

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-10958

DATE OF HEARING: February 13, 2025

NOTICE IS HEREBY GIVEN that **Pinakin 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: 17700 North May Avenue

PROPOSED ZONING

From: R-1 Single-Family Residential District

To: C-3 Community Commercial 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 allow commercial development.

LEGAL DESCRIPTION: A tract of land situated within Government Lot 1 in the Northwest Quarter (NW/4) of Section Thirty-One (31), Township Fourteen (14) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the northwest corner of said NW/4, marked by a mag nail found in place; Thence South 00°16'52" East along the west line of said NW/4 (being the basis of bearing for this description) a distance of 719.76 feet to the point of beginning; Thence North 89°53'57" East a distance of 380.00 feet to a point marked by a 3/8" iron pin with CA3045 cap found in place; Thence South 00°16'52" East a distance of 142.31 feet; Thence South 89°56'46" West a distance of 380.00 feet to a point on the west line of said NW/4; Thence North 00°16'52" West along said line a distance of 142.00 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 February 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, February 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.

City of Oklahoma City Planning Department

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

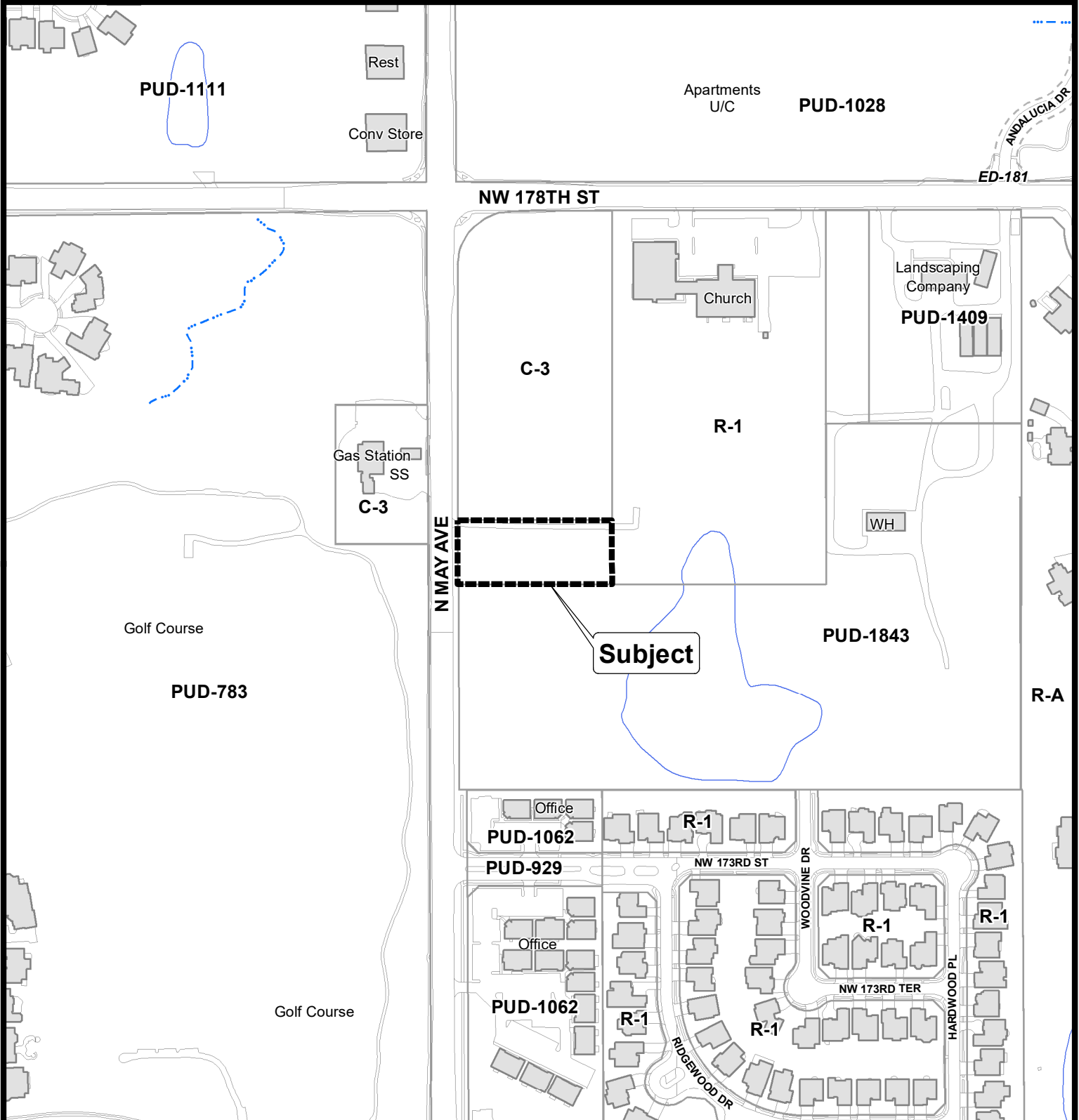
Case No: PC-10958

Applicant: Pinakin, LLC

Existing Zoning: R-1

Proposed zoning: C-3

Location: 17700 N. May Ave.



The City of
OKLAHOMA CITY

Rezoning Application



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