

(Published in the Journal Record July 8, 2024)

NOTICE OF HEARING

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

CASE NUMBER: PUD-2022

DATE OF HEARING: July 25, 2024

NOTICE IS HEREBY GIVEN that **David Box, Williams, Box, Forshee & Bullard, P.C. , on behalf of the applicants**, has filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

To review copy of the Proposed Master Design Statement for this PUD visit www.okc.gov/districts .

ADDRESS: 15602 N MacArthur Boulevard

CURRENT ZONING: R-1 Single-Family Residential District

PROPOSED USE: The purpose of this request is to allow for residential use development.

LEGAL DESCRIPTION: See attached PUD-2022 Exhibit A – Legal Description

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. 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.

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:

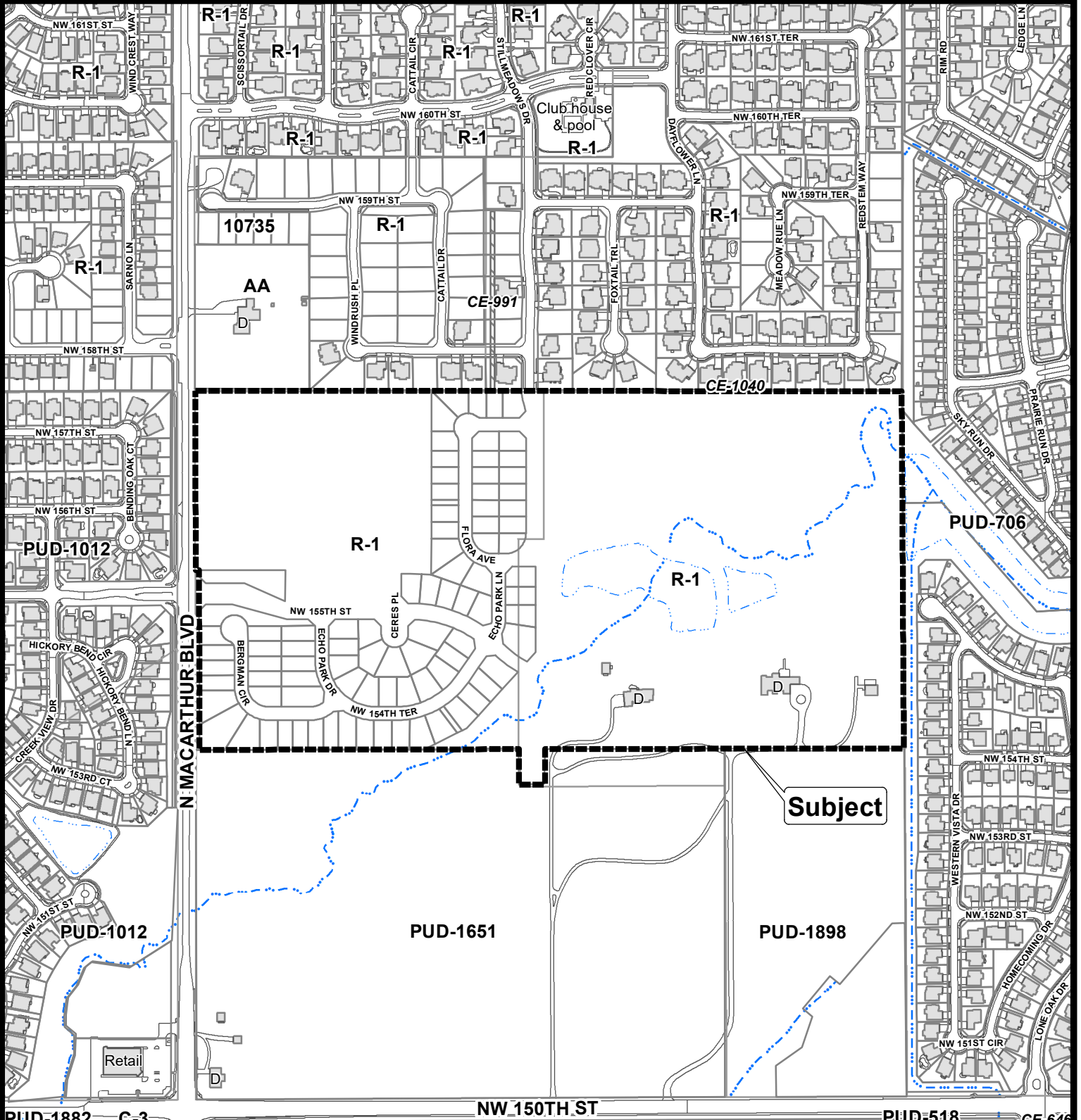
<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

