

Published in The Journal Record _____ JULY 8, 2026 .

ORDINANCE NO. 28,101

ORDINANCE CLOSING A SINGLE-BYPASS PORTION OF NORTH BARTELL ROAD RIGHT-OF-WAY, EAST OF NORTH BARTELL ROAD, AND SOUTH OF NE 50TH STREET ~~AND DECLARING AN EMERGENCY~~. *AKS*

EMERGENCY ORDINANCE

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

SECTION 1. The following public way and/or easement in The City of Oklahoma City, Oklahoma, shall be and the same is hereby closed to the public use, to-wit:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE NORTH (T12N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W.I.M.), OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4 NE1/4; THENCE SOUTH (S00°21'32"E) ALONG THE WEST BOUNDARY OF SAID NW1/4 NE1/4 A DISTANCE OF 33.00 FEET; THENCE EAST (N89°33'50"E) PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH BOUNDARY OF SAID NW1/4 NE1/4 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST (N89°33'50"E) A DISTANCE OF 467.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 467.00 FEET, A CHORD DIRECTION OF S44°36'09"W, A CHORD LENGTH OF 660.88 FEET AND AN ARC LENGTH 734.18 FEET TO A POINT 33 FEET EAST OF THE WEST BOUNDARY OF SAID NW1/4 NE1/4; THENCE NORTH (N00°21'32"W) PARALLEL WITH AND 33 FEET EAST OF THE WEST BOUNDARY OF SAID NW1/4 NE1/4 A DISTANCE OF 467.00 FEET TO THE POINT OF BEGINNING.

SECTION 2. That all rights of The City or any public or quasi-public corporation with reference to any public or quasi-public works or utilities, including but not limited to a perpetual easement for water and wastewater, drainage, stormwater, sidewalks, and traffic controls systems (collectively "City Systems") are hereby expressly reserved and the above closing shall in no way impair the right to erect, construct, or repair poles, pipes, wires, conduits, or sewers, including but not limited to the City Systems and the purpose of such construction, repair, operation, maintenance, expansion, and replacement of the City Systems and associated facilities, connections, utilities, and appurtenances thereto including the right of ingress and egress and all right, title and interest in and to any soil, earthen material, fixture, and appurtenances incidentally removed during the use of a perpetual easement under and over the above described public way or easement is hereby expressly reserved and, **when in the opinion of the Council it shall be necessary, the same may be re-opened without expense to the City.** In the event any excavation or fill is made therein all City Systems and equipment incident thereto shall be raised or otherwise protected so that no seepage into such City Systems shall occur by reason of the use made of the above closed public way or easement and that no impairment of the use of City Systems shall be

caused by reason of such use. Any damage caused to such City Systems as aforesaid shall be borne by the person, firm, or corporation making use of the above closed public way or easement.

SECTION 3. (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 this 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 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 Romfall
ASSISTANT MUNICIPAL COUNSELOR



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 CLOSING

Public Way (Street / Alley) or Easement

Steele Properties Group, LLC

Name of Applicant

4912 North Bartell Road, Oklahoma City, OK 73121

Address / Location of Property

Remove Curve, Rezone Residential (R-2) and Split into 3 two (2) acre lots

Purpose Statement / Development Goal

Staff Use Only:	1159
Case No.: CE	_____
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

SUBMITTAL REQUIREMENTS:

- ☐ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a 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 closed. 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 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 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) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own more than Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☐ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate the owner's names of all property owners requesting closure.
- ☐ **OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1860.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

Property Owner Information (if other than Applicant):

Name

Mailing Address

City, State, Zip Code

Phone

Email

Hodrick Steele

Signature of Applicant

Steele Properties Group LLC Owner Manager

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, Google Drive, 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 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°21'02" 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

[Signature]
 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

[Signature]
 NOTARY PUBLIC

My Commission Expires: _____

My Commission Number: _____



1. Legal Description of Easement Closure area (in MS Word file)

A tract of land lying in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 17 T12N R2W of L.M. described as follows: Beginning at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec 17, thence North along the West line of the NE $\frac{1}{4}$ of said Sec 17 to a point 33 ft South of the NW corner of the NE $\frac{1}{4}$ of said Sec 17, thence East along a line 33 ft from and parallel with the North line of said Section 17, a distance of 300 ft thence southwesterly along a 467 feet radius curve to a point 33 ft West and 500 ft South of the NW corner of the NE $\frac{1}{4}$ of said Sec 17; thence South along a line 33 ft from and parallel with the West line of the NE $\frac{1}{4}$ of said Sec 17 to the South line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence West 33 ft to the point of beginning.

MISCELLANEOUS RECORD No. 64

15

EASEMENT FOR RIGHT-OF-WAY

FROM

Joseph W. Eylar

TO

Oklahoma County

STATE OF OKLAHOMA, Oklahoma County, ss.
This instrument was filed for record on the 17 day
of Oct 19 28, at 9:15 o'clock A.M.,
and duly recorded in Book 64 of _____ on
page 15, Fees \$ No fee
J.W. Berry County Clerk.
By McKinnon Deputy.

KNOW ALL MEN BY THESE PRESENTS: That Joseph W. Eylar a single person and

of the County, State of Oklahoma, for and in consideration of the sum of
One Dollar (\$ 1.00)

and other good and valuable considerations, paid by Oklahoma County, Oklahoma, the receipt of which is

hereby acknowledged, has this day granted, bargained, sold and conveyed unto said Oklahoma County, Oklahoma, a perpetual easement across, including all damages and building of fences, over and under the following described lots or parcels of land, lying and being situated in Oklahoma County, Oklahoma, to-wit: A tract of land lying in the NW 1/4 of the NE 1/4 of Sec. 17, T. 12N, R. 2W of I.M. described as follows: Beginning at the SW corner of the NW 1/4 of said Sec. 17, thence North along the West line of the NE 1/4 of said Sec. 17 to a point 35 ft South of the NW corner of the NE 1/4 of said Sec. 17, thence East along a line 35 ft from and parallel with the North line of said Sec. 17, a distance of 300 ft, thence southwesterly along a 457 ft radius curve to a point 35 ft East and 500 ft South of the N.W. Corner of the NE 1/4 of said Sec. 17; thence South along a line 35 ft from and parallel with the West line of the NE 1/4 of said Sec. 17 to the South line of the NW 1/4 of the NE 1/4 of said Sec. 17; thence West 35 ft to the point of beginning.

Said grantor hereby covenants and warrants that at the time of the delivery of these presents he is the owner of the before described premises in fee simple; that the same are free and clear of all liens and claims whatsoever, and that

he will so long as this easement is in full force and effect defend the same unto Oklahoma County, Oklahoma, its officers, agents, contractors, and employees to go upon, construct, build and at all times maintain a public road through, along and over the property herein described and enable Oklahoma County, Oklahoma, its officers, agents, contractors and employees to always keep said road open for the use of the public.

If for any reason Oklahoma County, Oklahoma, its officers, agents, and employees should abandon the above described tract of land for road purposes, this easement is null and void.

IN WITNESS WHEREOF, the grantor herein named has hereunto set his hand and seal this the 20th day of July 1928.

Joseph W. Eylar

STATE OF OKLAHOMA, County of Oklahoma ss.
Before me, the undersigned Notary Public in and for the State and County aforesaid, on this 20th day of July 1928, personally appeared Joseph W. Eylar and

acknowledged to me that he executed the within and foregoing instrument and each for themselves acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

D. J. Jones

Notary Public.

My commission expires 6th day of March 1922

(Notarial seal)

EASEMENT FOR RIGHT-OF-WAY

FROM

C. A. Nichols

TO

Oklahoma County, Oklahoma

STATE OF OKLAHOMA, Oklahoma County, ss.
This instrument was filed for record on the 26 day
of Oct 19 28, at 9:36 o'clock A.M.,
and duly recorded in Book 64 of _____ on
page 15, Fees \$ --
J. W. Berry County Clerk.
By McKinnon Deputy.

