

CASE NUMBER: SPUD-1669

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Red Partners, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1669 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on February 25, 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:

Parcel 1: A parcel of land 150 feet by 200 feet in the Southeast Corner (SE/C) of Lot Three (3), Block Four (4), ARLINGTON ACRES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being a subdivision of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, said tract of land being described by metes and bounds, to-wit: Beginning in the Southeast Corner (SE/C) of said Lot Three (3) for a Point of Beginning: Thence running North on the East line of said Lot Three (3) for a distance of 150 feet; Thence running West parallel with the South line of said Lot Three (3) for a distance of 200 feet; Thence running South and parallel with the East line of said Lot Three (3) for a distance of 150 feet: Thence running East on the South line of said Lot Three (3) for a distance of 200 feet to the Point of Beginning. **AND** Parcel 2: Commencing at the Southeast Corner of Lot Three (3), Block Four (4), ARLINGTON ACRES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being a subdivision of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, said tract of land being described by metes and bounds, to-wit; Thence North along the East line of Lot Three (3) a distance of 150 feet for a Point or Place of Beginning; Thence continuing North along the East line of Lot Three (3) a distance of 166 feet; Thence West and parallel with the South line of Lot Three (3) a distance of 279.5 feet; Thence running South and parallel with the East line of Lot Three (3) a distance of 316 feet to the South line of Lot Three (3); Thence running East along the South line of Lot Three (3) a distance of 79.5 feet; Thence North and parallel with the East line of Lot Three (3) a distance of 150 feet; Thence East and parallel to the South line of Lot Three (3) a distance of 200 feet to the Point or Place 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 28th day of January 2025.

SEAL

Amy K. Simpson



Amy K. Simpson, City Clerk

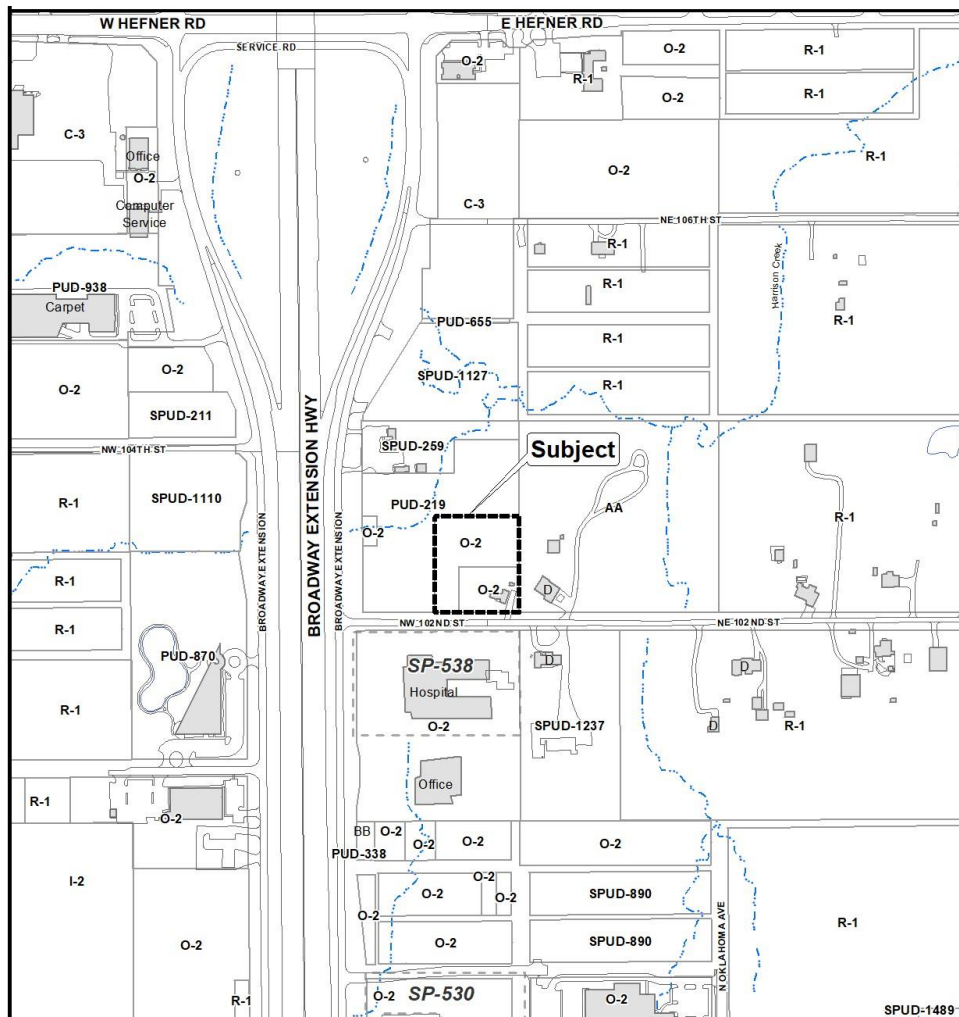
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1669

FROM: O-2 General Office District

TO: SPUD-1669 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 1 NW 102nd Street



PROPOSED USE: The purpose of this application is to allow office development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office 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-1669

LOCATION: 1 NW 102nd Street

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-1669 Simplified Planned Unit Development District from O-2 General Office District. A public hearing will be held by the City Council on February 25, 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:

Parcel 1: A parcel of land 150 feet by 200 feet in the Southeast Corner (SE/C) of Lot Three (3), Block Four (4), ARLINGTON ACRES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being a subdivision of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-Seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, said tract of land being described by metes and bounds, to-wit: Beginning in the Southeast Corner (SE/C) of said Lot Three (3) for a Point of Beginning: Thence running North on the East line of said Lot Three (3) for a distance of 150 feet; Thence running West parallel with the South line of said Lot Three (3) for a distance of 200 feet; Thence running South and parallel with the East line of said Lot Three (3) for a distance of 150 feet: Thence running East on the South line of said Lot Three (3) for a distance of 200 feet to the Point of Beginning. **AND** Parcel 2: Commencing at the Southeast Corner of Lot Three (3), Block Four (4), ARLINGTON ACRES ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, being a subdivision of the South Half (S/2) of the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, said tract of land being described by metes and bounds, to-wit: Thence North along the East line of Lot Three (3) a distance of 150 feet for a Point or Place of Beginning; Thence continuing North along the East line of Lot Three (3) a distance of 166 feet; Thence West and parallel with the South line of Lot Three (3) a distance of 279.5 feet; Thence running South and parallel with the East line of Lot Three (3) a distance of 316 feet to the South line of Lot Three (3); Thence running East along the South line of Lot Three (3) a distance of 79.5 feet; Thence North and parallel with the East line of Lot Three (3) a distance of 150 feet; Thence East and parallel to the South line of Lot Three (3) a distance of 200 feet to the Point or Place of Beginning.

PROPOSED USE: The purpose of this application is to allow office development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **O-2 General Office 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 28th day of January 2025.

SEAL

Amy K. Simpson, City Clerk

