

Published in The Journal Record JULY 8, 2026**ORDINANCE NO. 28,100**

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE RA-2 SINGLE-FAMILY TWO-ACRE RURAL RESIDENTIAL 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 RA-2 Single-Family Two-Acre Rural Residential District, as shown upon the District Map to include therein the following described property:

A tract of land situated in the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Seventeen (17) Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest Corner of said NW/4 NE/4; Thence South 00°21'32" East along the West boundary of said NW/4 NE/4 a distance of 793.49 feet; Thence North 89°33'50" East parallel with the North boundary of said NW/4 NE/4 a distance of 329.44 feet; Thence North 00°22'02" West along the East boundary of the W/2 W/2 NW/4 NE/4 of said Section 17 a distance of 793.49 feet to the Northeast Corner of said W/2 W/2 NW/4 NE/4; Thence South 89°33'50" West a distance of 329.32 feet to the Point of Beginning.

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 19TH day of MAY, 2026.

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

ATTEST:

Amy K. Simpson
CITY CLERK



David Holt
MAYOR

REVIEWED for form and legality.

Susan Randall
ASSISTANT MUNICIPAL COUNSELOR



MEMORANDUM

Council Agenda
Item No. XI. A
7/7/2026

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) (PC-11000), rezoning 4912 North Bartell Road from AA Agricultural District to RA2 Single-Family Two-Acre Rural Residential District. Ward 7.

Applicant:

Hodrick Steele, Steel Properties Group, LLC

Purpose:

The purpose of this application is to allow residential development, specifically three single-family two-acre residential lots.

Background:

On April 23, 2026, the Planning Commission approved CPA-26-00004, an amendment to the comprehensive plan, changing the Land Use Typology Area on the subject site from Rural-Low Intensity to Rural-Medium Intensity.

On April 23, 2026, the Planning Commission recommended approval of the application.

Protest:

None

Previous Action:

The Ordinance was introduced May 19, 2026 and set for final hearing July 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 REZONING

Redistricting

Steele Properties Group, LLC

Project Name

4912 North Bartell Road Oklahoma City, OK 73121

Address / Location of Property to be Rezoned

Rezoned Residential (~~XXXX~~ RA2

Purpose Statement / Proposed Development

~~XXXX~~ 1 RA2

Proposed Zoning District

Staff Use Only:	11000
Case No.: PC	
File Date:	2-26-26
Ward No.:	W7
Nbhd. Assoc.:	-----
School District:	Mid-Del City
Extg Zoning:	AA
Overlay:	

Vacant Agriculture

Present Use of Property

6 Acres

ReZoning Area (Acres or Square Feet)

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.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) A filing fee of **\$1630.00** must be remitted within One (1) business day of submittal confirmation.(Online payment preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Hodrick Steele, Owner Manager

Digitally signed by Hodrick Steele, Owner Manager
Date: 2026.02.25 16:37:57 -0600

Signature of Applicant

Steele Properties Group, LLC

Applicant's Name (please print)

641 NE 39th Street

Applicant's Mailing Address

Oklahoma City, OK 73105

City, State, Zip Code

405-503-5505

Phone

hod250@aol.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.



OLD REPUBLIC TITLE
4040 N. TULSA
Oklahoma City, OK 73112

WARRANTY DEED
Individual

(Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

That **CONNIE L KESSLER, SUCCESSOR TRUSTEE OF THE JAMES AND JOY SHERWOOD LIVING TRUST** party of the first part, in consideration of the sum of TEN AND 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 **STEELE PROPERTIES GROUP, LLC** party of the second part the following described real property and premises situated in Oklahoma County, State of Oklahoma, to-wit:

See Attached Legal Description

Less and except any interest in and to all of the mineral rights in and under real property conveyed herein and subject to easements, restrictive covenants and rights of way of record -**SURFACE RIGHTS ONLY.**

RETURN TO AND TAXES TO:
STEELE PROPERTIES GROUP, LLC
641 NE 39TH STREET
OKLAHOMA CITY, OK 73105

together with all the improvements thereon, and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party(IES) of the second part, heirs 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.

(SIGNATURE PAGE FOLLOWS)

Warranty Deed (LLC)

Certified True Copy
MARESSA TREAT, COUNTY CLERK
Oklahoma County, Oklahoma

By: _____

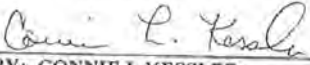
Deputy

23rd day of February 2026



Signed and delivered 20th day of October, 2025.

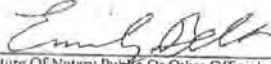
THE JAMES AND JOY SHERWOOD LIVING TRUST


BY: CONNIE L KESSLER
ITS: TRUSTEE

STATE OF OKLAHOMA }
COUNTY OF Oklahoma } ss

Before me, a Notary Public in and for this State, on this 20th day of October, 2025 personally appeared CONNIE L KESSLER as SUCCESSOR TRUSTEE, on behalf of THE JAMES AND JOY SHERWOOD LIVING TRUST, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the use and purposes therein set forth on behalf of said limited liability company.

Notarial Stamp Or Seal (Or Other Title Or Rank)


Signature Of Notary Public Or Other Official

Deed presented for filing by: Old Republic Title Company of Oklahoma
File# 25315737
Underwriter: American Guaranty Title Insurance Company



Warranty Deed (LLC)

EXHIBIT "A" 4912

A tract of land situated in the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section SEVENTEEN (17), Township TWELVE (12) North, Range TWO (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest Corner of said NW/4 NE/4; Thence South 60°21'32" East along the West boundary of said NW/4 NE/4 a distance of 793.49 feet; Thence North 89°33'50" East parallel with the North boundary of said NW/4 NE/4 a distance of 329.44 feet; Thence North 60°22'02" West along the East boundary of the W/2 W/2 NW/4 NE/4 of said Section 17 a distance of 793.49 feet to the Northeast Corner of said W/2 W/2 NW/4 NE/4; Thence South 89°33'50" West a distance of 329.32 feet to the Point of Beginning.

