

CASE NUMBER: SPUD-1723

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of OKC Sports Center, Inc.**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1723 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on June 3, 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 in the Southwest Quarter (SW 1/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said SW 1/4; THENCE South 89°55'58" East, along the South line of said SW 1/4, a distance of 450.00 feet; THENCE North 00°04'02" East a distance of 50.00 feet to a point on the South right-of-way line of Hefner Road; THENCE North 00°04'02" East a distance of 554.08 feet; THENCE South 89°55'58" East a distance of 18.00 feet to the POINT OF BEGINNING; THENCE North 00°04'02" East a distance of 197.80 feet; THENCE along a curve to the right (having a radius of 444.15 feet and a chord bearing of North 61°35'48" East a distance of 85.43 feet) an arc distance of 85.56 feet; THENCE North 67°06'55" East a distance of 89.84 feet; THENCE along a curve to the right (having a radius of 333.53 feet and a chord bearing North 77°19'16" East a distance of 118.20 feet) an arc distance of 118.83 feet; THENCE North 87°31'37" East a distance of 89.60 feet; THENCE along a curve to the left (having a radius of 1,930.44 feet and a chord bearing North 84°21'39" East a distance of 213.25 feet) an arc distance of 213.36 feet; THENCE along a curve to the left (having a radius of 618.86 feet and a chord bearing North 75°39'43" East a distance of 119.21 feet) an arc distance of 119.40 feet; THENCE South 68°36'44" East a distance of 36.92 feet; THENCE along a curve to the left (having a radius of 540.37 feet and a chord bearing South 28°20'36" East a distance of 15.41 feet) an arc distance of 15.41 feet; THENCE South 00°04'02" West a distance of 327.49 feet; THENCE North 89°55'58" West a distance of 732.00 feet to the POINT OF BEGINNING.

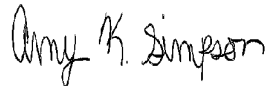
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.


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 6th day of May 2025.

SEAL


Amy K. Simpson, City Clerk



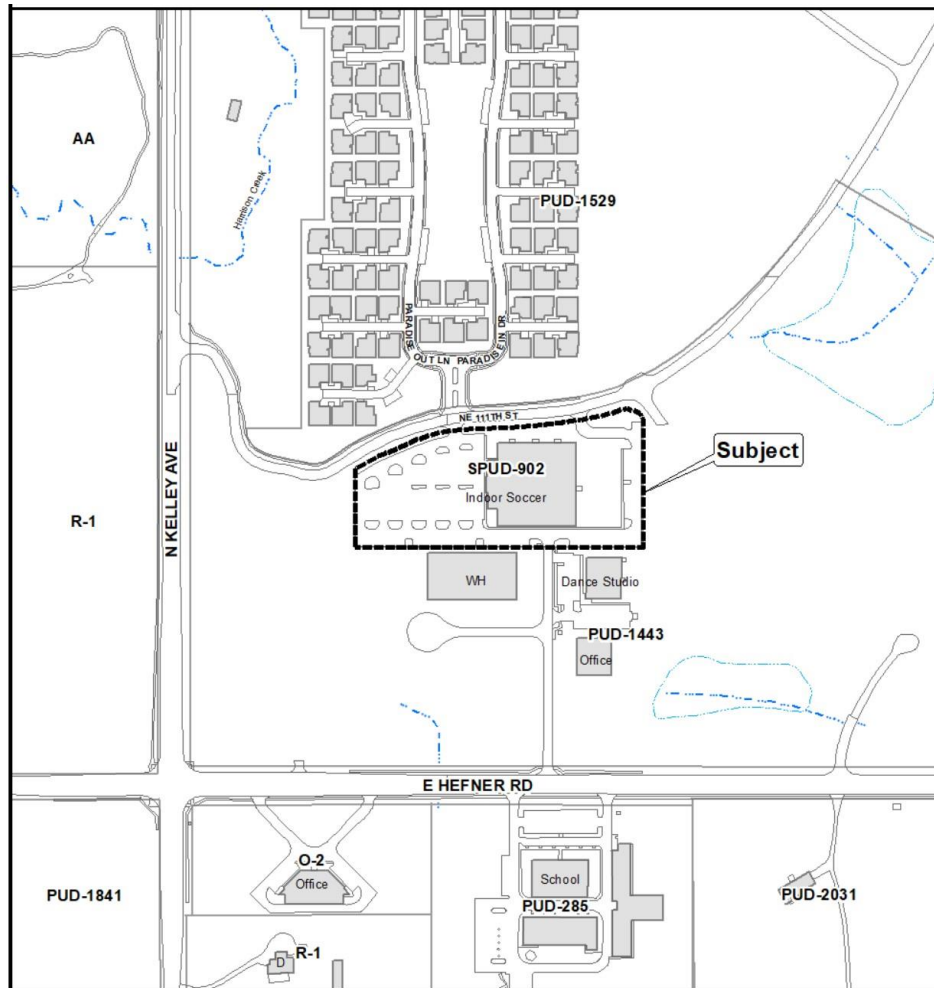
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1723

FROM: SPUD-902 Simplified Planned Unit Development District

TO: SPUD-1723 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 11100 North Kelley Avenue



PROPOSED USE: The purpose of this application is to allow commercial and light industrial development.

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

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1723

LOCATION: 11100 North Kelley Avenue

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-1723 Simplified Planned Unit Development District from SPUD-902 Simplified Planned Unit Development District. A public hearing will be held by the City Council on June 3, 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 in the Southwest Quarter (SW 1/4) of Section Twenty-three (23), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said SW 1/4; THENCE South 89°55'58" East, along the South line of said SW 1/4, a distance of 450.00 feet; THENCE North 00°04'02" East a distance of 50.00 feet to a point on the South right-of-way line of Hefner Road; THENCE North 00°04'02" East a distance of 554.08 feet; THENCE South 89°55'58" East a distance of 18.00 feet to the POINT OF BEGINNING; THENCE North 00°04'02" East a distance of 197.80 feet; THENCE along a curve to the right (having a radius of 444.15 feet and a chord bearing of North 61°35'48" East a distance of 85.43 feet) an arc distance of 85.56 feet; THENCE North 67°06'55" East a distance of 89.84 feet; THENCE along a curve to the right (having a radius of 333.53 feet and a chord bearing North 77°19'16" East a distance of 118.20 feet) an arc distance of 118.83 feet; THENCE North 87°31'37" East a distance of 89.60 feet; THENCE along a curve to the left (having a radius of 1,930.44 feet and a chord bearing North 84°21'39" East a distance of 213.25 feet) an arc distance of 213.36 feet; THENCE along a curve to the left (having a radius of 618.86 feet and a chord bearing North 75°39'43" East a distance of 119.21 feet) an arc distance of 119.40 feet; THENCE South 68°36'44" East a distance of 36.92 feet; THENCE along a curve to the left (having a radius of 540.37 feet and a chord bearing South 28°20'36" East a distance of 15.41 feet) an arc distance of 15.41 feet; THENCE South 00°04'02" West a distance of 327.49 feet; THENCE North 89°55'58" West a distance of 732.00 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow commercial and light industrial development.

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 6th day of May 2025.

SEAL

Amy K. Simpson, City Clerk

