

A G E N D A

2024 NOV 15 AM 09:53

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

November 21, 2024

FILED IN OFFICE
Oklahoma County Clerk

1. Notice of meeting posted November 15, 2024.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (October 17, 2024)
5. Discussion and possible action to approve/deny the General Plat of Bonanza Gardner Estates (GP-2024-16).

NOV 15 2024 r
T. Woolmer
Deputy

Applicant: **CAROL GARDNER**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 5 acres. Each proposed lot would be no less than 2.5 acres. The following is the legal description of the property:

A Part of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-Four (24), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 1326 feet North and 660 feet West of the Southeast corner of said Section; Thence North 331.5 feet; Thence West 660 feet; Thence South 331.5 feet; Thence East 660 feet to the point of beginning, EXCEPT the East 30 feet and the South 30 feet reserved for road purposes, being also known as Tract 16 of the unrecorded plat of Bonanza Acres No. 2.

Location: 21837 Old Oak Rd. – SE 29th St. & Pottawatomie Rd. (County Highway District #2)

6. Discussion and possible action to approve/deny the Final Plat of Bonanza Gardner Estates (FP-2024-11).

Applicant: **CAROL GARDNER**

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 5 acres. Each proposed lot would be no less than 2.5 acres. The following is the legal description of the property:

A Part of the East Half (E/2) of the Southeast Quarter (SE/4) of Section Twenty-Four (24), Township Eleven (11) North, Range One (1) East of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 1326 feet North and 660 feet West of the Southeast corner of said Section; Thence North 331.5 feet; Thence West 660 feet; Thence South 331.5 feet; Thence East 660 feet to the point of beginning, EXCEPT the East 30 feet and the South 30 feet

reserved for road purposes, being also known as Tract 16 of the unrecorded plat of Bonanza Acres No. 2.

Location: 21837 Old Oak Rd. – SE 29th St. & Pottawatomie Rd. (County Highway District #2)

7. Discussion and possible action to approve/deny the Replat of Lots 18 and 19 of Deer Park (RE-2024-02).

Applicant: **KEITH HAND**

The applicant proposes a lot line adjustment between 2 platted lots. If approved, the Replat application will be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

Lot Nineteen (18), in Block One (1), of Deer Park, and Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

AND

Lot Nineteen (19), in Block One (1), of Deer Park, and Addition to Oklahoma County, Oklahoma, according to the recorded plat thereof.

Location: SE 44th St. & Harrah Rd. (County Highway District #2)

8. Discussion and possible action to approve/deny the Preliminary Plat of Orchard Hills Section 1 (PP-2024-02).

Application: **CRAFTON TULL & ASSOCIATES**

Owner: **WP LAND, LLC**

The applicant proposes to begin construction of the first phase of a single-family residential subdivision with a minimum lot size of no less than one acre. The proposed development would encompass approximately 69.35 acres and contain 33 lots. The following is the legal description of the property:

A tract of land situated within the Northeast Quarter (NE/4) of Section Nine (9), Township Fourteen North (T14N), Range Four West (R4W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, more particularly described by metes and bounds as follows: BEGINNING at the Northeast corner of said NE/4; thence S00°06'19"E along the East line of said NE/4 a distance of 1983.26 feet; thence S89°11'27"W a distance of 663.58 feet; thence S00°06'01"E a distance of 661.71 feet to a point on the South line of said NE/4; thence S89°08'15"W along said South line a distance of 1275.00 feet; thence N00°51'45"W a distance of 465.00 feet; thence N42°55'06"E a distance of 595.00 feet; thence N26°38'38"E a distance of 1255 feet; thence N58°59'57"E a distance of 475.00 feet; thence N00°38'47"W a distance of 400.00 feet; thence N89°21'08"E a distance of 570.00 feet to the POINT OF BEGINNING. Said tract contains 3,021,032 Sq Ft or 69.35 Acres, more or less.