KNOW ALL MEN BY THESE PRESENTS: That C. A. Nichols

of the County, State of Oklahoma, for and in consideration of the sum of
One dollar & no/100 (\$ 1.00)

and other good and valuable considerations, paid by Oklahoma County, Oklahoma, the receipt of which is

hereby acknowledged, has this day granted, bargained, sold and conveyed unto said Oklahoma County, Oklahoma, a perpetual easement across, including all damages and building of fences, over and under the following described lots or parcels of land, lying and being situated in Oklahoma County, Oklahoma, to-wit: A tract of land lying in the SW 1/4 of the SW 1/4 of Sec. 31, T. 12N, R. 2W of I.M. described as follows: All that part of the SW 1/4 of the SW 1/4 of said Sec. 31, lying 33 ft on either side of the following described center line, beginning at a point 33 ft South and 451.3 ft East of the S.W. Corner of said Sec. 31; (Said point being 33 ft South of the N.E. Corner of Sec. 1 T. 12N, R. 4 W. of I.M.); thence Northwesterly to the left along a 8'00' curve a distance of 538.04 ft; thence Northwesterly along a tangent 835.41 ft; to a point on the West line of said Sec. 31, 1016 ft North of the S.W. corner of said Sec. 31. (The above described property is not part of the homestead of the grantor)

Said grantor hereby covenants and warrants that at the time of the delivery of these presents G. A. Nichols the owner of the before described premises in fee simple; that the same are free and clear of all liens and claims whatsoever, and that

he will so long as this easement is in full force and effect defend the same unto Oklahoma County, Oklahoma, its officers, agents, contractors, and employees to go upon, construct, build and at all times maintain a public road through, along and over the property herein described and enable Oklahoma County, Oklahoma, its officers, agents, contractors and employees to always keep said road open for the use of the public.

If for any reason Oklahoma County, Oklahoma, its officers, agents, and employees should abandon the above described tract of land for road purposes, this easement is null and void.

IN WITNESS WHEREOF, the grantor herein named has hereunto set his hand and seal this the 23rd day of October 1928.

G. A. Nichols

STATE OF OKLAHOMA, County of Oklahoma ss.
Before me, the undersigned Notary Public in and for the State and County aforesaid, on this 23rd day of October 1928, personally appeared C. A. Nichols

acknowledged to me that he executed the within and foregoing instrument and each for themselves acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and year last above written.

J. U. Hatcher

Notary Public.

My commission expires 13th day of July 1929.

(Notary Seal)

COUNTY CLERK
SEAL
OCT 24 2025
CERTIFIED COPY

6 Petition for Easement Closure

The undersigned owner, Steele Properties Group LLC, does hereby request that an easement (public roadway curve) existing within the city limits of Oklahoma City be closed and removed.

Pursuant to Oklahoma County Miscellaneous Record No. 64, Page 15, recorded October 17, 1928, the legal description of the roadway curve is set forth below:

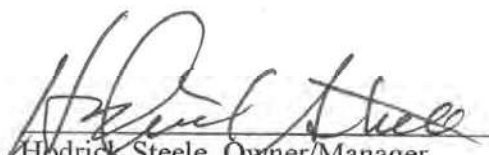
A tract of land lying in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec 17 T12N R2W of I.M. described as follows: Beginning at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Sec 17, thence North along the West line of the NE $\frac{1}{4}$ of said Sec 17 to a point 33 ft South of the NW corner of the NE $\frac{1}{4}$ of said Sec 17, thence East along a line 33 ft from and parallel with the North line of said Section 17, a distance of 300 ft thence southwesterly along a 467 feet radius curve to a point 33 ft West and 500 ft South of the NW corner of the NE $\frac{1}{4}$ of said Sec 17; thence South along a line 33 ft from and parallel with the West line of the NE $\frac{1}{4}$ of said Sec 17 to the South line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence West 33 ft to the point of beginning.

Property Address: 4912 North Bartell Road, Oklahoma City, OK 73121

Property Owner: Steele Properties Group, LLC
641 North East 39th Street
Oklahoma City, OK 73105

Telephone: 405.503.5505

Email address: hod250@aol.com


Hodrick Steele, Owner/Manager
Steele Properties Group, LLC

02/24/2026
Date

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 }
COUNTY OF OKLA. } ss:

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 ft Radius 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

