

Subdivisionandzoning

From: MELISA LOWE <lowemeli@yahoo.com>
Sent: Monday, March 29, 2021 1:09 PM
To: Subdivisionandzoning
Subject: Re: Case # PC-10724
Attachments: Rezoning letter.pdf

NOTICE OF OPPOSITION TO ZONING REQUEST

An application has been filed by B & B Trust to change their property from AA Agricultural District to C-3 Community Commercial District.

As property owners of the adjacent 17 acres, on which we intend to build our future home, we hereby request that the pending application be **denied** on the following grounds:

- * Rezoning to Commercial property will highly effect the surrounding home/land owners. It will take away the quiet peaceful living, the reason they are there to begin with.
- *The noise level would be increased.
- *Privacy will be taken away.
- *Commercial builds are out of character with the existing property.
- *Lack of need or urgency for such change.
- *Commercial property means more traffic which will impact and increase the crime in our area.

If this property is allowed to rezone to commercial we will not build in this area. We purchased our property for the agricultural area in which it is zoned and intended. Please refuse the application to rezone.

Thank you,
Mark and Melisa Lowe
405-627-1459

NOTICE OF HEARING

CASE NUMBER: PC-10724

DATE OF HEARING: April 08, 2021

This notice is to inform you that **B&B Trust** has filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice.

ADDRESS: 2909 S Cemetery Road

PROPOSED ZONING:

From: AA Agricultural District

To: C-3 Community commercial District

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

PROPOSED USE: The purpose of this request is to change the existing agricultural based zoning to a commercial based zoning that will permit commercial development.

LEGAL DESCRIPTION: A part of the Southeast Quarter (SE/4) of Section even (7), Township Eleven (11) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follow: BEGINNING at the Southeast corner of the SE/4 of said Section 76; Thence North on the East line of the SE/4 of said Section 7, a distance of 383.36 feet; Thence Westerly and at right angle to the East line of the SE/4 of said Section 7, a distance of 568.13 feet; Thence south and parallel to the East line of the SE/4 of said Section 7, a distance of 383.36 feet, more or less to the south line of the SE/4 of said Section 7; Thence Easterly on the south line of the SE/4 of said Section 7; Thence Easterly on the south line of the SE/4 of said Section 7, a distance of 568.13 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 may also have someone appear on your behalf.

The Planning Commission will hold a public hearing on the date shown above. Brief written materials, graphics, maps, pictures, etc. may be presented to the Commission to illustrate a point regarding a case. Materials in support or opposition of a pending application should be submitted to the City staff at the email or mailing address below by **noon on Friday April 02, 2021** to be copied and delivered to the Commission members that afternoon.

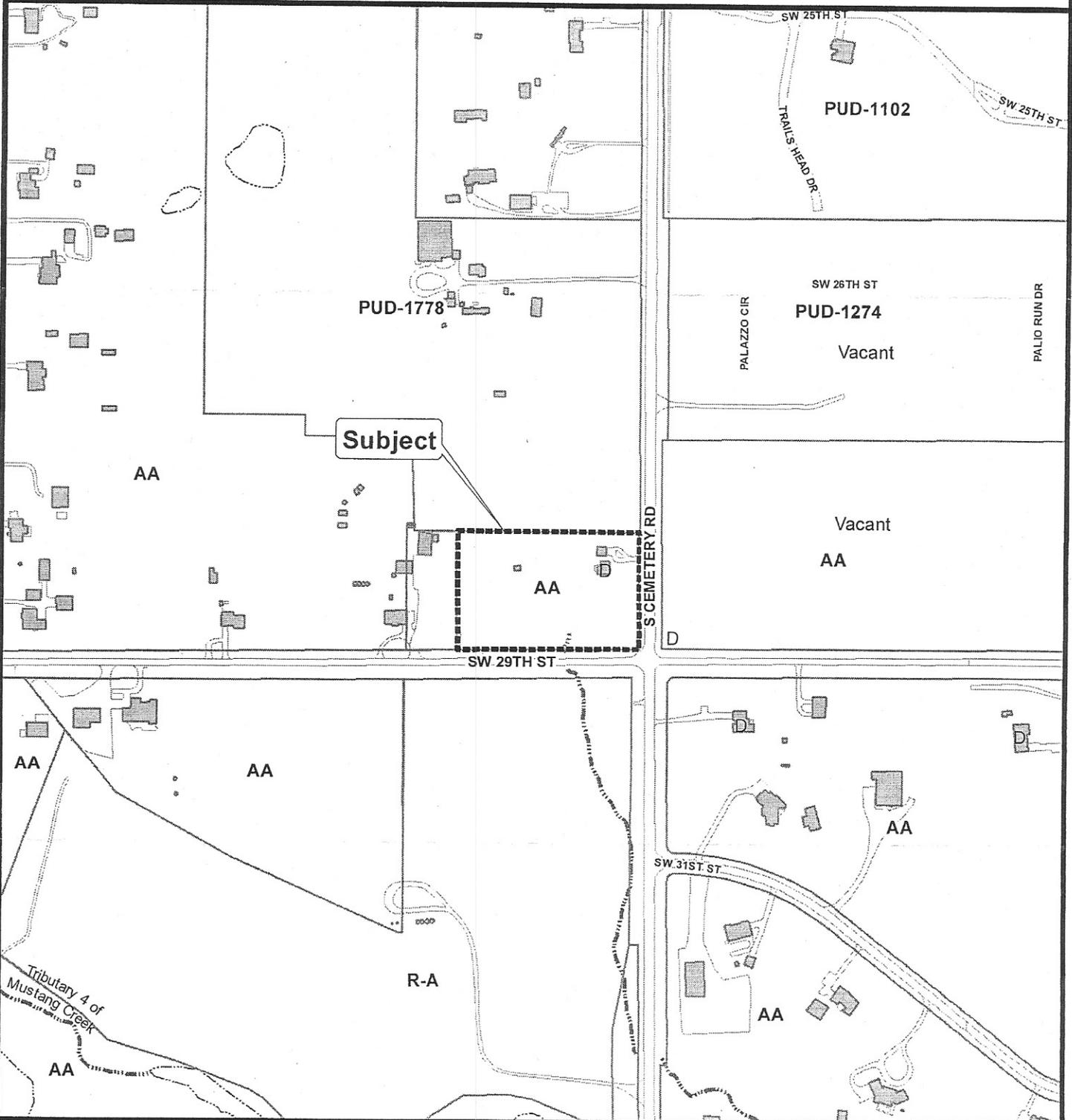
Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

The Oklahoma City Planning Commission meets at 1:30 PM by Video Conference as stated below:

- COVID-19 update: Our offices and Council Chambers are closed to public access. The agenda with video conference meeting instructions for the April 08, 2021 meeting will be posted at following link:
<https://okc.primegov.com/public/portal>
- You may participate in the meeting and obtain materials pursuant to the instructions at the link above. Please conduct your business with us by phone or email.

Case No: PC-10724 Applicant: B & B Trust c/o Crafton Tull & Associates
Existing Zoning: AA Proposed zoning: C-3
Location: 2909 S. Cemetery Rd.



The City of
OKLAHOMA CITY

Rezoning Application



0 200 400 Feet