

**CASE NUMBER: PUD-1914**

This notice is to inform you that **David Box, Williams, Box, Forshee & Bullard PC, on behalf of Dunn & Dunn Holdings, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1914 Planned Unit Development District and HNO Healthy Neighborhood Overlay District. The City Council will consider this zoning application at a public hearing on December 6, 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 parcel of land lying in the East Half (E/2) of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as: Commencing at the Northeast Corner of said Northeast Quarter; Thence South 89°58'19" West, along the North line of said Northeast Quarter, a distance of 288.44 feet to the Point of Beginning, said point being on a 660 foot offset of the East right-of-way line of the M.K.& T. Railroad; Thence South 03°59'54" East, parallel with and 660 feet East of said East railroad right-of-way line, a distance of 237.38 feet to the beginning of a tangent curve to the right; Thence along said tangent curve to the right and parallel with and 660 feet East of said East railroad right-of-way line, having a radius of 3605.50 feet and whose long chord bears South 00°38'01" East a long chord distance of 423.21 feet, an arc distance of 423.45 feet to the point of non-tangency, said point being 660 feet South of the North line of said Northeast Quarter; Thence South 89°58'19" West, parallel with the North line of said Northeast Quarter, a distance of 345.53 feet to the center of Deep Fork Tributary 12; Thence North 07°02'00" West, along the center of Deep Fork Tributary 12, a distance of 129.50 feet; Thence North 10°30'00" East, continuing along the center of Deep Fork Tributary 12, a distance of 115.00 feet; Thence South 89°58'19" West, parallel with the North line of said Northeast Quarter, a distance of 210.00 feet; Thence North 13° 41 '41" West a distance of 243.21 feet; Thence North 00°20'00" East a distance of 182.07 feet to a point on the North line of said Northeast Quarter; Thence South 89°58'19" East, along the North line of said Northeast Quarter, a distance of 585.72 feet to the Point of Beginning.

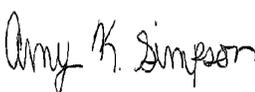
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 8th day of November 2022

SEAL

  
Amy Simpson, City Clerk



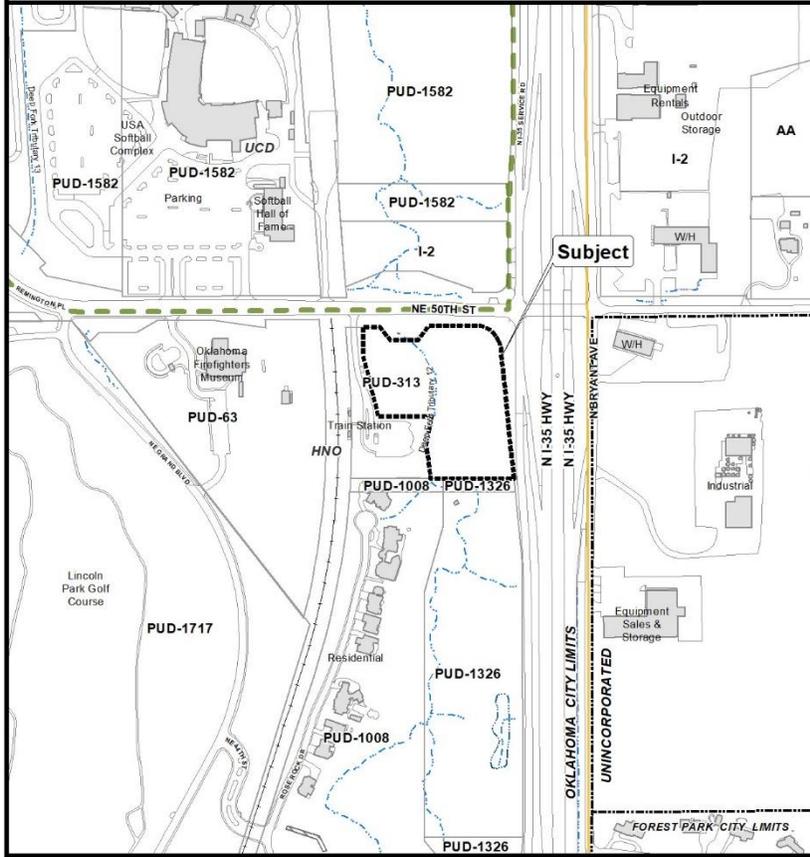
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-1914

**FROM:** PUD-313 Planned Unit Development District and HNO Healthy Neighborhoods Overlay District

**TO:** PUD-1914 Planned Unit Development District and HNO Healthy Neighborhood Overlay District.

**ADDRESS OF PROPERTY:** 4901 North I-35 Service Road



**PROPOSED USE:** The purpose of this request is to permit an equestrian facility/veterinarian and commercial and industrial uses.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **Tract 1 - I-2 Moderate Industrial District** and **Tract 2 - I-1 Light Industrial District** (OKC Zoning Ordinance, 2020) and HNO Healthy Neighborhoods Overlay.

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

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1914

**LOCATION:** 4900 North I-35 Service 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-313 Planned Unit Development District and HNO Healthy Neighborhoods Overlay District. A public hearing will be held by the City Council on December 6, 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 parcel of land lying in the East Half (E/2) of the Northeast Quarter (NE/4) of Section Thirteen (13), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as: Commencing at the Northeast Corner of said Northeast Quarter; Thence South 89°58'19" West, along the North line of said Northeast Quarter, a distance of 288.44 feet to the Point of Beginning, said point being on a 660 foot offset of the East right-of-way line of the M.K.& T. Railroad; Thence South 03°59'54" East, parallel with and 660 feet East of said East railroad right-of-way line, a distance of 237.38 feet to the beginning of a tangent curve to the right; Thence along said tangent curve to the right and parallel with and 660 feet East of said East railroad right-of-way line, having a radius of 3605.50 feet and whose long chord bears South 00°38'01" East a long chord distance of 423.21 feet, an arc distance of 423.45 feet to the point of non-tangency, said point being 660 feet South of the North line of said Northeast Quarter; Thence South 89°58'19" West, parallel with the North line of said Northeast Quarter, a distance of 345.53 feet to the center of Deep Fork Tributary 12; Thence North 07°02'00" West, along the center of Deep Fork Tributary 12, a distance of 129.50 feet; Thence North 10°30'00" East, continuing along the center of Deep Fork Tributary 12, a distance of 115.00 feet; Thence South 89°58'19" West, parallel with the North line of said Northeast Quarter, a distance of 210.00 feet; Thence North 13° 41 '41" West a distance of 243.21 feet; Thence North 00°20'00" East a distance of 182.07 feet to a point on the North line of said Northeast Quarter; Thence South 89°58'19" East, along the North line of said Northeast Quarter, a distance of 585.72 feet to the Point of Beginning.

**PROPOSED USE:** The purpose of this request is to permit an equestrian facility/veterinarian and commercial and industrial uses.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **Tract 1 - I-2 Moderate Industrial District and Tract 2 - I-1 Light Industrial District** (OKC Zoning Ordinance, 2020) and HNO Healthy Neighborhoods Overlay.

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 8th day of November 2022

SEAL

For further information call 297-3908

Amy Simpson, City Clerk

TDD 297-2020