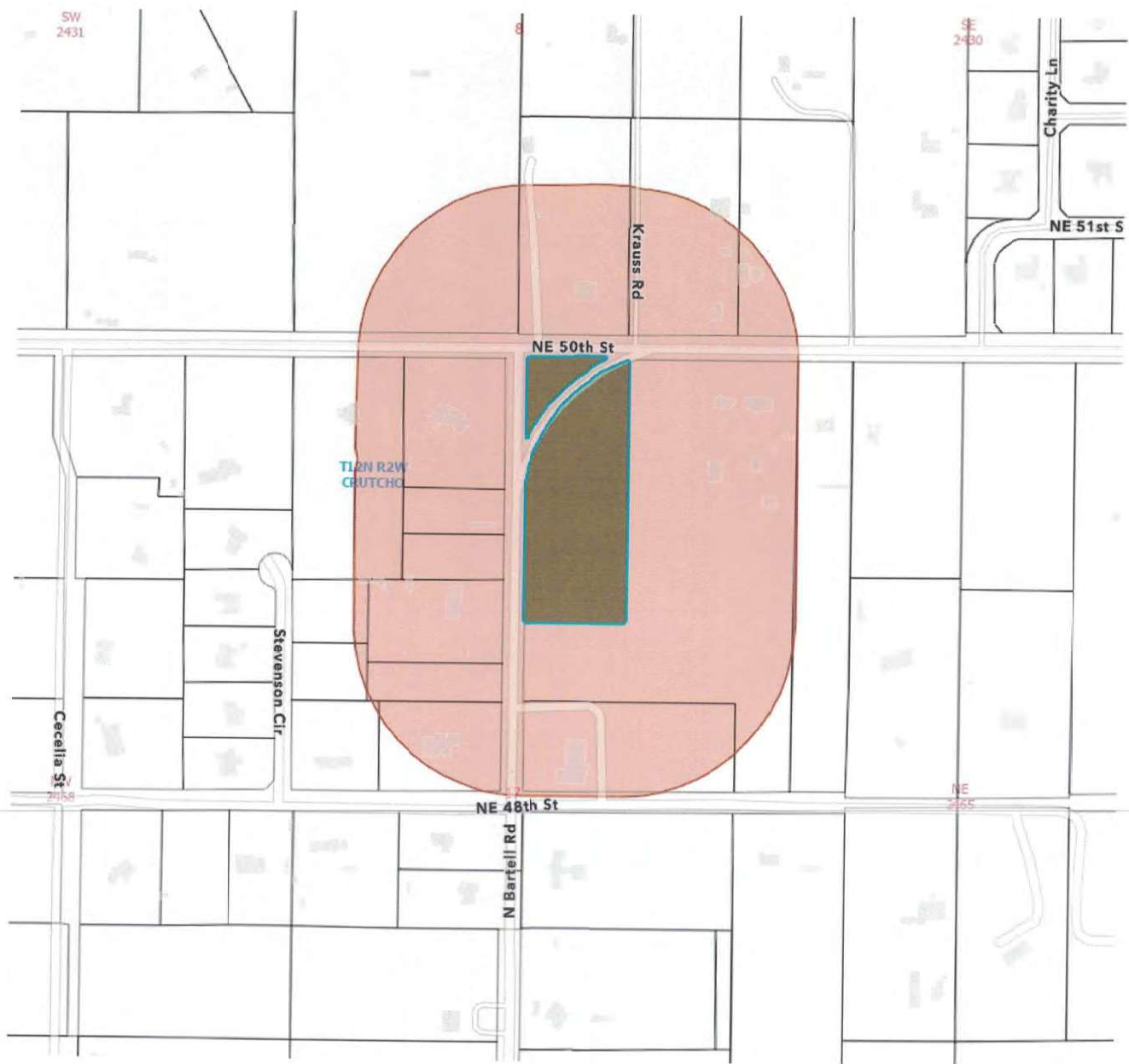
[Signature] Deputy

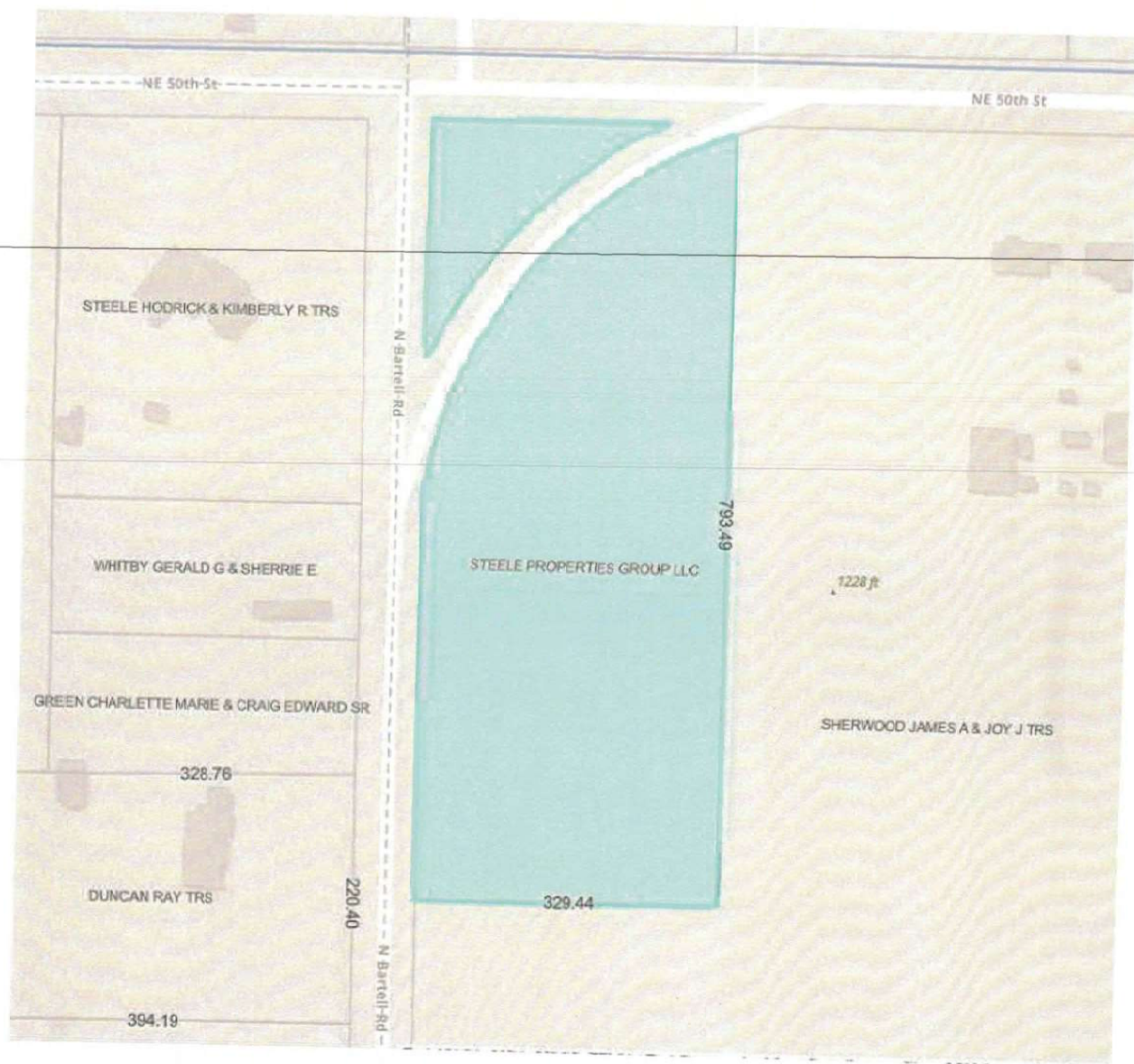
**Oklahoma County Assessor's
300ft Radius Report
2/23/2026**

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 N 1/2 OF SW4 OF NW4 OF NE4 & NW4 OF NW4 OF NE4 EX B:G 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 NWC NE4 TH S793.49FT E329.44FT N793.49FT W329.32FT TO BEG	
R199712070	STEELE HODRICK & KIMBERLY R TRS	STEELE 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 W329.76FT 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 661.81FT 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
R141723470	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 0 12N 2W E 1/2 OF SE4 SW4 EX S40FT	4871 NE 50TH ST UNINCORPORATED

**Oklahoma County Assessor's
300ft Radius Report
2/23/2016**

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	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	73121-6235	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	TCBIAS 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 CF 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	UNKNOWN
R199714380	YOUNG EMISHA & DE'WAYNE 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 1ACF 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





Soor

36th Street

PROPERTY MAP

LEGEND

MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)

MONUMENT FOUND

SUBJECT PROPERTY

PROPERTY LINE

RIGHT-OF-WAY (R/W)

EASEMENT LINE

SECTION LINE

BARB WIRE FENCE

CHAIN LINK FENCE

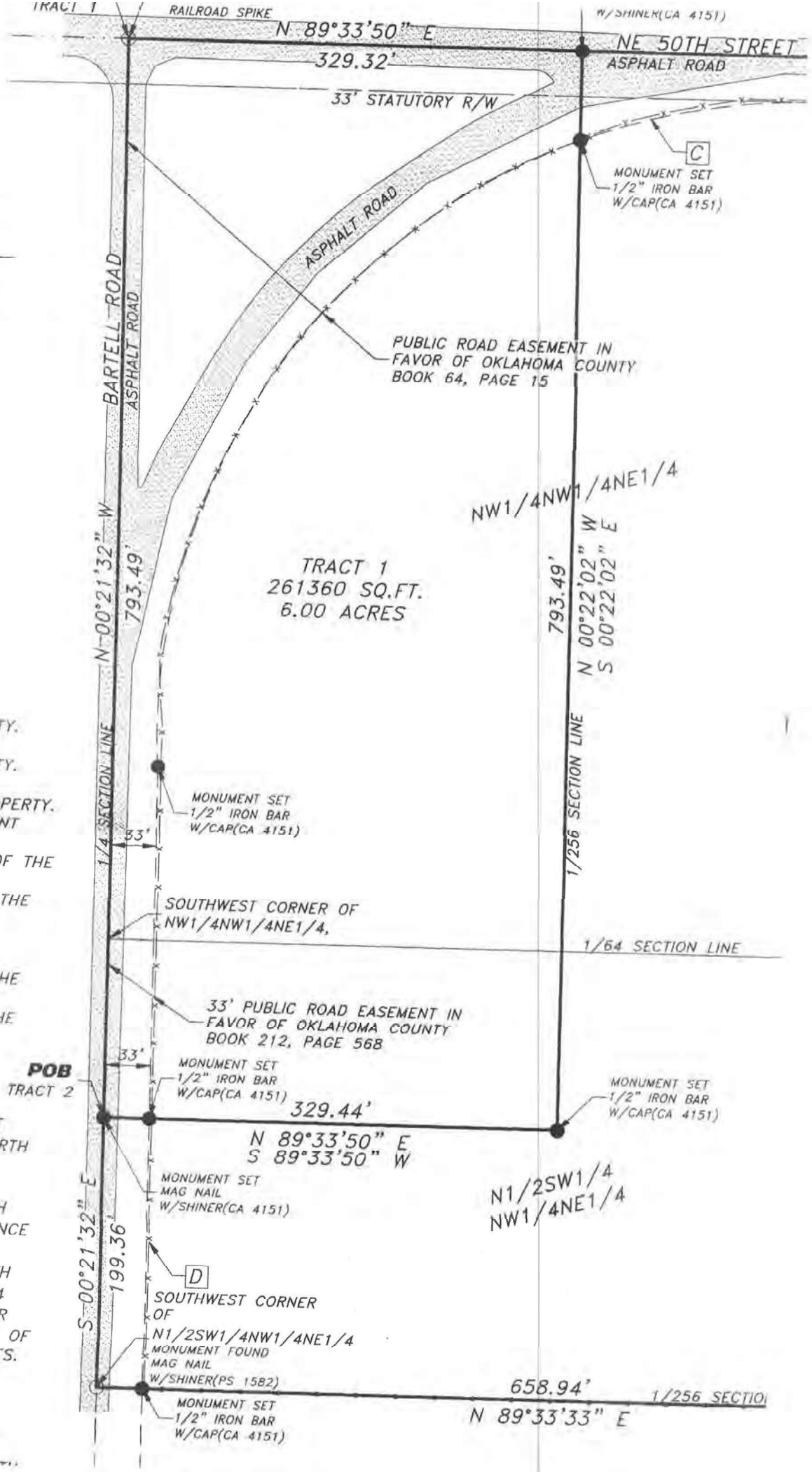
ASPHALT

NORTH OF THE STATUTORY BOUNDARY OF THE SUBJECT PROPERTY.
NORTH OF THE STATUTORY BOUNDARY OF THE SUBJECT PROPERTY.
NORTHWEST OF THE PUBLIC ROAD BOUNDARY OF THE SUBJECT PROPERTY.
EAST OF THE PUBLIC ROAD EASEMENT SUBJECT PROPERTY.

SOUTH OF THE SOUTH BOUNDARY OF THE WEST OF THE WEST BOUNDARY OF THE SOUTH OF THE APPARENT ROAD BOUNDARY OF THE SUBJECT PROPERTY.
WEST OF THE EAST BOUNDARY OF THE EAST OF THE EAST BOUNDARY OF THE

NORTHWEST QUARTER OF THE NORTHEAST QUARTER (17), TOWNSHIP TWELVE NORTH MERIDIAN (R2W.1.M.), OKLAHOMA DESCRIBED AS FOLLOWS:
S 00°21'32" E 199.36' TO THE NORTHWEST CORNER OF SAID NW1/4NE1/4 A DISTANCE OF 329.44 FEET, THENCE NORTH BOUNDARY OF THE W1/2W1/2NW1/4NE1/4 49 FEET TO THE NORTHEAST CORNER WEST (S 89°33'50" W) A DISTANCE OF SAID TRACT CONTAINING 6.00 ACRES.

