

# A G E N D A

## OKLAHOMA COUNTY PLANNING COMMISSION ROOM 204 1:30 p.m.

December 21, 2023

'23 DEC 13 AM 8:57:27  
FILED IN OFFICE  
Oklahoma County Clerk  
DEC 13 2023  
*T. Weelies*  
Deputy

1. Notice of meeting posted December 13, 2023.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (October 19, 2023)
5. Discussion and possible action to approve/deny a zoning change from Planned Unit Development (PUD-2022-06) to R-2 – Rural Residential (Z-2023-09).

Application of: **EXIT 43, LLC (BENJAMIN RUSS)**

The applicant proposes to revert the zoning from a higher density zoning back to a lower density zoning. If approved the applicant would begin construction of a new home and outbuilding on an approximately 147.37-acre tract. The following is the legal description of the property:

The Northeast Quarter (NE/4) of Section Seven (7), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma. LESS AND EXCEPT: A tract of land in the NE/4 of Section 7, Township 14 North, Range 4 West, described by metes and bounds as follows: BEGINNING at the Southeast Corner of said Quarter Section; Thence West 1000 feet along the South line of said Quarter Section; Thence North 550 feet; Thence East 1000 feet; Thence South 550 feet along the East line of said Quarter Section to the POINT OF BEGINNING. Containing 6,419,635.36 Sq. Ft. or 147.3746 Acres, more or less.

Location: NW 234th St & Council Rd. (County Highway District #3)

6. Discussion and possible action to approve/deny a zoning change from C-G – Commercial – General to Planned Unit Development (PUD-2023-07).

Application of: **WILLIAM, BOX, FORSHEE & BULLARD, P.C.**  
Owner: **74 LEASING LLC**

The applicant proposes to amend the zoning on an approximately 5.82-acre parcel. If approved, the PUD would permit all C-G uses as well as firework retail and wholesale sales, moderate and heavy industrial uses but would prohibit adult entertainment use. The following is the legal description to be considered:

A part of the Northwest Quarter (NW/4) of Section Twenty-Four (24), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, said part being more particularly described as follows: COMMENCING at the Northwest Corner of said NW/4; thence South 00°00'08" West along the West line of said NW/4 a distance of 1308.44 feet to the point of beginning; thence from said point of beginning continuing South 00°00'08" West along said West line a distance of 1260.80 feet; thence South 89°59'52" East a distance of 50.00 feet; thence South 45°09'37"

East a distance of 35.25 feet to a point 60.00 feet North of the South line of said NW/4; thence North 89°40'37" East along a line parallel to and 60.00 feet North of said South line a distance of 446.80 feet; thence North 00°20'11" West a distance of 888.24 feet; thence North 69°28'32" West a distance of 219.81 feet; thence North 28°26'09" West a distance of 253.43 feet; thence North 55°50'33" West a distance of 169.18 feet; thence North 89°59'52" West a distance of 50.00 feet to the point of beginning. (also known as Tract 2) LESS AND EXCEPT A strip, piece or parcel of land lying in part of the Northwest Quarter (NW/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Four (4) West, in Oklahoma County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point on the West line of said NW/4, a distance of 85.55 feet N00°16'23"W of the SW Corner of said NW/4, thence N00°16'23"W along said West line a distance of 1,260.35 feet, thence N89°43'37"E a distance of 50.00 feet, thence S56°07'04"E a distance of 169.18 feet, thence S28°42'40"E a distance of 137.15 feet, thence S00°12'00"E a distance of 625.73 feet, thence S01°52'57"W a distance of 443.33 feet, thence S89°20'30"W a distance of 163.07 feet, thence N44°55'36"W a distance of 35.25 feet, thence S89°43'37"W a distance of 50.00 feet to point of beginning.

