

(Published in The Journal Record January 28, 2025)

NOTICE OF HEARING

El presente aviso trata sobre un asunto de zonificación o delimitación de linderos cerca de su propiedad. La agenda a tratar y el informe del personal se publicarán en el siguiente enlace: <https://okc.primegov.com/public/portal> Llame al (405) 297-3533 si requiere información adicional.

CASE NUMBER: DA-00014-PH

DATE OF HEARING: February 13, 2025

NOTICE IS HEREBY GIVEN that **Bark At The Moon, LLC** has filed an application with the City of Oklahoma City for consideration of a lot split deed approval by Planning Commission to create (3) tracts. The only property to be considered is outlined on the map on the reverse side of this notice. The Planning Commission will hold a public hearing on the date shown above to consider this request.

ADDRESS: 7008 Ozzy Avenue and 300 NE 70th Street, more particularly described as:

See attached DA-00014-PH Exhibit A – Legal Description

Your property is not included within the area proposed. 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 February 7, 2025**, to be delivered to the Commission members that afternoon.

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, February 13, 2025, in the Council Chambers, 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.

DA-00014-PH Exhibit A – Legal Description

LOT 5-NORTH TRACT: A tract of land being a part of the Southwest Quarter (SW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot 5 Block 1 as shown on the plat 300 NE 70th SREET recorded in Book 83 of plats, Page 57, being more particularly described as follows: Beginning at the Northeast (NE) Corner of said Lot 5 Block 1, said corner being the POINT OF BEGINNING; THENCE South 00°15'57" West, along and with the East line of said Lot 5, a distance of 321.74 feet; THENCE North 89°44'03" West, departing said East line, a distance of 303.14 feet to a point on the West line of said Lot 5; THENCE along and with the West line of said Lot 5 the following three (3) calls: 1. North 00°01'31" East, a distance of 245.46 feet; 2. South 89°58'29" East, a distance of 5.00 feet; 3. North 00°01'31" East, a distance of 75.00 feet to the Northwest (NW) Corner of said Lot 5; THENCE South 89°58'29" East, along and with the North line of said Lot 5, a distance of 299.49 feet to the POINT OF BEGINNING.

LOT 5 -SOUTH TRACT: A tract of land being a part of the Southwest Quarter (SW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot 5 Block 1 as shown on the plat 300 NE 70th SREET recorded in Book 83 of plats, Page 57, being more particularly described as follows: Commencing at the Northeast (NE) Corner of said Lot 5 Block 1; THENCE South 00°15'57" West, along and with the East line of said Lot 5, a distance of 321.74 feet to the POINT OF BEGINNING; THENCE continuing South 00°15'57" West, along and with the East line of said Lot 5, a distance of 165.00 feet to the Southeast (SE) Corner of said Lot 5; THENCE along and with the South line of said Lot 5 the following three (3) calls: 1. North 89°44'03" West, a distance of 145.00 feet; 2. North 00°15'57" East, a distance of 74.67 feet; 3. North 89°58'29" West, a distance of 157.76 feet to the Southwest (SW) Corner of said Lot 5; THENCE North 00°01'31" East, along and with the West line of said Lot 5, a distance of 91.00 feet; THENCE South 89°44'03" East, departing said West line, a distance of 303.14 feet to the POINT OF BEGINNING.