NORTHWEST QUARTER OF THE NORTHEAST QUARTER (17), TOWNSHIP TWELVE NORTH



BOUNDARY SURVEY
5108 NE 50TH STREET
OKLAHOMA CITY, OKLAHOMA 73121

DATUM INFORMATION

BEARINGS ARE ON
OKLAHOMA STATE PLANE
COORDINATE SYSTEM
OKLAHOMA NORTH ZONE DATUM
NAD 83, NAD 83 U.S. FEET.
CONTROL MONUMENT DUNDREDA
ALTERNA MAPPING PLANE
GRID NORTH IS FN 0000 00 11

GRAPHIC SCALE

SUBJECT PROPERTY - QUIT CLAIM DEED (BOOK 9682, PAGE 1139)

LOT 100 BLOCK 600, UNPLATTED P9 SEC 13 T2N E2M AT NE/4 SEC 12 T2N W2M BEING H/4 S/4 E/4
N/4 NE/4 PL/4
OF THE NORTH HALF (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4)
OF THE NORTHWEST QUARTER (NE 1/4) AND THE NORTHWEST QUARTER (NW 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
RANGE 10 WEST, COUNTY OF OKLAHOMA, CONTAINING TWENTY (20) ACRES, MORE OR LESS,
ACCORDING TO THE GOVERNMENT SURVEY THEREOF, LIES AND EMBEETH THE NORTH HALF RESERVED
FOR ROADWAY PURPOSES AND SUBJECT TO EASEMENT IN FAVOR OF OKLAHOMA COUNTY FOR ROADWAY
PURPOSES, AS PREVIOUSLY RECORDED IN BOOK 4316, PAGE 1183, OKLAHOMA COUNTY, OKLAHOMA.

SURVEYORS CERTIFICATE

TO: STEELE PROPERTIES GROUP, LLC, 641 N.E. 30TH STREET, OKLAHOMA CITY, OKLAHOMA 73105

OCTOBER 3, 2025

50
SPENCER HINDEN B.S. 1901

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 2ND DAY OF OCTOBER, 2023, PERSONALLY APPEARED SPENCER JYVIDEN 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 HEREIN SET FORTH.

NY COMMISSION EXPIRES: 6/30/2019
NY COMMISSION NUMBER: 09006034

Country Realty
NOTARY PUBLIC

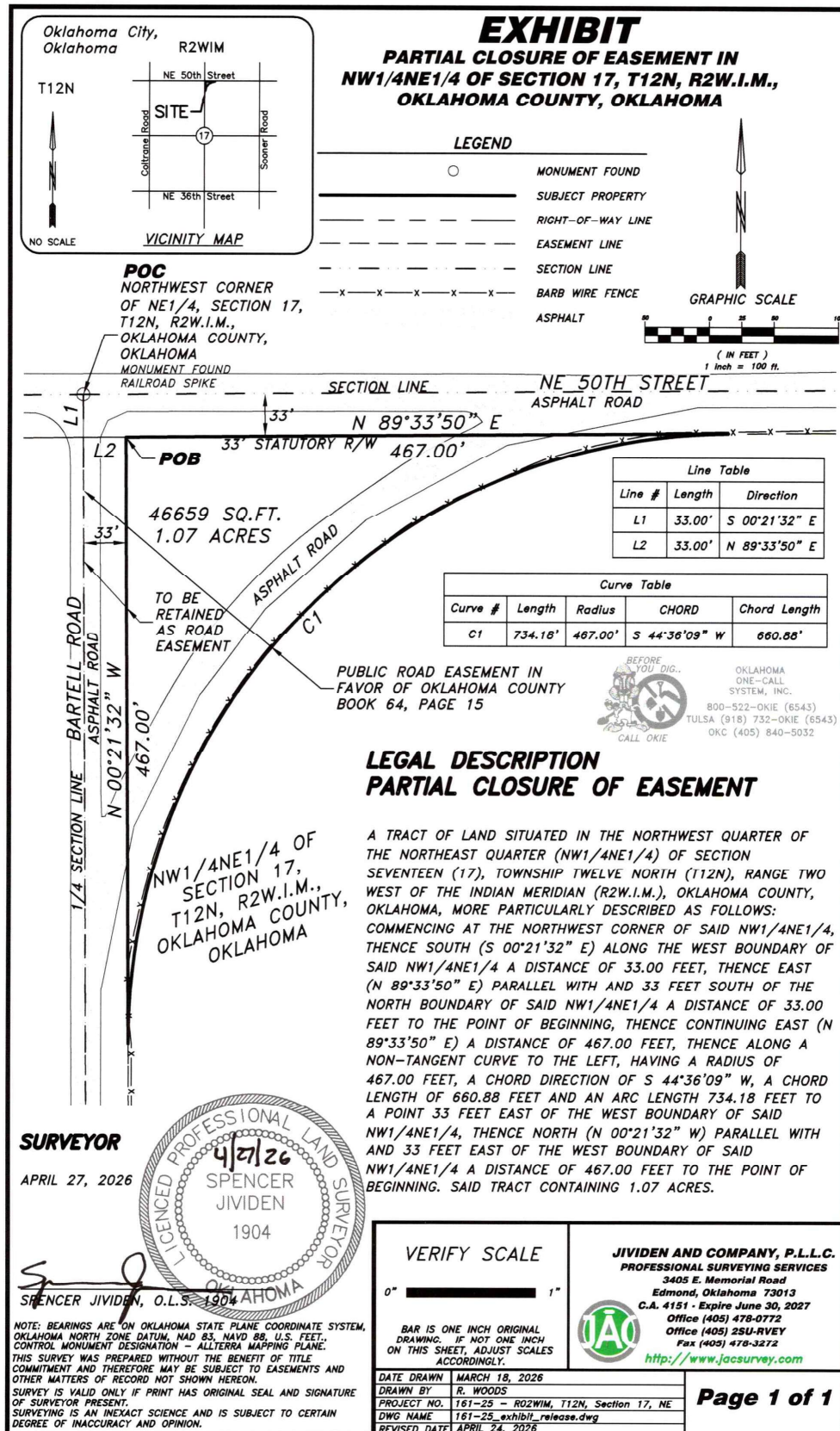
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF TITLE COMMITMENT AND THEREFORE MAY BE SUBJECT TO CIRCUMSTANCES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
SURVEYING IS AN AGENCY SERVICE AND IS SUBJECT TO CERTAIN DEGREE OF INACCURACY AND OPINION.

JIVIDEN AND COMPANY, P.L.L.C.
PROFESSIONAL SURVEYING SERVICES
 2405 E. Memorial Road
 Edmond, Oklahoma 73013
 O.A. #151 - Expires June 30, 2027
 MOBILE (405) 478-0772 OFFICE (405) 251-RV2
 FAX (405) 478-3272 (405) 278-7836
<http://www.jocurw.com>

VERIFY SCAL

STEEL PROPERTIES GROUP, LLC 641 N.E. 39TH STREET OKLAHOMA CITY, OKLAHOMA 73105
--

Page 2 of 2



**City Council Action
Financial Impact Report**

Title of Item: Closing a single-bypass portion of right-of-way.

Originating Department: Planning Department

Description of Impact:

CE-1159 Ordinance closing a single-bypass portion of North Bartell Road right-of-way, east of North Bartell Road, and south of NE 50th Street. Ward 7.

The purpose of this request is to close the single-bypass street at the intersection at North Bartell Road and NE 50th Street and consolidate the property on both sides of the street.

All affected property and/or business owners and affected utility companies have been notified of this easement closing.

The applicant owns or represents all property abutting the proposed closing.

