

A G E N D A

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

April 17, 2025

2025 APR 11 10:08:42

FILED IN OFFICE
Oklahoma County Clerk

APR 11 2025

[Signature]
Deputy

1. Notice of meeting posted April 11, 2025.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (March 20, 2025)
5. *(Item was deferred by the PC at the request of the applicant at the March 20, 2025, PC meeting)*
Discussion and possible action to approve/deny the General Plat of Fontenot Subdivision (GP-2025-01).

Application:

BLAKE FONTENOT

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 4.75 acres. Each proposed lot would be no less than two acres in size. The following is the legal description of the property:

A ±4.75-acre tract of land, being situated in the Northeast Quarter (NE/4) of Section 17, Township 14 North, Range 3 West, Indian Meridian, Oklahoma County, Oklahoma: Commencing at a point from a ½-inch Iron Rod found for the Center of said Section 17; Thence North 00°39'23"West, a distance of 330.34 feet to a fence corner found, the same being the Southwest Corner of this tract and being the Point Of Beginning; Thence, North 00°28'09"West, a distance of 328.15 feet to a fence corner found for the Northwest Corner of this tract; Thence, South 89°51'39" East, a distance of 629.41 feet to a 3/8-inch Iron Rod found for the Northeast Corner of this tract, passing a ½-inch Iron Rod set at a distance of 188.55 feet; Thence South 00°30'46"East, a distance of 329.36 feet to a ½-inch Iron Rod found for the Southeast Corner of this tract; Thence North 89°45'02"West, a distance of 629.68 feet to the Point Of Beginning, passing a fence corner found at a distance of 294.48 feet.

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

6. *(Item was deferred by the PC at the request of the applicant at the March 20, 2025, PC meeting)*
Discussion and possible action to approve/deny the Final Plat of Fontenot Subdivision (FP-2025-01).

Application:

BLAKE FONTENOT

The applicant proposes to develop a single-family residential subdivision with 2 lots on approximately 4.75 acres. Each proposed lot would be no less than two acres in size. If approved, the final plat would be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

A ±4.75-acre tract of land, being situated in the Northeast Quarter (NE/4) of Section 17, Township 14 North, Range 3 West, Indian Meridian, Oklahoma County, Oklahoma: Commencing at a point from a ½-inch Iron Rod found for the Center of said Section 17; Thence North 00°39'23"West, a distance of 330.34 feet to a fence corner found, the same being the Southwest Corner of this tract and being the Point Of Beginning; Thence, North 00°28'09"West, a distance of 328.15 feet to a fence corner found for the Northwest Corner of this tract; Thence, South 89°51'39" East, a distance of 629.41 feet to a 3/8-inch Iron Rod found for the Northeast Corner of this tract, passing a ½-inch Iron Rod set at a distance of 188.55 feet; Thence South 00°30'46"East, a distance of 329.36 feet to a ½-inch Iron Rod found for the Southeast Corner of this tract; Thence North 89°45'02"West, a distance of 629.68 feet to the Point Of Beginning, passing a fence corner found at a distance of 294.48 feet.

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

7. *(Item was deferred by the PC at the request of the applicant at the March 20, 2025, PC meeting)*
Discussion and possible action to approve/deny the Preliminary Plat of Waterloo Ridge Estates (PP-2025-02).

Applicant:

JOHNSON & ASSOCIATES (MARK ZITZOW)

Owner:

SHAW HOMES INC

The applicant proposes to begin construction of a single-family residential subdivision with a minimum lot size of .5 acres. The proposed development would encompass approximately 42.13 acres and contain 55 lots. 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: E. Waterloo Rd. & Coltrane (County Highway District #3)

8. **Discussion and possible action to approve/deny the Final Plat of Harvest Acres (FP-2025-02).**

Applicant:

HARVEST ACRES LLC (MONIKA CAMPBELL)

The applicant proposes to develop a single-family residential subdivision with 9 lots on approximately 27.15 acres. Each proposed lot would be no less than 2.5 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:

Tract 1 (Proposed Lots 1 – 6)

A tract of land being a part of the Northwest Quarter (NW/4) of Section 7, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows; The Basis of Bearing for this description is the Oklahoma State Plane Coordinate System,

