

CASE NUMBER: PC-10924

This notice is to inform you that **Shzam Cheema, on behalf of James D Smith, Jr and Rebecca S Smith, Revocable Living Trust & 3-D Conservation Group, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the C-3 Community Commercial and SRODD Scenic River Overlay Design Districts. The City Council will consider this zoning application at a public hearing on May 7, 2024. 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.**

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

LEGAL DESCRIPTION:

Lots 1-7 and Lots 28-38 in Block 5 of Iowa Addition according to the recorded plat in Oklahoma City, Oklahoma County, Oklahoma.

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 9th day of April 2024.

SEAL

Amy K. Simpson

Amy K. Simpson, City Clerk



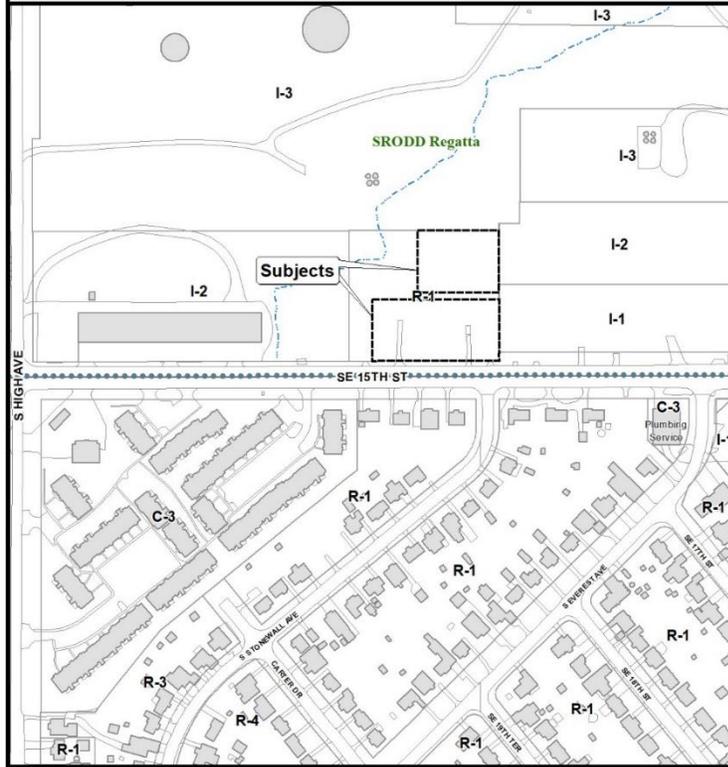
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10924

FROM: R-1 Single-Family Residential and SRODD Scenic River Overlay Design Districts

TO: C-3 Community Commercial and SRODD Scenic River Overlay Design Districts

ADDRESS OF PROPERTY: 1025 SE 15th Street



PROPOSED USE: The purpose of this request is to allow commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for business activity that is located at the edge of residential areas but serves a larger trade area than the immediately surrounding residential neighborhoods and **SRODD Scenic River Overlay Design District** is intended to promote the health, safety, economic, cultural and general welfare of the public by encouraging the conservation and enhancement of the urban environment.

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

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LOCATION: 1025 SE 15th Street

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 C-3 Community Commercial District and subject to the SRODD Scenic River Overlay Design District from the R-1 Single-Family Residential and SRODD Scenic River Overlay Design Districts. A public hearing will be held by the City Council on May 7, 2024. **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.**

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 C-3 Community Commercial District would be extended to include the following described property subject to the SRODD Scenic River Overlay Design District boundary:

LEGAL DESCRIPTION:

Lots 1-7 and Lots 28-38 in Block 5 of Iowa Addition according to the recorded plat in Oklahoma City, Oklahoma County, Oklahoma.

PROPOSED USE: The purpose of this request is to allow commercial development.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for business activity that is located at the edge of residential areas but serves a larger trade area than the immediately surrounding residential neighborhoods and **SRODD Scenic River Overlay Design District** is intended to promote the health, safety, economic, cultural and general welfare of the public by encouraging the conservation and enhancement of the urban environment.

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.

Dated this 9th day of April 2024.

SEAL

Amy K. Simpson, City Clerk

