

A G E N D A

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

June 18, 2026

FILED IN OFFICE
Oklahoma County Clerk

JUN 11 2026
Debi Harmon
Deputy

2026 JUN 11 PM 12:41

1. **Notice of meeting posted June 11, 2026.**
2. **Call to Order.**
3. **Roll Call.**
4. **Approval of Minutes of the Previous Meeting: (May 21, 2026)**
5. **Discussion and possible action to approve/deny the General Plat of Arcadia Acres (GP-2026-04).**

Applicant: **GUSTIN LAND SURVEYING (MICAH GUSTIN)**
Owner: **CHRIS LARUE**

The applicant proposes to develop a 2-lot residential subdivision on approximately 10 acres. If approved, each lot would be no less than 2 acres in size. The following is the legal description of the property:

A Part of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Fourteen (14) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma. Beginning at a Point 827.51 feet South and 438.64 feet West of the Northeast Corner of the Northeast Quarter (NE/4); Thence South and Parallel to the East Line of the Northeast Quarter (NE/4), 496.49 feet; Thence West and Parallel to the North Line of the Northeast Quarter (NE/4), 877.36 feet; Thence North and Parallel to the East Line of the Northeast Quarter (NE/4), 496.49 feet; Thence East and Parallel to the North Line of the Northeast Quarter (NE/4), 877.36 feet to the Point of Beginning. Subject to all Easements of Record, and Subject to a 25-foot Right-of-Way Easement Along the West Side of the Aforesaid Property, for the Purpose of a Road for Ingress and Egress to all Property Located to the South of the said Real Property.

Location: NE 220th St & Henney Rd - 21801 Henney Hollow Rd (County Highway District #3)

6. **Discussion and possible action to approve/deny the Final Plat of Arcadia Acres (FP-2026-03).**

Applicant: **GUSTIN LAND SURVEYING (MICAH GUSTIN)**
Owner: **CHRIS LARUE**

The applicant proposes to develop a 2-lot subdivision on approximately 10 acres. If approved, each lot would be no less than 2 acres in size. If approved, the final plat will be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

A Part of the Northeast Quarter (NE/4) of Section Fifteen (15), Township Fourteen (14) North, Range One (1) West, of the Indian Meridian, Oklahoma County, Oklahoma. Beginning at a Point 827.51

feet South and 438.64 feet West of the Northeast Corner of the Northeast Quarter (NE/4); Thence South and Parallel to the East Line of the Northeast Quarter (NE/4), 496.49 feet; Thence West and Parallel to the North Line of the Northeast Quarter (NE/4), 877.36 feet; Thence North and Parallel to the East Line of the Northeast Quarter (NE/4), 496.49 feet; Thence East and Parallel to the North Line of the Northeast Quarter (NE/4), 877.36 feet to the Point of Beginning. Subject to all Easements of Record, and Subject to a 25-foot Right-of-Way Easement Along the West Side of the Aforesaid Property, for the Purpose of a Road for Ingress and Egress to all Property Located to the South of the said Real Property.

Location: NE 220th St & Henney Rd - 21801 Henney Hollow Rd (County Highway District #3)

7. **Discussion and possible action to approve/deny the General Plat of Parkstone Estates (GP-2026-03).**

Applicant: **COOPER BUILT, LLC**

The applicant proposes to develop a 13-lot residential subdivision on approximately 37.5 acres. If approved, each lot would be no less than 2 acres in size. The following is the legal description of the property:

A tract of land situated within the Northwest Quarter (NW/4) of Section Six (6), Township Fourteen North (T14N), Range One West (R1W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows: COMMENCING at the Northwest corner of said NW/4; thence S00°25'06"E along the West line of said NW/4 a distance of 1352.24 feet to the POINT OF BEGINNING; thence N89°34'54"E a distance of 2538.86 feet; thence S00°25'06"E a distance of 644.33 feet; thence S89°34'54"W a distance of 2538.86 feet to the West line of said NW/4; thence N00°25'06"W along said West line a distance of 644.33 feet to the POINT OF BEGINNING. Said tract contains 1,635,854 Sq. Ft. or 37.55 acres, more or less.

