

CASE NUMBER: SPUD-1707

This notice is to inform you that **David M. Box, Box Law Group, PLLC, on behalf of 504 S. Meridian, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1707 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 8, 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 part of the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); Thence South 00°06'46" East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet; Thence South 89°50'46" East a distance of 537.86 feet; Thence South 00°06'46" East a distance of 384.73 feet to the Point or Place of Beginning; Thence continuing South 00°06'46" East a distance of 12.86 feet; Thence South 89°48'46" East a distance of 298.81 feet; Thence South 00°06'46" East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40; Thence North 79°14'14" West along said North right-of-way line a distance of 582.12 feet; Thence North 00°06'46" West a distance of 190.49 feet; Thence South 89°53'14" East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.

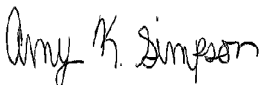
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.


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 11th day of March 2025.

SEAL


Amy K. Simpson, City Clerk



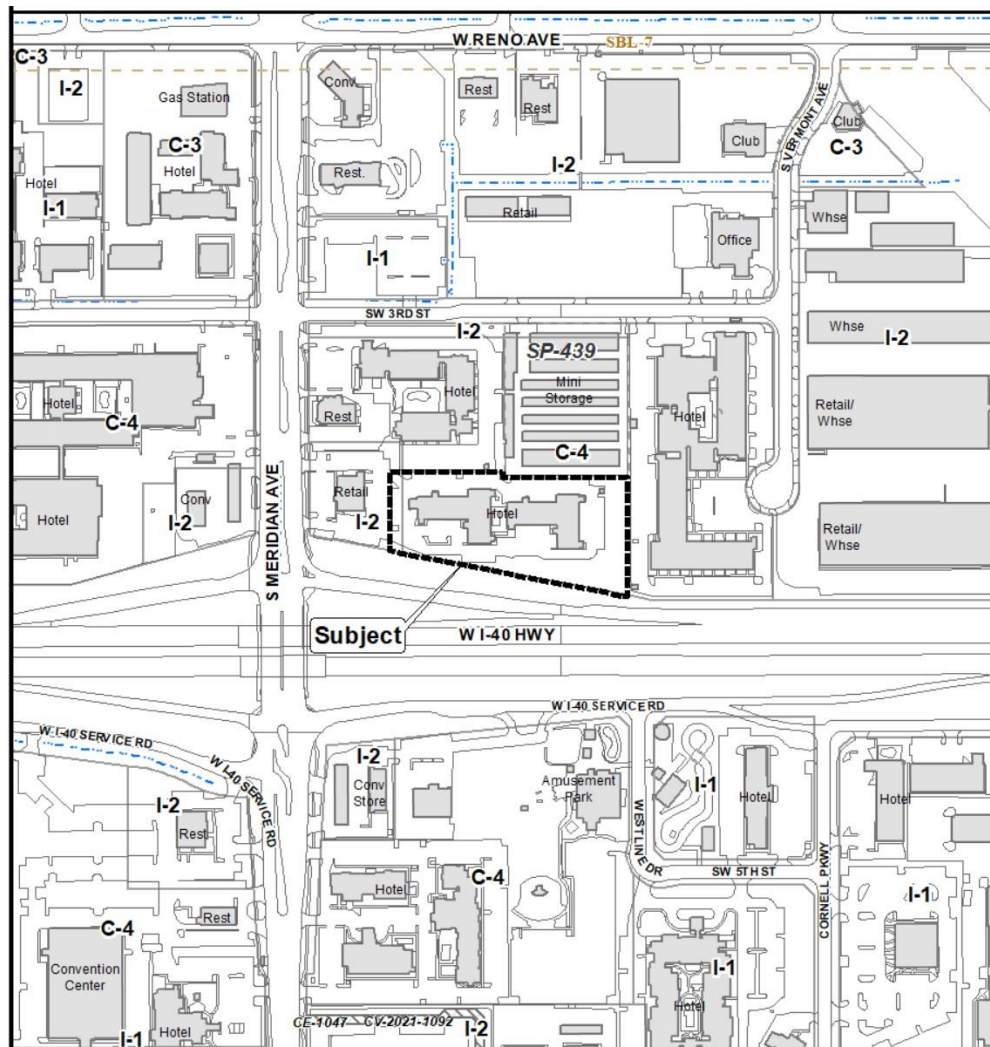
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1707

FROM: C-4 General Commercial and I-2 Moderate Industrial Districts

TO: SPUD-1707 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 504 South Meridian Avenue



PROPOSED USE: The purpose of this application is to allow commercial and multi-family residential 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** for non-residential use(s), and **R-4 General Residential District** for Residential use(s) (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-1707

LOCATION: 504 South Meridian 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-1707 Simplified Planned Unit Development District from C-4 General Commercial and I-2 Moderate Industrial Districts. A public hearing will be held by the City Council on April 8, 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 part of the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); Thence South 00°06'46" East along the West line of said Northwest Quarter (NW/4) a distance of 703.00 feet; Thence South 89°50'46" East a distance of 537.86 feet; Thence South 00°06'46" East a distance of 384.73 feet to the Point or Place of Beginning; Thence continuing South 00°06'46" East a distance of 12.86 feet; Thence South 89°48'46" East a distance of 298.81 feet; Thence South 00°06'46" East a distance of 285.88 feet to a point on the North right-of-way line of Interstate Highway 40; Thence North 79°14'14" West along said North right-of-way line a distance of 582.12 feet; Thence North 00°06'46" West a distance of 190.49 feet; Thence South 89°53'14" East a distance of 272.85 feet, more or less, to the Point or Place of Beginning.

PROPOSED USE: The purpose of this application is to allow commercial and multi-family residential 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 for non-residential use(s), and R-4 General Residential District for Residential use(s)** (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 March 2025.

SEAL

Amy K. Simpson, City Clerk

