

## **CASE NUMBER: PUD-1916**

This notice is to inform you that **David Box, Williams, Box, Forshee & Bullard PC, on behalf of OK Lone Oak Land LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1916 Planned Unit Development 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 tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, said tract of land being more particularly described as follows: COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section 2; THENCE South 89°45'39" West, along the north line of said Northeast Quarter (NE/4) as the basis of bearing, a distance of 1546.83 feet; THENCE South 00°15'04" East a distance of 73.01 feet to the POINT OF BEGINNING, said point being a point on the south right of way line of N.W. 164th Street described as Parcel No. 15 in that certain Warranty Deed recorded in Book 11972, Page 540 filed in the Oklahoma County Clerk's office; THENCE South 83°43'33" East, along said south right of way line, a distance of 149.69 feet; THENCE South 26°19'04" East a distance of 116.13 feet; THENCE South 04°04'00" West a distance of 475.00 feet; THENCE South 19°47'09" East a distance of 430.94 feet; THENCE South 41°03'51" East a distance of 454.71 feet; THENCE South 75°55'37" East a distance of 94.95 feet; THENCE South 00°00'00" East a distance of 96.36 feet; THENCE North 90°00'00" East a distance of 261.31 feet to a point on the west right of way line of State Highway No. 74 described as Parcel No. 9 in that certain AMENDED REPORT OF COMMISSIONERS recorded in Book 10787, Page 712 filed in the Oklahoma County Clerk's office; THENCE South 03°07'06" West, along said west right of way line, a distance of 60.09 feet; THENCE North 90°00'00" West a distance of 258.04 feet; THENCE South 00°00'00" East a distance of 397.76 feet; THENCE North 90°00'00" West a distance of 842.72 feet; THENCE North 20°39'07" West a distance of 75.44 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 1029.57 feet, said curve being subtended by a chord bearing North 10°26'47" West for a distance of 364.98 feet, for an arc length of 366.92 feet; THENCE North 00°14'28" West a distance of 71.09 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 525.73 feet, said curve being subtended by a chord bearing North 16°08'41" West for a distance of 275.05 feet, for an arc length of 278.28 feet; THENCE North 31°19'18" West a distance of 464.39 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 275.00 feet, said curve being subtended by a chord bearing North 16°23'05" West for a distance of 141.77 feet, for an arc length of 143.39 feet; THENCE North 01°26'51" West a distance of 79.42 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 325.00 feet, said curve being subtended by a chord bearing North 17°06'37" West for a distance of 175.48 feet, for an arc length of 177.69 feet; THENCE North 32°46'23" West a distance of 240.43 feet; THENCE North 76°38'32" East a distance of 715.99 feet; THENCE South 83°43'33" East a distance of 78.12 feet; THENCE North 00°15'04" West a distance of 16.10 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 K. Simpson*

