



The City of Oklahoma City
Planning Department, Subdivision and Zoning
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR PUD ReZONING

Planned Unit Development District

Staff Use Only:	2017
Case No.: PUD	
File Date:	5-2-24
Ward No.:	W3
Nbhd. Assoc.:	----
School District:	YUKON
Extg Zoning:	PUD-1666
Overlay:	

Name of Development or Applicant

Address / Location of Property (Provide County name & parcel no. if unknown)

ReZoning Area (Acres or Square Feet)

Summary Purpose Statement / Proposed Development

REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- ☐ 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- ☐ 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- ☐ 9.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment preferred.)

Property Owner Information (if other than Applicant):

tnassey
Signature of Applicant

Name

Applicant's Name (please print)

Mailing Address

Applicant's Mailing Address

City, State, Zip Code

City, State, Zip Code

Phone

Phone

Email

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

FALCO

12.00
(3)



Return To:
Belmont Point, LLC
PO Box 283
Mustang, OK 73064

Doc#:R 2014 18870
Bk&Pg:RB 4178 995-997
Filed:08-28-2014
03:47:40 PM
Canadian County, OK

KLJ
WD

WARRANTY DEED (OKLAHOMA STATUTORY FORM)

File No.: **1956463-WA42 (TJA)**

Doc Stamps: **\$1,125.00**

Tax ID#: **21449**

That **EAH, LLC**, an **Oklahoma limited liability company** party(ies) of the first part, in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Belmont Point, LLC**, party(ies) of the second part, the following described real property and premises situated in **Canadian** County, State of **Oklahoma**, to wit:

Legal Description attached hereto as Exhibit 'A' and by this reference incorporated herein

Property Address: **PT NE/4 32-12N-5W, Oklahoma City, OK 73099**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the said party(ies) of the second part, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **August 22, 2014**.

State of Oklahoma
Canadian County
Documentary Stamps
\$ 1.125.00

EAH, LLC, an Oklahoma limited liability company

Fred Minter, Manager
By: Fred Minter, Manager

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA**

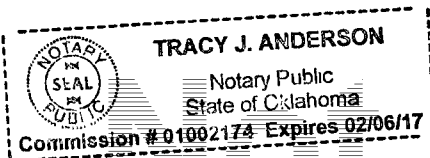
}

} ss.

COUNTY OF **CANADIAN**

}

This instrument was acknowledged before me on **August 22, 2014**, by **Fred Minter** as **Manager of EAH, LLC** an **Oklahoma limited liability company**.

NOTARY PUBLIC **Tracy J. Anderson**My Commission Expires: **2/6/2017**

Mail Tax Statements To:
 All America Bank
 P.O. Box 300
 Mustang, OK 73064

Not Official

EXHIBIT 'A'

A tract of land in the Northeast Quarter (NE/4) of Section Thirty-two (32), Township Twelve (12) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

Beginning at the Southeast corner of the NE/4 of Section 32, T12N, R5W, I.M.; Thence North 89°59'48" West along the South line of said NE/4 a distance of 1877.34 feet; Thence North 0°16'32" West a distance of 897.55 feet; Thence South 48°37'24" East a distance of 36.34 feet; Thence South 61°43'24" East a distance of 103.92 feet; Thence South 74°21'25" East a distance of 273.98 feet; Thence South 20°02'24" West a distance of 206.74 feet; Thence South 69°44'39" East a distance of 264.73 feet; Thence South 89°57'19" East a distance of 1236.78 feet to a point on the West right-of-way line of Czech Hall Road; Thence South 9°07'27" East along said West right-of-way a distance of 326.33 feet; Thence South 90°00'00" East a distance of 33.00 feet to a point on the East line of said NE/4; Thence South 0°00'00" East along the East line of said NE/4 a distance of 141.48 feet to the Southeast corner of said NE/4 and the Point of Beginning.

Not Official

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Not Official

Not Official

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

Exhibit "A"

LEGAL DESCRIPTION

Belmont Point Commercial
Oklahoma City, Canadian County, Oklahoma

Planned Unit Development
Re-zoning Parcel

April 14, 2024

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**.