NAD 83 (2011), North Zone, with the West line of said NW/4 bearing S 00°19'41" E and monumented by a 3/8" rebar found at the Northwest corner and a Mag Nail with CA 6414 Tag found at the Southwest corner of said NW/4; Commencing at the Northwest corner of said NW/4; Thence S 00°19'41" E along the West line of said NW/4 a distance of 475.00 feet to the Point of Beginning; Thence N 90°00'00" E a distance of 362.92 feet; Thence S 00°19'41" E a distance of 2134.35 feet to a point 35.00 feet North of the South line of said NW/4; Thence S 89°59'23" W, 35.00 feet North of and parallel with said South line, a distance of 271.95 feet; Thence N 49°12'15" W a distance of 120.76 feet to the West line of said NW/4; Thence N 00°19'41" W along said West line a distance of 2055.50 feet to the Point of Beginning, containing 17.70 acres, more or less,

AND

Tract 2 (Proposed Lots 7 – 9)

A tract of land being a part of the Northwest Quarter (NW/4) of Section 7, Township 14 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma, said tract being more particularly described as follows; The Basis of Bearing for this description is the Oklahoma State Plane Coordinate System, NAD 83 (2011), North Zone, with the West line of said NW/4 bearing S 00°19'41" E and monumented by a 3/8" rebar found at the Northwest corner and a Mag Nail with CA 6414 Tag found at the Southwest corner of said NW/4; Commencing at the Northwest corner of said NW/4; Thence S 89°59'39" E along the North line of said NW/4 a distance of 475.00 feet to the Point of Beginning; Thence continuing S 89°59'39" E along said North line a distance of 815.33 feet; Thence S 32°38'58" E a distance of 117.56 feet; Thence S 01°55'13" W a distance of 376.08 feet; Thence N 90°00'00" W a distance of 866.15 feet; Thence N 00°00'00" W a distance of 474.94 feet to the Point of Beginning, containing 9.45 acres, more or less.

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

9. Discussion and possible action to approve/deny a zoning change from I – Industrial District to Planned Unit Development (PUD-2025-02).

Applicant:

JOHNSON & ASSOCIATES (MARK ZITZOW)

Owner:

SATVAM LLC

The proposed PUD would allow seasonal fireworks sales on a parcel with an existing gas station/convenience store and retail center. If approved, the proposed PUD would encompass approximately 1.45 acres. The following is the legal description of the property:

A part of the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southeast corner of said SE/4; Thence North 00°16'22" West along the East line of said SE/4 a distance of 313.80 feet; Thence North 89°58'04" West 32.95 feet to the POINT OF BEGINNING; Thence continuing North 89°58'04" West parallel to the South section line of said section a distance of 257.97 feet; Thence South 00°16'22" East parallel to the East section line of said section a distance of 248.80 feet; Thence South 89°58'04" East parallel to said South section line a distance of 216.81 feet; Thence North 44°17'55" East a distance of 58.65 feet; Thence North 00°16'22" West parallel to the East section line of said section a distance of 206.80 feet to the point of beginning.

Location: NW 192nd St. & N. Portland Ave. (County Highway District #3)

10. *(Request for deferment by applicant received by the PC on April 10, 2025)* Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to Planned Unit Development (PUD-2025-01) – MacArthur Hills.

Applicant:

WP LAND, LLC

The proposed PUD would consist of single-family residential tracts governed by the R-1 – Acreage Residential Zoning District. All residential lots would be a minimum of ½-acre in size. If approved, the proposed PUD would encompass approximately 277.76 acres. The following is the legal description of the property:

A tract of land situated within the West Half (W/2) of Section Twenty-Seven (27), Township Fourteen North (T14N), Range Four West (R4W) of the Indian Meridian (I.M.), Oklahoma City, Canadian County, Oklahoma; being more particularly described by metes and bounds as follows: COMMENCING at the Southwest corner of the Southwest Quarter (SW/4) of said W/2, thence N00°16'05"W a distance of 950.95 feet to the POINT OF BEGINNING; thence continuing N00°16'05"W a distance of 1690.10 feet; thence N00°16'21"W a distance of 1320.49 feet; thence N89°45'01"E a distance of 2645.13 feet; thence S00°05'48"W a distance of 1324.00 feet; thence S00°39'45"E a distance of 2630.98 feet; thence S89°36'24"W a distance of 1898.52 feet; thence N00°23'36"W a distance of 238.69 feet; thence N34°46'22"W a distance of 862.29 feet; thence S89°44'05"W a distance of 267.21 feet to the POINT OF BEGINNING. Said tract contains 9,921,265 Sq Ft or 227.76 Acres, more or less.