Location: NW 234th St. & MacArthur Blvd. (County Highway District #3)

9. Discussion and possible action to approve/deny the Preliminary Plat of Villagio Phase 2 (PP-2024-03).

Application of:

JOHNSON & ASSOCIATES

Owner:

DEER CREEK FARM DEVELOPMENT

The applicant proposes to begin construction of the second phase of an existing single-family residential subdivision (Villagio @ Deer Creek I Replat) with a minimum lot size of less than acre. The proposed development would encompass approximately 24.05 acres and contain 26 lots. The following is the legal description of the property:

A tract of land being a part of the Northwest Quarter (NW/4) and Southwest Quarter (SW/4) of Section Fourteen (14), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Northwest (NW) Corner of the Northeast Quarter (NE/4) of said Section 14; THENCE North 89°43'31" East, along and with the North line of said NE/4, a distance of 290.47 feet to the Northeast (NE) Corner of the plat VILLAGIO AT DEER CREEK I REPLAT filled in Book 63, Page 19 (plat) THENCE along and with the East line of said plat the following Nine (9) courses:

1. South 00°16'29" East, a distance of 597.86 feet;
2. South 61°01'27" West, a distance of 166.77 feet;
3. South 00°16'29" East, a distance of 460.99 feet;
4. South 14°46'54" West, a distance of 606.54 feet;
5. North 75°13'06" West, a distance of 300.00 feet;
6. South 14°46'54" West, a distance of 208.35 feet;
7. South 75°13'06" East, a distance of 300.00 feet;
8. South 21°38'41" West, a distance of 229.53 feet;
9. THENCE South 03°31'30" East, a distance of 126.72 feet to the Southeasternmost corner of Lot 5 Block 4 of said plat, said point being the POINT OF BEGINNING;

THENCE South 23°50'35" West, departing said East line, a distance of 215.45 feet; THENCE South 44°35'45" West, a distance of 274.01 feet; THENCE South 23°08'34" West, a distance of 267.21 feet; THENCE South 62°43'31" West, a distance of 269.50 feet; THENCE North 73°58'05" West, a distance of 651.99 feet; THENCE North 21°44'26" West, a distance of 94.41 feet; THENCE North 89°58'59" West, a distance of 244.48 feet; THENCE North 49°59'09" West, a distance of 413.80 feet; THENCE North 18°53'36" West, a distance of 404.17 feet; THENCE North 48°32'56" East, a distance of 150.90 feet to the Southernmost corner of Lot 1 Block 2 of said plat; THENCE South 32°07'58" East, departing said South line, a distance of 223.61 feet; THENCE on a non-tangent curve to the left having a radius of 75.00 feet, a chord bearing of North 70°47'22" East, a chord length of 33.54 feet and an arc length of 33.83 feet to a point on the extended Southeast (SE) line of said Lot 5; THENCE North 57°52'02" East along and with said extended Southeast (SE) line, a distance of 50.98 feet to a point on the South line of said Plat; THENCE along and with the South line of said plat the following Eleven (11) courses:

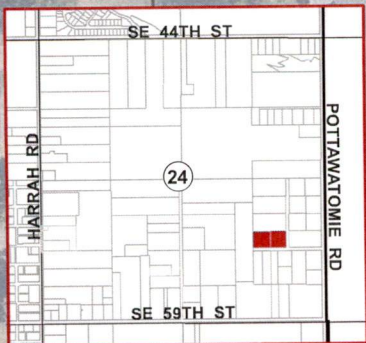
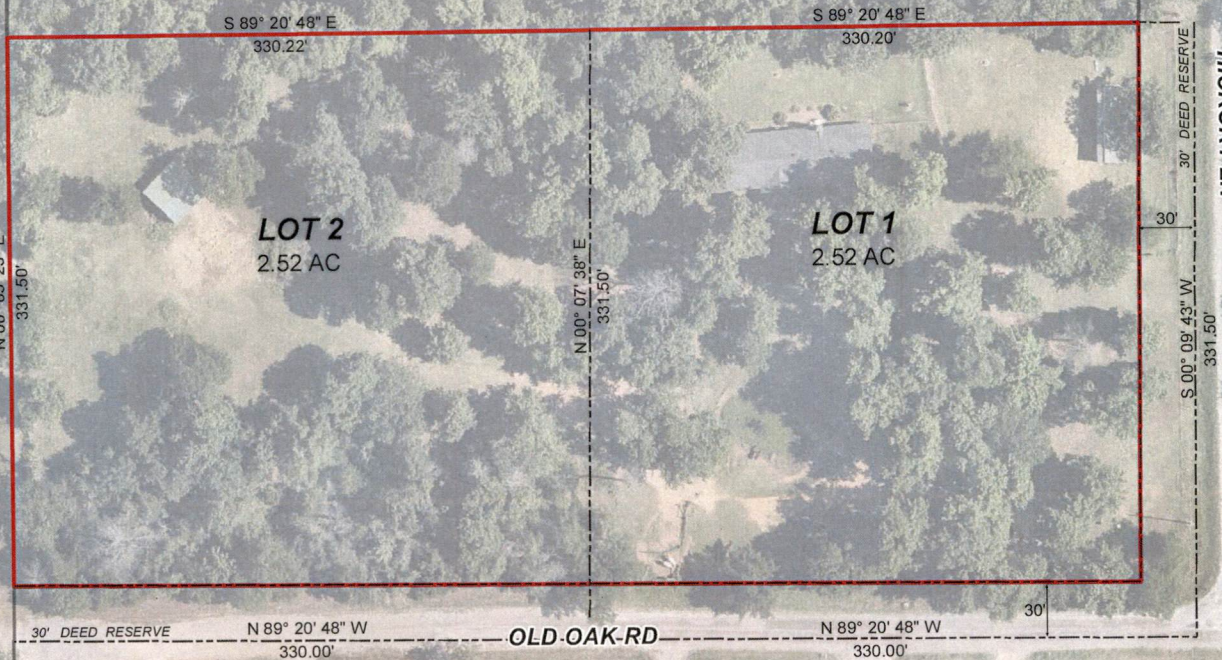
1. a non-tangent curve to the left having a radius of 275.00 feet, a chord bearing of North 55°43'48" East a chord length of 20.51 feet and an arc length of 20.51 feet;;
2. South 36°24'26" East, a distance of 253.61 feet;
3. North 33°06'49" East, a distance of 10.26 feet;
4. South 70°10'34" East, a distance of 255.66 feet;
5. South 19°49'26" West, a distance of 22.54 feet;
6. a non-tangent curve to the right having a radius of 275.00 feet, a chord bearing of South 29°40'21" West, a chord length of 94.08 and an arc length of 94.54 feet;
7. South 50°28'44" East, a distance of 50.00 feet;
8. South 70°06'46" East, a distance of 242.17 feet;
9. North 80°58'18" East, a distance of 228.85 feet;
10. North 62°40'28" East, a distance of 422.08 feet;
11. North 86°28'30" East, a distance of 123.45 feet to the POINT OF BEGINNING;;

