

(Published in *The Journal Record* September 9, 2024)

## 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:** PC-10947

**DATE OF HEARING:** September 26, 2024

**NOTICE IS HEREBY GIVEN** that **CCDC, Inc.** 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:** 11701 N Sara Road

### PROPOSED ZONING

From: PUD-789 Planned Unit Development District

To: R-2 Medium-Low Density Residential District

To review Use Unit Classification allocations for the proposed zoning district visit [www.okc.gov/districts](http://www.okc.gov/districts).

**PROPOSED USE:** The purpose of this request is to modify the existing office/commercial based zoning to permit residential use and development.

**LEGAL DESCRIPTION:** A tract of land situated within a portion of the Northeast Quarter (NE/4) of Section Twenty-Two (22), Township Thirteen North (T13N), Range Five West (R5W) of the Indian Meridian (I.M.) in Oklahoma City, Canadian County, Oklahoma, more particularly described by metes and bounds as follows BEGINNING at the Southeast corner of said NE/4; thence N89° 51' 29"W with the South line of said NE/4 a distance of 1153.54 feet; thence N00° 06' 56"W a distance of 823.73 feet; thence S68° 51' 19"E a distance of 198.54 feet; thence S27° 51' 27"W a distance of 25.39 feet; thence S62° 08' 33"E a distance of 326.73 feet; thence S89° 51' 29"E a distance of 357.60 feet; thence S21° 05' 21"E a distance of 311.09 feet; thence S89° 51' 29"E a distance of 225.24 feet to a point on the East Line of said NE/4; thence S00° 20' 51"W with said East line a distance of 288.16 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. 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 20, 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 26, 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](mailto:subdivisionandzoning@okc.gov)

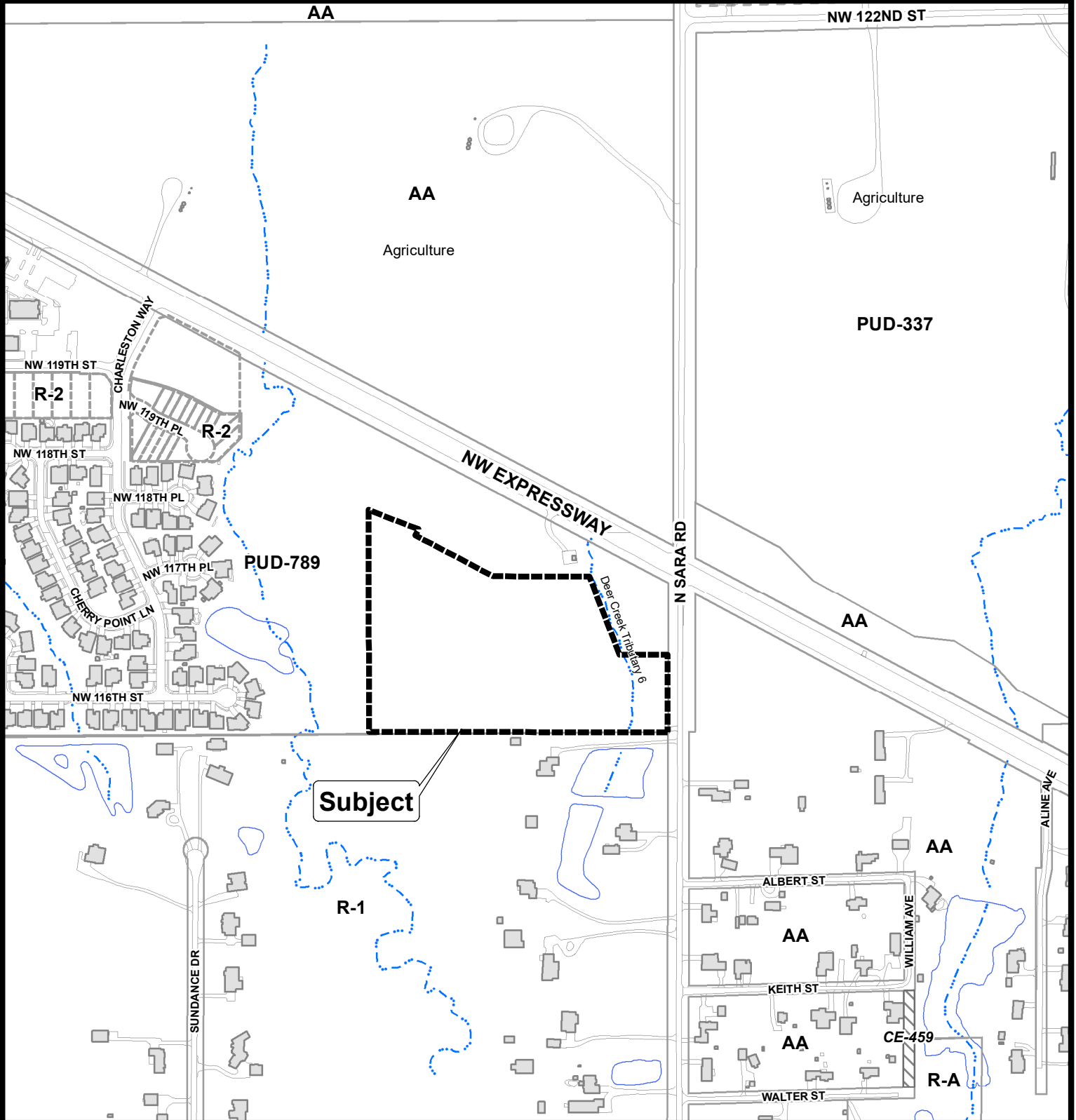
Case No: PC-10947

Applicant: CCDC, Inc.

Existing Zoning: PUD-789

Proposed zoning: R-2

Location: 11701 N. Sara Rd.



The City of  
OKLAHOMA CITY

# Rezoning Application



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