

CASE NUMBER: PUD-1867

This notice is to inform you that **Mark Zitzow, on behalf of AICCM Land Development, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to the PUD-1867 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on February 1, 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.

LEGAL DESCRIPTION:

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the northeast corner of said Section 2; THENCE South 00°21'09" West, along east line of said Section 2, a distance of 1800.00 feet; THENCE North 89°38'51" West, perpendicular to the east line of said Section 2, a distance of 80.00 feet to the west right of way line of Eastern Avenue, and also the POINT OF BEGINNING; THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 500.00 feet; THENCE South 03°12'53" West, along the west right of way line of Eastern Avenue, a distance of 100.12 feet; THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 67.84 feet to the north right of way line of the Burlington Northern & Santa Fe Railroad; THENCE South 51°01'20" West, along said railroad right of way line, a distance of 218.34 feet; THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 2814.93 feet, a chord bearing of South 58°26'20" West and a chord distance of 726.73 feet, for an arc distance of 728.76 feet; THENCE South 65°51'20" West, along said railroad right of way line, a distance of 1624.48 feet; THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 1569.55 feet, a chord bearing of South 81°53'52" West and a chord distance of 867.48 feet, for an arc distance of 878.92 feet; THENCE North 07°55'20" East along said railroad right of way line, a distance of 25.00 feet; THENCE North 82°04'40" West, along said railroad right of way line, a distance of 272.55 feet to the east right of way line of Interstate 35; THENCE North 23°36'49" West, along said Interstate right of way line, a distance of 731.16 feet; THENCE North 16°27'27" West, along said Interstate right of way line, a distance of 1082.15 feet to the south bank of the Oklahoma River; THENCE North 77°45'18" East, along the south bank of the Oklahoma River, a distance of 3877.24 feet; THENCE South 00°21'09" West a distance of 110.00 feet; THENCE South 89°38'51" East a distance of 150.00 feet to the west right of way line of Eastern Avenue; THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 508.81 feet; THENCE South 89°38'51" East, along the west right of way line of Eastern Avenue, a distance of 70.00 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the following described tracts of land: A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the northeast corner of said Section 2; THENCE South 00°21'09" West, along the east line of said Section 2, a distance of 1955.28 feet; THENCE North 89°38'51" West perpendicular to the east line of said Section 2, a distance of 1244.88 feet to the POINT OF BEGINNING; THENCE South 23°33'16" West a distance of 93.48 feet; THENCE southeasterly, along a curve to the

right, having a radius of 340.91 feet, a chord bearing of South 38°38'40" East and a chord distance of 187.41 feet, for an arc distance of 189.86 feet; THENCE South 22°41'23" East a distance of 102.54 feet; THENCE southerly, along a curve to the right, having a radius of 859.19 feet, a chord bearing of South 19°48'33" West and a chord distance of 546.60 feet, for an arc distance of 556.26 feet; THENCE South 00°00'00" East a distance of 169.81 feet; THENCE North 90°00'00" West a distance of 258.96 feet; THENCE North 44°58'52" West a distance of 208.81 feet; THENCE South 83°35'02" West a distance of 229.85 feet; THENCE westerly, along a curve to the right, having a radius of 602.79 feet, a chord bearing of North 11°33'34" East and a chord distance of 1146.73 feet, for an arc distance of 2271.94 feet; THENCE South 60°27'53" East a distance of 374.31 feet; THENCE South 70°57'26" East a distance of 153.94 feet to the POINT OF BEGINNING.

AND

A tract of land being a part of the southeast quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the northeast corner of said Section 2; THENCE South 00°21'09" West, along the east line of the northeast quarter of said Section 2, a distance of 2530.51 feet to the east quarter corner of said Section 2; THENCE South 00°22'19" West, along the east line of the southeast quarter of said Section 2, a distance of 742.85 feet; THENCE North 89°37'41" West, perpendicular to the east line of the southeast quarter of said Section 2, a distance of 1868.90 feet to the POINT OF BEGINNING; THENCE South 12°45'16" East a distance of 15.00 feet; THENCE South 78°34'44" West a distance of 65.00 feet; THENCE North 10°05'17" West a distance of 15.00 feet; THENCE North 78°34'44" East a distance of 64.30 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 4th day of January, 2022

