

(Published in The Journal Record on August 26, 2024.)

NOTICE OF HEARING CORRECTED

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: PC-10946

DATE OF HEARING: September 12, 2024

NOTICE IS HEREBY GIVEN that **1400 East Reno, 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. The Planning Commission will hold a public hearing on the date shown above to consider the rezoning request.

ADDRESS: 1416 E Reno Avenue

PROPOSED ZONING

From: R-1 Single-Family Residential District

To: I-3 Heavy Industrial District

To review Use Unit Classification allocations for the proposed zoning district visit www.okc.gov/districts.

PROPOSED USE: The purpose of this request is to change the existing residential based zoning to permit industrial use, specifically outdoor storage.

LEGAL DESCRIPTION: See attached PC-10946 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 September 6, 2024**, 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, September 12, 2024, 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.

City of Oklahoma City Planning Department

420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: subdivisionandzoning@okc.gov

PC-10946 Exhibit A - Legal Description

The North 380 feet of the West Half of Block 5, in ROSEDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, less and except that portion conveyed by Warranty Deed in favor of the State of Oklahoma recorded in Book 6305, page 2315; The above described property being more particularly described by metes and bounds as follows. A tract of land being part of Block 5, in ROSEDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest Quarter of said Section 2; THENCE North 89°06'47" West, along the North line of said Northwest Quarter, a distance of 303.00 feet; THENCE South 00°06'35" West a distance of 33.00 feet to the Northwest Corner of Block 5, ROSEDALE ADDITION and the POINT OF BEGINNING; THENCE South 89°06'47" East, along the North line of said Block 5, a distance of 135.00 feet; THENCE South 00°06'35" West a distance of 348.55 feet to a point on the North Line of Interstate Highway 40 as established by that certain Warranty Deed to the State of Oklahoma recorded in Book 6305, Page 2315; THENCE along the North Line of Interstate Highway 40 the following two (2) courses: 1. North 89°07'45" West a distance of 98.86 feet; 2. South 65°24'27" West a distance of 39.16 feet to a point on the West line of said Block 5; THENCE North 00°06'35" East along said West line, a distance of 365.42 feet to the POINT OR PLACE OF BEGINNING.

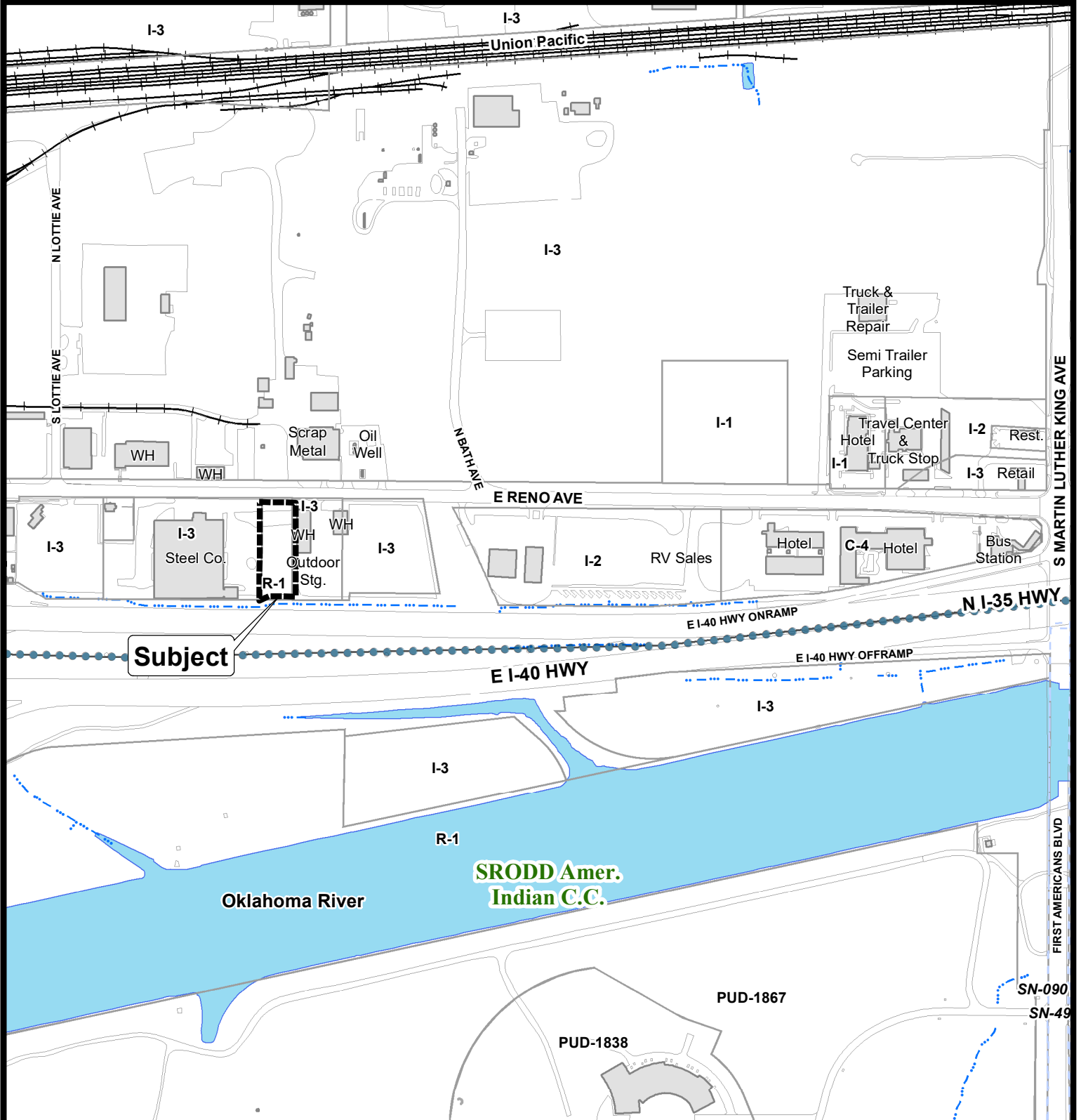
Case No: PC-10946

Applicant: 1400 EAST RENO, LLC

Existing Zoning: R-1

Proposed zoning: I-3

Location: 1416 E. Reno Ave.



The City of
OKLAHOMA CITY

Rezoning Application



0 250 500
Feet