

(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-2055

DATE OF HEARING: February 27, 2025

NOTICE IS HEREBY GIVEN that **Kirkpatrick Family Fund Real Estate, 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 .

ADDRESS: 721 NE 50th Street

CURRENT ZONING: PUD-1670 Planned Unit Development, PUD-344 Planned Unit Development and HNO Healthy Neighborhood Overlay Districts

PROPOSED USE: The purpose of this request is to allow a nature preserve.

LEGAL DESCRIPTION: See attachment Exhibit A – Legal Description

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

PUD-2055 Exhibit A – Legal Description

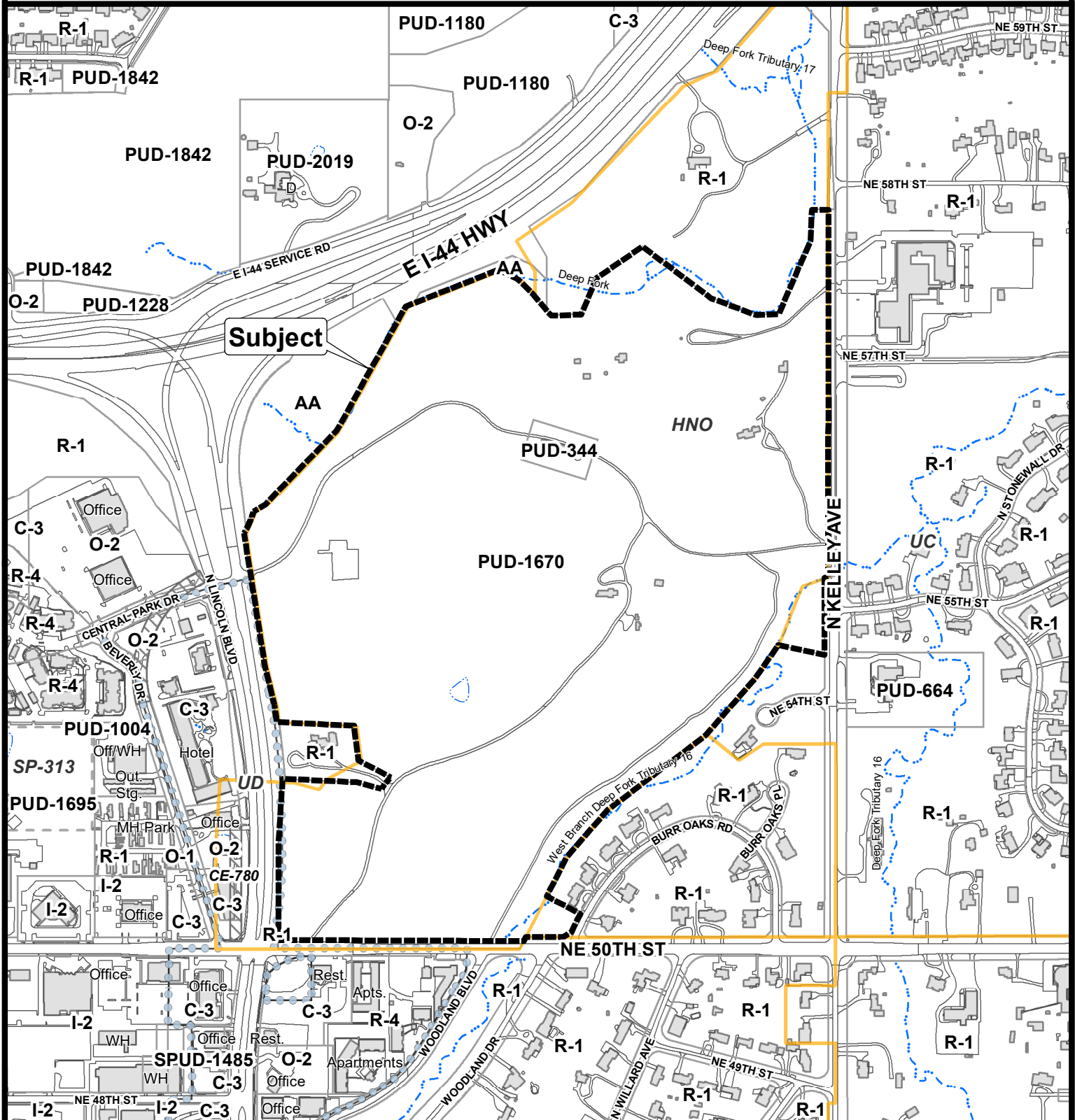
A tract of land lying in the East Half (E/2) of Section Ten (10), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, City of Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows: COMMENCING at the southwest corner of said East Half of Section 10; THENCE South 89°55'41" East, along the south line of said Section 10, a distance of 165.60 feet to a point on the easterly right-of-way line of Lincoln Boulevard and the POINT OF BEGINNING; THENCE North 00°02'23" East, along said easterly right-of-way line, a distance of 476.10 feet; THENCE North 03°40'14" East, along said easterly right-of-way line, a distance of 284.24 feet; THENCE Easterly, Northerly and Westerly with the southerly, easterly and northerly lines of the tract of land described in the JOINT TENANCY WARRANTY DEED recorded in Book 8204, Page 1101, the following six (6) courses: 1. South 87°15'27" East a distance of 330.92 feet, 2. South 75°21'58" East a distance of 115.38 feet, 3. Northeasterly along a non-tangent curve to the right having a radius of 270.79 feet (said curve subtended by a chord which bears North 39°22'51" East a distance of 65.08 feet) for an arc distance of 65.24 feet, 4. North 62°02'04" West a distance of 163.95 feet, 5. North 07°16'02" West a distance of 155.51 feet, 6. North 87°15'27" West a distance of 344.94 feet to a point on the easterly right-of-way line for Lincoln Boulevard; THENCE Northerly, along said easterly right-of-way line for Lincoln Boulevard, the following three (3) courses: 1. Northerly along a non-tangent curve to the left having a radius of 3,924.70 feet (said curve subtended by a chord which bears North 08°16'28" West a distance of 76.84 feet) for an arc distance of 76.84 feet, 2. North 13°37'42" West a distance of 182.80 feet, 3. North 08°55'14" West a distance of 596.93 feet to the intersection of said easterly right-of-way line of Lincoln Boulevard and the southeasterly