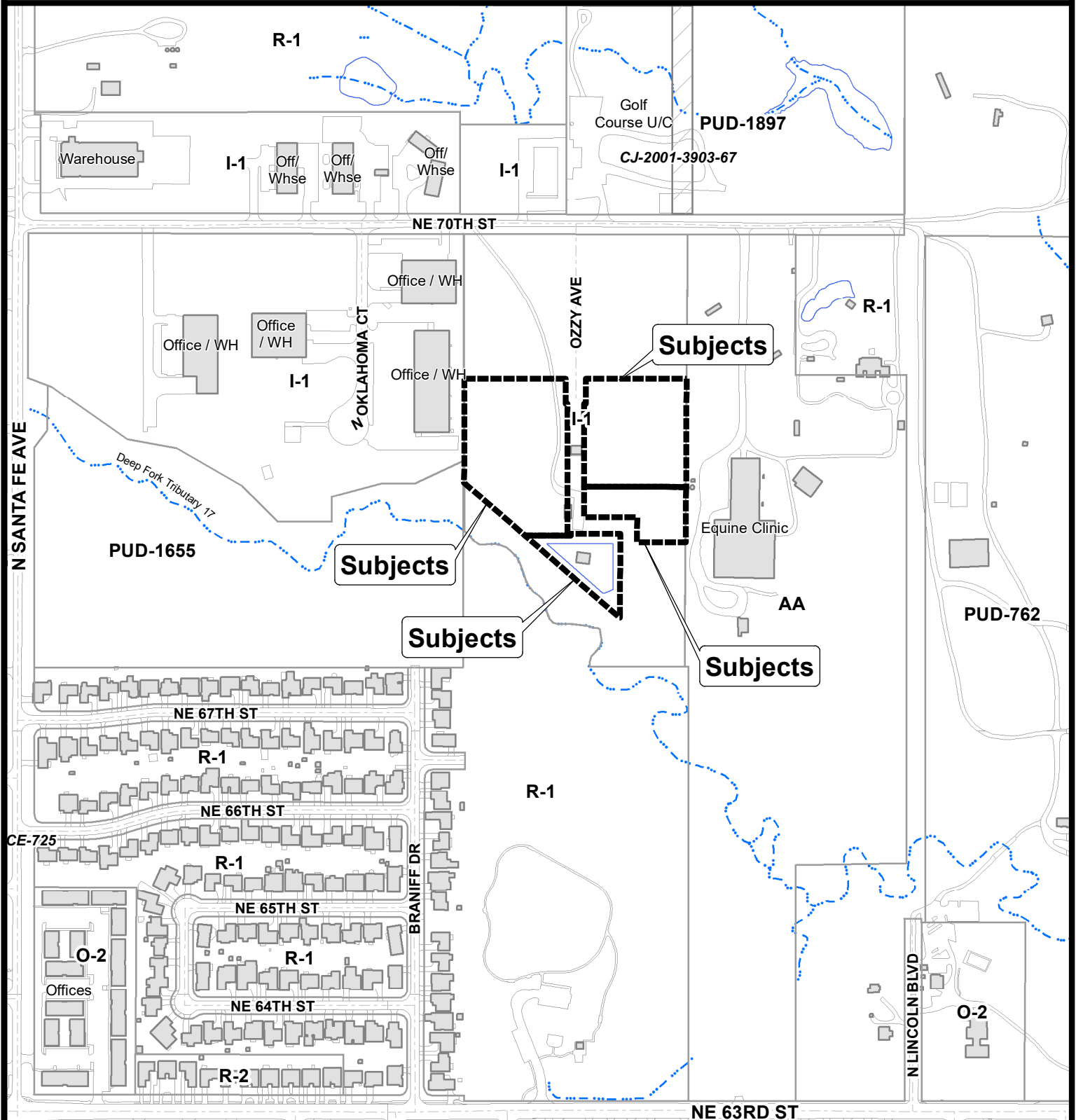
LOT 3 -NORTH TRACT: A tract of land being a part of the Southwest Quarter (SW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot 3 Block 1 as shown on the plat 300 NE 70th STREET recorded in Book 83 of plats, Page 57, being more particularly described as follows: Beginning at the Northwest (NW) Corner of said Lot 3, said point being the POINT OF BEGINNING; THENCE South 89°58'29" East, along and with the North line of said Lot 3, a distance of 301.75 feet to the Northeast (NE) Corner of said Lot 3; THENCE along and with the Easterly line of said Lot 3 the following Four (4) calls: 1. South 00°01'31" West, a distance of 75.00 feet; 2. South 89°58'29" East, a distance of 5.00 feet; 3. South 00°01'31" West, a distance of 386.46 feet; 4. South 89°58'29" East, a distance of 9.50 feet to a point on the East line of a utility easement; THENCE along and with the East and South line of said utility easement the following two (2) calls: 1. South 00°01'31" West, a distance of 5.00 feet; 2. North 89°58'29" West, a distance of 135.32 feet to a point on the Southwesterly line of said Lot 3; THENCE North 49°05'10" West, along and with the Southwesterly line of said Lot 3 a distance of 239.65 feet to the Southwest (SW) Corner of said Lot 3; THENCE North 00°04'13" East, along and with the West line of said Lot 3, a distance of 309.59 feet to the POINT OF BEGINNING.

LOT 3 -SOUTH TRACT: A tract of land being a part of the Southwest Quarter (SW/4) of Section Three (3), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being a portion of Lot 3 Block 1 as shown on the plat 300 NE 70th STREET recorded in Book 83 of plats, Page 57, being more particularly described as follows: Commencing at the Northwest (NW) Corner of said Lot 3; THENCE South 00°04'13" West, along and with the West line of said Lot 3, a distance of 309.59 feet to the Southwest (SW) Corner of said Lot 3; THENCE South 49°05'10" East, along and with the Southwesterly line of said Lot 3, a distance of 239.65 feet to a point on the South line of an existing 15-foot utility easement, said point being the POINT OF BEGINNING; THENCE along and with the South and East line of said existing 15-foot utility easement the following two (2) calls: 1. South 89°58'29" East, a distance of 135.32 feet; 2. North 00°01'31" East, a distance of 5.00 feet to a point on the easterly line of said Lot 3; THENCE along and with the Easterly line of said Lot 3 the following two (2) calls: 1. South 89°58'29" East, a distance of 148.05 feet; 2. South 00°15'57" West, a distance of 249.46 feet to the Southeast (SE) Corner of said Lot 3; THENCE North 49°05'10" West, along and with the Southwesterly line of said Lot 3, a distance of 373.45 feet to the POINT OF BEGINNING.

Case No: DA-00014-PH

Applicant: Bark At The Moon, LLC

Location: 7008 Ozzy Ave. & 300 NE 70th St.



The City of
OKLAHOMA CITY

Application for Lot Split / Deed Approval



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Feet