

CASE NUMBER: SPUD-1705

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of Integrity First Developers, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1705 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on May 20, 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 Twenty-Five (25), Township Fourteen (14) North, Range Four (4) 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 North 89°46'02" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 116.00 feet to the POINT OF BEGINNING; THENCE North 00°13'58" West, departing said South line, a distance of 65.08 feet; THENCE North 17°49'53" East, a distance of 142.31 feet; THENCE North 86°09'36" East, a distance of 397.95 feet; THENCE South 39°35'49" East, a distance of 291.55 feet to a point on the South line of said Southeast Quarter (SE/4); THENCE South 89°46'02" West, along and with said South line, a distance of 626.20 feet to the POINT OF BEGINNING.

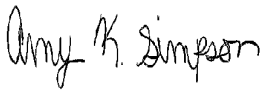
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.


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 22nd day of April 2025.

SEAL


Amy K. Simpson, City Clerk

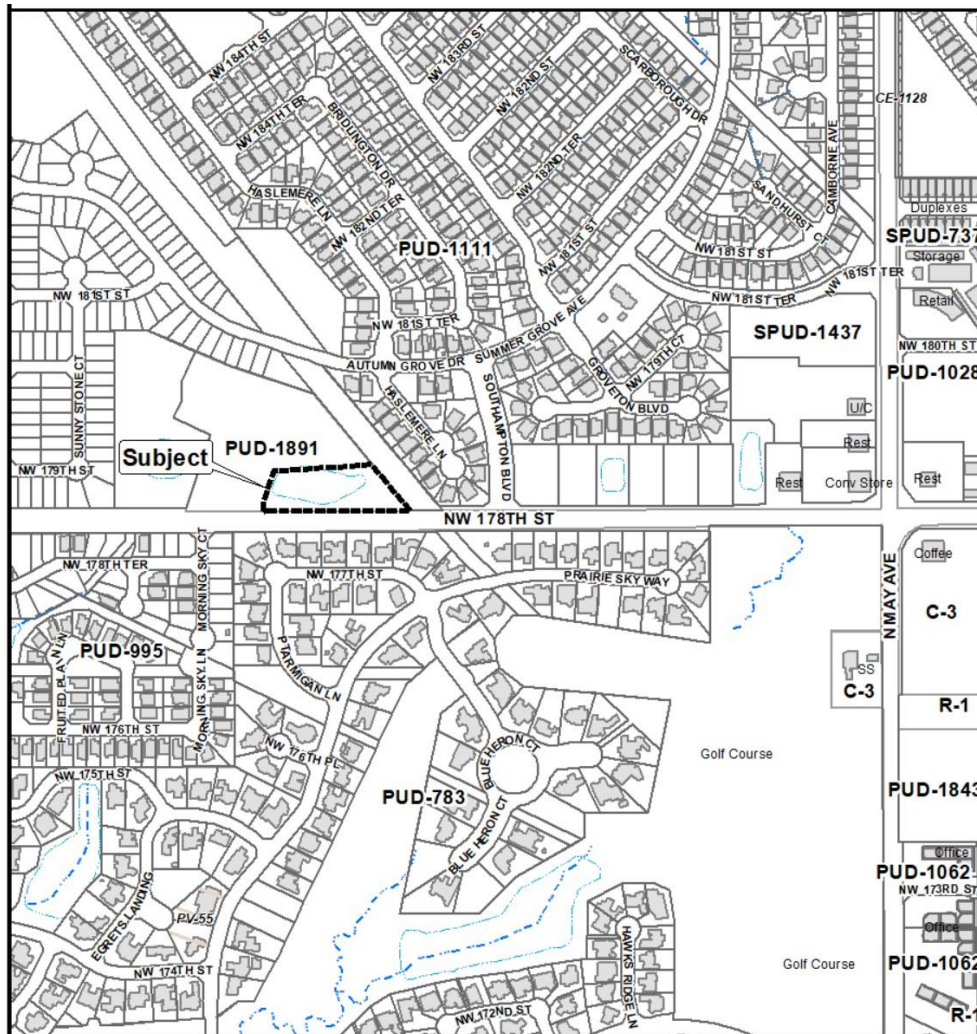


CASE NUMBER: SPUD-1705

FROM: PUD-1891 Planned Unit Development District

TO: SPUD-1705 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 3223 NW 178th 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 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-1705

LOCATION: 3223 NW 178th 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-1705 Simplified Planned Unit Development District from PUD-1891 Planned Unit Development District. A public hearing will be held by the City Council on May 20, 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 Twenty-Five (25), Township Fourteen (14) North, Range Four (4) 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 North 89°46'02" East, along and with the South line of said Southeast Quarter (SE/4), a distance of 116.00 feet to the POINT OF BEGINNING; THENCE North 00°13'58" West, departing said South line, a distance of 65.08 feet; THENCE North 17°49'53" East, a distance of 142.31 feet; THENCE North 86°09'36" East, a distance of 397.95 feet; THENCE South 39°35'49" East, a distance of 291.55 feet to a point on the South line of said Southeast Quarter (SE/4); THENCE South 89°46'02" West, along and with said South line, a distance of 626.20 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 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 22nd day of April 2025.

SEAL

Amy K. Simpson, City Clerk

