

(Published in The Journal Record July 23, 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-2009

DATE OF HEARING: August 8, 2024

NOTICE IS HEREBY GIVEN that **Wheeler District, LLC** 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: 2014 South Western Avenue

CURRENT ZONING: R-1 Single-Family Residential, I-2 Moderate Industrial, I-3 Heavy Industrial and SRODD Scenic River Overlay Design Districts

PROPOSED USE: The purpose of this request is to change the existing base zoning to allow for mixed-use development.

LEGAL DESCRIPTION: See attached PUD-2009 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, August 2, 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, August 8, 2024, in the Council Chamber, 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-2009 Exhibit A – Legal Description

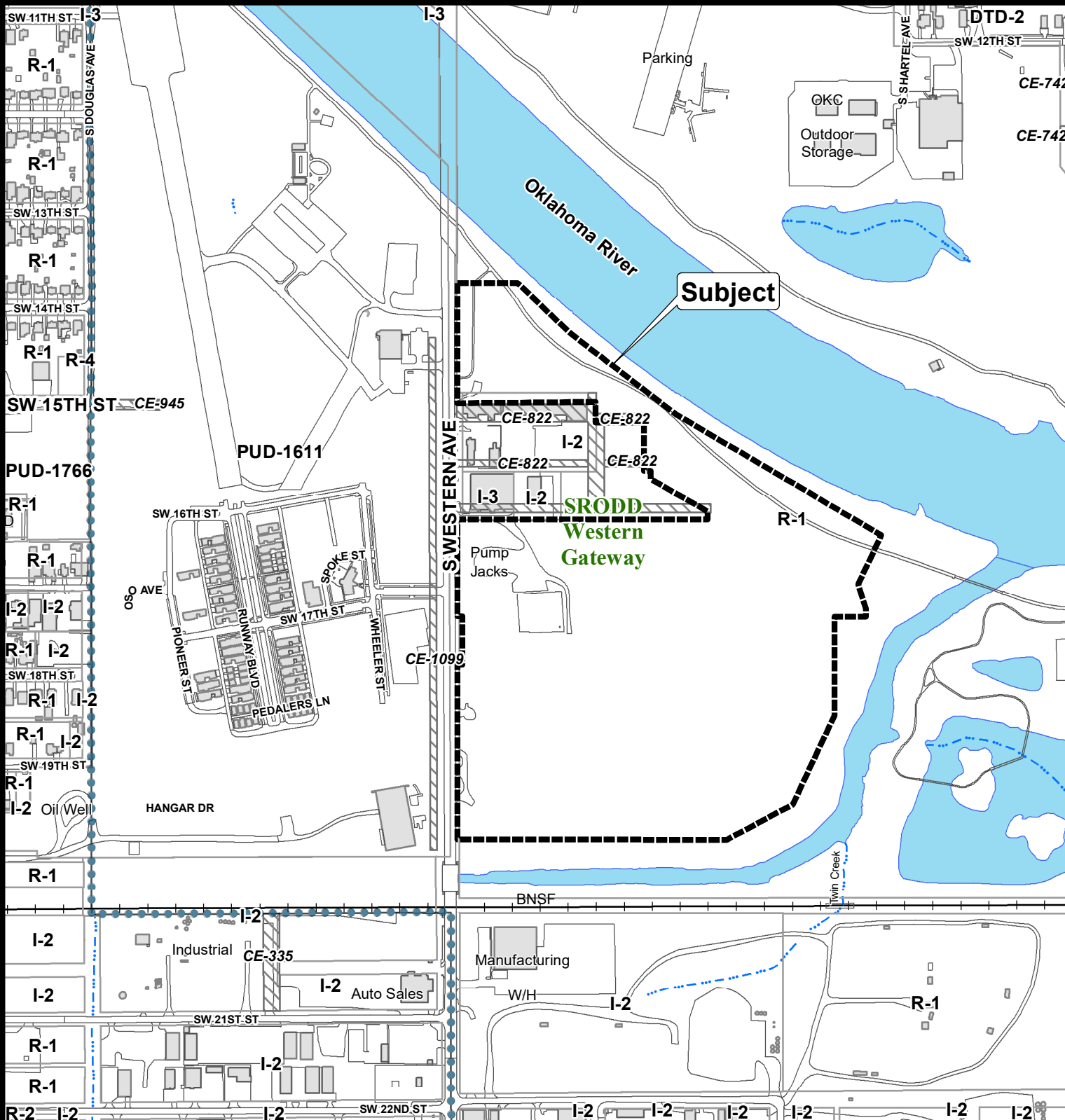
A tract of land being a part of the Northwest Quarter (NW/4) of Section Nine (9), and a part of the Southwest Quarter (SW/4) of Section Four (4), of Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest (NW) Corner of the Northwest Quarter (NW/4) of said Section 9; THENCE North 89°27'10" East, along and with the north line of said Northwest Quarter (NW/4), a distance of 33.00 feet to a point on the east statutory right of way of Western Ave., said point being the POINT OF BEGINNING; THENCE North 00°01'57" West, parallel with the west line of the Southwest Quarter (SW/4) of said Section 4 along and with said east statutory right of way, a distance of 447.00 feet; THENCE South 89°48'23" East, departing said east statutory right of way, a distance of 223.45 feet; THENCE South 46°30'47" East, a distance of 276.38 feet; THENCE South 52°32'47" East, passing the section line of said Sections 4 & 9 at a distance of 409.29 feet, for a total distance of 490.61 feet; THENCE South 59°31'34" East, a distance of 883.93 feet; THENCE South 25°10'12" West, a distance of 201.63 feet; THENCE South 17°16'07" East, a