

**CASE NUMBER: PUD-1880**

This notice is to inform you that **Kendall Dillon, on behalf of Cavallo/WP Land, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1880 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 26, 2022. 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.**

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

**LEGAL DESCRIPTION:**

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows: COMMENCING at the Northwest corner of said NW/4; thence S89°45'42"E along the North line of said NW/4 a distance of 600.00 feet to the POINT OF BEGINNING; thence continuing S89°45'42"E along said North line a distance of 1733.91 feet; thence S27°25'44"W a distance of 309.60 feet; thence S59°26'01"W a distance of 995.46 feet; thence S19°13'41"W a distance of 773.64 feet; thence S39°30'33"W a distance of 561.07 feet; thence S77°22'52"W a distance of 328.29 feet; thence S57°06'58"W a distance of 366.29 feet; thence N00°14'36"W a distance of 68.03 feet; thence N10°10'10"W a distance of 203.04 feet; thence N00°14'36"W a distance of 1861.65 feet; thence N45°01'49"E a distance of 49.26 feet; thence S89°45'42"E a distance of 514.49 feet; thence N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

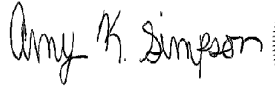
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 29th day of March, 2022

SEAL

  
Amy Simpson, City Clerk



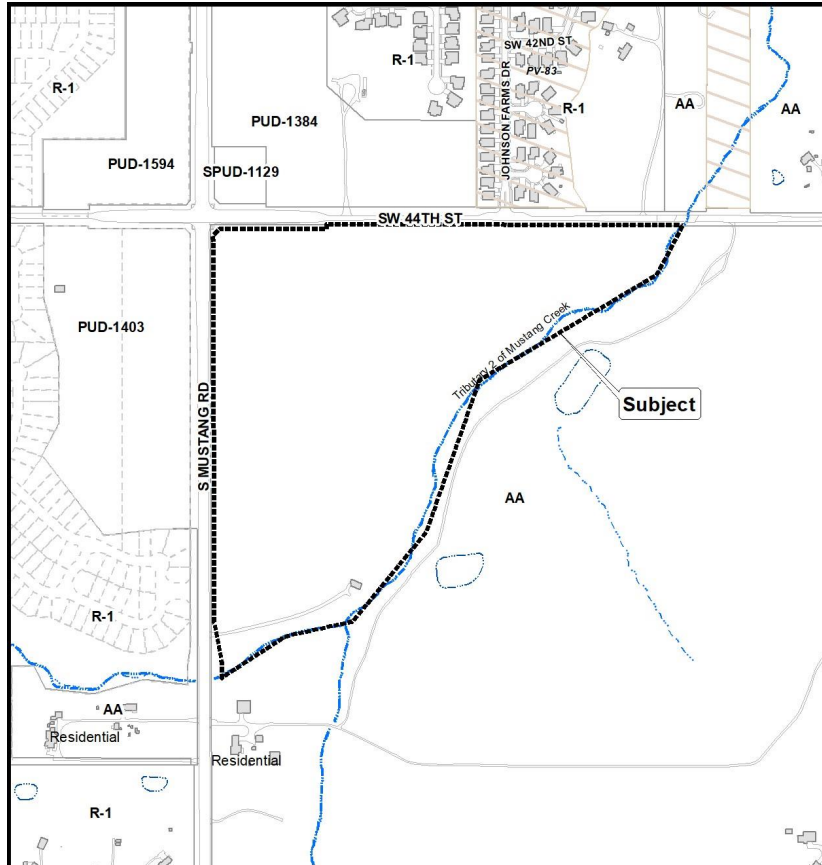
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-1880

**FROM:** AA Agricultural District

**TO:** PUD-1880 Planned Unit Development District

**ADDRESS OF PROPERTY:** 10800 SW 44th Street



**PROPOSED USE:** The purpose of this request is to permit a commercial and single-family residential development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

**Tract 1:** This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

**Tract 2:** 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  
Development Services Department  
420 West Main Street, Suite 910  
Oklahoma City, Oklahoma 73102**

**(405) 297-2623 • (405) 297-2495 • (405) 297-2289 • (405) 297-3908**

**TDD (405) 297-2020**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1880

**LOCATION:** 10800 SW 44th 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 the PUD Planned Unit Development District from the AA Agricultural District. A public hearing will be held by the City Council on April 26, 2022. **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.**

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

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:

A tract of land situate within the Northwest Quarter (NW/4) of Section Twenty-Two (22), Township Eleven North (T11N), Range Five West (R5W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows: COMMENCING at the Northwest corner of said NW/4; thence S89°45'42"E along the North line of said NW/4 a distance of 600.00 feet to the POINT OF BEGINNING; thence continuing S89°45'42"E along said North line a distance of 1733.91 feet; thence S27°25'44"W a distance of 309.60 feet; thence S59°26'01"W a distance of 995.46 feet; thence S19°13'41"W a distance of 773.64 feet; thence S39°30'33"W a distance of 561.07 feet; thence S77°22'52"W a distance of 328.29 feet; thence S57°06'58"W a distance of 366.29 feet; thence N00°14'36"W a distance of 68.03 feet; thence N10°10'10"W a distance of 203.04 feet; thence N00°14'36"W a distance of 1861.65 feet; thence N45°01'49"E a distance of 49.26 feet; thence S89°45'42"E a distance of 514.49 feet; thence N00°14'31"E a distance of 60.00 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to permit a commercial and single-family residential development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

**Tract 1:** This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

**Tract 2:** 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 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.

Dated this 29th day of March, 2022

SEAL

Amy Simpson, City Clerk

For further information call 297-3908

TDD 297-2020

