

(Published in The Journal Record March 26, 2025.)

CASE NUMBER: PUD-2055

LOCATION: 721 NE 50th Street

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-2055 Planned Unit Development District subject to the HNO Healthy Neighborhood Overlay District from PUD-1670 Planned Unit Development, PUD-344 Planned Unit Development, and HNO Healthy Neighborhood Overlay Districts. A public hearing will be held by the City Council on April 22, 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, subject to the HNO Healthy Neighborhood Overlay District boundary:

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 8,204, Page 1,101, 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.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified AA, “**Agricultural**” 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 25th day of March 2025.

SEAL

Amy K. Simpson, City Clerk