Said tract of land containing 459,577 square feet or 10.5504 acres, more or less.

The basis of bearing for the above-described tract of land is the platted bearing of North 00°04'39" West along the West line of said Lot 2 of BELMONT POINT COMMERCIAL to Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

Prepared by Durham Surveying, Inc.
Damon K. Durham, PLS No. 1521

LETTER OF AUTHORIZATION

I hereby authorize Mark Grubbs of Grubbs Consulting LLC to act as agent in my behalf in the preparation, filing and representation of an application to the City of Oklahoma City for rezoning and/or platting of the property located at approximately 601 N Czech Hall Road.

A handwritten signature in blue ink, appearing to read "Gary Owens", is written over a horizontal line.

Gary Owens, Manager

Belmont Point LLC



May 1, 2024

To: Subdivision & Zoning
9th Floor, 420 W. Main
OKC
(405) 297-2623

From: Terri Massey
tmassey@gc-okc.com
405-265-0641 x 109

TRANSMITTAL LETTER

Via: E-Mail, subdivisionandzoning@okc.gov

Re: PUD Application for property located at 601 N. Czech Hall Road

Attachments:

- 1 Rezoning application
 - 1 Legal Description of Property to be Rezoned (Exhibit A)
 - 1 Letter of Authorization
 - 1 Deed to Property
 - 1 Ownership List with certification
 - 1 PUD Design Statement with Exhibits
-

Comments: Please accept the attached PUD rezoning application and supporting documents for placement on the June 13, 2024, Planning Commission docket. The filing fee of \$2700 will be remitted once the invoice with case number is provided. The legal description and PUD document in Word Format are included in this e-mail along with the ownership list in Excel Format.

Thanks,

tmassey

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF CANADIAN)

The undersigned bonded abstractor in and for Canadian County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Canadian County, Oklahoma, as updated by the records of the County Clerk of Canadian County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

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;

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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.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record

instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: April 15, 2024 at 7:30 AM

First American Title Insurance Company

By: 

