

CASE NUMBER: PUD-1910

This notice is to inform you that **Mark Zitzow, on behalf of Shavers Investments, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1910 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 being a part of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,067.14 feet to the POINT OF BEGINNING; THENCE continuing South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 663.67 feet to the Northeast (NE) Corner of a tract of land recorded in Book 5440, Page 635 (JCKC Tract); THENCE along and with the North and West lines of said JCKC Tract the following fifteen (15) calls:

1. South 89°49'18" West, a distance of 43.43 feet;
2. North 43°04'41" West, a distance of 130.06 feet;
3. South 89°49'18" West, a distance of 84.88 feet;
4. South 82°40'44" West, a distance of 416.87 feet;
5. South 52°05'09" West, a distance of 39.05 feet;
6. South 88°13'45" West, a distance of 54.24 feet;
7. South 31°39'42" West, a distance of 260.39 feet;
8. South 00°03'07" West, a distance of 77.76 feet;
9. North 89°56'53" West, a distance of 189.30 feet;
10. On a non-tangent curve to the right having a radius of 100.00 feet, a chord bearing of North 59°14'49" West, a chord length of 102.11 feet and an arc length of 107.16 feet;
11. South 61°27'15" West, a distance of 84.28 feet;
12. On a non-tangent curve to the right having a radius of 300.00 feet, a chord bearing of South 68°14'55" West, a chord length of 70.98 feet and an arc length of 71.15 feet;
13. South 14°57'26" East, a distance of 37.00 feet;
14. South 31°05'27" West, a distance of 388.46 feet;
15. South 00°03'07" West, a distance of 256.85 feet to a point on the South line of said Northeast Quarter (NE/4); THENCE North 89°56'53" West, along and with said South line, a distance of 845.49 feet to a point on the East right-of-way line of the John Kilpatrick Turnpike; THENCE along and with the South and East lines of said John Kilpatrick Turnpike the following six (6) calls:
 1. North 31°05'27" East (North 31°05'33" East record), a distance of 1,209.26 feet (1209.41 feet record);
 2. On a non-tangent curve to the right having a radius of 3,694.70 feet, a chord bearing of North 38°21'23" East, a chord length of 904.02 feet and an arc length of 906.29 feet;
 3. North 52°05'09" East (North 52°05'55" East record), a distance of 482.35 feet (482.30 feet record);

4. North 61°03'02" East (North 61°02'42" East record), a distance of 749.04 feet (749.21 feet record);
5. South 02°17'37" East (South 02°16'46" East record), a distance of 818.15 feet (818.27 feet record);
6. North 89°58'25" East (North 89°49'18" East record), a distance of 49.93 feet (50.00 feet record) 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



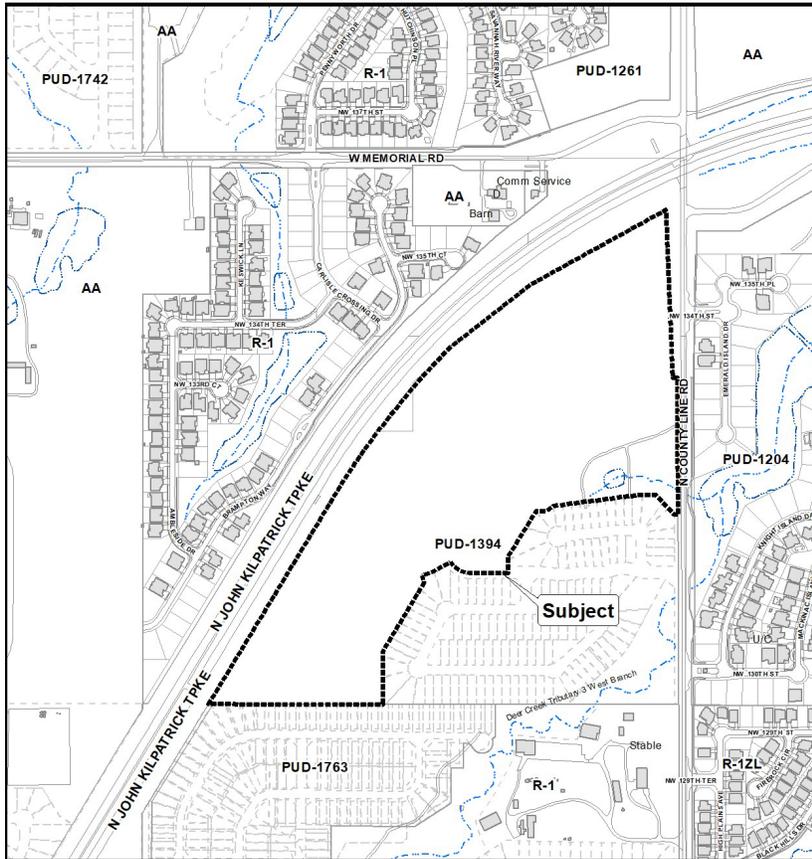
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1910

FROM: PUD-1394 Planned Unit Development District

TO: PUD-1910 Planned Unit Development District

ADDRESS OF PROPERTY: 13501 North County Line Road



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District (Tract 1)** and **C-3 Community Commercial District (Tract 2)** (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-1910

LOCATION: 13501 North County Line 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 the PUD Planned Unit Development District from the PUD-1394 Planned Unit Development 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 being a part of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 1,067.14 feet to the POINT OF BEGINNING; THENCE continuing South 00°10'42" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 663.67 feet to the Northeast (NE) Corner of a tract of land recorded in Book 5440, Page 635 (JCKC Tract); THENCE along and with the North and West lines of said JCKC Tract the following fifteen (15) calls:

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7. South 31°39'42" West, a distance of 260.39 feet;
8. South 00°03'07" West, a distance of 77.76 feet;
9. North 89°56'53" West, a distance of 189.30 feet;
10. On a non-tangent curve to the right having a radius of 100.00 feet, a chord bearing of North 59°14'49" West, a chord length of 102.11 feet and an arc length of 107.16 feet;
11. South 61°27'15" West, a distance of 84.28 feet;
12. On a non-tangent curve to the right having a radius of 300.00 feet, a chord bearing of South 68°14'55" West, a chord length of 70.98 feet and an arc length of 71.15 feet;
13. South 14°57'26" East, a distance of 37.00 feet;
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15. South 00°03'07" West, a distance of 256.85 feet to a point on the South line of said Northeast Quarter (NE/4); THENCE North 89°56'53" West, along and with said South line, a distance of 845.49 feet to a point on the East right-of-way line of the John Kilpatrick Turnpike; THENCE along and with the South and East lines of said John Kilpatrick Turnpike the following six (6) calls:
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5. South 02°17'37" East (South 02°16'46" East record), a distance of 818.15 feet (818.27 feet record);
6. North 89°58'25" East (North 89°49'18" East record), a distance of 49.93 feet (50.00 feet record) to the POINT OF BEGINNING.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District (Tract 1) and C-3 Community Commercial District (Tract 2)** (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

Amy Simpson, City Clerk

For further information call 297-3908

TDD 297-2020

