

NOTICE OF REZONING

CASE NUMBER: PUD-1418

DATE OF HEARING: July 8, 2010

LOCATION OF PROPERTY: 11401 NW Expressway

EXISTING ZONING: AA Agricultural District

PROPOSED ZONING: The purpose of this request is to development mixed use residential, office, commercial and light industrial uses within this PUD. This development will consist of 17 development tracts and one tract reserved for open space. Development within Tracts A,B,K and L will be governed by the modified R-1 Single Family Residential District regulations; Tract C will be developed in accordance with the modified R-4 General Residential District regulations; Development within Tracts E, F, G-1 and G-2, I, N and O will be in accordance with the modified C-3 Community Commercial District regulations; Tract D and P will be developed in accordance with the modified I-1 Light Industrial District regulations; Tract H, J and M will be developed in accordance with the O-2 General Office District regulations. Screening shall be provided between residential and commercial development. Platting shall be required. Access will be provided by multiple access point onto Piedmont Road, NW 122nd Street, N. Mustang Road and W. Memorial Road in addition to the common access and private shared drives throughout the development. Sidewalk, architectural, landscaping and sign controls are proposed.

LEGAL DESCRIPTION: The NE/4 and the SW/4 of Section 16, T-13-N, R-5-W of the I.M., Oklahoma City, Canadian County, Oklahoma and the SE/4 of Section 16, less and except the following described tract, to-wit: part of the E/2 of the SE/4 of the SE/4 of Section 16, T-13-N, R-5-W of the I.M., Canadian County, Oklahoma, more particularly described as follows: beginning at a point 33 feet West along the South line of said SE/4 and 33 feet North and parallel to the East line of said SE/4; thence N 00°03'35" W a distance of 679.34 feet to a point on the South right-of-way line of the Northwest Highway; thence N 62°07'50" W (N 62°08'02" W measured) along said South right-of-way line a distance of 601.28 feet; thence S 00°03'35" E a distance of 960.52 feet (960.63 feet measured) to a point 33 feet North of the South line of said SE/4; thence S 89°59'19" E (N89°58'26"E measured) a distance of 531.25 feet (531.26 feet measured) to the point of beginning.

PUBLIC HEARING INFORMATION

This notice is to inform you that **Village Verde Developers, LLC.**, filed an application with the Oklahoma City Development Services Department to change the zoning designation of the property identified on the reverse side of this notice. The Planning Commission will hold a public hearing on the date shown above. It is recommended that lengthy written materials not be presented to the Commission by, applicants, protestants, or other persons at the Commission hearing.

Lengthy written materials in support or opposition of a pending application should be submitted to the City staff by noon on **the 2nd July 2010** in order to be copied and delivered to the Commission members that afternoon.

You may present brief written materials, graphics, maps, pictures, etc. to the Commission to illustrate a point regarding a proposed zoning change: or you may appear in person at the hearing or by having a representative appear on your behalf.

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

The City Planning Commission meets in the Council Chambers, **Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma, at 1:30 p.m.**

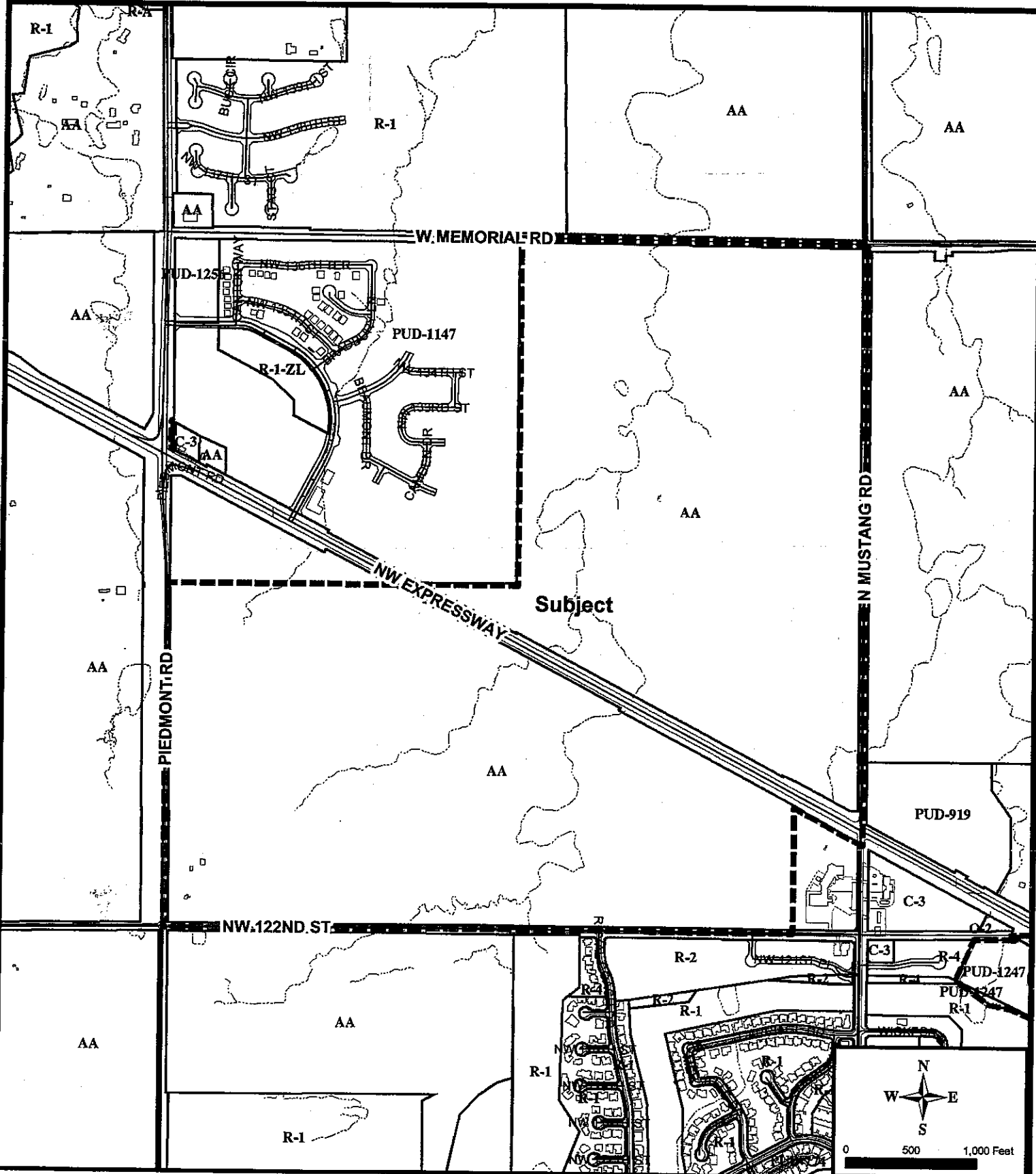
City of Oklahoma City • Development Services Department • 420 West Main Street
Suite 910

Oklahoma City, Oklahoma 73102 • (405) 297-2623 • TDD (405) 297-2020

PUD-1418

Applicant: VILLAGE VERDE DEVELOPERS, LLC

Request Change from: AA



The City of
OKLAHOMA CITY