

**CASE NUMBER: PC-10852**

This notice is to inform you that **Club Car Wash Operating, LLC on behalf of 164<sup>th</sup> & Western, 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 January 3, 2023. 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](http://www.okc.gov/districts).

**LEGAL DESCRIPTION:**

A part of Lot 1 and Lot 2, Block 2, and Common Area D, JACKSON CREEK II, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 73 of Plats, Page 1 and lying in the Northwest Quarter of Section 4, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the most northerly northwest corner of said Lot 2; THENCE North 89°53'42" East, along the north line of said Lot 2 and Common Area D, a distance of 144.15 feet to the POINT OF BEGINNING; THENCE along the lines of Common Area D, said Lots 1 and 2, the following five (5) courses; 1. Continuing North 89°53'42" East a distance of 231.90 feet; 2. South 45°06'18" East a distance of 35.36 feet; 3. South 00°06'18" East a distance of 153.00 feet to a point of curvature; 4. Southwesterly along a curve to the right having a radius of 19.00 feet (said curve being subtended by a chord which bears South 44°53'42" West a distance of 26.87 feet) and an arc length of 29.85 feet; 5. South 89°53'42" West a distance of 239.21 feet; THENCE North 00°16'25" East a distance of 197.00 feet to the POINT OF BEGINNING.

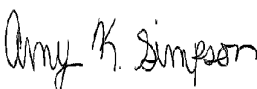
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

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

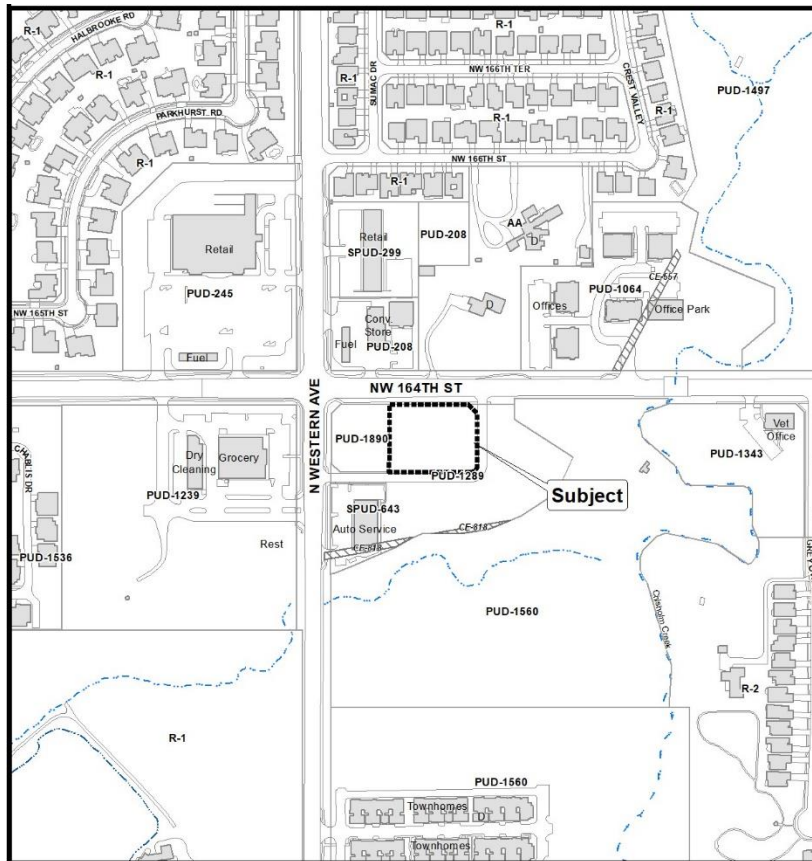
If you object to the rezoning of the property, you can file legal written protest no later than three days prior to the hearing, with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102.

Dated this 6th day of December 2022

SEAL

  
Amy Simpson, City Clerk



**PROPOSED ZONING CHANGE:****CASE NUMBER:** PC-10852**FROM:** PUD-1289 Planned Unit Development District.**TO:** C-3 Community Commercial District**ADDRESS OF PROPERTY:** 1000 NW 164<sup>th</sup> Street

**PROPOSED USE:** The purpose of this request is to change the existing commercial and residential based zoning to a commercial based zoning that will permit a car wash facility.

**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 • (405) 297-3908**

**TDD (405) 297-2020**

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

# FOR PUBLICATION ONLY

**CASE NUMBER:** PC-10852

**LOCATION:** 1000 NW 164<sup>th</sup> 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 from the PUD-1289 Planned Unit Development District. A public hearing will be held by the City Council on January 3, 2023. **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](http://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 Lot 1 and Lot 2, Block 2, and Common Area D, JACKSON CREEK II, an addition to Oklahoma City, Oklahoma County, Oklahoma, according to the plat recorded in Book 73 of Plats, Page 1 and lying in the Northwest Quarter of Section 4, Township 13 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the most northerly northwest corner of said Lot 2; THENCE North 89°53'42" East, along the north line of said Lot 2 and Common Area D, a distance of 144.15 feet to the POINT OF BEGINNING; THENCE along the lines of Common Area D, said Lots 1 and 2, the following five (5) courses; 1. Continuing North 89°53'42" East a distance of 231.90 feet; 2. South 45°06'18" East a distance of 35.36 feet; 3. South 00°06'18" East a distance of 153.00 feet to a point of curvature; 4. Southwesterly along a curve to the right having a radius of 19.00 feet (said curve being subtended by a chord which bears South 44°53'42" West a distance of 26.87 feet) and an arc length of 29.85 feet; 5. South 89°53'42" West a distance of 239.21 feet; THENCE North 00°16'25" East a distance of 197.00 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this request is to change the existing commercial and residential based zoning to a commercial based zoning that will permit a car wash facility.

**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 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 6th day of December 2022

SEAL

Amy Simpson, City Clerk

