

(Published in The Journal Record February 25, 2025)

## NOTICE OF HEARING

El presente aviso trata sobre un asunto de zonificación y delimitación de linderos cerca de su propiedad. La agenda a tratar y el informe del personal se publicarán en el siguiente vínculo: <https://okc.primegov.com/public/portal> Llame al (405) 297-3533 si requiere información adicional.

**CASE NUMBER: SPUD-1719**

**DATE OF HEARING: March 13, 2025**

**NOTICE IS HEREBY GIVEN** that **Portland Power Center, LLC** has filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

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

**ADDRESS: 17901 Grove Parkway**

**CURRENT ZONING:** PUD-1111 Planned Unit Development District

**PROPOSED USE:** The purpose of this request is to allow commercial development, specifically a gas station.

**LEGAL DESCRIPTION:** See attachment Exhibit A – Legal Description

**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. Should you wish to provide the Commission with information supporting or opposing the rezoning of this property, please consider the following: You may present brief written materials, graphics, maps, pictures, etc. to the Commission at the hearing to illustrate a point regarding a proposed zoning change. Lengthy written materials in support or opposition of the application should be submitted to City staff at the address below **by noon on Friday, March 7, 2025**, to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

### LOCATION OF PUBLIC HEARING

A PUBLIC HEARING will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, March 13, 2025, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