Amy Simpson, City Clerk

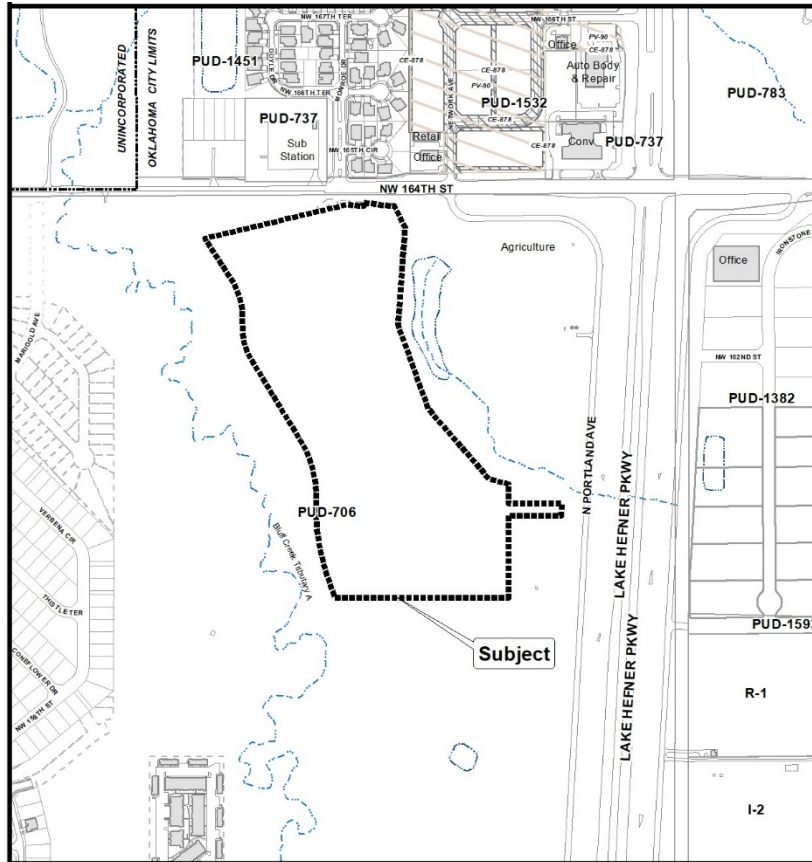


**CASE NUMBER: PUD-1916**

**FROM:** PUD-706 Planned Unit Development District

**TO:** PUD-1916 Planned Unit Development District

**ADDRESS OF PROPERTY:** 3916 NW 164th Street



**PROPOSED USE:** The purpose of this request is to permit multi-family residential 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** (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](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1916

**LOCATION:** 3916 NW 164th 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 PUD-706 Planned Unit Development 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 tract of land lying in the Northeast Quarter (NE/4) of Section Two (2), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, said tract of land being more particularly described as follows: COMMENCING at the northeast corner of the Northeast Quarter (NE/4) of said Section 2; THENCE South 89°45'39" West, along the north line of said Northeast Quarter (NE/4) as the basis of bearing, a distance of 1546.83 feet; THENCE South 00°15'04" East a distance of 73.01 feet to the POINT OF BEGINNING, said point being a point on the south right of way line of N.W. 164th Street described as Parcel No. 15 in that certain Warranty Deed recorded in Book 11972, Page 540 filed in the Oklahoma County Clerk's office; THENCE South 83°43'33" East, along said south right of way line, a distance of 149.69 feet; THENCE South 26°19'04" East a distance of 116.13 feet; THENCE South 04°04'00" West a distance of 475.00 feet; THENCE South 19°47'09" East a distance of 430.94 feet; THENCE South 41°03'51" East a distance of 454.71 feet; THENCE South 75°55'37" East a distance of 94.95 feet; THENCE South 00°00'00" East a distance of 96.36 feet; THENCE North 90°00'00" East a distance of 261.31 feet to a point on the west right of way line of State Highway No. 74 described as Parcel No. 9 in that certain AMENDED REPORT OF COMMISSIONERS recorded in Book 10787, Page 712 filed in the Oklahoma County Clerk's office; THENCE South 03°07'06" West, along said west right of way line, a distance of 60.09 feet; THENCE North 90°00'00" West a distance of 258.04 feet; THENCE South 00°00'00" East a distance of 397.76 feet; THENCE North 90°00'00" West a distance of 842.72 feet; THENCE North 20°39'07" West a distance of 75.44 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 1029.57 feet, said curve being subtended by a chord bearing North 10°26'47" West for a distance of 364.98 feet, for an arc length of 366.92 feet; THENCE North 00°14'28" West a distance of 71.09 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 525.73 feet, said curve being subtended by a chord bearing North 16°08'41" West for a distance of 275.05 feet, for an arc length of 278.28 feet; THENCE North 31°19'18" West a distance of 464.39 feet to a point of curvature; THENCE Northwesterly along a curve to the right having a radius of 275.00 feet, said curve being subtended by a chord bearing North 16°23'05" West for a distance of 141.77 feet, for an arc length of 143.39 feet; THENCE North 01°26'51" West a distance of 79.42 feet to a point of curvature; THENCE Northwesterly along a curve to the left having a radius of 325.00 feet, said curve being subtended by a chord bearing North 17°06'37" West for a distance of 175.48 feet, for an arc length of 177.69 feet; THENCE North 32°46'23" West a distance of 240.43 feet; THENCE North 76°38'32" East a

distance of 715.99 feet; THENCE South 83°43'33" East a distance of 78.12 feet; THENCE North 00°15'04" West a distance of 16.10 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to permit multi-family residential 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** (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 8th day of November 2022

SEAL

Amy Simpson, City Clerk

For further information call 297-3908

TDD 297-2020

