

CASE NUMBER: PC-10848

This notice is to inform you that **First Church of the Nazarene of Oklahoma City** 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 December 20, 2022. 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.**

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

LEGAL DESCRIPTION:

A part of the North Half (N ½) of the Southwest Quarter (SW ¼) of section 2, Township 12 North, Range 4 West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: **BEGINNING** at the Southeast Corner of the N ½ of the SW ¼ of the SW ¼ of Section 2; Thence West along South line of said N ½ of SW ¼ of the SW ¼ of Section 2, a distance of 926.5 feet, to the center line of the bed of a meandering creek: thence Northerly along the center line of said creek bed, North 9 degrees 52 min. 03 sec. East 134.05 feet: thence south 70 degrees 07 min. East 40 feet: thence North 36 degrees 53 min. East 140 feet: thence North 60 degrees 07 min. West 100 feet: thence North 28 degrees 07 min. West 55 feet: thence North 0 degrees 53 min. East 104 feet: thence South 85 degrees 53 min. West 78 feet; thence North 48 degrees 07 min. West 65 feet; thence North 48 degrees 53 min. East 285 feet; thence North 86 degrees 01 min. East 92.1 feet; thence South 61 degrees 27 min. East 125 feet; thence North 28 degrees 32 min. 44 sec. East 34 feet, to a point of intersection of the center line of the bed of said creek and the Southerly right-of-way line of Northwest Highway; thence South 61 degrees 27 min. 16 sec. East along said southerly right-of-way line of Northwest Highway 666.68 feet to the point of the intersection of the Southerly right-of-way line of said Northwest Highway and the East line of the N ½ of the SW ¼ of the SW ¼ of Section 2; thence South 0 degrees 18 min. 30 sec. West along the East line of said N ½ of SW ¼ of the SW ¼ of Section 2, 320.30 feet to the point of beginning, being a tract of land containing 11.1 acres more or less, subject to easements and rights of way of record.

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 22nd day of November

2022 SEAL

Amy K. Simpson

Amy Simpson, City Clerk



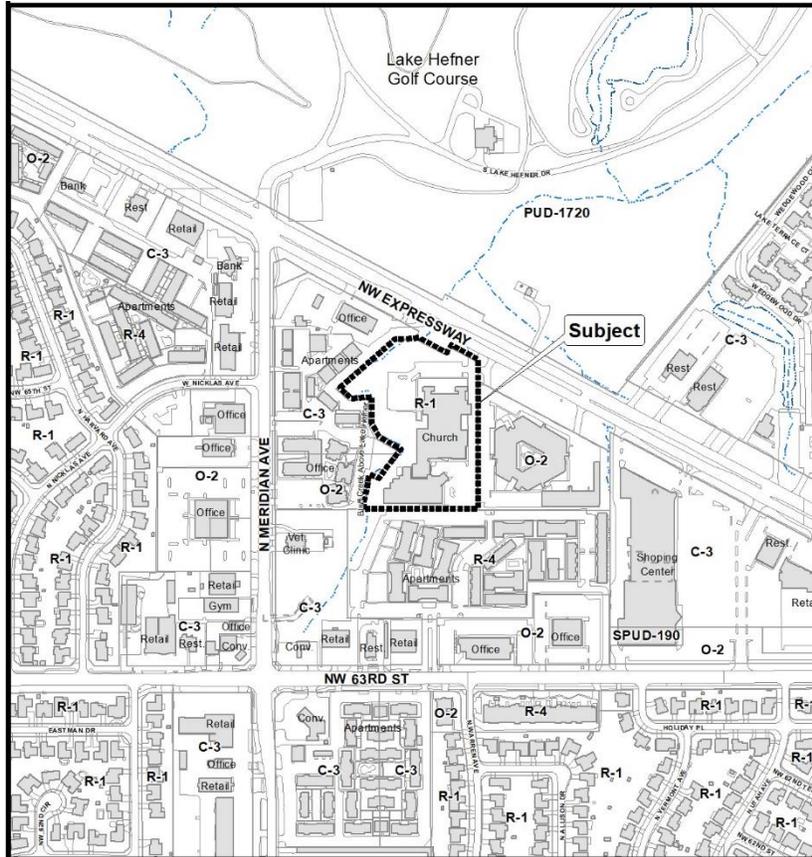
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-10848

FROM: R-1 Single-Family Residential District.

TO: C-3 Community Commercial District

ADDRESS OF PROPERTY: 4400 NW Expressway



PROPOSED USE: The purpose of this request is to change the existing residential based zoning to a commercial based zoning that will permit the use of the community center commercial kitchen on a rental basis.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for the conduct of business activity which is located at the edge of residential areas but which 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 • (405) 297-3908

TDD (405) 297-2020

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: PC-10848

LOCATION: 4400 NW Expressway

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 December 20, 2022. **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.**

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

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:

A part of the North Half (N ½) of the Southwest Quarter (SW ¼) of section 2, Township 12 North, Range 4 West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: **BEGINNING** at the Southeast Corner of the N ½ of the SW ¼ of the SW ¼ of Section 2; Thence West along South line of said N ½ of SW ¼ of the SW ¼ of Section 2, a distance of 926.5 feet, to the center line of the bed of a meandering creek: thence Northerly along the center line of said creek bed, North 9 degrees 52 min. 03 sec. East 134.05 feet: thence south 70 degrees 07 min. East 40 feet: thence North 36 degrees 53 min. East 140 feet: thence North 60 degrees 07 min. West 100 feet: thence North 28 degrees 07 min. West 55 feet: thence North 0 degrees 53 min. East 104 feet: thence South 85 degrees 53 min. West 78 feet; thence North 48 degrees 07 min. West 65 feet; thence North 48 degrees 53 min. East 285 feet; thence North 86 degrees 01 min. East 92.1 feet; thence South 61 degrees 27 min. East 125 feet; thence North 28 degrees 32 min. 44 sec. East 34 feet, to a point of intersection of the center line of the bed of said creek and the Southerly right-of-way line of Northwest Highway; thence South 61 degrees 27 min. 16 sec. East along said southerly right-of-way line of Northwest Highway 666.68 feet to the point of the intersection of the Southerly right-of-way line of said Northwest Highway and the East line of the N ½ of the SW ¼ of the SW ¼ of Section 2; thence South 0 degrees 18 min. 30 sec. West along the East line of said N ½ of SW ¼ of the SW ¼ of Section 2, 320.30 feet to the point of beginning, being a tract of land containing 11.1 acres more or less, subject to easements and rights of way of record.

PROPOSED USE: The purpose of this request is to change the existing residential based zoning to a commercial based zoning that will permit the use of the community center commercial kitchen on a rental basis.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

C-3 Community Commercial District is intended for the conduct of business activity which is located at the edge of residential areas but which 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 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.

Dated this 22nd day of November

2022 SEAL

Amy Simpson, City Clerk

