

RESOLUTION NO. 2026-3248

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on the 16th day of July 2026, held a public hearing to amend the existing zoning FROM: **R-1-Acerage Residential District** TO: **Planned Unit Development (PUD-2026-01)**, on a tract of land described below, and as provided in Title 19 O.S., §868.16 as follows:

A Tract of Land being a part of the Southwest Quarter (SW/4) of Section Fifteen (15), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest Corner (SW/C) of said SW/4; THENCE North 00°11'10" West along and with the West line of said SW/4, a distance of 660.00 feet to the POINT OF BEGINNING; THENCE continuing North 00°11'10" West along and with the West line of said SW/4, a distance of 1,982.35 feet to the Northwest Corner (NW/C) of said SW/4; THENCE North 89°39'47" East (North 89°36'25" record), along and with the North line of said SW/4, a distance of 2659.00 feet to the Northeast Corner (NE/C) of the said SW/4; THENCE South 00°17'01" East along and with the East line of said SW/4, a distance of 2328.31 feet (2330.91 feet record) to the Northeast Corner (NE/C) of the tract of land described in the Warranty Deed filed as Book 11892, Page 524 (North Cemetery Tract); THENCE South 89°38'31" West, along and with the North line of said North Cemetery Tract, a distance of 417.42 feet to the Northwest Corner (NW/C) of said North Cemetery Tract; THENCE South 00°17'01" East, along and with the West line of said North Cemetery Tract, and the West line of tract of land described in the Warranty Deed filed in Book 4180, Page 1094 (South Cemetery Tract), a distance of 313.07 feet to a point on the South line of the said SW/4, said point being the Southwest Corner (SW/C) of said South Cemetery Tract; THENCE South 89°38'31" West along and with the South line of said SW/4, a distance of 1,586.08 feet; THENCE North 00°11'10" West, departing said South line, a distance of 660.00 feet; THENCE South 89°38'31" West, a distance of 660.00 feet to the POINT OF BEGINNING. Containing 6,464,366 square feet or 148.4014 acres, more or less.

Location: NW 206th St. and MacArthur Blvd. (County Highway District #3)

PROPOSED USE: The applicant proposes to amend the zoning to allow for development of a single-family residential subdivision with a minimum lot size of one acre. The PUD would modify the front and side yard setbacks.

NOW, THEREFORE, BE IT RESOLVED THAT THE FOLLOWING RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE

(Approve or Deny)
the request of SONOMA PARK INVESTMENTS to change the zoning

FROM: R-1 – Acerge Residential District **TO:** Planned Unit Development (PUD-2026-01)

THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, hereby (approves) (denies)

the zoning change to PUD-2026-01 the above-described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County,

Oklahoma this _____ day of _____, 2026.

APPROVED:

**BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA**

Stacey Trumbo, P.E.
County Engineer

Chairman

ATTEST:

Member

Maressa Treat
County Clerk

Member

APPROVED as to form and legality this _____ day of _____, 2026.

Assistant District Attorney

RESOLUTION NO. 2026-2653

A RESOLUTION TO AMEND THE ZONING DISTRICT OF OKLAHOMA COUNTY, OKLAHOMA

WHEREAS, the Oklahoma County Planning Commission did on the 16th day of July 2026, held a public hearing to amend the existing zoning FROM: R-1-Acorage Residential District TO: Planned Unit Development (PUD-2026-01), on a tract of land described below, and as provided in Title 19 O.S., §868.16 as follows:

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NOW, THEREFORE, BE IT RESOLVED THAT THE FOLLOWING RECOMMENDATIONS OF THE OKLAHOMA COUNTY PLANNING COMMISSION TO APPROVE

the request of SONOMA PARK INVESTMENTS (Approve or Deny) to change the zoning

FROM: R-1 – Aorage Residential District TO: Planned Unit Development (PUD-2026-01)

THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, hereby (approves) (denies) the zoning change to PUD-2026-01 the above-described land.

