

(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-10948

DATE OF HEARING: September 26, 2024

NOTICE IS HEREBY GIVEN that **Matt and Jane Hoffman Revocable Trust** 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: 15710 N Western Avenue

PROPOSED ZONING

From: PUD-1619 Planned Unit Development District

To: R-1 Single-Family Residential 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 modify the existing residential based zoning to permit residential use and development.

LEGAL DESCRIPTION: A tract of land located in the SW ¼ of Sec. 4, T13N, R3W, I.M. Oklahoma County, Oklahoma being more particularly described as follows: COMMENCING at the NW corner of said SW ¼; THENCE N89°04'35"E along the north line of said SW ¼ a distance of 1090.13 ft. to the POINT OF BEGINNING; THENCE Continuing N89°04'35"E along the north line of said SW ¼ a distance of 242.50 ft; THENCE S00°09'16"E a distance of 281.02 ft; THENCE S37°30'08"E a distance of 73.52 ft; THENCE S45°12'11"E a distance of 79.33 ft; THENCE N85°08'25"W a distance of 361.66 ft. to a point on a non-tangential curve; THENCE Along said curve to the left having a radius of 125.00 ft. for an arc length of 131.75 ft. (the chord of said curve bears N29°48'20"E a distance of 125.73 ft.); Thence N00°23'20"W a distance of 30.00 ft. to a point of curve; THENCE Along said curve to the left having a radius of 125.00 ft. for an arc length of 109.15 ft. (The chord of said curve bears N25°24'17"W a distance of 105.72 ft.); THENCE N00°23'20"W a distance of 126.10 ft. to the POINT OF BEGINNING. The above described Tract contains 88,282 sq. ft. or 2.03 acres more or less and is subject to easements, rights of way and restrictions of record. The Basis of Bearings for this Legal Description is the deed recorded in Book 12493 at Page 1278 of the records of Oklahoma County, Oklahoma. The Base Line used for this description is the west line of the SW ¼ Sec. 4, T13N, R3W, I.M. having a bearing of S00°23'20"E. As recorded in Book 13310, Page 1854, Oklahoma County, Oklahoma.

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

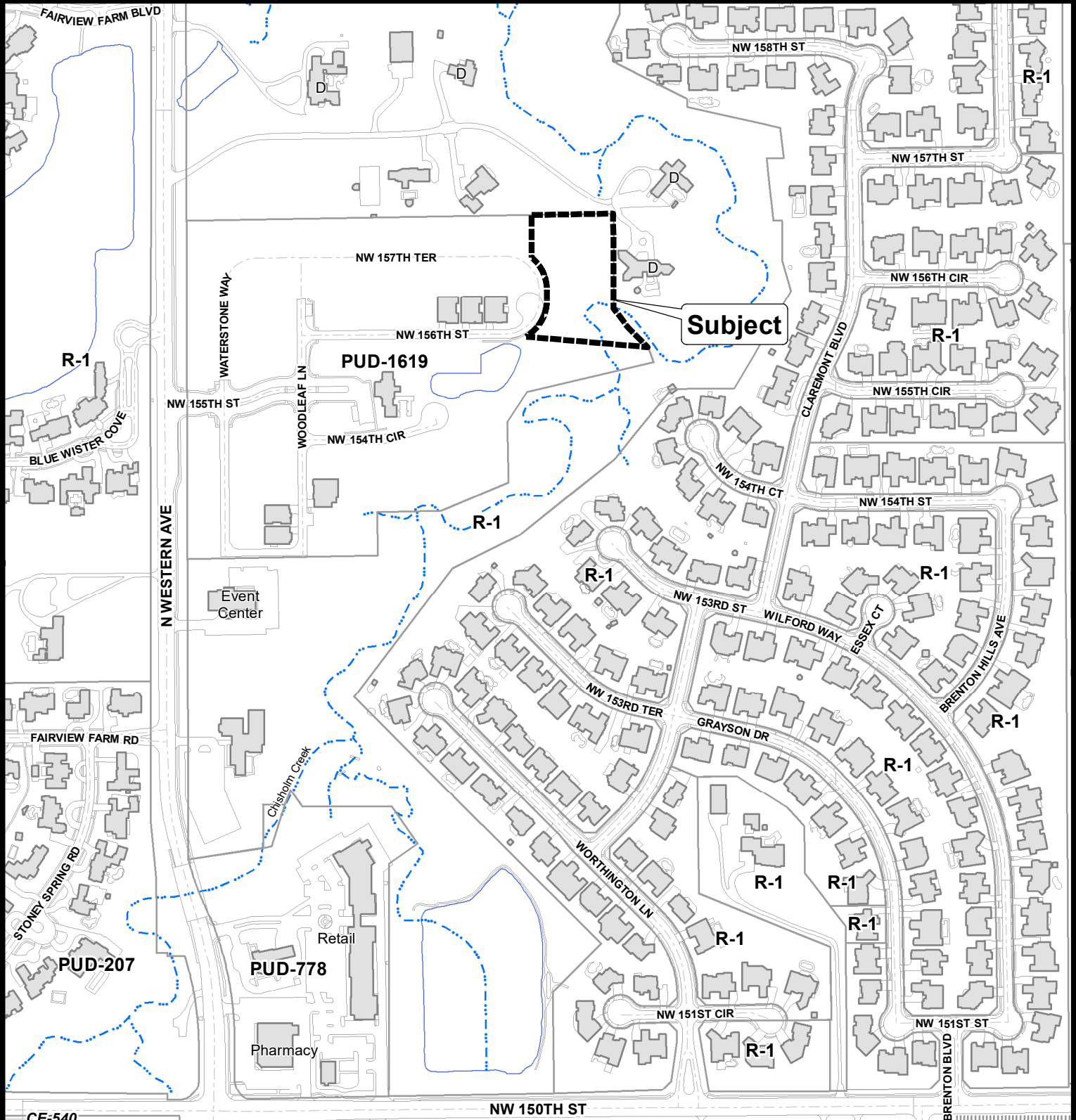
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: subdivisionandzoning@okc.gov

Case No: PC-10948

Applicant: The Matt and Jane Hoffman Revocable Trust

Existing Zoning: PUD-1619 Proposed zoning: R-1

Location: 15710 N. Western Ave.



CF-540



The City of OKLAHOMA CITY

Rezoning Application

