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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-2071

DATE OF HEARING: June 12, 2025

NOTICE IS HEREBY GIVEN that **Landmark Towers Office Building, 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: 3555 NW 58th Street

CURRENT ZONING: C-3 Community Commercial, O-2 General Office, R-1 Single-Family Residential and R-4 General Residential Districts

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

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, June 6, 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, June 12, 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-2071 Exhibit A – Legal Description

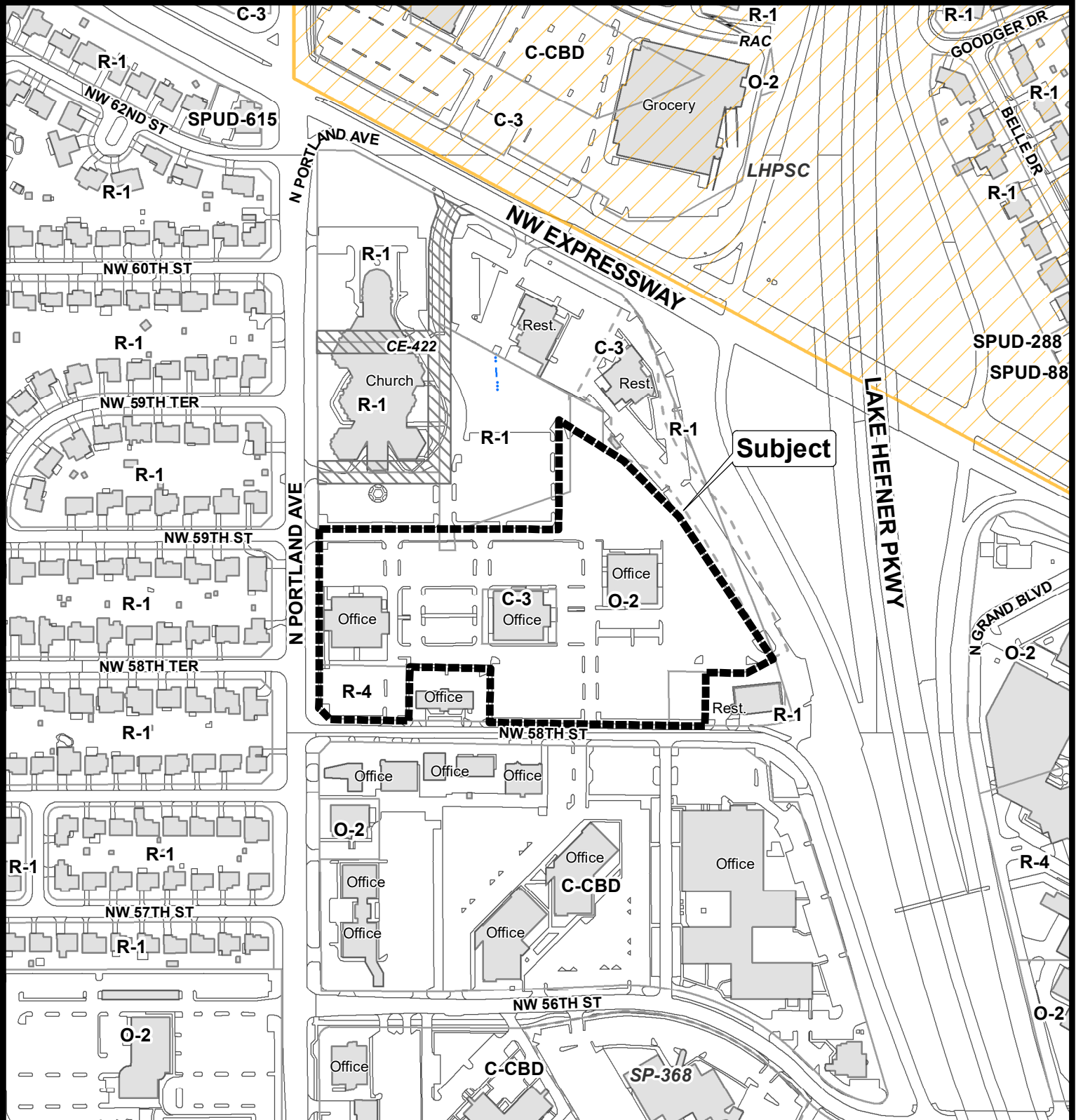
TRACT 1: All of Lots Four (4), Five (5), Six (6) and part of Lot Seven (7), Block Twenty-one (21), SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, according to the recorded plat thereof, and a part of Block Nineteen (19), SMITH'S HIGHLAND HILLS ADDITION BLOCK 18, 19 & 20, according to the recorded plat thereof, and a part of the Northwest Quarter (NW/4) of Section Twelve (12), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, all being more particularly described as follows: COMMENCING at the Southwest corner of said Northwest Quarter; THENCE North 00°02'13" East, on the West line of said Northwest Quarter, for a distance of 290.04 feet; THENCE South 88°57'19" East on the North line of said Block 21, and on said line extended Westerly, for a distance of 652.12 feet to a point 20.00 feet West of the Northeast corner of said Lot 7, and to the POINT OF BEGINNING; THENCE North 1°44'39" West for a distance of 267.31 feet to the South line of said Block 19; THENCE North 00°02'13" East, and parallel to the West line of said Block 19, for a distance of 47.00 feet; THENCE North 89°57'47" West, and parallel to the South line of said Block 19, for a distance of 60.00 feet; THENCE North 00°02'13" East, and parallel to the West line of said Block 19, for a distance of 243.10 feet; THENCE South 57°59'46" East for a distance of 170.51 feet; THENCE South 44°38'18" East for a distance of 176.46 feet; THENCE South 33°23'37" East for a distance of 379.13 feet to the North line of Lot 2, of said Block 21; THENCE South 62°14'19" West, on the North line of said Lot 2, for a distance of 67.08 feet to the Northeast corner of Lot 3 of said Block 21; THENCE North 88°57'19" West, on the North line of said Lot 3, for a distance of 90.00 feet to the Northeast corner of said Lot 4; THENCE South 1°02'41" West, on the East line of said Lot 4, for a distance of 120.00 feet to the Southeast corner of said Lot 4; THENCE North 88°57'19" West, on the South line of said Lots 4, 5, 6 and 7, for a distance of 260.00 feet to a point on the South line of said Lot 7, a distance of 20.00 feet West of the Southeast corner of said Lot 7; THENCE North 1°02'41" East, and parallel to the East line of said Lot 7, for a distance of 120.00 feet to the POINT OR PLACE OF BEGINNING. **AND TRACT 2:** A tract of land lying in the Northwest Quarter (NW/4) of Section Twelve (12), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and including within its bounds a part of Lot Seven (7), all of Lots Eight (8) and Nine (9), Block Twenty-one (21), SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, in Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, Page 37, and a part of Block Nineteen (19), SMITH'S HIGHLAND HILLS ADDITION BLOCK 18, 19 & 20, in Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 33, Page 17 of Plats, and being more particularly described as follows: COMMENCING at the Southwest corner of said Northwest Quarter; THENCE North 00°02'13" East, along the West line