INTRODUCED, and read in open meeting of the Board of County Commissioners of Oklahoma County,

Oklahoma this _____ day of _____, 2026.

APPROVED:

BOARD OF COUNTY COMMISSIONERS
OKLAHOMA COUNTY, OKLAHOMA

Stacey Trumbo, P.E.
County Engineer

Chairman

ATTEST:

Member

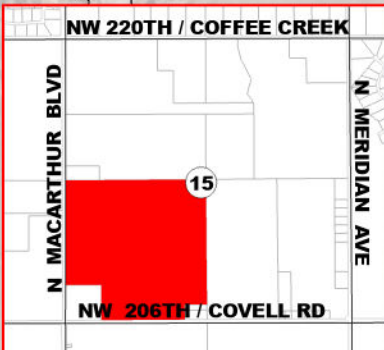
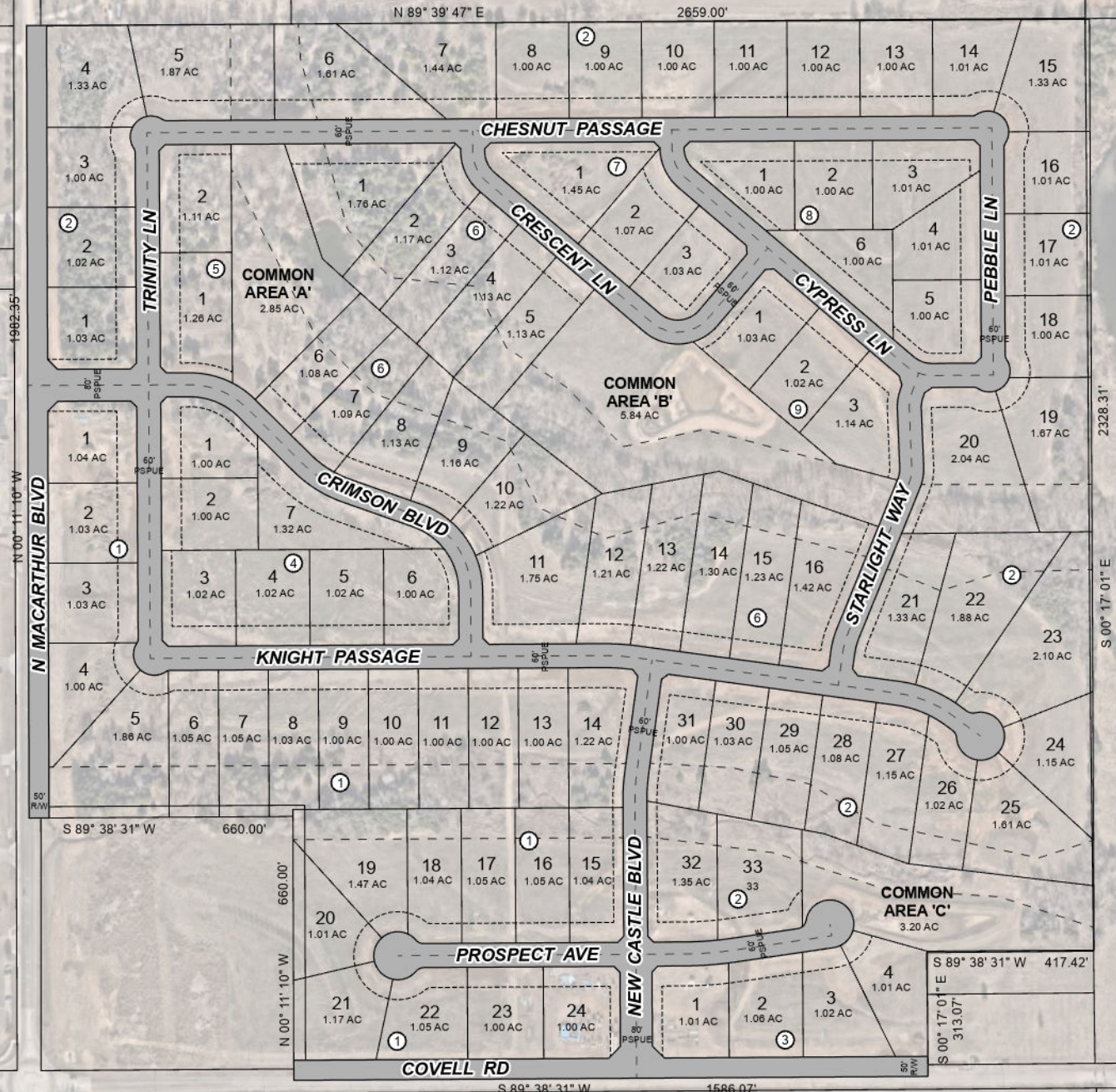
Maressa Treat
County Clerk