Summary of Impact:

a. Cost to City Organization (include indirect costs): None

b. Cost to Citizens: None

c. Cost to Business Community: None

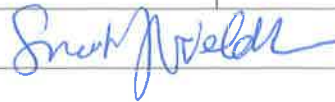
d. Revenue Produced: \$1860 deposited into the General Fund

Source of Funds:

Fund Name:

Agency Name:

Department Head Signature:



Date:

4/24/26

Date Submitted to OMB:

OMB Review Completed by:



Date: 5/7/26

caseno	name1	mailingaddress1	city	state	zipcode
CE-1159	STEELE PROPERTIES GROUP LLC, HODRICK STEELE	641 NE 39TH ST	OKLAHOMA CITY	OK	73105
CE-1159	MID-DEL SCHOOL DISTRICT, MIKE BRYAN	7217 SE 15TH ST	MIDWEST CITY	OK	73110
CE-1159	BROOM CALVIN R & CORA MAE	4811 NE 48TH ST	OKLAHOMA CITY	OK	73121-6233
CE-1159	DUNCAN RAY TRS, DUNCAN REV TRUST	4901 N BARTELL RD	FOREST PARK	OK	73121
CE-1159	GREEN CHARLETTE MARIE & CRAIG EDWARD SR	4909 N BARTELL RD	FOREST PARK	OK	73121
CE-1159	HUE ESTATES LLC	2805 NE 71ST ST	OKLAHOMA CITY	OK	73111
CE-1159	JOHNSON BLY ANNETTE MARIE	4601 NE 50TH ST	OKLAHOMA CITY	OK	73121-6020
CE-1159	LAWRENCE MELVIN & JONETIA	3401 E CARDINAL DR	OKLAHOMA CITY	OK	73121
CE-1159	LITTLE ALICE M TRS, LITTLE CHUCK TRS, LITTLE ALICE M LIV TRUST	4825 NE 48TH ST	OKLAHOMA CITY	OK	73121-6233
CE-1159	MARSHALL PROPERTY MANAGEMENT LLC	4871 NE 50TH ST	OKLAHOMA CITY	OK	73121
CE-1159	SHERWOOD JAMES & JOY LIVING TRUST	5108 NE 50TH ST	OKLAHOMA CITY	OK	73121-6013
CE-1159	STEELE HODRICK & KIMBERLY R LIV TR	5021 N BARTELL RD	FOREST PARK	OK	73121-6201
CE-1159	STEELE PROPERTIES GROUP LLC	641 NE 39TH ST	OKLAHOMA CITY	OK	73105
CE-1159	STEVENSON BENNIE L	5060 NE 50TH ST	OKLAHOMA CITY	OK	73121-6005
CE-1159	SWM & SONS INC	14400 SE 29TH ST	CHOCTAW	OK	73020-6530
CE-1159	THE WAY COMMUNITY MINISTRIES INC	11020 OAKLEAF LN	OKLAHOMA CITY	OK	73131-3262
CE-1159	TOBIAS EZEQUIEL	4705 NE 50TH ST	OKLAHOMA CITY	OK	73121-6008
CE-1159	WHITBY GERALD G & SHERRIE E	5001 N BARTELL RD	OKLAHOMA CITY	OK	73121
CE-1159	YOUNG EMISHA & DEWAYNE E	4954 STEVENSON CIR	FOREST PARK	OK	73121-2100

NOTICE OF HEARING

CE-1159

NOTICE IS HEREBY GIVEN, that an application has been filed to close the following described public way or easement:

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE NORTH (T12N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W.I.M.), OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4 NE1/4; THENCE SOUTH (S00°21'32"E) ALONG THE WEST BOUNDARY OF SAID NW1/4 NE1/4 A DISTANCE OF 33.00 FEET; THENCE EAST (N89°33'50"E) PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH BOUNDARY OF SAID NW1/4 NE1/4 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST (N89°33'50"E) A DISTANCE OF 467.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 467.00 FEET, A CHORD DIRECTION OF S44°36'09"W, A CHORD LENGTH OF 660.88 FEET AND AN ARC LENGTH 734.18 FEET TO A POINT 33 FEET EAST OF THE WEST BOUNDARY OF SAID NW1/4 NE1/4; THENCE NORTH (N00°21'32"W) PARALLEL WITH AND 33 FEET EAST OF THE WEST BOUNDARY OF SAID NW1/4 NE1/4 A DISTANCE OF 467.00 FEET TO THE POINT OF BEGINNING.

An ordinance closing the above-described easement was introduced at City Council meeting on May 19, 2026, and a public hearing will be held on July 7, 2026 in the City Council Chamber, Third Floor, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 beginning at 8:30 a.m.

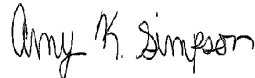
Agenda and case materials are available online at <https://okc.primegov.com/public/portal>.

All property owners in the immediately surrounding areas are hereby given notice that they may inspect said application in the office of the Planning Department/Subdivision and Zoning Office, 420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102. Any argument and evidence for or against the approval of said application should be filed with the Office of the City Clerk, 200 North Walker Avenue, Oklahoma City, Oklahoma 73102 three days prior to the hour set for public hearing.

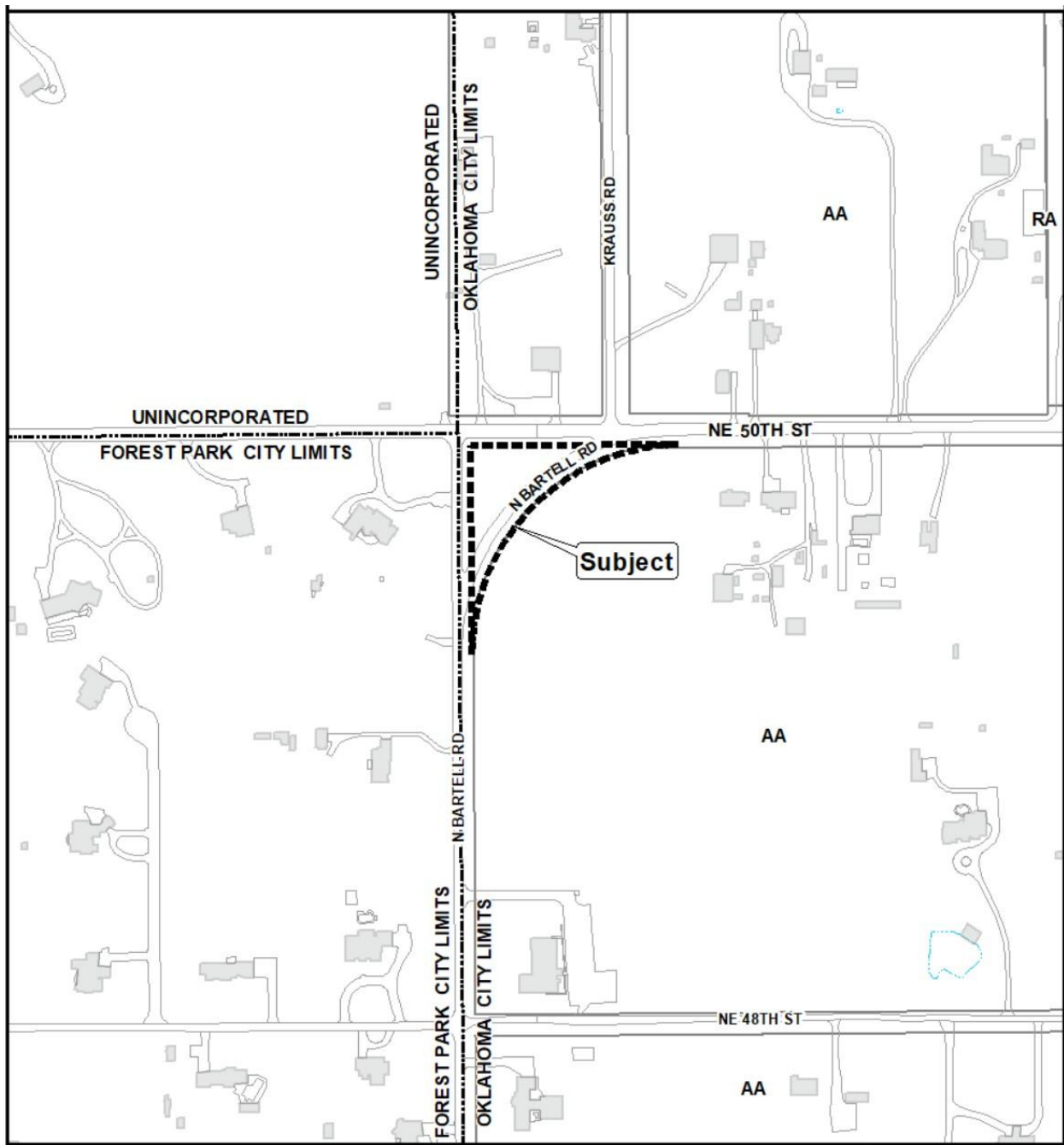
For further information call (405)297-2623.

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)

16. (CE-1159) Application by Steele Properties, LLC, to close a single-bypass portion of North Bartell Road right-of-way, east of North Bartell Road, and south of NE 50th Street. Ward 7.

Technical Evaluation:

1. **Amend Exhibit B to reference:** *Partial Closure of Easement* instead of Partial Release of Easement.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY HARRISON, SECONDED BY POWERS

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. 16.

