

LOCATION: 5900 Wildewood Drive

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2016 Planned Unit Development District from PUD-1842 Planned Unit Development District. A public hearing will be held by the City Council on November 19, 2024. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the PUD Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

Tract 1: Lots 1, 2, and 3, in Block 14 of Wildewood Hills Addition, Section 3, to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, page 96. **AND**
Tract 2: A tract of land lying in the north half of Section 10, Township 12 North, Range 3 West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows: BEGINNING at the southeast corner of Lot 11, Block 2, Wildewood Professional Plaza, an Addition to the City of Oklahoma City, as recorded in Book 39 of Plats, page 68, Oklahoma County, Oklahoma; THENCE South 88°52'52" East, along the northerly right-of-way line of the access road for Interstate Highway 44, a distance of 196.33 feet; THENCE North 80°01'10" East, along said northerly right-of-way line, a distance of 392.46 feet; THENCE North 60°21'08" East along said northerly right-of-way line, a distance of 239.65 feet; THENCE North 74°06'23" East, along said northerly right-of-way line, a distance of 90.34 feet; THENCE North 00°05'45" East a distance of 585.04 feet; THENCE North 89°57'52" East a distance of 659.60 feet; THENCE North 00°07'18" East a distance of 619.92 feet; THENCE North 89°55'17" West a distance of 10.00 feet; THENCE North 00°07'37" West a distance of 67.90 feet to the southeast corner of Lot 1, Block 19, Wildewood Hills Addition, Section 4, to Oklahoma City, as recorded in Book 37 of Plats, page 83; THENCE North 89°55'17" West, along the southerly line of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of said Block 19, a distance of 707.23 feet; THENCE North 42°40'17" West, along the southwest line of Lot 9, of said Block 19, a distance of 135.60 feet to the most westerly corner of said Lot 9, Block 19, said point also being the easterly right-of-way line for Wildewood Drive as established by the plats of Wildewood Hills Addition, Section 4, Section 2 and Section 3; THENCE South 47°19'43" West, along said easterly right-of-way line, a distance of 31.70 feet to the beginning of a tangent curve; THENCE southwesterly, along said easterly right-of-way line, on a curve to the left having a radius of 609.93 feet (said curve subtended by a chord which bears South 39°42'13" West a distance of 161.86 feet) an arc distance of 162.34 feet to a point of tangency; THENCE South 32°04'43" West, along said easterly right-of-way line, a distance of 384.72 feet; THENCE South 20°37'11" West, along said easterly right-of-way line, a distance of 49.67 feet to a point of intersection with a non-tangent curve; THENCE southerly, along said easterly right-of-way line, on a curve to the left having a radius of 403.48 feet (said curve subtended by a chord which bears South 13°54'43" West, a distance of 75.01 feet) an arc distance of 75.12 feet to a point of tangency; THENCE South 08°34'43" West, along said easterly right-of-way line, a distance of 8.34 feet; THENCE North 81°25'17" West a distance of 50.00 feet to the southeast corner of Lot 1, Block 14, Wildewood Hills Addition, Section 3, as recorded in Book 36 of Plats, page 96; THENCE South 88°48'03" West, along the south line of Lots 1 through 7, inclusive, Block 14, of said Addition, a distance of 553.06 feet; THENCE North

