

November 5, 2024

OKC Planning Department  
420 West Main Street  
Suite 910  
Oklahoma City, OK 73102

RE: Case Number SPUD-1680

To Whom it May Concern,

I am the Executive Director of Metro Baptist Network OKC. I am writing to oppose the proposed change to the zoning designation that would allow a marijuana dispensary to be located at 1321 N Meridian. My understanding is that current zoning regulations prohibit dispensaries within 1,000 feet of a church. There is a church that shares a property line with 1321 N Meridian and the buildings are less than 1,000 feet apart.

The church is Iglesia Bautista Rios De Agua Viva 1421 N. Meridian Avenue OKC is one of the 168 churches in our Network. The church is mostly Hispanic and made up of approximately 185 members. They are an asset to the community and the last thing we need is another marijuana dispensary, especially that close to the church. There are several other marijuana dispensaries for patrons to choose from. I am asking you to please consider denying this zoning change.

If you have questions or wish to speak to me further, I have listed my contact information below.

Respectfully,



Dr. Mark M. Walters  
Executive Director/Associational Missions Strategist  
Metro Baptist Network, OKC  
2233 W. I44 Service Rd.  
Oklahoma City, OK 73112  
405-942-0244  
[www.mbnokc.net](http://www.mbnokc.net)

## 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: SPUD-1680

DATE OF HEARING: November 14, 2024

NOTICE IS HEREBY GIVEN that Rizviz properties, 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 SPUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

ADDRESS: 1321 N Meridian Avenue

CURRENT ZONING: SPUD-108 Simplified Planned Unit Development, R-4 General Residential and UC Urban Conservation Districts Urban

PROPOSED USE: The purpose of this request is to modify the existing base zoning to allow commercial uses, including a medical marijuana dispensary.

LEGAL DESCRIPTION: The North 100 feet East 229 feet of the south half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 27, Township 12 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma.

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, November 8, 2024, 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

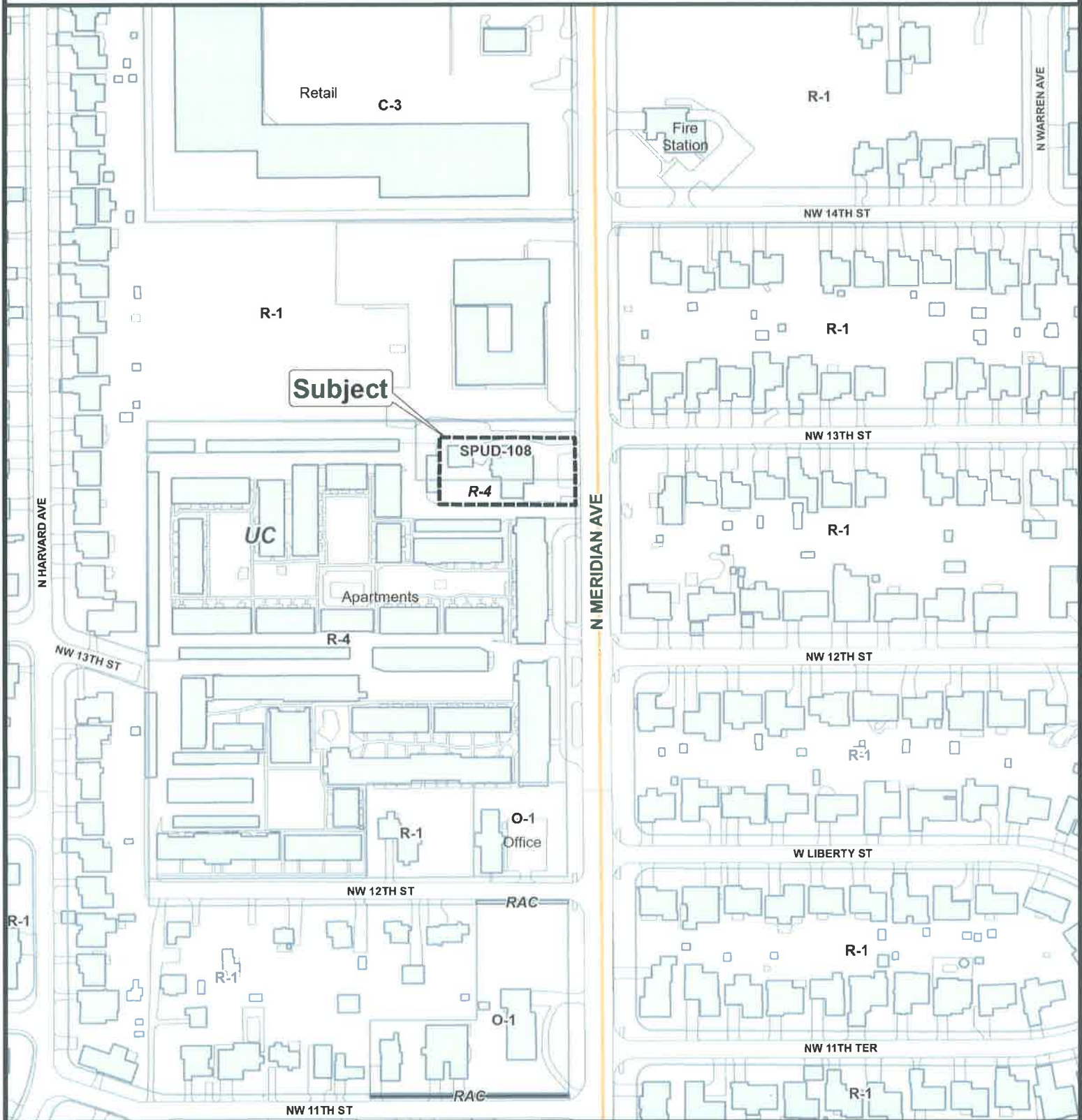
A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, November 14, 2024, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

