

CASE NUMBER: PUD-1684

This notice is to inform you that **Portland Parke LLC** filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1684 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on September 11, 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: Tract 1: (Fee Simple)

A part of Block "A", L. L. LYON SKYLINE VIEW ADDITION, and all of Block One (1), of the Amended Plat of NESBITT PLACE ADDITION (vacated), Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, all being a part of the East Half (E/2) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE/4) of said Section 23; Thence South 89°58'42" West distance of 50.00 feet to the Southeast corner of said Block A, L. L. Lyon Skyline View Addition; Thence South 00°02'30" West and parallel with the East line of said Section 23 a distance of 61.72 feet to the Point of Beginning; Thence South 00°02'30" West and parallel with said East line a distance of 244.68 feet to the South line of Block 1 of the Amended Plat of Nesbitt Place Addition (vacated); Thence North 89°57'59" West along the South line of said Block 1 a distance of 580.00 feet to the Southwest corner of said Block 1; Thence North 00°02'30" East, along the West line of said Block 1, a distance of 211.66 feet; Thence North 30°00'00" East a distance of 108.79 feet to a point on the South line of said NE/4 of Section 23; Thence North 45°01'18" East a distance of 25.94 feet to a point of curvature of a curve to the left having a central angle of 105°59'50" and a radius of 95.00 feet (said curve subtended by a chord which bears North 07°58'37" West a distance of 151.74 feet); Thence along the arc of said curve to the left an arc distance of 175.75 feet to a point of tangency; Thence North 61°00'00" West a distance of 63.00 feet to a point on the West line of Block A, said point being on the arc of a curve to the right whose central angle is 15°27'23" and whose radius is 258.15 feet (said curve subtended by a chord which bears North 17°16'19" East a distance of 69.43 feet); Thence Northeasterly along the West line of said Block A, which is the arc of said curve to the right, an arc distance of 69.64 feet to a point of tangency; Thence North 25°00'00" East along the West line of said Block A, a distance of 49.39 feet to the point of curvature of a curve the left, whose central angle is 25°00'00" and whose radius is 298.45 feet (said curve subtended by a chord which bears North 12°30'00" East a distance of 129.18 feet); Thence Northeasterly along the West line of said Block A, which is the arc of said curve to the left, an arc distance of 130.22 feet to a point of reverse curvature; Thence along the arc of said reverse curve whose central angle is 90°00'00" and whose radius is 20.00 feet (said curve subtended by a chord which bears North 45°00'00" East a distance of 28.28 feet) an arc distance of 31.42 feet to a point of tangency; Thence South 90°00'00" East (East) along the North line of said Block A, a distance of 213.75 feet to a point of curvature of a curve to the left, whose central angle is 10°00'00" and whose radius is 716.83 feet (said curve subtended by a chord which bears North 85°00'00" East a distance of 124.95 feet); Thence Easterly along the North line of said Block A, which is the arc of said curve to the left, an arc distance of 125.11 feet to a point of tangency; Thence North 80°00'00" East along the North line of said Block A, a distance of 56.95 feet to a point of curvature of a curve to the right, whose central angle is 10°00'00" and whose radius is 277.70 feet (said curve subtended by a chord which bears North 85°00'00" East a distance of 48.41 feet); Thence Easterly along the North line of said Block A, which is the arc of said curve

to the right, an arc distance of 48.47 feet to a point of tangency; Thence South 90°00'00" East (East) along the North line of said Block A, a distance of 51.97 feet measured (49.97 feet by Deed) to the Northeast corner of said Block A; Thence South 00°02'30" West, along the East line of said Block A, a distance of 447.86 feet measured (445.70 feet by Deed) to a point which is 33.28 feet North 00°02'30" East from the Southeast corner of said Block A; Thence South 89°59'40" West a distance of 121.85 feet; Thence South 00°02'30" West a distance of 95.00 feet; Thence North 89°59'40" East a distance of 121.85 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 14th day of August, 2018

SEAL



Frances Kersey, City Clerk



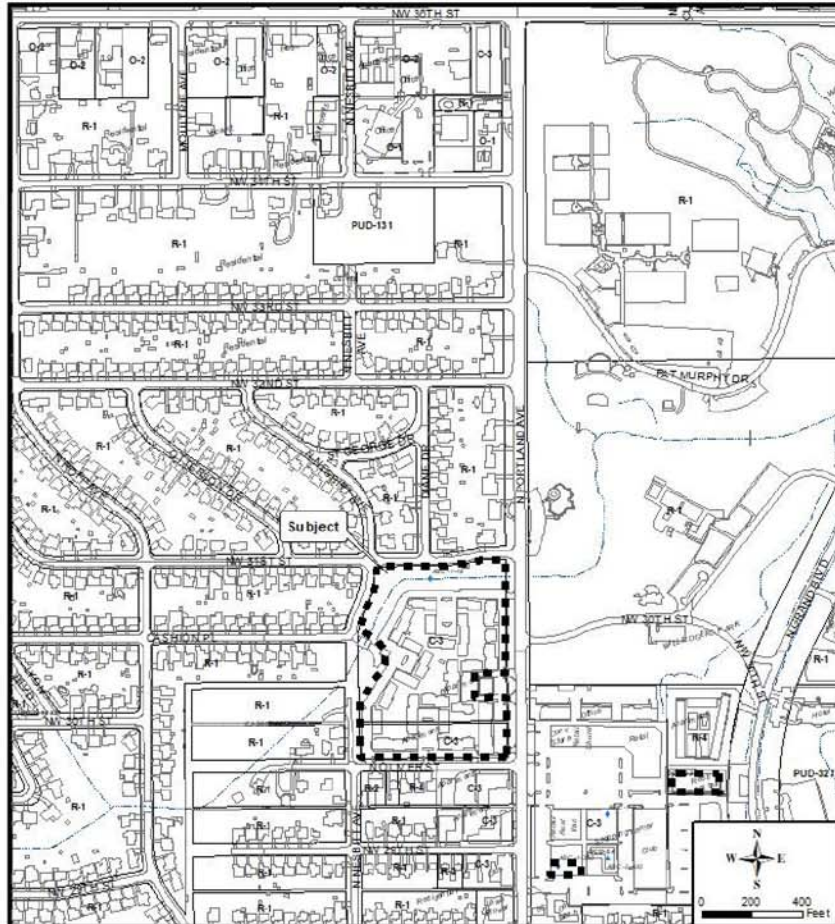
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1684

