

CASE NUMBER: SPUD-1698

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of I-44, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1698 Simplified Planned Unit Development and AE-1 Airport Environs Zone 1 Overlay Districts. 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:

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows: COMMENCING at Southwest corner of said Southwest Quarter; THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 1,840.54 feet to the POINT OF BEGINNING; THENCE North 00°57'58" West a distance of 300.00 feet; THENCE North 89°17'37" East a distance of 211.51 feet; THENCE South 00°57'58" East a distance of 225.10 feet; THENCE South 47°25'06" West a distance of 37.30 feet; THENCE South 00°57'58" East a distance of 50.00 feet to a point on the south line of said Southwest Quarter; THENCE South 89°17'37" West, along said south line, a distance of 183.63 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 28th day of January 2025.

SEAL

Amy K. Simpson



Amy K. Simpson, City Clerk

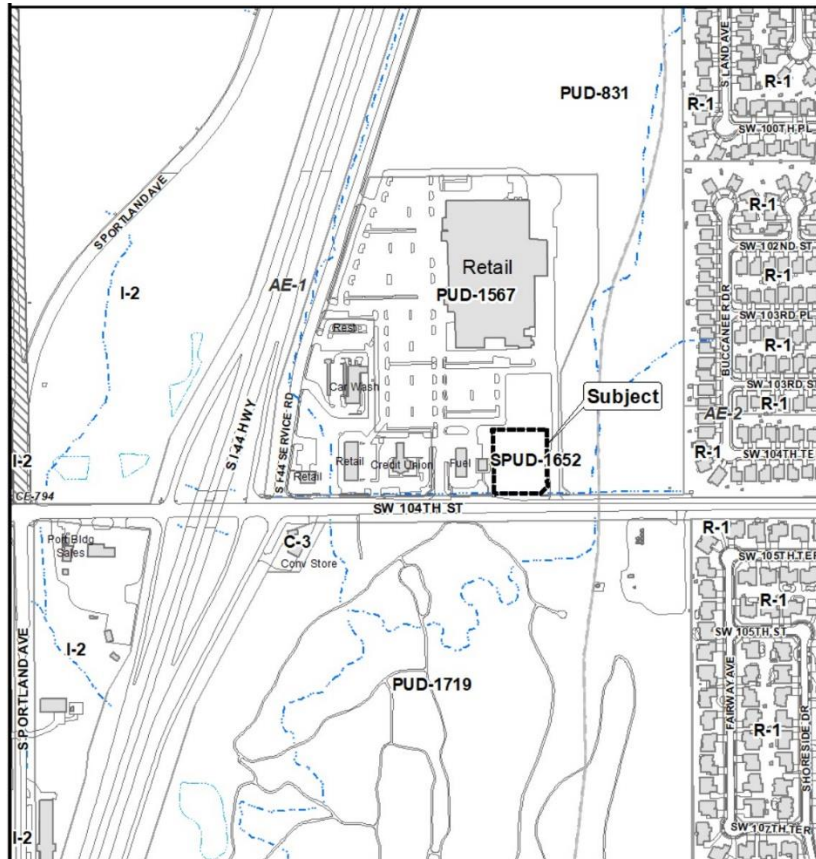
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1698

FROM: SPUD-1652 Simplified Planned Unit Development and AE-1 Airport Environs
Zone 1 Overlay Districts

TO: SPUD-1698 Simplified Planned Unit Development District and AE-1 Airport
Environs Zone 1 Overlay District

ADDRESS OF PROPERTY: 3331 SW 104th Street



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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial** and **AE-1 Airport Environs Zone One Districts** (OKC (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-1698

LOCATION: 3331 SW 104th 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-1698 Simplified Planned Unit Development District subject to the AE-1 Airport Environs Zone 1 Overlay District from SPUD-1652 Simplified Planned Unit Development and AE-1 Airport Environs Zone 1 Overlay Districts. 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, subject to the AE-1 Airport Environs Zone 1 Overlay District boundary:

LEGAL DESCRIPTION:

A tract of land lying in the Southwest Quarter of Section 1, Township 10 North, Range 4 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma being more particularly described as follows: COMMENCING at Southwest corner of said Southwest Quarter; THENCE North 89°17'37" East, along the south line of said Southwest Quarter, a distance of 1,840.54 feet to the POINT OF BEGINNING; THENCE North 00°57'58" West a distance of 300.00 feet; THENCE North 89°17'37" East a distance of 211.51 feet; THENCE South 00°57'58" East a distance of 225.10 feet; THENCE South 47°25'06" West a distance of 37.30 feet; THENCE South 00°57'58" East a distance of 50.00 feet to a point on the south line of said Southwest Quarter; THENCE South 89°17'37" West, along said south line, a distance of 183.63 feet to the POINT OF BEGINNING.

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

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial and AE-1 Airport Environs Zone One Districts (OKC (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

