

Published in The Journal Record SEPTEMBER 30, 2026**ORDINANCE NO. 28,141**

AN ORDINANCE AMENDING CHAPTER 59, SECTION 5150 OF THE OKLAHOMA CITY MUNICIPAL CODE, 2020, TO INCLUDE ADDITIONAL TERRITORY WITHIN THE R-2 MEDIUM-LOW DENSITY 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 R-2 Medium-Low Density Residential District, as shown upon the District Map to include therein the following described property:

Lots fifty-nine (59) and sixty (60), Block Thirty-Three (33), East Britton Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

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

INTRODUCED AND READ in open meeting of the Council of The City of Oklahoma City, Oklahoma, on this 1ST day of SEPTEMBER, 20 26.

PASSED by the Council and **SIGNED** by the Mayor of The City of Oklahoma City, Oklahoma, this 29TH day of SEPTEMBER, 20 26.

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
9/29/2026

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-11005), rezoning 8901 North Walker Avenue from R-1 Single-Family Residential District to R-2 Medium-Low Density Residential District. Ward 2.

Applicant:

Joe Selby, Selby Design
Key Assets LLC

Purpose:

The purpose of this application is to allow residential development, specifically a duplex.

Background:

On August 13, 2026, the Planning Commission recommended approval of the application.

Protest:

None

Previous Action:

The Ordinance was introduced September 1, 2026 and set for final hearing September 29, 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

Walker Ave Duplex

Project Name

8901 N. WALKER AVE.

Address / Location of Property to be Rezoned

Rezone from R-1 to R-2 to permit a two-family (duplex) dwelling.

Purpose Statement / Proposed Development

R-2

Proposed Zoning District

Vacant, single-family lot

Present Use of Property

7,000 Sq Ft

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):

Sultan Cheema, Key Assets, LLC

Name

5617 NW 103rd PI

Mailing Address

Oklahoma City, OK 73162

City, State, Zip Code

405 831 1329

Phone

sultan.cheema@eaglehomes.org

Email

Joe Selby
Signature of Applicant

Joe Selby
Applicant's Name (please print)

2309 Colchester Dr.
Applicant's Mailing Address

Edmond, OK 73034
City, State, Zip Code

405 740 2596
Phone

joe@selby.design
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.



WARRANTY DEED
(Oklahoma Statutory Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Orleans Revocable Trust Dated July 23, 2012** party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto

Key Assets **LLC, an Oklahoma limited liability company**

party of the second part, the following described real property and premises situate in Oklahoma County, State of Oklahoma, to-wit:

For Tax Map ID(s): 130206565

Lots Fifty-nine (59) and Sixty (60), of Block Thirty-Three (33), in EAST BRITTON ADDITION, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

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 parties of the second part, its successors, 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered December 18, 2024.

Orleans Revocable Trust Dated July 23, 2012

BY: Kevin Calvey
Kevin Calvey, Trustee

WARRANTY DEED
(Oklahoma Statutory Form)
(continued)

The State of OKLAHOMA

County of OKLAHOMA

TRUSTEE ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10 day of February, 2024, personally appeared Kevin Calvey, Trustee(s) of the Orleans Revocable Trust Dated July 23, 2012 to me known to be the identical person(s) who executed the within foregoing instrument as its Trustee, and acknowledged to me that (he/she/they) executed the same as (his/her/their) free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Notary Public in and for the State of

Notary's Printed Name:

Notary's Commission Expires:

Mail Deed and Tax Statements To:
Eagle Home Construction LLC, an Oklahoma
limited liability company
5617 NW 103rd Pl
Oklahoma City, OK 73162

Presented for filing by and return to:
Chicago Title Oklahoma Co.
1601 NW Expressway, Suite 1000
Oklahoma City, OK 73118
File No.: 714052401968
Title Insurance Commitment, if any, issued by:
Chicago Title Insurance Company

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

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

STATE OF OKLAHOMA)
) ss.
 COUNTY OF OKLAHOMA)

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Sultan Cheema, Manager (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 (role, such as titled officer or trustee) of Key Assets 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 shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she 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 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 section 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

The foregoing instrument was subscribed and sworn to before me this 12-18-24 day of December 24
by Sultan Cheema

NOTARY PUBLIC

My Commission Expires: _____

My Commission No.: _____



UNOFFICIAL

EXHIBIT A

LEGAL DESCRIPTION

Lots fifty-nine (59) and sixty (60), Block Thirty-Three (33), East Britton Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Letter of Authorization

I, Sultan Cheema, representative of Key Assets, LLC, which is the property owner of record of 8901 N Walker Ave. OKC, OK, authorize Joe Selby of Selby Design, LLC to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property located at 8901 N Walker Ave, OKC, OK.

X



Date: 6/9/2026

Larry Stein

Oklahoma County Assessor's Office



Ownership Radius Report

This Official Report is for Account Number R130206565 and is a **300-foot** radius from the outside of the polygon.

DIGITAL COPIES ARE NOT PROVIDED BY THIS OFFICE.

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

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

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

County Assessor's
Office



Ownership Radius Report

STATE OF OKLAHOMA } ss.
COUNTY OF OKLA

I, the duly elected, qualified and acting
County Assessor, in and for the County
and State of Oklahoma, do hereby certify that
the within and foregoing is a full, true and
complete copy of 300ft radius report