(CE-1159) Application by Steele Properties, LLC, to close a single-bypass portion of North Bartell Road right-of-way, east of North Bartell Road, and south of NE 50th Street. 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 PC-11000, a request to rezone the property.

3. Reason for Request

The purpose of this request is to close the single-bypass street at the intersection at North Bartell Road and NE 50th Street and consolidate the property on both sides of the street.

B. EXISTING CONDITIONS

1. Size of Site: 1.07 Acres

2. School District: Mid-Del City

3. Zoning and Land Use:

	Subject Site	North	East	South	West
Zoning	AA	AA	AA	AA	Forest Park
Land Use	Undeveloped	Residential	Residential	Undeveloped	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. Airports: No objection.

2. Fire (OCFD):

3. Public Works Department:

A perpetual easement for water and wastewater, drainage, storm water, sidewalks, and traffic controls systems (collectively “City systems”) are hereby expressly reserved until such time as plans have been approved by the Public Works and Utilities departments, respectively, which plans must include new executed and recorded easements, as necessary, before each individual easement may be released.

a. Traffic Services:

b. Engineering - Storm Sewer Availability: No objection.

4. Utilities Department:

a. Solid Waste Management:

1) The City cannot provide service, contact private hauler.

b. Water Availability: No objection.

c. **Wastewater Availability:** No objection.

5. 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-26-00004, 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.

2) 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)

b. Plan Conformance Considerations

The application seeks to close right-of-way in an area generally located east of North Bartell Road and south of NE 50th Street. 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). The application is also associated with a rezoning request (PC-11000), that includes all land under this application and the parcel to its south/southeast.

In addition to the primary intersection of the two public streets at the northwest corner of the rezoning site, an internal curved roadway and grassy median segment results in

a distinct, isolated portion of land that is physically separated from the remainder of the commonly owned property.

The closure request seeks to consolidate property abutting the internal curved roadway, and close any easements on the adjacent parcel to the northwest in order to facilitate future development. North Bartell Road, NE 50th Street, and the internal curved roadway are all paved and used by the public. While the closure request would alter the existing traffic pattern and eliminate the street serving as a right turn lane / single-bypass, the overall connectivity in the area would not be affected.

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. 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.

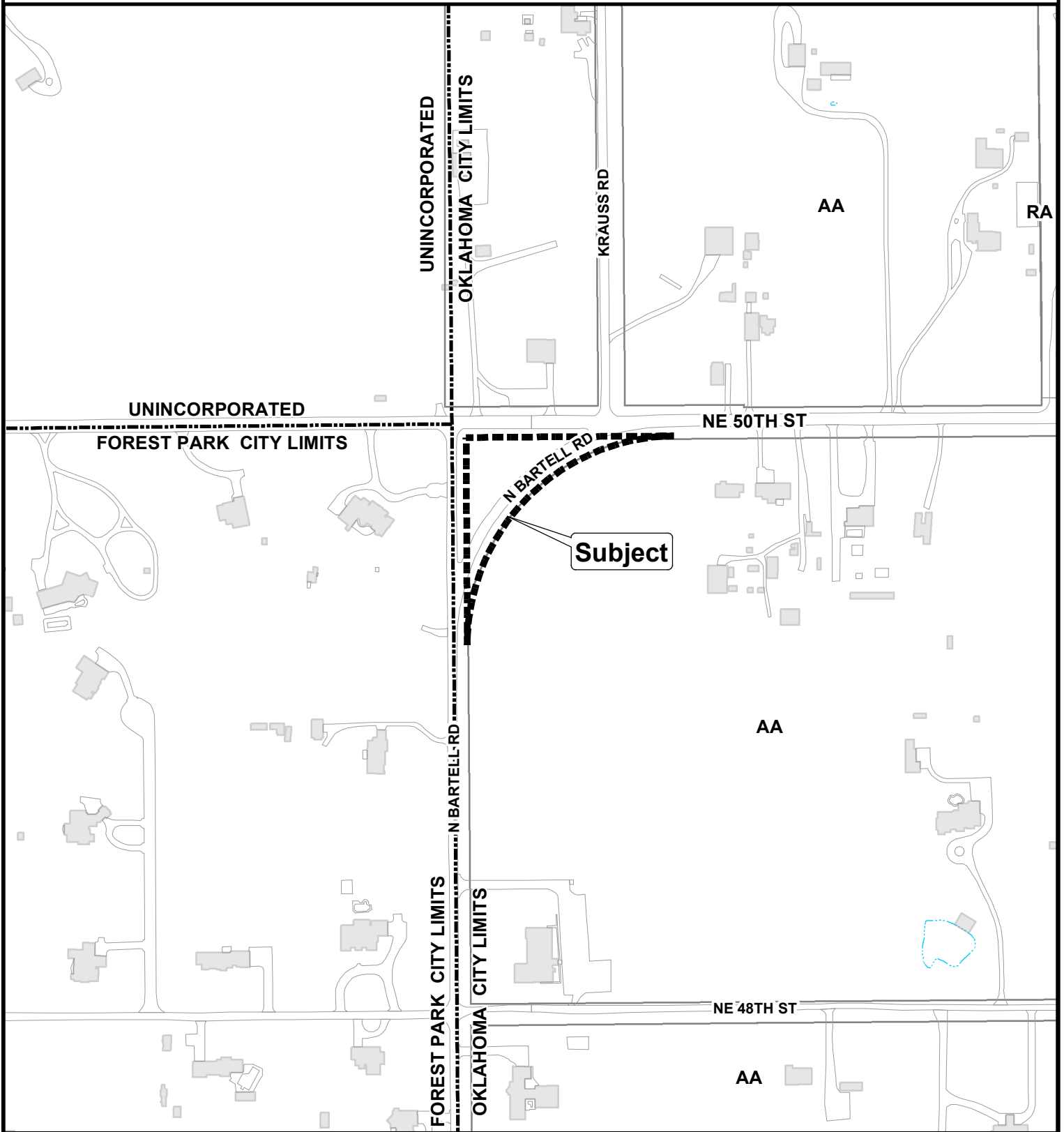
Approval of the application subject to the following Technical Evaluation:

- 1. Amend Exhibit B to reference:** *Partial Closure of Easement* instead of *Partial Release of Easement*.

taj

Case No: CE-1159

Applicants: Steele Properties Group, LLC

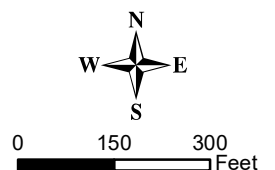


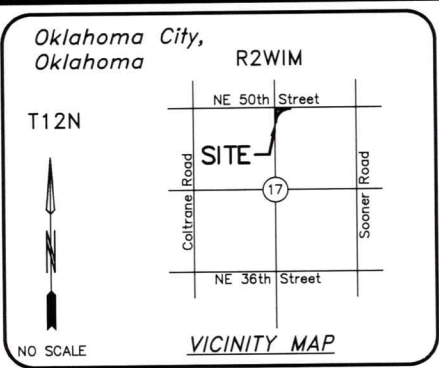
Note: "Subject" is located approximately 2,330' West of N. Sooner Rd.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement

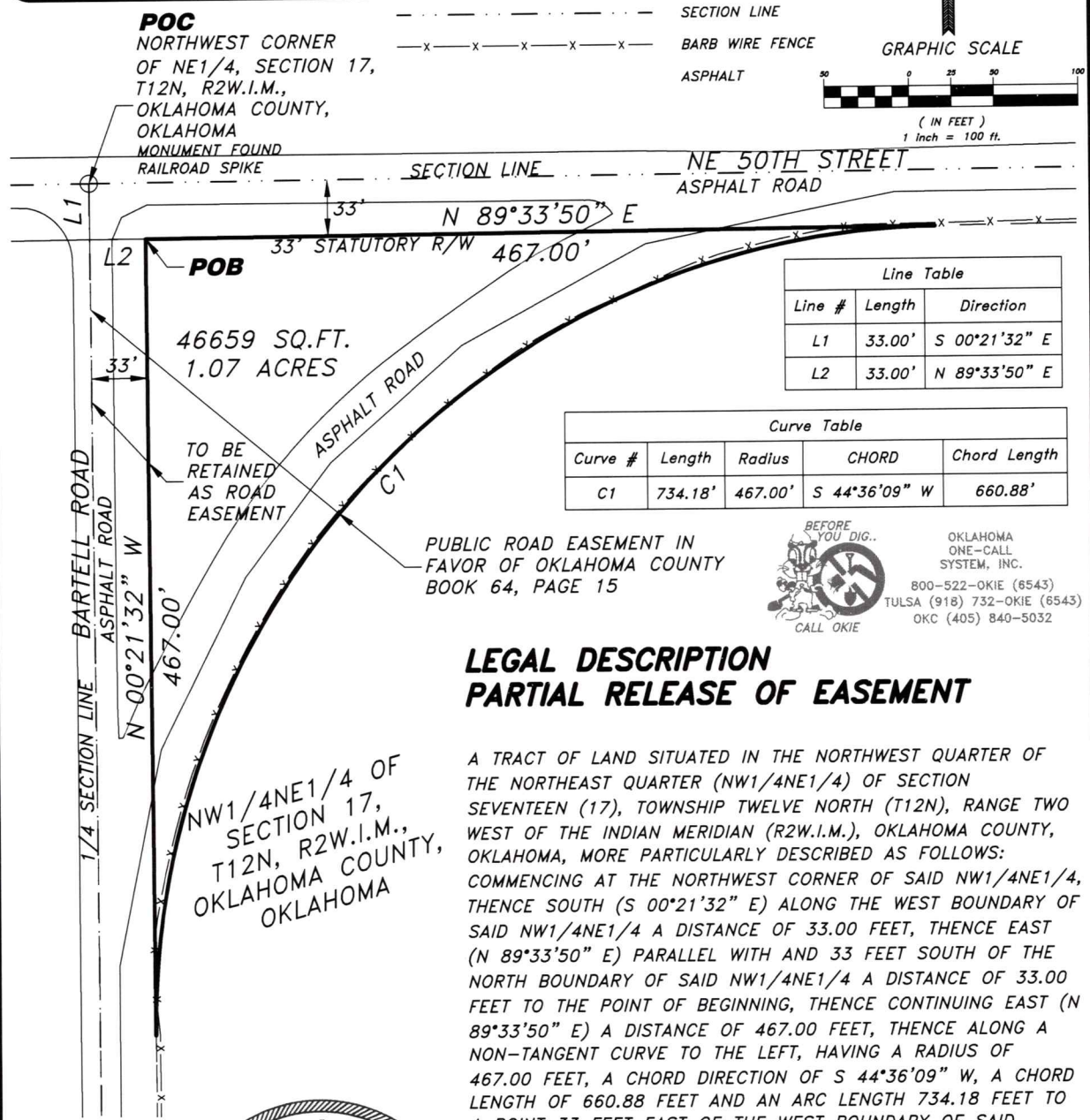
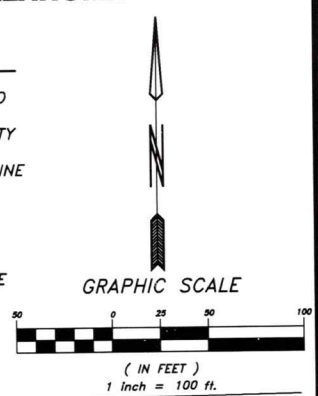




EXHIBIT

PARTIAL RELEASE OF EASEMENT IN NW1/4NE1/4 OF SECTION 17, T12N, R2W.I.M., OKLAHOMA COUNTY, OKLAHOMA

- LEGEND
- MONUMENT FOUND
 - SUBJECT PROPERTY
 - - - RIGHT-OF-WAY LINE
 - - - EASEMENT LINE
 - - - SECTION LINE
 - x - x - x - x - x - BARB WIRE FENCE
 - ASPHALT



BEFORE YOU DIG..

OKLAHOMA ONE-CALL SYSTEM, INC.

800-522-OKIE (6543)

TULSA (918) 732-OKIE (6543)

OKC (405) 840-5032

CALL OKIE

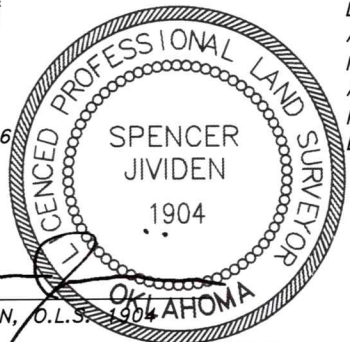
LEGAL DESCRIPTION

PARTIAL RELEASE OF EASEMENT

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWELVE NORTH (T12N), RANGE TWO WEST OF THE INDIAN MERIDIAN (R2W.I.M.), OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4NE1/4, THENCE SOUTH (S 00°21'32" E) ALONG THE WEST BOUNDARY OF SAID NW1/4NE1/4 A DISTANCE OF 33.00 FEET, THENCE EAST (N 89°33'50" E) PARALLEL WITH AND 33 FEET SOUTH OF THE NORTH BOUNDARY OF SAID NW1/4NE1/4 A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING EAST (N 89°33'50" E) A DISTANCE OF 467.00 FEET, THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 467.00 FEET, A CHORD DIRECTION OF S 44°36'09" W, A CHORD LENGTH OF 660.88 FEET AND AN ARC LENGTH 734.18 FEET TO A POINT 33 FEET EAST OF THE WEST BOUNDARY OF SAID NW1/4NE1/4, THENCE NORTH (N 00°21'32" W) PARALLEL WITH AND 33 FEET EAST OF THE WEST BOUNDARY OF SAID NW1/4NE1/4 A DISTANCE OF 467.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.07 ACRES.

SURVEYOR

MARCH 23, 2026



SPENCER JIVIDEN, O.L.S.

NOTE: BEARINGS ARE ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE DATUM, NAD 83, NAVD 88, U.S. FEET., CONTROL MONUMENT DESIGNATION - ALLTERRA MAPPING PLANE. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT AND THEREFORE MAY BE SUBJECT TO EASEMENTS AND OTHER MATTERS OF RECORD NOT SHOWN HEREON. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT. SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO CERTAIN DEGREE OF INACCURACY AND OPINION.

VERIFY SCALE



BAR IS ONE INCH ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

JIVIDEN AND COMPANY, P.L.L.C.

PROFESSIONAL SURVEYING SERVICES

3405 E. Memorial Road

Edmond, Oklahoma 73013

C.A. 4151 - Expire June 30, 2027

Office (405) 478-0772

Office (405) 25U-RVEY

Fax (405) 478-3272

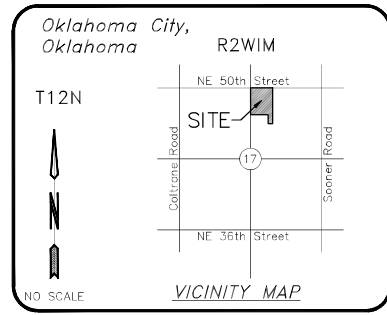
<http://www.jacsurvey.com>

DATE DRAWN	MARCH 18, 2026
DRAWN BY	R. WOODS
PROJECT NO.	161-25 - R02WIM, T12N, Section 17, NE
DWG NAME	161-25_exhibit_release.dwg
REVISED DATE	

BOUNDARY SURVEY

5108 NE 50TH STREET

OKLAHOMA CITY, OKLAHOMA 73121



LEGEND

- MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
- MONUMENT FOUND
- SUBJECT PROPERTY
- PROPERTY LINE
- RIGHT-OF-WAY (R/W)
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- x - x - BARR WIRE FENCE
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- ▨ ASPHALT

