

(Published in The Journal Record October 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-2039**

**DATE OF HEARING: October 24, 2024**

**NOTICE IS HEREBY GIVEN** that **DLP Development, 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](http://www.okc.gov/districts).

**ADDRESS: 345 W I-240 Service Road**

**CURRENT ZONING:** PUD-1826 Planned Unit Development District

**PROPOSED USE:** The purpose of this request is to allow multifamily residential development, office uses, and a billboard.

**LEGAL DESCRIPTION:** See attachment 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, October 18, 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, October 24, 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.

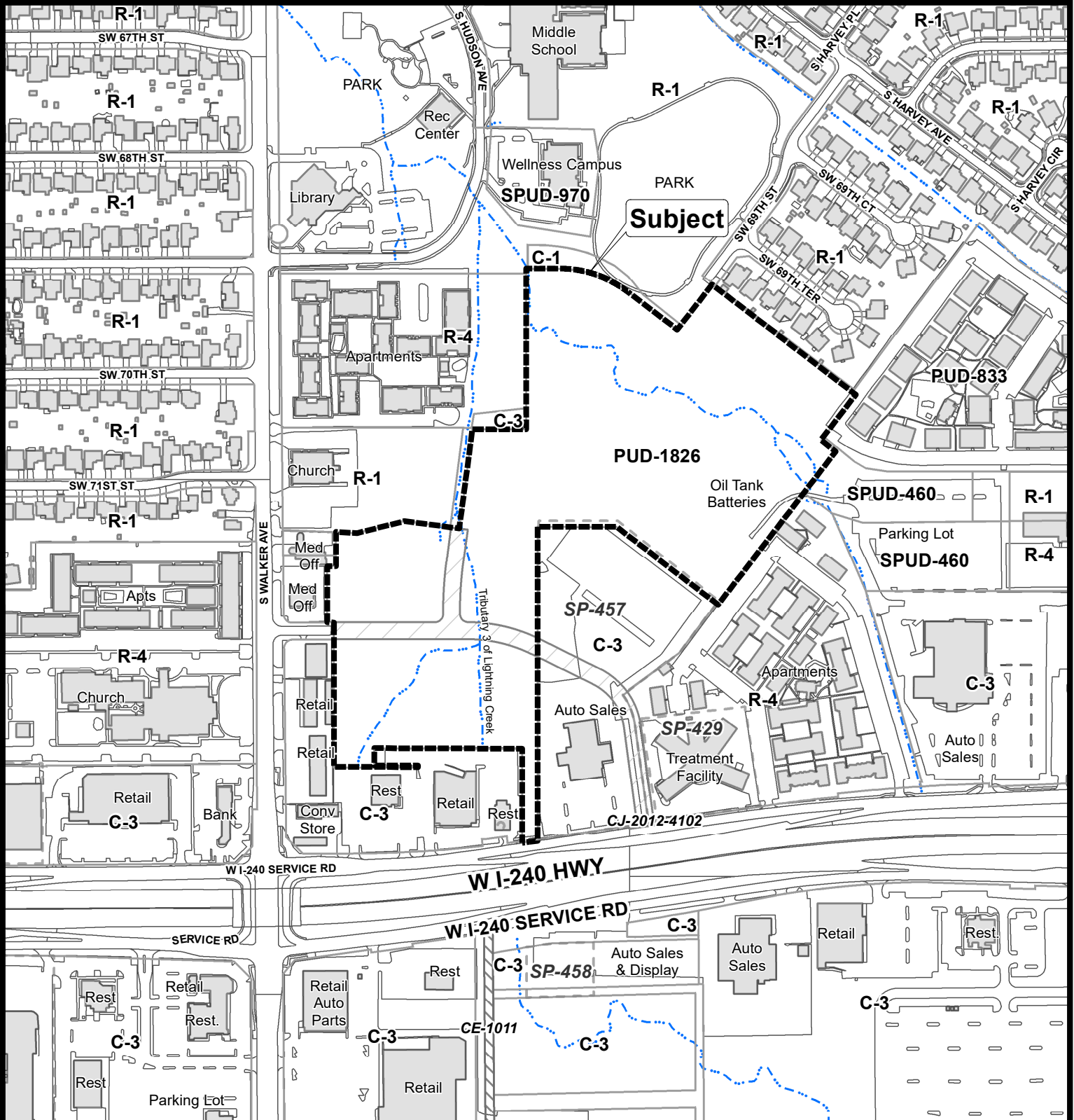
City of Oklahoma City Planning Department