85°58'19" West, along the south line of Lots 8, 9 and 10 of said Block 14, a distance of 222.97 feet to the southwest corner of Lot 10 of said Block 14, said point also being on the east line of Lot 12 of said Block 14; THENCE South 00°01'57" East, along the east line of Lots 12 and 13 of said Block 14, a distance of 145.00 feet to the southeast corner of Lot 13 of said Block 14; THENCE South 01°11'57" East a distance of 50.00 feet to a point on the south right-of-way line for Northeast 58th Street; THENCE South 88°48'03" West, along said south right-of-way line, a distance of 116.36 feet to the beginning of a tangent curve; THENCE westerly, along said south right-of-way line, on a curve to the right having a radius of 73.99 feet (said curve subtended by a chord which bears North 81°55'34" West a distance of 23.85 feet) an arc distance of 23.95 feet to a point of intersection with a non-tangent line, said point being the northeast corner Lot 10, Block 13, Wildewood Hills Addition, Section 3; THENCE South 31°55'09" West, along the southeasterly line of said Lot 10, a distance of 154.81 feet; THENCE South 89°28'25" West, along the south line of said Lot 10, a distance of 94.48 feet to the southwest corner of said Lot 10, said point being on the east line of Block 6, Wildewood Hills Addition, Blocks 1 through 8 as recorded in Book 33 of Plats, page 28; THENCE South 00°01'57" East, along the east line of Block 6 and Block 5 of said Addition, a distance of 384.30 feet; THENCE South 59°54'59" East, along the northeasterly line of said Block 5, a distance of 201.14 feet to the northeast corner of Lot 5, Block 5, Wildewood Hills Addition, Blocks 1 through 8, said point also being the northwest corner of Lot 3, Block 2, Wildwood Professional Plaza; THENCE South 79°48'04" East, along the north line of said Lot 3, a distance of 76.95 feet to a point of intersection with a non-tangent curve, said point being the northeast corner of said Lot 3; THENCE northerly, northeasterly and easterly, on a curve to the right having a radius of 75.00 feet (said curve being subtended by a chord which bears North 49°30'00" East a distance of 95.01 feet) an arc distance of 102.89 feet to a point of tangency; THENCE North 88°48'03" East a distance of 95.00 feet to the beginning of a tangent curve; THENCE easterly on a curve to the right having a radius of 435.20 feet (said curve subtended by a chord which bears South 87°00'59" East a distance of 63.49 feet) an arc distance of 63.54 feet to a point of tangency; THENCE South 82°50'00" East, a distance of 98.64 feet to the beginning of a tangent curve; THENCE easterly, southeasterly, and southerly on a curve to the right having a radius of 75.00 feet (said curve subtended by a chord which bears South 50°49'59" East a distance of 79.49 feet) an arc distance of 83.78 feet to a point of intersection with a non-tangent line, said point being the northwest corner of Lot 10, Block 2, of said Wildewood Hills Professional Plaza (the preceding five courses being along the southerly line of Lots 4 through 9, inclusive, Block 2, of said Addition); THENCE North 71°10'01" East along the north line of said Lot 10, Block 2, a distance of 140.11 feet to the northeast corner of said Lot 10; THENCE South 01°11'57" East, along the east line of Lots 10 and 11, of said Block 2, a distance of 211.49 feet to the POINT OF BEGINNING; The afore described tract includes all of Lot 4 through 9, inclusive, in Block 2 of Wildewood Professional Plaza, now vacated, and all of Lots 1 through 11, inclusive, in Block 15, and Lots 14 through 23, inclusive, in Block 14, of Wildewood Hills Addition, Section 3, now vacated. **LESS AND EXCEPT** the following described tracts of land conveyed to the State of Oklahoma, by Quit Claim Deeds recorded in Book 11,833, page 1,292 and in Book 11,833, page 1,296; A strip, piece or parcel of land lying in part of the northwest quarter of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point on the present north right-of-way line of U.S. Highway No. I-44, a distance of 203.58 feet north of and 878.94 feet west of the southeast corner of said northwest quarter; THENCE South 88°03'37" East a distance of 196.34 feet; THENCE North 79°06'22" East a distance of 392.46 feet; THENCE North 81°29'31" West a distance of 518.53 feet; THENCE North 89°17'40" West a distance of 69.75 feet; THENCE South 00°22'43" East a distance of 145.10 feet to the POINT OF BEGINNING. **AND** A strip, piece or parcel of land lying in Lot 4, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point on the west line of said Lot 4, a distance of 41.89 feet South 01°15'53" West of the northwest corner of said Lot 4; THENCE South 01°15'53" West along said west line a distance of 103.44 feet to the

southwest corner of said Lot 4; THENCE South $79^{\circ}10'41''$ East along the south line of said Lot 4 a distance of 78.09 feet; THENCE northeasterly on a curve to the right having a chord bearing of North $36^{\circ}50'13''$ East and having a radius of 75.00 feet an arc distance of 68.11 feet to a point on the east line of said Lot 4; THENCE North $27^{\circ}08'54''$ West along said east line a distance of 74.11 feet; THENCE South $89^{\circ}37'18''$ West a distance of 80.05 feet to the POINT OF BEGINNING.

AND Tract 3: A strip, piece or parcel of land lying in Lot 3, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39 of Plats, page 68. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point where the permanent north right-of-way line of the frontage road for I-44 intersects the east line of said Lot 3, a distance of 55.95 feet North $00^{\circ}22'42''$ West of the southeast corner of said Lot 3; THENCE North $00^{\circ}22'42''$ West along said east line a distance of 9.55 feet; THENCE northeasterly along said east line on a curve to the right having a chord bearing of North $05^{\circ}13'19''$ East and having a radius of 75.00 feet an arc distance of 14.66 feet to the northeast corner of said Lot 3; THENCE North $79^{\circ}10'41''$ West along the north line of said Lot 3 a distance of 78.09 feet to the northwest corner of said Lot 3; THENCE South $45^{\circ}24'56''$ West along the west line of said Lot 3 a distance of 53.27 feet to a point on said permanent north right-of-way line; THENCE South $89^{\circ}17'40''$ East along said permanent north right-of-way line a distance of 113.38 feet to the POINT OF BEGINNING.