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.

**Case No: SPUD-1680**      **Applicant: Rizviz Properties, LLC**  
**Existing Zoning: SPUD-108 / R-4 / UC**  
**Location: 1321 N. Meridian Ave.**

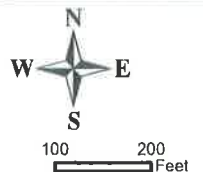


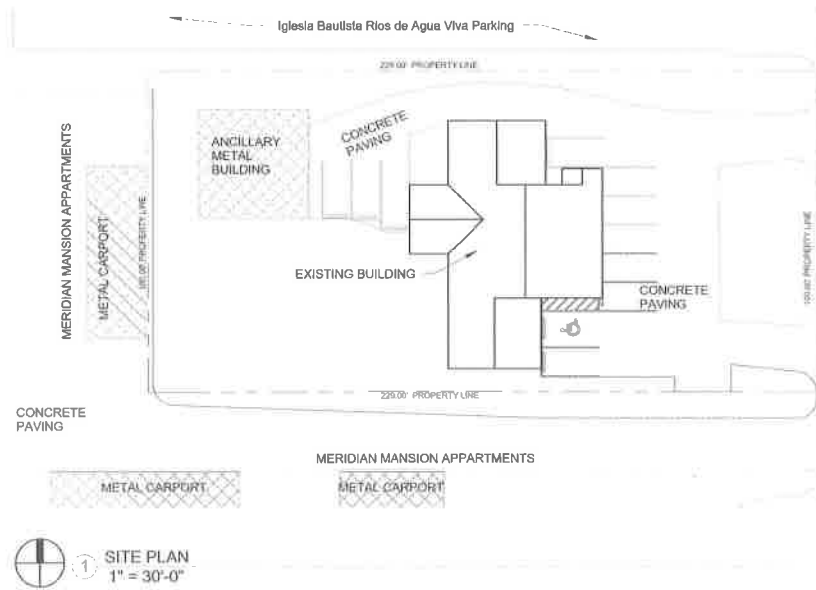
*Note: "Subject" is located approximately 1,552' North of NW 10th St*

## Simplified Planned Unit Development



The City of  
OKLAHOMA CITY





COPYRIGHT © 2024 ELLIOTT ARCHITECTS INC.

**Elliott  
Architects Inc.**

900 N.W. 6th Street  
Oklahoma City, Oklahoma 73106  
Phone: (405) 272-0600



**SITE PLAN**  
WEED NATION #2 DISPENSARY  
1321 NORTH MERIDIAN AVENUE

PROJECT: 22418  
DATE: 09/12/24  
REVISIONS  
1  
SHEET:  
**A1.**