

**CASE NUMBER: SPUD-1453**

This notice is to inform you that David Box, Williams, Box, Forshee & Bullard PC, on behalf of NWPF, LLC, filed an application with The City of Oklahoma City to change the zoning designation of the property to the SPUD-1453 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on December 6, 2022. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

To review copy of the Proposed Master Design Statement for this SPUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

**LEGAL DESCRIPTION:**

A tract of land lying in the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: BEGINNING at the northeast corner of Lot 5, Block 1, WILEMAN FOURTH ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma recorded in Book 30 of Plats, Page 91; THENCE North 70°15'28" West (SPCS)(North 69°10'00" West-Deed), along the north line of said Lot 5, passing at a distance of 288.42 feet to the northwest corner of said Lot 5, also being the northeast corner of Lot 1, Block 1, WILEMAN FOURTH ADDITION, and continuing along the north line of said Lot 1 for a total distance of 343.09 feet; THENCE South 78°29'28" East (SPCS)(South 77°24'00" East-Deed) a distance of 329.47 feet; THENCE South 00°05'28" East (SPCS)(South 01°00'00" East-Deed) a distance of 50.16 feet to the POINT OF BEGINNING.

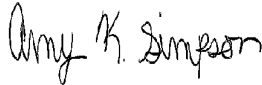
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 8th day of November 2022

SEAL

  
Amy Simpson, City Clerk



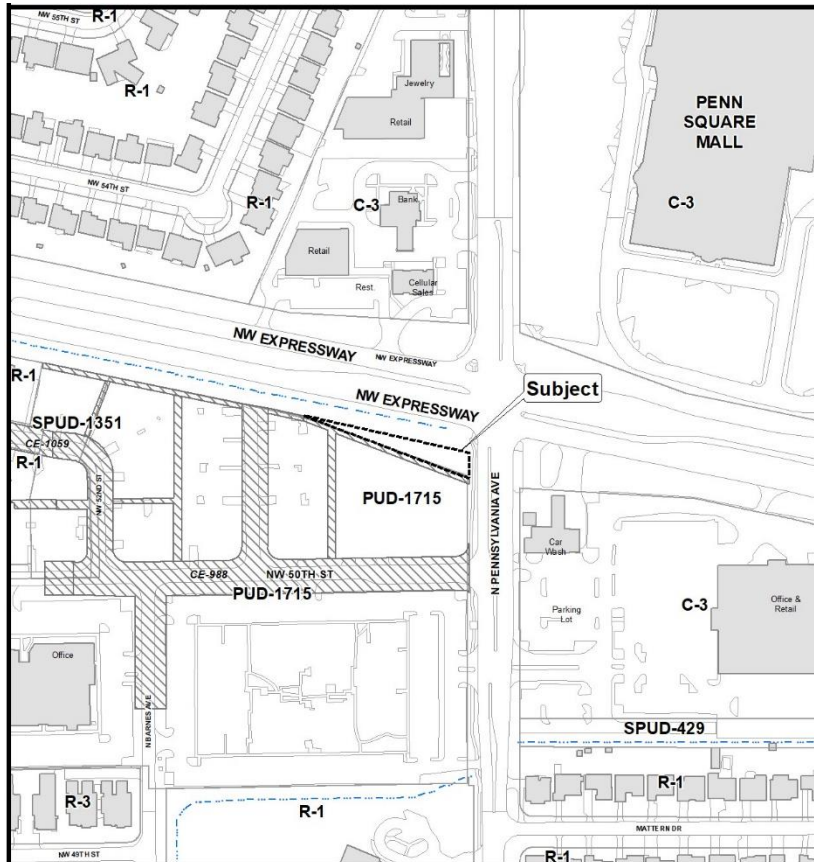
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** SPUD-1453

**FROM:** R-1 Single-Family Residential District, PUD-1715 Planned Unit Development District, and SPUD-1351 Simplified Planned Unit Development District.

**TO:** SPUD-1453 Simplified Planned Unit Development District

**ADDRESS OF PROPERTY:** 5101 North Pennsylvania Avenue



**PROPOSED USE:** The purpose of this request is to permit a mixed-use 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 • (405) 297-3908**

**TDD (405) 297-2020**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1453

**LOCATION:** 5101 North Pennsylvania 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 Simplified Planned Unit Development District from the R-1 Single-Family Residential District, PUD-1715 Planned Unit Development District, and SPUD-1351 Simplified Planned Unit Development District. A public hearing will be held by the City Council on December 6, 2022. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

To review copy of the Proposed Master Design Statement for this SPUD visit [www.okc.gov/districts](http://www.okc.gov/districts).

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:

A tract of land lying in the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: BEGINNING at the northeast corner of Lot 5, Block 1, WILEMAN FOURTH ADDITION, an addition to the City of Oklahoma City, Oklahoma County, Oklahoma recorded in Book 30 of Plats, Page 91; THENCE North 70°15'28" West (SPCS)(North 69°10'00" West-Deed), along the north line of said Lot 5, passing at a distance of 288.42 feet to the northwest corner of said Lot 5, also being the northeast corner of Lot 1, Block 1, WILEMAN FOURTH ADDITION, and continuing along the north line of said Lot 1 for a total distance of 343.09 feet; THENCE South 78°29'28" East (SPCS)(South 77°24'00" East-Deed) a distance of 329.47 feet; THENCE South 00°05'28" East (SPCS)(South 01°00'00" East-Deed) a distance of 50.16 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to permit a mixed-use 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 CHAMBERS** 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.

Dated this 8th day of November 2022

SEAL

Amy Simpson, City Clerk

