

CASE NUMBER: PUD-1715

This notice is to inform you that **NWPF, LLC** filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1715 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on August 13, 2019. 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:

A tract of land being all of Lot 5, part of Lots 1 through 4, Block 1, WILEMAN FOURTH ADDITION, recorded in Book 30 of Plats, Page 91 AND part of Block 1, QUEEN'S HIGHWAY, recorded in Book 10 of Plats, Page 14, lying in the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, together with that portion of N.W. 50th Street lying between said Blocks, being more particularly described as follows:

COMMENCING at the southeast corner of the Southeast Quarter of said Section 7, also being the northeast corner of the Northeast Quarter of said Section 18; THENCE South 88°56'32" West, along the common line between said Southeast Quarter of Section 7 and said Northeast Quarter of Section 18, a distance of 50.00 feet to a point on the westerly right of way line of Pennsylvania Avenue as established by said plat of WILEMAN FOURTH ADDITION and by the easement recorded in Book 3964, Page 994, and the POINT OF BEGINNING;

THENCE South 00°05'13" East, along said westerly right of way line and parallel with the east line of said Block 1, QUEEN'S HIGHWAY, a distance of 186.14 feet; THENCE South 88°56'04" West a distance of 39.51 feet to a point of curvature; THENCE westerly along a curve to the right having a radius of 400.00 feet (said curve subtended by a chord which bears North 83°47'59" West a distance of 101.18 feet) for an arc distance of 101.45 feet to a point of reverse curvature; THENCE westerly along a curve to the left having a radius of 400.00 feet (said curve being subtended by a chord which bears North 83°47'59" West a distance of 101.18 feet) for an arc distance of 101.45 feet; THENCE South 88°56'04" West a distance of 69.94 feet;

THENCE North 01°05'28" West a distance of 464.42 feet to a point on the northerly line of said Block 1, WILEMAN FOURTH ADDITION said point also being a point on the southerly right of way line of Northwest Expressway as established by said plat of WILEMAN FOURTH ADDITION; THENCE South 70°15'28" East, along the northerly line of said Block 1 and said southerly right of way line, a distance of 338.80 feet to the northeast corner of said Block 1 said point also being a point on the westerly right of way line of said Pennsylvania Avenue as established by said plat of WILEMAN FOURTH ADDITION; THENCE South 00°05'28" East, along the east line of said Block 1 and said westerly right of way line, a distance of 183.57 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 130,554 square feet or 2.9971 acres, more or less.

TRACT 2:

A tract of land being part of Lots 1 through 4, Block 1, all of Lots 1 through 5, Block 2 and all of Lots 1 through 5, Block 3, WILEMAN FOURTH ADDITION, recorded in Book 30 of Plats,

Page 91 AND part of Block 1 and part of Lots 1, 2 and 3, Block 8, QUEEN'S HIGHWAY, recorded in Book 10 of Plats, Page 14, lying in the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, together with those portions of N.W. 50th Street, Barnes Avenue and N.W. 52nd Street, lying between and adjacent to said Blocks, being more particularly described as follows:

COMMENCING at the southeast corner of the Southeast Quarter of said Section 7, also being the northeast corner of the Northeast Quarter of said Section 18; THENCE South $88^{\circ}56'32''$ West, along the common line between said Southeast Quarter of Section 7 and said Northeast Quarter of Section 18, a distance of 363.45 feet to the POINT OF BEGINNING;

THENCE South $01^{\circ}05'28''$ East a distance of 160.57 feet; THENCE South $88^{\circ}56'04''$ West a distance of 312.27 feet to a point on a curve; THENCE northwesterly along a non-tangent curve to the left having a radius of 150.00 feet (said curve subtended by a chord which bears North $26^{\circ}09'29''$ West a distance of 76.61 feet) for an arc distance of 77.47 feet; THENCE North $40^{\circ}57'14''$ West a distance of 63.85 feet to a point of curvature; THENCE northerly along a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears North $21^{\circ}00'21''$ West a distance of 51.18 feet) for an arc distance of 52.22 feet to a point being on the centerline of said N.W. 52nd Street;