Location: NW 178th St. & MacArthur Blvd. (County Highway District #3)

11. Discussion and possible action to approve/deny the General Plat of Jackalope Corner (GP-2025-03).

Applicant:

CEDAR CREEK CONSULTING

Owner:

JACKALOPE HOLDINGS LLC

The applicant proposes to develop a commercial subdivision with 4 lots on approximately 8.92 acres. The property is currently zoned I-Industrial District. The following is the legal description of the property:

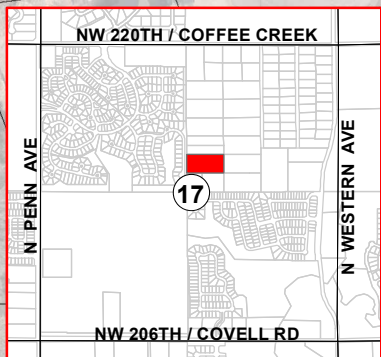
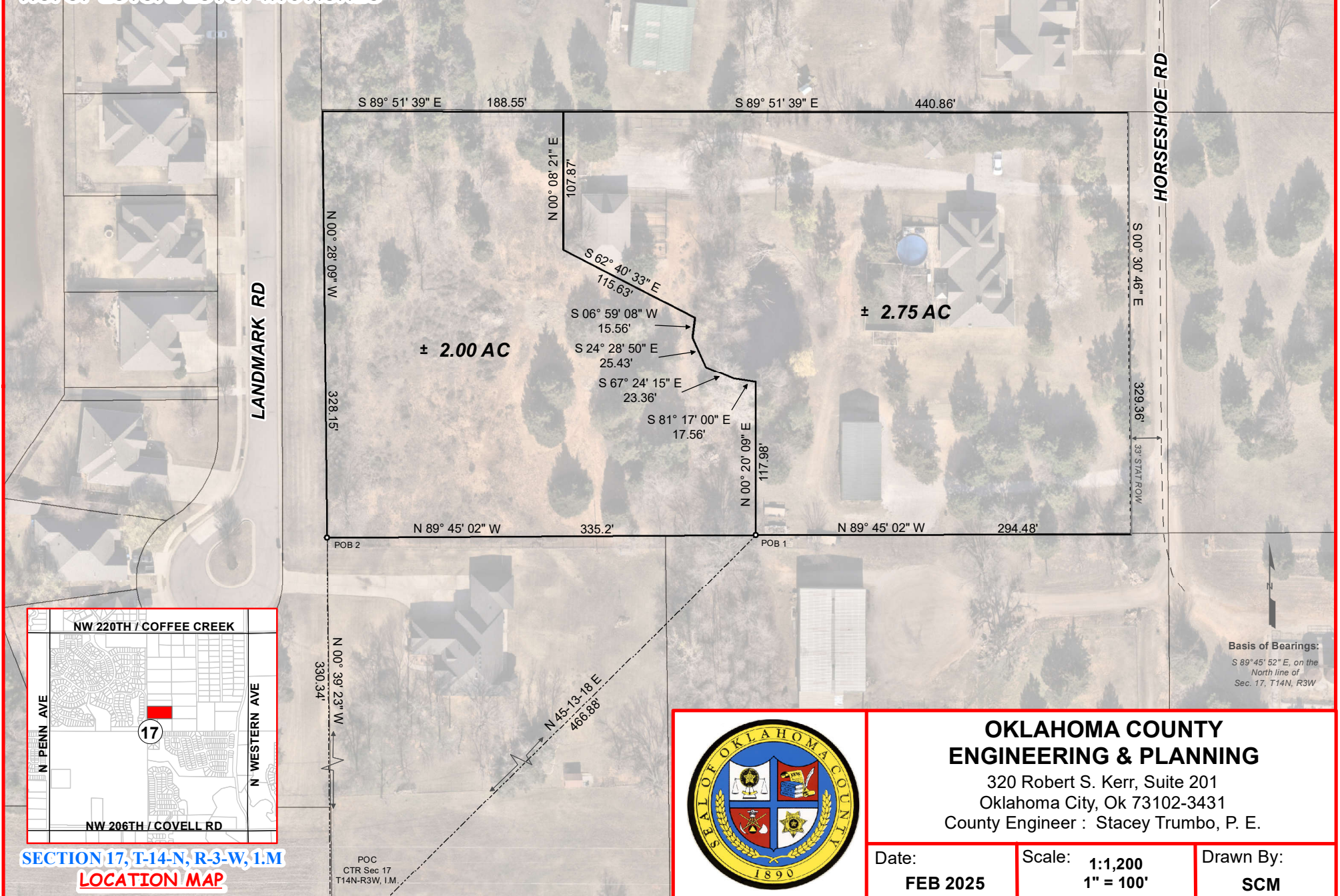
A Tract of Land Lying in the Northwest Quarter (NW/4) Of Section Four (4), Township Fourteen (14) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, Being More Particularly Described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of Said Section 4; Thence N89°34'19"E Along the North Line of Said NW/4 A Distance of 65.96 Feet; Thence S00°25'41"E a Distance of 72.00 Feet to a Point on the South Right-Of-Way Line of Waterloo Road and to the Point of Beginning; Thence N89°34'19"E Along Said South Right-Of-Way Line a Distance of 289.37 Feet; Thence S00°20'52"E a Distance of 320.38 Feet; Thence N89°34'19"E a Distance of 444.05 Feet; Thence S00°21'17"E a Distance of 433.13 Feet; Thence S89°32'04"W a Distance of 444.10 Feet; Thence N00°20'52"W a Distance of 127.71 Feet; Thence S89°34'19"W a Distance of 313.18 Feet to a Point on the East Right-Of-Way Line of Sooner Road; Thence N00°27'22"W Along Said East Right-Of-Way Line a Distance of 601.09 Feet; Thence N44°33'29"E a Distance of 35.35 Feet to the Point of Beginning. Containing 388,544.48 Sq. Ft. Or 8.92 Acres, More or Less.