AND Tract 4: A strip, piece or parcel of land lying in Lots 1 through 3, inclusive, Block 1, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39, page 68. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point where the permanent north right-of-way line of the frontage road for I-44 intersects the west line of said Lot 1, a distance of 78.77 feet North $00^{\circ}22'42''$ West of the southwest corner of said Lot 1; THENCE South $89^{\circ}17'40''$ East a distance of 294.97 feet to a point on the east line of said Block 1; THENCE northwesterly along said east line of Block 1 on a curve to the left having a chord bearing of North $43^{\circ}37'02''$ West and having a radius of 25.00 feet an arc distance of 33.51 feet; THENCE North $82^{\circ}00'45''$ West along the north line of Block 1 distance of 98.66 feet; THENCE northwesterly along said north line of Block 1 on a curve to the left having a chord bearing of North $86^{\circ}11'44''$ West and having a radius of 385.20 feet an arc distance of 56.24 feet; THENCE South $89^{\circ}37'17''$ West along said north line of Block 1 a distance of 94.99 feet; THENCE southwesterly along said north line of Block 1 on a curve to the left having a chord bearing of South $44^{\circ}37'20''$ West and having a radius of 25.00 feet an arc distance of 39.27 feet to a point on the west line of Block 1; THENCE South $00^{\circ}22'42''$ East along said west line of Block 1 a distance of 10.50 feet to the POINT OF BEGINNING.

AND Tract 5: A strip, piece or parcel of land lying in Lot 10, Block 2, Wildewood Professional Plaza, an Addition to Oklahoma City of Section 10, Township 12 North, Range 3 West in Oklahoma County, Oklahoma, according to the plat recorded in Book 39, page 68. Said parcel of land being described by metes and bounds as follows: BEGINNING at a point where the permanent north right-of-way line of the frontage road for I-44 intersects the east line of said Lot 10, a distance of 52.99 feet North $00^{\circ}22'43''$ West of the southeast corner of said Lot 10; THENCE North $89^{\circ}17'40''$ West along and permanent north right-of-way line a distance of 130.03 feet to a point on the west line of said Lot 10; THENCE northwesterly along said west line on a curve to the left having a chord bearing of North $09^{\circ}37'48''$ West and having a radius of 75.00 feet an arc distance of 21.89 feet to the northwest corner of said Lot 10; THENCE North $72^{\circ}00'25''$ East along the north line of said Lot 10 a distance of 140.09 feet to the northeast corner of said Lot 10; THENCE South $00^{\circ}22'43''$ East along said east line a distance of 66.83 feet to POINT OF BEGINNING.

LESS AND EXCEPT: A tract of land being a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest (NW) Corner of said NE/4; THENCE South $00^{\circ}03'16''$ West (South $00^{\circ}12'30''$ West record 2), along and with the West line of said NE/4, a distance of 1,486.40 feet to the POINT OF BEGINNING; THENCE North $89^{\circ}55'18''$ East, departing said West line, a distance of 660.00 feet to a point on the East line of a

tract of land recorded in Book 15,437, Page 1,239 (Corridor Tract); THENCE South 00°03'16" West (South 00°07'18" West record 1), along and with the East line of said Corridor Tract and, a distance of 160.00 feet to the Northeast (NE) Corner of a tract of land recorded in Book 15,100, Page 1,074 (Fudge Tract); THENCE South 89°55'18" West (South 89°57'52" West record 1) (North 89°55'28" West record 2), along and with the North line of said Fudge Tract, a distance of 660.00 feet (659.60 feet record 1) to the Northwest (NW) Corner of said Fudge Tract, said corner lying on the West line of said NE/4; THENCE North 00°03'16" East (North 00°12'30" East record 2), along and with the West line of said NE/4, a distance of 160.00 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow single-family and multi-family residential development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-1, "Single-Family Residential" District, Tract 1 & R-4, "General Residential" District, Tract 2** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property, may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623.

Dated this 22nd day of October 2024.

SEAL

Amy K. Simpson, City Clerk

