

## **CASE NUMBER: SPUD-1719**

This notice is to inform you that **David M. Box, Box Law Group, PLLC., on behalf of Portland Power Center, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1719 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on May 6, 2025. The only property to be rezoned is outlined on the attached map. **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>.

### **LEGAL DESCRIPTION:**

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of Lots 1 and 2 and a portion of Lot 3 Block 3 as shown on the plat PORTLAND POWER CENTER recorded in Book 82 of plats, Page 86, being more particularly described as follows: Beginning at the Southernmost Northeast (NE) Corner of said Lot 1, said point being the POINT OF BEGINNING; THENCE South 02°28'05" East, along and with the East line of said Lot 1, a distance of 63.08 feet; THENCE continuing along and with the East line of said Lot 1 on a curve to the right having a radius of 475.00 feet, a chord bearing of South 01°19'58" East, a chord length of 18.82 feet and an arc length of 18.82 feet; THENCE South 00°11'52" East, continuing along and with the East line of said Lot 1 and the East line of said Lots 2 and 3, a distance of 316.07 feet to the Northernmost Southeast (SE) Corner of said Lot 3; THENCE South 44°47'07" West, along and with the Southeasterly line of said Lot 3, a distance of 35.37 feet to the Southernmost Southeast (SE) Corner of said Lot 3; THENCE South 89°46'07" West, along and with the South line of said Lot 3, a distance of 247.07 feet to the Southernmost Southwest (SW) Corner of said Lot 3; THENCE North 41°38'32" West, along and with the West line of said Lot 3, a distance of 52.78 feet; THENCE North 07°47'33" West, continuing along and with the West line of said Lot 3, a distance of 0.42 feet; THENCE North 89°46'07" East, departing said West line, a distance of 31.44 feet; THENCE North 00°13'53" West, a distance of 15.00 feet; THENCE South 89°46'07" West, a distance of 33.43 feet to a point on the West line of said Lot 3; THENCE North 07°47'33" West, along and with the West line of said Lot 3, a distance of 60.11 feet; THENCE North 00°11'52" West, continuing along and with the West line of said Lot 3 and the West line of said Lots 2 and 1, a distance of 305.27 feet to the Southernmost Northwest (NW) Corner of said Lot 1; THENCE North 44°46'25" East, along and with the Northwesterly line of said Lot 1, a distance of 35.37 feet to the Northernmost Northwest (NW) Corner of said Lot 1; THENCE North 89°44'43" East, along and with the North line of said Lot 1, a distance of 202.65 feet; THENCE continuing along and with the North line of said Lot 1 on a curve to the left having a radius of 525.00 feet, a chord bearing of North 88°38'19" East, a chord length of 20.28 feet and an arc length of 20.28 feet; THENCE North 87°31'55" East, continuing along and with the North line of said Lot 1, a distance of 40.27 feet to the Northernmost Northeast (NE) Corner of said Lot 1; THENCE South 47°28'05" East, along and with the Northeasterly line of said Lot 1, a distance of 35.36 feet to the POINT OF BEGINNING.

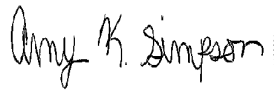
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 8th day of April 2025.

SEAL

  
Amy K. Simpson, City Clerk



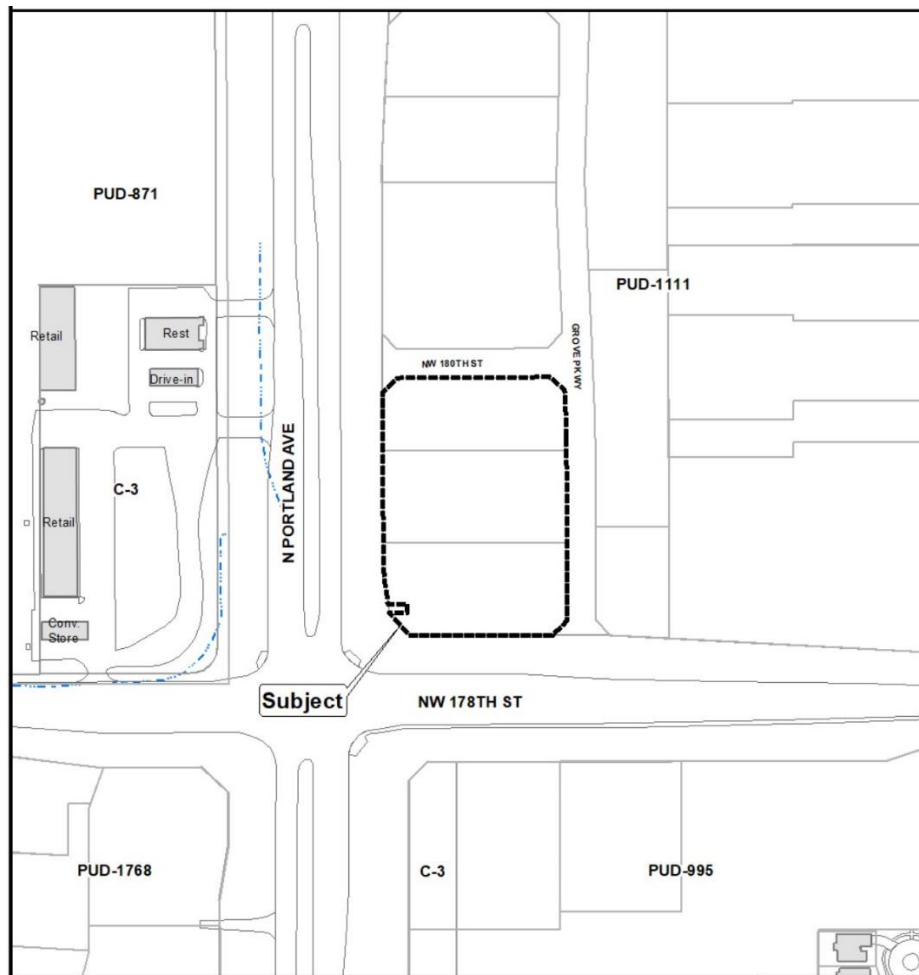
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** SPUD-1719

