

ORDINANCE NO. 28,059

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE SPUD SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT ~~AND DECLARING AN EMERGENCY~~. AKS

EMERGENCY ORDINANCE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OKLAHOMA CITY:

SECTION 1. That Chapter 59, Section 5150 of The Oklahoma City Municipal Code, 2020, be amended to change the boundaries of the SPUD Simplified Planned Unit Development District, as shown upon the District Map to include therein the following described property:

Lots One (1) and Two (2), of Block Three (3), in Bell Vern Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

SECTION 2. (EMERGENCY) ~~WHEREAS~~, it being immediately necessary for the preservation of the peace, health, safety, and public good of Oklahoma City and the inhabitants thereof that the provisions of the ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall take effect, and be in full force from and after its passage as provided by law.

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 10TH day of MARCH, 2026.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 7TH day of APRIL, 2026.

ATTEST:

Amy K Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Ramehall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. F
4/7/2026

The City of OKLAHOMA CITY

TO: Mayor and City Council

FROM: Craig Freeman, City Manager

Ordinance on final hearing (emergency) recommended for approval (five affirmative votes required for approval) (SPUD-1792), rezoning 1802 NW 9th Street from R-2 Medium-Low Density Residential District to SPUD-1792 Simplified Planned Unit Development District. Ward 6.

Planning Commission recommended approval subject to the Summary of Technical Evaluation.

Applicant:

Abraham Santana, AM Solutions LLC

Lonnie J. Ocker, Estate of Lindsey Lyle Ocker

Purpose:

The purpose of this application is to allow residential use and development, specifically up to four dwelling units.

Background:

On February 12, 2026, the Planning Commission recommended approval of the application, subject to the Summary of Technical Evaluation contained in the Planning Commission staff report, as follows. The applicant has agreed with this condition and the SPUD document has been amended accordingly.

Technical Evaluation:

1. Amend Section Sidewalks to add: Any repair/replacement of existing sidewalks along both North Indiana Avenue and NW 9th Street shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

Protests:

None

Previous Action:

The Ordinance was introduced March 10, 2026, and set for final hearing April 7, 2026. Appropriate notice was published and mailed.

Review:

Planning Department

Recommendation: Ordinance be adopted.



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 SPUD ReZONING

Simplified Planned Unit Development District
1802 NW 9th SPUD

Project Name

1802 NW 9th St, Oklahoma City OK, 73106

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

Staff Use Only:	1792
Case No.: SPUD	
File Date:	10-28-25
Ward No.:	W6
Nbhd. Assoc.:	Metro Park
School District:	OKC
Extg Zoning:	R-2
Overlay:	

.1492 acres

ReZoning Area (Acres or Square Feet)

Rezoning - Build 5 new townhouse dwellings on 1 lot designed to promote more affordable urban housing.

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 **\$2140.00** must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to "City Treasurer")

Property Owner Information (if other than Applicant):

Lonnie Ocker

Name

2227 EXCHANGE AVE

Mailing Address

OKLAHOMA CITY, OK 73108-2627

City, State, Zip Code

405-314-8580

Phone

ljockey@cox.net

Email

Abraham Santana

Digitally signed by Abraham Santana
 Date: 2025.10.24 13:19:06 -05'00'

Signature of Applicant

Abraham Santana

Applicant's Name (please print)

7225 NW 43rd St,

Applicant's Mailing Address

Bethany OK, 73106

City, State, Zip Code

405-883-5452

Phone

abraham@myeasyhomeoffers.com

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.

COUNTY TREASURER'S

RESALE DEED

(Individual)

When Recorded Return to:

LINDSAY OCKER

2227 EXCHANGE AVE

OKLAHOMA CITY, OKLAHOMA 73108



20170612010814360

06/12/2017 11:35:31 AM

Bk:RE13459 Pg:1869 Pgs:2 TD

State of Oklahoma

County of Oklahoma

Oklahoma County Clerk

David B. Hooten

WHEREAS, Forrest "Butch" Freeman, County Treasurer of Oklahoma County, State of Oklahoma, on the 12th day of June, 2017, sold separately and singly, in the manner provided by law, at tax resale and LINDSAY OCKER bid in for LINDSAY OCKER the real estate hereinafter described, and

WHEREAS, all proceedings, notices and duties provided, required and imposed by law prerequisite to the vesting of authority in said County Treasurer to execute this resale deed have been followed, given, complied with and performed, and,

WHEREAS, the said Forrest "Butch" Freeman, County Treasurer, is now by law vested with the power and authority to execute this resale deed,

NOW, THEREFORE, this indenture, made this 12th day of June, 2017, between the State of Oklahoma, by Forrest "Butch" Freeman, the County Treasurer of Oklahoma County, of the first part, and LINDSAY OCKER, of the second part, witnesseth, that the said party of the first part for and in consideration of the premises and the total sum paid, to-wit:

ELEVEN THOUSAND AND ZERO/100 DOLLARS (\$11,000.00),

hath granted, bargained and sold, and by these presents doth grant, bargain, sell and convey to the said party of the second part, his (or her) heirs, successors, executors, administrators and assigns, forever, the following separately described tracts, parcels, or lots of land so sold separately and singly for the amount bid in the total sum set opposite each, all of said tracts, parcels, or lots of land being located in Oklahoma County, Oklahoma, to-wit:

Description

Account Number: 01-672-1440

City: OKLAHOMA CITY

Addition Name: BELL VERN ADDITION

Lot: 000 Block: 003

Legal Description: LOTS 1 & 2

Bid Amount: \$11,000.00

EXEMPTION DOCUMENTARY STAMP TAX O.S. TITLE 68, ARTICLE 32, SECTION 3202, PAR 5

To have and to hold said tracts and parcels of land, with the appurtenances thereto belonging, to said party of the second part, his (or her) heirs, successors, executors, administrators and assigns, forever, in as full and ample manner as the said County Treasurer of said County is empowered by law to sell the same.

In testimony whereof, Forrest "Butch" Freeman, County Treasurer of said County of Oklahoma, State of Oklahoma, has hereunto set his hand and seal the day and year aforesaid.



STATE OF OKLAHOMA

By: Forrest "Butch" Freeman
County Treasurer

Legal Description of Proposed Subdivided Lot

This document pertains to the zoning of the proposed subdivided lot. The legal description is:

Proposed Lot Legal Description: **BELL VERN ADDITION 003 000 LOTS 1 & 2**

LETTER OF AUTHORIZATION

I, Lonnie Ocker, authorize Abraham Santana to make application for municipal approvals and permits for development and do all things necessary for the advancement of such application with respect to the property at the following location:

1802 NW 9th St, Oklahoma City, OK 73106, Oklahoma County County Assessor
Account Number: R016721440

By: 
Lonnie Ocker

Date: 10/04/25 9:04 AM

IN THE DISTRICT COURT OF OKLAHOMA COUNTY MAY 23 2025
STATE OF OKLAHOMA

IN THE MATTER OF THE
ESTATE OF
LINDSEY LYLE OCKER, Deceased.

Case No PB-2025-359

RICK WARREN
COURT CLERK
109 _____

**ORDER AUTHORIZING SALE OF REAL AND PERSONAL
PROPERTY UNDER TIT. 58 O.S. §239**

Now on this 22 day of MAY, 2025, there comes on for hearing before the Court the Personal Representative's verified Petition for Order Waiving Accountings and Authorizing Sale of Real and Personal Property under Tit. 58 O.S. §239 filed in the above-styled and numbered case on the 22 day of MAY, 2025. The Court, having reviewed the files and records in this case, including the verified application and the written consent of the heir at law on file herein, and being fully advised in the premises, finds and **IT IS ORDERED, ADJUDGED AND DECREED** that:

1. Written Consents have been executed by all heirs at law of Lindsey Lyle Ocker, deceased, hereinafter called the "Decedent", as determined by this Court in its Order Admitting Will to Probate and Determining Heirs entered and filed in this case on the 22nd day of April, 2025 which written consents were filed in this case on the 22 day of MAY, 2025.

2. There are no other heirs of the Decedent.

3. The Personal Representative is authorized to sell any and all real and personal property of said Estate by private or public sale including but not limited to:

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Personal Representative, Lonnie J. Ocker, is hereby authorized to sell any or all of the real and personal property of the Estate of Lindsey Lyle Ocker, deceased, and to execute and issue bills of sale,

and other documents of conveyance therefor, all without judicial authorization or a return of any such sale or confirmation of any such sale or transaction; and that any sale or transaction authorized by this Order shall pass title to the purchaser without being confirmed by the Court.

Signed this 21 day of MAY, 2025.

LYDIA Y. GREEN

JUDGE OF THE DISTRICT COURT

APPROVED:



Rick E. Powell, OBA No. 7263

Cain Law Office

P.O. Box 892098

Oklahoma City, OK 73189

Telephone: (405) 759-7400

Facsimile: (405) 759-7424

ATTORNEYS FOR PERSONAL REPRESENTATIVE

CERTIFIED COPY
AS FILED OF RECORD
IN DISTRICT COURT

MAY 23 2025

RICK WARREN COURT CLERK
Oklahoma County



Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R016721440** and is an **300-foot** radius from the outside of the polygon.

