

CASE NUMBER: PUD-1909

This notice is to inform you that **David Box, Williams, Box, Forshee & Bullard PC, on behalf of Seefried Industrial Properties, Inc.**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1909 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on October 25, 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.

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION THIRTY-FOUR (34), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 34; THENCE NORTH 89°55'39" EAST, ALONG THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 110.00 FEET TO THE EAST LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 6275, PAGE 133 WITH THE OKLAHOMA COUNTY CLERK'S OFFICE ON APRIL 02, 1992; THENCE NORTH 00°45'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 300.53 FEET; THENCE NORTH 02°05'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET; THENCE NORTH 89°57'40" EAST, A DISTANCE OF 121.92 FEET; THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 12°02'47" EAST A DISTANCE OF 264.96 FEET) FOR AN ARC LENGTH OF 324.79 FEET; THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 18°31'59" WEST A DISTANCE OF 81.07 FEET) FOR AN ARC LENGTH OF 85.01 FEET; THENCE NORTH 26°00'07" EAST, A DISTANCE OF 167.84 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 64°12'40" EAST A DISTANCE OF 238.91 FEET) FOR AN ARC LENGTH OF 245.72 FEET; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,180.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 83°57'26" EAST A DISTANCE OF 195.97 FEET) FOR AN ARC LENGTH OF 196.20 FEET; THENCE NORTH 67°30'01" EAST, A DISTANCE OF 319.95 FEET; THENCE NORTH 77°43'58" EAST, A DISTANCE OF 338.55 FEET; THENCE NORTH 89°32'56" EAST, A DISTANCE OF 1,232.59 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°20'27" EAST A DISTANCE OF 276.90 FEET) FOR AN ARC LENGTH OF 282.75 FEET; THENCE SOUTH 51°56'41" EAST A DISTANCE OF 475.52 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°37'04" EAST A DISTANCE OF 148.21 FEET) FOR AN ARC LENGTH OF 150.78 FEET; THENCE SOUTH 07°54'18" WEST, A DISTANCE OF 168.20 FEET; THENCE SOUTH 17°47'05" WEST, A

DISTANCE OF 216.67 FEET; THENCE SOUTH 08°31'23" WEST, A DISTANCE OF 566.43 FEET; THENCE SOUTH 31°02'01" WEST, A DISTANCE OF 273.92 FEET; THENCE NORTH 89°57'34" WEST, A DISTANCE OF 1069.88 FEET; THENCE SOUTH 66°45'20" WEST, A DISTANCE OF 234.19 FEET; THENCE NORTH 30°00'00" WEST, A DISTANCE OF 220.34 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 71°00'00" WEST A DISTANCE OF 492.04 FEET) FOR AN ARC LENGTH OF 536.69 FEET; THENCE SOUTH 68°00'00" WEST, A DISTANCE OF 248.60 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°31'59" WEST A DISTANCE OF 263.06 FEET) FOR AN ARC LENGTH OF 268.78 FEET; THENCE NORTH 70°56'02" WEST, A DISTANCE OF 243.10 FEET; THENCE NORTH 60°28'42" WEST, A DISTANCE OF 262.59 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 74°29'41" WEST A DISTANCE OF 145.32 FEET) FOR AN ARC LENGTH OF 146.78 FEET; THENCE NORTH 00°45'48" WEST, A DISTANCE OF 24.61 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 27th day of September 2022

SEAL

Amy K. Simpson



Amy Simpson, City Clerk

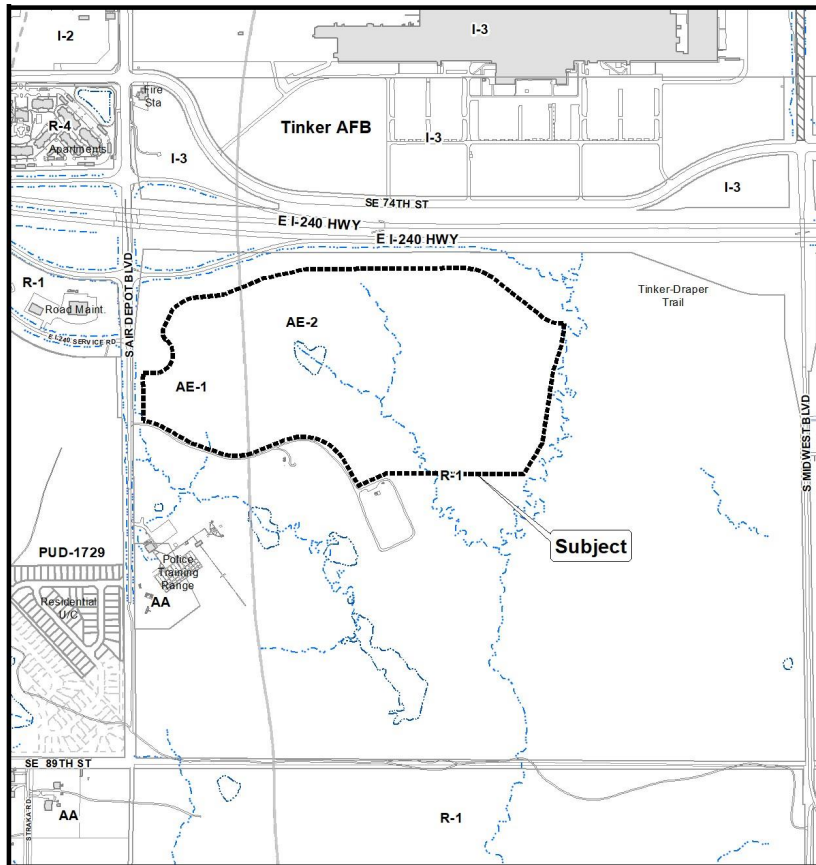
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1909