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

- 12. Discussion, consideration and possible action to approve of ADA Endres providing a presentation to the Planning Commission covering board member duties, responsibilities and frequently asked legal questions.**
- 13. Discussion, consideration and possible action to discuss the Oklahoma County Master Plan Amendment survey and the Oklahoma County Master Plan Amendment Survey Summary Report.**

14. **Discussion and possible action to receive the March 2025 Fee Fund and Expense Reports.**
15. **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.
16. **Adjournment.**

OKLAHOMA COUNTY PLANNING COMMISSION
GENERAL PLAT (GP-2025-01)
FONTENOT SUBDIVISION
LOCATION: NW 220TH & WESTERN
NO. OF LOTS: 2 LOTS / 4.75 ACRES



SECTION 17, T-14-N, R-3-W, 1.M
LOCATION MAP



OKLAHOMA COUNTY
ENGINEERING & PLANNING

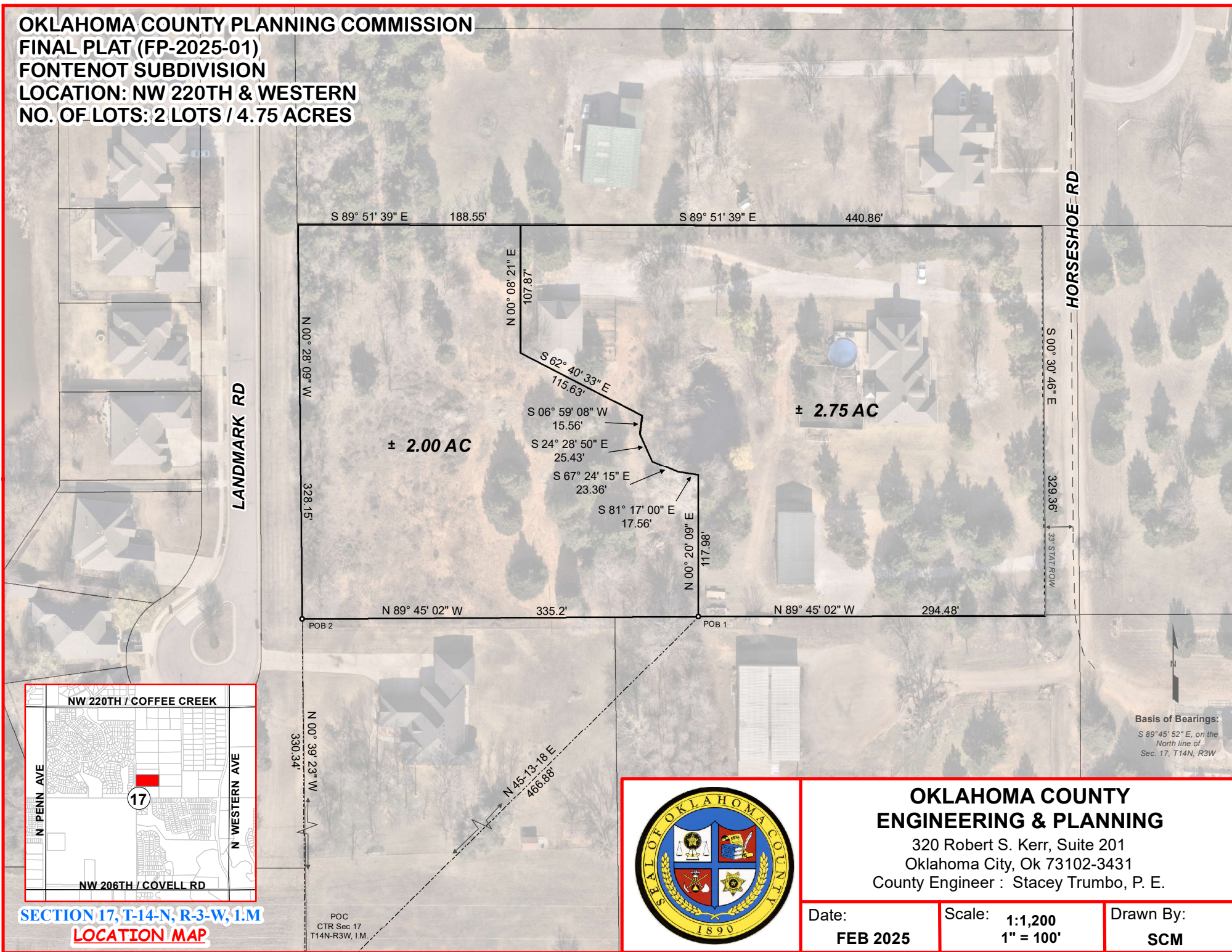
320 Robert S. Kerr, Suite 201
 Oklahoma City, Ok 73102-3431
 County Engineer : Stacey Trumbo, P. E.

