

**CASE NUMBER: PUD-2017**

This notice is to inform you that **Mark Grubbs, Grubbs Consulting, LLC, on behalf of Gary Owens, Belmont Point, LLC**, filed an application with The City of Oklahoma City to change the zoning designation of the property to PUD-2017 Planned Unit Development District. The City Council will consider this zoning application at a public hearing on July 30, 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:**

All of Lots One (1) and Two (2), and Part of Lot Five (5), Block One (1), BELMONT POINT COMMERCIAL, an addition to the City of Oklahoma City, according to the plat recorded at Book 9 Plats, Page 625, filed in the offices of the County Clerk of Canadian County, Oklahoma, lying in the Northeast Quarter (NE/4) of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Southeast corner of said Northeast Quarter (NE/4), said point being the Southeast corner of said Lot One (1); THENCE South 89°53'31" West, along the South line of said Lot One (1) and Lot Five (5), a distance of 1,398.52 feet; THENCE North 00°04'39" West, a distance of 492.58 feet to a point on the North line of said Lot Five (5), also being the South line of Lot 10, Block 1, THE MARKET AT CZECH HALL, an addition to the City of Oklahoma City, according to the plat recorded at Book 9 Plats, Page 513, filed in the offices of the County Clerk of Canadian County, Oklahoma; THENCE along the North line of said Lot Five (5) for the following four (4) courses: 1. South 69°51'59" East, a distance of 81.66 feet; 2. North 89°55'21" East, a distance of 148.18 feet; 3. South 00°04'39" East, a distance of 224.00 feet; 4. North 89°55'21" East, a distance of 765.00 feet to the Southwest corner of said Lot Two (2); THENCE along the West and North lines of said Lot Two (2) for the following 2 courses: 1. North 00°04'39" West, a distance of 224.00; 2. North 89°55'21" East, a distance of 323.60 feet to the Northeast corner of said Lot Two (2); THENCE along the East line of said Lot Two (2) and Lot One (1) for the following 3 courses: 1. South 09°14'46" East, a distance of 326.33 feet; 2. North 89°52'41" East, a distance of 33.00 feet to the East line of said NE/4; 3. South 00°07'19" East, along said East line, a distance of 141.49 feet to the POINT OF BEGINNING.

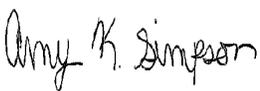
**Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.**