THENCE along the centerline of said N.W. 52nd Street, the following Two (2) courses:

1. North $01^{\circ}03'28''$ West a distance of 190.67 feet to a point of curvature;
2. Northwesterly along a curve to the left having a radius of 55.00 feet (said curve subtended by a chord which bears North $35^{\circ}42'27''$ West a distance of 62.54 feet) for an arc distance of 66.52 feet to a point of intersection with the westerly line of Lot 5, Block 3 of said WILEMAN FOURTH ADDITION extended southwesterly;

THENCE North $19^{\circ}40'14''$ East, along said extended line and said westerly line of Lot 5, a distance of 152.09 feet to the northwest corner of said Lot 5, also being a point on the southerly right of way line of Northwest Expressway as established by said plat of WILEMAN FOURTH ADDITION;

THENCE along the northerly line of Blocks 3, 2 and 1 of said WILEMAN FOURTH ADDITION and said southerly right of way line, the following Two (2) courses:

1. South $78^{\circ}29'28''$ East a distance of 389.96 feet;
 2. South $70^{\circ}15'28''$ East a distance of 4.30 feet;
- THENCE South $01^{\circ}05'28''$ East a distance of 303.86 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 199,677 square feet or 4.5840 acres, more or less.

TRACT 3:

A tract of land being a part of Block 1, QUEEN'S HIGHWAY, recorded in Book 10 of Plats, Page 14, lying in the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, together with that portion of N.W. 49th Street vacated in JOURNAL ENTRY CASE NO. CD-72-873 in the District Court of Oklahoma County, recorded in Book 4084, Page 298 AND that portion of Barnes Avenue adjacent to said Block 1, being more particularly described as follows:

COMMENCING at the northeast corner of the Northeast Quarter of said Section 18; THENCE South $88^{\circ}56'32''$ West, along the north line of said Northeast Quarter, a distance of 50.00 feet to

a point on the westerly right of way line of Pennsylvania Avenue as established by the easement recorded in Book 3964, Page 994; THENCE South $00^{\circ}05'13''$ East, along said westerly right of way line and parallel with the east line of said Block 1, a distance of 186.14 feet to the POINT OF BEGINNING;

THENCE continuing South $00^{\circ}05'13''$ East, along said westerly right of way line and parallel with said east line, a distance of 226.86 feet to a point on the south line of said vacated N.W. 49th Street; THENCE South $88^{\circ}56'32''$ West, along said south line, a distance of 620.00 feet to a point on the centerline of said Barnes Avenue as established by said plat of QUEEN'S HIGHWAY; THENCE North $00^{\circ}05'13''$ West, along said centerline, a distance of 223.00 feet to a point of curvature; THENCE northerly along a curve to the left having a radius of 150.00 feet (said curve subtended by a chord which bears North $05^{\circ}43'29''$ West a distance of 29.47 feet) for an arc distance of 29.52 feet; THENCE North $88^{\circ}56'04''$ East a distance of 382.22 feet to a point of curvature;

THENCE easterly along a curve to the right having a radius of 400.00 feet (said curve subtended by a chord which bears South $83^{\circ}47'59''$ East a distance of 101.18 feet) for an arc distance of 101.45 feet to a point of reverse curvature; THENCE easterly along a curve to the left having a radius of 400.00 feet (said curve being subtended by a chord which bears South $83^{\circ}47'59''$ East a distance of 101.18 feet) for an arc distance of 101.45 feet; THENCE North $88^{\circ}56'04''$ East a distance of 39.51 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 152,919 square feet or 3.5105 acres, more or less.