Sarah Overholser

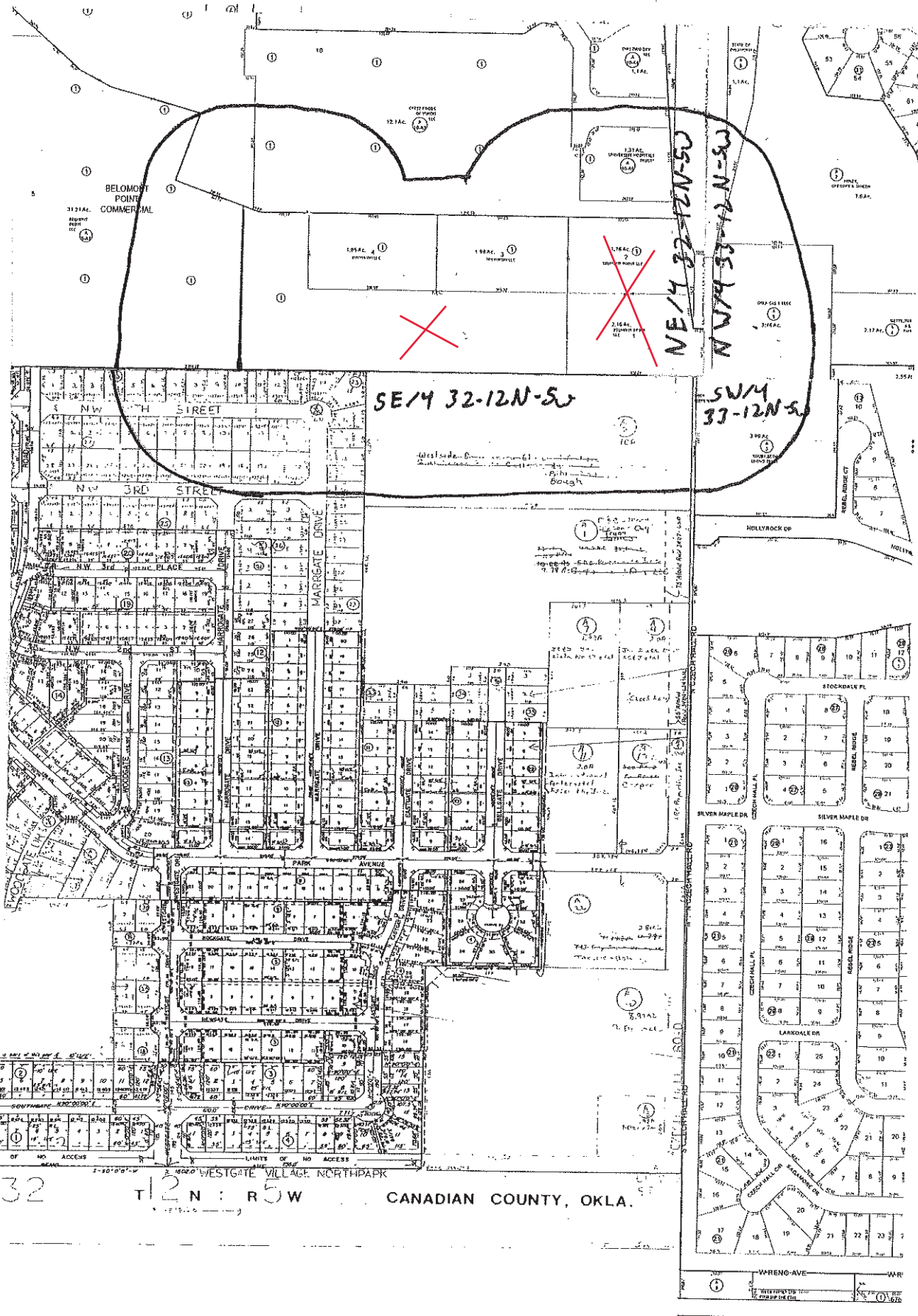
Abstractor License No. 4803

OAB Certificate of Authority # 0058

File No. 2868437-WA99

Owner	Mailing Address	Lot	Block	Legal Description
BELMONT POINT LLC	PO BOX 283.MUSTANG.OK.73064	5-A1, 1, 2	1	BELMONT POINT COMMERCIAL - INCLUDES SUBJECT PROPERTY
PATHWAY CHURCH	3672 REMINGTON DR.EL RENO.OK.73036			PT SE/4 32-12N-5W (A#9 ON THE MAP)
KRISTEN ANN HOLT	12417 NW 4TH ST.YUKON.OK.73099	4	23	WESTGATE VILLAGE NORTH PARK 6
JOSE OLIVER ESTRADA & LACY BROOK MARIE ESTRADA	12413 NW 4TH ST.YUKON.OK.73099	5	23	WESTGATE VILLAGE NORTH PARK 6
ROBERT BERARD	12409 NW 4TH ST.YUKON.OK.73099	6	23	WESTGATE VILLAGE NORTH PARK 6
ABRAHAM VARGHESE & BINZY S VARGHESE	431 CACTUS RD.YUKON.OK.73099	7	23	WESTGATE VILLAGE NORTH PARK 6
DANA LYNN DRISKILL	12401 NW 4TH ST.YUKON.OK.73099	8	23	WESTGATE VILLAGE NORTH PARK 6
GILBERTO RANGEL & SELENA RANGEL	12321 NW 4TH STREET.YUKON.OK.73099	9	23	WESTGATE VILLAGE NORTH PARK 6
PRISCILLA CEVALLOS	609 CONESTOGA DR.YUKON.OK.73099	10	23	WESTGATE VILLAGE NORTH PARK 6
JAMES V ITTY & ANNAMMA ITTY	12313 NW 4TH ST.YUKON.OK.73099	11	23	WESTGATE VILLAGE NORTH PARK 6
ABRAHAM VARGHESE & BINZY S VARGHESE	431 CACTUS RD.YUKON.OK.73099	12	23	WESTGATE VILLAGE NORTH PARK 6
BERNICE BEALL AS TRUSTEE OF THE BERNICE BEALL REVOCABLE TRUST, UNDER AGREEMENT DATE THE 11TH DAY OF MARCH, 2005	6500 S COUNTY LINE RD.OKLAHOMA CITY.OK.73169	13	23	WESTGATE VILLAGE NORTH PARK 6
TYLER ERIC RYALS	12301 NW 4TH ST.YUKON.OK.73099	14	23	WESTGATE VILLAGE NORTH PARK 6
HOME SFR BORROWER LLC	PO BOX 4090.SCOTTSDALE.AZ.85261-4090	15	23	WESTGATE VILLAGE NORTH PARK 6
KYRA M GEIL	416 MARRGATE DR.YUKON.OK.73099	16	23	WESTGATE VILLAGE NORTH PARK 6
