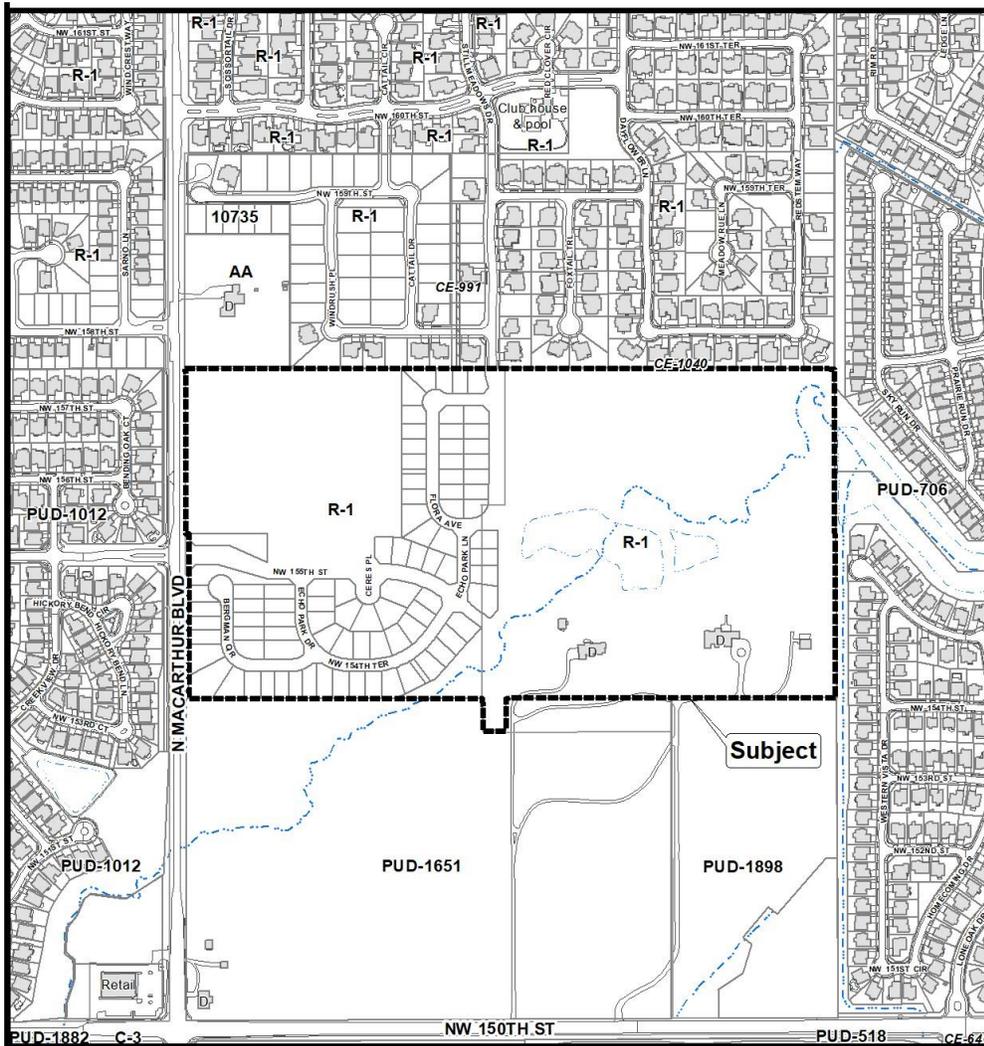
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-2022

FROM: R-1 Single-Family Residential District

TO: PUD-2022 Planned Unit Development District

ADDRESS OF PROPERTY: 15602 North MacArthur Boulevard



PROPOSED USE: The purpose of this application is to allow for single-family residential use and 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** (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-2022

LOCATION: 15602 North MacArthur Boulevard

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-2022 Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on September 10, 2024. **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:

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PROPOSED USE: The purpose of this application is to allow for single-family residential use and 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** (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 13th day of August 2024.

SEAL

Amy K. Simpson, City Clerk

