

(Published in *The Journal Record* January 15, 2025.)

CASE NUMBER: PUD-2044

LOCATION: 14501 North Rockwell Avenue

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-2044 Planned Unit Development District from PUD-1300 Planned Unit Development District. A public hearing will be held by the City Council on February 11, 2025. **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:

Part of the northeast quarter of Section 8, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the southeast corner of said northeast quarter; Thence North 89°52'18" West along and with the south line of said northeast quarter a distance of 1,480.85 feet; Thence North 00°19'30" West, departing said south line, a distance of 742.87 feet; Thence along a curve to the right having a radius of 520.00 feet, a chord bearing of North 44°54'06" East, a chord distance of 738.30 feet and an arc length of 820.93 feet; Thence South 89°52'18" East a distance of 956.72 feet to a point on the east line of said northeast quarter; Thence South 00°19'30" East along and with the east line of said northeast quarter a distance of 1,267.00 feet to the point of beginning. Less and except: A tract of land lying in the northeast quarter of Section 8, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma, being more particularly described as follows: Commencing at the southeast corner of said northeast quarter; Thence North 00°19'30" West, along the east line of said northeast quarter, a distance of 638.76 feet to the point of beginning; Thence North 89°53'13" West, parallel with the south line of said northeast quarter, a distance of 1,480.84 feet (N89°52'18"W, 1,480.85 feet record); Thence North 00°19'30" West a distance of 104.11 feet to a point of curvature; Thence Northeasterly along a curve to the right having a radius of 520.00 feet (said curve subtended by a chord which bears North 44°54'06" East a distance of 738.30 feet) for an arc distance of 820.94 feet; Thence South 89°53'13" East, parallel with the south line of said northeast quarter, a distance of 956.71 feet (S89°52'18"E, 956.72 feet record) to a point on the east line of said northeast quarter; Thence South 00°19'30" East along the east line of said northeast quarter, a distance of 628.25 feet (628.24 feet record) to the point of beginning. And less and except: A tract of land being a part of the northeast quarter of Section 8, Township 13 North, Range 4 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the southeast corner of said northeast quarter; Thence North 89°52'18" West, along and with the south line of said northeast quarter a distance of 50.00 feet to the point of beginning; Thence continuing North 89°52'18" West, along and with the south line of said northeast quarter, a distance of 1,430.85 feet; Thence North 00°19'30" West, departing said south line, a distance of 60.00 feet; Thence South 89°52'18" East, a distance of 81.32 feet; Thence North 00°07'42" East, a distance of 75.00 feet; Thence South 89°52'18" East, a distance of 140.00 feet; Thence South 00°07'42" West, a distance of 49.99 feet; Thence South 44°52'16" East, a distance of 35.37 feet; Thence South 89°52'18" East, a distance of 262.66 feet; Thence North 00°07'42" East, a distance of 20.01 feet; Thence South 89°52'18" East, a distance of 30.00 feet; Thence South 00°07'42" West, a distance of 20.01 feet; Thence

South 89°52'18" East, distance of 452.82 feet; Thence North 84°25'04" East, a distance of 220.37 feet; Thence North 00°07'42" East, a distance of 12.64 feet; Thence South 89°52'18" East, a distance of 20.00 feet; Thence South 00°07'42" West, a distance of 10.64 feet; Thence North 84°25'04" East, a distance of 0.73 feet; Thence South 89°52'18" East, a distance of 103.77 feet; Thence North 00°07'42" East, a distance of 13.11 feet; Thence South 89°52'18" East, a distance of 20.00 feet; Thence South 00°07'42" West, a distance of 13.11 feet; Thence South 89°52'18" East, a distance of 25.08 feet; Thence North 00°19'30" West, a distance of 50.00 feet; Thence South 89°52'18" East, a distance of 50.00 feet to a point on the west right-of-way line of Rockwell Avenue; Thence South 00°19'30" East, along and with the west right-of-way line of Rockwell Avenue, a distance of 134.00 feet to the point of beginning.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-4 General Residential District** (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 14th day of January 2025.

SEAL

Amy K. Simpson, City Clerk

