

APPROVED

7-30-2024

BY THE CITY COUNCIL
Angie K. Simpson CITY CLERK

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

BELMONT POINT COMMERCIAL

PUD-2017

~~May 1, 2024~~

May 30, 2024

June 17, 2024

PREPARED FOR:

**Belmont Point LLC
P. O. Box 283
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PREPARED BY:

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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 (8300.37)
23. Eating Establishments: Sitdown, Alcohol Permitted (8300.38)
24. Eating Establishments: Sitdown, Limited Alcohol Permitted (8300.39)
25. Food and Beverage Retail Sales (8300.41)
26. Funeral and Interment Services: Undertaking (8300.44)
27. Library Services and Community Centers (8250.11)
28. Lodging Accommodations: Bed and Breakfast (8300.49)
29. Lodging Accommodations: Commercial Lodging (8300.51)
30. Low Impact Institutional: Neighborhood Related (8250.14)
31. Medical Services: Restricted (8300.53)
32. Participant Recreation and Entertainment: Indoor (8300.55)
33. Personal Services: General (8300.58)
34. Personal Services: Restricted (8300.59)
35. Personal Storage (8300.60)

36. Research Services: Restricted (8300.62)
37. Retail Sales & Services: General (8300.63)**
38. Senior Independent Living (8200.13)

* The building and/or speaker box location for these uses shall be located at least 100 feet from any residential zoning district or use.

**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.

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

Signage shall be per base zoning.

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 59-14150 D. 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, brick veneer, masonry, rock, concrete, stone, stucco, stone masonry, concrete-board, architectural metal or wood, or other similar type finish. A maximum of 30% EIFS (Exterior Insulation Finish System) material shall be permitted. Exposed metal or exposed concrete block 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.

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 and ADA requirements.

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). Step-backs in height will apply where abutting the R-1 District.
- 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

PUD-2017 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);

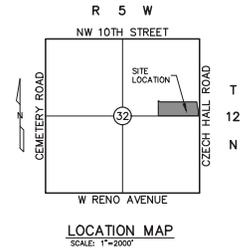
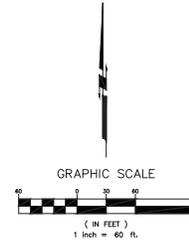
THENCE along the East line of said Lot Two (2) and Lot One (1) for the following 3 courses:

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.

PUD-2017 Exhibit B

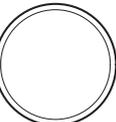


NW COR., NE/4, SEC. 32,
T12N, R5W, 1M.

NW 10TH STREET



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

NO.	REVISIONS	DESCRIPTION	DATE

SHEET NUMBER
EXH-B