ROBERT M HUDSON	412 MARRGATE DRIVE.YUKON.OK.73099	17	23	WESTGATE VILLAGE NORTH PARK 6
CHRISTOPHER S GULICKSON & AMBER GULICKSON	408 MARRGATE DR.YUKON.OK.73099	18	23	WESTGATE VILLAGE NORTH PARK 6
BOONE MEE THAVIS	404 MARRGATE DR.YUKON.OK.73099	19	23	WESTGATE VILLAGE NORTH PARK 6
JOSEPH T. MCNULTY AND CATHERINE M. MCNULTY AS TRUSTEES OF THE JOSEPH AND CATHERINE MCNULTY LIVING TRUST DATED THE 2ND DAT OF SEPTEMBER 2020	400 MARRGATE DR.YUKON.OK.73099	20	23	WESTGATE VILLAGE NORTH PARK 6
G DARRELL RICHARDSON AND ALICE L. STANLEY	12412 NW 4TH STREET.YUKON.OK.73099	5	24	WESTGATE VILLAGE NORTH PARK 6
TONY SOURIGNAVONG JR.	12408 NW 4TH ST.YUKON.OK.73099	6	24	WESTGATE VILLAGE NORTH PARK 6
JOANNE K STONE, AS TRUSTEE OF THE JOANNE K STONE LIVING TRUST, DATED THE 16TH DAY OF JULY, 2020	12404 NW 4TH ST.YUKON.OK.73099	7	24	WESTGATE VILLAGE NORTH PARK 6
KYLE MANN & SHANNON MANN	12400 NW 4TH ST.YUKON.OK.73099	8	24	WESTGATE VILLAGE NORTH PARK 6
JAXON BRODY HOLDING LLC	PO BOX 32316.OKLAHOMA CITY.OK.73123	9	24	WESTGATE VILLAGE NORTH PARK 6
KEVIN T BUI AKA KEVIN TIEN BUI AND THI N. PHAM AND THI NGU PHAM	12316 NW 4TH ST.YUKON.OK.73099	10	24	WESTGATE VILLAGE NORTH PARK 6
CHRIS CLAY & KELLINA D CLAY	12312 NW 4TH STREET.YUKON.OK.73099	11	24	WESTGATE VILLAGE NORTH PARK 6
AUGUSTUS R ESPARZA	12308 NW 4TH ST.YUKON.OK.73099	12	24	WESTGATE VILLAGE NORTH PARK 6
RCN HOLDINGS LLC	26140 MESA DR.CARMEL.CA.93923-8909	13	24	WESTGATE VILLAGE NORTH PARK 6
CHADWORTH TANIGUCH & MICHELLE TANIGUCH	997 HOLHOLO ST.KAILU.HI.96734	14	24	WESTGATE VILLAGE NORTH PARK 6
JOHN E DAVIS & CAROL DAVIS	9629 SW 30TH ST.OKLAHOMA CITY.OK.73179-1241	15	24	WESTGATE VILLAGE NORTH PARK 6
ERIC MILLER	12305 NW 3RD ST.YUKON.OK.73099	16	24	WESTGATE VILLAGE NORTH PARK 6