distance of 94.23 feet; THENCE South 00°01'35" West, a distance of 30.00 feet; THENCE North 89°58'25" West, a distance of 116.00 feet; THENCE South 00°06'43" West, a distance of 368.57 feet; THENCE South 25°06'49" West, a distance of 364.37 feet; THENCE South 61°52'01" West, a distance of 278.49 feet; THENCE North 89°58'25" West, a distance of 1000.44 feet to a point on the east statutory right of way of said Western Ave.; THENCE North 00°00'23" East, parallel with and 33 feet east of the west line of said Northwest Quarter (NW/4) along and with said east statutory right of way, a distance of 650.00 feet; THENCE South 89°58'25" East, departing said east statutory right of way, a distance of 17.00 feet; THENCE North 00°00'23" East, a distance of 180.00 feet; THENCE North 89°58'25" West, a distance of 17.00 feet to a point on the east statutory right of way of said Western Ave.; THENCE North 00°00'23" East, parallel with and 33 feet east of the west line of said Northwest Quarter (NW/4) along and with said east statutory right of way, a distance of 360.61 feet; THENCE South 89°58'25" East, departing said east statutory right of way, a distance of 929.50 feet; THENCE North 00°01'35" East, a distance of 30.00 feet; THENCE North 60°30'01" West, a distance of 243.89 feet; THENCE North 00°06'27" East, a distance of 30.00 feet; THENCE North 89°58'25" West, a distance of 25.00 feet; THENCE North 00°06'27" East, a distance of 180.00 feet; THENCE North 89°58'25" West, a distance of 180.00 feet; THENCE North 00°06'27" East, a distance of 76.87 feet to a point on the north line of said Northwest Quarter (NW/4); THENCE South 89°27'10" West, along and with the north line of said Northwest Quarter (NW/4), a distance of 512.75 feet to the POINT OF BEGINNING.

Case No: PUD-2009

Applicant: Wheeler District, LLC

Existing Zoning: R-1 / I-2 / I-3 / SRODD

Location: 2014 S. Western Ave.



The City of
OKLAHOMA CITY

Planned Unit Development



0 250 500 Feet