of said Northwest Quarter, a distance of 290.04 feet; THENCE South 88°57'19" East, along the North line of said Block Twenty-one (21), and said line extended Westerly, a distance of 405.12 feet to the POINT OF BEGINNING; THENCE continuing South 88°57'19" East, along the North line of said Block Twenty-one (21), a distance of 26.99 feet to the Northwest corner of Lot Nine (9), of said Block 21; THENCE South 01°02'41" West, on the West line of said Lot Nine (9), a distance of 120.00 feet to the Southwest corner of said Lot Nine (9); THENCE South 88°57'19" East, on the South line of Lots Nine (9), Eight (8) and Seven (7), of said Block 21, a distance of 220.00 feet to a point 20.00 feet West of the Southeast corner of said Lot Seven (7); THENCE North 01°02'41" East, parallel with the East line of said Lot Seven (7), a distance of 120.00 feet to the North line of said Lot Seven (7); THENCE North 01°44'39" West a distance of 267.31 feet to the South line of Block Nineteen (19), SMITH'S HIGHLAND HILLS ADDITION BLOCK 18, 19 & 20; THENCE North 00°02'13" East, parallel with the West line of said Block Nineteen (19), a distance of 47.00 feet; THENCE North 89°57'47" West, parallel with the South line of said Block Nineteen (19), a distance of 238.20 feet; THENCE South 00°07'15" West a distance of 309.84 feet to the POINT OF BEGINNING. **AND TRACT 3:** A tract of land lying in the Northwest Quarter (NW/4) of Section Twelve (12), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described as follows: A tract of land lying in the Northwest Quarter (NW/4) of Section Twelve (12), Township Twelve (12) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and including within its bounds all of Lots Twelve (12) and Thirteen (13), Block Twenty-one (21), SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, in Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 36 of Plats, Page 37, and being more particularly described as follows: COMMENCING at the Southwest corner of said Northwest Quarter; THENCE North 00°02'13" East, along the West line of said Northwest Quarter (NW/4), a distance of 290.04 feet; THENCE South 88°57'19" East, on the North line of Lot Thirteen (13), Block Twenty-one (21), SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22 extended Westerly, a distance of 50.00 feet to the Northwest Corner of said Lot Thirteen (13) and the POINT OF BEGINNING; THENCE North 00°02'13" East, parallel with the West line of said Northwest Quarter (NW/4) and on the West line of said Lot Thirteen (13) extended North, a distance of 303.58 feet; THENCE South 89°57'47" East a distance of 355.51 feet; THENCE South 00°07'15" West a distance of 309.84 feet to a point on the North line of Block 21, SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22; THENCE North 88°57'19" West, along the North line of said Block 21, SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, a distance of 153.01 feet to the Northeast Corner of Lot 12 of said Block 21; THENCE South 01°02'41" West, along the East line of said Lot 12, a distance of 120.00 feet to the Southeast Corner of said Lot 12; THENCE North 88°57'19" West, along the South line of Lots 12 and 13, Block 21, SMITH'S HIGHLAND HILLS ADDITION BLOCKS 21 & 22, a distance of 175.00 feet; THENCE North 44°27'33" West, along the Southwesterly line of Lot 13 of said Block 21, a distance of 35.66 feet to the West line of said Lot 13; THENCE North 00°02'13" East, along said West line, a distance of 95.02 feet to the POINT OF BEGINNING.

Case No: PUD-2071

Applicant: Landmark Towers Office Building, LLC

Existing Zoning: R-4 / O-2 / C-3 / R-1

Location: 3555 NW 58th St.



The City of
OKLAHOMA CITY

Planned Unit Development



0 150 300
Feet