Location: Waterloo Rd. & Post Rd. (County Highway District #3)

8. **Discussion and possible action to approve/deny the Preliminary Plat of Waterloo Ridge Estates (PP-2026-03).**

Applicant: **JOHNSON & ASSOCIATES (MARK ZITZOW)**
Owner: **SHAW HOMES, INC**

The applicant proposes to develop a 55-lot residential subdivision on approximately 42.13 acres. If approved, construction of the proposed development would begin with lots no less than ½ acre in size and 3.41 acres of common area. The following is the legal description of the property:

A tract of land being a part of the Northeast Quarter (NE/4) of Section Six (6), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Northwest (NW/C) Corner of said Northeast Quarter (NE/4), said point being the POINT OF BEGINNING; THENCE North 89°55'56" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 961.93 feet; THENCE South 00°07'50" East, departing said North line, a distance of 393.95 feet; THENCE South 45°07'50" East, a distance of 35.36 feet; THENCE North 89°52'10" East, a distance of 332.95 feet; THENCE South 00°32'00" East, a distance of 242.24 feet; THENCE North 89°52'10" East, a distance of 329.65 feet; THENCE South 00°32'00" East, a distance of 678.03 feet; THENCE North 89°58'32" West, a distance of 1,647.52 feet to a point on the West line of said Northeast Quarter (NE/4); THENCE North 00°29'40" West, along and with the West line of said Northeast Quarter (NE/4), a distance of 1,335.82

feet to the POINT OF BEGINNING. Said tract of land having 1,835,546 square feet or 42.1383 acres, more or less.

Location: Waterloo Rd. & Coltrane Rd. (County Highway District #3)

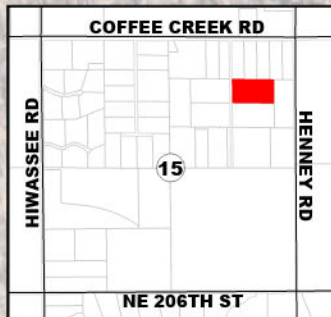
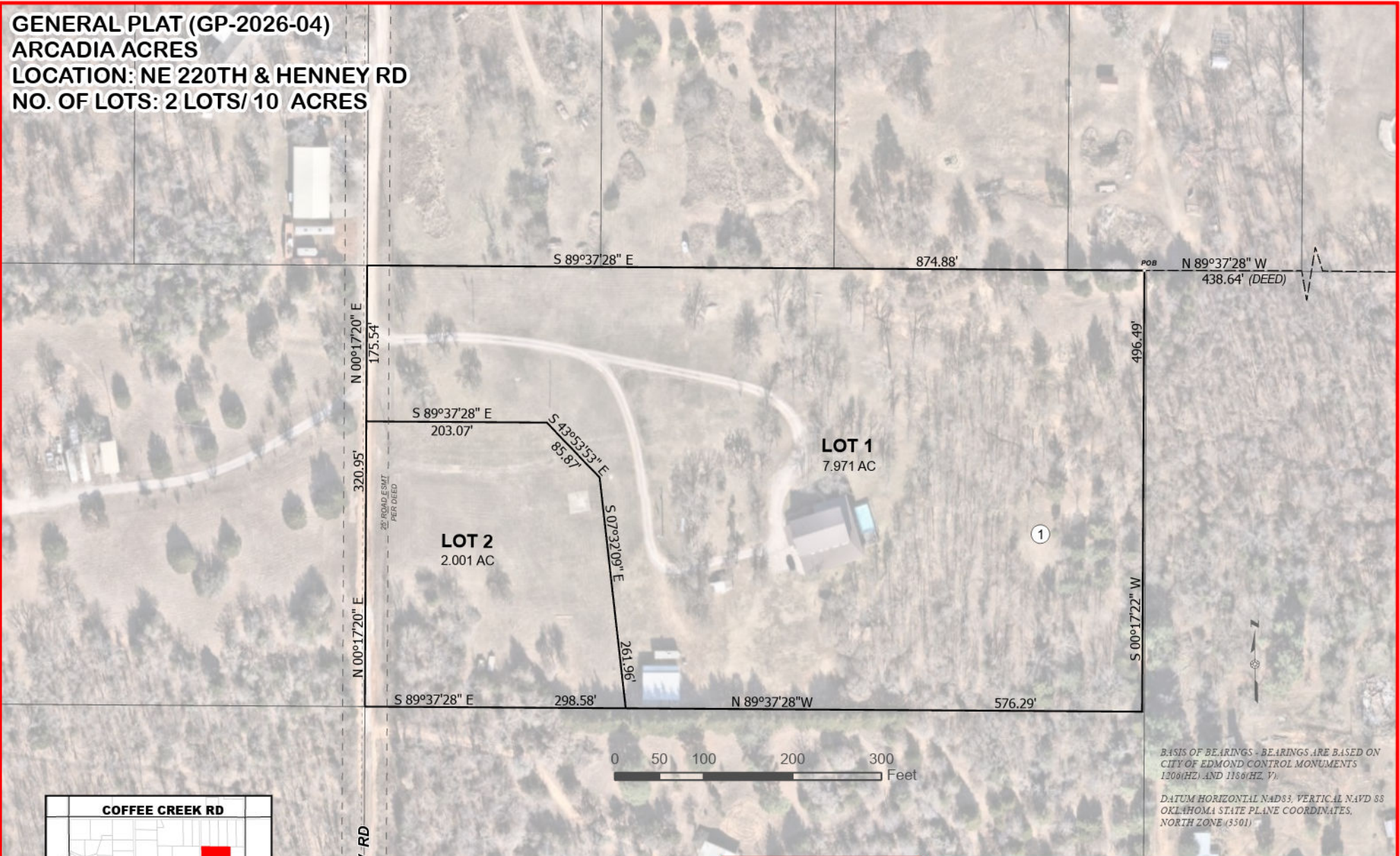
9. **Discussion and possible action to receive the May 2026 Fee Fund and Expense Report.**
10. **New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined as any matter not known about, or which could not have been reasonably foreseen prior to the time of posting the agenda.
11. **Adjournment.**

