

(Published in The Journal Record February 11, 2025)

## 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-2053**

**DATE OF HEARING: February 27, 2025**

**NOTICE IS HEREBY GIVEN** that **HJ & CD Young Limited Partnership a/k/a HJ & CD Young Family Partnership and Tinhorn Melody Investments, 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: 17841 North Pennsylvania Avenue**

**CURRENT ZONING: R-1 Single-Family Residential District**

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

**LEGAL DESCRIPTION:** A tract of land being a part of the North Half of the Northeast Quarter of the Northeast Quarter (N/2 NE/4 NE/4) of Section Thirty-one (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northeast corner of said Northeast Quarter (NE/4); THENCE South 00°22'10" East, along and with the East line of said (NE/4), a distance of 483.00 feet to the Northeast (NE) Corner of the tract of land described in the Statutory Special Warranty Deed recorded in Book 15352, Page 534 (Roy & Veva Morrison Ranch Corporation Tract); THENCE South 89°37'50" West, along and with the North line of said Roy & Veva Morrison Ranch Corporation Tract, a distance of 337.00 feet to the Northwest (NW) Corner of said Roy & Veva Morrison Ranch Corporation Tract; THENCE South 00°22'10" East, along and with the West line of said Roy & Veva Morrison Ranch Corporation Tract, a distance of 177.00 feet to a point on the North line of a tract of land described in the Warranty Deed recorded in Book 8817, Page 1524 (The Independent School District No. 12 of Oklahoma County, Oklahoma Tract); THENCE South 89°37'50" West, along and with the North line of said The Independent School District No. 12 of Oklahoma County, Oklahoma Tract, and the East line of the plat Silverhawk Phase I recorded in Book 64, Page 5 (plat Silverhawk Phase I), a distance of 983.04 feet; THENCE North 00°22'10" West, continuing along and with the East line of said plat Silverhawk Phase I and its projection, a distance of 665.50 feet to a point on the North line of said NE/4; THENCE North 89°52'10" East, along and with the North line of said NE/4, a distance of 1320.05 feet to the point of beginning.

**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, February 21, 2025**, 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, February 27, 2025, 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:

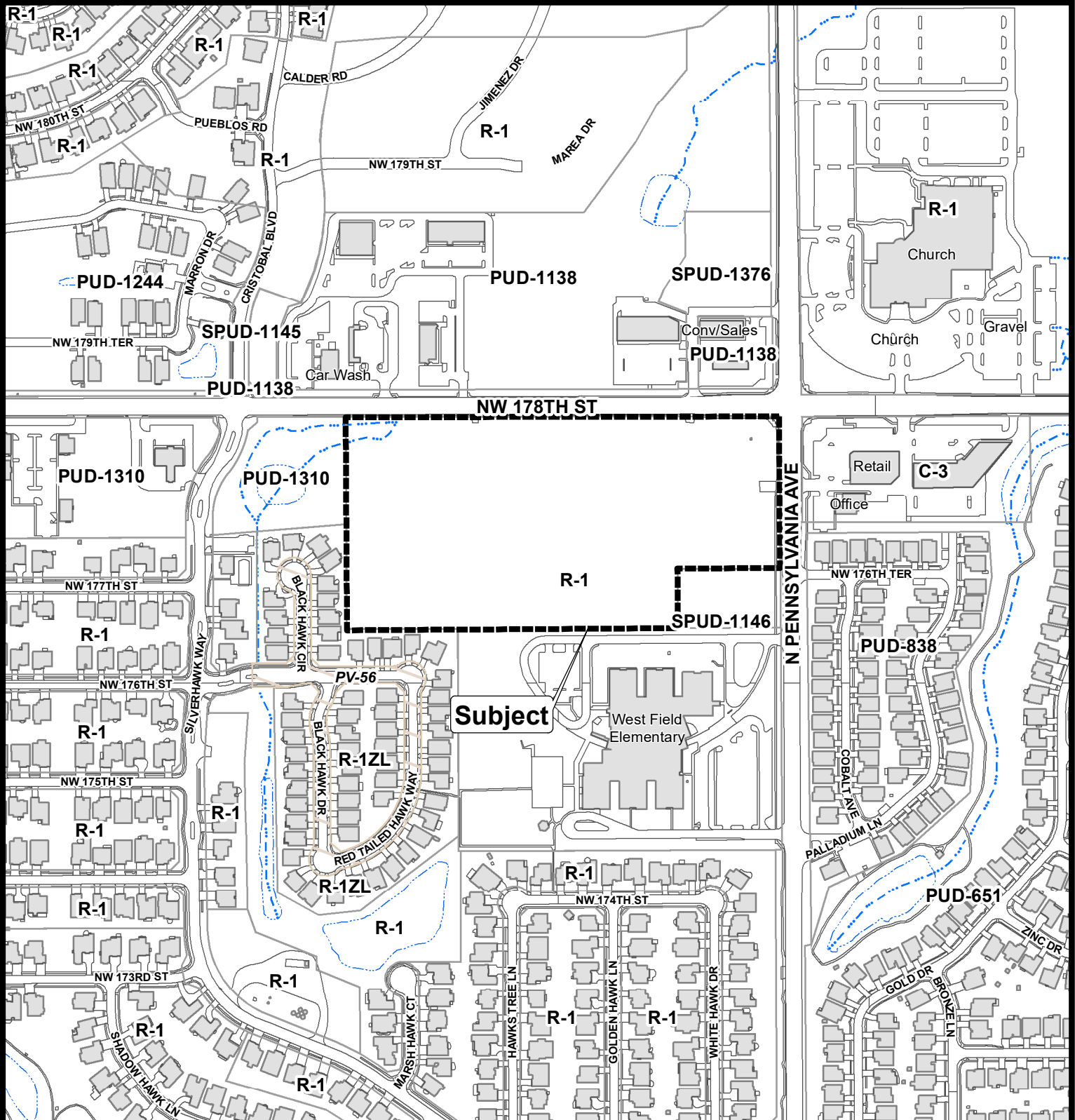
<https://okc.primegov.com/public/portal>

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)

**Location: 17841 N. Pennsylvania Ave.**



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400 Feet