

**CASE NUMBER: PC-10946**

This notice is to inform you that **Neeley P. Cook, on behalf of 1400 East Reno, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the I-3 Heavy Industrial District. The City Council will consider this zoning application at a public hearing on November 5, 2024. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

**LEGAL DESCRIPTION:**

The North 380 feet of the West Half of Block 5, in ROSEDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, less and except that portion conveyed by Warranty Deed in favor of the State of Oklahoma recorded in Book 6,305, page 2,315; The above described property being more particularly described by metes and bounds as follows. A tract of land being part of Block 5, in ROSEDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest Quarter (NW/4) of said Section 2; THENCE North 89°06'47" West, along the North line of said Northwest Quarter (NW/4), a distance of 303.00 feet; THENCE South 00°06'35" West a distance of 33.00 feet to the Northwest Corner of Block 5, ROSEDALE ADDITION and the POINT OF BEGINNING; THENCE South 89°06'47" East, along the North line of said Block 5, a distance of 135.00 feet; THENCE South 00°06'35" West a distance of 348.55 feet to a point on the North Line of Interstate Highway 40 as established by that certain Warranty Deed to the State of Oklahoma recorded in Book 6,305, Page 2,315; THENCE along the North Line of Interstate Highway 40 the following two (2) courses: 1. North 89°07'45" West a distance of 98.86 feet; 2. South 65°24'27" West a distance of 39.16 feet to a point on the West line of said Block 5; THENCE North 00°06'35" East along said West line, a distance of 365.42 feet to the POINT OR PLACE OF BEGINNING.

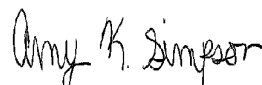
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 8th day of October 2024.

SEAL

  
Amy K. Simpson, City Clerk



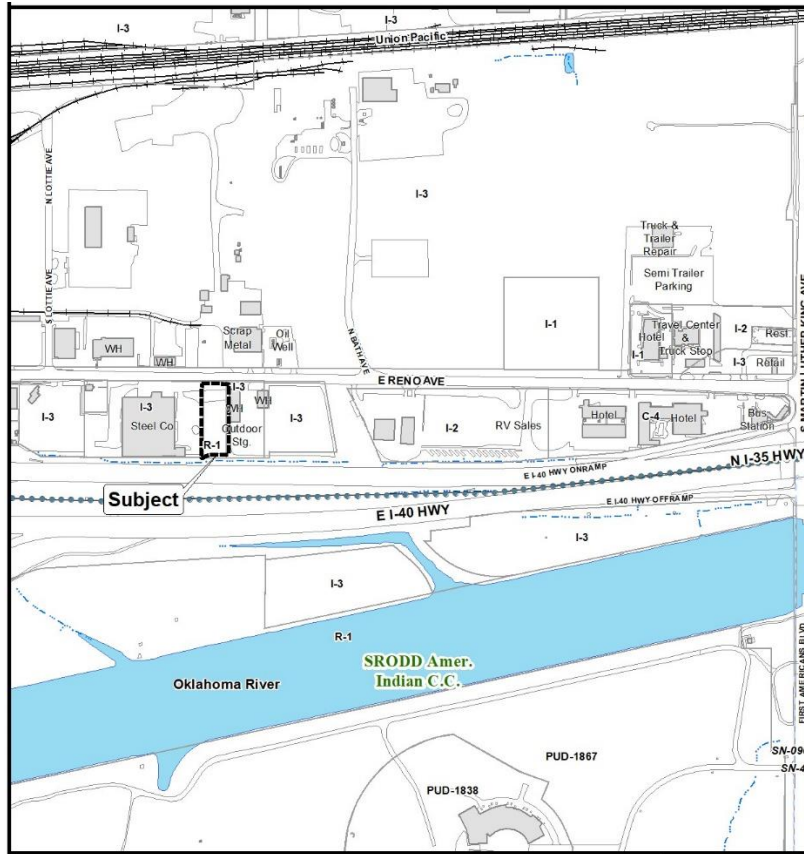
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PC-10946

**FROM:** R-1 Single-Family Residential District

**TO:** I-3 Heavy Industrial District

**ADDRESS OF PROPERTY:** 1416 East Reno Avenue



**PROPOSED USE:** The purpose of this request is to allow heavy industrial use and development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

**I-3 Heavy Industrial District** is intended to provide locations for those industrial uses that may generate relatively high levels of noise, vibrations, smoke, dust, odor or light. These industrial uses are incompatible with residential uses.

**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**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

**CASE NUMBER:** PC-10946

**LOCATION:** 1416 East Reno Avenue

**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-3 Heavy Industrial District from the R-1 Single-Family Residential District. A public hearing will be held by the City Council on November 5, 2024. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

Under the terms of said ordinance, the limits of and boundaries of the I-3 Heavy Industrial District would be extended to include the following described property:

## **LEGAL DESCRIPTION:**

The North 380 feet of the West Half of Block 5, in ROSEDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, less and except that portion conveyed by Warranty Deed in favor of the State of Oklahoma recorded in Book 6,305, page 2,315; The above described property being more particularly described by metes and bounds as follows. A tract of land being part of Block 5, in ROSEDALE ADDITION to Oklahoma City, Oklahoma County, Oklahoma, according to the plat thereof recorded in Book 6 of Plats, Page 49 also lying in the Northwest Quarter (NW/4) of Section Two (2), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest Quarter (NW/4) of said Section 2; THENCE North 89°06'47" West, along the North line of said Northwest Quarter (NW/4), a distance of 303.00 feet; THENCE South 00°06'35" West a distance of 33.00 feet to the Northwest Corner of Block 5, ROSEDALE ADDITION and the POINT OF BEGINNING; THENCE South 89°06'47" East, along the North line of said Block 5, a distance of 135.00 feet; THENCE South 00°06'35" West a distance of 348.55 feet to a point on the North Line of Interstate Highway 40 as established by that certain Warranty Deed to the State of Oklahoma recorded in Book 6,305, Page 2,315; THENCE along the North Line of Interstate Highway 40 the following two (2) courses: 1. North 89°07'45" West a distance of 98.86 feet; 2. South 65°24'27" West a distance of 39.16 feet to a point on the West line of said Block 5; THENCE North 00°06'35" East along said West line, a distance of 365.42 feet to the POINT OR PLACE OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to allow heavy industrial use and development.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

**I-3 Heavy Industrial District** is intended to provide locations for those industrial uses that may generate relatively high levels of noise, vibrations, smoke, dust, odor or light. These industrial uses are incompatible with residential uses.

Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** 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.

Dated this 8th day of October 2024.

SEAL

Amy K. Simpson, City Clerk