GENERAL PLAT (GP-2026-04)

ARCADIA ACRES

LOCATION: NE 220TH & HENNEY RD

NO. OF LOTS: 2 LOTS/ 10 ACRES



SECTION 15, T-14-N, R-1-W, 1.M
LOCATION MAP

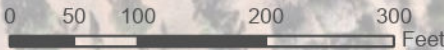
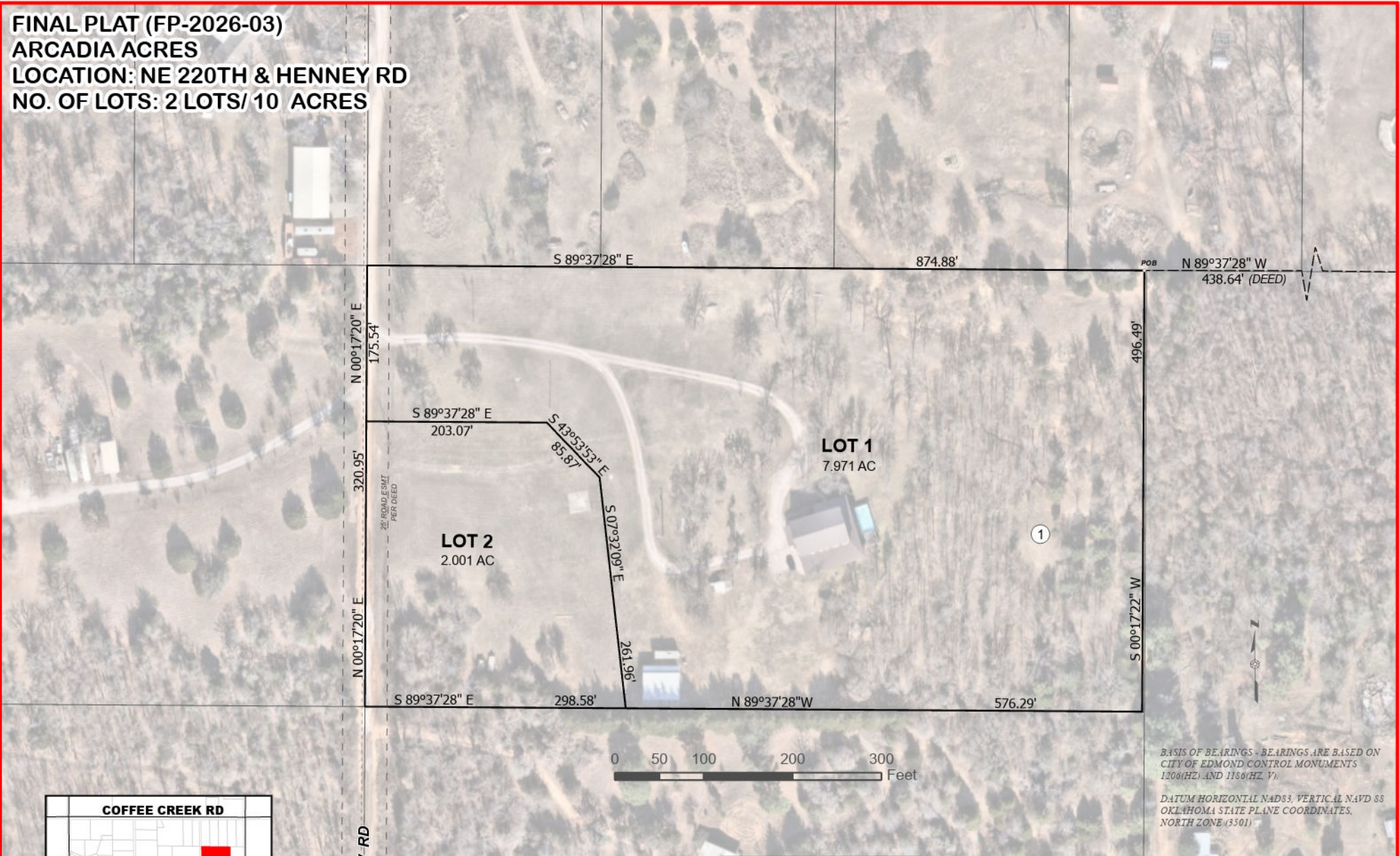


**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

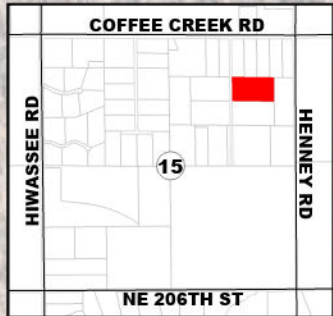
320 Robert S. Kerr, Suite 201
Oklahoma City, OK 73102-3431
County Engineer : Stacey Trumbo, P.E.

| | | |
|--------------------------|--|-------------------------|
| Date: MAY 2026 | Scale: 1:1,800 1" = 150' | Drawn By: SCM |
|--------------------------|--|-------------------------|

FINAL PLAT (FP-2026-03)
ARCADIA ACRES
LOCATION: NE 220TH & HENNEY RD
NO. OF LOTS: 2 LOTS/ 10 ACRES



*BASIS OF BEARINGS - BEARINGS ARE BASED ON CITY OF EDMOND CONTROL MONUMENTS 1206(HZ) AND 1186(HZ, Y).
 DATUM HORIZONTAL NAD83, VERTICAL NAVD 88 OKLAHOMA STATE PLANE COORDINATES, NORTH ZONE (3501)*



SECTION 15, T-14-N, R-1-W, 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:
MAY 2026