PUD-2022 Exhibit A – Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section Three (3), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows: Commencing at the Southwest corner of the SW/4 of said Section 3; Thence North 00° 05'46" West, along the west line of said SW/4 a distance of 1329.13 feet to the point of beginning; Thence continuing North 00° 05'46" West along the west line of said SW/4 a distance of 665.13 feet; Thence South 89° 57'00" East a distance of 368.86 feet; Thence South 00° 03'00" West a distance of 114.95 feet; Thence South 66° 05'51" East a distance of 17.44 feet; Thence South 89° 57'00" East a distance of 69.05 feet; Thence North 45° 03'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 50.00 feet; Thence South 44° 57'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 170.00 feet; Thence North 45° 03'00" East a distance of 35.36 feet; Thence South 89° 57'00" East a distance of 50.00 feet; Thence North 00° 03'00" East a distance of 85.00 feet; Thence South 89° 57'00" East a distance of 32.76 feet; Thence South 86° 50'01" East a distance of 77.35 feet; Thence North 00° 03'00" East a distance of 680.21 feet; Thence South 89° 57'00" East a distance of 393.95 feet; Thence South 00° 15'48" East a distance of 35.75 feet to a point of curvature; Thence along a curve to the left having a radius of 150.00 feet for an arc distance of 27.69 feet (the chord of said curve bears South 05°33'04" East a distance of 27.65 feet) to a point of reverse curvature; Thence along a curve to the right having a radius of 175.00 feet for an arc length of 11.92 feet (the chord of said curve bears South 08°53'17" East a distance of 11.92 feet); Thence South 46°26'24" East a distance of 36.26 feet; Thence South 00° 03'00" West a distance of 50.00 feet; Thence South 45° 03'00" West a distance of 35.36 feet; Thence South 45°03'00" West a distance of 35.36 feet; Thence South 00° 03'00" West a distance of 214.00 feet; Thence South 44° 57'00" East a distance of 35.36 feet; Thence South 00° 03'00" West a distance of 50.00 feet; Thence South 45° 03'00" West a distance of 35.36 feet; Thence South 00°03'00" West a distance of 38.00 feet to a point of curvature; Thence along a curve to the right having a radius of 125.00 feet for an arc length of 171.31 feet (the chord of said curve bears South 39° 18'39" West a distance of 158.21 feet); Thence South 89° 57'00" East a distance of 85.70 feet; Thence South 00°07'34" East a distance of 317.74 feet; Thence South 42° 12'03" West a distance of 47.10 feet to a point of curvature; Thence along a curve to the right having a radius of 425.00 feet for an arc length of 94.19 feet (the chord of said curve bears North 54°14'39" West a distance of 94.00 feet); Thence North 47°53'43" West a distance of 10.30 feet; Thence South 42°06'17" West a distance of 50.00 feet; Thence South 47° 53'43" East a distance of 10.30 feet to a point of curvature; Thence along a curve to the left having a radius of 475.00 feet for an arc length of 93.95 feet (the chord of said curve bears South 53° 33'40" East a distance of 93.79 feet; Thence South 42° 12'03" West a distance of 280.97 feet; Thence South 63° 53'13" West a distance of 177.18 feet; Thence South 89° 52'44" West a distance of 880.21 feet to the point of beginning. AND A tract of land lying the Southwest Quarter (SW/4) of Section Three (3), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma County, State of Oklahoma, and being more particularly described as follows: COMMENCING at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3); THENCE North 00°05'46" West, along the west line of said Southwest Quarter (SW/4), a distance of 1994.26 feet to the POINT OF BEGINNING; THENCE continuing North 00°05'46" West, along said west line, a distance of 664.00 feet to the northwest corner of said Southwest Quarter (SW/4); THENCE South 