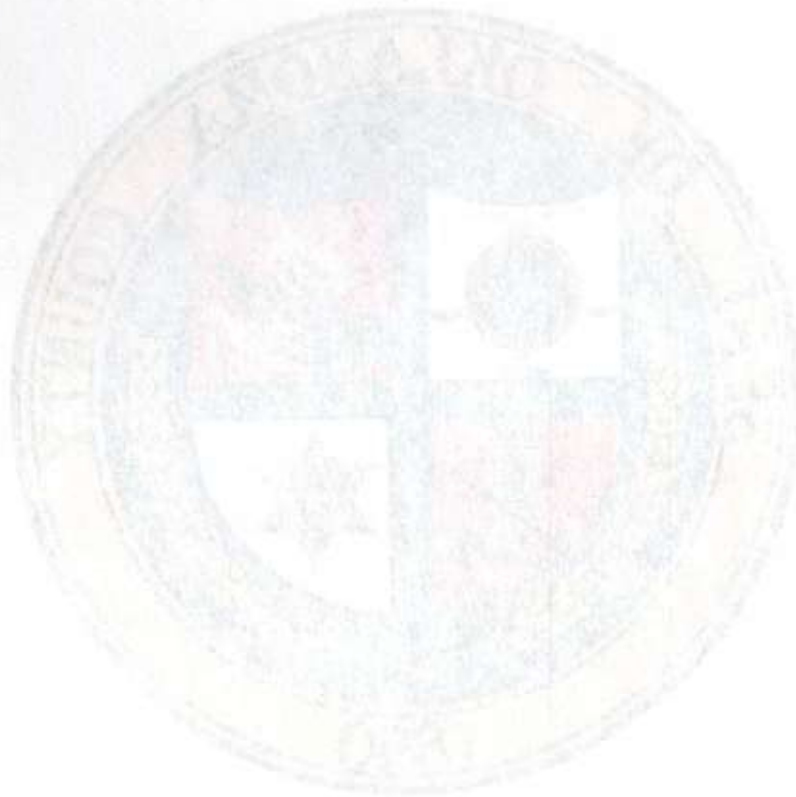
DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

If the minimum number of different owners was not reached from the initial search the radius for this report was extended by 100-foot increments until the required number of different owners is included, or the maximum distance has been met. This report does not constitute a legal survey or document. Definitive descriptions of real property and ownership can be obtained from the official recorded documents in the Oklahoma County Clerk's Office.

The Official Certified Radius Report will expire 30 days from the date of creation stamp and seal.

If you need a digital reproduction of this report, please call the mapping department of the Assessor's office for instructions on how to use the website.

County Assessor's
Office



STATE OF OKLAHOMA } ss:
COUNTY OF OKLA.

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State aforesaid, do hereby certify that
the within and foregoing is a full, true and
complete copy of 2024 values report

filed in the office of the County Assessor
on the 21st day of Oct, 2025

Given under my hand and official seal this
21st day of Oct, 2025

County Assessor

K. Stroyer Deputy

**Oklahoma County Assessor's
300ft Radius Report
10/21/2025**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R016723660	VIRGEN IMELDA			500 SE 14TH ST	OKLAHOMA CITY	OK	73129-4317	BELL VERN ADDITION	6	0	BELL VERN ADDITION 006 000 LOTS 11 & 12	1822 NW 8TH ST OKLAHOMA CITY
R016723630	TREJO IGNACIO			1816 NW 8TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	6	0	BELL VERN ADDITION 006 000 LOTS 9 & 10	1816 NW 8TH ST OKLAHOMA CITY
R016723150	FLORES ABDUL KARIM	CASTANEDA CORADO CESAR		4001 S ROBINSON	OKLAHOMA CITY	OK	73119	BELL VERN ADDITION	5	0	BELL VERN ADDITION 005 000 LOTS 21 & 22	1740 NW 8TH ST OKLAHOMA CITY
R016723600	VASQUEZ PUAC EDUARDO REYES			1812 NW 8TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	6	0	BELL VERN ADDITION 006 000 LOTS 7 & 8	1812 NW 8TH ST OKLAHOMA CITY
R016723120	SKAGGS LATRESSA			1736 NW 8TH ST	OKLAHOMA CITY	OK	73106-2412	BELL VERN ADDITION	5	0	BELL VERN ADDITION 005 000 LOTS 19 & 20	1736 NW 8TH ST OKLAHOMA CITY
R016723090	SKAGGS LATRESSA			1732 NW 8TH ST	OKLAHOMA CITY	OK	73106-2412	BELL VERN ADDITION	5	0	BELL VERN ADDITION 005 000 LOTS 17 & 18	1732 NW 8TH ST OKLAHOMA CITY
R016723570	LE REALTY GROUP LLC			1101 SW 57TH ST	OKLAHOMA CITY	OK	73109	BELL VERN ADDITION	6	0	BELL VERN ADDITION 006 000 LOTS 5 & 6	1808 NW 8TH ST OKLAHOMA CITY
R016723540	LE REALTY GROUP LLC			1101 SW 57TH ST	OKLAHOMA CITY	OK	73109	BELL VERN ADDITION	6	0	BELL VERN ADDITION 006 000 LOTS 3 & 4	1806 NW 8TH ST OKLAHOMA CITY
R016723510	GONZALEZ JOSE M & JUANA			1800 NW 8TH ST	OKLAHOMA CITY	OK	73106-2414	BELL VERN ADDITION	6	0	BELL VERN ADDITION 006 000 LOTS 1 & 2 EX S45FT	1800 NW 8TH ST OKLAHOMA CITY
R016722490	CLH2 LLC			1625 GREENBRIAR PL. Unit 100	OKLAHOMA CITY	OK	73159-7645	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 S98.5FT OF LIS 23 & 24	1741 NW 8TH ST OKLAHOMA CITY
R016722500	J & R INVESTMENT PROPERTIES CORP LLC			10000 SW 36TH ST	YUKON	OK	73099	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 S98.5FT OF LOTS 25 & 26	1737 NW 8TH ST OKLAHOMA CITY
R016721230	REEVES-HARRIS TAJUANA			1825 NW 9TH ST	OKLAHOMA CITY	OK	73106-2419	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 35 & 36	1825 NW 9TH ST OKLAHOMA CITY
R016721260	WOLF INVESTMENT PROPERTIES LLC			7003 COUNTRY LN	TUTTLE	OK	73089-7913	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 37 & 38	1821 NW 9TH ST OKLAHOMA CITY
R016721950	SLASH LENE			1825 NW 8TH ST	OKLAHOMA CITY	OK	73106-2413	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 35 & 36	1825 NW 8TH ST OKLAHOMA CITY
R016721980	LOPEZ MAYTE			7213 ASHBY TER	OKLAHOMA CITY	OK	73149-2737	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 37 & 38	1823 NW 8TH ST OKLAHOMA CITY
R016721290	ENDLESS PROPERTY MANAGEMENT LLC			2119 RIVERWALK DR, Unit 185	MOORE	OK	73160-2700	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 39 & 40	1819 NW 9TH ST OKLAHOMA CITY
R016722010	GONZALEZ CAMILO	DE GONZALEZ JUANA HERNANDEZ		520 W OAK ST	COWETA	OK	74429	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 39 & 40	1817 NW 8TH ST OKLAHOMA CITY
R016721320	9TH STREET TO THE WORLD LLC			8650 CYPRESS AVE	SOUTH GATE	CA	90280-2734	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 41 & 42	1815 NW 9TH ST OKLAHOMA CITY
R016722040	LOPEZ ANGEL	RAMIREZ REMELIA		1723 NW 11TH ST	OKLAHOMA CITY	OK	73106-2203	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 41 & 42	1813 NW 8TH ST OKLAHOMA CITY
R016721350	BALCH KENNETH & INA			1809 NW 9TH ST	OKLAHOMA CITY	OK	73106-2419	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 43 & 44	1809 NW 9TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
10/21/2025**