ALLAN R MARVIN & JANNETT M MARVIN	3500 S FRISCO RD.YUKON.OK.73099	17	24	WESTGATE VILLAGE NORTH PARK 6
GUILLERMO MONTES	12313 NW 3RD ST.YUKON.OK.73099	18	24	WESTGATE VILLAGE NORTH PARK 6
JENA KATE MACY	12317 NW 3RD ST.YUKON.OK.73099	19	24	WESTGATE VILLAGE NORTH PARK 6
ANDY C OVERMON & LU DORA OVERMON AS TRUSTEES OF THE ANDY C & LU DORA OVERMON TRUST DATED JULY 28, 2014	1544 W WHIPPOORWILL WAY.MUSTANG.OK.73064	20	24	WESTGATE VILLAGE NORTH PARK 6
KEVIN R ROGERS & SUSAN D ROGERS	12401 NW 3RD STREET.YUKON.OK.73099	21	24	WESTGATE VILLAGE NORTH PARK 6
MARY ALICE MOZEE	12405 NW 3RD ST.YUKON.OK.73099	22	24	WESTGATE VILLAGE NORTH PARK 6
JOHN GALT HOMES LLC	426 NW 5TH ST STE 200.OKLAHOMA CITY.OK.73102	23	24	WESTGATE VILLAGE NORTH PARK 6
JUNIPER YUKON LP	520 POST OAK BLVD STE 575.HOUSTON.TX.77027	10-A1	1	MARKET AT CZECH HALL
CREST FOODS OF YUKON LLC	15309 FAIRVIEW FARM BLVD.EDMOND.OK.73013	10-A3	1	MARKET AT CZECH HALL
SHYYUKON LLC	4300 S COLTRANE RD.EDMOND.OK.73013	4		BELMONT POINT COMMERCIAL LOT 4 BLOCK 1
TPYYUKON LLC	4300 S COLTRANE RD.EDMOND.OK.73013	3		BELMONT POINT COMMERCIAL LOT 3 BLOCK 1
CHM DEV LLC C/O SOONER INVESTMENT GROUP INC	2301 W I-44 SERVICE RD STE 100.OKLAHOMA CITY.OK.73112	10-A5	1	MARKET AT CZECH HALL
UNIVERSITY HOSPITALS TRUST	NICHOLSON TOWER STE 6900.940 NE 13TH ST.OKLAHOMA CITY.OK.73104	10-A6	1	MARKET AT CZECH HALL
OKLAHOMA DEPT OF TRANSPORTATION	5201 NE 122ND STREET BLVD.4005 EDMOND.OK.73013			PT NE/4 32-12N-5W (A#2 ON THE MAP) AND PT NW/4 33-12N-5W (A#3 ON THE MAP)
STATE OF OKLAHOMA	200 NE 21ST ST.OKLAHOMA CITY.OK.73105			PT NW/4 33-12N-5W (A#8 ON THE MAP) AND PT NW/4 33-12N-5W (A#9 ON THE MAP)
GREGORY MYLES & JANEEN MYLES	701 AZELEA HILL DR.YUKON.OK.73099			PT NW/4 33-12N-5W (A#7 ON THE MAP)