Oklahoma City Planning Commission

Deed Approval #: DA-28056

October 29, 2025

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST**

STATE OF OKLAHOMA)

COUNTY OF Oklahoma)

SS

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned HODRICK STEELE
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an MANAGER/MEMBER (role, such as titled officer or trustee) of STEELE PROPERTIES GROUP, LLC, an Oklahoma Limited Liability Company (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
 No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT

Hodrick Steele
 AFFIANT, individually and as authorized agent of the Entity

Date

10/20/2025

The foregoing instrument was subscribed and sworn to before me this 20 day of October,
 2025, by HODRICK STEELE

Emily Belt
 NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



I. Legal Description of Proposed Rezoning Area (in MS Word file)
Steele Deed 2025

A tract of land situated in the Northwest Quarter (N/4) of the Northeast Quarter (NE/4) of Section Seventeen (17) Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows. Beginning at the Northwest Corner of said NW/4 NE/4; Thence South $00^{\circ}21'32''$ East along the West boundary of said NW/4 NE/4 a distance of 793.49 feet; Thence North $89^{\circ}33'50''$ East parallel with the North boundary of said NW/4 NE/4 a distance of 329.44 feet, Thence North $00^{\circ}22'02''$ West along the East boundary of the W/2 W/2 NW/4 NE/4 of said Section 17 a distance of 793.49 feet to the Northeast Corner of said W/2 @/2 NW/4 NE/4, Thence South $89^{\circ}33'50''$ West a distance of 329.32 feet to the Point of Beginning

Larry Stein Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number **R141130590** and is a **500-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.

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 500 A Radio Report
filed in the office of the County Assessor
on the 23rd day of February, 2026
Given under my hand and official seal this
23rd day of February, 2026

County Assessor

[Signature] Deputy

**Oklahoma County Assessor's
300ft Radius Report
2/23/2026**

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R141130580	SHERWOOD JAMES A & JOY J TRS	SHERWOOD JAMES & JOY LIVING TRUST		5108 NE 50TH ST	OKLAHOMA CITY	OK	73121-6013	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT NE4 SEC 17 12N 2W BEING W 1/2 W 1/2 E 1/2 NW4 NE4 PLUS N1/2 OF SW4 OF NW4 OF NE4 & NW4 OF NW4 OF NE4 EX BEG NW/C NE4 TH S793.49FT E329.44FT N793.49FT W329.32FT TO BEG	5108 NE 50TH ST OKLAHOMA CITY
R141130590	STEELE PROPERTIES GROUP LLC			641 NE 39TH ST	OKLAHOMA CITY	OK	73105	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT NE4 SEC 17 12N 2W BEG NW/C NE4 TH S793.49FT E329.44FT N793.49FT W329.32FT TO BEG	
R199712070	STEELE HODRICK & KIMBERLY R TRS	STEEL HODRICK & KIMBERLY R LIV TR		5021 N BARTELL RD	FOREST PARK	OK	73121-6201	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT SEC 17 12N 2W 000 000 PT OF NW4 SEC 17 12N 2W PT OF E 1/2 OF NE4 OF NE4 OF NW4 BEG NE/C NW4 TH S398FT W328.82FT N397.90FT E328.91FT TO BEG CONT 3ACRS MORE OR LESS	5021 N BARTELL RD FOREST PARK
R199712073	WHITBY GERALD G & SHERRIE E			5001 N BARTELL RD	OKLAHOMA CITY	OK	73121	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT SEC 17 12N 2W 000 000 PT OF NW4 SEC 17 12N 2W PT OF E 1/2 OF NE4 OF NE4 OF NW4 BEG 398FT S OF NE/C NW4 TH S132FT W328.76FT N132FT E328.82FT TO BEG CONT 1ACRS MORE OR LESS	5001 N BARTELL RD OKLAHOMA CITY
R199712105	GREEN CHARLETTE MARIE & CRAIG EDWARD SR			4909 N BARTELL RD	FOREST PARK	OK	73121	UNPLTD PT SEC 17 12N 2W	0	0	PT OF NW4 SEC 17 12N 2W BEG 530FT S OF NE/C NW4 TH S132FT W328.76FT N132FT E328.79FT TO BEG CONT 1ACR MORE OR LESS	4909 N BARTELL RD FOREST PARK
R199714370	DUNCAN RAY TRS	DUNCAN REV TRUST		4901 N BARTELL RD	FOREST PARK	OK	73121	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT SEC 17 12N 2W PT OF SEC 17 12N 2W BEG 681.81FT S OF NE/C NW4 TH W394.19FT S220.37FT E394.19FT N220.40FT TO BEG CONT 1.99ACRS MORE OR LESS	4901 N BARTELL RD FOREST PARK
R141728470	JOHNSON BLY ANNETTE MARIE			4601 NE 50TH ST	OKLAHOMA CITY	OK	73121-6020	UNPLTD PT SEC 08 12N 2W	0	0	UNPLTD PT OF SE4 SEC 8 12N 2W W 1/2 OF SW4 OF SW4 OF SE4 EX S40FT	4601 NE 50TH ST OKLAHOMA CITY
R141728620	LAWRENCE MELVIN & JONETIA			3401 E CARDINAL DR	OKLAHOMA CITY	OK	73121	UNPLTD PT SEC 08 12N 2W	0	0	UNPLTD PT SE4 SEC 8 12N 2W E 1/2 OF SW4 OF SW4 OF SE4 CONT 5ACRS MORE OR LESS	4701 NE 50TH ST OKLAHOMA CITY
R255082000	MARSHALL PROPERTY MANAGEMENT LLC			4871 NE 50TH ST	OKLAHOMA CITY	OK	73121	CRUTCHO TOWNSHIP	0	0	CRUTCHO TOWNSHIP PT SW4 SEC 8 12N 2W E 1/2 OF SE4 SW4 EX S40FT	4871 NE 50TH ST UNINCORPORATED

