

M I N U T E S

OKLAHOMA COUNTY PLANNING COMMISSION

November 21, 2024

1:35 p.m.

The meeting of the Oklahoma County Planning Commission convened and was called to order by Mr. Rob Talbot, Chairman, at 1:30 p.m., in Room 204, Oklahoma County Office Building, 320 Robert S. Kerr, with the following individuals present:

Mr. Rob Talbot, Chairman
Ms. Denise Patterson, Vice-Chairperson
Mr. Rob Murray, Member
Mr. Charles Defuria, Member
Mr. Greg Davidson, Member
Mr. Garry Jewell, Member
Mr. Paul Foster for Mr. Myles Davidson, County Commissioner District 3

Also in attendance:

Mr. Erik Brandt, County Planner
Mr. Stacey Trumbo, P.E., County Engineer
Ms. Lisa Endres, Assistant District Attorney

Mr. Brandt called roll and a quorum was declared.

Approval of Minutes of the Previous Meeting: (October 17, 2024)

Ms. Patterson motioned to approve the minutes as submitted. Mr. Davidson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster – Aye. The October 17, 2024 minutes were approved as submitted.

Discussion and possible action to approve/deny the General Plat of Bonanza Gardner Estates (GP-2024-16).

Applicant: **CAROL GARDNER**

The applicant proposed developing 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 was 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)

Mr. Brandt presented the staff report and stated that the general and final plat applications were companion items. He added that since the lot split procedure had changed in 2021, division of land creating tracts less than 5 acres was required to go through the platting process.

Ms. Carol Gardner, applicant, was present to speak on behalf of her general plat application.

There was no one present to speak against the general plat application.

Mr. Murray motioned to approve the general plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster – Aye. The general plat application was approved.

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

Applicant: **CAROL GARDNER**

The applicant proposed developing 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 was 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)

Ms. Carol Gardner, applicant, was present to speak on behalf of her final plat application.

There was no one present to speak against the final plat application.

Ms. Patterson motioned to approve the final plat application. Mr. Murray seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster – Aye. The final plat application was recommended for approval and forwarded to the BOCC for final consideration.

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 proposed a lot line adjustment between 2 platted lots. If approved, the Replat application would be forwarded to the BOCC for final consideration and filing. The following was 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)

Mr. Brandt gave the staff report and stated that the owner of Lot 18 wanted to convey a small portion of his lot to the owner of Lot 19. The proposed lot line adjustment would increase the size of Lot 19 to just over 2 acres and would allow for construction of a secondary residence on an R-1 zoned parcel.

Mr. Kevin Daniels, Lot 19 owner, was present to speak on behalf of the applicant. He presented a notarized affidavit to the Commission granting him permission to speak on behalf of Mr. Hand.

Mr. Foster motioned to receive the affidavit. Mr. Jewell seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster – Aye. The notarized affidavit was received.

Mr. Daniels explained that the re-plat would allow him to construct a small residential dwelling for his aging father.

There was no one present to speak against the re-plat application.

Mr. Murray motioned to approve the re-plat application. Ms. Patterson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster – Aye. The re-plat application was recommended for approval and forwarded to the BOCC for final consideration.

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 proposed the start of construction on 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 was 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. Sagid tract contains 3,021,032 Sq Ft or 69.35 Acres, more or less.

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

Mr. Brandt gave a brief synopsis of the development history of Orchard Hills. He stated that the preliminary plat phase of the development consisted of the project engineering and construction.

He added that only the east half of the proposed development would be constructed at this time, but the entire development general plat had been approved at the April 18, 2024 PC meeting. He stated that two letters of protest had been received.

Mr. Foster asked about the plans for the existing home located in the proposed cul-de-sac of the development.

Mr. Box stated that the home would be demolished.

Mr. Jewell asked if all drainage, road construction and setback requirements would meet all county standards.

Mr. Brandt stated that the County did not differentiate between public and private roads. He explained that all road construction would be built to county standards and overseen by the district three yard.

Mr. David Box and Mr. Kendall Dillon, representing the applicant, were present to speak on behalf of the preliminary plat application. They stated that all application requirements had been met, all drainage structures would be installed and potentially decrease flooding on neighboring properties and the floodplain in the proposed development would not be modified.

There was no one present to speak against the preliminary plat application.

Ms. Patterson motioned to approve the preliminary plat application. Mr. Murray seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster - Aye. The preliminary plat application was approved.

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 proposed beginning 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 was 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)

Mr. Brandt presented the staff report and stated that the preliminary plat of Villagio was a continuation of the existing development. He added that there was a minor change to the proposed layout which allowed for 26 lots instead of 22 lots. He also added that all application requirements had been met.

Ms. Jessica Bloye, Johnson & Associates, was present to speak on behalf of the preliminary plat application. She stated that due to Oklahoma City's moratorium on new sewer hook-ups, sewer lines would not be installed but the sewer easements would be depicted on the final plat for future sewer installations.

There was no one present to speak against the preliminary plat application.

Ms. Patterson motioned to approve the preliminary plat application. Mr. Davidson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster - Aye. The preliminary plat application was approved.

Discussion and possible action to approve/deny adoption of revised building codes for the unincorporated areas of Oklahoma County.

Mr. Brandt stated that as per the Oklahoma Uniform Building Code Commission, Oklahoma County was required to update their building codes to the state minimum. He added that the

County would be going from the 2015 International Building Code and 2014 National Electrical Code to the 2018 International Building Code and 2020 National Electrical Code.

Mr. Foster motioned to approve the building code revision. Ms. Patterson seconded the motion: Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Abstain, Jewell – Aye, Foster - Aye. The building code update was recommended for approval and forwarded to the BOCC for final consideration.

Discussion and possible action to receive the October 2024 Fee Fund and Expense Reports.

Ms. Patterson motioned to receive the fee fund and expense reports. Mr. Davidson seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster - Aye. The reports were received.

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.

Mr. Brandt welcomed Mr. Jewell to the Planning Commission as its newest member.

Adjournment:


Ms. Patterson motioned to adjourn. Mr. Talbot seconded the motion. Vote taken: Murray – Aye, Defuria – Aye, Talbot – Aye, Patterson – Aye, Davidson – Aye, Jewell – Aye, Foster - Aye. The meeting was adjourned at 2:22 p.m.

Approved this 19th day of December, 2024

**OKLAHOMA COUNTY
PLANNING COMMISSION**



Mr. Rob Talbot, Chairman



Mr. Erik Brandt, Planning Secretary