OKLA GAS & ELEC	PO BOX 321.OKC.OK.73102			PT NW/4 33-12N-5W (A#5 ON THE MAP)
BETH KOUBA LIVING TRUST	1172 PLAZA DR.YUKON.OK.73099			PT SW/4 33-12N-5W (A#3 ON THE MAP)
CITY OF OKLAHOMA CITY - OFFICE OF THE CITY CLERK	208 MUNICIPAL BUILDING.OKLAHOMA CITY.OK.73102			STREETS AND EASEMENTS IN SUBJECT AREA NOT SET OUT ABOVE



PLANNED UNIT DEVELOPMENT
DESIGN STATEMENT
BELMONT POINT COMMERCIAL

PUD-

May 1, 2024

PREPARED FOR:

**Belmont Point LLC
P. O. Box 283
Mustang, OK 73064**

PREPARED BY:

**Grubbs Consulting LLC
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
mark.grubbs@gc-okc.com**

TABLE OF CONTENTS

SECTION.....	PAGE
1.0 INTRODUCTION	4
2.0 LEGAL DESCRIPTION.....	4
3.0 OWNER/DEVELOPER	4
4.0 SITE AND SURROUNDING AREA	4
5.0 PHYSICAL CHARACTERISTICS	4
6.0 CONCEPT	4
7.0 SERVICE AVAILABILITY	4
8.0 SPECIAL DEVELOPMENT REGULATIONS	5
8.1 Use & Development Regulations	6
8.2 Landscape & Screening Regulations	7
8.3 Access & Parking Regulations	7
8.4 Sign Regulations	8
8.5 Common Area Regulations.....	8
8.6 Platting & Specific Plan Regulations.....	8
8.7 Façade/Architectural Regulations	8
8.8 Lighting Regulations	8
8.9 Drainage Regulations	9
8.10 Dumpster Regulations.....	9
8.11 Roofing Regulations	9
8.12 Sidewalk Regulations	9
8.13 Height & Setback Regulations	9
8.14 Public Improvements	9
8.15 General Design and Development Guidelines.....	10
9.0 DEVELOPMENT SEQUENCE	10

10.0 EXHIBITS10

EXHIBIT A – Legal Description (attached hereto and made a part hereof)

EXHIBIT B – Master Development Plan (attached hereto and made a part hereof)

SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 10.55 acres and is located in the Northeast Quarter of Section 32, Township 12 North, Range 5 West of the Indian Meridian in Canadian County, Oklahoma. The site is south of Interstate 40 along the west side of Czech Hall Road.

SECTION 2.0 LEGAL DESCRIPTION

The legal description of the property is described in Exhibit A, attached and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The developer of the property is Belmont Point LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is vacant. The property is currently zoned PUD-1666 and is vacant. Surrounding properties are zoned and used for:

North: PUD-1086, PUD-1145, PUD-1666 & PUD-1728/urgent care center, grocery store & hotel

East: AA/vacant and electric substation

South: R-1/church & residential

West: PUD-1671/vacant

SECTION 5.0 PHYSICAL CHARACTERISTICS

The subject property has an elevation of 1362 feet in the northwest portion sloping to 1348 feet in the southeast.

SECTION 6.0 CONCEPT

The concept for this PUD is to provide for commercial development.

6.1 DEVELOPMENT AND SUBDIVISION VARIATIONS

The following represents variations to the C-3 base zoning district of the Oklahoma City Zoning Ordinance, 2020, as amended:

- **Section 59-6200.3 Table 6200.2** The setback height restriction is eliminated where buildings abut the west boundary of the PUD, adjacent to residential zoning.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts Czech Hall Road, a four lane major arterial street. Interior lot access will be provided from the existing private drive located within the development.

7.2 SANITARY SEWER

Public sanitary sewer is provided within the interior of the property..

7.3 WATER

Public water lines are available within the interior of the property.

7.4 FIRE PROTECTION

The nearest fire station to this property is Station 33 located at 11630 SW 15th Street.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

Public transportation is unavailable to this site.

7.7 DRAINAGE

The property from the northwest to the southeast.

7.8 COMPREHENSIVE PLAN

The Land Use Plan projects this parcel to be in the Urban Low Intensity area.

SECTION 8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Municipal Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling

The PUD permits development in accordance with the use and development regulations of the C-3 Community Commercial District, except as otherwise amended herein.

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **C-3 Community Commercial District** shall govern the property except as herein modified.

The following uses shall be the only uses permitted:

1. Administrative and Professional Offices (8300.1)
2. Adult Day Care Facilities (8300.2)
3. Alcoholic Beverage Retail Sales (8300.5)
4. Animal Sales and Services: Grooming (8300.8)
5. Animal Sales and Services: Kennel and Veterinary, Restricted (8300.11)
6. Automotive: Parking Garages (8300.12)
7. Automotive: Parking Lots as a Principal Use (8300.13)
8. Automotive and Equipment: Cleaning and Repairs, Light Equipment (8300.14)
9. Building Maintenance Services (8300.23)
10. Business Support Services (8300.24)
11. Child Care Centers (8300.25)
12. Community Recreation: General (8250.2)
13. Community Recreation: Restricted (8250.4)
14. Community Recreation: Property Owners Association (8250.3)
15. Convenience Sales and Personal Services (8300.32)
16. Cultural Exhibits (8250.5)
17. Custom Manufacturing (8350.3)
18. Dwelling Units and Mixed Uses (8200.2)
19. Eating Establishments: Drive-In (8300.34)
20. Eating Establishments: Fast Food (8300.35)
21. Eating Establishments: Fast Food with Drive-Thru Order Window (8300.36)
22. Eating Establishments: Sitdown, Alcohol Not Permitted (8300.37)
23. Eating Establishments: Sitdown, Alcohol Permitted, subject to Special Permit review and approval procedures (8300.38)
24. Eating Establishments: Sitdown, Limited Alcohol Permitted, Subject to Special Permit review and approval procedures (8300.39)
25. Food and Beverage Retail Sales (8300.41)
26. Funeral and Interment Services: Undertaking (8300.44)
27. Garden centers or other permanent outside sales areas of a retail store are permitted provided the sales area is located behind the front building lines and is screened so that it cannot be seen from any property. Special sales merchandise may be temporarily displayed outdoors provided the display shall be limited to the private sidewalk in front of the store and no required parking lot area shall be used as a display or sales area.
28. Gasoline Sales, Large (8300.45)

