

NOTICE TO THE GENERAL PUBLIC

PUBLIC HEARINGS

408 West Broadway, McLoud, OK. 74851

March 5, 2024 at 5:00 pm City of McLoud Planning Commission

March 28, 2024 at 6:30 pm City Council

Notice is hereby given that the Planning Commission and the Council of the City of McLoud, Oklahoma, will conduct public hearings on an application for SPECIFIC USE PERMIT, REZONING, and LOT SPLIT of the following described tract of land for a RV Storage Facility within the city limits of McLoud. The Applicant desires to split Tract #1 into 2 tracts denominated tracts A & B, and rezone tract A from C-1 to C-2.

Physical Address is 33600 45th, Shawnee, Oklahoma 74804

Tract #1

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, FURTHER DESCRIBED BY CHARLES REED, PLS 1660 ON OCTOBER 13, 2021 AS COMMENCING AT THE SOUTHWEST CORNER (SW/C) OF SAID SE/4; THENCE S89°58'25"E ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 653.90 FEET TO THE POINT OF BEGINNING; CONTINUING S89°58'25"E CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 528.74 FEET; THENCE N00°01'35"E A DISTANCE OF 33.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 40, PER RECORD NO. 2005 18349; THENCE N67°14'16"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 108.47 FEET; THENCE S89°58'25"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 284.68 FEET; THENCE N00°01'35"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 162.09 FEET; THENCE N54°29'21"W CONTINUING ALONG SAID RIGHT OF WAY LINE 306.03 FEET TO A POINT ON THE PRESENT RIGHT OF WAY INTERSTATE NO. 40, SAID POINT BEING A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 8794.37 FEET; THENCE NORTHWESTERLY ALONG THE PRESENT SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 40 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 488.54 FEET, SAID CURVE HAVING A CORD BEARING AND CORD DISTANCE OF N65°05'19"W 488.47 FEET; THENCE N63°31'57"W CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 29.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS 17,020.73, A DISTANCE OF 206.39 FEET, SAID CURVE HAVING A CORD BEARING OF N63°52'48"W AND A CORD DISTANCE OF 206.39 FEET; THENCE S00°47'26"W A DISTANCE OF 724.12 FEET TO THE POINT OF BEGINNING, CONTAINING 9.83 ACRES, HAVING A BASIS OF BEARING OF S89°58'25"E FROM DEED PROVIDED, BASE LINE BEING THE SOUTH LINE OF SAID SE/4 OF SAID SECTION 35.

Tract A

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH A BASIS OF BEARING OF S89°58'25"E ALONG THE SOUTH LINE OF SAID SE/4, BASED ON A SURVEY DATED 10/13/2021 BY LS 1660, AND MORE PARTICULARLY DESCRIBED BY CHRIS D'AMICO (PLS 1945) AS: COMMENCING AT A 3/8" IRON PIN AT THE SOUTHWEST CORNER (SW/C) OF SAID SE/4; THENCE S89°58'25"E ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 653.90 FEET TO THE POINT OF BEGINNING; THENCE N00°47'26"E A DISTANCE OF 724.12 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'LS 1660', SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 40; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE IN A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 17020.73 FEET FOR A DISTANCE OF 206.39 FEET AND A CHORD

BEARING OF S63°52'48"E FOR A DISTANCE OF 206.39 FEET TO A 3/8" IRON PIN; THENCE S63°31'57"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 29.15 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE IN A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8794.37 FEET FOR A DISTANCE OF 96.48 FEET AND A CHORD BEARING OF S63°48'41"E FOR A DISTANCE OF 96.48 FEET TO A 3/8" IRON PIN WITH A CAP MARKED 'CA 2260'; THENCE S00°47'26"W A DISTANCE OF 577.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SE/4; THENCE N89°58'25"W ALONG SAID SOUTH LINE A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.48 ACRES, MORE OR LESS

TRACT B

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP ELEVEN (11) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH A BASIS OF BEARING OF S89°58'25"E ALONG THE SOUTH LINE OF SAID SE/4, BASED ON A SURVEY DATED 10/13/2021 BY LS 1660, AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER (SW/C) OF SAID SE/4; THENCE S89°58'25"E ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 953.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°58'25"E ALONG SAID SOUTH LINE A DISTANCE OF 228.74 FEET; THENCE N00°01'35"E A DISTANCE OF 33.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 40, PER RECORD NO. 2005 18349; THENCE N67°14'16"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 108.47 FEET; THENCE S89°58'25"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 284.68 FEET; THENCE N00°01'35"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 162.09 FEET; THENCE N54°29'21"W CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 306.03 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 8794.37 FEET FOR A DISTANCE OF 392.05 FEET AND A CHORD BEARING OF N65°24'10"W FOR A DISTANCE OF 392.02 FEET; THENCE S00°47'26"W A DISTANCE OF 577.81 FEET TO THE POINT OF BEGINNING, CONTAINING 5.35 ACRES, MORE OR LESS.

At this time, any interested citizen of McLoud, Oklahoma, will have the opportunity to appear and be heard with regard to the proposed request for a specific use permit. The City of McLoud reserves the right to limit discussion and debate on the specific use permit to three minutes. Any formal protest must be filed in writing with the City Clerk during normal working hours before 4:30 pm on March 1, 2024. A copy of the application is available from 8:00 am to 4:30 pm Monday through Friday at City Hall, located at 402 E. Broadway, McLoud, OK 74851 or email request to deputyclerk@mcloudok.us.


Cynthia Wayman, City Clerk

This notice posted on mcloudok.us @ 4:00 pm and at McLoud City Hall, 408 W Broadway on February 6th, 2024.