FROM: R-1 Single-Family Residential District, AE-1 Airport Environs Zone One Overlay District and AE-2 Airport Environs Zone Two Overlay District

TO: PUD-1909 Planned Unit Development District, AE-1 Airport Environs Zone One Overlay District and AE-2 Airport Environs Zone Two Overlay District

ADDRESS OF PROPERTY: 8000 South Air Depot Boulevard



PROPOSED USE: The purpose of this request is to permit an office and warehouse.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **I-2 Moderate Industrial District** and **AE-1 Airport Environs Zone One Overlay District** and **AE-2 Airport Environs Zone Two Overlay 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 • (405) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-1909

LOCATION: 8000 South Air Depot 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 the PUD Planned Unit Development District from the R-1 Single-Family Residential District and AE-1 Airport Environs Zone One Overlay District and AE-2 Airport Environs Zone Two Overlay District. A public hearing will be held by the City Council on October 25, 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.

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 LYING IN SECTION THIRTY-FOUR (34), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 34; THENCE NORTH 89°55'39" EAST, ALONG THE SOUTH LINE OF SAID NW/4, A DISTANCE OF 110.00 FEET TO THE EAST LINE OF A QUIT CLAIM DEED RECORDED IN BOOK 6275, PAGE 133 WITH THE OKLAHOMA COUNTY CLERK'S OFFICE ON APRIL 02, 1992; THENCE NORTH 00°45'48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 300.53 FEET; THENCE NORTH 02°05'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET; THENCE NORTH 89°57'40" EAST, A DISTANCE OF 121.92 FEET; THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 12°02'47" EAST A DISTANCE OF 264.96 FEET) FOR AN ARC LENGTH OF 324.79 FEET; THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 18°31'59" WEST A DISTANCE OF 81.07 FEET) FOR AN ARC LENGTH OF 85.01 FEET; THENCE NORTH 26°00'07" EAST, A DISTANCE OF 167.84 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 64°12'40" EAST A DISTANCE OF 238.91 FEET) FOR AN ARC LENGTH OF 245.72 FEET; THENCE EASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,180.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS NORTH 83°57'26" EAST A DISTANCE OF 195.97 FEET) FOR AN ARC LENGTH OF 196.20 FEET; THENCE NORTH 67°30'01" EAST, A DISTANCE OF 319.95 FEET; THENCE NORTH 77°43'58" EAST, A DISTANCE OF 338.55 FEET; THENCE NORTH 89°32'56" EAST, A DISTANCE OF 1,232.59 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET (SAID CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 67°20'27" EAST A DISTANCE OF 276.90 FEET) FOR AN ARC LENGTH OF 282.75 FEET; THENCE SOUTH 51°56'41" EAST A DISTANCE OF 475.52 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET (SAID

CURVE SUBTENDED BY A CHORD WHICH BEARS SOUTH 78°37'04" EAST A DISTANCE OF 148.21 FEET) FOR AN ARC LENGTH OF 150.78 FEET; THENCE SOUTH 07°54'18" WEST, A DISTANCE OF 168.20 FEET; THENCE SOUTH 17°47'05" WEST, A DISTANCE OF 216.67 FEET; THENCE SOUTH 08°31'23" WEST, A DISTANCE OF 566.43 FEET; THENCE SOUTH 31°02'01" WEST, A DISTANCE OF 273.92 FEET; THENCE NORTH 89°57'34" WEST, A DISTANCE OF 1069.88 FEET; THENCE SOUTH 66°45'20" WEST, A DISTANCE OF 234.19 FEET; THENCE NORTH 30°00'00" WEST, A DISTANCE OF 220.34 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 71°00'00" WEST A DISTANCE OF 492.04 FEET) FOR AN ARC LENGTH OF 536.69 FEET; THENCE SOUTH 68°00'00" WEST, A DISTANCE OF 248.60 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET (SUBTENDED BY A CHORD WHICH BEARS SOUTH 88°31'59" WEST A DISTANCE OF 263.06 FEET) FOR AN ARC LENGTH OF 268.78 FEET; THENCE NORTH 70°56'02" WEST, A DISTANCE OF 243.10 FEET; THENCE NORTH 60°28'42" WEST, A DISTANCE OF 262.59 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET (SUBTENDED BY A CHORD WHICH BEARS NORTH 74°29'41" WEST A DISTANCE OF 145.32 FEET) FOR AN ARC LENGTH OF 146.78 FEET; THENCE NORTH 00°45'48" WEST, A DISTANCE OF 24.61 FEET TO THE POINT OF BEGINNING.

PROPOSED USE: The purpose of this request is to permit an office and warehouse.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **I-2 Moderate Industrial District** and **AE-1 Airport Environs Zone One Overlay District** and **AE-2 Airport Environs Zone Two Overlay 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 27th day of September 2022

SEAL

For further information call 297-3908

Amy Simpson, City Clerk

TDD 297-2020

