

CASE NUMBER: PC-10883

This notice is to inform you that **Purvi Patel, Wallace Design, on behalf of CABA Investments, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the I-2 Moderate Industrial District. The City Council will consider this zoning application at a public hearing on June 20, 2023. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

LEGAL DESCRIPTION:

A part of Lot 5 and 6, Block 3, of Willow Springs Industrial District, a subdivision of part of the South Half of the Southeast Quarter of Section 14, Township 12 North, Range 4 West, I.M., Oklahoma County, Oklahoma according to the plat recorded in Book 29 of Plats, Page 10, more particularly described as follows: Commencing at the Southwest Corner of Lot 7, Block 3, Willow Springs Industrial District; Thence N00°00'00"E along the West line of said Lot 7 and Block B a distance of 492.90 feet to the Northwest Corner of Block B; Thence northeasterly along the North line of said Block B a distance of 303.74 feet, said line being on a curve to the Left having a radius of 2834.79 feet, a chord bearing of N77°01'34"E and a chord distance of 303.60 feet; Thence S00°13'25"E a distance of 103.80 feet to a point on the South line of said Block B, said point being 50.00 feet from the East line of said Lot 5 and to the Point of Beginning; Thence S32°45'00"E and parallel with the East line of said Lot 5 a distance of 43.89 feet; Thence S64°36'57"W a distance of 121.60 feet; Thence N32°46'57"W a distance of 68.66 feet to a point on the South line of said Block B; Thence Northeasterly on a curve to the Left having a radius of 2934.79 feet and a chord bearing of N75°45'03"E and a chord length of 127.21 feet for an arc length of 127.22 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.

If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 23rd day of May 2023

SEAL

Amy K. Simpson
Amy Simpson, City Clerk



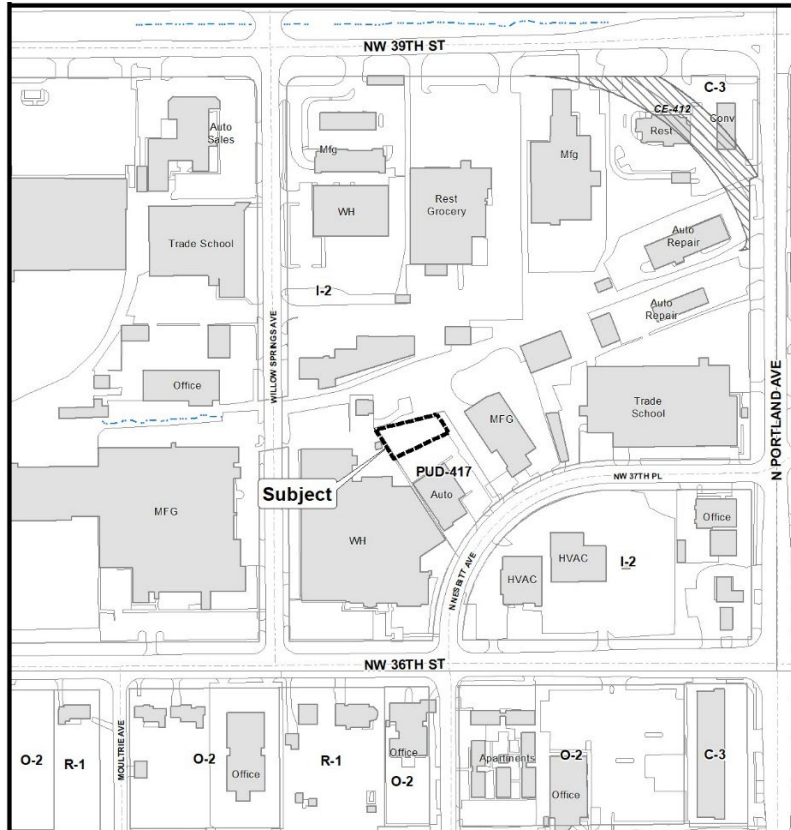
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10883

FROM: PUD-417 Planned Unit Development District

TO: I-2 Moderate Industrial District

ADDRESS OF PROPERTY: 3745 NW 37th Place



PROPOSED USE: The purpose of this request is to allow industrial use and development, including a warehouse and ghost kitchen.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

I-2 Moderate Industrial District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light.

Should you have any questions or concerns regarding this application please call:

The City of Oklahoma City

Planning Department

420 West Main Street, Suite 910

Oklahoma City, Oklahoma 73102

(405) 297-2623

(405) 297-2495

(405) 297-2289

(405) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PC-10883

LOCATION: 3745 NW 37th Place

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the I-2 Moderate Industrial District from the PUD-417 Planned Unit Development District. A public hearing will be held by the City Council on June 20, 2023. **The City Council meets in the Council Chambers, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

Under the terms of said ordinance, the limits of and boundaries of the I-2 Moderate Industrial District would be extended to include the following described property:

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Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBERS** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to said hearing, any owner of property within the district affected, or any owner of property within a 300-foot radius of the exterior boundary of the subject property,

may make legal written protest by filing the same with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

For further information call (405) 297-2623

TDD (405) 297-2020

Dated this 23rd day of May 2023

SEAL

Amy Simpson, City Clerk