Filed in the office of the County Assessor
on the 9th day of June, 2026

Given under my hand and official seal this
9th day of June, 2026

County Assessor
Anthony L. Deputy

Oklahoma County Assessor's
300ft Radius Report
6/9/2026

accountno	name1	name2	name3	mailingaddress1	city	state	zipcode	subname	block	lot	legal	location
R130206565	KEY ASSETS LLC			5617 NW 103RD PL	OKLAHOMA CITY	OK	73162-6987	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 59 & 60	8901 N WALKER AVE OKLAHOMA CITY
R130206500	TRIPLETT ROBERT L			106 KIMBERLING DR	MOORE	OK	73160	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 57 & 58	505 NW 88TH ST OKLAHOMA CITY
R130204745	SERGIO RAMIREZ MYM PROPERTY LLC			1501 SW 52ND ST	OKLAHOMA CITY	OK	73119	EAST BRITTON ADD	33	0	EAST BRITTON ADD BLK 033 LOT 000 LOTS 1 & 2	500 NW 89TH ST OKLAHOMA CITY
R130204875	TED PARKS LLC			PO BOX 700721	TULSA	OK	74170-0721	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 3 & 4	504 NW 89TH ST OKLAHOMA CITY
R130206435	LEYVA USIEL DE LA CRUZ	DIAZ SERGIO		509 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 55 & 56	509 NW 88TH ST OKLAHOMA CITY
R130204885	ONTIVEROS GISELLE L			616 NW 89TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 5 & 6	508 NW 89TH ST OKLAHOMA CITY
R130206630	VAZQUEZ GUIBALDO A	VAZQUEZ JESSICA M		512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 1 & 2	0 UNKNOWN OKLAHOMA CITY
R130206695	SMITH DARIN LANE & ALYSON JOANN			504 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 3 & 4	504 NW 88TH ST OKLAHOMA CITY
R130326500	HERRERA BERTHA A			445 NW 88TH ST	OKLAHOMA CITY	OK	73114-3521	ESTES PARK ADDITION	9	26	ESTES PARK ADDITION 009 026 LOTS 25 & 26	445 NW 88TH ST OKLAHOMA CITY
R130327400	AGREI 1 LLC			331276 E 990 RD	WELLSTON	OK	74881-9045	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 23 & 24	444 NW 88TH ST OKLAHOMA CITY
R130206760	VAZQUEZ GUIBALDO A	VAZQUEZ JESSICA M		512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 5 & 6	0 UNKNOWN OKLAHOMA CITY
R130206370	MAYNARD CLARA			513 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 53 & 54	513 NW 88TH ST OKLAHOMA CITY
R130204940	HEBREWS 812 LLC			1200 N SHARTEL AVE STE 1100	OKLAHOMA CITY	OK	73103	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 7 & 8	512 NW 89TH ST OKLAHOMA CITY
R130327350	SANCHEZ MARIA DEL ROSARIO CORRAL			440 NW 88TH ST	OKLAHOMA CITY	OK	73114-3522	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 21 & 22	440 NW 88TH ST OKLAHOMA CITY
R130326550	OKLAHOMA HOME OPTIONS LLC			PO BOX 50660	MIDWEST CITY	OK	73140	ESTES PARK ADDITION	9	0	ESTES PARK ADDITION 009 000 LOTS 27 & 28	441 NW 88TH ST OKLAHOMA CITY
R130206825	VAZQUEZ GUILIBALDO ARTEMIO & JESSICA M			512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 7 & 8	512 NW 88TH ST OKLAHOMA CITY

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R130326440	JONES LARONDA	C/O SHARITA JONES		2229 NE 20TH ST	OKLAHOMA CITY	OK	73111	ESTES PARK ADDITION	9	0	ESTES PARK ADDITION 009 000 LOTS 22 23 & 24	444 NW 89TH ST OKLAHOMA CITY
R130327425	KALEO INVESTMENTS LLC ETAL	FERGUSON LISA	LAMARCHE TAMARA	5150 E SIMMONS RD	GUTHRIE	OK	73044	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 25 & 26	445 NW 87TH ST OKLAHOMA CITY
R130206240	KURTZ CHARLES CRISS & MARGARET DOVE			517 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 51 & 52	517 NW 88TH ST OKLAHOMA CITY
R130205005	GUM BENJAMIN			516 NW 89TH ST	OKLAHOMA CITY	OK	73114-3018	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 9 & 10	516 NW 89TH ST OKLAHOMA CITY
R130327300	10 SQUARE LLC			8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 19 & 20	436 NW 88TH ST OKLAHOMA CITY
R130326580	DE LOERA SANDRA & ALEJANDRO DE LOERA			437 NW 88TH ST	OKLAHOMA CITY	OK	73114-3521	ESTES PARK ADDITION	9	0	ESTES PARK ADDITION 009 000 LOTS 29 & 30	437 NW 88TH ST OKLAHOMA CITY
R130206890	VAZQUEZ GUIBALDO A	VAZQUEZ JESSICA M		512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 9 & 10	0 UNKNOWN OKLAHOMA CITY
R130327450	10 SQUARE LLC			8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 27 & 28	441 NW 87TH ST OKLAHOMA CITY
R130326400	ESTES PARK CHURCH OF CHRIST			2328 NW 114TH ST	OKLAHOMA CITY	OK	73120-7307	ESTES PARK ADDITION	9	21	ESTES PARK ADDITION 009 021	0 UNKNOWN OKLAHOMA CITY
R130326350	ESTES PARK CHURCH OF CHRIST			2328 NW 114TH ST	OKLAHOMA CITY	OK	73120-7307	ESTES PARK ADDITION	9	0	ESTES PARK ADDITION 009 000 LOTS 19 & 20	440 NW 89TH ST OKLAHOMA CITY
R130206235	BAY ALLEN EUGENE			521 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 49 & 50	521 NW 88TH ST OKLAHOMA CITY
R130327500	SHIELDS ARMAHNI KELYNN			437 NW 87TH ST	OKLAHOMA CITY	OK	73114	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 29 & 30	437 NW 87TH ST OKLAHOMA CITY
R130205135	SHAWVER EARLINE			520 NW 89TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	33	0	EAST BRITTON ADD 033 000 LOTS 11 & 12	520 NW 89TH ST OKLAHOMA CITY
R130327255	HODGES ROBERT JR & ELLA J			432 NW 88TH ST	OKLAHOMA CITY	OK	73114-3522	ESTES PARK ADDITION	10	0	ESTES PARK ADDITION 010 000 LOTS 17 & 18	432 NW 88TH ST OKLAHOMA CITY
R130326600	UNITY HOMES LLC			6008 NW 120TH CT	OKLAHOMA CITY	OK	73162-1955	ESTES PARK ADDITION	9	0	ESTES PARK ADDITION 009 000 LOTS 31 & 32	433 NW 88TH ST OKLAHOMA CITY
R130208125	FILEK ELENA	FILEK CORY		8801 WALKER AVE UNIT B	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 55 THRU 58 N65FT	8801 WALKER AVE, Unit B OKLAHOMA CITY
R130206955	MANHARTH JUANITA J PER REP	HICKS DOLLIE M EST	HICKS C W	528 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 11 THRU 13	0 UNKNOWN OKLAHOMA CITY
R130208060	FRP HOLDINGS LLC	LEGACY LAND GROUP LLC		11902 N PENN AVE, Unit C 1	OKLAHOMA CITY	OK	73120	EAST BRITTON ADD	34	0	EAST BRITTON ADD 034 000 LOTS 53 & 54	509 NW 87TH ST OKLAHOMA CITY