R016722070	GUERRERO ANGEL F		C/O ANGEL F & KELLY GUERRERO	1809 NW 8TH ST	OKLAHOMA CITY	OK	73106-2413	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 43 & 44	1809 NW 8TH ST OKLAHOMA CITY
R016722100	BORUNDA SOCORRO			1805 NW 8TH ST	OKLAHOMA CITY	OK	73106-2413	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 45 & 46	1805 NW 8TH ST OKLAHOMA CITY
R016721380	HUFFMAN HOMES LLC			1805 NW 9TH ST	OKLAHOMA CITY	OK	73106-2419	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 45 & 46	1805 NW 9TH ST OKLAHOMA CITY
R016722130	DARKIS GILVON			1801 NW 8TH ST	OKLAHOMA CITY	OK	73106-2413	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 47 & 48	1801 NW 8TH ST OKLAHOMA CITY
R016721410	DEDE WESTBROOK REALTY GROUP LLC			3305 N OLDE BRIDGE RD	MOORE	OK	73160-8564	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 47 & 48	1801 NW 9TH ST OKLAHOMA CITY
R016720420	SHAKIR FAMILY LLC			6200 LENOX CT	OKLAHOMA CITY	OK	73118-1040	BELL VERN ADDITION	1	0	BELL VERN ADDITION 001 000 LOTS 23 & 24	1741 NW 9TH ST OKLAHOMA CITY
R016720450	SUJAUDDOWLA MOHAMMED			3104 NW 16TH ST	OKLAHOMA CITY	OK	73107-4630	BELL VERN ADDITION	1	0	BELL VERN ADDITION 001 000 LOTS 25 & 26	0 UNKNOWN OKLAHOMA CITY
R016720490	HERNANDEZ VICENTE			1727 NW 9TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	1	0	BELL VERN ADDITION 001 000 LOTS 27 THRU 30	1727 NW 9TH ST OKLAHOMA CITY
R016720510	HERNANDEZ ADRIAN ESQUIVEL	ANAYA ADRIANA ESQUIVEL		1725 NW 9TH ST	OKLAHOMA CITY	OK	73106-2417	BELL VERN ADDITION	1	0	BELL VERN ADDITION 001 000 LOTS 31 & 32	1725 NW 9TH ST OKLAHOMA CITY
R016722610	ROSE MELVIN L & RICKEY E			1725 NW 8TH ST	OKLAHOMA CITY	OK	73106-2411	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 LOTS 31 & 32	1725 NW 8TH ST OKLAHOMA CITY
R016722580	ROSE MELVIN	ROSE RICKEY		1725 NW 8TH ST	OKLAHOMA CITY	OK	73106-2411	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 LOTS 29 & 30	1729 NW 8TH ST OKLAHOMA CITY
R016722550	ROTT ADAM			10023 KINGSGATE DR	OKLAHOMA CITY	OK	73159	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 LOTS 27 & 28	1733 NW 8TH ST OKLAHOMA CITY
R016722520	BUSTOS FRANCISCO JAVIER			1743 NW 8TH ST	OKLAHOMA CITY	OK	73106-2411	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 N31.5FT OF LTS 23 THRU 26	910 N INDIANA AVE OKLAHOMA CITY
R016721620	MOUNTAIN VIEW ACQUISITIONS LLC	MAILBOX MONEY LLC		3160 W BRITTON RD STE DD	OKLAHOMA CITY	OK	73120	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 13 & 14	1824 NW 9TH ST OKLAHOMA CITY
R016721590	GARCIA ROSA ELENA			1820 NW 9TH ST	OKLAHOMA CITY	OK	73106-2420	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 11 & 12	1820 NW 9TH ST OKLAHOMA CITY
R016721560	HERNANDEZ SANTOS F JR & MT			3833 NW LIBERTY ST	OKLAHOMA CITY	OK	73107-5111	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 9 & 10	1816 NW 9TH ST OKLAHOMA CITY
R016721530	WHITMIRE PAUL M & T SUZANNE TRS	WHITMIRE FAMILY TRUST		13212 SHADY TREE PL	EDMOND	OK	73013	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 7 & 8	1812 NW 9TH ST OKLAHOMA CITY
R016721500	RANDALL KEVIN AURELIUS			1808 NW 9TH ST	OKLAHOMA CITY	OK	73106	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 5 & 6	1808 NW 9TH ST OKLAHOMA CITY
R016721470	OUTWEST INVESTMENTS LLC			3317 SW 29TH ST	OKLAHOMA CITY	OK	73119-1628	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 3 & 4	1804 NW 9TH ST OKLAHOMA CITY
R016721440	OCKER LINDSAY			2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-2627	BELL VERN ADDITION	3	0	BELL VERN ADDITION 003 000 LOTS 1 & 2	1802 NW 9TH ST OKLAHOMA CITY
R016722460	NHUNG LAM T			11900 N WALKER AVE	OKLAHOMA CITY	OK	73114-7943	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 LOTS 21 & 22	1740 NW 9TH ST OKLAHOMA CITY

**Oklahoma County Assessor's
300ft Radius Report
10/21/2025**

R016722430	SIME EULOGIE GABIN LAHAME & PELAGIE NKONKEP			4101 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179-6030	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 LOTS 19 & 20	1738 NW 9TH ST OKLAHOMA CITY
R016722400	FRANCO RAMONA			1736 NW 9TH ST	OKLAHOMA CITY	OK	73106-2418	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 LOTS 17 & 18	1736 NW 9TH ST OKLAHOMA CITY
R016722370	SOTELO JESUS VICTOR ROMERO			1726 NW 9TH ST	OKLAHOMA CITY	OK	73106-2418	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 LOTS 15 & 16	1726 NW 9TH ST OKLAHOMA CITY
R016722340	MARTINEZ ANDREA			1724 NW 9TH ST	OKLAHOMA CITY	OK	73106-2418	BELL VERN ADDITION	4	0	BELL VERN ADDITION 004 000 LOTS 13 & 14	1724 NW 9TH ST OKLAHOMA CITY
R016720870	RODRIGUEZ MARIO LOZANO	TOMASA GUERRERO LLAMAS		1804 NW 10TH ST	OKLAHOMA CITY	OK	73106-2426	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 11 & 12	1816 NW 10TH ST OKLAHOMA CITY
R016720840	DEJAGER FAMILY LP IV			8324 NW 69TH ST	OKLAHOMA CITY	OK	73132	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 9 & 10	1814 NW 10TH ST OKLAHOMA CITY
R016720390	16 LLC			PO BOX 61071	OKLAHOMA CITY	OK	73146	BELL VERN ADDITION	1	0	BELL VERN ADDITION 001 000 LOTS 21 & 22	1742 NW 10TH ST OKLAHOMA CITY
R016720360	16 LLC			PO BOX 61071	OKLAHOMA CITY	OK	73146	BELL VERN ADDITION	1	0	BELL VERN ADDITION 001 000 LOTS 19 & 20	1740 NW 10TH ST OKLAHOMA CITY
R016720330	MELENDEZ BENIGNO	MELENDEZ MAXIMINA		1736 NW 10TH ST	OKLAHOMA CITY	OK	73106-2424	BELL VERN ADDITION	1	0	BELL VERN ADDITION 001 000 LOTS 17 & 18	1736 NW 10TH ST OKLAHOMA CITY
R016720810	GARCIA GRACE			1812 NW 10TH ST	OKLAHOMA CITY	OK	73106-2426	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 7 & 8	1812 NW 10TH ST OKLAHOMA CITY
R016720780	VONG TOM & SANDY QUAN			4921 NW 31ST ST	OKLAHOMA CITY	OK	73122-1106	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOTS 5 & 6	1810 NW 10TH ST OKLAHOMA CITY
R016720750	LOZANO MARIO	GUERRERO TOMASA		1804 NW 10TH ST	OKLAHOMA CITY	OK	73106-2426	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 W5FT OF LT 2 & ALL LTS 3 & 4	1804 NW 10TH ST OKLAHOMA CITY
R016720720	GRAMAJO JOSE	GRAMAJO ALEXANDRA		1800 NW 10TH ST	OKLAHOMA CITY	OK	73106-2426	BELL VERN ADDITION	2	0	BELL VERN ADDITION 002 000 LOT 1 & E20FT OF LOT 2	1800 NW 10TH ST OKLAHOMA CITY



THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT
SPUD-(number)
MASTER DESIGN STATEMENT FOR
(10/20/2025)

PREPARED BY:

(AMSolutions LLC)
(*Abraham Santana*)
(1802 NW 9th St)
(Oklahoma City, Oklahoma 73106)
(4058835452)
(*Abraham@myeasyhomeoffers.com*)

SPUD-..... MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. 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 Simplified Planned Unit Development. 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 Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-1 Single-Family Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

(List Use Unit Classification (s)) The following use(s) will be the only use(s) permitted on this site:

Single-Family Residential (8200.14)

Three- and Four-Family Residential (8200.15)

Two-Family Residential (8200.16) All uses within the R1 and R2 District Shall be permitted within this SPUD.

2. **Maximum Building Height:** The maximum building height shall not exceed 35 feet.
3. **Maximum Building Size:** There shall be no maximum lot coverage within this SPUD.

4. **Maximum Number of Buildings:** Up to 5 buildings within this SPUD.
5. **Building Setback Lines:** Setbacks along the adjacent streets will not be required. Interior setbacks shall be as necessary to meet fire code and/or meet utility requirements.
6. **Sight-proof Screening:** Site contains an existing 4' chain-link fence on West side. No less than a 4' and greater than an 8' high fence or wall shall be required along the West, North or Eastern boundaries of this parcel where it is adjacent to any residential use. Said walls shall be constructed of chain link, stucco, brick, stone, wood, or iron and/ or any combination thereof.
7. **Landscaping:** The subject parcel shall meet all requirements of the Oklahoma City municipal code, 2020, as amended.
8. **Signs:** The subject parcel shall meet all requirements of the Oklahoma City municipal code, 2020, as amended. There will not be any free standing signs.
9. **Access:** The subject parcel may take access by a minimum of two (2) drives from Indiana Ave. 20' driveway per structure shall be permitted.
10. **Sidewalks:** 5' sidewalks shall be constructed on Indiana Ave. Sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks should be in place prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. Architecture:

Exterior building walls finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type of 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.