TRACT 4:

A tract of land being a part of Lots 1, 2 and 3 and all of Lots 4 through 48, Block 8, QUEEN'S HIGHWAY, recorded in Book 10 of Plats, Page 14, lying in the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, together with that portion of N.W. 49th Street vacated in JOURNAL ENTRY OF JUDGEMENT CASE NO. 151459 in the District Court of Oklahoma County, recorded in Book 2556, Page 276 AND portions of Barnes Avenue, Youngs Boulevard and N.W. 50th Street adjacent to said Block 8, being more particularly described as follows:

COMMENCING at the northeast corner of the Northeast Quarter of said Section 18; THENCE South $88^{\circ}56'32''$ West, along the north line of said Northeast Quarter, a distance of 766.30 feet to a point on a curve and the POINT OF BEGINNING;

THENCE southeasterly along a non-tangent curve to the left having a radius of 75.00 feet (said curve subtended by a chord which bears South $23^{\circ}14'48''$ East a distance of 45.62 feet) for an arc distance of 46.36 feet; THENCE South $40^{\circ}57'14''$ East a distance of 63.85 feet to a point of curvature; THENCE southerly along a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears South $20^{\circ}31'14''$ East a distance of 104.74 feet) for an arc distance of 106.99 feet to a point on the centerline of said Barnes Avenue as established by said plat of QUEEN'S HIGHWAY;

THENCE South $00^{\circ}05'13''$ East, along said centerline, a distance of 177.66 feet to a point on the south line of said vacated N.W. 49th Street, also being a point on the north line of Block 3, JOEL COLEYS HOLIDAY HILLS ADDITION BLOCKS 3, 4, 5 & 6 recorded in Book 35 of Plats, Page 58 extended; THENCE South $88^{\circ}56'32''$ West, along the south line of said vacated N.W. 49th Street and the north line extended and north line of said Block 3, a distance of 654.51 feet to a point on the centerline of said Youngs Boulevard as established by said plat of QUEEN'S

HIGHWAY; THENCE North 00°05'13" West, along said centerline, a distance of 367.67 feet to a point on the north line of said Northeast Quarter; THENCE North 88°56'32" East, along said north line, a distance of 558.21 feet to the POINT OF BEGINNING.
Said described tract of land contains an area of 232,855 square feet or 5.3456 acres, more or less.

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 16th day of July, 2019

SEAL



Frances Kersey



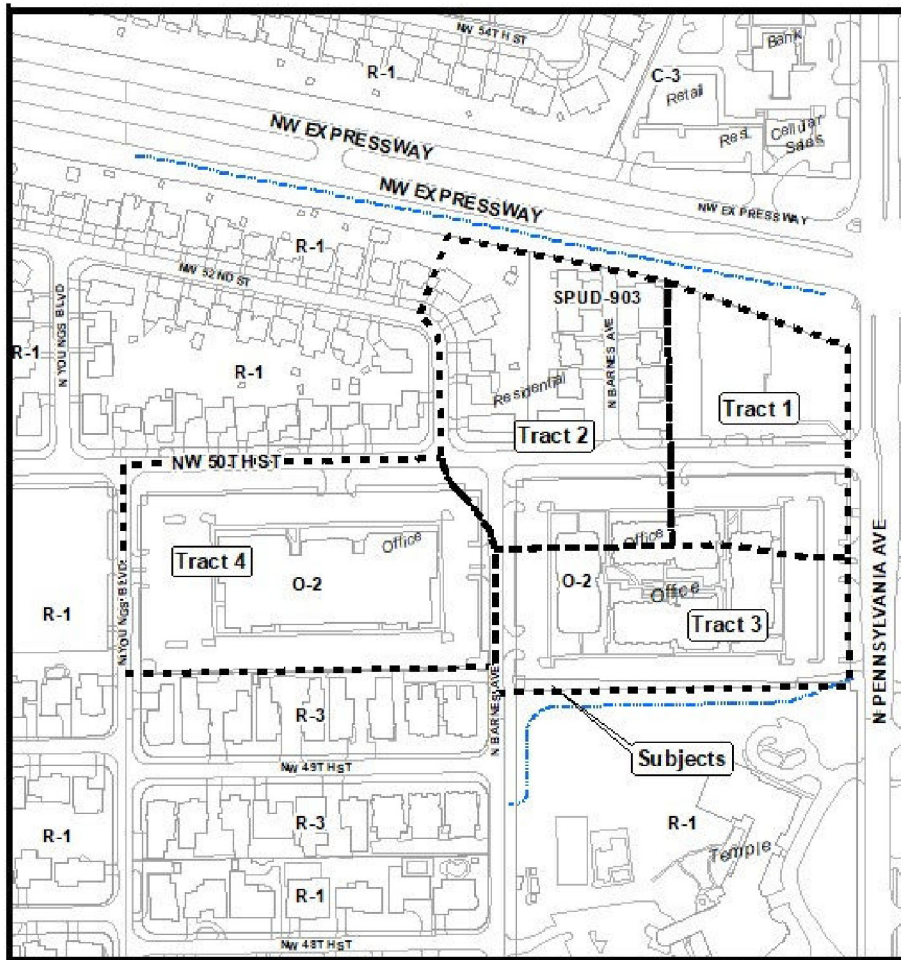
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1715