FROM: C-3 Community Commercial District

TO: PUD-1684 Planned Unit Development District

ADDRESS OF PROPERTY: 3175 North Portland Avenue



PROPOSED USE: The purpose of this request is to bring an existing non-conforming apartment complex into zoning compliance and to allow for an existing retail use on the property.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District** and the **C-3 Community Commercial 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: PUD-1684

LOCATION: 3175 North Portland 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 PUD Planned Unit Development District from the C-3 Community Commercial District. A public hearing will be held by the City Council on September 11, 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 PUD Planned Unit Development District would be extended to include the following described property:

Tract 1: (Fee Simple)

A part of Block "A", L. L. LYON SKYLINE VIEW ADDITION, and all of Block One (1), of the Amended Plat of NESBITT PLACE ADDITION (vacated), Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, all being a part of the East Half (E/2) of Section Twenty-three (23), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE/4) of said Section 23; Thence South 89°58'42" West distance of 50.00 feet to the Southeast corner of said Block A, L. L. Lyon Skyline View Addition; Thence South 00°02'30" West and parallel with the East line of said Section 23 a distance of 61.72 feet to the Point of Beginning; Thence South 00°02'30" West and parallel with said East line a distance of 244.68 feet to the South line of Block 1 of the Amended Plat of Nesbitt Place Addition (vacated); Thence North 89°57'59" West along the South line of said Block 1 a distance of 580.00 feet to the Southwest corner of said Block 1; Thence North 00°02'30" East, along the West line of said Block 1, a distance of 211.66 feet; Thence North 30°00'00" East a distance of 108.79 feet to a point on the South line of said NE/4 of Section 23; Thence North 45°01'18" East a distance of 25.94 feet to a point of curvature of a curve to the left having a central angle of 105°59'50" and a radius of 95.00 feet (said curve subtended by a chord which bears North 07°58'37" West a distance of 151.74 feet); Thence along the arc of said curve to the left an arc distance of 175.75 feet to a point of tangency; Thence North 61°00'00" West a distance of 63.00 feet to a point on the West line of Block A, said point being on the arc of a curve to the right whose central angle is 15°27'23" and whose radius is 258.15 feet (said curve subtended by a chord which bears North 17°16'19" East a distance of 69.43 feet); Thence Northeasterly along the West line of said Block A, which is the arc of said curve to the right, an arc distance of 69.64 feet to a point of tangency; Thence North 25°00'00" East along the West line of said Block A, a distance of 49.39 feet to the point of curvature of a curve the left, whose central angle is 25°00'00" and whose radius is 298.45 feet (said curve subtended by a chord which bears North 12°30'00" East a distance of 129.18 feet); Thence Northeasterly along the West line of said Block A, which is the arc of said curve to the left, an arc distance of 130.22 feet to a point of reverse curvature; Thence along the arc of said reverse curve whose central angle is 90°00'00" and whose radius is 20.00 feet (said curve subtended by a chord which bears North 45°00'00" East a distance of 28.28 feet) an arc distance of 31.42 feet to a point of tangency; Thence South 90°00'00" East (East) along the North line of said Block A, a distance of 213.75 feet to a point of curvature of a curve to the left, whose central angle is 10°00'00" and whose radius is 716.83 feet (said curve subtended by a chord which bears North 85°00'00" East a distance of 124.95 feet); Thence Easterly along the North line of said Block A, which is the arc of said curve to the left, an arc distance of 125.11 feet to a point of tangency;

Thence North 80°00'00" East along the North line of said Block A, a distance of 56.95 feet to a point of curvature of a curve to the right, whose central angle is 10°00'00" and whose radius is 277.70 feet (said curve subtended by a chord which bears North 85°00'00" East a distance of 48.41 feet); Thence Easterly along the North line of said Block A, which is the arc of said curve to the right, an arc distance of 48.47 feet to a point of tangency; Thence South 90°00'00" East (East) along the North line of said Block A, a distance of 51.97 feet measured (49.97 feet by Deed) to the Northeast corner of said Block A; Thence South 00°02'30" West, along the East line of said Block A, a distance of 447.86 feet measured (445.70 feet by Deed) to a point which is 33.28 feet North 00°02'30" East from the Southeast corner of said Block A; Thence South 89°59'40" West a distance of 121.85 feet; Thence South 00°02'30" West a distance of 95.00 feet; Thence North 89°59'40" East a distance of 121.85 feet to the Point of Beginning.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District** and the **C-3 Community Commercial 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 14th day of August, 2018

SEAL

For further information call 297-2417



Frances Kersey, City Clerk



TDD 297-2020