SEAL

Amy K. Simpson

Amy Simpson, City Clerk



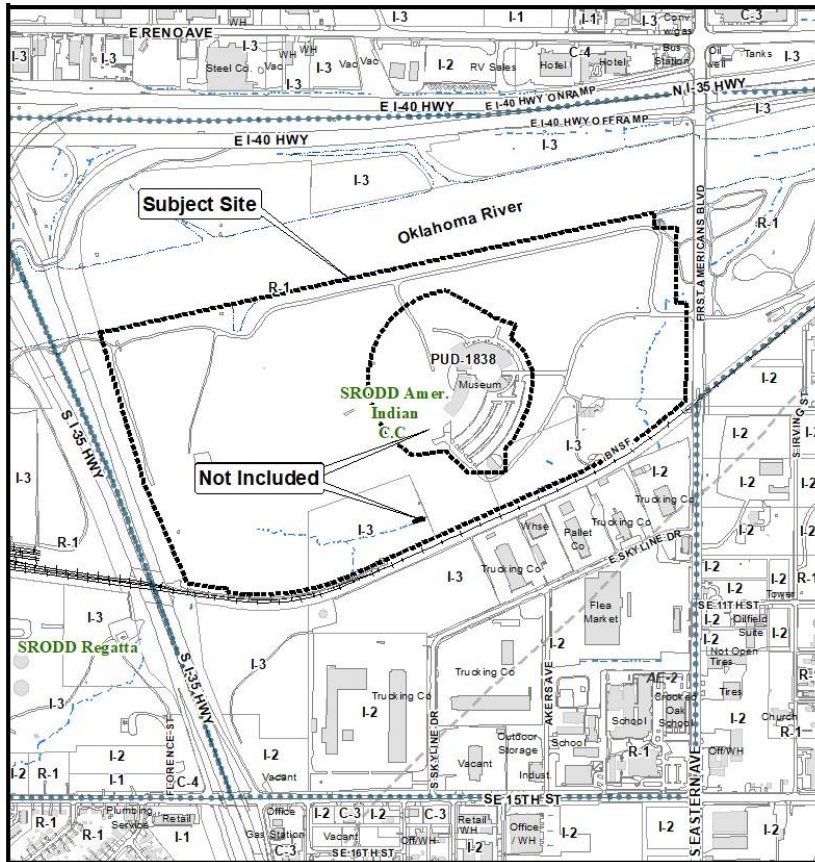
PROPOSED ZONING CHANGE:

CASE NUMBER: PUD-1867

FROM: R-1 Single Family Residential and I-3 Heavy Industrial Districts

TO: PUD-1867 Planned Unit Development District

ADDRESS OF PROPERTY: 659 First Americans Boulevard



PROPOSED USE: The purpose of this request is to permit a mixed-use development.

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, 2020).

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) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PUD-1867

LOCATION: 659 First Americans Boulevard

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 R-1 Single Family Residential and I-3 Heavy Industrial Districts. A public hearing will be held by the City Council on February 1, 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.

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 located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the northeast corner of said Section 2; THENCE South 00°21'09" West, along east line of said Section 2, a distance of 1800.00 feet; THENCE North 89°38'51" West, perpendicular to the east line of said Section 2, a distance of 80.00 feet to the west right of way line of Eastern Avenue, and also the POINT OF BEGINNING; THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 500.00 feet; THENCE South 03°12'53" West, along the west right of way line of Eastern Avenue, a distance of 100.12 feet; THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 67.84 feet to the north right of way line of the Burlington Northern & Santa Fe Railroad; THENCE South 51°01'20" West, along said railroad right of way line, a distance of 218.34 feet; THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 2814.93 feet, a chord bearing of South 58°26'20" West and a chord distance of 726.73 feet, for an arc distance of 728.76 feet; THENCE South 65°51'20" West, along said railroad right of way line, a distance of 1624.48 feet; THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 1569.55 feet, a chord bearing of South 81°53'52" West and a chord distance of 867.48 feet, for an arc distance of 878.92 feet; THENCE North 07°55'20" East along said railroad right of way line, a distance of 25.00 feet; THENCE North 82°04'40" West, along said railroad right of way line, a distance of 272.55 feet to the east right of way line of Interstate 35; THENCE North 23°36'49" West, along said Interstate right of way line, a distance of 731.16 feet; THENCE North 16°27'27" West, along said Interstate right of way line, a distance of 1082.15 feet to the south bank of the Oklahoma River; THENCE North 77°45'18" East, along the south bank of the Oklahoma River, a distance of 3877.24 feet; THENCE South 00°21'09" West a distance of 110.00 feet; THENCE South 89°38'51" East a distance of 150.00 feet to the west right of way line of Eastern Avenue; THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 508.81 feet; THENCE South 89°38'51" East, along the west right of way line of Eastern Avenue, a distance of 70.00 feet to the POINT OF BEGINNING;

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line of said Section 2, a distance of 1244.88 feet to the POINT OF BEGINNING; THENCE South 23°33'16" West a distance of 93.48 feet; THENCE southeasterly, along a curve to the right, having a radius of 340.91 feet, a chord bearing of South 38°38'40" East and a chord distance of 187.41 feet, for an arc distance of 189.86 feet; THENCE South 22°41'23" East a distance of 102.54 feet; THENCE southerly, along a curve to the right, having a radius of 859.19 feet, a chord bearing of South 19°48'33" West and a chord distance of 546.60 feet, for an arc distance of 556.26 feet; THENCE South 00°00'00" East a distance of 169.81 feet; THENCE North 90°00'00" West a distance of 258.96 feet; THENCE North 44°58'52" West a distance of 208.81 feet; THENCE South 83°35'02" West a distance of 229.85 feet; THENCE westerly, along a curve to the right, having a radius of 602.79 feet, a chord bearing of North 11°33'34" East and a chord distance of 1146.73 feet, for an arc distance of 2271.94 feet; THENCE South 60°27'53" East a distance of 374.31 feet; THENCE South 70°57'26" East a distance of 153.94 feet to the POINT OF BEGINNING.

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PROPOSED USE: The purpose of this request is to permit a mixed-use development.

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, 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 4th day of January, 2022

SEAL

Amy Simpson, City Clerk

For further information call 297-3908

TDD 297-2020