Containing 1,047,802 square feet or 24.0542 acres, more or less.

Location: NW 220th St. & Meridian Ave. (County Highway District #3)

10. **Discussion and possible action to approve/deny adoption of revised building codes for the unincorporated areas of Oklahoma County.**
11. **Discussion and possible action to receive the October 2024 Fee Fund and Expense Reports.**
12. **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.
13. **Adjournment.**

**OKLAHOMA COUNTY PLANNING COMMISSION
 GENERAL PLAT (GP-2024-16)
 BONANZA GARDNER ESTATES
 LOCATION: SE 59TH & POTT RD
 NO. OF LOTS/ACRES: 2 LOTS / 5 ACRES**



**SECTION 24, T-11-N, R-1-E, 1.M
 LOCATION MAP**

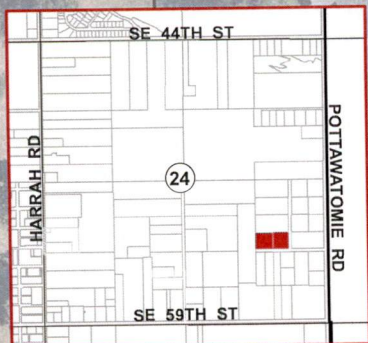
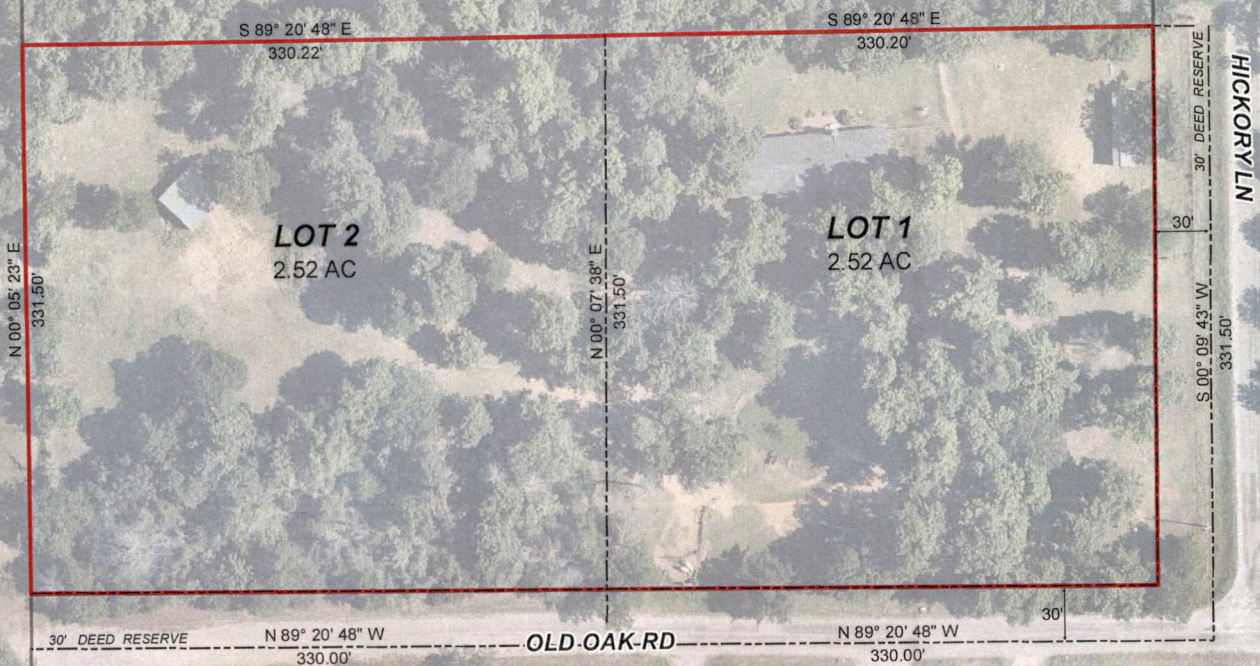


