

CASE NUMBER: SPUD-1043

This notice is to inform you that **NorthCare** filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1043 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 10, 2018. 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.**

LEGAL DESCRIPTION: A tract of land lying in the Northwest Quarter of Section Thirty-One (31), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the southeast corner of said Northwest Quarter;

THENCE North 00°31'00" West, along the east line of said Northwest Quarter, a distance of 1,900.07 feet to the POINT OF BEGINNING, said point being on a curve lying 25.00 feet south of and parallel with the southerly right-of-way line of the C.R.I. & P. Railroad;

THENCE Westerly 25.00 feet south of and parallel with said southerly right-of-way line of the C.R.I. & P. Railroad and along a non-tangent curve to the left having a radius of 5,654.65 feet (said curve subtended by a chord which bears North 86°58'46" West a distance of 138.15 feet) for an arc distance of 138.16 feet;

THENCE South 84°52'40" West a distance of 181.36 feet;

THENCE South 00°31'00" East, parallel with said east line, a distance of 362.41 feet to a point of curvature;

THENCE Southeasterly along a curve to the left having a radius of 14.33 feet (said curve subtended by a chord which bears South 45°31'00" East a distance of 20.27 feet) for an arc distance of 22.51 feet;

THENCE South 89°29'00" West, perpendicular to said east line, a distance of 419.33 feet;

THENCE North 00°31'00" West, parallel with said east line, a distance of 344.12 feet to a point on the southerly right-of-way line of the C.R.I. & P. Railroad;

THENCE North 77°34'42" East, along said southerly right-of-way line of the C.R.I. & P. Railroad, a distance of 381.59 feet to a point of curvature;

THENCE Easterly and continuing along said southerly right-of-way line of the C.R.I. & P. Railroad and along a non-tangent curve to the right having a radius of 5,679.65 feet (said curve subtended by a chord which bears South 88°04'01" East a distance of 350.61 feet) for an arc distance of 350.67 feet to a point on the east line of said Northwest Quarter;

THENCE South 00°31'00" East, along said east line, a distance of 25.07 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 166,519 square feet or 3.8227 acres, more or less, with 877 square feet or 0.0201 acres, more or less lying within the street right-of-way of Villa Avenue.

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 13th day of March, 2018

SEAL

Frances Kersey

Frances Kersey, City Clerk



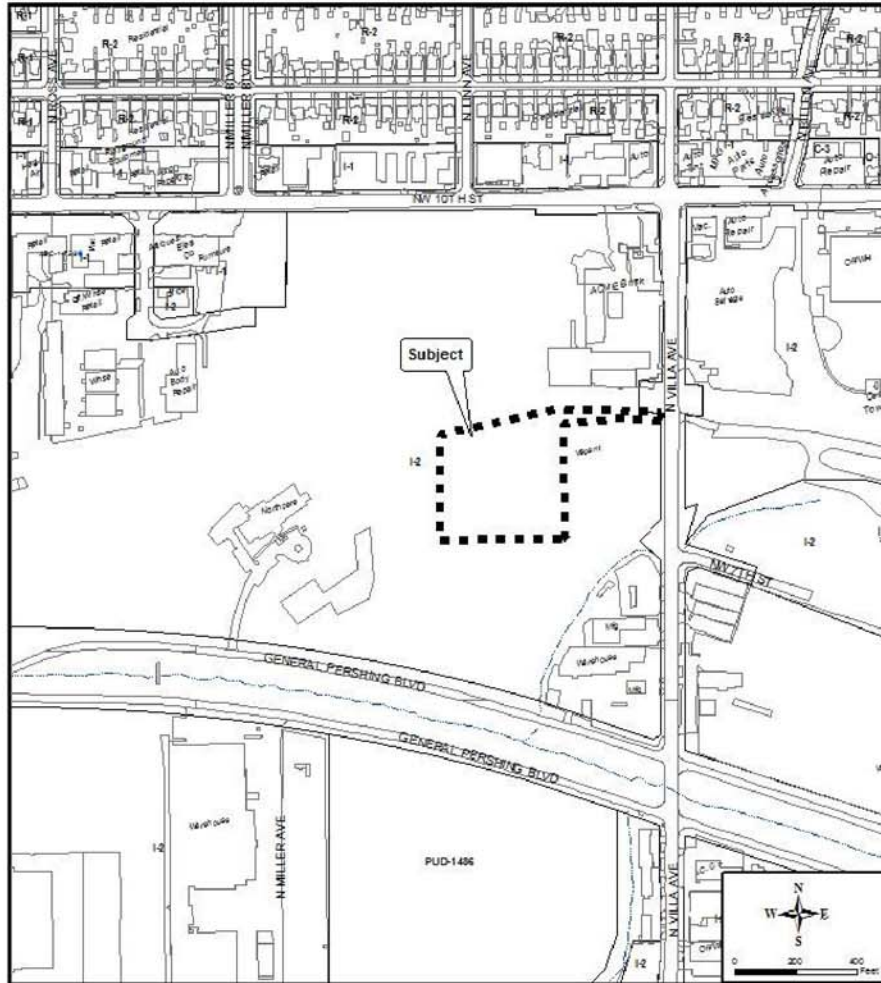
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1043

FROM: I-2 Moderate Industrial District

TO: SPUD-1043 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 901 North Villa Avenue



PROPOSED USE: The purpose of this request is to permit an elementary school with possible expansion to middle and high school.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **I-2 Moderate Industrial District** (OKC Zoning Ordinance, 2010).

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) 297-2614

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1043

LOCATION: 901 North Villa Avenue

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 SPUD Simplified Planned Unit Development District from the I-2 Moderate Industrial District. A public hearing will be held by the City Council on April 10, 2018. **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.**

Under the terms of said ordinance, the limits of and boundaries of the SPUD Simplified Planned Unit Development District would be extended to include the following described property:

A tract of land lying in the Northwest Quarter of Section Thirty-One (31), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at the southeast corner of said Northwest Quarter;

THENCE North 00°31'00" West, along the east line of said Northwest Quarter, a distance of 1,900.07 feet to the POINT OF BEGINNING, said point being on a curve lying 25.00 feet south of and parallel with the southerly right-of-way line of the C.R.I. & P. Railroad;

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THENCE South 00°31'00" East, along said east line, a distance of 25.07 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 166,519 square feet or 3.8227 acres, more or less, with 877 square feet or 0.0201 acres, more or less lying within the street right-of-way of Villa Avenue.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **I-2 Moderate Industrial District** (OKC Zoning Ordinance, 2010).

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 13th day of March, 2018

SEAL

For further information call 297-2417



Frances Kersey, City Clerk



TDD 297-2020

