

LOCATION: 345 West I-240 Service Road

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-2039 Planned Unit Development District from PUD-1826 Planned Unit Development District. A public hearing will be held by the City Council on December 17, 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:

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 1 and 2, Block 15; and Lot 1, Block 16, together with a portion of vacated street rights-of-way for Southwest 73rd Street and Hudson Avenue as vacated by the DECREE OF VACATION in Oklahoma County District Court Case No. CJ-2012-4102, recorded in Book 12,089, 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 73rd 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 73rd 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 1, 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.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District (Tract 1) & C-4 General Commercial 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 19th day of November 2024.

SEAL

Amy K. Simpson, City Clerk