**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**

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

Date: OCT 2024	Scale: 1:1,200 1" = 100'	Drawn By: SCM
--------------------------	---	-------------------------

OKLAHOMA COUNTY PLANNING COMMISSION
FINAL PLAT (FP-2024-11)
BONANZA GARDNER ESTATES
LOCATION: SE 59TH & POTT RD
NO. OF LOTS/ACRES: 2 LOTS / 5 ACRES



SECTION 24, T-11-N, R-1-E, I.M
LOCATION MAP

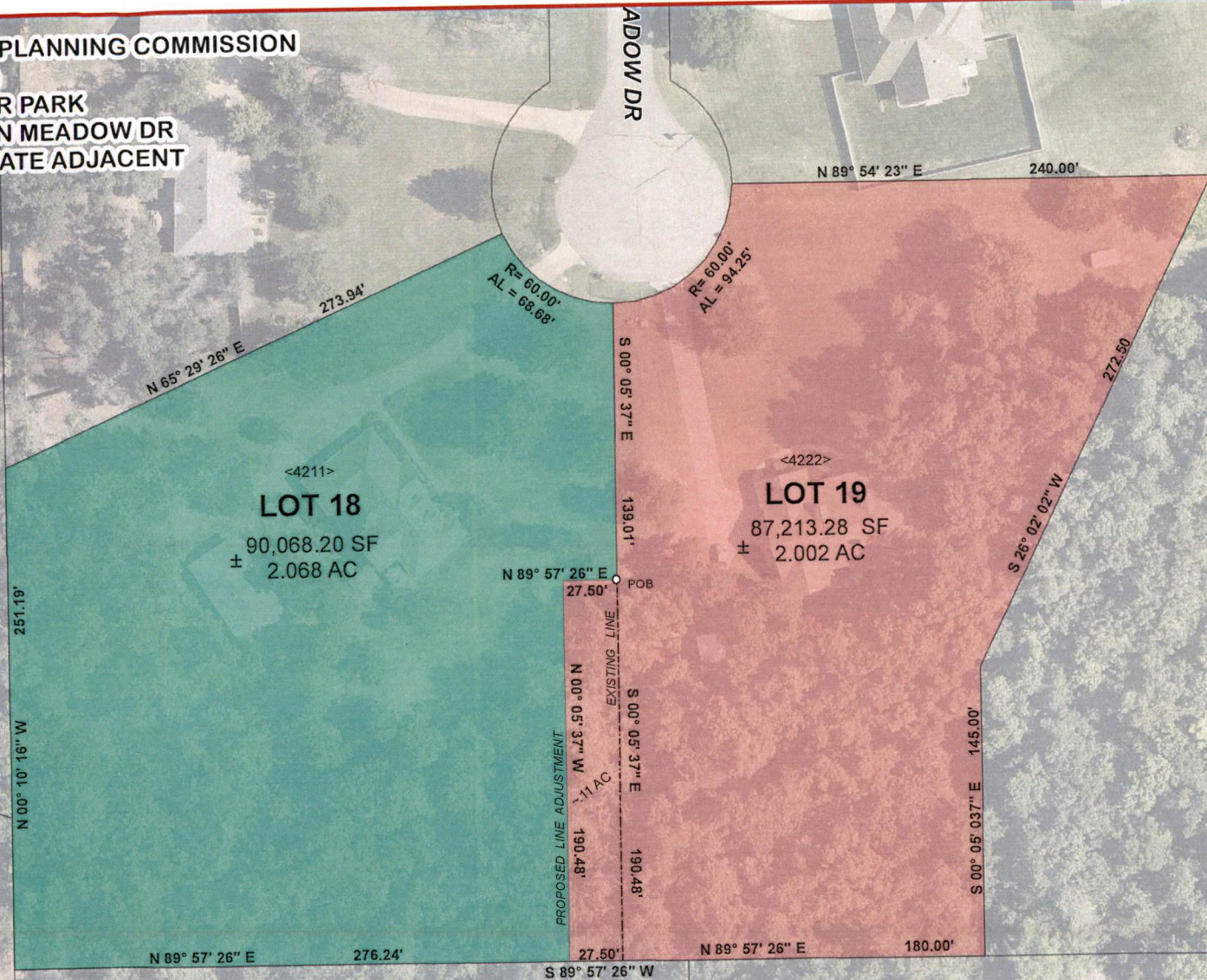


OKLAHOMA COUNTY
ENGINEERING & PLANNING

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

Date: OCT 2024	Scale: 1:1,200 1" = 100'	Drawn By: SCM
-------------------	--------------------------------	------------------

OKLAHOMA COUNTY PLANNING COMMISSION
 RE-PLAT (RE-2024-02)
 LOT 18 & LOT 19, DEER PARK
 LOCATION: 4211 FAWN MEADOW DR
 PROPOSED USE: CREATE ADJACENT
 2 -ACRE PARCEL



SECTION 14, T-11-N, R-1-E, 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:
 SEPT 2024

Scale: 1:960
 1" = 80'

Drawn By:
 SCM

**OKLAHOMA COUNTY PLANNING COMMISSION
 PRELIMINARY PLAT (PP-2024-02)
 ORCHARD HILLS SEC 1
 LOCATION: NW 234TH & MACARTHUR BLVD
 NO. OF LOTS: 69.35 ACRES /33 LOTS**

SORGHUM MILL RD