FROM: SPUD-903, O-2 General Office and R-1 Single-Family Residential Districts

TO: PUD-1715 Planned Unit Development District

ADDRESS OF PROPERTY: 5101 North Pennsylvania Avenue



PROPOSED USE: The purpose of this request is to permit a modified C-3 Community Commercial District that will allow a mix of uses that may include restaurants, offices, retail and residential.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified 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

(Published in the Journal Record July 17, 2019)

FOR PUBLICATION ONLY

CASE NUMBER: PUD-1715

LOCATION: 5101 North Pennsylvania 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 SPUD-903 Simplified Planned Unit Development, O-2 General Office and R-1 Single-Family Residential Districts. A public hearing will be held by the City Council on August 13, 2019. **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:

A tract of land being all of Lot 5, part of Lots 1 through 4, Block 1, WILEMAN FOURTH ADDITION, recorded in Book 30 of Plats, Page 91 AND part of Block 1, QUEEN'S HIGHWAY, recorded in Book 10 of Plats, Page 14, lying in the Southeast Quarter of Section 7 and the Northeast Quarter of Section 18, Township 12 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, together with that portion of N.W. 50th Street lying between said Blocks, being more particularly described as follows:

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THENCE South 00°05'13" East, along said westerly right of way line and parallel with the east line of said Block 1, QUEEN'S HIGHWAY, a distance of 186.14 feet; THENCE South 88°56'04" West a distance of 39.51 feet to a point of curvature; THENCE westerly along a curve to the right having a radius of 400.00 feet (said curve subtended by a chord which bears North 83°47'59" West a distance of 101.18 feet) for an arc distance of 101.45 feet to a point of reverse curvature; THENCE westerly along a curve to the left having a radius of 400.00 feet (said curve being subtended by a chord which bears North 83°47'59" West a distance of 101.18 feet) for an arc distance of 101.45 feet; THENCE South 88°56'04" West a distance of 69.94 feet;

THENCE North 01°05'28" West a distance of 464.42 feet to a point on the northerly line of said Block 1, WILEMAN FOURTH ADDITION said point also being a point on the southerly right of way line of Northwest Expressway as established by said plat of WILEMAN FOURTH ADDITION; THENCE South 70°15'28" East, along the northerly line of said Block 1 and said southerly right of way line, a distance of 338.80 feet to the northeast corner of said Block 1 said point also being a point on the westerly right of way line of said Pennsylvania Avenue as established by said plat of WILEMAN FOURTH ADDITION; THENCE South 00°05'28" East, along the east line of said Block 1 and said westerly right of way line, a distance of 183.57 feet to the POINT OF BEGINNING.