Date:
FEB 2025

Scale: **1:1,200**
1" = 100'

Drawn By:
SCM

OKLAHOMA COUNTY PLANNING COMMISSION
FINAL PLAT (FP-2025-01)
FONTENOT SUBDIVISION
LOCATION: NW 220TH & WESTERN
NO. OF LOTS: 2 LOTS / 4.75 ACRES



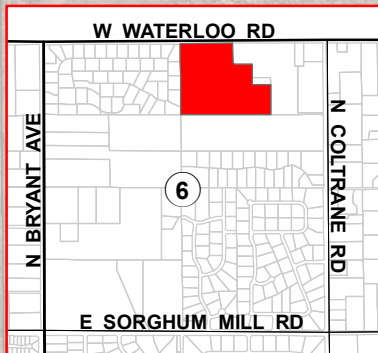
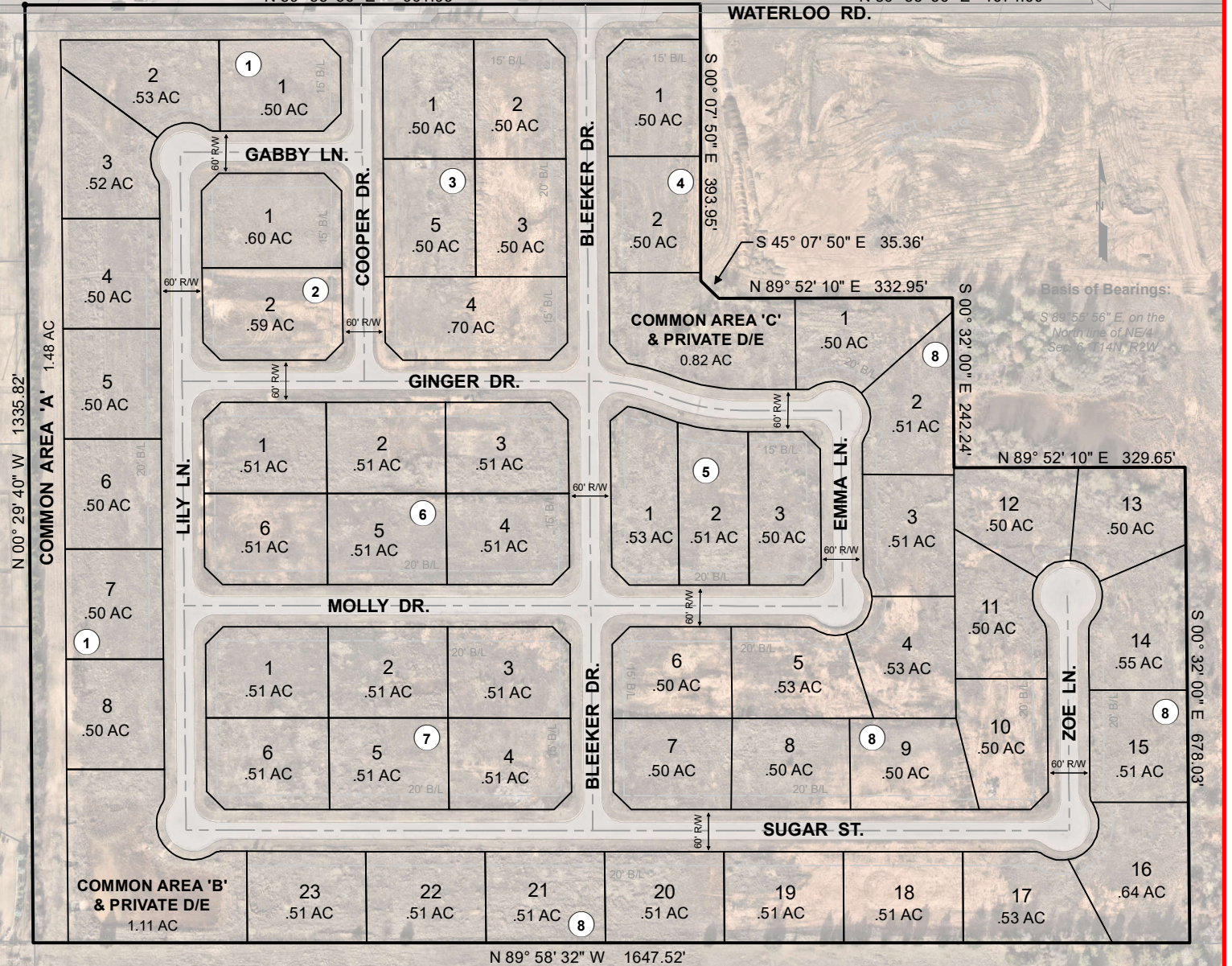
OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT (PP-2025-02)
WATERLOO RIDGE ESTATES
LOCATION: WATERLOO & COLTRANE
NO. OF LOTS: 55 LOTS ON 42.13 ACRES

