

(Published in *The Journal Record* September 9, 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-2030

DATE OF HEARING: September 26, 2024

NOTICE IS HEREBY GIVEN that **Skyline River Front, LLC and Exchange Avenue Properties, 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: 1501 Exchange Avenue

CURRENT ZONING: I-2 Moderate Industrial, I-3 Heavy Industrial, SPUD-827 Simplified Planned Unit Development and SRODD Scenic River Overlay Design Districts

PROPOSED USE: The purpose of this request is to change the existing base zoning to allow multi-family residential and commercial development.

LEGAL DESCRIPTION: A Part of the Southwest Quarter (SW/4) of Section 5 (5,) and part of Government Lot Eleven (11), Section Five (5), Township Eleven (11) North, Range Three (3) West, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the NE corner of said SW/4. Being also the SE Corner of Government Lot 11 of said Section 5; THENCE South 89° 51' 00" West along the common line between the SW/4 and Government Lot 11 a distance of 194.63 feet to the Point of or a Place of Beginning (said point of beginning also being on the NW right-of-way of line of Exchange Avenue of the City of Oklahoma City); THENCE Southwesterly along the Northerly line of Exchange Avenue on a curve to the right having a radius of 1963.48 ft. for an arc length of 437.60 feet (the chord of Said curve bears S53°21'39"W a distance of 436.70ft.); THENCE S60°02'00"W a distance of 62.75 ft; THENCE N29°58'00" W a distance of 335.82 ft; N00°01'14" W a distance of 247.41 feet; THENCE N89°54'26"E a distance of 560.35 feet; THENCE S14°00'42" E a distance of 218.62 feet more or less to a point on the Northerly right of way of Exchange Avenue; THENCE S49°09'12"W along said right of way a distance of 53.78 feet to the Point or Place 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. 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, September 20, 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, September 26, 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:

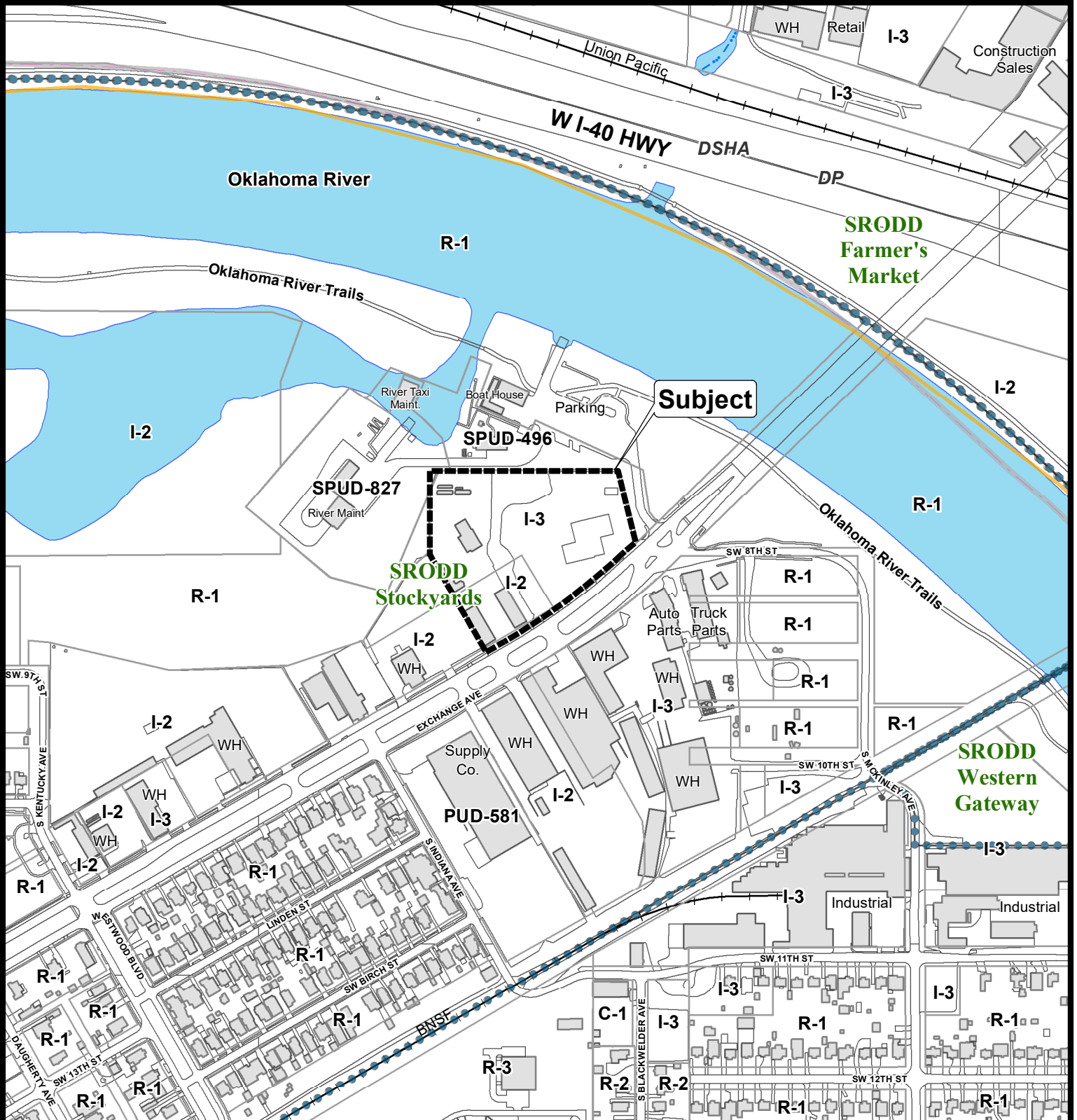
<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

City of Oklahoma City Planning Department

420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: subdivisionandzoning@okc.gov

Case No: PUD-2030 Applicant: Skyline River Front, LLC and Exchange Avenue Properties, LLC
 Existing Zoning: I-3 / I-2 / SPUD-827 / SRODD
 Location: 1501 Exchange Ave.



The City of OKLAHOMA CITY

Planned Unit Development



0 200 400 Feet