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THENCE along the centerline of said N.W. 52nd Street, the following Two (2) courses:

1. North $01^{\circ}03'28''$ West a distance of 190.67 feet to a point of curvature;
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THENCE North $19^{\circ}40'14''$ East, along said extended line and said westerly line of Lot 5, a distance of 152.09 feet to the northwest corner of said Lot 5, also being a point on the southerly right of way line of Northwest Expressway as established by said plat of WILEMAN FOURTH ADDITION;

THENCE along the northerly line of Blocks 3, 2 and 1 of said WILEMAN FOURTH ADDITION and said southerly right of way line, the following Two (2) courses:

1. South $78^{\circ}29'28''$ East a distance of 389.96 feet;
2. South $70^{\circ}15'28''$ East a distance of 4.30 feet;

THENCE South $01^{\circ}05'28''$ East a distance of 303.86 feet to the POINT OF BEGINNING.

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THENCE continuing South $00^{\circ}05'13''$ East, along said westerly right of way line and parallel with said east line, a distance of 226.86 feet to a point on the south line of said vacated N.W. 49th Street; THENCE South $88^{\circ}56'32''$ West, along said south line, a distance of 620.00 feet to a point on the centerline of said Barnes Avenue as established by said plat of QUEEN'S HIGHWAY; THENCE North $00^{\circ}05'13''$ West, along said centerline, a distance of 223.00 feet to a point of curvature; THENCE northerly along a curve to the left having a radius of 150.00 feet (said curve subtended by a chord which bears North $05^{\circ}43'29''$ West a distance of 29.47 feet) for an arc distance of 29.52 feet; THENCE North $88^{\circ}56'04''$ East a distance of 382.22 feet to a point of curvature;

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TRACT 4:

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COMMENCING at the northeast corner of the Northeast Quarter of said Section 18; THENCE South $88^{\circ}56'32''$ West, along the north line of said Northeast Quarter, a distance of 766.30 feet to a point on a curve and the POINT OF BEGINNING;

THENCE southeasterly along a non-tangent curve to the left having a radius of 75.00 feet (said curve subtended by a chord which bears South $23^{\circ}14'48''$ East a distance of 45.62 feet) for an arc distance of 46.36 feet; THENCE South $40^{\circ}57'14''$ East a distance of 63.85 feet to a point of curvature; THENCE southerly along a curve to the right having a radius of 150.00 feet (said curve subtended by a chord which bears South $20^{\circ}31'14''$ East a distance of 104.74 feet) for an arc distance of 106.99 feet to a point on the centerline of said Barnes Avenue as established by said plat of QUEEN'S HIGHWAY;

THENCE South $00^{\circ}05'13''$ East, along said centerline, a distance of 177.66 feet to a point on the south line of said vacated N.W. 49th Street, also being a point on the north line of Block 3, JOEL COLEYS HOLIDAY HILLS ADDITION BLOCKS 3, 4, 5 & 6 recorded in Book 35 of Plats, Page 58 extended; THENCE South $88^{\circ}56'32''$ West, along the south line of said vacated N.W.

49th Street and the north line extended and north line of said Block 3, a distance of 654.51 feet to a point on the centerline of said Youngs Boulevard as established by said plat of QUEEN'S HIGHWAY; THENCE North 00°05'13" West, along said centerline, a distance of 367.67 feet to a point on the north line of said Northeast Quarter; THENCE North 88°56'32" East, along said north line, a distance of 558.21 feet to the POINT OF BEGINNING.
Said described tract of land contains an area of 232,855 square feet or 5.3456 acres, more or less.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **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.

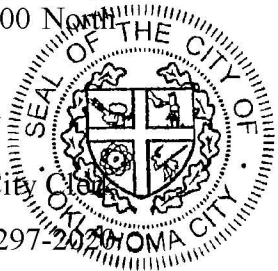
Dated this 16th day of July, 2019

SEAL

For further information call 297-2417



Frances Kersey, City Clerk



TDD 297-2020

