

(Published in the Journal Record July 8, 2024)

NOTICE OF HEARING

El presente aviso trata sobre un asunto de zonificación o delimitación de linderos cerca de su propiedad. La agenda a tratar y el informe del personal se publicarán en el siguiente enlace: <https://okc.primegov.com/public/portal> Llame al (405) 297-3533 si requiere información adicional.

CASE NUMBER: DA-00013-PH

DATE OF HEARING: July 25, 2024

NOTICE IS HEREBY GIVEN that **Cruse-Six, LLC** has filed an application with the City of Oklahoma City for consideration of a lot split deed approval by Planning Commission to create (3) tracts. The only property to be considered is outlined on the map on the reverse side of this notice. The Planning Commission will hold a public hearing on the date shown above to consider this request.

ADDRESS: 200 SW 80th Street, more particularly described as:

See attached DA-00013-PH Exhibit A – Legal Description

Your property is not included within the area proposed. 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. Should you wish to provide the Commission with information supporting or opposing the rezoning of this property, please consider the following: You may present brief written materials, graphics, maps, pictures, etc. to the Commission at the hearing to illustrate a point regarding a proposed zoning change. Lengthy written materials in support or opposition of the application should be submitted to City staff at the address below **by noon on Friday July 19, 2024**, to be delivered to the Commission members that afternoon.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, July 25, 2024, in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

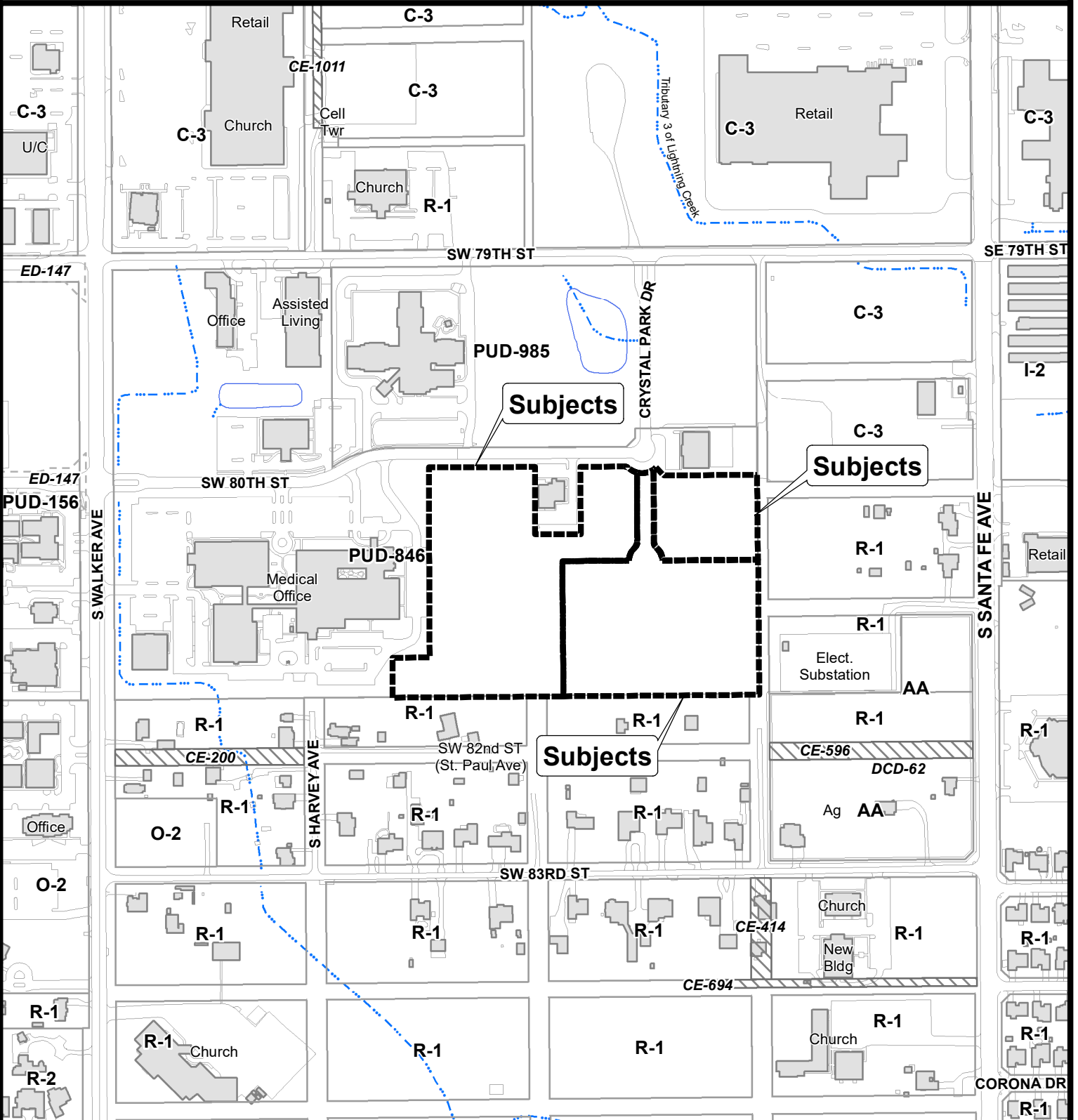
DA-00013-PH Exhibit A – Legal Description