Oklahoma County Assessor's
300ft Radius Report
2/23/2026

R199714385	DUNCAN RAY TRS	DUNCAN REV TRUST		4901 N BARTELL RD	FOREST PARK	OK	73121	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT SEC 17 12N 2W PT OF SEC 17 12N 2W BEG 882.21FT S OF NE/C NW4 TH S110.51FT W394.19FT N110.51FT E394.19FT TO BEG CONT 1ACRS MORE OR LESS	UNKNOWN
R141131330	THE WAY COMMUNITY MINISTRIES INC			11020 OAKLEAF LN	OKLAHOMA CITY	OK	73131-3262	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT SEC 17 12N 2W 000 000 PT OF SEC 17 12N 2W S 1/2 OF SW4 OF NW4 OF NE4	4900 N BARTELL RD OKLAHOMA CITY
R199714725	LITTLE ALICE M TRS	LITTLE CHUCK TRS	LITTLE ALICE M LIV TRUST	4825 NE 48TH ST	OKLAHOMA CITY	OK	73121-6233	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT NW4 SEC 17 12N 2W BEG AT SE/C S2 SE4 NE4 NW4 TH W394.67FT N330.96FT E394.85FT S331.02FT TO BEG SUBJ TO ESMTS OF RECORD	4825 NE 48TH ST FOREST PARK
R141728400	TOBIAS EZEQUIEL			4705 NE 50TH ST	OKLAHOMA CITY	OK	73121-6008	UNPLTD PT SEC 08 12N 2W	0	0	UNPLTD PT SEC 08 12N 2W 000 000 W 1/2 OF SE4 OF SW4 OF SE4 PT OF SEC 8 12N 2W	4705 NE 50TH ST OKLAHOMA CITY
R199712000	STEVENSON BENNIE L			5060 NE 50TH ST	OKLAHOMA CITY	OK	73121-6005	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT SEC 17 12N 2W 000 000 PT OF SEC 17 12N 2W W 1/2 OF NE4 OF NE4 OF NW4	5060 NE 50TH ST FOREST PARK
R199714375	SWM & SONS INC			14400 SE 29TH ST	CHOCTAW	OK	73020-6530	UNPLTD PT SEC 17 12N 2W	0	0	PT CF NW4 SEC 17 12N 2W BEG 661.81FT S & 394.19FT W OF NE/C NW4 TH S165.44FT W263.31FT N165.42FT E263.35FT TO BEG CONT 1ACR MORE OR LESS	UNKNOWN
R199714380	YOUNG EMISHA & DEWAYNE E			4954 STEVENSON CIR	FOREST PARK	OK	73121-2100	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT OF SEC 17 12N 2W BEG 661.81FT S & 394.19FT W & 165.44FT S OF NE/C NW4 TH W263.31FT S165.43FT E263.28FT N165.44FT TO BEG CONT 1ACR MORE OR LESS	UNKNOWN
R199714720	BROOM CALVIN R & CORA MAE			4811 NE 48TH ST	OKLAHOMA CITY	OK	73121-6233	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT SEC 17 12N 2W 000 000 PT NW4 SEC 17 12N 2W BEING S2 SE4 NE4 NW4 EX A TR ON E BEING 394.85FT ON N & 394.67FT ON S SUBJ TO ESMTS OF RECORD	4811 NE 48TH ST FOREST PARK
R141130585	HUE ESTATES LLC			2805 NE 71ST ST	OKLAHOMA CITY	OK	73111	UNPLTD PT SEC 17 12N 2W	0	0	UNPLTD PT OF NE4 SEC 17 12N 2W E 1/2 OF W 1/2 OF E 1/2 OF NW4 OF NE4	5100 NE 50TH ST OKLAHOMA CITY

SW
2431

8

SE
2430

Charity Ln

NE 51st S

Krauss Rd

NE 50th St

T12N R2W
CRUTCH

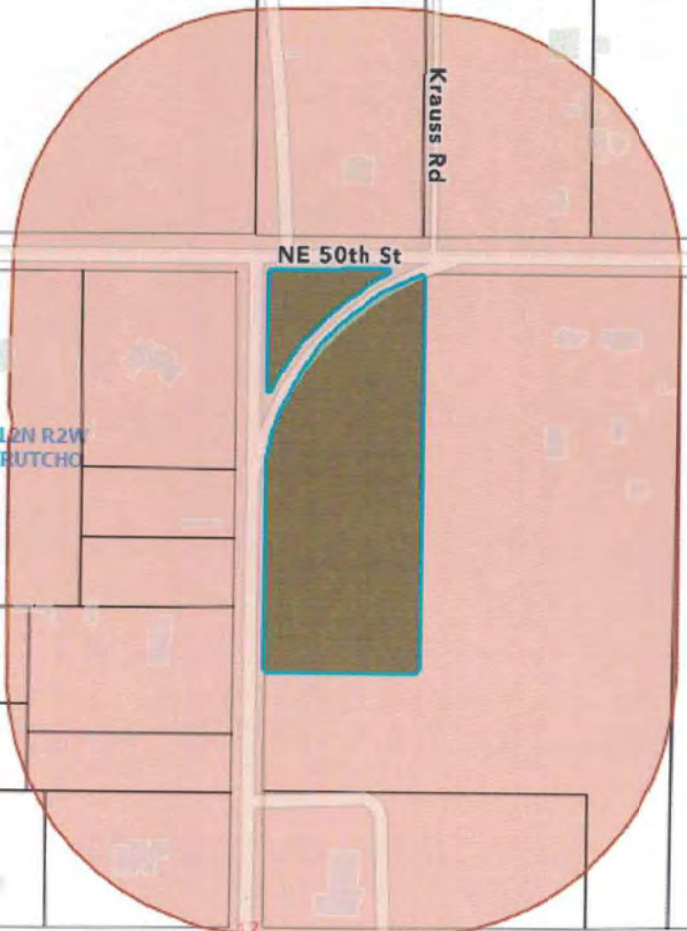
Stevenson Cir

Cecelia St
2468

NE 48th St

N Bartell Rd

NE
2465



NE 50th St

SHERWOOD JAMES A & JOY J TRS

1228 ft

793.49

STEELE PROPERTIES GROUP LLC

329.44

N Bartell Rd

N Bartell Rd

NE 50th St

STEELE HODRICK & KIMBERLY R TRS

WHITBY GERALD G & SHERRIE E

GREEN CHARLETTE MARIE & CRAIG EDWARD SR

220.40

328.76

DUNCAN RAY TRS

394.19

BOUNDARY SURVEY

5108 NE 50TH STREET OKLAHOMA CITY, OKLAHOMA 73121



LEGEND

- MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
- MONUMENT (STONE)
- SUBJECT PROPERTY
- - - PROPERTY LINE
- - - RIGHT-OF-WAY (R.O.W.)
- - - EASEMENT LINE
- - - SECTION LINE
- - - NAME (R.R. FENCE)
- - - CURB (LAW FENCE)
- - - ASPHALT