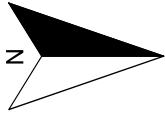
2. Street Improvements:

3. **Site Lighting:** The site lighting in this SPUD shall be in accordance with chapter 59, article XII, section 59-12350 of the Oklahoma City municipal code, 2010, as amended.
4. **Parking:** The subject parcel shall meet the requirements of the Oklahoma City municipal code, 2020, as amended, with the exception that a minimum 1 off street parking space is provided per dwelling unit and that garages shall count towards meeting the minimum parking requirements provided for each parking space in a garage are 8 1/2' wide and 18' in depth. Driveways shall count towards the minimum parking requirement, provided each parking space measures 18' from the adjacent line of the sidewalk in towards the property.
5. **Drainage:** Development of this parcel will comply with chapter 16 of the Oklahoma City Municipal Court, 2020, as amended.
6. **Dumpsters:** If dumpsters are necessary, they shall be located in a practical location screened from view.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan



130'-0"

5'-0"

12'-0"

PROPERTY LINE

5'-0"
SETBACK

PROPERTY LINE

25'-0"
SETBACK

PROPERTY LINE

PROPERTY LINE

50'-0"

WASTEWATER MAIN

25'-0"

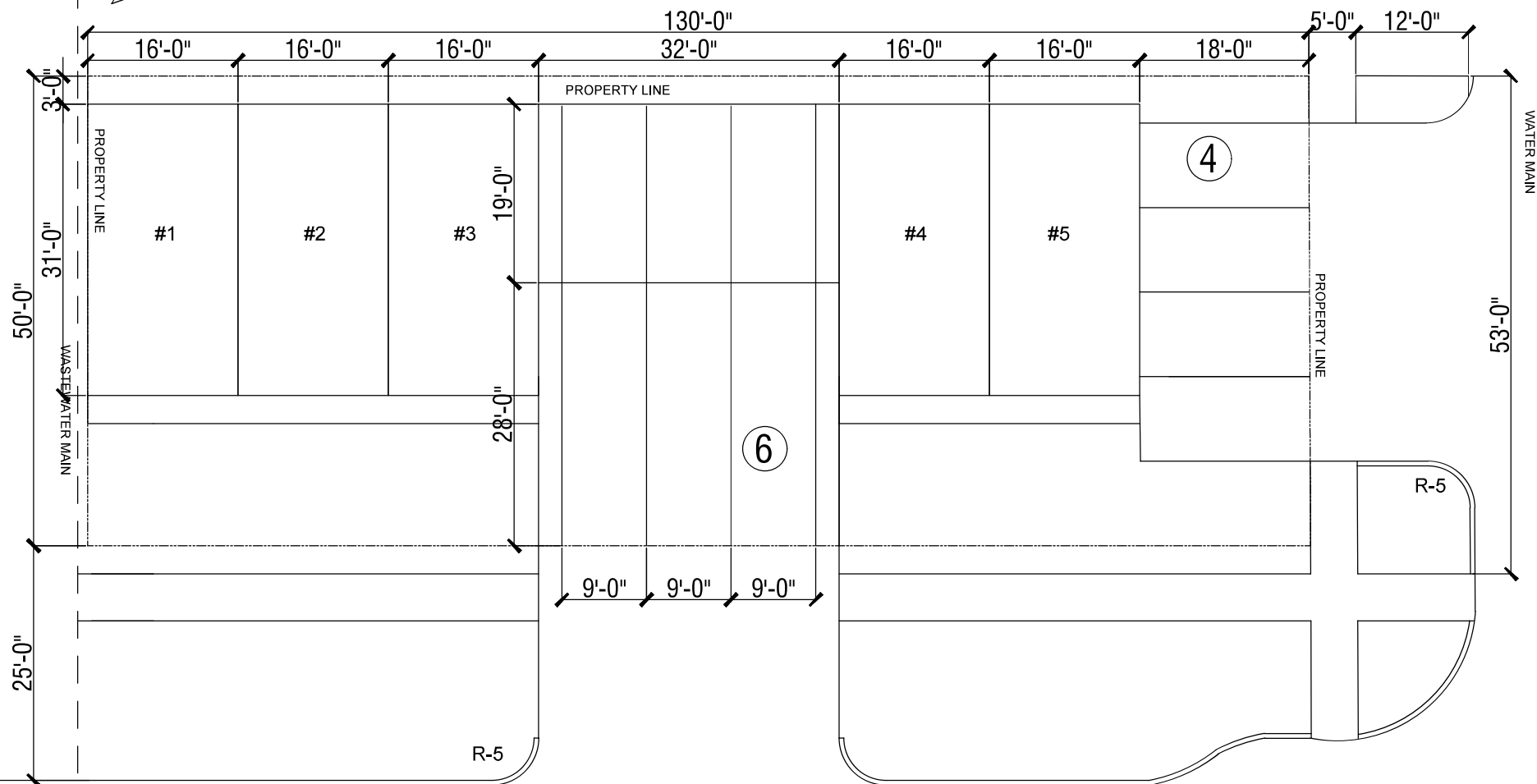
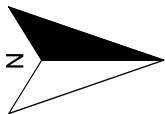
EXISTING CURB CUT DRIVE

WATER MAIN

9TH

INDIANA

Lot 26, Block 1, of Bever's Subdivision of Lots
15 and 16, in Dittmar Heights Addition to
Oklahoma City, Oklahoma County, Oklahoma.



9TH

INDIANA

BELL VERN ADDITION 003 000 LOTS 1 & 2

caseno	name1	mailingaddress1	city	state	zipcode
SPUD-1792	ABRAHAM SANTANA	7225 NW 43RD ST	BETHANY	OK	73106
SPUD-1792	LONNIE OCKER	2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108
SPUD-1792	METRO PARK	909 N ELLISON AVE	OKLAHOMA CITY	OK	73106
SPUD-1792	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
SPUD-1792	16 LLC	PO BOX 61071	OKLAHOMA CITY	OK	73146
SPUD-1792	9TH STREET TO THE WORLD LLC	8650 CYPRESS AVE	SOUTH GATE	CA	90280-2734
SPUD-1792	BALCH KENNETH & INA	1809 NW 9TH ST	OKLAHOMA CITY	OK	73106-2419
SPUD-1792	BORUNDA SOCORRO	1805 NW 8TH ST	OKLAHOMA CITY	OK	73106-2413
SPUD-1792	BUSTOS FRANCISCO JAVIER	1743 NW 8TH ST	OKLAHOMA CITY	OK	73106-2411
SPUD-1792	CLH2 LLC	1625 GREENBRIAR PL, Unit 100	OKLAHOMA CITY	OK	73159-7645
SPUD-1792	DARKIS GILVON	1801 NW 8TH ST	OKLAHOMA CITY	OK	73106-2413
SPUD-1792	DEDE WESTBROOK REALTY GROUP LLC	3305 N OLDE BRIDGE RD	MOORE	OK	73160-8564
SPUD-1792	DEJAGER FAMILY LP IV	8324 NW 69TH ST	OKLAHOMA CITY	OK	73132
SPUD-1792	ENDLESS PROPERTY MANAGEMENT LLC	2119 RIVERWALK DR, Unit 185	MOORE	OK	73160-2700
SPUD-1792	FLORES ABDUL KARIM, CASTANEDA CORADO CESAR	4001 S ROBINSON	OKLAHOMA CITY	OK	73119
SPUD-1792	FRANCO RAMONA	1736 NW 9TH ST	OKLAHOMA CITY	OK	73106-2418
SPUD-1792	GARCIA GRACE	1812 NW 10TH ST	OKLAHOMA CITY	OK	73106-2426
SPUD-1792	GARCIA ROSA ELENA	1820 NW 9TH ST	OKLAHOMA CITY	OK	73106-2420
SPUD-1792	GONZALEZ CAMILO, DE GONZALEZ JUANA HERNANDEZ	520 W OAK ST	COWETA	OK	74429
SPUD-1792	GONZALEZ JOSE M & JUANA	1800 NW 8TH ST	OKLAHOMA CITY	OK	73106-2414
SPUD-1792	GRAMAJO JOSE, GRAMAJO ALEXANDRA	1800 NW 10TH ST	OKLAHOMA CITY	OK	73106-2426
SPUD-1792	GUERRERO ANGEL F C/O ANGEL F & KELLY GUERRERO	1809 NW 8TH ST	OKLAHOMA CITY	OK	73106-2413
SPUD-1792	HERNANDEZ ADRIAN ESQUIVEL, ANAYA ADRIANA ESQUIVEL	1725 NW 9TH ST	OKLAHOMA CITY	OK	73106-2417
SPUD-1792	HERNANDEZ SANTOS F JR & M T	3833 NW LIBERTY ST	OKLAHOMA CITY	OK	73107-5111
SPUD-1792	HERNANDEZ VICENTE	1727 NW 9TH ST	OKLAHOMA CITY	OK	73106
SPUD-1792	HUFFMAN HOMES LLC	1805 NW 9TH ST	OKLAHOMA CITY	OK	73106-2419
SPUD-1792	J & R INVESTMENT PROPERTIES CORP LLC	10000 SW 36TH ST	YUKON	OK	73099
SPUD-1792	LE REALTY GROUP LLC	1101 SW 57TH ST	OKLAHOMA CITY	OK	73109
SPUD-1792	LOPEZ ANGEL, RAMIREZ REMELIA	1723 NW 11TH ST	OKLAHOMA CITY	OK	73106-2203
SPUD-1792	LOPEZ MAYTE	7213 ASHBY TER	OKLAHOMA CITY	OK	73149-2737
SPUD-1792	LOZANO MARIO, GUERRERO TOMASA	1804 NW 10TH ST	OKLAHOMA CITY	OK	73106-2426
SPUD-1792	MARTINEZ ANDREA	1724 NW 9TH ST	OKLAHOMA CITY	OK	73106-2418