## SPUD-1719 Exhibit A – Legal Description

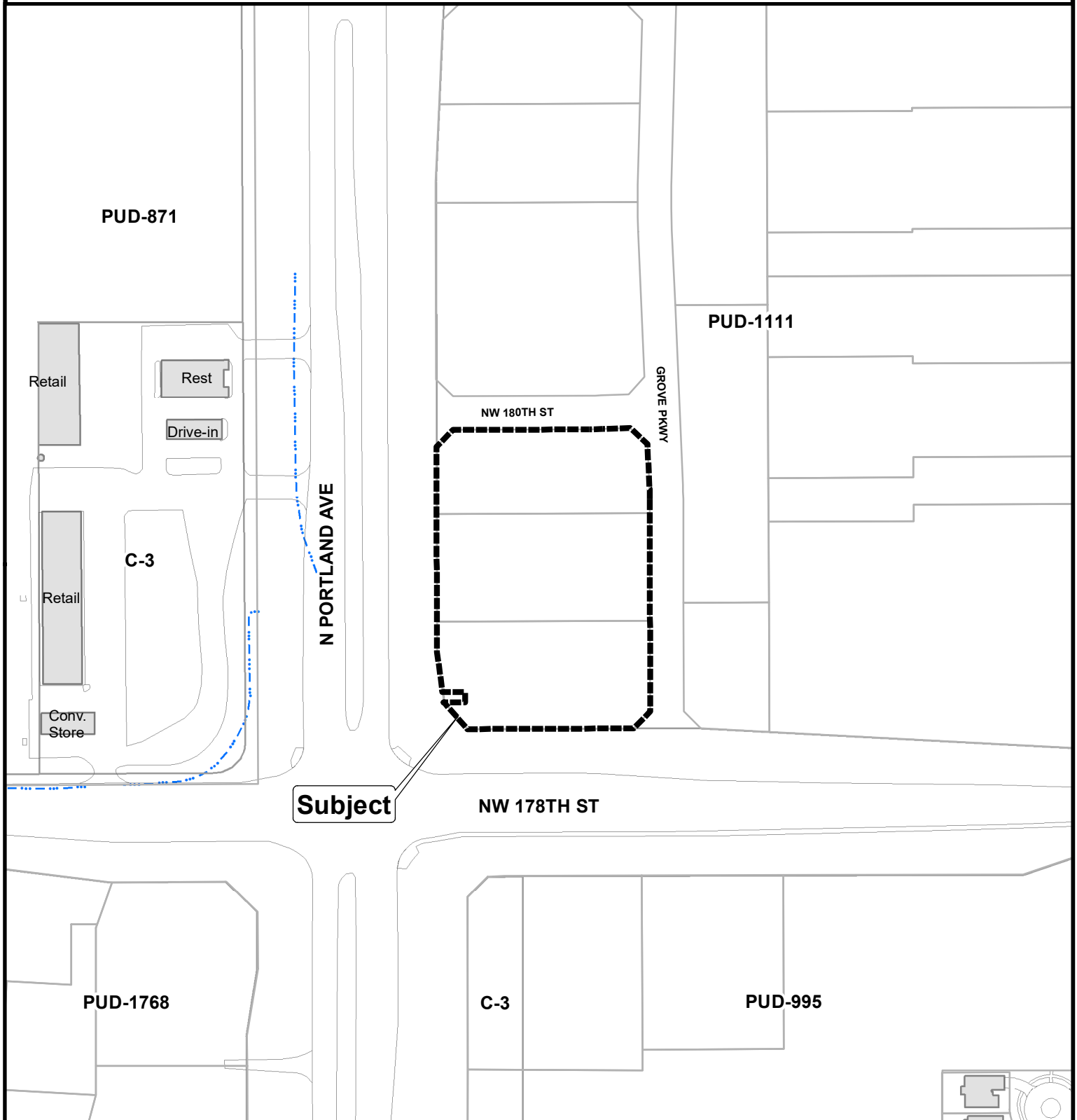
A tract of land being a part of the Southwest Quarter (SW/4) of Section Twenty-five (25), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being all of Lots 1 and 2 and a portion of Lot 3 Block 3 as shown on the plat PORTLAND POWER CENTER recorded in Book 82 of plats, Page 86, being more particularly described as follows: Beginning at the Southernmost Northeast (NE) Corner of said Lot 1, said point being the POINT OF BEGINNING; THENCE South 02°28'05" East, along and with the East line of said Lot 1, a distance of 63.08 feet; THENCE continuing along and with the East line of said Lot 1 on a curve to the right having a radius of 475.00 feet, a chord bearing of South 01°19'58" East, a chord length of 18.82 feet and an arc length of 18.82 feet; THENCE South 00°11'52" East, continuing along and with the East line of said Lot 1 and the East line of said Lots 2 and 3, a distance of 316.07 feet to the Northernmost Southeast (SE) Corner of said Lot 3; THENCE South 44°47'07" West, along and with the Southeasterly line of said Lot 3, a distance of 35.37 feet to the Southernmost Southeast (SE) Corner of said Lot 3; THENCE South 89°46'07" West, along and with the South line of said Lot 3, a distance of 247.07 feet to the Southernmost Southwest (SW) Corner of said Lot 3; THENCE North 41°38'32" West, along and with the West line of said Lot 3, a distance of 52.78 feet; THENCE North 07°47'33" West, continuing along and with the West line of said Lot 3, a distance of 0.42 feet; THENCE North 89°46'07" East, departing said West line, a distance of 31.44 feet; THENCE North 00°13'53" West, a distance of 15.00 feet; THENCE South 89°46'07" West, a distance of 33.43 feet to a point on the West line of said Lot 3; THENCE North 07°47'33" West, along and with the West line of said Lot 3, a distance of 60.11 feet; THENCE North 00°11'52" West, continuing along and with the West line of said Lot 3 and the West line of said Lots 2 and 1, a distance of 305.27 feet to the Southernmost Northwest (NW) Corner of said Lot 1; THENCE North 44°46'25" East, along and with the Northwesterly line of said Lot 1, a distance of 35.37 feet to the Northernmost Northwest (NW) Corner of said Lot 1; THENCE North 89°44'43" East, along and with the North line of said Lot 1, a distance of 202.65 feet; THENCE continuing along and with the North line of said Lot 1 on a curve to the left having a radius of 525.00 feet, a chord bearing of North 88°38'19" East, a chord length of 20.28 feet and an arc length of 20.28 feet; THENCE North 87°31'55" East, continuing along and with the North line of said Lot 1, a distance of 40.27 feet to the Northernmost Northeast (NE) Corner of said Lot 1; THENCE South 47°28'05" East, along and with the Northeasterly line of said Lot 1, a distance of 35.36 feet to the POINT OF BEGINNING.

**Case No: SPUD-1719**

**Applicant: Portland Power Center, LLC**

**Existing Zoning: PUD-1111**

**Location: 17901 Grove Parkway**



The City of  
OKLAHOMA CITY

## Simplified Planned Unit Development



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Feet