POSSIBLE ENCROACHMENTS

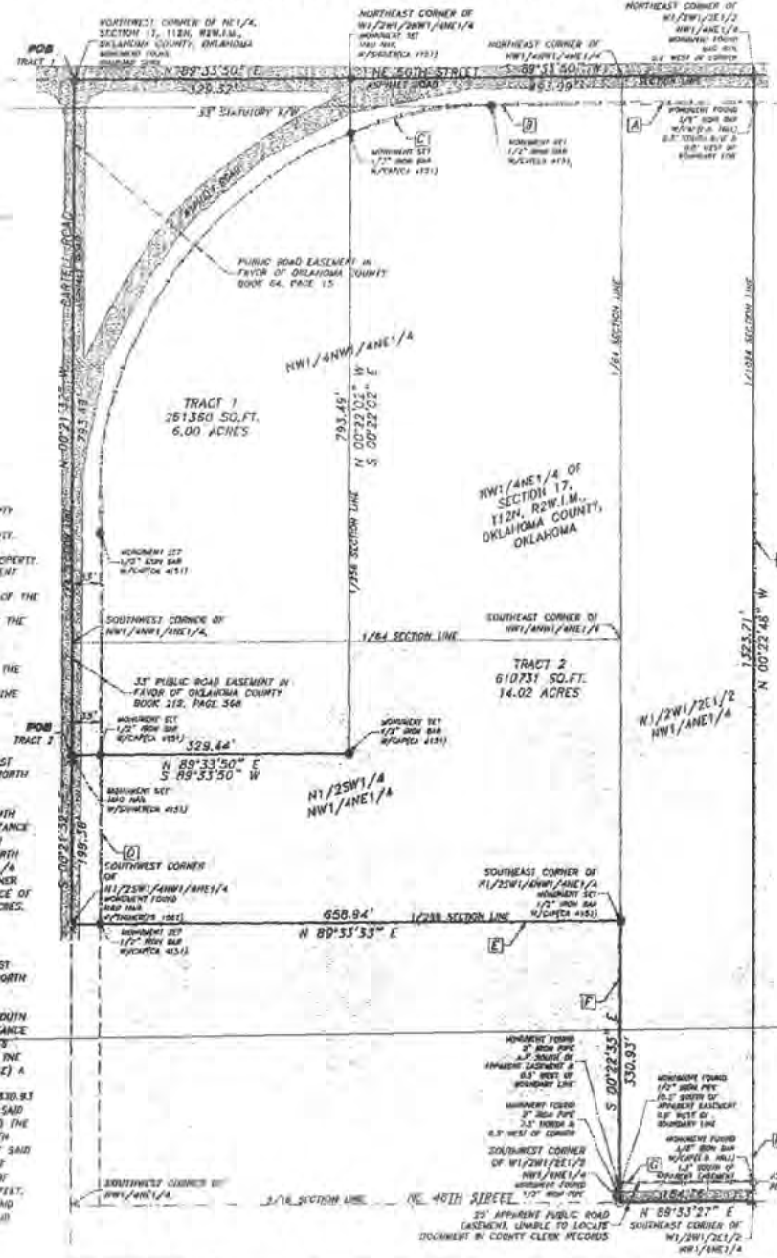
1. A CHAIN LINK FENCE LIES 3.1 FEET NORTH OF THE STATUTORY RIGHT-OF-WAY ALONG THE NORTH BOUNDARY OF THE SUBJECT PROPERTY.
2. A BARN WIRE FENCE LIES 3.3 FEET NORTH OF THE STATUTORY RIGHT-OF-WAY ALONG THE NORTH BOUNDARY OF THE SUBJECT PROPERTY.
3. A BARN WIRE FENCE LIES 1.8 FEET NORTHWEST OF THE PUBLIC ROAD EASEMENT ALONG THE NORTHWESTERN BOUNDARY OF THE SUBJECT PROPERTY.
4. A CHAIN WIRE FENCE LIES 1.8 FEET EAST OF THE PUBLIC ROAD EASEMENT ALONG THE WEST BOUNDARY OF THE SUBJECT PROPERTY.
5. A CHAIN LINK FENCE LIES 0.8 FEET SOUTH OF THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY.
6. A CHAIN LINK FENCE LIES 0.8 FEET WEST OF THE WEST BOUNDARY OF THE SUBJECT PROPERTY.
7. A BARN WIRE FENCE LIES 3.0 FEET SOUTH OF THE APPARENT ROAD EASEMENT ALONG THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY.
8. A BARN WIRE FENCE LIES 0.8 FEET WEST OF THE EAST BOUNDARY OF THE SUBJECT PROPERTY.
9. A BARN WIRE FENCE LIES 3.0 FEET EAST OF THE EAST BOUNDARY OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION - TRACT 1

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE NORTH (12N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W1M), OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NW1/4NE1/4, THENCE SOUTH (S 0°21'32" E) ALONG THE WEST BOUNDARY OF SAID NW1/4NE1/4 A DISTANCE OF 780.48 FEET, THENCE EAST (N 89°33'50" E) PARALLEL WITH THE NORTH BOUNDARY OF SAID NW1/4NE1/4 A DISTANCE OF 329.44 FEET, THENCE NORTH (N 0°22'52" W) ALONG THE EAST BOUNDARY OF THE NW1/4NE1/4 A DISTANCE OF 540 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 6.00 ACRES.

LEGAL DESCRIPTION - TRACT 2

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE NORTH (12N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W1M), OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NW1/4NE1/4, THENCE SOUTH (S 0°21'32" E) ALONG THE WEST BOUNDARY OF SAID NW1/4NE1/4 A DISTANCE OF 780.48 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING SOUTH (S 0°21'32" E) A DISTANCE OF 189.56 FEET TO THE SOUTHWEST CORNER OF THE NW1/4NE1/4 OF SAID SECTION 17, THENCE EAST (N 89°33'50" E) A DISTANCE OF 658.84 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4NE1/4, THENCE SOUTH (S 0°22'52" E) A DISTANCE OF 330.93 FEET TO THE SOUTHWEST CORNER OF THE NW1/4NE1/4 OF SAID SECTION 17, THENCE EAST (N 89°33'50" E) A DISTANCE OF 164.38 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4NE1/4, THENCE NORTH (N 0°22'52" W) A DISTANCE OF 122.21 FEET TO THE NORTHEAST CORNER OF SAID NW1/4NE1/4, THENCE WEST (S 89°33'50" W) A DISTANCE OF 445.08 FEET TO THE NORTHEAST CORNER OF THE NW1/4NE1/4 OF SAID SECTION 17, THENCE SOUTH (S 0°22'52" E) A DISTANCE OF 780.48 FEET, THENCE WEST (S 89°33'50" W) PARALLEL WITH THE NORTH BOUNDARY OF SAID NW1/4NE1/4 A DISTANCE OF 329.44 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 14.02 ACRES.

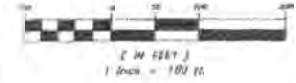


DATUM INFORMATION

BEARINGS ARE ON OKLAHOMA STATE PLANE COORDINATE SYSTEM OKLAHOMA NORTH ZONE DATUM 1983 NAD 83, U.S. 1117. (CONTROL MONUMENT DISCUSSION ALTERNATE MAPPING PLANE USED HEREIN IS (N 1117) (1)).