SPUD-1792	MELENDEZ BENIGNO, MELENDEZ MAXIMINA	1736 NW 10TH ST	OKLAHOMA CITY	OK	73106-2424
SPUD-1792	MOUNTAIN VIEW ACQUISITIONS LLC, MAILBOX MONEY LLC	3160 W BRITTON RD STE DD	OKLAHOMA CITY	OK	73120
SPUD-1792	NHUNG LAM T	11900 N WALKER AVE	OKLAHOMA CITY	OK	73114-7943
SPUD-1792	OCKER LINDSAY	2227 EXCHANGE AVE	OKLAHOMA CITY	OK	73108-2627
SPUD-1792	OUTWEST INVESTMENTS LLC	3317 SW 29TH ST	OKLAHOMA CITY	OK	73119-1628
SPUD-1792	RANDALL KEVIN AURELIUS	1808 NW 9TH ST	OKLAHOMA CITY	OK	73106
SPUD-1792	REEVES-HARRIS TAJUANA	1825 NW 9TH ST	OKLAHOMA CITY	OK	73106-2419
SPUD-1792	RODRIGUEZ MARIO LOZANO, TOMASA GUERRERO LLAMAS	1804 NW 10TH ST	OKLAHOMA CITY	OK	73106-2426
SPUD-1792	ROSE MELVIN L & RICKEY E	1725 NW 8TH ST	OKLAHOMA CITY	OK	73106-2411
SPUD-1792	ROTT ADAM	10023 KINGSGATE DR	OKLAHOMA CITY	OK	73159
SPUD-1792	SHAKIR FAMILY LLC	6200 LENOX CT	OKLAHOMA CITY	OK	73118-1040
SPUD-1792	SIME EULOGE GABIN LAHAME & PELAGIE NKONKEP	4101 CHESTERFIELD PL	OKLAHOMA CITY	OK	73179-6030
SPUD-1792	SKAGGS LATRESSA	1736 NW 8TH ST	OKLAHOMA CITY	OK	73106-2412
SPUD-1792	SKAGGS LATRESSA	1732 NW 8TH ST	OKLAHOMA CITY	OK	73106-2412
SPUD-1792	SLASH LENEE	1825 NW 8TH ST	OKLAHOMA CITY	OK	73106-2413
SPUD-1792	SOTELO JESUS VICTOR ROMERO	1726 NW 9TH ST	OKLAHOMA CITY	OK	73106-2418
SPUD-1792	SUJAUDDOWLA MOHAMMED	3104 NW 16TH ST	OKLAHOMA CITY	OK	73107-4630
SPUD-1792	TREJO IGNACIO	1816 NW 8TH ST	OKLAHOMA CITY	OK	73106
SPUD-1792	VASQUEZ PUAC EDUARDO REYES	1812 NW 8TH ST	OKLAHOMA CITY	OK	73106
SPUD-1792	VIRGEN IMELDA	500 SE 14TH ST	OKLAHOMA CITY	OK	73129-4317
SPUD-1792	VONG TOM & SANDY QUAN	4921 NW 31ST ST	OKLAHOMA CITY	OK	73122-1106
SPUD-1792	WHITMIRE PAUL M & T SUZANNE TRS, WHITMIRE FAMILY TRUST	13212 SHADY TREE PL	EDMOND	OK	73013
SPUD-1792	WOLF INVESTMENT PROPERTIES LLC	7003 COUNTRY LN	TUTTLE	OK	73089-7913

APPROVED

4-7-2026

BY THE CITY COUNCIL
Angie M. Simpson CITY CLERK

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT DISTRICT

SPUD-1792

MASTER DESIGN STATEMENT FOR

NW 9th and N. Indiana

**October 20, 2025
November 21, 2025
February 19, 2026**

PREPARED BY:

AM Solutions LLC
Abraham Santana
1802 NW 9th St
Oklahoma City, Oklahoma 73106
(405) 883-5452
Abraham@myeasyhomeoffers.com

SPUD-1792 MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. 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 Simplified Planned Unit Development. 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 Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("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 SPUD, 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 SPUD 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 SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-3 District shall be permitted on this site. A maximum of four (4) dwelling units are permitted as attached or detached dwelling units and may be on a common lot.

2. **Maximum Building Height:** The maximum building height shall not exceed 35 feet or 2 1/2 stories.
3. **Maximum Building Size:** Per Code.
4. **Maximum Number of Buildings:** Up to 2 buildings within this SPUD.

5. Building Setback Lines from SPUD boundary:

North: 10 feet

South: 15 feet

East: 10 feet

West: 5 feet

Interior building separation shall be subject to Building and Fire Codes.

6. Sight-proof Screening: Per Code.

7. Landscaping: The subject parcel shall meet all requirements of the Oklahoma City municipal code, 2020, as amended.

8. Signs: Signage within this SPUD shall be per Code except that Off-Premise signs and EMD signs shall be prohibited.

9. Access: The subject parcel may take access by one (1) 22 foot wide driveway from Indiana Avenue.

10. Sidewalks: 5' sidewalks shall be constructed on Indiana Ave. 6' sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures of the Public Works Department. All sidewalks should be in place prior to any occupancy certificates being issued. Any repair/replacement of existing sidewalks along both North Indiana Avenue and NW 9th Street shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

II. Other Development Regulations:

1. Architecture: Exterior building walls finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type of 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.

2. Open Space: Per Code.

3. Street Improvements: Not required.

4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with chapter 59, article XII, section 59-12350 of the Oklahoma City municipal code, 2020, as amended.
5. **Parking:** The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended, except that only 1 parking space is required per dwelling unit.
6. **Drainage:** Development of this parcel will comply with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
7. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
8. **Maintenance:** Maintenance shall be the responsibility of the property owner or Property Owners Association.