N 89° 21' 13" E 570.00'

N 00° 38' 47" W 400.00'

N 58° 59' 57" E 475.00'

1255.00'

N 28° 38' 38" E

N 42° 55' 06" E 595.00'

N 00° 51' 45" W 465.00'

COMMON AREA
 "A"
 20.37 AC

NW 228TH CIR

S 89° 08' 15" W 1275.00'

NW 232ND ST

NW 230TH ST

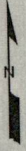
S 89° 11' 27" W 663.58'

S 00° 06' 01" E 661.71'

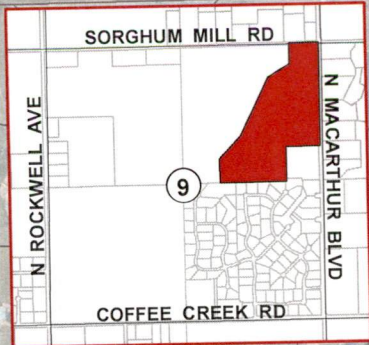
N MACARTHUR BLVD

1983.20'

S 00° 06' 19" E



Basis of Bearing
 East Line of the NE/4
 Sec 9, T14N-R4W, I.M.
 (S 00° 06' 19" E)



**SECTION 9, T-14-N, R-4-W, I.M
 LOCATION MAP**

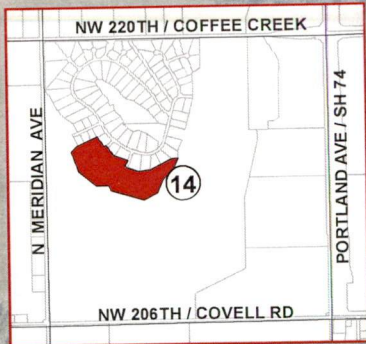


**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**

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

Date: OCT 2024	Scale: 1:4,300	Drawn By: SCM
-------------------	-------------------	------------------

**OKLAHOMA COUNTY PLANNING COMMISSION
 PRELIMINARY PLAT (PP-2024-03)
 VILLAGIO PHASE 2
 LOCATION: NW 220TH & MERIDIAN
 NO. OF LOTS: 22 LOTS / 24.37 ACRES**



**SECTION 14, T-14-N, R-4-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: NOV 2024	Scale: 1:2,640 1" = 220'	Drawn By: SCM
-------------------	--------------------------------	------------------