GRAPHIC SCALE



SUBJECT PROPERTY - QUIT CLAIM DEED (BOOK 9882, PAGE 1139)

LAT AND BLOCK 000, WHISTLE PT SEC 17 12N 2W MT NE1/4 SEC 17 12N 2W R2W1M W1/4 N1/2 E S1/2 THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, CONTAINING TWENTY (20) ACRES, MORE OR LESS, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 33 FEET RESERVED FOR EMINENT DOMAIN AND SUBJECT TO EASEMENT IN FAVOR OF OKLAHOMA COUNTY FOR ROAD PURPOSES, AS PREVIOUSLY RECORDED IN BOOK 4356, PAGE 1183, OKLAHOMA COUNTY, OKLAHOMA.

SURVEYORS CERTIFICATE

JO STEELE PROPERTIES GROUP, LLC, 641 N.E. 19TH STREET, OKLAHOMA CITY, OKLAHOMA 73105

I, SPENCER JYDEN, A REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ON THE 18TH DAY OF SEPTEMBER, 2025, A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS COMPLETED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR THE STATE OF OKLAHOMA.

OCTOBER 3, 2025

SPENCER JYDEN, P.L.S. 1904



STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA }

BETWEEN ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 3RD DAY OF OCTOBER, 2025, PERSONALLY APPEARED SPENCER JYDEN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF AND THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES WHEREIN SET FORTH.

MY COMMISSION EXPIRES: 6/30/2029
MY COMMISSION NUMBER: 05060030



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT AND THEREFORE MAY BE SUBJECT TO CHALLENGE AND OTHER MATTERS NOT SHOWN HEREON. SURVEY IS AN EMINENT DOMAIN AND IS SUBJECT TO EMINENT DOMAIN AND OTHER MATTERS.



JYDEN AND COMPANY, P.L.L.C.
PROFESSIONAL SURVEYING SERVICES
3405 E. Memorial Road
Bismarck, Oklahoma 73013
O.C. 5181 • Expires June 30, 2027
Office (405) 478-0772 Office (405) 281-9551
Fax (405) 478-3272 (405) 478-7639
<http://www.jocksurveys.com>

VERIFY SCALE	
DATE DRAWN	September 29, 2025
DRAWN BY	R. WOODS
PROJECT NO.	787-25 - Bismarck, 12N, 2W, NE1/4, NE1/4
DATE	10/3/25 - Oklahoma City, Oklahoma

caseno	name1	mailingaddress1	city	state	zipcode
PC-11000	STEELE PROPERTIES GROUP, LLC, HODRICK STEELE	641 NE 39TH ST	OKLAHOMA CITY	OK	73105
PC-11000	MID-DEL SCHOOL DISTRICT, MIKE BRYAN	7217 SE 15TH ST	MIDWEST CITY	OK	73110
PC-11000	BROOM CALVIN R & CORA MAE	4811 NE 48TH ST	OKLAHOMA CITY	OK	73121-6233
PC-11000	DUNCAN RAY TRS, DUNCAN REV TRUST	4901 N BARTELL RD	FOREST PARK	OK	73121
PC-11000	GREEN CHARLETTE MARIE & CRAIG EDWARD SR	4909 N BARTELL RD	FOREST PARK	OK	73121
PC-11000	HUE ESTATES LLC	2805 NE 71ST ST	OKLAHOMA CITY	OK	73111
PC-11000	JOHNSON BLY ANNETTE MARIE	4601 NE 50TH ST	OKLAHOMA CITY	OK	73121-6020
PC-11000	LAWRENCE MELVIN & JONETIA	3401 E CARDINAL DR	OKLAHOMA CITY	OK	73121
PC-11000	LITTLE ALICE M TRS, LITTLE CHUCK TRS, LITTLE ALICE M LIV T	4825 NE 48TH ST	OKLAHOMA CITY	OK	73121-6233
PC-11000	MARSHALL PROPERTY MANAGEMENT LLC	4871 NE 50TH ST	OKLAHOMA CITY	OK	73121
PC-11000	SHERWOOD JAMES & JOY LIVING TRUST	5108 NE 50TH ST	OKLAHOMA CITY	OK	73121-6013
PC-11000	STEELE HODRICK & KIMBERLY R LIV TR	5021 N BARTELL RD	FOREST PARK	OK	73121-6201
PC-11000	STEELE PROPERTIES GROUP LLC	641 NE 39TH ST	OKLAHOMA CITY	OK	73105
PC-11000	STEVENSON BENNIE L	5060 NE 50TH ST	OKLAHOMA CITY	OK	73121-6005
PC-11000	SWM & SONS INC	14400 SE 29TH ST	CHOCTAW	OK	73020-6530
PC-11000	THE WAY COMMUNITY MINISTRIES INC	11020 OAKLEAF LN	OKLAHOMA CITY	OK	73131-3262
PC-11000	TOBIAS EZEQUIEL	4705 NE 50TH ST	OKLAHOMA CITY	OK	73121-6008
PC-11000	WHITBY GERALD G & SHERRIE E	5001 N BARTELL RD	OKLAHOMA CITY	OK	73121
PC-11000	YOUNG EMISHA & DEWAYNE E	4954 STEVENSON CIR	FOREST PARK	OK	73121-2100

CASE NUMBER: PC-11000

This notice is to inform you that **Hodrick Steele, on behalf of Steel Properties Group, LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the RA2 Single-Family Two-Acre Rural Residential District. The City Council will consider this zoning application at a public hearing on July 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:

A tract of land situated in the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Seventeen (17) Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest Corner of said NW/4 NE/4; Thence South 00°21'32" East along the West boundary of said NW/4 NE/4 a distance of 793.49 feet; Thence North 89°33'50" East parallel with the North boundary of said NW/4 NE/4 a distance of 329.44 feet; Thence North 00°22'02" West along the East boundary of the W/2 W/2 NW/4 NE/4 of said Section 17 a distance of 793.49 feet to the Northeast Corner of said W/2 W/2 NW/4 NE/4; Thence South 89°33'50" West a distance of 329.32 feet to the Point of Beginning.

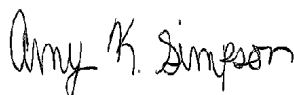
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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

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

Dated this 19th day of May 2026.