89°57'00" East, along the north line of said Southwest Quarter (SW/4), a distance of 910.55 feet; THENCE South 00°03'00" West a distance of 680.21 feet; THENCE North 86°50'01" West a distance of 77.35 feet; THENCE North 89°57'00" West a distance of 32.76 feet; THENCE South 00°03'00" West a distance of 85.00 feet; THENCE North 89°57'00" West a distance of 50.00 feet; THENCE South 45°03'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 170.00 feet; THENCE North 44°57'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 50.00 feet; THENCE South 45°03'00" West a distance of 35.36 feet; THENCE North 89°57'00" West a distance of 69.05 feet; THENCE North 66°05'51" West a distance of 17.44 feet; THENCE North 00°03'00" East a distance of 114.95 feet; THENCE North 89°57'00" West a distance of 368.86 feet to the POINT OF BEGINNING. AND COMMENCING at the southwest corner of the Southwest Quarter (SW/4) of said Section Three (3); THENCE North 00°05'46" West, along the west line of said Southwest Quarter (SW/4), a distance of 1329.13 feet; THENCE North 89°52'44" East a distance of 880.21 feet to the POINT OF BEGINNING; THENCE North 63°53'13" East a distance of 177.18 feet; THENCE North 42°12'03" East a distance of 280.97 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the right having a radius of 475.00 feet for an arc length of 93.95 feet (the chord of said curve bears North 53°33'40" West a distance of 93.79 feet); THENCE North 47°53'43" West a distance of 10.30 feet; THENCE North 42°06'17" East a distance of 50.00 feet; THENCE South 47°53'43" East a distance of 10.30 feet to a point of curvature; THENCE along a curve to the left having a radius of 425.00 feet for an arc length of 94.19 feet (the chord of said curve bears South 54°14'39" East a distance of 94.00 feet); THENCE North 42°12'03" East a distance of 47.10 feet; THENCE North 00°07'34" West a distance of 317.74 feet; THENCE North 89°57'00" West a distance of 85.70 feet to a point of curvature on a non-tangent curve; THENCE along a non-tangent curve to the left having a radius of 125.00 feet for an arc length of 171.31 feet (the chord of said curve bears North 39°18'39" East a distance of 158.21 feet); THENCE North 00°03'00" East a distance of 38.00 feet; THENCE North 45°03'00" East a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 50.00 feet; THENCE North 44°57'00" West a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 214.00 feet; THENCE North 45°03'00" East a distance of 35.36 feet; THENCE North 00°03'00" East a distance of 50.00 feet; THENCE along a non tangent curve to the left having a radius of 175.00 feet for an arc length of 11.92 feet (the chord of said curve bears North 08°53'17" West a distance of 11.92 feet) to a point of reverse curvature; THENCE along a curve to the right having a radius of 150.00 feet for an arc length of 27.69 feet (the chord of said curve bears North 05°33'04" West a distance of 27.65 feet); THENCE North 00°15'48" West a distance of 35.75 feet to a point on the north line of said Southwest Quarter (SW/4); THENCE South 89°57'00" East, along said north line, a distance of 1345.57 feet to the northeast corner of said Southwest Quarter (SW/4); THENCE South 00°20'43" East, along the east line of said Southwest Quarter (SW/4), a distance of 1321.23 feet; THENCE South 89°52'44" West a distance of 1327.91 feet; THENCE South 00°13'14" East a distance of 131.20 feet; THENCE South 89°52'44" West a distance of 95.65 feet; THENCE North 00°13'14" West a distance of 131.20 feet; THENCE South 89°52'44" West a distance of 352.04 feet to the POINT OF BEGINNING.

Case No: PUD-2022 Applicant: Williams, Box, Forshee & Bullard,
 P.C. on behalf of the applicants
 Existing Zoning: R-1 Location: 15602 N. MacArthur Blvd.



The City of
 OKLAHOMA CITY

Planned Unit Development



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 Feet