

(Published in The Journal Record September 23, 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: SPUD-1674

DATE OF HEARING: October 10, 2024

NOTICE IS HEREBY GIVEN that **Canchola Properties, 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 .

ADDRESS: 10601 N I-35 Service Road

CURRENT ZONING: C-3 Community Commercial District

PROPOSED USE: The purpose of this request is to modify the existing base zoning to allow for automotive repair/sales and personal storage use and development.

LEGAL DESCRIPTION: A part of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Thirty (30), Township Thirteen (13) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as: Beginning at a point 594.15 feet West and 758.76 feet South of the Northeast corner of said Northeast Quarter (NE/4), said point lying on the West right-of-way line of Interstate Highway No. 35; thence South 89°25'17" West for a distance of 476.81 feet to the center line of a creek; thence South 51°36'35" East on the center line of said creek, for a distance of 260.40 feet; thence South 49°57'22" East on the center line of said creek for a distance of 100.50 feet; thence South 24°37'37" East on the center line of said creek for a distance of 75.24 feet; thence South 11°24'36" East on the center line of said creek, for a distance of 101.12 feet; thence South 7°01'20" West on the center line of said creek for a distance of 80.85 feet; thence South 00°56'33" West on the center line of said creek for a distance of 90.30 feet to the intersection of the South line of said Northeast Quarter of the Northeast Quarter (NE/4 NE/4) with the West line of said Interstate Highway No. 35; thence North 27°14'08" East on the West right-of-way line of said Highway, for a distance of 80.96 feet to a point of curve; thence Northerly on the West right-of-way line of said Highway and on the arc of a curve to the left having a radius of 1070.92 feet for a distance of 516.21 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, October 4, 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, October 10, 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

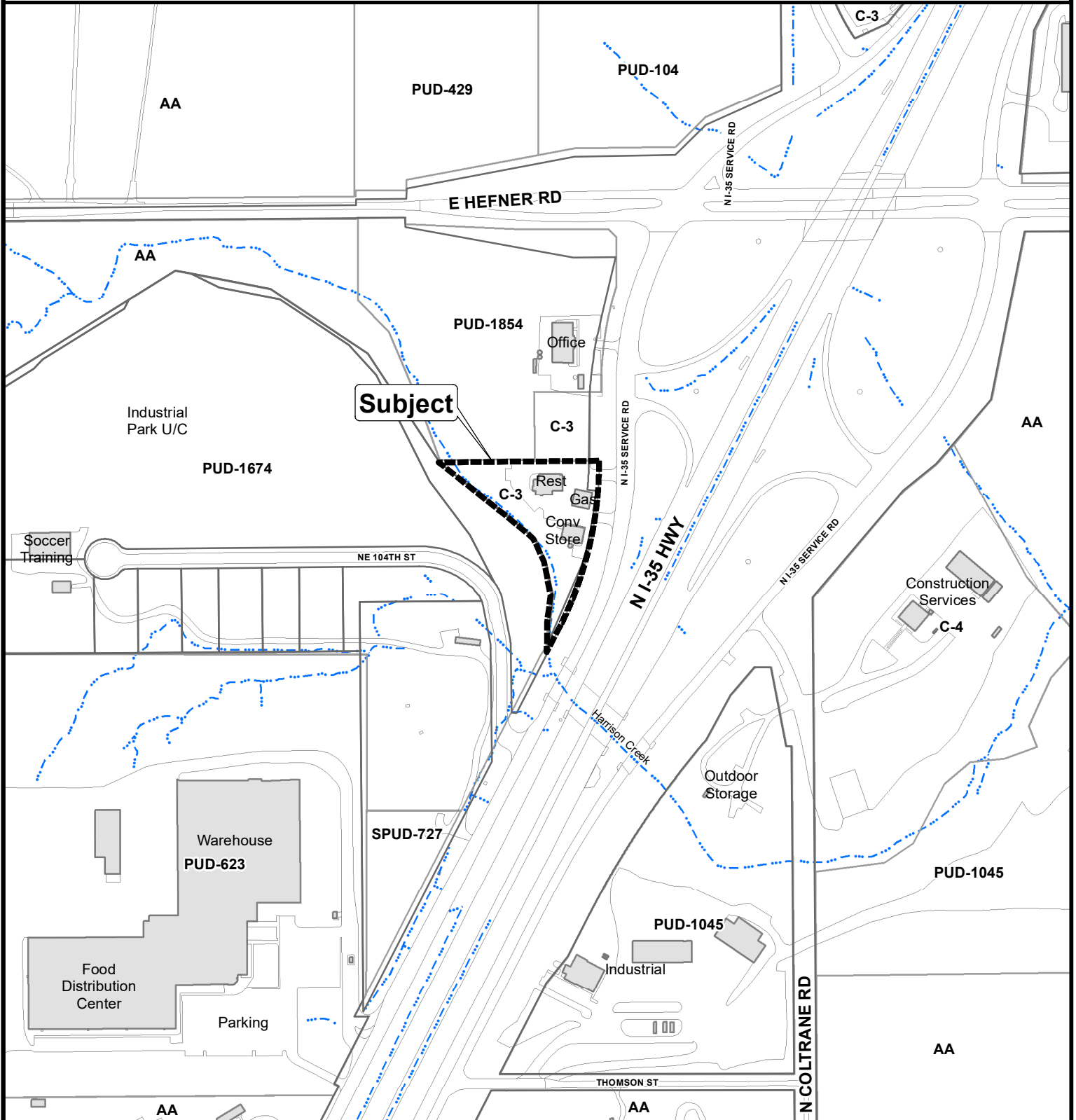
420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: subdivisionandzoning@okc.gov

Case No: SPUD-1674

Applicant: Canchola Properties, LLC

Existing Zoning: C-3

Location: 10601 N. I-35 Service Rd.



The City of
OKLAHOMA CITY

Simplified Planned Unit Development