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R130204680	HAMMER & SAW ASSETS LLC			1025 NW 86TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	24	0 58	EAST BRITTON ADD 024 000 LOTS 57 &	505 NW 89TH ST OKLAHOMA CITY
R130204690	PORTILLO OSCAR			3121 S BROCK DR	OKLAHOMA CITY	OK	73119-2155	EAST BRITTON ADD	24	0 60	EAST BRITTON ADD 024 000 LOTS 59 &	501 NW 89TH ST OKLAHOMA CITY
R130204615	ONTIVEROS GISELLE L			616 NW 89TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	24	0 56	EAST BRITTON ADD 024 000 LOTS 55 &	509 NW 89TH ST OKLAHOMA CITY
R130326300	ESTES PARK CHURCH OF CHRIST			2328 NW 114TH ST	OKLAHOMA CITY	OK	73120-7307	ESTES PARK ADDITION	9	0 17 & 18	ESTES PARK ADDITION 009 000 LOTS	440 NW 89TH ST OKLAHOMA CITY
R130207995	KHALIL SAMIR & NAJAYA TRS	KHALIL FAMILY REV TRUST		10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962	EAST BRITTON ADD	34	0 52	EAST BRITTON ADD 034 000 LOTS 51 &	513 NW 87TH ST OKLAHOMA CITY
R130204550	ZAMUDIO RODRIGO			513 NW 89TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	24	0 54	EAST BRITTON ADD 024 000 LOTS 53 &	513 NW 89TH ST OKLAHOMA CITY
R130327550	KHACHATRYAN GOR			1325 N WALKER AVE, Unit 311	OKLAHOMA CITY	OK	73103-6418	ESTES PARK ADDITION	10	0 31 & 32	ESTES PARK ADDITION 010 000 LOTS	433 NW 87TH ST OKLAHOMA CITY
R130206175	RAGER JULIA			525 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	33	0 48	EAST BRITTON ADD 033 000 LOTS 47 &	525 NW 88TH ST OKLAHOMA CITY
R130205200	APC HOMES LLC			329 BELMONT DR	EDMOND	OK	73034	EAST BRITTON ADD	33	0 14	EAST BRITTON ADD 033 000 LOTS 13 &	524 NW 89TH ST OKLAHOMA CITY
R130327250	428 NW 88TH STREET SERIES			14816 SERENITA AVE	OKLAHOMA CITY	OK	73134	ESTES PARK ADDITION	10	0 15 & 16	ESTES PARK ADDITION 010 000 LOTS	428 NW 88TH ST OKLAHOMA CITY
R130326620	DEELIN ENTERPRISES OF OKLAHOMA LLC			5612 SPA DR	HUNTINGTN BCH	CA	92647-2025	ESTES PARK ADDITION	9	0 33 & 34	ESTES PARK ADDITION 009 000 LOTS	429 NW 88TH ST OKLAHOMA CITY
R130207930	GARRETT AND COMPANY LLC			9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0 THRU 50	EAST BRITTON ADD 034 000 LOTS 47	0 UNKNOWN OKLAHOMA CITY
R130204500	HUGHES HUNTER AUSTIN			521 NW 89TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	24	0	EAST BRITTON ADD 024 000 E15FT OF LOT 50 PLUS ALL LOTS 51 & 52	521 NW 89TH ST OKLAHOMA CITY
R130208130	FILEK ELENA	FILEK CORY		8801 WALKER AVE, Unit A	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0	EAST BRITTON ADD BLK 034 LOTS 55 THRU 58 S75FT	8801 WALKER AVE, Unit A OKLAHOMA CITY
R130326250	ESTES PARK CHURCH OF CHRIST			2328 NW 114TH ST	OKLAHOMA CITY	OK	73120-7307	ESTES PARK ADDITION	9	0 14 THRU 16	ESTES PARK ADDITION 009 000 LOTS	0 UNKNOWN OKLAHOMA CITY
R130207020	MANHARTH JUANITA J PER REP	HICKS DOLLIE M EST		528 NW 88TH ST	OKLAHOMA CITY	OK	73114	EAST BRITTON ADD	34	0 15	EAST BRITTON ADD 034 000 LOTS 14 &	528 NW 88TH ST OKLAHOMA CITY
R130327600	ADAMSON SERETA S			429 NW 87TH ST	OKLAHOMA CITY	OK	73114-3423	ESTES PARK ADDITION	10	0 33 & 34	ESTES PARK ADDITION 010 000 LOTS	429 NW 87TH ST OKLAHOMA CITY

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R130206110	SERNA ANTONIO			1605 GEORGE ST	EDMOND	OK	73003-3856	EAST BRITTON ADD	33	0.46	EAST BRITTON ADD 033 000 LOTS 45 & 601 NW 88TH ST OKLAHOMA CITY
R130205265	YOUNG JOHNNIE			600 NW 89TH ST	OKLAHOMA CITY	OK	73114-3020	EAST BRITTON ADD	33	0.16	EAST BRITTON ADD 033 000 LOTS 15 & 600 NW 89TH ST OKLAHOMA CITY

COMPANY LLC
13-020-4100
0.2 ac

RENTAL THUNDER LLC
3732-13-020-4420
0.27 ac

HUGHES HUNTER AUSTIN
3732-13-020-4500
0.21 ac

HAMMER & SAW ASSETS LLC
3732-13-020-4680
0.16 ac

Blk 024 Lot 40
Blk 024 Lot 42
Blk 024 Lot 44
Blk 024 Lot 46
Blk 024 Lot 48
Blk 024 Lot 50
Blk 024 Lot 52
Blk 024 Lot 54
Blk 024 Lot 56
Blk 024 Lot 58

OCERA DANILLO DE
3732-13-020-6395
0.16 ac

YOUNG JOHNNIE
3732-13-020-6265
0.16 ac

SHAWVER EARLINE
3732-13-020-6135
0.16 ac

HEBREWS 812 LLC
3732-13-020-4940
0.16 ac

TED PARKS LLC
3732-13-020-4875
0.16 ac

Blk 033 Lot 20
Blk 033 Lot 18
Blk 033 Lot 16
Blk 033 Lot 14
Blk 033 Lot 12
Blk 033 Lot 10
Blk 033 Lot 8
Blk 033 Lot 6
Blk 033 Lot 4
Blk 033 Lot 2

CEMENT CORP
-5815

SERNA ANTONIO
3732-13-020-6110
0.16 ac

BAY ALLEN EUGENE
3732-13-020-6235
0.16 ac

LEYVA USIEL DE LA CRUZ
3732-13-020-6435
0.16 ac

KEY ASSETS LLC
3732-13-020-6565
0.16 ac

Blk 033 Lot 40
Blk 033 Lot 42
Blk 033 Lot 44
Blk 033 Lot 46
Blk 033 Lot 48
Blk 033 Lot 50
Blk 033 Lot 52
Blk 033 Lot 54
Blk 033 Lot 56
Blk 033 Lot 58
Blk 033 Lot 60

TEAGUE J DERRICK TRS
3732-13-020-7085
0.32 ac

MANHARTH JUANITA J PER REP
3732-13-020-6655
0.24 ac

VAZQUEZ GIBALDO A
3732-13-020-6630
0.16 ac

Blk 034 Lot 20
Blk 034 Lot 18
Blk 034 Lot 16
Blk 034 Lot 14
Blk 034 Lot 12
Blk 034 Lot 10
Blk 034 Lot 8
Blk 034 Lot 6
Blk 034 Lot 4
Blk 034 Lot 2

GARRETT AND COMPANY LLC
3732-13-020-7800
0.32 ac

GARRETT AND COMPANY LLC
3732-13-020-7930
0.32 ac

FRP HOLDINGS LLC
3732-13-020-8060
0.16 ac

Blk 034 Lot 36
Blk 034 Lot 41
Blk 034 Lot 43
Blk 034 Lot 45
Blk 034 Lot 47
Blk 034 Lot 49
Blk 034 Lot 51
Blk 034 Lot 53
Blk 034 Lot 55
Blk 034 Lot 57

