

CASE NUMBER: SPUD-1674

This notice is to inform you that **David M. Box, Williams, Box, Forshee, & Bullard, P.C., on behalf of Canchola Properties, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1674 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on December 3, 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:

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 07°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 1,070.92 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.

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 5th day of November 2024.

SEAL

Amy K. Simpson
Amy K. Simpson, City Clerk



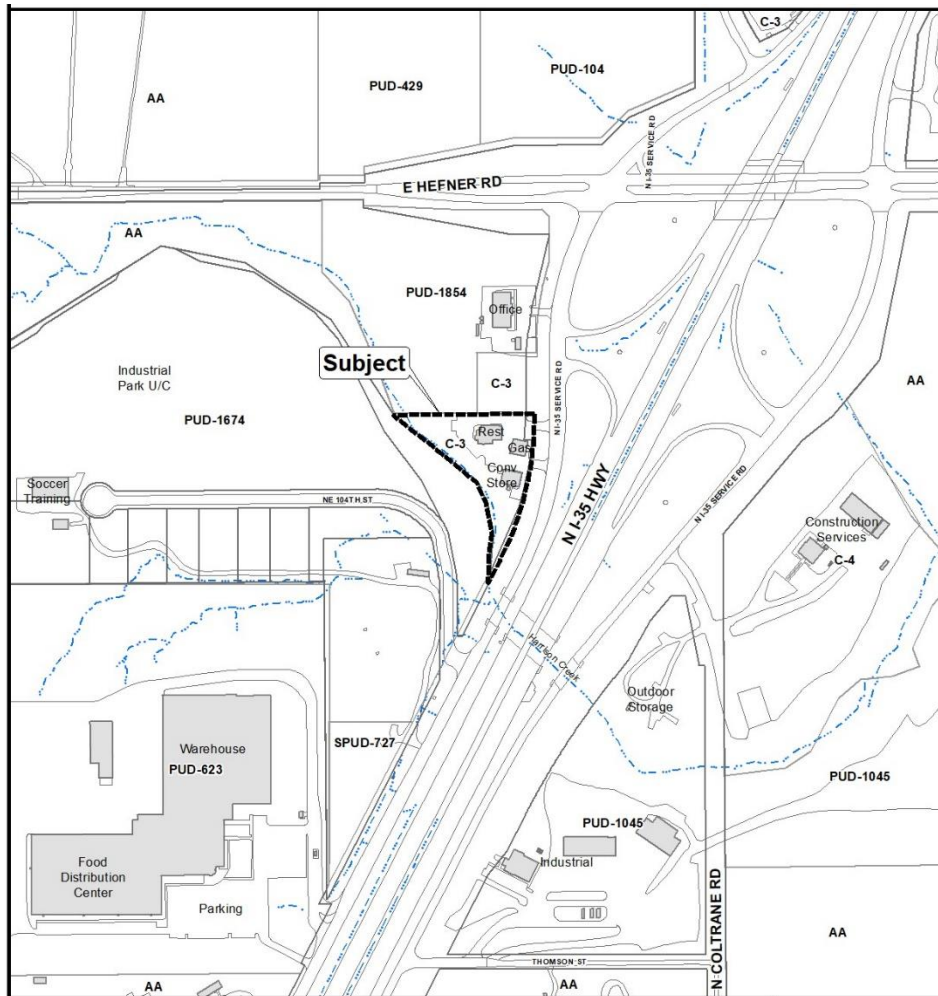
PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1674

FROM: C-3 Community Commercial District

TO: SPUD-1674 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 10601 North I-35 Service Road



PROPOSED USE: The purpose of this application is to allow commercial uses, specifically boat sales, service and storage.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

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

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1674

LOCATION: 10601 North I-35 Service Road

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 SPUD-1674 Simplified Planned Unit Development District from C-3 Community Commercial District. A public hearing will be held by the City Council on December 3, 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 SPUD Simplified Planned Unit Development District would be extended to include the following described property:

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 07°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 1,070.92 feet for a distance of 516.21 feet to the point of beginning.

PROPOSED USE: The purpose of this application is to allow commercial uses, specifically boat sales, service and storage.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

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 5th day of November 2024.

SEAL

Amy K. Simpson, City Clerk