III. Supporting Documents

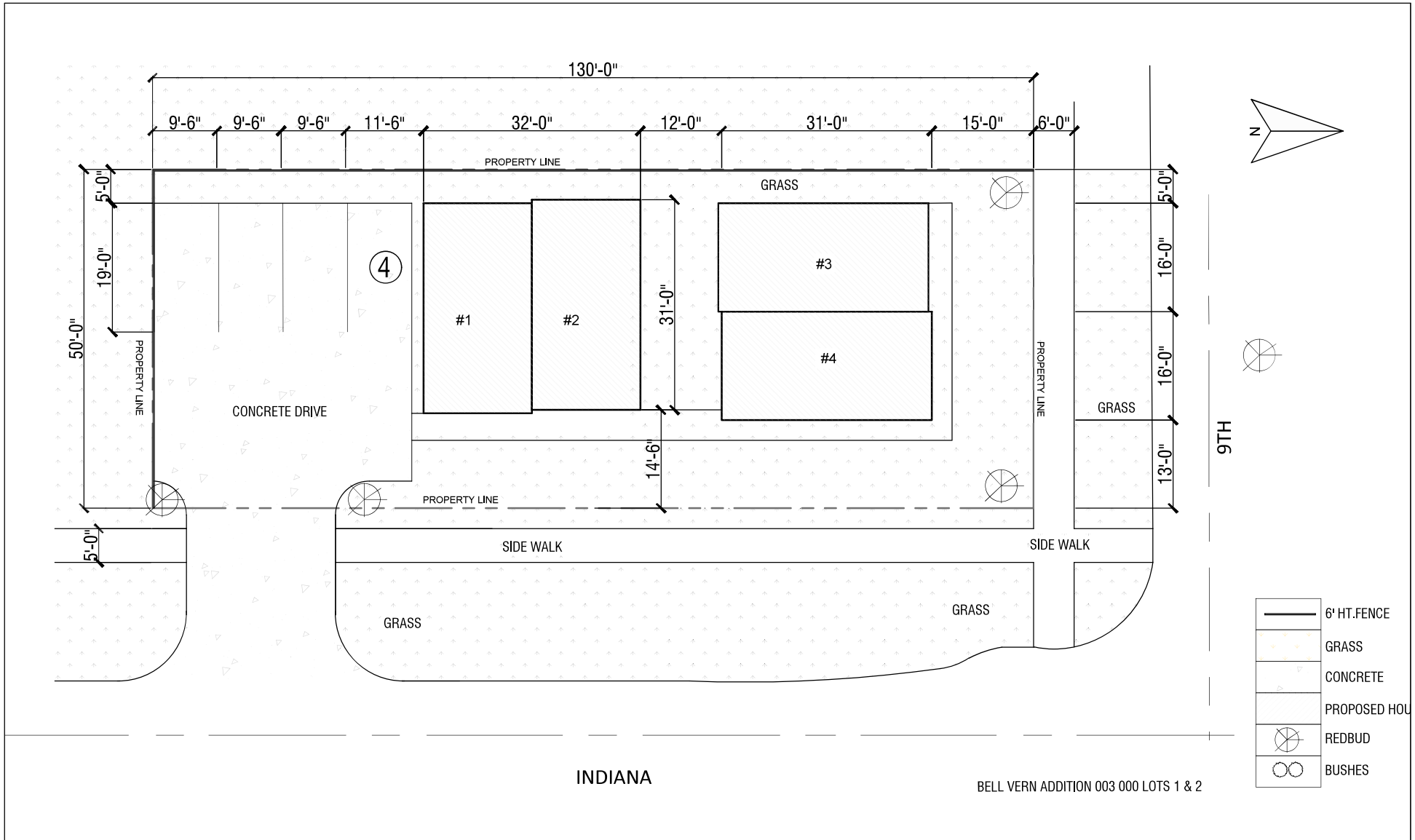
Exhibit A: Legal Description

Exhibit B: Site Plan

Exhibit C: Renderings

SPUD-1792 Exhibit A - Legal Description

Lots One (1) and Two (2), of Block Three (3), in Bell Vern Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.



INDIANA

BELL VERN ADDITION 003 000 LOTS 1 & 2



SPUD-1792 Exhibit C











CASE NUMBER: SPUD-1792

This notice is to inform you that **Abraham Santana, AM Solutions LLC, on behalf of Lonnie J. Ocker, Estate of Lindsey Lyle Ocker**, filed an application with The City of Oklahoma City to change the zoning designation of the property to SPUD-1792 Simplified Planned Unit Development District. The City Council will consider this zoning application at a public hearing on April 7, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, 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:

Lots One (1) and Two (2), of Block Three (3), in Bell Vern Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

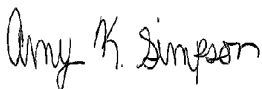
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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 10th day of March 2026.

SEAL


Amy K. Simpson, City Clerk



PROPOSED ZONING CHANGE:

CASE NUMBER: SPUD-1792

FROM: R-2 Medium-Low Density Residential District

TO: SPUD-1792 Simplified Planned Unit Development District

ADDRESS OF PROPERTY: 1802 NW 9th Street



PROPOSED USE: The purpose of this application is to allow residential use and development, specifically up to four dwelling units.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-3 Medium Density Residential 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

subdivisionandzoning@okc.gov

FOR PUBLICATION ONLY

CASE NUMBER: SPUD-1792

LOCATION: 1802 NW 9th 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 SPUD-1792 Simplified Planned Unit Development District from R-2 Medium-Low Density Residential District. A public hearing will be held by the City Council on April 7, 2026. **The City Council meets in the Council Chamber, 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 SPUD Simplified Planned Unit Development District would be extended to include the following described property:

LEGAL DESCRIPTION:

Lots One (1) and Two (2), of Block Three (3), in Bell Vern Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow residential use and development, specifically up to four dwelling units.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

This site will be developed in accordance with the regulation of the modified **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020).

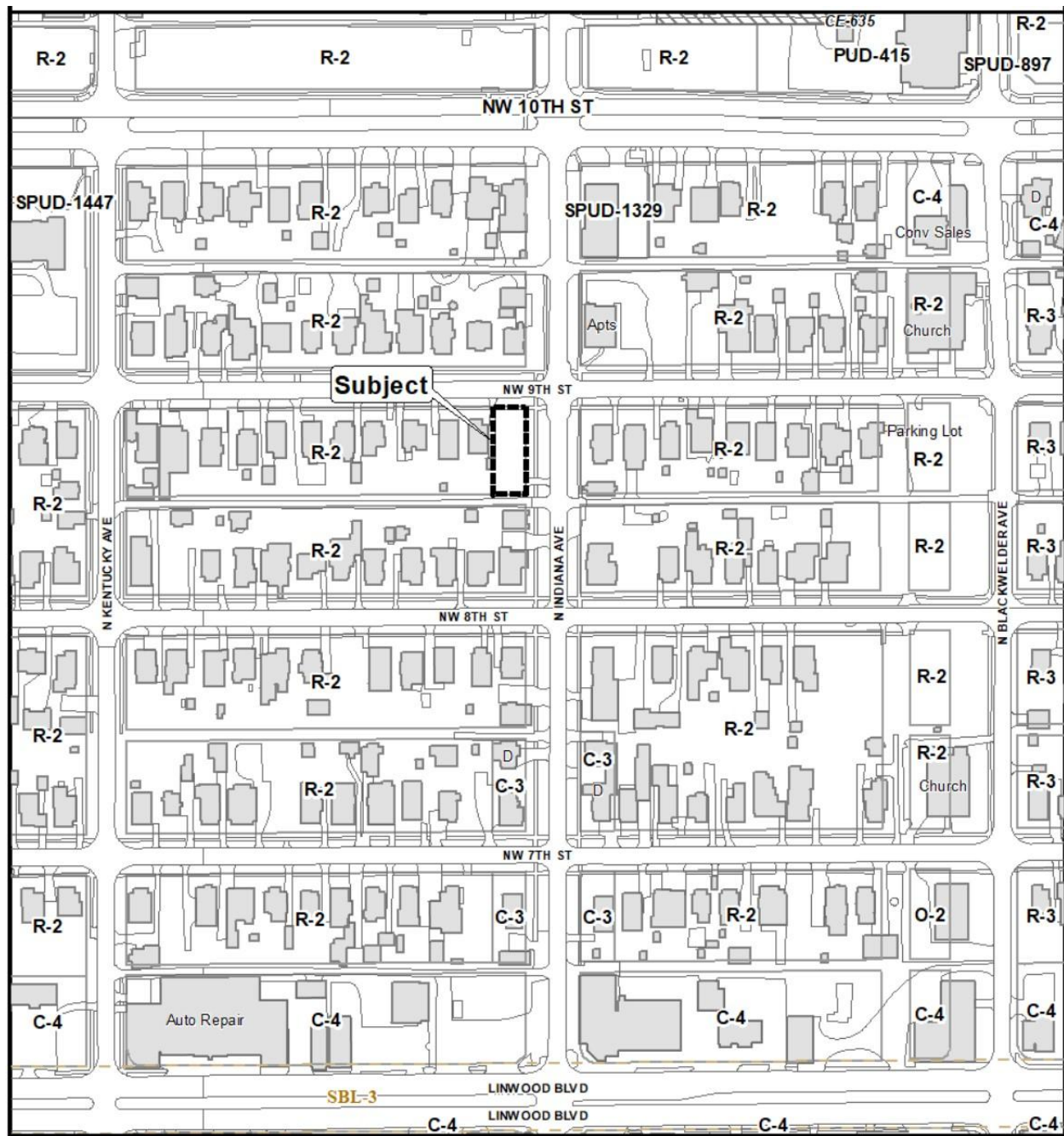
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 10th day of March 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
February 12, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:59 a.m. on February 9, 2026)

10. (SPUD-1792) Application by Lindsay Ocker to rezone 1802 NW 9th Street from R-2 Medium-Low Density Residential District to SPUD-1792 Simplified Planned Unit Development District. Ward 6.

Technical Evaluation:

1. Amend Section Sidewalks to add: Any repair/replacement of existing sidewalks along both North Indiana Avenue and NW 9th Street shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY MILNER, SECONDED BY HARRISON

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, MILNER, HARRISON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
February 12, 2026

Item No. IV. 10.

(SPUD-1792) Application by Lindsay Ocker to rezone 1802 NW 9th Street from R-2 Medium-Low Density Residential District to SPUD-1792 Simplified Planned Unit Development District. Ward 6.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Abraham Santana
AM Solutions, LLC
(405) 883-5452

2. Case History

This application was deferred from the January 15, 2026, Planning Commission hearing date so that Staff could coordinate revisions.

3. Reason for Request

The purpose of this application is to allow residential use and development, specifically up to four dwelling units.

B. EXISTING CONDITIONS

1. Size of Site: 0.15 Acres

2. School District: Oklahoma City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	R-2	R-2	R-2	R-2	R-2
Land Use	Undeveloped	Residential	Residential	Residential	Residential

4. Comprehensive Plan Land Use Typology Area: Urban – Medium (UM)

UM applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in UL. Development within UM areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the UM areas include “infill” developments on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods.

C. SUMMARY OF SPUD APPLICATION

1. This site will be developed in accordance with the regulation of the **R-3 Medium Density Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

All uses within the R-3 District shall be permitted on this site. A maximum of four (4) dwelling units are permitted as attached or detached dwelling units and may be on a common lot.

