

## **CASE NUMBER: PUD-1938**

This notice is to inform you that Mark Zitzow, Johnson & Associates, on behalf of Annecy, LLC, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-1938 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on May 9, 2023. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

To review the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

### **LEGAL DESCRIPTION:**

Two tracts of land being a part of the Northeast Quarter (NE/4) of Section Nine (9), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 14099, Page 1497, being more particularly described as follows:

**Tract 1:** Commencing at the Northeast (NE) Corner of said Northeast Quarter (NE/4); THENCE South 00°15'52" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 799.06 feet to the POINT OF BEGINNING; THENCE continuing South 00°15'52" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 210.00 feet to a point on the North line of the Right-of-Way of N.W. 147th Street; THENCE along and with the North line of the Right-of-Way of N.W. 147th Street the following Seventeen (17) calls:

1. THENCE South 89°44'08" West, a distance of 50.00 feet;
2. THENCE South 44°44'08" West, a distance of 35.36 feet;
3. THENCE South 89°44'08" West, a distance of 91.98 feet;
4. THENCE North 45°51'47" West, a distance of 35.65 feet;
5. THENCE South 88°39'04" West, a distance of 50.00 feet;
6. THENCE South 42°22'20" West, a distance of 36.14 feet;
7. THENCE on a non-tangent curve to the left having a radius of 840.00 feet, a chord bearing of South 80°58'53" West, a chord length of 124.77 feet and an arc length of 124.89 feet;
8. THENCE on a reverse curve to the right having a radius of 760.00 feet, a chord bearing of North 89°28'24" West, a chord length of 362.69 feet and an arc length of 366.22 feet;
9. THENCE North 75°40'08" West, a distance of 295.00 feet;
10. THENCE North 19°41'08" West, a distance of 27.97 feet;
11. THENCE North 36°17'52" East, a distance of 21.11 feet;
12. THENCE North 41°25'21" East, a distance of 7.76 feet;
13. THENCE North 48°34'39" West, a distance of 50.00 feet;
14. THENCE South 41°25'21" West, a distance of 7.76 feet;
15. THENCE South 46°32'50" West, a distance of 19.51 feet;
16. THENCE South 69°27'32" West, a distance of 44.37 feet;
17. THENCE on a non-tangent curve to the left having a radius of 67.00 feet, a chord bearing of South 63°19'31" West, a chord length of 51.99 feet and an arc length of 53.39 feet to a point on the East line of Common Area "B" according to the plat THE MANORS AT ANNECY recorded in Book PL81, Page 70;

THENCE North 08°09'25" East, along and with said East line, a distance of 225.51 feet; THENCE North 46°17'53" East, continuing along and with said East line, a distance of 472.71 feet to the

Northeast (NE) Corner of said Common Area "B"; THENCE South 45°17'59" East, a distance of 559.81 feet; THENCE North 89°44'08" East, a distance of 402.48 feet to the POINT OF BEGINNING.

**Tract 2:** BEGINNING at the Southeast (SE) Corner of said Northeast Quarter (NE/4); THENCE South 89°27'14" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 534.35 feet; THENCE North 05°54'00" East, departing the South line of said Northeast Quarter (NE/4), a distance of 174.44 feet to a point on the extended South line of Common Area "A" according to said plat THE MANORS AT ANNECY; THENCE North 23°07'03" East, along and with the extended South line of said Common Area "A", a distance of 445.44 feet; THENCE North 72°14'26" East, continuing along and with the South line of said Common Area "A", a distance of 302.85 feet to the Southeast (SE) Corner of said Common Area "A"; THENCE North 89°44'08" East, a distance of 50.00 feet to a point on the East line of said Northeast Quarter (NE/4); THENCE South 00°15'52" East, along and with the East line of said Northeast Quarter (NE/4), a distance of 670.71 feet to the POINT OF BEGINNING.