29. Gasoline Sales, Small: Restricted (8300.46)
30. Laundry Services (8300.48)
31. Library Services and Community Centers (8250.11)
32. Lodging Accommodations: Bed and Breakfast (8300.49)
33. Lodging Accommodations: Commercial Lodging (8300.51)
34. Low Impact Institutional: Neighborhood Related (8250.14)
35. Medical Services: Restricted (8300.53)
36. Outdoor Sales and Display, and Outdoor Storage (8300.54)
37. Participant Recreation and Entertainment: Indoor (8300.55)
38. Participant Recreation and Entertainment: Outdoor (8300.56)
39. Personal Services: General (8300.58)
40. Personal Services: Restricted (8300.59)
41. Personal Storage (8300.60)
42. Research Services: Restricted (8300.62)
43. Retail Sales & Services: General (8300.63)
44. Retail Sales and Services: Pawn Shops (8300.65)
45. Senior Independent Living (8200.13)

8.2 LANDSCAPE & SCREENING REGULATIONS

All requirements of the City of Oklahoma City's Landscaping and Screening Ordinance in place at the time of development shall apply, except as otherwise noted herein.

- a. There shall be an open space buffer, minimum 50 feet in depth, along that portion of the south boundary abutting residential zoning. Parking and access drives shall be permitted within the open space buffer.
- b. No less than a six foot and no greater than an eight foot high fence or wall shall be required along the boundary of this parcel where it is adjacent to any residential use.

8.3 ACCESS AND PARKING REGULATIONS

- a. Shared access between the adjoining properties along the north and west boundaries of this PUD shall be permitted.
- b. Lots within this PUD are not required to have frontage on an approved street. Individual lots are allowed cross access for the purpose of parking and maneuvering via a cross access agreement.
- c. An individual platted lot is not required to provide on-site parking. Required parking may be provided within a common area/shared parking easement.
- d. Platted lots are permitted to have shared access.
- e. Access to individual lots within this PUD shall be permitted from a private drive. The private drive shall be placed within a common area or private shared access easement designated for access purposes. The property owner and/or the property owners association shall be responsible for maintenance of private drives.

- f. Parking shall comply with ordinance requirements except that parking calculations for the use unit Lodging Accommodations: Commercial Lodging (8300.51) shall be one space for each rental unit/room, with no other parking calculation applying

8.4 SIGN REGULATIONS

Signs shall comply with the OKC Municipal Code, except as otherwise noted herein.

- a) Wall signs are permitted in accordance with the sign regulations for the C-3 Community Commercial District.
- b) All free-standing signs within this PUD shall be monument type signs limited to 15 feet in height and maximum 150 square feet in display area (per side). No pole signs are allowed.
- c) All free-standing accessory signs shall provide a Landscaped Area containing one (1) point per two (2) square feet of sign or fraction thereof located within 10 feet of the base of any freestanding accessory sign. This landscaping may be applied to fulfill Site or Parking Point requirements. Turf grass shall not be used to satisfy this requirement.
- d) Non-Accessory signs are not permitted in this PUD; except that one sign shall be permitted which advertises any use and/or user within the limits of the PUD. Said sign is limited to a maximum height of 12 feet and display area of 150 square feet.
- e) Electronic Message Display signs are specifically prohibited in this PUD.