TRACT 1: A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot Four (4) in Block Three (3) of CRYSTAL PARK PLAZA SEC. 2 according to the Plat recorded in Book PL63, Page 91, being more particularly described as follows: Beginning at the Southwest (SW) Corner of said Lot 4; THENCE North $00^{\circ}16'26''$ West, along and with the West line of said Lot 4, a distance of 118.58 feet; THENCE North $89^{\circ}32'11''$ East, departing the West line of said Lot 4, a distance of 110.00 feet; THENCE North $00^{\circ}16'26''$ West, parallel with the West line of said Lot 4, a distance of 563.58 feet to a point on the South Right-of-Way line of S.W. 80th Street; THENCE North $89^{\circ}43'34''$ East, along and with said South Right-of-Way line, a distance of 315.00 feet; THENCE South $00^{\circ}16'26''$ East, departing said South Right-of-Way line, a distance of 200.00 feet; THENCE North $89^{\circ}43'34''$ East, parallel with said South Right-of-Way line, a distance of 135.00 feet; THENCE North $00^{\circ}16'26''$ West, a distance of 200.00 feet to a point on the South Right-of-Way line of S.W. 80th Street; THENCE along and with said South Right-of-Way line the following 3 calls: 1. North $89^{\circ}43'34''$ East a distance of 127.93 feet; 2. A curve to the right having a radius of 25.00 feet, a chord bearing of South $70^{\circ}12'51''$ East, a chord length of 17.15 feet and an arc length of 17.51 feet to a point of reverse curvature; 3. A curve to the left having a radius of 60.00 feet, a chord bearing of South $62^{\circ}58'32''$ East, a chord length of 26.63 feet and an arc length of 26.85 feet; THENCE South $00^{\circ}16'26''$ East, departing said South Right-of-Way line, a distance of 205.03 feet; THENCE along a curve to the right having a radius of 25.00 feet, a chord bearing of South $23^{\circ}49'15''$ West, a chord distance of 20.41 feet and an arc length of 21.03 feet to a point of reverse curvature; THENCE along a curve to the left having a radius of 50.00 feet, a chord bearing of South $23^{\circ}43'34''$ West, a chord distance of 40.98 feet and an arc length of 42.22 feet; THENCE South $89^{\circ}32'11''$ West, departing said curve, a distance of 197.62 feet; THENCE South $00^{\circ}29'35''$ East a distance of 401.00 feet to a point on the South line of said Lot 4; THENCE South $89^{\circ}32'11''$ West, along and with the South line of said Lot 4, a distance of 506.62 feet to the POINT OF BEGINNING.