SEAL


Amy K. Simpson, City Clerk



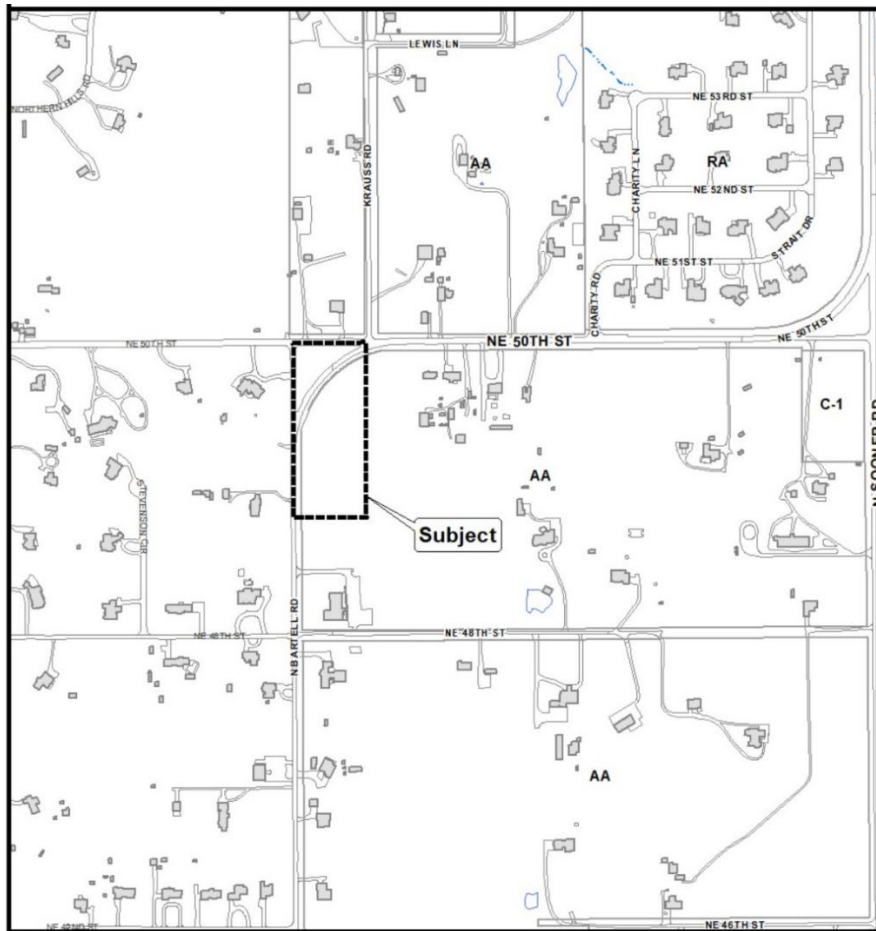
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-11000

FROM: AA Agricultural District

TO: RA2 Single-Family Two-Acre Rural Residential District

ADDRESS OF PROPERTY: 4912 North Bartell Road



PROPOSED USE: The purpose of this application is to allow residential development, specifically three single-family two-acre residential lots.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

RA2 Single-Family Two-Acre Rural Residential District provides single-family residential housing with rural amenities in the rural development areas of the City at densities from 0.35 to 0.45 dwelling units per acre.

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: PC-11000

LOCATION: 4912 North Bartell Road

NOTICE IS HEREBY GIVEN, that the City Council of Oklahoma City will hold a public hearing on a proposed ordinance, extending the limits of the RA2 Single-Family Two-Acre Rural Residential District from the AA Agricultural District. A public hearing will be held by the City Council on July 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 RA2 Single-Family Two-Acre Rural Residential District would be extended to include the following described property:

LEGAL DESCRIPTION:

A tract of land situated in the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Seventeen (17) Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at the Northwest Corner of said NW/4 NE/4; Thence South 00°21'32" East along the West boundary of said NW/4 NE/4 a distance of 793.49 feet; Thence North 89°33'50" East parallel with the North boundary of said NW/4 NE/4 a distance of 329.44 feet; Thence North 00°22'02" West along the East boundary of the W/2 W/2 NW/4 NE/4 of said Section 17 a distance of 793.49 feet to the Northeast Corner of said W/2 W/2 NW/4 NE/4; Thence South 89°33'50" West a distance of 329.32 feet to the Point of Beginning.

PROPOSED USE: The purpose of this application is to allow residential development, specifically three single-family two-acre residential lots.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

RA2 Single-Family Two-Acre Rural Residential District provides single-family residential housing with rural amenities in the rural development areas of the City at densities from 0.35 to 0.45 dwelling units per acre.

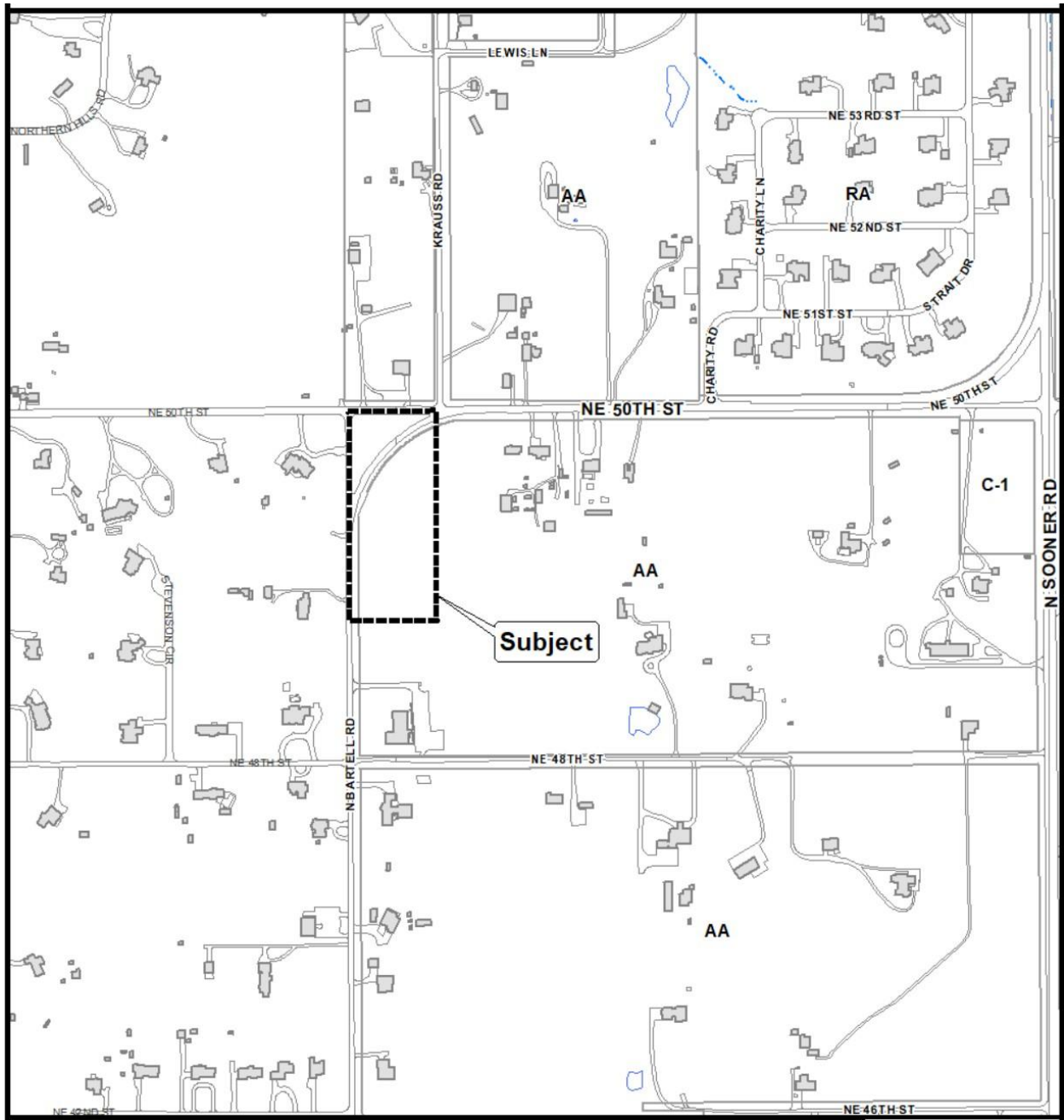
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 19th day of May 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
April 23, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:31 a.m. on April 20, 2026)