**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 2nd day of July 2024.

SEAL

  
Amy K. Simpson, City Clerk



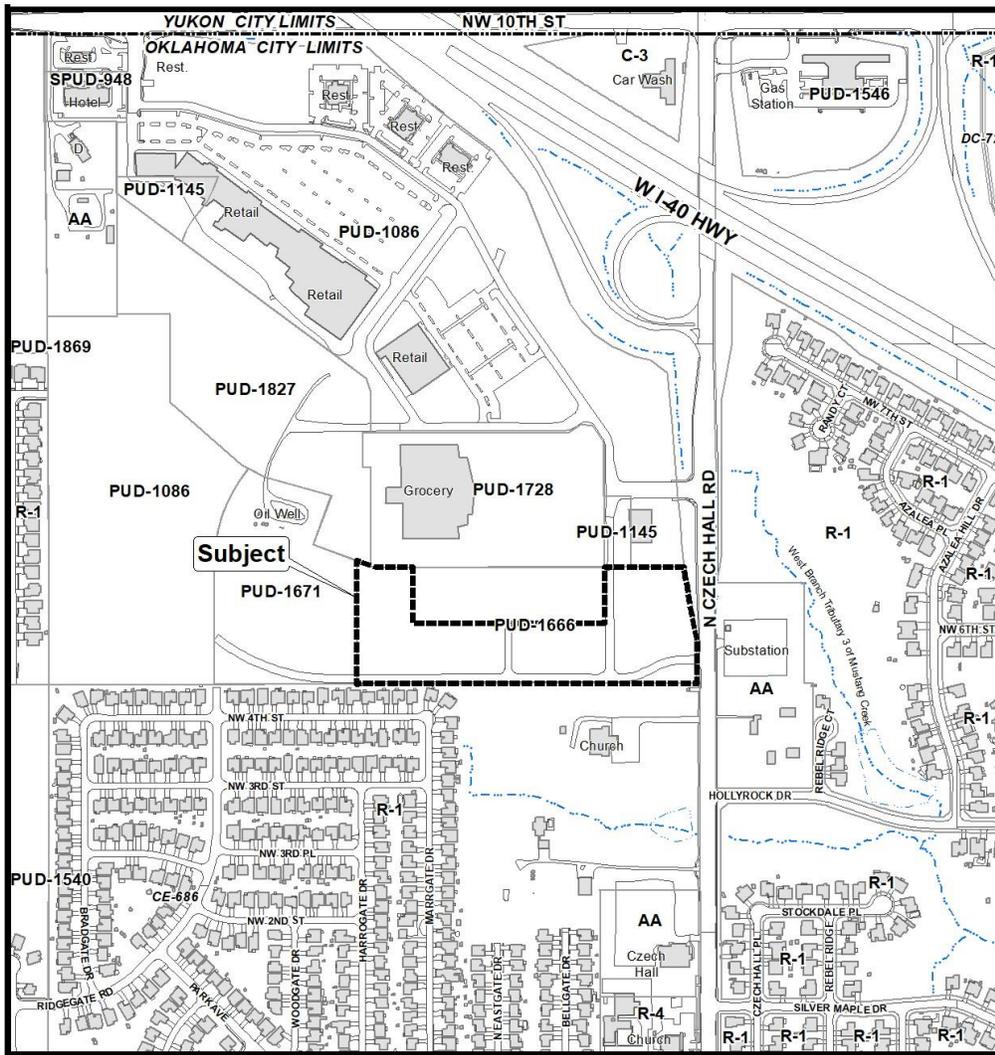
**PROPOSED ZONING CHANGE:**

**CASE NUMBER: PUD-2017**

**FROM:** PUD-1666 Planned Unit Development District

**TO:** PUD-2017 Planned Unit Development District

**ADDRESS OF PROPERTY:** 601 North Czech Hall Road



**PROPOSED USE:** The purpose of this application is to allow office and commercial development.

**BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

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: PUD-2017

**LOCATION:** 601 North Czech Hall Road

**NOTICE IS HEREBY GIVEN**, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of PUD-2017 Planned Unit Development District from PUD-1666 Planned Unit Development District. A public hearing will be held by the City Council on July 30, 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 PUD Planned Unit Development District would be extended to include the following described property:

## **LEGAL DESCRIPTION:**

All of Lots One (1) and Two (2), and Part of Lot Five (5), Block One (1), BELMONT POINT COMMERCIAL, an addition to the City of Oklahoma City, according to the plat recorded at Book 9 Plats, Page 625, filed in the offices of the County Clerk of Canadian County, Oklahoma, lying in the Northeast Quarter (NE/4) of Section 32, Township 12 North, Range 5 West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Southeast corner of said Northeast Quarter (NE/4), said point being the Southeast corner of said Lot One (1); THENCE South 89°53'31" West, along the South line of said Lot One (1) and Lot Five (5), a distance of 1,398.52 feet; THENCE North 00°04'39" West, a distance of 492.58 feet to a point on the North line of said Lot Five (5), also being the South line of Lot 10, Block 1, THE MARKET AT CZECH HALL, an addition to the City of Oklahoma City, according to the plat recorded at Book 9 Plats, Page 513, filed in the offices of the County Clerk of Canadian County, Oklahoma; THENCE along the North line of said Lot Five (5) for the following four (4) courses: 1. South 69°51'59" East, a distance of 81.66 feet; 2. North 89°55'21" East, a distance of 148.18 feet; 3. South 00°04'39" East, a distance of 224.00 feet; 4. North 89°55'21" East, a distance of 765.00 feet to the Southwest corner of said Lot Two (2); THENCE along the West and North lines of said Lot Two (2) for the following 2 courses: 1. North 00°04'39" West, a distance of 224.00; 2. North 89°55'21" East, a distance of 323.60 feet to the Northeast corner of said Lot Two (2); THENCE along the East line of said Lot Two (2) and Lot One (1) for the following 3 courses: 1. South 09°14'46" East, a distance of 326.33 feet; 2. North 89°52'41" East, a distance of 33.00 feet to the East line of said NE/4; 3. South 00°07'19" East, along said East line, a distance of 141.49 feet to the POINT OF BEGINNING.

**PROPOSED USE:** The purpose of this application is to allow office and commercial development.

## **BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:**

This site will be developed in accordance with the regulation of the modified **C-3 Community Commercial District** (OKC Zoning Ordinance, 2020).

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 2nd day of July 2024.

SEAL

Amy K. Simpson, City Clerk