Location: NW 206<sup>th</sup> St. & Portland Ave. (County Highway District #3)

**7. Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential to I – Industrial (Z-2023-08).**

Application of:

**BENJAMIN SKELLY**

Owner:

**FRED & CAROL POMPLUN**

The applicant proposes to amend the zoning on an approximately 3.11-acre parcel. If approved, the applicant would construct and operate a landscape and contractor material storage yard. The following is the legal description to be considered:

A tract of land in the Southwest Quarter (SW/4) of Section Eleven (11), Township Eleven (11) North, Range One (1) West of the Indian Meridian, Oklahoma County, Oklahoma, AKA a part of Block Twenty-Three (23) of LEAVITT'S S.E. Twenty-Ninth St. Addition and the property between the East line of the Road R-O-W and said Block 23; being more particularly described as follows: Beginning at a Point 2636 feet East and 1785.14 feet South of the Northwest corner of the said Southwest Quarter (SW/4) to a point on the East line of said Block 23; Thence N89°48'24"W a distance of 205.42 feet; Thence S00°13'20"W a distance of 60.00 feet; Thence S89°48'24"W a distance of 172.81 feet; Thence S00°22'12"W a distance of 259.00 feet; Thence S27°22'12"W a distance of 69.25 feet to a point on the North Right-of-Way of S.E. 29th Street; Thence Southeasterly along the said North R-O-W on a curve to the right a distance of 412.70 feet to a point on the East line of the said Block 23; Thence N00°15'07"E a distance of 393.88 feet to the point of beginning.

Location: SE 29th St & Hardin Rd (County Highway District #2)

- 8. Discussion and possible action to approve/deny the revision of the Planning Commission Filing Fee Schedule, Building Code Inspection Fees and Administrative Fire Review Fee.**
- 9. Discussion and possible action to receive the October and November 2023 Fee Fund and Expense Reports.**
- 10. New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined as any matter not known about, or which could not have been reasonably foreseen prior to the time of posting the agenda.

**11. Adjournment.**



**OKLAHOMA COUNTY PLANNING COMMISSION**  
**RE-ZONING (Z-2023-09) PUD TO R-2**  
**LOCATION: NW 234TH & COUNCIL RD**  
**PROPOSED USE: REVERT TO LARGER LOT**  
**RESIDENTIAL USE**

R-2  
Rural Residential

NW 234TH / SORGHUM MILL

S 89° 56' 04" E

2639.50'

S 00° 10' 33" E

2643.64'

N 00° 14' 06" W

± 147.37 ACRES

2090.18'

COUNCIL RD

S 89° 59' 26" W

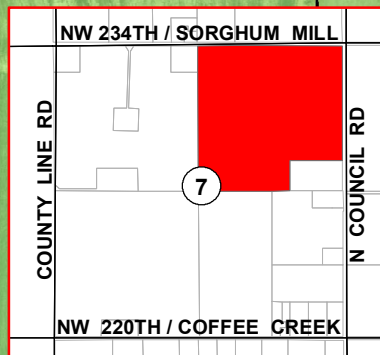
1000.00'

S 00° 10' 33" E

550.00'

S 89° 59' 26" W

1636.75'



**SECTION 7, T-14N, R-4W, 1.M**  
**LOCATION MAP**



**OKLAHOMA COUNTY  
ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201  
 Oklahoma City, Ok 73102-3431  
 County Engineer : Stacey Trumbo, P. E.

Date:

**NOV 2023**

Scale:

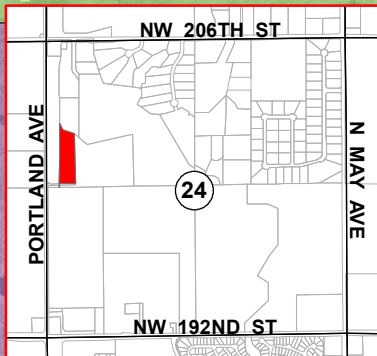
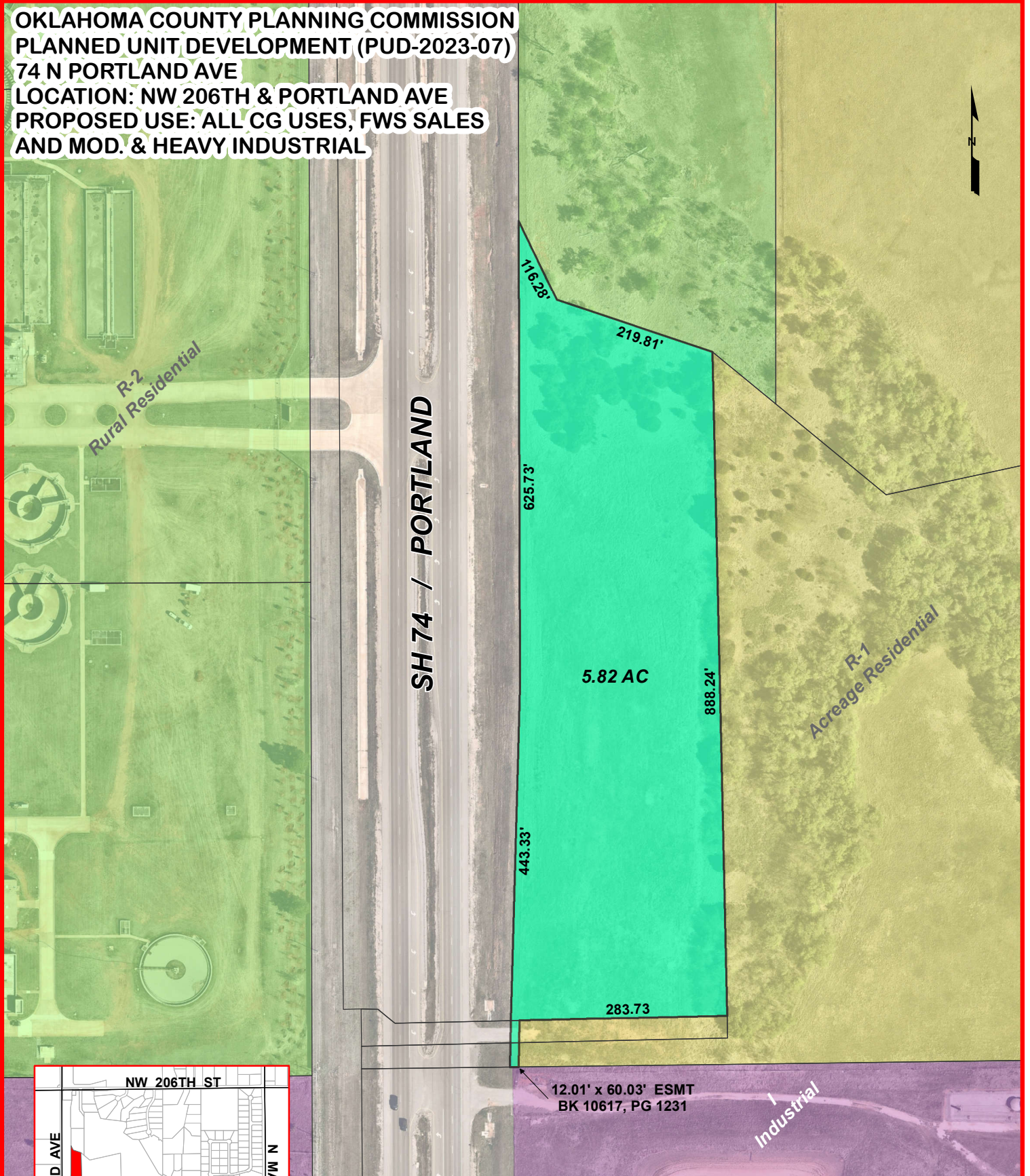
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Drawn By:

**SCM**



OKLAHOMA COUNTY PLANNING COMMISSION  
PLANNED UNIT DEVELOPMENT (PUD-2023-07)  
74 N PORTLAND AVE  
LOCATION: NW 206TH & PORTLAND AVE  
PROPOSED USE: ALL CG USES, FWS SALES  
AND MOD. & HEAVY INDUSTRIAL



SECTION 24, T-14-N, R-2-W  
**LOCATION MAP**



**OKLAHOMA COUNTY  
ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201  
Oklahoma City, Ok 73102-3431  
County Engineer : Stacey Trumbo, P. E.

Date:

**NOV 2023**

Scale:

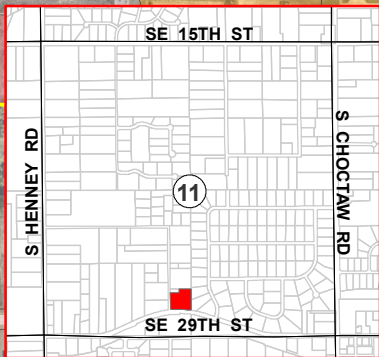
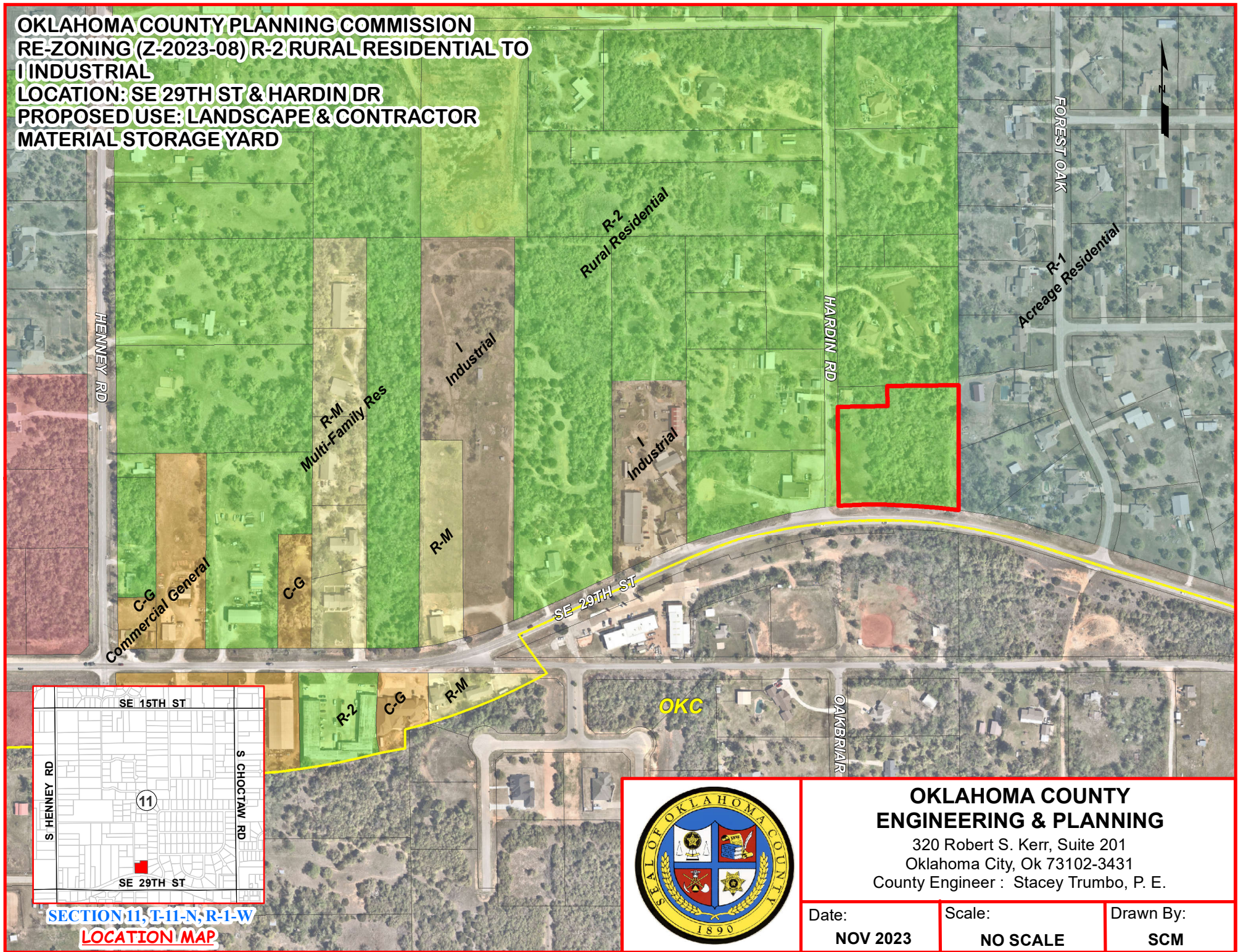
**NO SCALE**

Drawn By:

**SCM**



**OKLAHOMA COUNTY PLANNING COMMISSION**  
**RE-ZONING (Z-2023-08) R-2 RURAL RESIDENTIAL TO**  
**I INDUSTRIAL**  
**LOCATION: SE 29TH ST & HARDIN DR**  
**PROPOSED USE: LANDSCAPE & CONTRACTOR**  
**MATERIAL STORAGE YARD**



**SECTION 11, T-11-N, R-1-W**  
**LOCATION MAP**



**OKLAHOMA COUNTY**  
**ENGINEERING & PLANNING**

320 Robert S. Kerr, Suite 201  
 Oklahoma City, Ok 73102-3431  
 County Engineer : Stacey Trumbo, P. E.

Date:	Scale:	Drawn By:
NOV 2023	NO SCALE	SCM