POSSIBLE ENCROACHMENTS

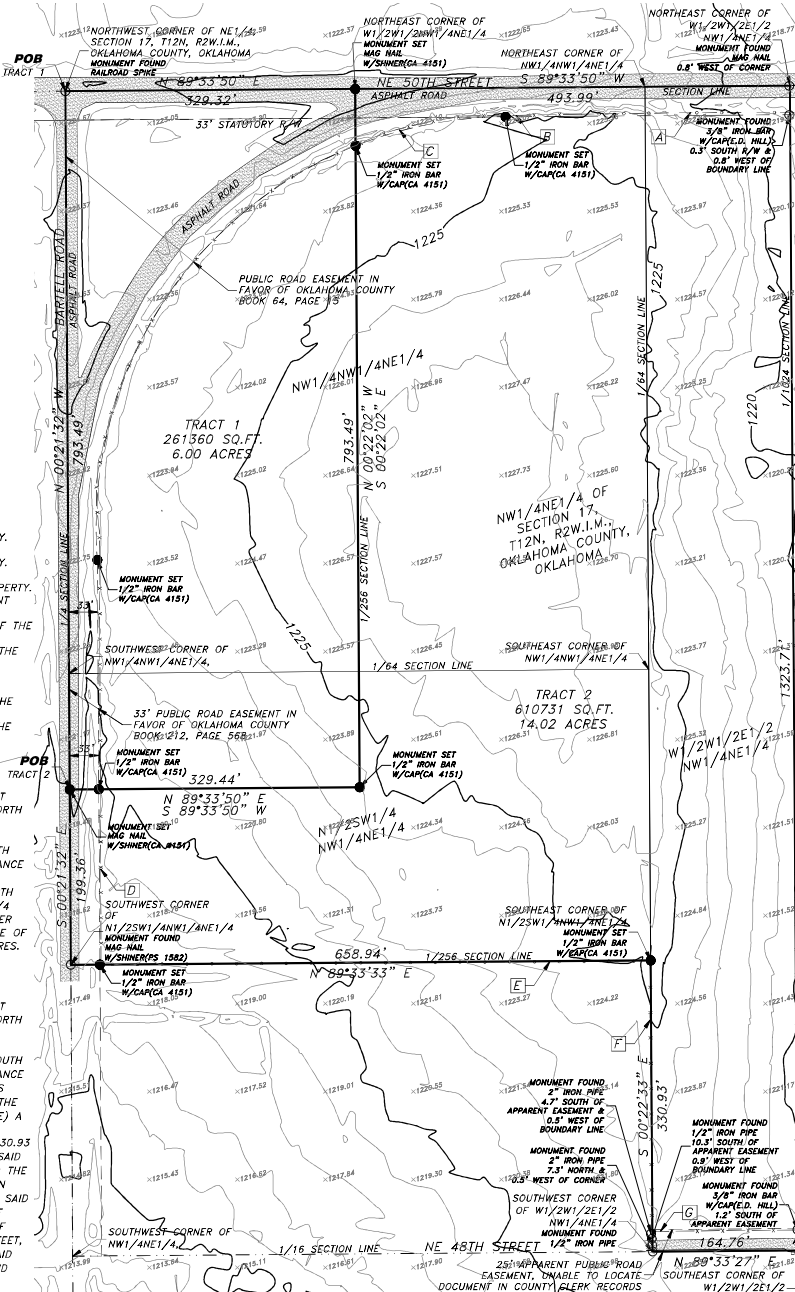
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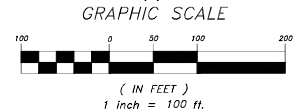


DATUM INFORMATION

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SUBJECT PROPERTY - QUIT CLAIM DEED (BOOK 9662, PAGE 1139)

LOT 000 BLOCK 000, UNPLTD PT SEC 17 T12N 2W PT NE/4 SEC 17 T12N 2W BEING W 1/2 W 1/2 E 1/2 NW4 NE4 PLUS 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) AND 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 ROADWAY PURPOSES 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

TO: STEELE PROPERTIES GROUP, LLC, 641 N.E. 39TH STREET, OKLAHOMA CITY, OKLAHOMA 73105

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OCTOBER 3, 2025



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MY COMMISSION NUMBER: 0506036

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VERIFY SCALE

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DATE DRAWN September 29, 2025
DRAWN BY R. WOODS
PROJECT NO. 161-25 - R2WIM, T12N, Section 17, NE
DWG NAME 161-25_Boundary(subject).dwg

Page 2 of 2

Case No: CE-1159

Applicants: Steele Properties Group, LLC



Aerial Photo from 3/2025

Note: "Subject" is located approximately 2,330' West of N. Sooner Rd.



The City of
OKLAHOMA CITY

Application for Closing Public Way or Easement

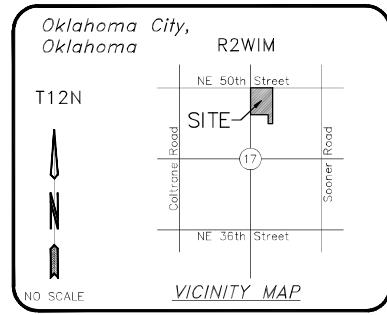


0 150 300
Feet

BOUNDARY SURVEY

5108 NE 50TH STREET

OKLAHOMA CITY, OKLAHOMA 73121



LEGEND

- MONUMENT SET (1/2" IRON BAR UNLESS OTHERWISE NOTED)
- MONUMENT FOUND
- SUBJECT PROPERTY
- PROPERTY LINE
- RIGHT-OF-WAY (R/W)
- - - EASEMENT LINE
- - - SECTION LINE
- x - x - BARR WIRE FENCE
- o - o - CHAIN LINK FENCE
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POSSIBLE ENCROACHMENTS

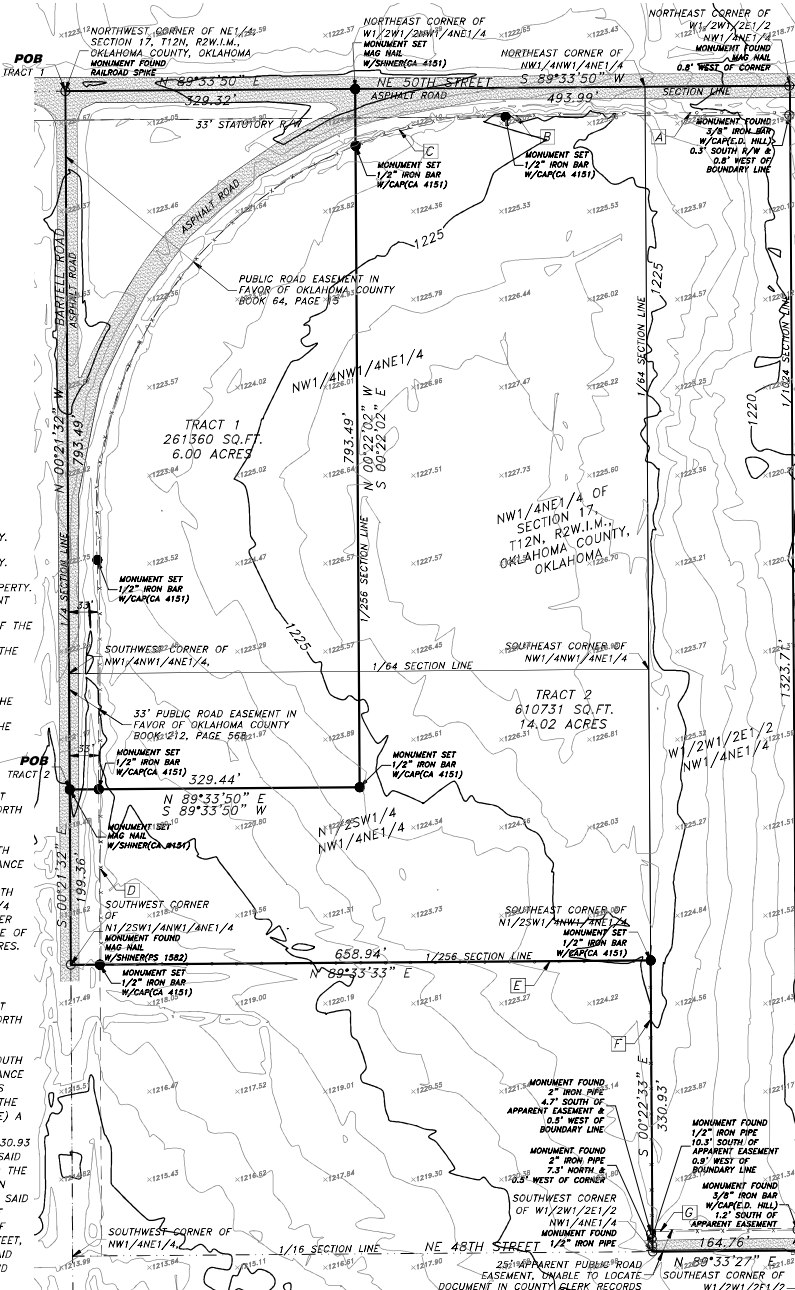
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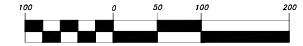
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GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SUBJECT PROPERTY - QUIT CLAIM DEED (BOOK 9662, PAGE 1139)

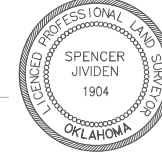
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STEELE PROPERTIES GROUP, LLC
641 N.E. 39TH STREET
OKLAHOMA CITY, OKLAHOMA 73105

DATE DRAWN September 29, 2025
DRAWN BY R. WOODS
PROJECT NO. 161-25 - R2W1/2M, T12N, Section 17, NE
DWG NAME 161-25_Boundary(subject).dwg



MEMORANDUM

Council Agenda
Item No. XI. M
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 (CE-1159), closing a single-bypass portion of North Bartell Road right-of-way, east of North Bartell Road and south of NE 50th Street. Ward 7.

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

Applicant:

Hodrick Steele, Steele Properties Group LLC

Purpose:

The purpose of this request is to close the single-bypass street at the intersection at North Bartell Road and NE 50th Street and consolidate the property on both sides of the street.

Background:

On April 23, 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 exhibit has been modified.

Technical Evaluation:

1. **Amend Exhibit B to reference:** *Partial Closure of Easement* instead of Partial Release of Easement.

Protests:

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.