8.5 COMMON AREA REGULATIONS

- a. Maintenance of private drives, common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

8.6 PLATTING & SPECIFIC PLAN REGULATIONS

- a. No building permits shall be issued in this PUD until a specific plan, including all items listed in Section 59-14150D of the Oklahoma City Municipal Code, as amended, shall have been approved by the Planning Commission. A Specific Plan shall not be required for the construction of parking or private drives.

8.7 FAÇADE/ARCHITECTURAL REGULATIONS

- a. Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of a minimum 70% brick veneer, EIFS, masonry (including pre-cast concrete and tilt slab construction), drivet, rock, stone, stucco, or wood. Exposed metal primary buildings shall not be permitted.

8.8 LIGHTING REGULATIONS

- a. To minimize light spill over on residential uses, outdoor lights shall be hooded or of a residential decorative street light design compatible with the adjacent residential development. Lighting within a single area may consist of some lights that are hooded and some which are residential in style. The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, as amended.

8.9 DRAINAGE REGULATIONS

- a. Drainage improvements, if required, will be in accordance with applicable sections of the Oklahoma City Code of Ordinances. Drainageways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for PUDS, provided the PUD is developed with drainage areas confined to common areas or private drainage easements. Such drainageways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

8.10 DUMPSTER REGULATIONS

- a. Commercial dumpsters may be located on any portion of the development site, including in front of a building, but shall be screened from view by a 6 to 8 foot high fence or masonry wall. A commercial dumpster shall be set back a minimum of 60 feet from the south boundary.

8.11 ROOFING REGULATIONS

- a. Every primary structure in this PUD shall have Class C roofing or better.

8.12 SIDEWALK REGULATIONS

- a. Five-foot sidewalks shall be constructed on the arterial street with each development parcel or 6-foot sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department.

8.13 HEIGHT AND SETBACK REGULATIONS

- a. The base zoning district regulations shall regulate heights of structures unless otherwise noted herein.
- b. Building height shall be governed by the C-3 Community Commercial District regulations, except that maximum building height shall be five stories for office and commercial development. The setback height restrictions in C-3 shall not apply to the residential zoning within the boundaries of PUD-1666 and the west boundary (PUD-1671).
- c. There shall be a minimum 50 foot building setback line along the south boundary of this PUD.

8.14 PUBLIC IMPROVEMENTS

- a. Public improvements shall be made by the property owner throughout the PUD as required by the City of Oklahoma City Public Works Department or other City, County, or State

Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully, except as modified herein.

8.15 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

- a. Specific information and plans for General Design and Development Guidelines as contained in Chapter 59 Section 14200.4 for density, amenities, relationship to abutting uses, site design, safety, and circulation systems shall be required at the building permit stage.

SECTION 9.0 DEVELOPMENT SEQUENCE

Developmental phasing shall be allowed as a part of the development of this PUD.

SECTION 10.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

Exhibit "A"

LEGAL DESCRIPTION

Belmont Point Commercial
Oklahoma City, Canadian County, Oklahoma

Planned Unit Development
Re-zoning Parcel

April 14, 2024

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);

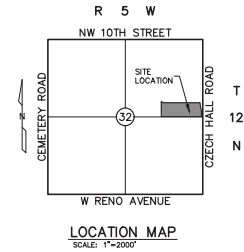
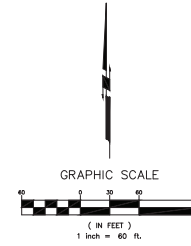
THENCE along the East line of said Lot Two (2) and Lot One (1) for the following 3 courses:

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**.

Said tract of land containing 459,577 square feet or 10.5504 acres, more or less.

The basis of bearing for the above-described tract of land is the platted bearing of North 00°04'39" West along the West line of said Lot 2 of BELMONT POINT COMMERCIAL to Oklahoma City, Canadian County, Oklahoma, according to the recorded plat thereof.

NW COR., NE/4, SEC. 32,
T12N, R5W, LM.



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**BELMONT POINT
COMMERCIAL**
801 N. CZECH HALL ROAD
OKLAHOMA CITY, OKLAHOMA
MASTER DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

SHEET NUMBER
EXH-B