17. (PC-11000) Application by Steele Properties Group, LLC, to rezone 4912 North Bartell Road from AA Agricultural District to RA2 Single-Family Two-Acre Rural Residential District. Ward 7.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY HARRISON, SECONDED BY PRIVETT

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

ABSENT: NEWMAN, MILNER, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 23, 2026

Item No. IV. 17.

(PC-11000) Application by Steele Properties Group, LLC, to rezone 4912 North Bartell Road from AA Agricultural District to RA2 Single-Family Two-Acre Rural Residential District. Ward 7.

A. GENERAL INFORMATION

1. Contacts

Applicant

Hodrick Steele
Steel Properties Group, LLC
405-503-5505

2. Case History

This is a new application.

This case is associated with CPA-26-00004, a request to amend the comprehensive plan, and with CE-1159, and application to close the street right-of-way / easement on and within the proposed development site.

3. Reason for Request

The purpose of this application is to allow residential development, specifically three single-family two-acre residential lots.

B. EXISTING CONDITIONS:

1. Size of Site: 6.0 Acres

2. School District: Mid-Del City

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	AA	AA	Forest Park	AA	AA
Land Use	Undeveloped	Residential	Residential	Church	Residential

4. (Existing) Comprehensive Plan Land Use Typology Area: Rural – Low (RL)

Rural – Low Intensity applies to areas where large-lot neighborhoods and residential acreages/estates may remain with no expectation of urbanization or provision of urban infrastructure such as water or sewer. RL areas are predominantly composed of residential and agricultural uses but may support commercial and light industrial uses provided they do not negatively impact the rural residential character.

(Proposed) Comprehensive Plan Land Use Typology Area: Rural – Medium (RM)

Rural – Medium is similar to the Rural-Low Typology Area except that it allows higher housing densities. These areas are usually near a fire station. Rural-Medium areas are often located adjacent to Urban-Low and Urban Reserve typologies, which are areas intended to urbanize in the future. While there is no expectation for urban services, RM areas have limited potential to connect to City water or sewer service, and may become more integrated into the urbanized area in the distant future. Commercial and light industrial uses may be appropriate provided they do not negatively impact the rural residential character.

C. REVIEW COMMENTS

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

1. Fire (OCFD): No objection.

2. 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.
- 10) Prior to the City Council meeting, an easement dedicating the additional 17-feet

along the south side of NE 50th Street shall be required.

3. Utilities Department:

a. Solid Waste Management:

- 1) No Solid Waste Management Services requested.

b. Water Availability:

- 1) No water service is available for proposed development, private on-site water system is required. The developer must provide a water distribution system that is capable of supplying water to each lot or tract within the development in accordance with ODEQ and OWRB. Well permits must be obtained from OWRB and a copy of the permit must be filed with the Utilities Department. No private water source or groundwater source may be connected to any service or system connected to the City water system.

c. Wastewater Availability:

- 1) No public wastewater service is available for the development. A private on-site wastewater disposal system is required in accordance with ODEQ rules and regulations. Applicants is responsible for obtaining all required City and ODEQ Permits. On-site wastewater disposal system must be installed by an ODEQ certified installer and inspected by ODEQ.

4. Planning Department:

a. Comprehensive Plan Considerations

The subject site is within the Rural Low Intensity (RL) Land Use Typology Area (LUTA). The application is associated with CPA-2026-00004, a request to amend the LUTA to Rural Medium (RM). Policies for each are listed below.

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater. (RL / RM)

National, state, and local permitting require basic best management practices for stormwater management.

Density:

The Rural Low LUTA (RL) outlines a minimum lot size of 5 acres (gross density of 0.2 du/acre) for residential. The proposed RA-2 District allows densities ranging from 0.35 to 0.45 dwelling unit per acre, above the RL range. The existing AA District requires a 5-acre minimum, consistent with the existing RL LUTA.

The Rural Medium LUTA outlines a minimum lot size of 2 acres and a gross density of 0.5 du/acre or below. Smaller lots (1-2 acres) may be appropriate in cluster developments provided the maximum gross density of the project is maintained. *If the LUTA is changed to Rural Medium, the comprehensive plan would support a maximum density of 0.5 du/acre. Information included with the application suggests the site is proposed to be developed with three single-family dwellings on the 6-acre parcel, consistent with the RM LUTA.*

- 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 agricultural or residential uses or zoning, “Building Scale and Site Design” is a potential compatibility issue identified by the comprehensive plan.

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. *Lot coverage for residential uses is 30% compared to 5% for residential uses in the AA District. Building heights and setbacks are similar to the AA District.*

- 3) **Service Efficiency:**

- Water: *Close to Service*
- Sewer: *Within Open Shed*
- Fire Service: *Longer Than Rural Response*

- 4) **Transportation System:** The subject site is located at the southeast corner of North Bartell Road, a Neighborhood Street, and NE 50th Street, a Minor Arterial Street. In addition to the primary intersection of the two public streets at the northwest corner of the site, an internal curved roadway segment results in a distinct, isolated portion of land that is physically separated from the remainder of the commonly owned property. Transit (bus) service is not available nearby.