2. **Maximum Building Height:** The maximum building height shall not exceed 35 feet or 2 1/2 stories.
3. **Maximum Building Size:** Per Code.
4. **Maximum Number of Buildings:** Up to 2 buildings within this SPUD.
5. **Building Setback Lines from SPUD boundary:**

North: 10 feet

South: 15 feet

East: 10 feet

West: 5 feet

Interior building separation shall be subject to Building and Fire Codes.

6. **Sight-proof Screening:** Per Code.
7. **Landscaping:** The subject parcel shall meet all requirements of the Oklahoma City municipal code, 2020, as amended.
8. **Signs:** Signage within this SPUD shall be per Code except that Off-Premise signs and EMD signs shall be prohibited.
9. **Access:** The subject parcel may take access by one (1) 22 foot wide driveway from Indiana Avenue.
10. **Sidewalks:** 5' sidewalks shall be constructed on Indiana Ave. 6' sidewalks shall be required if the sidewalk is constructed adjacent to the curb, subject to the policies and procedures

of the Public Works Department. All sidewalks should be in place prior to any occupancy certificates being issued.

II. Other Development Regulations:

1. **Architecture:** Exterior building walls finish on all structures shall consist of a minimum 70% brick veneer, masonry, rock, stone, stucco, or wood, or other similar type of 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.
2. **Open Space:** Per Code.
3. **Street Improvements:** Not required.
4. **Site Lighting:** The site lighting in this SPUD shall be in accordance with chapter 59, article XII, section 59-12350 of the Oklahoma City municipal code, 2020, as amended.
5. **Parking:** The subject parcel shall meet the design requirements of the Oklahoma City Municipal Code, 2020, as amended, except that only 1 parking space is required per dwelling unit.
6. **Drainage:** Development of this parcel will comply with chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.
7. **Dumpsters:** Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.
8. **Maintenance:** Maintenance shall be the responsibility of the property owner or Property Owners Association.

III. Supporting Documents

Exhibit A: Legal Description

Exhibit B: Site Plan

D. REVIEW COMMENTS

The following are comments received for this application from City of Oklahoma City departments/divisions and/or outside agencies.

1. **Airports:** No objection.
2. **Fire (OCFD):** No objection.
3. **Public Works Department:**
 - a. **Traffic Services:** No objection.
 - b. **Engineering - Storm Sewer Availability:**
 - 1) The Public Works Engineering staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to the applicable requirements of the Oklahoma City Municipal Code, as amended.
 - 2) Storm sewers, in accordance with the City of Oklahoma City's Drainage Ordinance, will be required. For developments abutting section line roads where rainfall-runoff exceeds the capacity of the City of Oklahoma City's standard ditch detail, the installation of enclosed storm sewers and/or concrete channels will be necessary. These improvements must be positioned to provide a minimum clearance of 35 feet from the centerline of the section line road. Concrete channels must be located entirely outside the public right-of-way.
 - 3) A flood/drainage study will be required to establish finished floor elevations, common lot areas, and private drainage easements. This study must be reviewed and approved by the Public Works Department.
 - 4) Plans for drainage improvements within private drainage easements and/or common areas must be submitted for review. Building permits will not be issued until construction is complete. For subdivisions abutting a stream, private drainage easements and/or common areas along the stream must, at a minimum, encompass the entire FEMA-mapped Zone AE and floodway within the limits of the development.
 - 5) Place the following note on the plat and construction plans: *Maintenance of the common areas, private drainage easements, and islands/medians shall be the responsibility of the Property Owners Association and/or the adjacent property owners. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed*

within the drainage related common areas and/or drainage-easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner that meets the requirements specified above.

- 6) Drainage easements shall be clearly designated as either public or private in the owner's dedication, on the plat, and/or in the plat notes.
- 7) Sediment and erosion control measures shall be provided for any construction in accordance with Oklahoma Statutes Title 27A, OAC 606 - OPDES Standards, and the City of Oklahoma City Municipal Code, as amended.

A City of Oklahoma City Land Disturbance Permit and an ODEQ Construction Permit are required for land disturbance activities exceeding one (1) acre, as specified by the above-referenced regulations. Additionally, a City of Oklahoma City Land Disturbance Permit is required for any construction activity, regardless of the amount of land disturbed, unless exempt under the ordinance.

- 8) Sidewalks shall be installed for all new construction in accordance with the Municipal Code. Any new sidewalks or repair/replacement of existing sidewalks shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.
- 9) All private roads and streets shall have a private storm sewer system.

4. Utilities Department:

a. Solid Waste Management:

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

b. Water Availability:

1. An existing 6-inch water main(s) is located adjacent to the subject site(s).
2. Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
3. Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

4. Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
5. In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure more than 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
6. All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
7. All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
8. Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
9. Plat may be revised after review and approval of utility plans.
10. Each unit must have a separate water meter and connection to the main.

c. Wastewater Availability:

1. An existing 6-inch wastewater main(s) is located adjacent to the subject site(s).
2. Line capacity is not guarantee and must be checked by the Engineer of Record and reviewed by the City.
3. The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
4. Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
5. Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
6. All existing unused private wastewater service connections must be abandoned and

capped at the main in accordance with City Standard Specifications and Private Development Design Manual.

7. Plat may be revised after review and approval of utility plans.
8. Each unit must have a separate wastewater connection to the main.

5. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Maintain historical lot and block sizes where possible and appropriate.
- Utilize Best Management Practices (BMP) for stormwater.

Location:

- Mixture of density, lot size and building scale is appropriate as long as land use compatibility is achieved.

Density: The Urban Medium Intensity LUTA outlines a density range of 10 to 40 dwelling units per acre.

National, state, and local permitting require basic best management practices for stormwater management. The SPUD is requested to allow 4 dwelling units on the 0.15-acre site, for a density of 26.7 du/acre. The conceptual plan illustrates 4 dwelling units on the site.

Automobile Connectivity:

- Maintain and enhance the connectivity of the street network.
- Protect existing traditional street grid and reconnect it where possible.
- Keep alleys open and functional.

The subject site is located at the southwest corner of NW 9th Street and North Indiana Avenue, both Neighborhood Streets in the Urban Medium LUTA. The SPUD proposes access via one twenty-two-foot-wide driveway on North Indiana Avenue.

Pedestrian Connectivity:

- Provide sidewalk connections to nearby uses.

Sidewalks are partially available along NW 15th Street and North Indiana Avenue, both Neighborhood Streets in the UM LUTA. The SPUD will provide for a new sidewalk on North Indiana Avenue.

- 2) Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing residential uses or zoning, “Building Scale and Site Design” and “Traffic” are potential compatibility issues identified by the comprehensive plan. Projects in higher intensity LUTAs (UM) may be more appropriate for significant transitions of density, scale and mass.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation

to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The SPUD proposes building setback lines as follows: 10 feet on the north and east, 15 feet on the south, and 5 feet on the west. The SPUD proposes a maximum building height of 2.5 stories and 35 feet, allowing up to 2 buildings. The SPUD proposes utilizing the base R-3 District regulations for maximum building size, landscaping, and screening.*

Traffic: Mitigation measures should be used if the development is inconsistent with the Street Typology or would substantially exceed the average daily traffic of existing, adjacent uses. *The subject site is located at the southwest corner of NW 9th Street and North Indiana Avenue, both Neighborhood Streets in the Urban Medium LUTA.*

3) Service Efficiency:

- Water: *Served*
- Sewer: *Fully Served*
- Fire Service: *Urban Response*

4) Transportation System: The subject site is located at the southwest corner of NW 9th Street and North Indiana Avenue, both Neighborhood Streets in the Urban Medium LUTA. The nearest transit (bus) service is located north of the site, along NW 10th Street.

5) Other Development Related Policies

- Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. (SU-4)
- Encourage redevelopment and infill development on vacant, underutilized, and brownfield sites in urbanized areas. (SU-19)
- Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
- Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.
 - Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
 - Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
 - Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Support and incentivize the adaptive use of existing buildings, infill development, and brownfield development. (G-10)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

- Protect the unique character of National Register-listed properties or districts and local Historic Districts and ensure that development and redevelopment is compatible with historic resources and character. (E-29)

6) Other Considerations: Historic Resources

The City's comprehensive plan and the adopted historic preservation plan for Oklahoma City, preserveokc, prioritize protecting National Register-listed properties, local historic districts, and the unique character of historic resources. The subject site is located within the boundary of the Metro Park Historic District, which was given a formal Determination of Eligibility for the National Register of Historic Places in 1993 for its Architectural (Criterion C) Significance.

A 1992 Intensive Level Survey of Metro Park identified a potential historic district. Demolition and incompatible infill development in subsequent years have compromised the integrity of the potentially historic neighborhood, but Metro Park appears to retain sufficient historic significance and architectural integrity to be considered a potential historic resource (district). *Plan conformance would be strengthened by ensuring any new development is compatible with nearby historic development in the Metro Park Neighborhood.*

b. Plan Conformance Considerations

The site is located at the southwest intersection of NW 9th Street and North Indiana Avenue. The site is within the Metro Park District, a previous SNI neighborhood. The site is currently zoned R-2 and undeveloped. All surrounding property to the north, south, east and west is also zoned R-2 and developed as a mixture of single-family and two-family dwellings.