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



SECTION 6, T-14-N, R-2-W, I.M.
LOCATION MAP



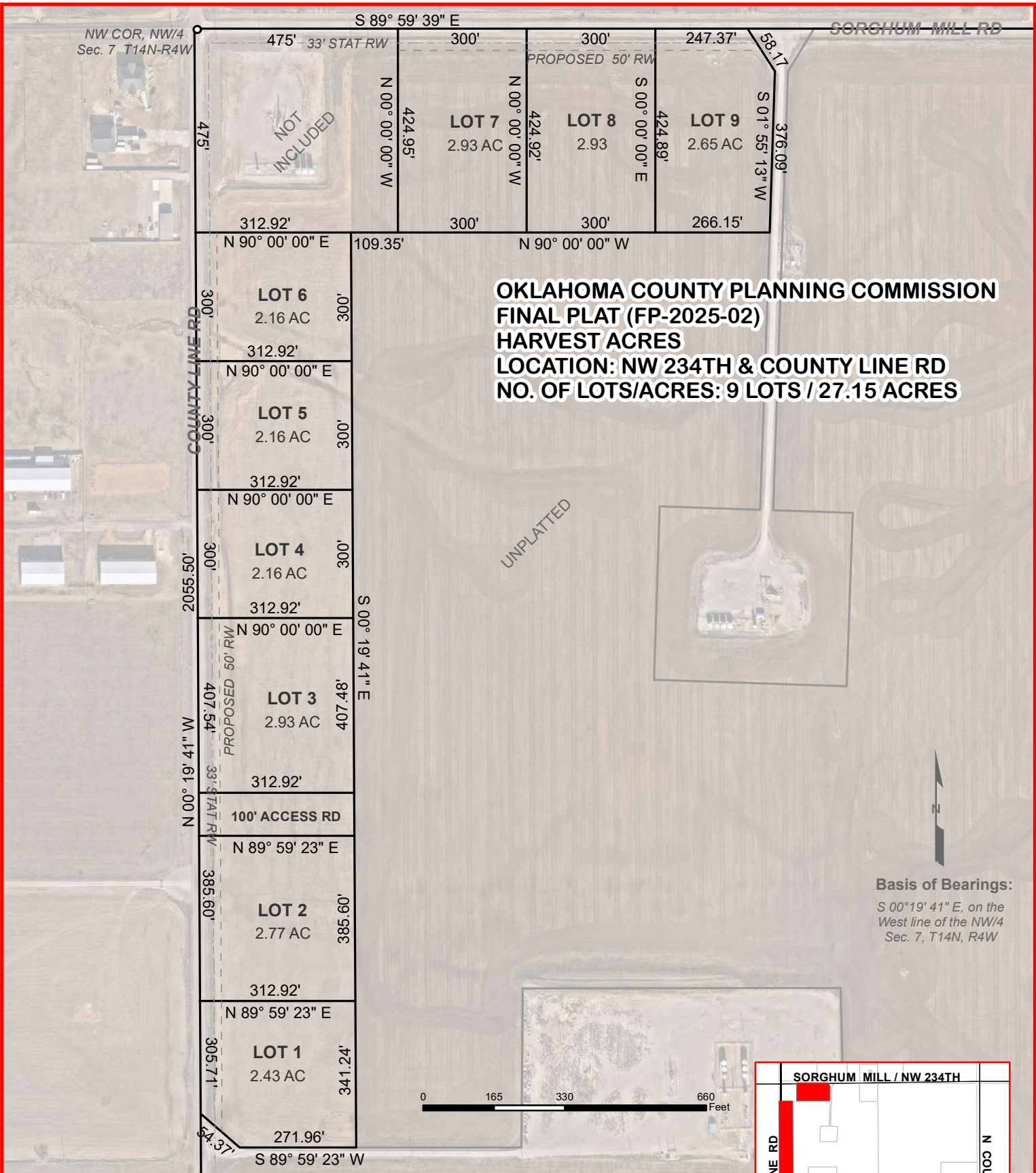
OKLAHOMA COUNTY
ENGINEERING & PLANNING

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

Date:
FEB 2025

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

Drawn By:
SCM



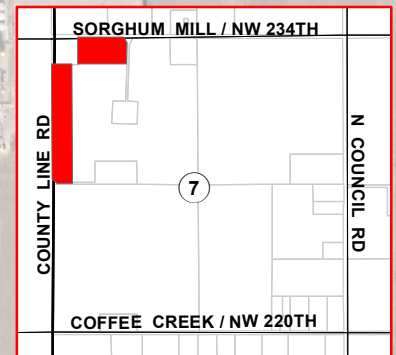
OKLAHOMA COUNTY ENGINEERING & PLANNING

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

Date:
MARCH 2025

Scale: **1:3,600**
1" = 300'

Drawn By:
SCM



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

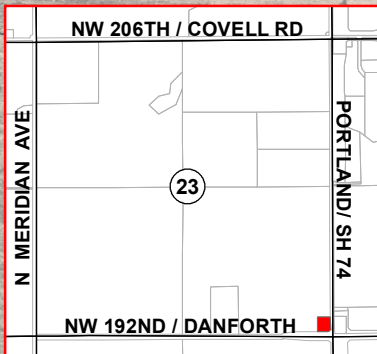
OKLAHOMA COUNTY PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT (PUD-2025-02)
NW 192ND ST & N. PORTLAND AVE
LOCATION: NW 192ND & PORTLAND
PROPOSED USE: FWS ON INDUSTRIAL LOT

Industrial (I)

