

**CASE NUMBER: PC-10958**

This notice is to inform you that **Purvi Patel, Wallace Design Collective P.C., on behalf of Pinakin, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the C-3 Community Commercial District. The City Council will consider this zoning application at a public hearing on April 8, 2025. 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 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.

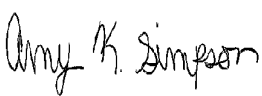
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**


**You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf.**

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 11th day of March 2025.

SEAL

  
Amy K. Simpson, City Clerk



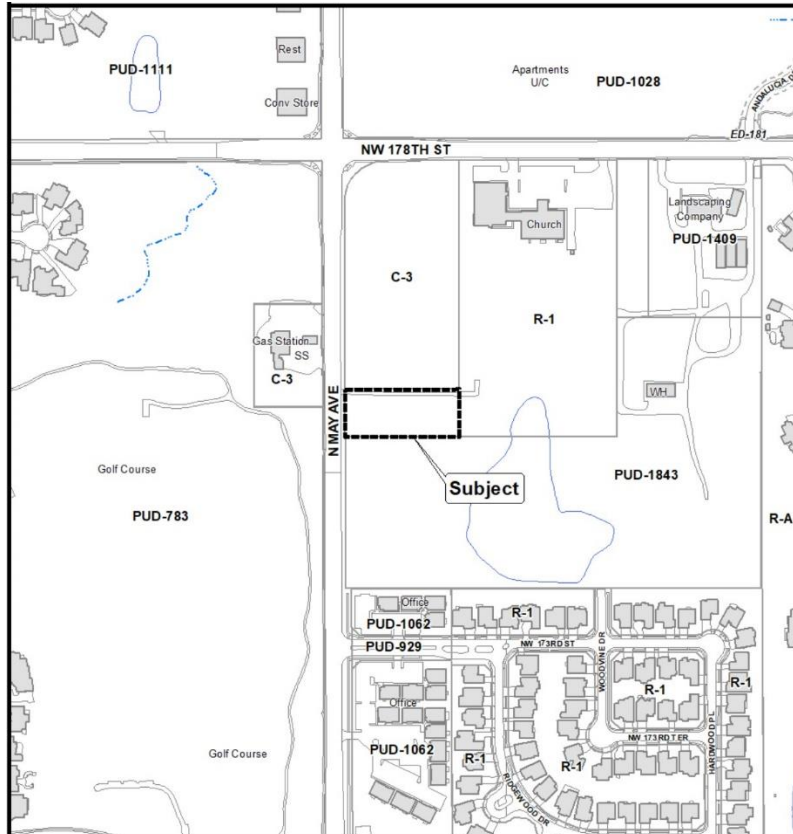
**PROPOSED ZONING CHANGE:**

**CASE NUMBER:** PC-10958

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

**TO:** C-3 Community Commercial District

**ADDRESS OF PROPERTY:** 17700 North May Avenue



**PROPOSED USE:** The purpose of this request is to allow commercial use and 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.

**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-10958

**LOCATION:** 17700 North May 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 C-3 Community Commercial District from the R-1 Single-Family Residential District. A public hearing will be held by the City Council on April 8, 2025. **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 C-3 Community Commercial District would be extended to include the following described property:

## **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.

**PROPOSED USE:** The purpose of this request is to allow commercial use and 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.

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 11th day of March 2025.

SEAL

Amy K. Simpson, City Clerk