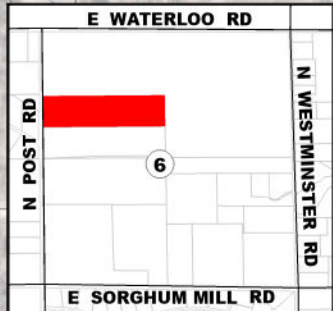
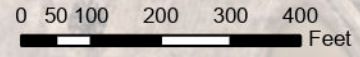
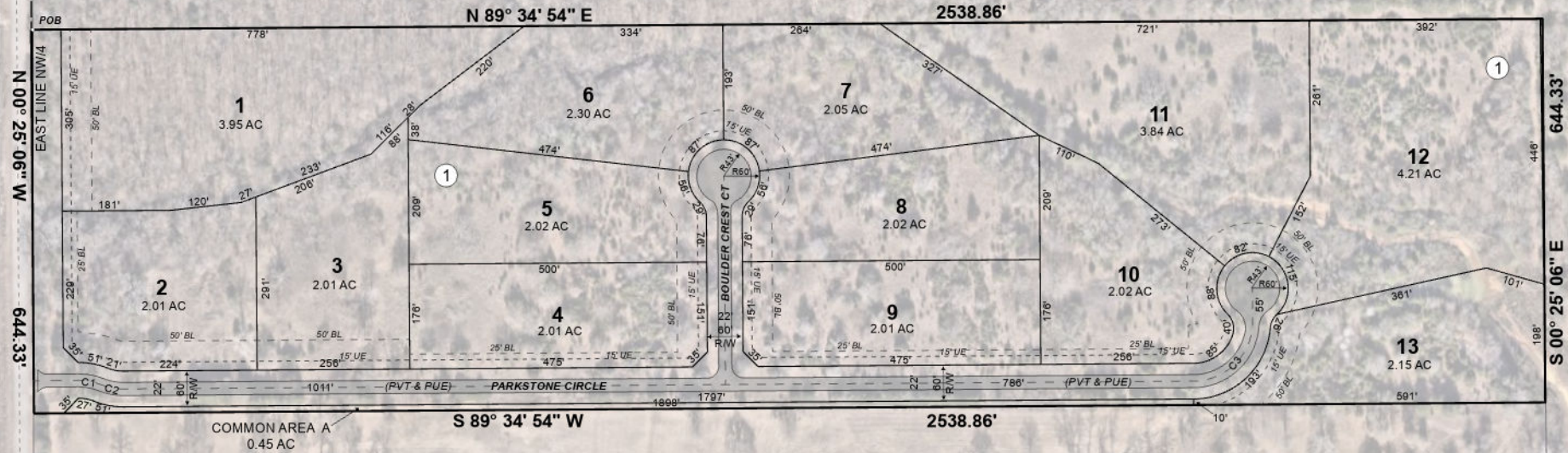
Scale:
1:1,800
1" = 150'

Drawn By:
SCM

GENERAL PLAT (GP-2026-03)
PARKSTONE ESTATES
LOCATION: WATERLOO & POST RD
NO. OF LOTS: 13 LOTS/ 37.5 ACRES

POC
 NW/4, NW4
 SEC 6, T14N, R4W, I.M.

| CURVE TABLE | | | | | |
|-------------|---------|---------|--------------|-----------------|--------------|
| CURVE # | LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION | DELTA |
| C1 | 38.98' | 100.00' | 38.73' | N 79° 15' 09" W | 022° 19' 54" |
| C2 | 38.98' | 100.00' | 38.73' | S 79° 15' 09" E | 022° 19' 54" |
| C3 | 157.08' | 100.00' | 141.42' | N 44° 34' 54" E | 090° 00' 00" |



SECTION 6, T-14-N, R-1-W, I.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:
MAY 2026

Scale:
1:3,300
1" = 275"