PORTLAND | SH 74

NW 192ND ST

Oklahoma City



SECTION 23, T-14-N, R-4-W
LOCATION MAP



**OKLAHOMA COUNTY
ENGINEERING & PLANNING**

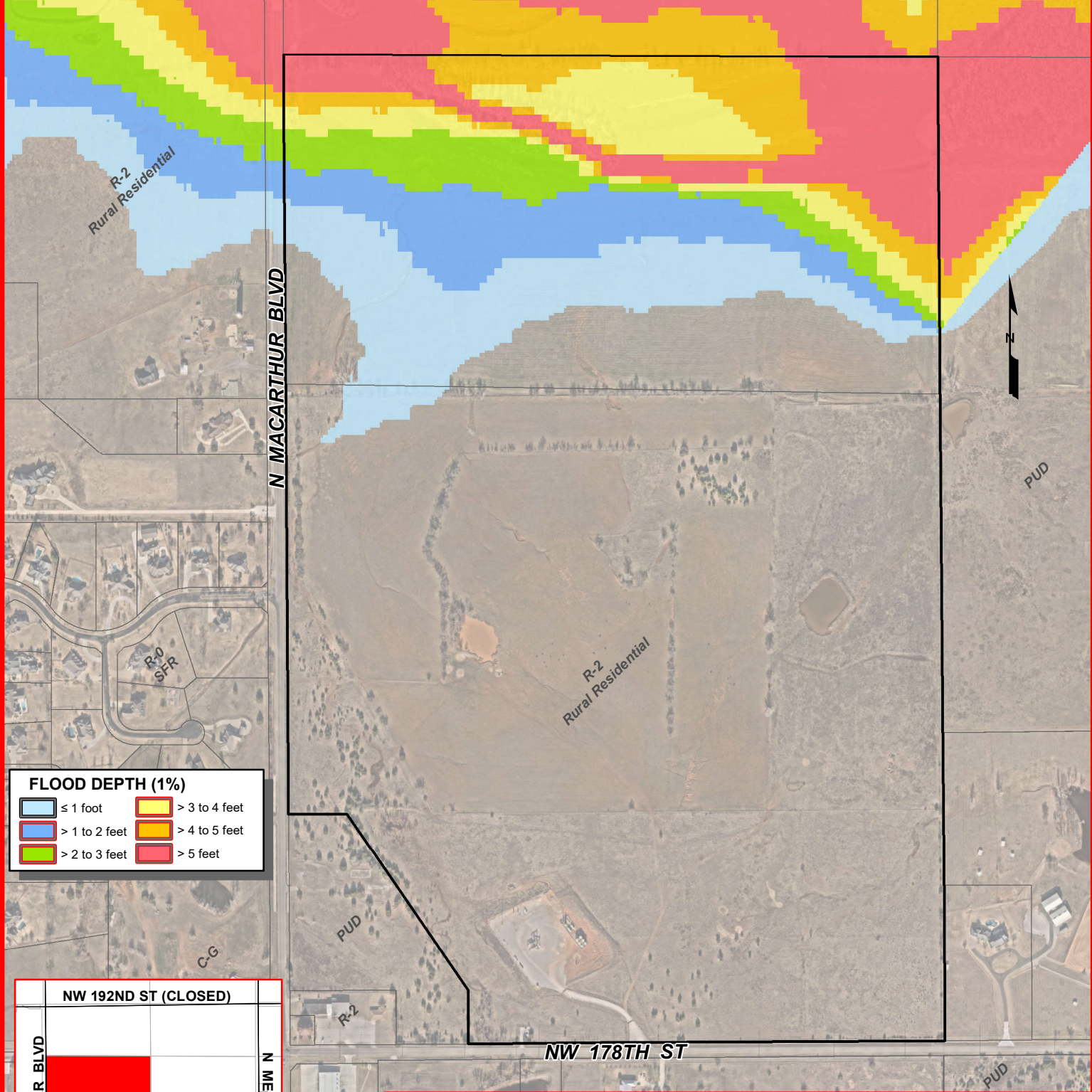
320 Robert S. Kerr, Suite 201
Oklahoma City, Ok 73102-3431
County Engineer : Stacey Trumbo, P. E.

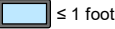





Date:
MARCH 2025

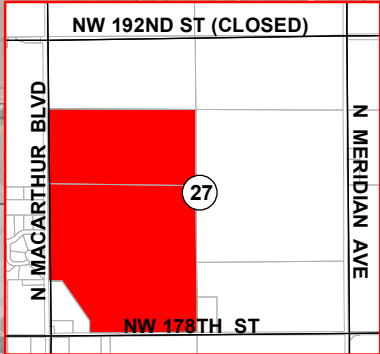
Scale: **1" = 100'**
1 : 1,200

Drawn By:
SCM

OKLAHOMA COUNTY PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT (PUD-2025-01)
MACARTHUR HILLS
LOCATION: NW 178TH & MACARTHUR
PROPOSED USE: SFR SUBDIVISION



FLOOD DEPTH (1%)			
	≤ 1 foot		> 3 to 4 feet