100.00 75.00 100.00 100.00

ESTES PARK CHURCH OF CHRIST
3729-13-032-5850
0.16 ac

DAVIS THEODORE A & JAMIE J CO TRS
3729-13-032-5800
0.16 ac

MERIEL LUX PROPERTIES LLC
3729-13-032-5800
0.16 ac

Blk 008 Lot 31
Blk 008 Lot 33
Blk 008 Lot 35
Blk 008 Lot 37
Blk 008 Lot 39

JONES LARONDA
3729-13-032-6440
0.24 ac

ESTES PARK CHURCH OF CHRIST
3729-13-032-6300
0.16 ac

ESTES PARK CHURCH OF C
3729-13-032-6150
0.16 ac

Blk 009 Lot 24
Blk 009 Lot 22
Blk 009 Lot 20
Blk 009 Lot 18
Blk 009 Lot 16
Blk 009 Lot 14
Blk 009 Lot 12
Blk 009 Lot 10

HERRERA BERTHA A
3729-13-032-6500
0.16 ac

UNITY HOMES LLC
3729-13-032-6600
0.16 ac

GREEN HULAND H JR
3729-13-032-6665
0.16 ac

Blk 009 Lot 25
Blk 009 Lot 27
Blk 009 Lot 30
Blk 009 Lot 32
Blk 009 Lot 36
Blk 009 Lot 38
Blk 009 Lot 40

AGREI 1 LLC
3729-13-032-7400
0.16 ac

10 SQUARE LLC
3729-13-032-7300
0.16 ac

COMPLETE HOME RENTALS LLC
3729-13-032-7200
0.16 ac

Blk 010 Lot 23
Blk 010 Lot 22
Blk 010 Lot 20
Blk 010 Lot 18
Blk 010 Lot 16
Blk 010 Lot 14
Blk 010 Lot 12
Blk 010 Lot 10

KALEO INVESTMENTS LLC ETAL
3729-13-032-7425
0.16 ac

KHACHATRYAN GOR
3729-13-032-7550
0.16 ac

MORAN AGUSTIN F
3729-13-032-7700
0.16 ac

Blk 010 Lot 26
Blk 010 Lot 28
Blk 010 Lot 30
Blk 010 Lot 32
Blk 010 Lot 36
Blk 010 Lot 38
Blk 010 Lot 40

STANDFIELD USA
3729-13-032-8250
0.16 ac

STONE BREAKER ENTERPRISES LLC
3729-13-032-8070
0.16 ac

10 SQUARE LLC
3729-13-032-8055
0.16 ac

Blk 011 Lot 23
Blk 011 Lot 22
Blk 011 Lot 20
Blk 011 Lot 18
Blk 011 Lot 16
Blk 011 Lot 14
Blk 011 Lot 12
Blk 011 Lot 10