Drawn By:
SCM

PRELIMINARY PLAT (PP-2026-03)
WATERLOO RIDGE ESTATES
LOCATION: WATERLOO & COLTRANE
NO. OF LOTS: 55 LOTS ON 42.13 ACRES

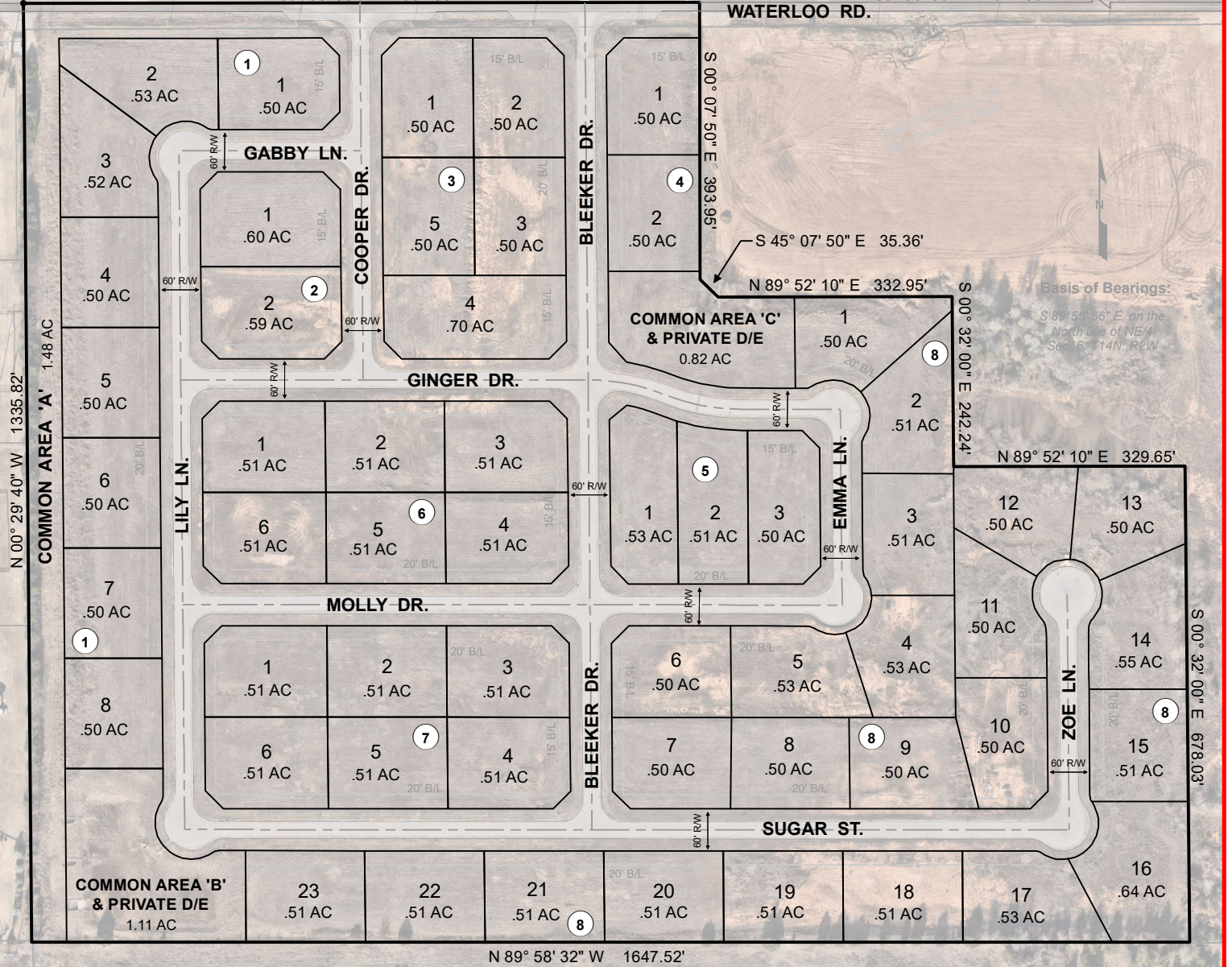
POB
 NW COR., NE/4,
 SEC. 6, T14N, R2W

N 89° 55' 56" E 961.93'

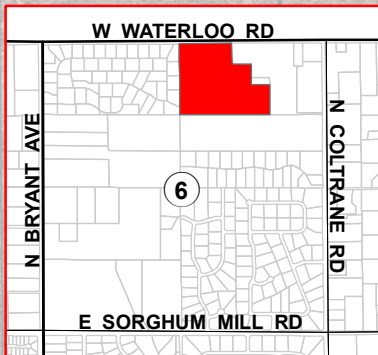
N 89° 55' 56" E 1674.60'

NE COR., NE/4,
 SEC. 6, T14N, R2W

WATERLOO RD.



Basis of Bearings:
 S 89° 55' 56" E on the
 North line of NE/4,
 Sec. 6, T14N, R2W



SECTION 6, T-14-N, R-2-W, I.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:
MAY 2026

Scale: **1"= 220'**
1:2,640

Drawn By:
SCM