	> 1 to 2 feet		> 4 to 5 feet
	> 2 to 3 feet		> 5 feet

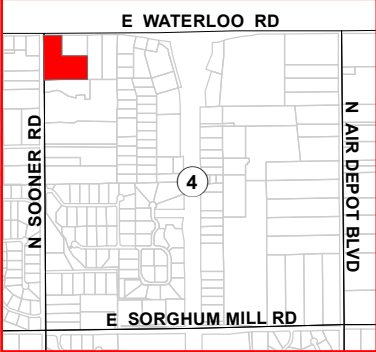


SECTION 27, T-14-N, R-4-W
LOCATION MAP



<p align="center">OKLAHOMA COUNTY ENGINEERING & PLANNING 320 Robert S. Kerr, Suite 201 Oklahoma City, Ok 73102-3431 County Engineer : Stacey Trumbo, P. E.</p>		
Date: MARCH 2025	Scale: 1" = 550' 1 : 6,600	Drawn By: SCM

OKLAHOMA COUNTY PLANNING COMMISSION
GENERAL PLAT (GP-2025-03)
JACKALOPE CORNER
LOCATION: WATERLOO & SOONER
NO. OF LOTS/ACRES: 4 LOTS / 8.92 ACRES



SECTION 4, T-14-N, R-2-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:
MARCH 2025

Scale: **1:1,500**
1" = 125'

Drawn By:
SCM