Blk 011 Lot 9

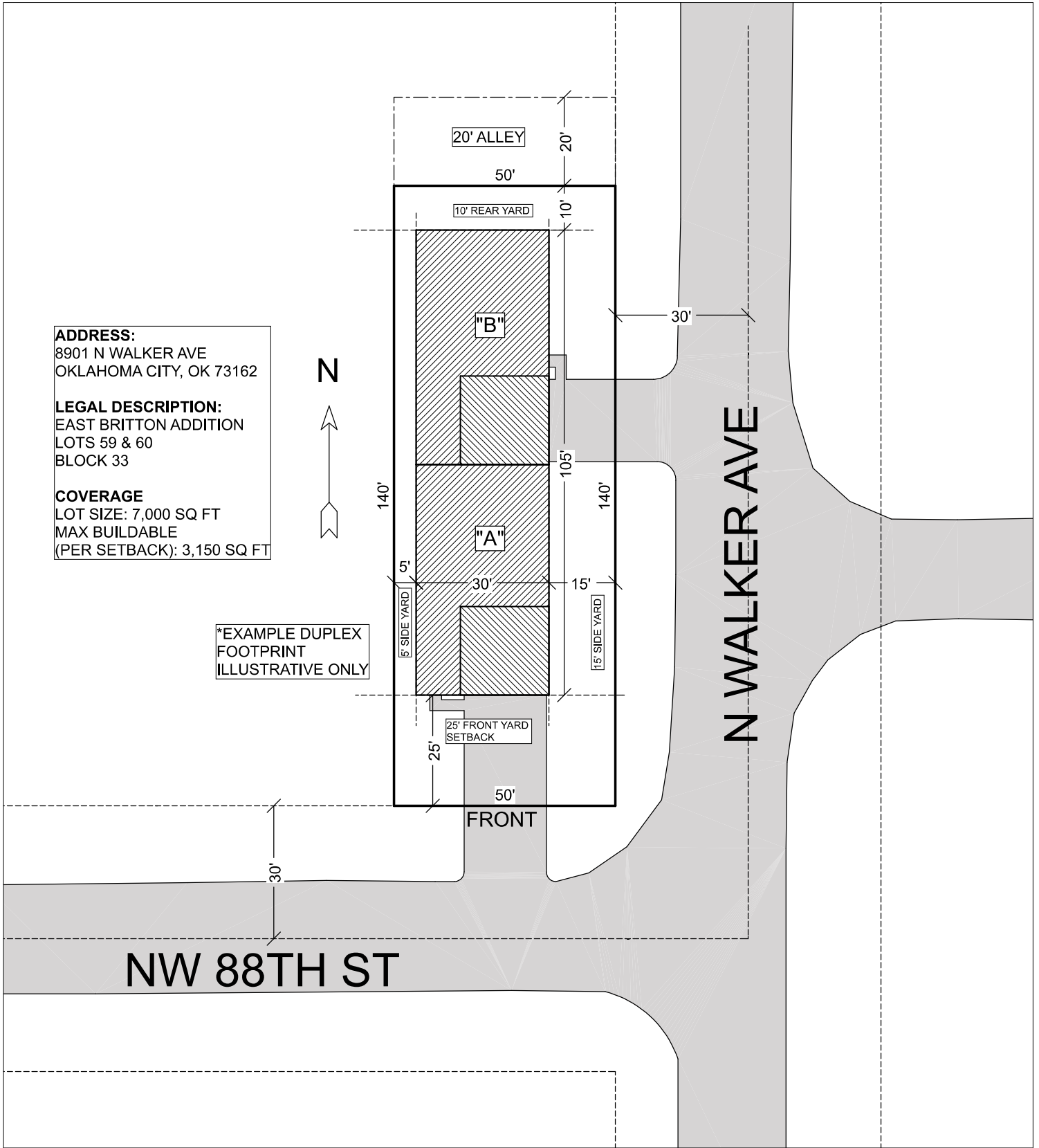


EXHIBIT A
8901 N WALKER AVE.
OKC, OK

SITE PLAN W/ EXAMPLE DUPLEX

caseno	name1	mailingaddress1	city	state	zipcode
PC-11005	JOE SELBY	2309 COLCHESTER DR	EDMOND	OK	73034
PC-11005	SULTAN CHEEMA, KEY ASSETS, LLC	5617 NW 103RD PL	OKLAHOMA CITY	OK	73162
PC-11005	NORTH HIGHLAND ESTES PARK	240 NW 83RD ST	OKLAHOMA CITY	OK	73114
PC-11005	OKLAHOMA CITY PUBLIC SCHOOLS, SCOTT RANDALL	PO BOX 36609	OKLAHOMA CITY	OK	73136
PC-11005	10 SQUARE LLC	8801 N WESTERN AVE	OKLAHOMA CITY	OK	73114-2408
PC-11005	428 NW 88TH STREET SERIES	14816 SERENITA AVE	OKLAHOMA CITY	OK	73134
PC-11005	ADAMSON SERETA S	429 NW 87TH ST	OKLAHOMA CITY	OK	73114-3423
PC-11005	AGREI 1 LLC	331276 E 990 RD	WELLSTON	OK	74881-9045
PC-11005	APC HOMES LLC	329 BELMONT DR	EDMOND	OK	73034
PC-11005	BAY ALLEN EUGENE	521 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013
PC-11005	DE LOERA SANDRA & ALEJANDRO DE LOERA	437 NW 88TH ST	OKLAHOMA CITY	OK	73114-3521
PC-11005	DEELIN ENTERPRISES OF OKLAHOMA LLC	5612 SPA DR	HUNTINGTN BCH	CA	92647-2025
PC-11005	ESTES PARK CHURCH OF CHRIST	2328 NW 114TH ST	OKLAHOMA CITY	OK	73120-7307
PC-11005	FILEK ELENA, FILEK CORY	8801 WALKER AVE, UNIT B	OKLAHOMA CITY	OK	73114
PC-11005	FILEK ELENA, FILEK CORY	8801 WALKER AVE, UNIT A	OKLAHOMA CITY	OK	73114
PC-11005	FRP HOLDINGS LLC, LEGACY LAND GROUP, LLC	11902 N PENN AVE, Unit C 1	OKLAHOMA CITY	OK	73120
PC-11005	GARRETT AND COMPANY LLC	9701 N BROADWAY EXT	OKLAHOMA CITY	OK	73114
PC-11005	GUM BENJAMIN	516 NW 89TH ST	OKLAHOMA CITY	OK	73114-3018
PC-11005	HAMMER & SAW ASSETS LLC	1025 NW 86TH ST	OKLAHOMA CITY	OK	73114
PC-11005	HEBREWS 812 LLC	1200 N SHARTEL AVE STE 1100	OKLAHOMA CITY	OK	73103
PC-11005	HERRERA BERTHA A	445 NW 88TH ST	OKLAHOMA CITY	OK	73114-3521
PC-11005	HODGES ROBERT JR & ELLA J	432 NW 88TH ST	OKLAHOMA CITY	OK	73114-3522
PC-11005	HUGHES HUNTER AUSTIN	521 NW 89TH ST	OKLAHOMA CITY	OK	73114
PC-11005	JONES LARONDA C/O SHARITA JONES	2229 NE 20TH ST	OKLAHOMA CITY	OK	73111
PC-11005	KALEO INVESTMENTS LLC ETAL, FERGUSON LISA, LAMARCHE	5150 E SIMMONS RD	GUTHRIE	OK	73044
PC-11005	KEY ASSETS LLC	5617 NW 103RD PL	OKLAHOMA CITY	OK	73162-6987
PC-11005	KHACHATRYAN GOR	1325 N WALKER AVE, Unit 311	OKLAHOMA CITY	OK	73103-6418
PC-11005	KHALIL SAMIR & NAJAYA TRS, KHALIL FAMILY REV TRUST	10504 WHITECHAPEL ST	OKLAHOMA CITY	OK	73162-6962
PC-11005	KURTZ CHARLES CRISS & MARGARET DOVE	517 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013
PC-11005	LEYVA USIEL DE LA CRUZ, DIAZ SERGIO	509 NW 88TH ST	OKLAHOMA CITY	OK	73114-3013
PC-11005	MANHARTH JUANITA J PER REP, HICKS DOLLIE M EST, HICKS	528 NW 88TH ST	OKLAHOMA CITY	OK	73114
PC-11005	MANHARTH JUANITA J PER REP, HICKS DOLLIE M EST	528 NW 88TH ST	OKLAHOMA CITY	OK	73114

PC-11005	MAYNARD CLARA	513 NW 88TH ST	OKLAHOMA CITY	OK	73114
PC-11005	OKLAHOMA HOME OPTIONS LLC	PO BOX 50660	MIDWEST CITY	OK	73140
PC-11005	ONTIVEROS GISELLE L	616 NW 89TH ST	OKLAHOMA CITY	OK	73114
PC-11005	PORTILLO OSCAR	3121 S BROCK DR	OKLAHOMA CITY	OK	73119-2155
PC-11005	RAGER JULIA	525 NW 88TH ST	OKLAHOMA CITY	OK	73114
PC-11005	SANCHEZ MARIA DEL ROSARIO CORRAL	440 NW 88TH ST	OKLAHOMA CITY	OK	73114-3522
PC-11005	SERGIO RAMIREZ MYM PROPERTY LLC	1501 SW 52ND ST	OKLAHOMA CITY	OK	73119
PC-11005	SERNA ANTONIO	1605 GEORGE ST	EDMOND	OK	73003-3856
PC-11005	SHAWVER EARLINE	520 NW 89TH ST	OKLAHOMA CITY	OK	73114
PC-11005	SHIELDS ARMAHNI KELYNN	437 NW 87TH ST	OKLAHOMA CITY	OK	73114
PC-11005	SMITH DARIN LANE & ALYSON JOANN	504 NW 88TH ST	OKLAHOMA CITY	OK	73114
PC-11005	TED PARKS LLC	PO BOX 700721	TULSA	OK	74170-0721
PC-11005	TRIPLETT ROBERT L	106 KIMBERLING DR	MOORE	OK	73160
PC-11005	UNITY HOMES LLC	6008 NW 120TH CT	OKLAHOMA CITY	OK	73162-1955
PC-11005	VAZQUEZ GUIBALDO A, VAZQUEZ JESSICA M	512 NW 88TH ST	OKLAHOMA CITY	OK	73114-3014
PC-11005	YOUNG JOHNNIE	600 NW 89TH ST	OKLAHOMA CITY	OK	73114-3020
PC-11005	ZAMUDIO RODRIGO	513 NW 89TH ST	OKLAHOMA CITY	OK	73114

CASE NUMBER: PC-11005

This notice is to inform you that **Joe Selby, Selby Design, on behalf of Key Assets LLC**, filed an application with the City of Oklahoma City to change the zoning designation of their property to the R-2 Medium-Low Density Residential District. The City Council will consider this zoning application at a public hearing on September 29, 2026. The only property to be rezoned is outlined on the attached map. **The City Council meets in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma beginning at 8:30 a.m.**

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

LEGAL DESCRIPTION:

Lots fifty-nine (59) and sixty (60), Block Thirty-Three (33), East Britton Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

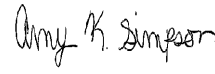
Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby.