right-of-way line of Interstate Highway 44; THENCE Northeasterly, along said southeasterly right-of-way line, the following eight (8) courses: 1. Northeasterly along a non-tangent curve to the left having a radius of 553.87 feet (said curve subtended by a chord which bears North 23°23'42" East a distance of 106.53 feet) for an arc distance of 106.71 feet, 2. North 58°43'13" East a distance of 61.81 feet, 3. North 44°11'26" East a distance of 454.95 feet, 4. North 29°05'12" East a distance of 637.53 feet, 5. North 68°22'33" East a distance of 444.56 feet, 6. South 65°05'36" East a distance of 93.42 feet, 7. South 45°12'11" East a distance of 95.44 feet, 8. South 40°17'05" East a distance of 128.87 feet; THENCE North 87°45'17" East a distance of 135.00 feet; THENCE North 22°25'48" East a distance of 175.00 feet; THENCE North 55°25'48" East a distance of 250.00 feet; THENCE South 53°04'12" East a distance of 385.00 feet; THENCE South 69°34'12" East a distance of 215.00 feet; THENCE North 87°10'48" East a distance of 100.00 feet; THENCE North 23°25'48" East a distance of 360.00 feet; THENCE North 01°55'48" East a distance of 135.00 feet; THENCE North 89°55'53" East a distance of 100.00 feet to a point on the east line of said Section 10; THENCE South 00°04'12" East, along said east line of Section 10, a distance of 1,633.06 feet to the northeast corner of the plat of BURR OAKS ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 33 of Plats, Page 51, Oklahoma County records; THENCE Southwesterly, along the northwesterly lines of said plat of BURR OAKS ADDITION, the following seven courses: 1. South 71°33'18" West a distance of 156.65 feet, 2. South 21°42'08" West a distance of 286.75 feet, 3. South 34°56'17" West a distance of 172.19 feet, 4. South 40°55'48" West a distance of 340.00 feet, 5. South 52°37'48" West a distance of 550.00 feet, 6. South 41°02'48" West a distance of 280.00 feet, 7. South 27°04'03" West a distance of 460.83 feet to the southwest corner of said plat, said point being on the south line of said Section 10; THENCE North 89°55'41" West, along said south line of Section 10, a distance of 1,077.17 feet to the POINT OF BEGINNING. AND Lots One (1), Eleven (11) and Twelve (12), Block One (1), BURR OAKS ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 33 of Plats, Page 51, Oklahoma County records.

Case No: PUD-2055

Applicant: Kirkpatrick Family Fund Real Estate, LLC

Existing Zoning: PUD-1670 / PUD-344 / HNO

Location: 721 NE 50th St.



The City of
OKLAHOMA CITY

Planned Unit Development



0 300 600
Feet