

CASE NUMBER: SPUD-1700

This notice is to inform you that **Mark W. Zitzow, Johnson & Associates, on behalf of HLD Grocery, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1700 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on March 11, 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 Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4); THENCE South 89°49'12" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 65.00 feet; THENCE North 00°12'39" West, departing said South line, a distance of 33.00 feet to a point on the East Right-of-Way line of Lincoln Boulevard and the North Right-of-Way line of N.E. 36th Street, said point being the POINT OF BEGINNING; THENCE continuing North 00°12'39" West, along and with the East Right-of-Way line of Lincoln Boulevard, a distance of 152.76 feet; THENCE North 89°47'21" East, a distance of 114.00 feet; THENCE South 00°12'39" East, a distance of 153.54 feet to a point on the North Right-of-Way line of N.E. 36th Street; THENCE North 89°49'12" West, along and with the North Right-of-Way line of N.E. 36th Street, a distance of 114.00 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.

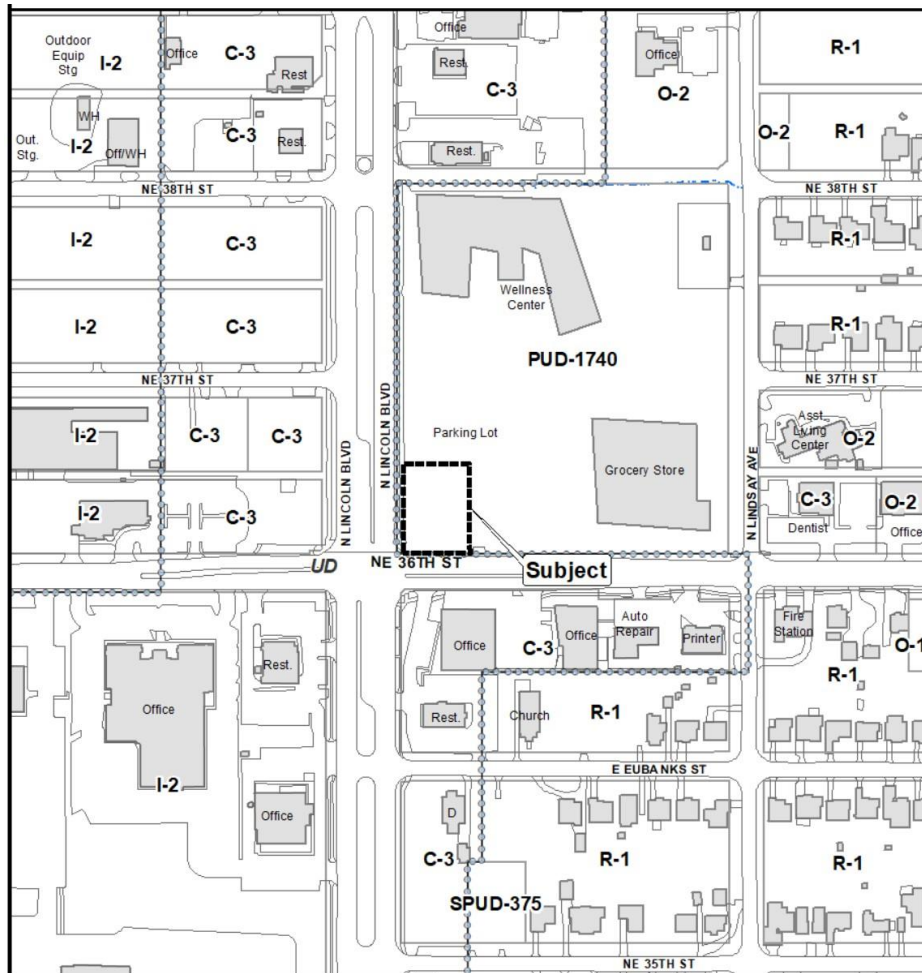
Dated this 11th day of February 2025.

SEAL

Amy K. Simpson

Amy K. Simpson, City Clerk



PROPOSED ZONING CHANGE:**CASE NUMBER: SPUD-1700****FROM:** PUD-1740 Planned Unit Development District**TO:** SPUD-1700 Simplified Planned Unit Development District**ADDRESS OF PROPERTY:** 3700 North Lincoln Boulevard

PROPOSED USE: The purpose of this application is to allow commercial development, specifically a fueling 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

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1700

LOCATION: 3700 North Lincoln Boulevard

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-1700 Simplified Planned Unit Development District from PUD-1740 Planned Unit Development District. A public hearing will be held by the City Council on March 11, 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 Southeast Quarter (SE/4) of Section Fifteen (15), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4); THENCE South 89°49'12" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 65.00 feet; THENCE North 00°12'39" West, departing said South line, a distance of 33.00 feet to a point on the East Right-of-Way line of Lincoln Boulevard and the North Right-of-Way line of N.E. 36th Street, said point being the POINT OF BEGINNING; THENCE continuing North 00°12'39" West, along and with the East Right-of-Way line of Lincoln Boulevard, a distance of 152.76 feet; THENCE North 89°47'21" East, a distance of 114.00 feet; THENCE South 00°12'39" East, a distance of 153.54 feet to a point on the North Right-of-Way line of N.E. 36th Street; THENCE North 89°49'12" West, along and with the North Right-of-Way line of N.E. 36th Street, a distance of 114.00 feet to the POINT OF BEGINNING.

PROPOSED USE: The purpose of this application is to allow commercial development, specifically a fueling 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 11th day of February 2025.

SEAL

Amy K. Simpson, City Clerk