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

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

Dated this 1st day of September 2026.

SEAL




Amy K. Simpson, City Clerk

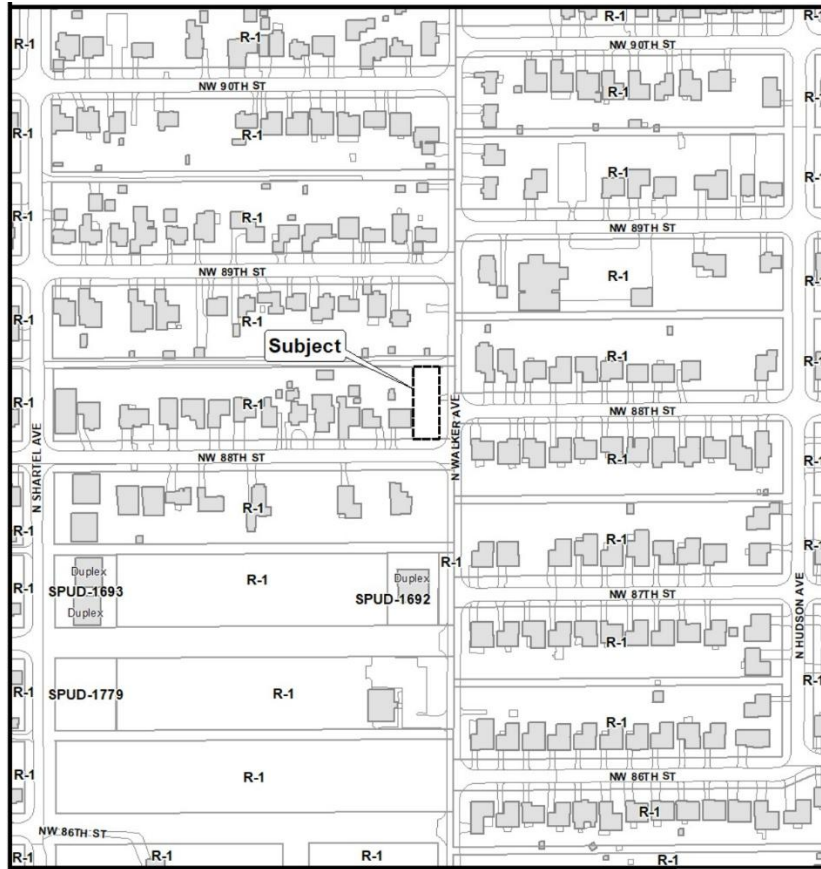
PROPOSED ZONING CHANGE:

CASE NUMBER: PC-11005

FROM: R-1 Single-Family Residential District

TO: R-2 Medium-Low Density Residential District

ADDRESS OF PROPERTY: 8901 North Walker Avenue



PROPOSED USE: The purpose of this application is to allow residential development, specifically a duplex.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-2 Medium-Low Density Residential District is a residential district with restrictions similar to the R-1 District. The purpose of this district is to create and preserve residential areas with a broad range of housing types and densities in proximity to essential support services.

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-11005

LOCATION: 8901 North Walker Avenue

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 R-2 Medium-Low Density Residential District from the R-1 Single-Family Residential District. A public hearing will be held by the City Council on September 29, 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 R-2 Medium-Low Density Residential District would be extended to include the following described property:

LEGAL DESCRIPTION:

Lots fifty-nine (59) and sixty (60), Block Thirty-Three (33), East Britton Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

PROPOSED USE: The purpose of this application is to allow residential development, specifically a duplex.

BRIEF DESCRIPTION OF PROPOSED ZONING DISTRICT:

R-2 Medium-Low Density Residential District is a residential district with restrictions similar to the R-1 District. The purpose of this district is to create and preserve residential areas with a broad range of housing types and densities in proximity to essential support services.

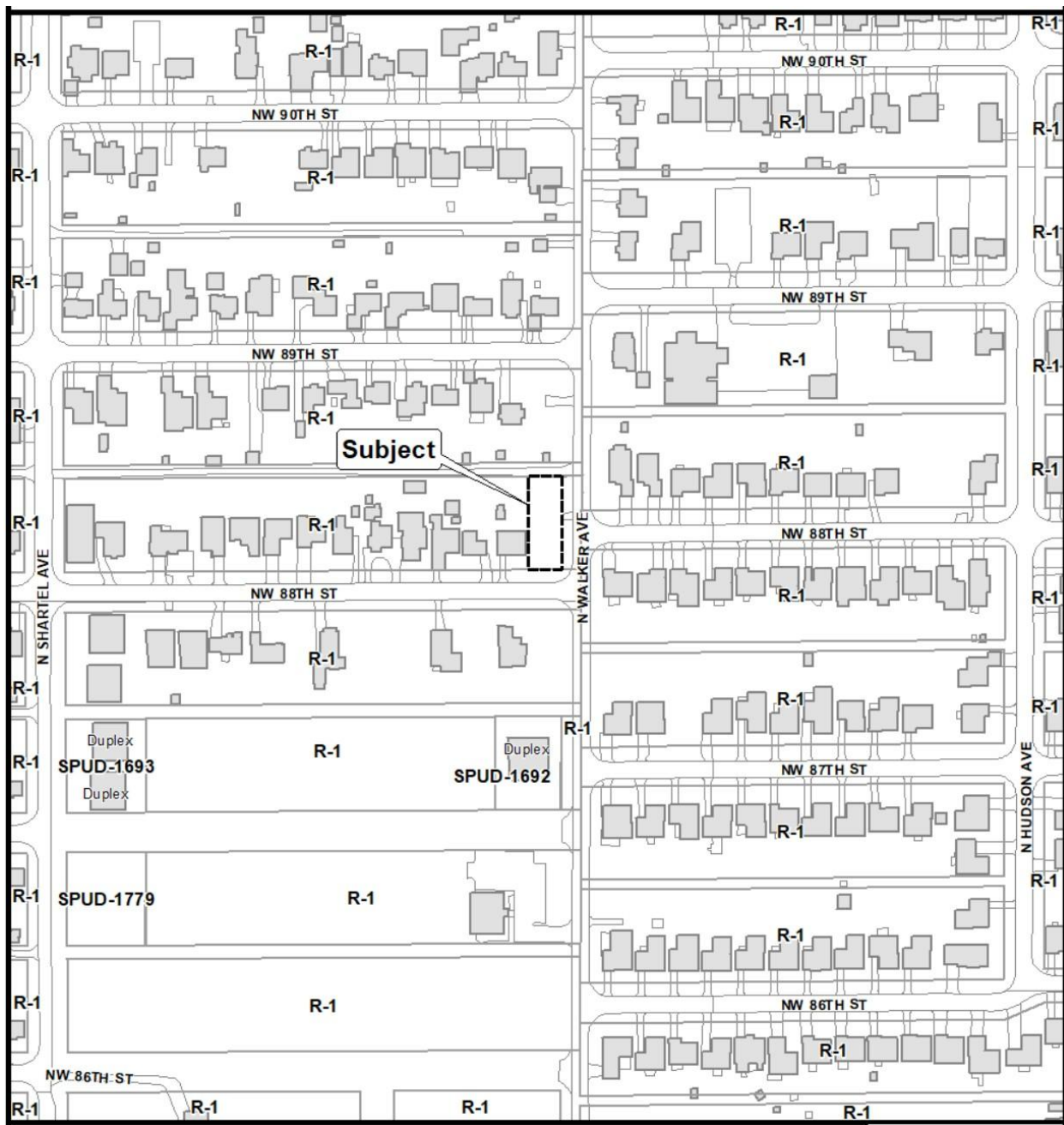
Any person having any objections to the proposed rezoning may appear before the City Council in the **COUNCIL CHAMBER** on the above date set for hearing and show cause why the proposed rezoning should not be carried out in accordance with said ordinance. At any time not later than three days prior to 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 1st day of September 2026.