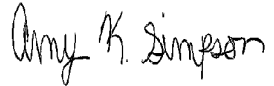
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.**

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 11th day of April 2023

SEAL

  
Amy Simpson, City Clerk



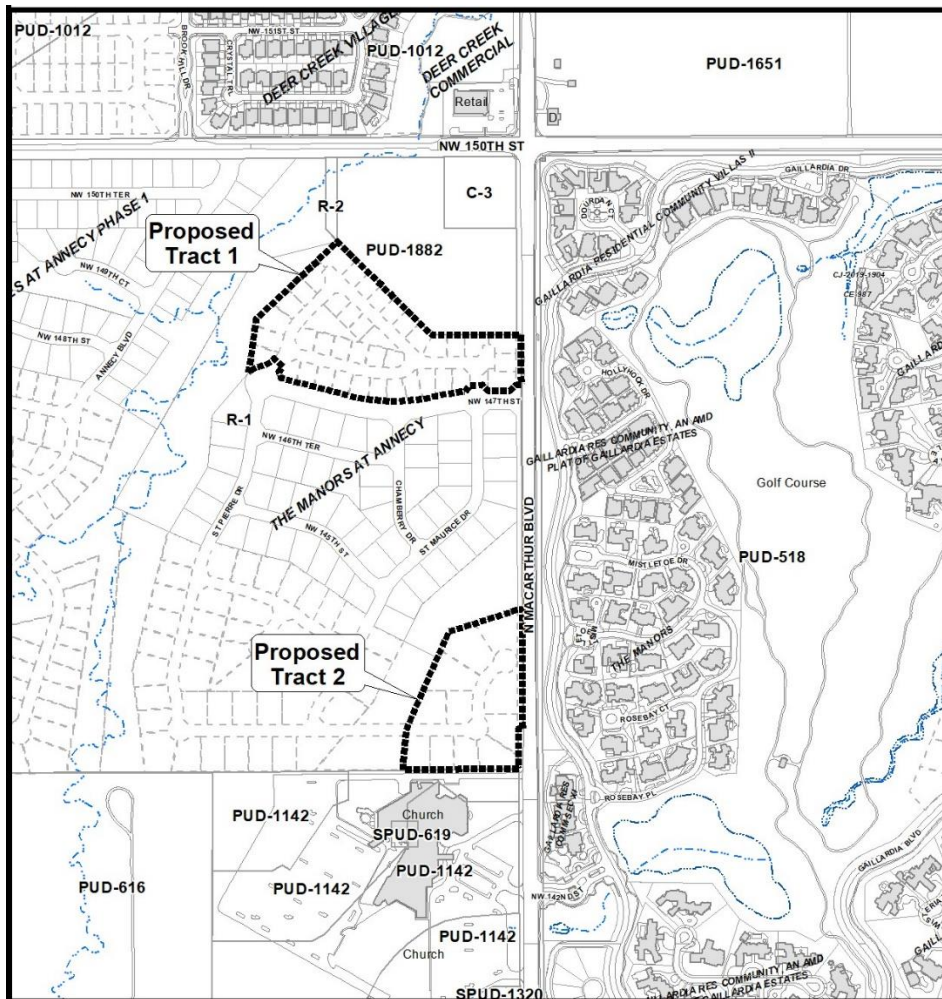
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PUD-1938

**FROM:** R-1 Single-Family Residential District

**TO:** PUD-1938 Planned Unit Development District

**ADDRESS OF PROPERTY:** 14603 North MacArthur Boulevard



# FOR PUBLICATION ONLY

CASE NUMBER: PUD-1938

**LOCATION:** 14603 North MacArthur Boulevard

**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-1938 Planned Unit Development District from R-1 Single-Family Residential District. A public hearing will be held by the City Council on May 9, 2023. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

To review copy of the Proposed Master Design Statement for this PUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

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:

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**PROPOSED USE:** The purpose of this request is to allow single-family residential on proposed Tract 1, and office/commercial uses and development on proposed Tract 2.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **R-1, "Single-Family Residential" District (Tract 1) and the O-2 General Office District (Tract 2)** (OKC Zoning Ordinance, 2020).

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBERS** 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

TDD (405) 297-2020

Dated this 11th day of April 2023

SEAL

Amy Simpson, City Clerk