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

## **PUD-2039 Exhibit A – Legal Description**

A tract of land lying in the East Half of Section 28, Township 11 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and containing within its bounds portions of Lot 1, Block 14; Lots I and 2, Block 15; and Lot I, Block 16, together with a portion of vacated street rights-of-way for Southwest 73,ct Street and Hudson Avenue as vacated by the DECREE OF VACATION in Oklahoma County District Court Case No. CJ-2012-4102, recorded in Book 12089, Page 362, Oklahoma County Clerk records, all as shown on the recorded plat of SOUTHERN OAKS SECTION THREE, recorded in Book 40 of Plats, Page 39, Oklahoma County records; and together with other unplatted lands, said tract of land being more particularly described by metes and bounds as follows: COMMENCING at the southwest corner of the said East Half of Section 28; THENCE North 00°00'00" East, along the west line of said East Half of Section 28, a distance of 720.77 feet; THENCE South 89°53'59" East, along the centerline of Southwest 73,ct Street, as established by the above referenced plat of SOUTHERN OAKS SECTION THREE, a distance of 200.00 feet to the westerly limits of vacated Southwest 73rd Street, as vacated by the above referenced DECREE OF VACATION, said point being the POINT OF BEGINNING of the herein described tract of land; THENCE North 00°00'00" East, along the easterly limits of remaining Southwest 73,ct Street, a distance of 25.00 feet; THENCE North 89°53'59" West, along the northerly right-of-way line of Southwest 73rd Street, a distance of 20.00 feet; THENCE North 00°00'00" East, parallel with the west line of the said East Half of Section 28, a distance of 167.21 feet; THENCE South 89°53'59" East a distance of 25.63 feet; THENCE North 00°00'00" East, parallel with the west line of the said East Half of Section 28, a distance of 102.05 feet to a point on the north line of Lot I, Block 14, SOUTHERN OAKS SECTION THREE; THENCE Easterly, along the northerly lines of said Lot 1, Block 14, the following three (3) courses: 1. South 86°58'28" East a distance of 63.46 feet, 2. North 75°52'24" East a distance of 144.68 feet, 3. South 82°28'00" East a distance of 165.05 feet to the centerline of former Hudson Avenue, said street vacated by the above referenced DECREE OF VACATION; THENCE North 07°31'48" East a distance of 297.44 feet to a point, said point being 611.91 feet South 89°52'21" East of the west line of the said East Half of Section 28; THENCE South 89°52'21" East a distance of 159.92 feet; THENCE North 00°00'00" East, parallel with said west line, a distance of 478.40 feet, said point being 771.83 feet North 90°00'00" East of the west line of the East Half of Section 28; THENCE North 90°00'00" East a distance of 100.00 feet; THENCE easterly along a curve to the right having a radius of 333.72 feet (said curve subtended by a chord which bears South 71°14'57" East a distance of 214.53 feet) for an arc distance of 218.41 feet; THENCE South 52°30'00" East a distance of 185.00 feet; THENCE North 37°30'00" East a distance of 170.00 feet to a point, said point being the centerline of Southwest 69th Street and the southwesterly corner of the plat of SOUTHERN OAKS SECTION SEVEN, said plat recorded in Book 53 of Plats, Page 84, Oklahoma County records; THENCE South 52°30'00" East, along the southwesterly line of said plat, a distance of 539.07 feet to the southeasterly corner of said plat; THENCE South 37°30'00" West a distance of 170.00 feet; THENCE South 52°30'00" East a distance of 55.45 feet; THENCE South 37°30'00" West, passing at a distance of 165.00 feet the most northerly corner of Lot 2, Block 16, SOUTHERN OAKS SECTION THREE, and continuing along the northwesterly line of said Lot 2, for a total distance of 575.28 feet; THENCE North 52°30'00" West a distance of 381.67 feet; THENCE South 90°00'00" West a distance of 234.62 feet; THENCE South 00°00'00" West a distance of 934.37 feet to a point on the northerly right-of-way line of Interstate Highway 240; THENCE South 82°13'00" West, along said northerly right-of-way line, a distance of 25.00 feet; THENCE westerly, along said northerly right-of-way line, on a curve to the right having a radius of 3,819.72 feet (said curve subtended by a chord which bears South 82°22'34" West a distance of 21.25 feet) for an arc distance of 21.25 feet; THENCE North 00°00'00" East a distance of 280.08 feet; THENCE North 89°47'00" West a distance of 440.00 feet; THENCE South 00°00'00" West a distance of 51.44 feet; THENCE South 89°47'00" East a distance of 130.00 feet; THENCE South 00°00'00" West a distance of 4.54 feet; THENCE North 89°47'00" West a distance of 250.00 feet; THENCE North 00°00'00" East a distance of 404.46 feet to the POINT OF BEGINNING.

Case No: PUD-2039    Applicant: DLP Development, LLC  
Existing Zoning: PUD-1826  
Location: 345 W. I-240 Service Rd.



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 200 400 Feet