SEAL

Amy K. Simpson, City Clerk



Planning Commission Minutes
August 13, 2026

(The agenda was filed with the City Clerk of The City of Oklahoma City at 9:38 a.m. on August 10, 2026)

11. (PC-11005) Application by Key Assets LLC, to rezone 8901 North Walker Avenue from R-1 Single-Family Residential District to R-2 Medium-Low Density Residential District. Ward 2.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY POWERS, SECONDED BY PEVER

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



STAFF REPORT
The City of Oklahoma City
Planning Commission
August 13, 2026

Item No. IV. 11.

(PC-11005) Application by Key Assets LLC, to rezone 8901 North Walker Avenue from R-1 Single-Family Residential District to R-2 Medium-Low Density Residential District. Ward 2.

A. GENERAL INFORMATION

1. Contacts

Applicant's Representative

Joe Selby
Selby Design
405-740-2596

2. Case History

This is a new application.

3. Reason for Request

The purpose of this application is to allow residential development, specifically a duplex.

B. EXISTING CONDITIONS:

1. Size of Site: 7,000 Square Feet

2. School District: Oklahoma City

3. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	R-1	R-1	R-1	R-1	R-1
Land Use	Residential	Undeveloped	Residential	Undeveloped	Residential

4. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

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): *

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.

3. Utilities Department:

a. Solid Waste Management

b. Water Availability:

- 1) An existing 6-inch/8-inch water main(s) is located adjacent to the subject site(s).
- 2) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 3) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

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

c. Wastewater Availability:

- 1) An existing 8-inch wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
- 2) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 3) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 4) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 5) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable

permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.

- 6) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 7) Plat may be revised after review and approval of utility plans.

4. Planning Department:

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available on, or adjacent to, the subject site.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family residential. *The proposed R-2 District allows single-family residential on minimum 5,000 square foot lots and/or 1 du/3,000 square feet for duplex development. Two dwelling units on the 0.16-acre site would be 12.5 du/acre.*

Automobile Connectivity:

- Maintain, create, and enhance a street network that is highly connected to increase number of viable commercial locations and the effectiveness of the transportation system.
- Protect existing traditional street grid and reconnect it where possible.
- Keep existing alleys open and functional.

The subject site is located at the northwest corner of North Walker Avenue and NW 88th Street. The site currently has one access point along North Walker Avenue. The conceptual plan for the development illustrates one access point along each street frontage. A conceptual plan is not required with base zoning applications, and if provided is not binding. Access cannot be specified in a base zoning request and is per Code and Subdivision Regulations.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks are not currently available on the subject site. Sidewalk requirements would be per Code and cannot be stipulated in a base zoning request.

- 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 Low Intensity Residential,

“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 residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The setbacks, lot coverage and building height allowed in R-2 are similar or match the abutting R-1 District. No other triggers requiring mitigation measures related to building scale and site design were identified.*

3) Service Efficiency:

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

4) Environmentally Sensitive Areas: No ESAs were identified on the subject site.

5) Transportation System: The subject site is located at the northwest corner of North Walker Avenue, a Minor Connector Street, and NW 88th Street, a Neighborhood Street. The nearest transit (bus) service is located west of the site, along North Western Avenue.

6) Other Development Related Policies

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

b. Plan Conformance Considerations

The subject site is located at the northwest corner of North Walker Avenue and NW 88th Street. The subject site, along with all surrounding land, is zoned R-1. The site was previously developed with a single-family residence but is now undeveloped. The subject site abuts a platted alley on the north. Lots to the north and south are currently undeveloped, and all other surrounding properties are developed with single-family homes.

The application seeks to rezone the site from R-1 to the R-2 District. The proposed R-2 District allows single-family residential on minimum 5,000 square foot lots and/or 1 du/3,000 square feet for duplex development. The subject site's size would allow one duplex, consistent with the Land Use Typology Area. The setbacks, lot coverage and building height allowed in R-2 are similar or match the abutting R-1 District.