The SPUD is requested for up to 4 dwelling units in up to 2 buildings on the 0.15-acre site. The SPUD proposes building setback lines as follows: 10 feet on the north and east, 15 feet on the south, and 5 feet on the west. The SPUD proposes utilizing the base R-3 District regulations for maximum building size, landscaping, and screening, and would allow a building height up to 35 feet. Plan conformance would be strengthened by ensuring any new development is compatible with nearby historic development in the Metro Park Neighborhood. The SPUD has been modified since originally submitted to reduce the number dwelling units to four, increase setbacks, and to revise the site plan and rendering exhibits.

E. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluation:

1. Amend Section Sidewalks to add: Any repair/replacement of existing sidewalks along both N Indiana Avenue and NW 9th Street shall be provided in accordance with the City of Oklahoma City Municipal Code and ADA requirements at the time of construction.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the PUD may be required during either Divisions review of construction plans and prior to City Council approval.

taj

Case No: SPUD-1792

Applicant: Lindsay Ocker

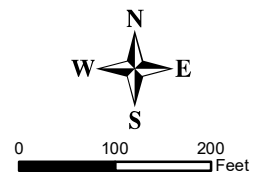
Existing Zoning: R-2

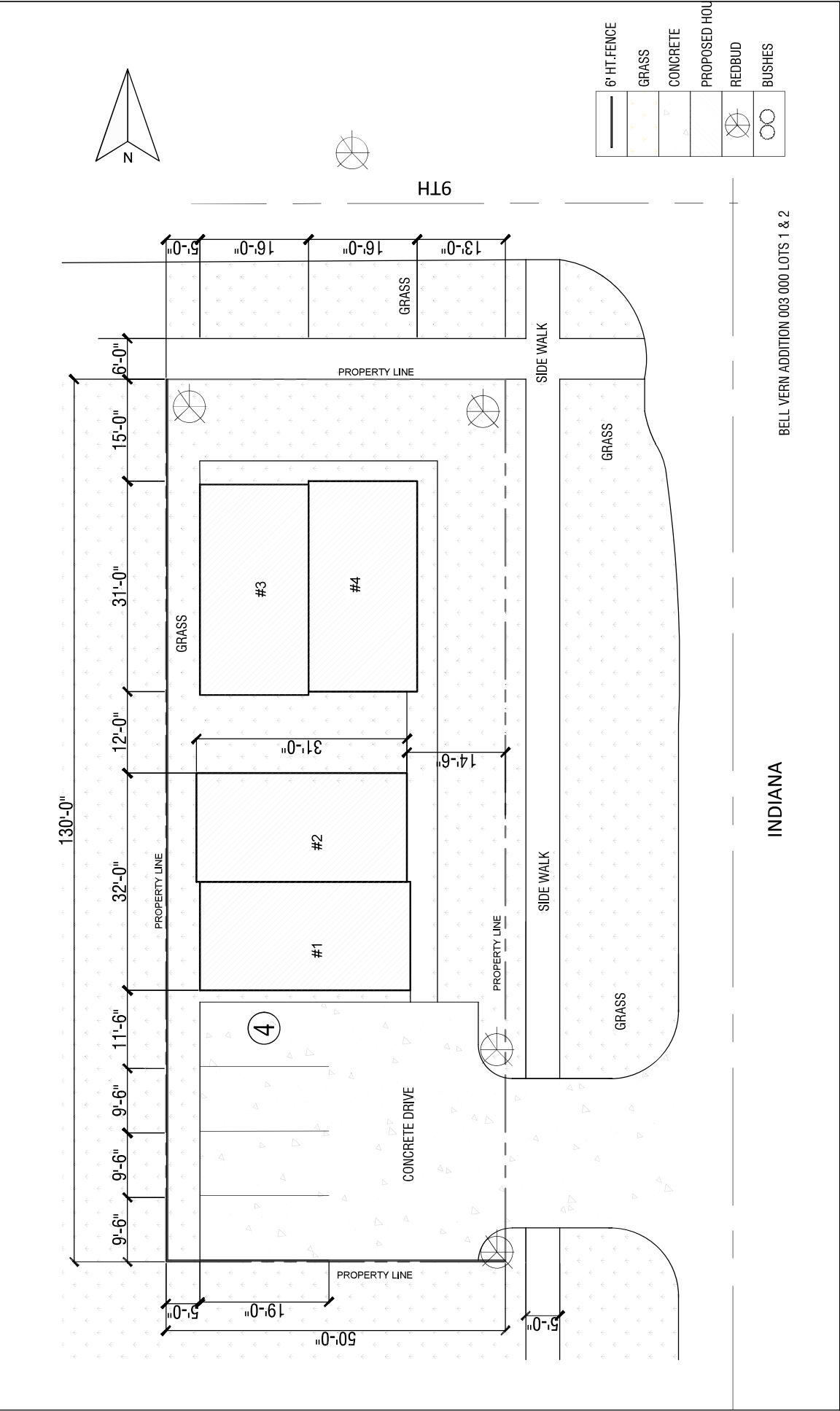
Location: 1802 NW 9th St.



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Simplified Planned Unit Development







SPUD-1792 Exhibit C









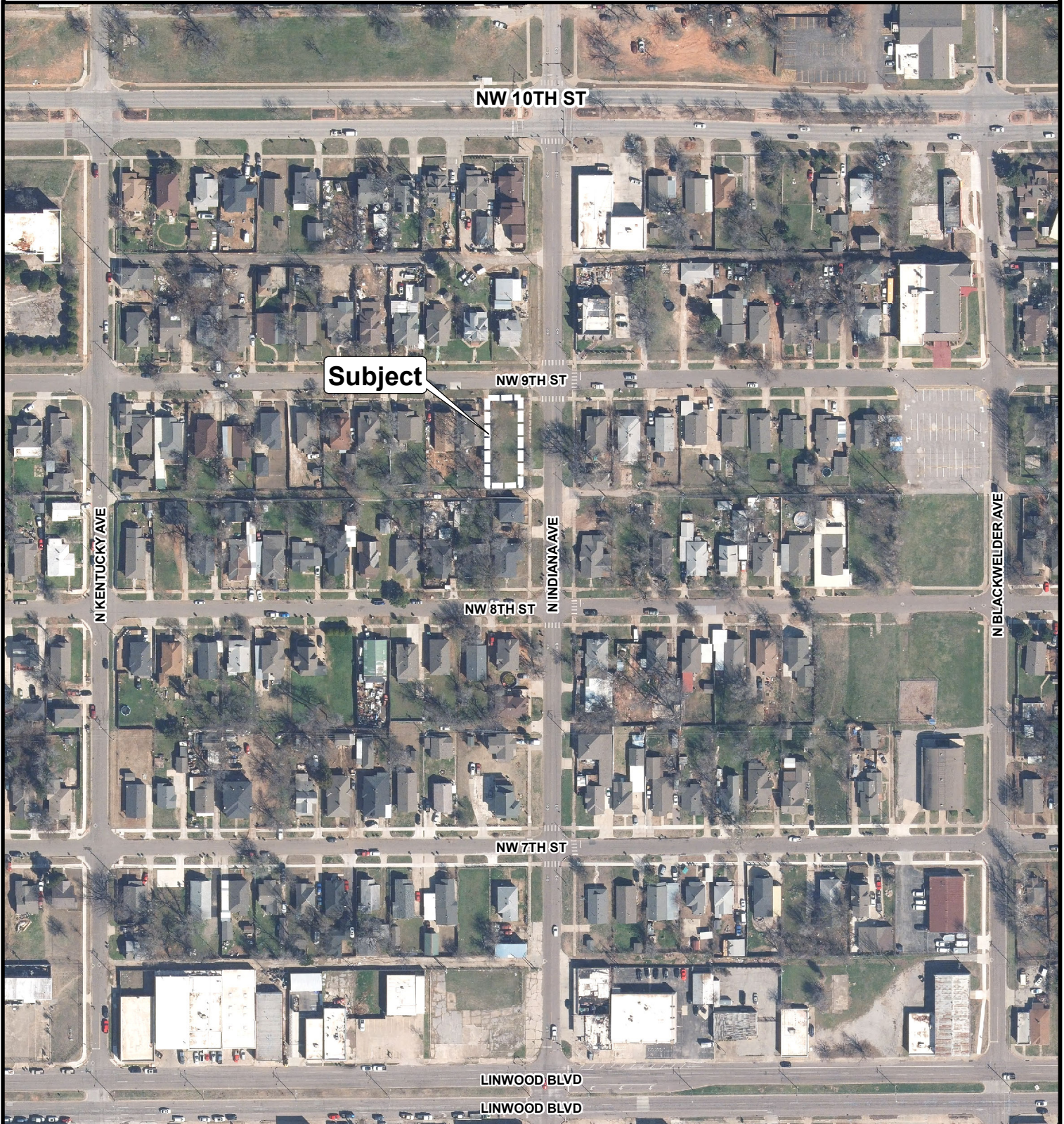


Case No: SPUD-1792

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Existing Zoning: R-2

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Aerial Photo from 3/2025



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Simplified Planned Unit Development