- 5) **Other Development Related Policies**

- Ensure that development in rural areas is consistent with local design and scale and does not detract from the open character of the landscape. (SU-45)
- Preserve overall landscape character and natural landforms (rolling hills, native vegetation, etc.) to the greatest extent possible. (G-4)
- 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.
- Reducing block sizes and use of dead-end streets.
- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)

b. Plan Conformance Considerations

The subject site is located at the southeast corner of North Bartell Road and NE 50th Street. In addition to the primary intersection of the two public streets at the northwest corner of the site, an internal curved roadway segment results in a distinct, isolated portion of land that is physically separated from the remainder of the commonly owned property. An application seeking to close the right-of-way for the internal curved roadway segment (CE-1159) is associated with the rezoning request. The subject site, along with land to the north, east, and south, is zoned AA. Land to the north, across NE 50th Street, is developed with a single-family residence. Abutting land to the east and south is primarily utilized for agricultural purposes with single-family residences located further east and south. Land to the west, across North Bartell Road, is developed with single-family homes and is located within the City of Forest Park.

The subject site is within the Rural Low Intensity (RL) Land Use Typology Area (LUTA). The existing AA District requires a 5-acre minimum, consistent with the RL LUTA. The application is associated with CPA-26-00004, a request to amend the LUTA to Rural Medium (RM). If the right-of-way/easement closure is approved and vacated, the zoning would apply to the entire 6-acre parcel. The intent of the zoning is to split the property into three single-family lots, which would be consistent with the Rural Medium LUTA, which supports a density of 0.5 du/acre.

D. 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

STAFF REPORT
The City of Oklahoma City
Planning Commission
April 23, 2026
PC-11000

Item No. IV. 17.

information presented at the public hearing by the public, applicant, and/or City departments.

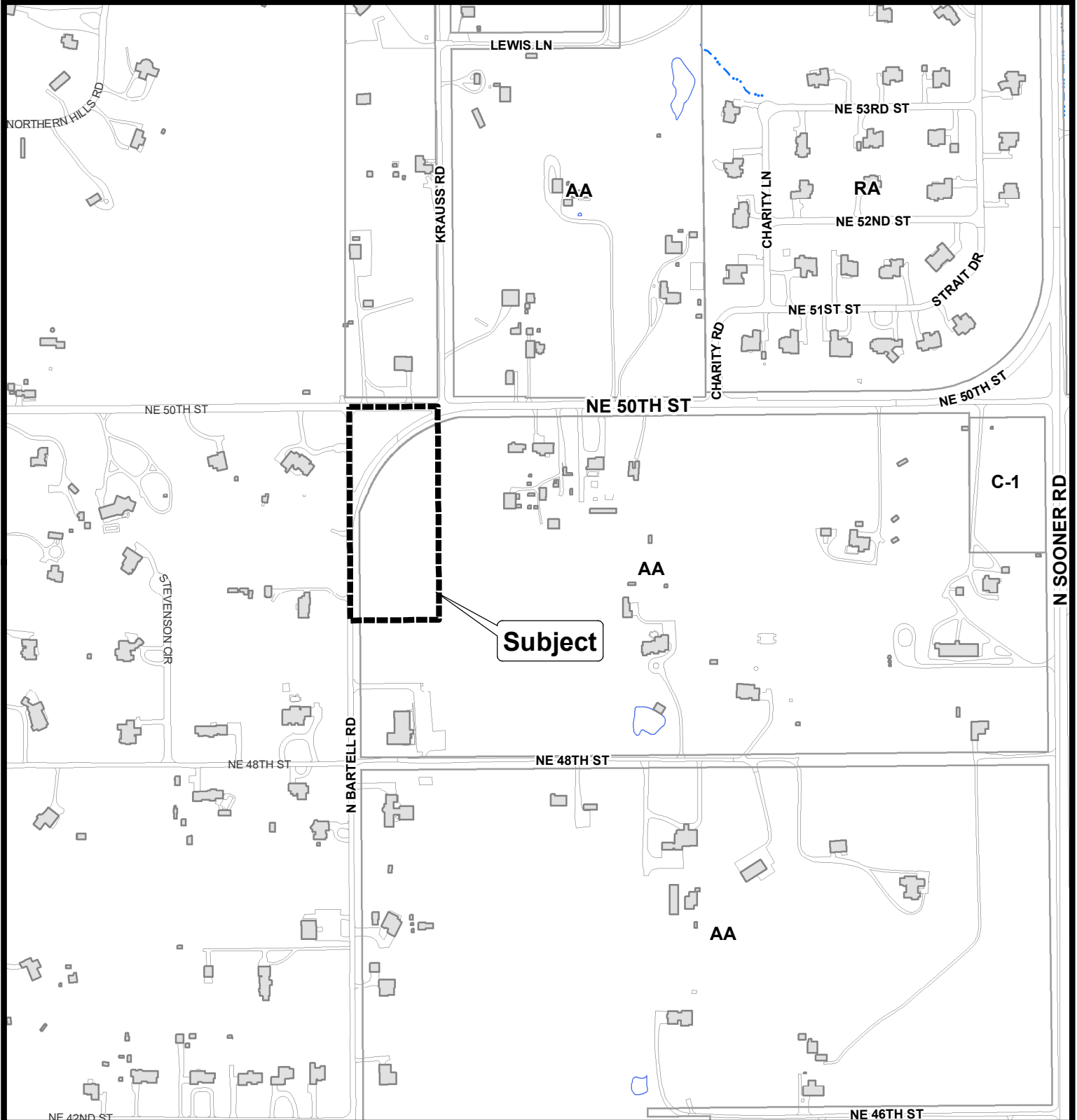
If CPA-26-00004 is denied, denial of the application.

If CPA-26-00004 is approved, approval of the application.

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.

gjh

Case No: PC-11000 Applicant: Steele Properties Group, LLC
Existing Zoning: AA Proposed zoning: RA2
Location: 4912 N. Bartell Rd.



The City of
OKLAHOMA CITY

Rezoning Application



0 250 500
Feet

Case No: PC-11000 Applicant: Steele Properties Group, LLC
Existing Zoning: AA Proposed zoning: RA2
Location: 4912 N. Bartell Rd.



Aerial Photo from 3/2025



The City of
OKLAHOMA CITY

Rezoning Application



0 250 500
Feet