**FROM:** PUD-1111 Planned Unit Development District

**TO:** SPUD-1719 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 17901 Grove Parkway



**PROPOSED USE:** The purpose of this application is to allow commercial development, specifically a gas station.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

**Should you have any questions or concerns regarding this application please call:**

**The City of Oklahoma City**

**Planning Department**

**420 West Main Street, Suite 910**

**Oklahoma City, Oklahoma 73102**

**(405) 297-2623**

**(405) 297-2495**

**(405) 297-2289**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1719

**LOCATION:** 17901 Grove Parkway

**NOTICE IS HEREBY GIVEN**, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the SPUD-1719 Simplified Planned Unit Development District from PUD-1111 Planned Unit Development District. A public hearing will be held by the City Council on May 6, 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 SPUD Simplified Planned Unit Development District would be extended to include the following described property:

## LEGAL DESCRIPTION:

A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of Lots 1 and 2 and a portion of Lot 3 Block 3 as shown on the plat PORTLAND POWER CENTER recorded in Book 82 of plats, Page 86, being more particularly described as follows: Beginning at the Southernmost Northeast (NE) Corner of said Lot 1, said point being the POINT OF BEGINNING; THENCE South 02°28'05" East, along and with the East line of said Lot 1, a distance of 63.08 feet; THENCE continuing along and with the East line of said Lot 1 on a curve to the right having a radius of 475.00 feet, a chord bearing of South 01°19'58" East, a chord length of 18.82 feet and an arc length of 18.82 feet; THENCE South 00°11'52" East, continuing along and with the East line of said Lot 1 and the East line of said Lots 2 and 3, a distance of 316.07 feet to the Northernmost Southeast (SE) Corner of said Lot 3; THENCE South 44°47'07" West, along and with the Southeasterly line of said Lot 3, a distance of 35.37 feet to the Southernmost Southeast (SE) Corner of said Lot 3; THENCE South 89°46'07" West, along and with the South line of said Lot 3, a distance of 247.07 feet to the Southernmost Southwest (SW) Corner of said Lot 3; THENCE North 41°38'32" West, along and with the West line of said Lot 3, a distance of 52.78 feet; THENCE North 07°47'33" West, continuing along and with the West line of said Lot 3, a distance of 0.42 feet; THENCE North 89°46'07" East, departing said West line, a distance of 31.44 feet; THENCE North 00°13'53" West, a distance of 15.00 feet; THENCE South 89°46'07" West, a distance of 33.43 feet to a point on the West line of said Lot 3; THENCE North 07°47'33" West, along and with the West line of said Lot 3, a distance of 60.11 feet; THENCE North 00°11'52" West, continuing along and with the West line of said Lot 3 and the West line of said Lots 2 and 1, a distance of 305.27 feet to the Southernmost Northwest (NW) Corner of said Lot 1; THENCE North 44°46'25" East, along and with the Northwesterly line of said Lot 1, a distance of 35.37 feet to the Northernmost Northwest (NW) Corner of said Lot 1; THENCE North 89°44'43" East, along and with the North line of said Lot 1, a distance of 202.65 feet; THENCE continuing along and with the North line of said Lot 1 on a curve to the left having a radius of 525.00 feet, a chord bearing of North 88°38'19" East, a chord length of 20.28 feet and an arc length of 20.28 feet; THENCE North 87°31'55" East, continuing along and with the North line of said Lot 1, a distance of 40.27 feet to the Northernmost Northeast (NE) Corner of said Lot 1; THENCE South 47°28'05" East, along and with the Northeasterly line of said Lot 1, a distance of 35.36 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow commercial development, specifically a gas station.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial 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 8th day of April 2025.

SEAL

Amy K. Simpson, City Clerk