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

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

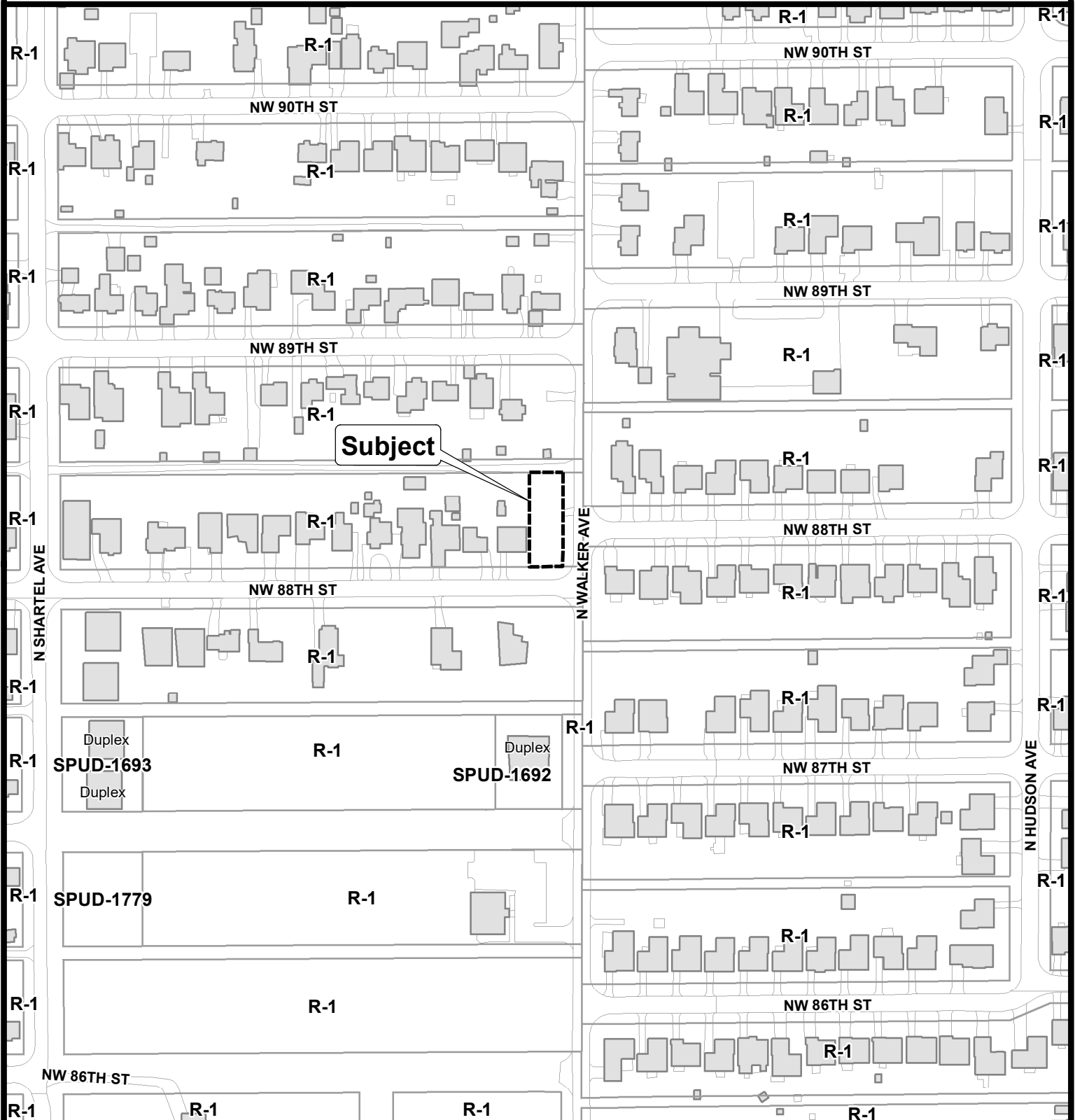
Case No: PC-11005

Applicant: Key Assets, LLC

Existing Zoning: R-1

Proposed zoning: R-2

Location: 8901 N. Walker Ave.



Note: "Subject" is located approximately 1,693' South of W. Britton Rd.

Rezoning Application



The City of
OKLAHOMA CITY



0 100 200
Feet

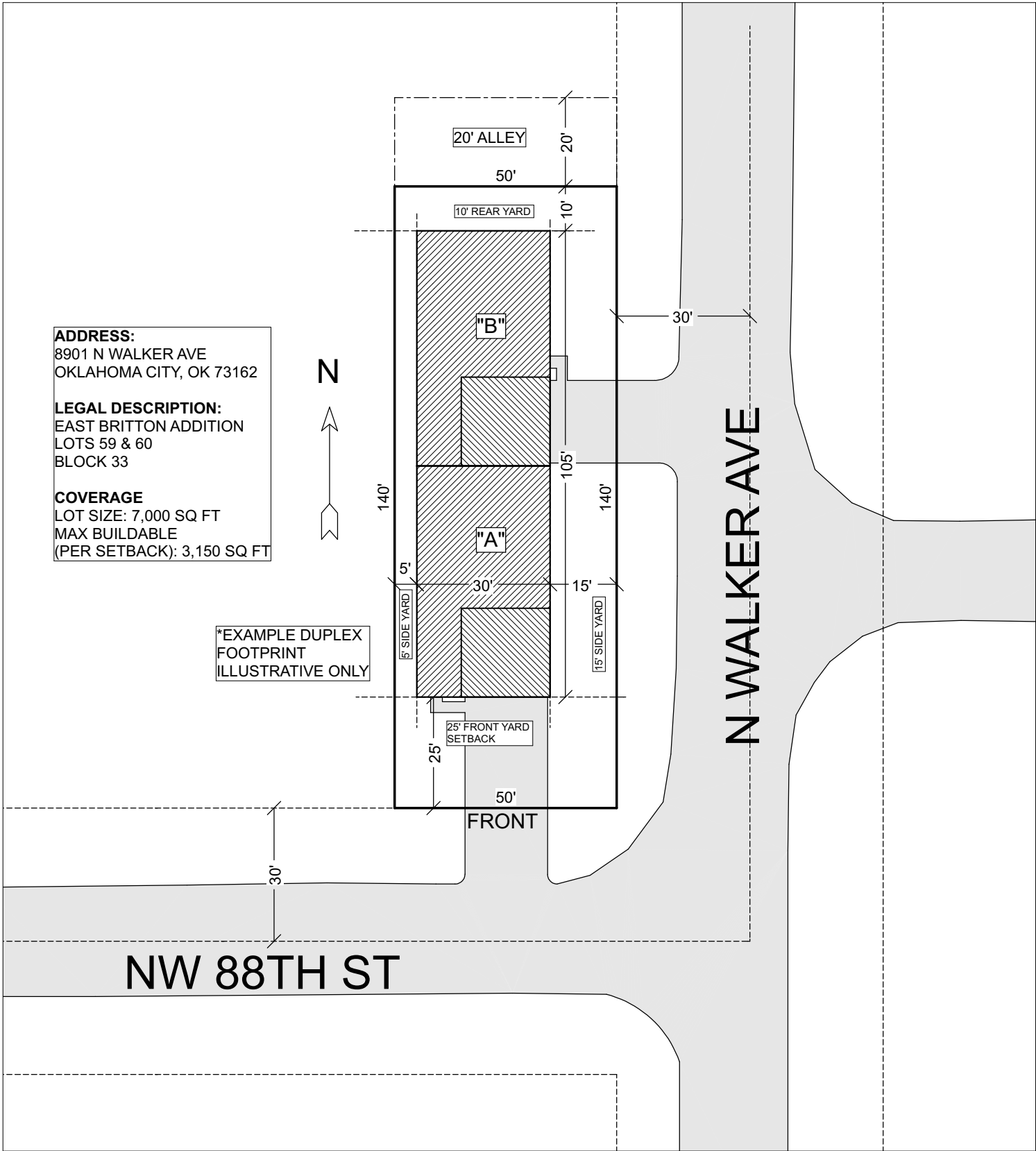


EXHIBIT A
8901 N WALKER AVE.
OKC, OK

SITE PLAN W/ EXAMPLE DUPLEX

Case No: PC-11005

Applicant: Key Assets, LLC

Existing Zoning: R-1

Proposed zoning: R-2

Location: 8901 N. Walker Ave.



Aerial Photo from 3/2025

Note: "Subject" is located approximately 1,693' South of W. Britton Rd.



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OKLAHOMA CITY

Rezoning Application



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