TRACT 2: A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot Four (4) in Block Three (3) of CRYSTAL PARK PLAZA SEC. 2 according to the Plat recorded in Book PL63, Page 91, being more particularly described as follows: Beginning at the Northeast (NE) Corner of said Lot 4; THENCE South $00^{\circ}29'35''$ East, along and with the East line of said Lot 4, a distance of 252.50 feet; THENCE South $89^{\circ}32'11''$ West, departing the East line of said Lot 4, a distance of 283.38 feet; THENCE along a non-tangent curve to the left having a radius of 50.00 feet, a chord bearing of North $24^{\circ}27'49''$ West, a chord distance of 40.67 feet and an arc length of 41.89 feet to a point of reverse curvature; THENCE along a curve to the right having a radius of 25.00 feet, a chord bearing of North $24^{\circ}22'07''$ West, a chord distance of 20.41 feet and an arc length of 21.03 feet; THENCE North $00^{\circ}16'26''$ West a distance of 214.39 feet to a point on the South Right-of-Way line of S.W. 80th Street; THENCE along and with said South Right-of-Way line, on a non-tangent curve to the left having a radius of 60.00 feet, a chord bearing of North $49^{\circ}17'24''$ East, a chord length of 9.94 feet and an arc length of 9.95 feet; THENCE South $45^{\circ}27'50''$ East, along and with the North line of said Lot 4, a distance of 34.12 feet; THENCE North $89^{\circ}32'10''$ East, along and with the North line of said Lot 4, a distance of 275.64 feet to the POINT OF BEGINNING.

TRACT 3: A tract of land being a part of the Northeast Quarter (NE/4) of Section Thirty-three (33), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of Lot Four (4) in Block Three (3) of CRYSTAL PARK PLAZA SEC. 2 according to the Plat recorded in Book PL63, Page 91, being more particularly described as follows: Beginning at the Southeast (SE) Corner of said Lot 4; THENCE South $89^{\circ}32'11''$ West, along and with the South line of said Lot 4, a distance of 581.00 feet; THENCE North $00^{\circ}29'35''$ West, departing the South line of said Lot 4, a distance of 401.00 feet; THENCE North $89^{\circ}32'11''$ East a distance of 197.62 feet; THENCE along a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing of North $23^{\circ}43'34''$ East, a chord distance of 40.98 feet and an arc length of 42.22 feet to a point of reverse curvature; THENCE along a curve to the left having a radius of 25.00 feet, a chord bearing of North $23^{\circ}49'15''$ East, a chord distance of 20.41 feet and an arc length of 21.03 feet; THENCE North $00^{\circ}16'26''$ West, a distance of 205.03 feet to a point on the South Right-of-Way line of S.W. 80th Street; THENCE along and with said South Right-of-Way line, on a non-tangent curve to the left having a radius of 60.00 feet, a chord bearing of North $79^{\circ}07'20''$ East, a chord length of 50.87 feet and an arc length of 52.54 feet; THENCE South $00^{\circ}16'26''$ East, departing said South Right-of-Way line, a distance of 214.39 feet; THENCE along a curve to the left having a radius of 25.00 feet, a chord bearing of South $24^{\circ}22'07''$ East, a chord distance of 20.41 feet and an arc length of 21.03 feet to a point of reverse curvature; THENCE along a curve to the right having a radius of 50.00 feet, a chord bearing of South $24^{\circ}27'49''$ East, a chord distance of 40.67 feet and an arc length of 41.89 feet; THENCE North $89^{\circ}32'11''$ East, a distance of 283.38 feet to a point on the East line of said Lot 4; THENCE South $00^{\circ}29'35''$ East, along and with the East line of said Lot 4, a distance of 401.00 feet to the POINT OF BEGINNING.

Case No: DA-00013-PH
Applicant: CRUSE-SIX, LLC
Location: 200 SW 80th St.



Note: "Subject" is located approximately 2,023' South of W I-240 HWY



The City of
OKLAHOMA CITY

Application for Lot Split / Deed Approval