Member

APPROVED as to form and legality this 28 day of July, 2026.

Assistant District Attorney

**OKLAHOMA COUNTY PLANNING COMMISSION
 PLANNED UNIT DEVELOPMENT (PUD-2026-01)
 R-1 TO PUD
 LOCATION: NW 206TH & MACARTHUR BLVD
 (AVONDALE)
 PROPOSED USE: SFR SUBDIVISION**



**OKLAHOMA COUNTY
 ENGINEERING & PLANNING**

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

Date: JUNE, 2026	Scale: 1:400 1:4,800	Drawn By: SCM
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OKLAHOMA COUNTY
PLANNED UNIT DEVELOPMENT
DESIGN STATEMENT FOR

Avondale Estates

June 1, 2026
Updated: July 8, 2026

Applicant:

Silver Oak Investments, LLC
16200 Sonoma Park Dr.
Edmond, OK 73013
(405) 848-1581

Prepared by:

Johnson & Associates
1 East Sheridan Ave., Suite 200
Oklahoma City, OK 73104
(405) 235-8075
mzitzow@jaokc.com

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1.0 INTRODUCTION:

The Planned Unit Development (PUD) of Avondale Estates consists of approximately 148.4014 acres and is located east of N MacArthur Blvd., and north of Covell Road.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed PUD of Avondale Estates is described in Exhibit A and is made a part of this Design Statement.

3.0 OWNER/DEVELOPER:

The owner of this property described in Section 2.0 is Silver Oak Investments, LLC. Johnson & Associates prepared this PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property is presently zoned as R-1-Acreage Residential District. Surrounding properties are zoned and used for:

North: North of the subject site is zoned as a R-2, Rural Residential.

East: East of the subject site is zoned as R-2, Rural Residential.

South: South of the subject site is NW 206th St/Covell Rd. Beyond Covell Rd. is zoned as R-2, Rural Residential. At the southwest corner of the subject site is a parcel zoned as a PUD (2023-0210),

West: West of the subject site is N MacArthur Blvd. Beyond N. MacArthur Blvd is zoned as R-2, Rural Residential.

5.0 PHYSICAL CHARACTERISTICS:

The site generally slopes from west to east. The site is presently undeveloped and is covered with native grass and trees. There is a portion of the subject site that is within the 500-Year and the 100-Year FEMA floodplain. The proposed development will be designed to meet all requirements of the Oklahoma County Drainage regulations.

6.0 CONCEPT:

The concept of this Planned Unit Development is to provide a quality residential development in response to the continued demand for available housing in this area. The site was previously rezoned to R-1 to allow for one-acre lot sizes. This proposed PUD seeks to keep all of the R-1 regulations except that it seeks to allow for a reduced side-yard setback. The development will be comprised of detached single-family residential housing. Modifying the existing zoning requirements will provide the developer with the flexibility to develop the site in a way that compliments the surrounding developments.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Access into this PUD shall be via N MacArthur Blvd. and Covell Rd.

7.2 SANITARY SEWER

Homes within this development will be served by septic systems.

7.3 WATER

Water is available to the site and will be provided by extension of the Deer Creek Water district.

7.4 FIRE PROTECTION

Fire protection will be provided by the Deer Creek Fire Protection District. The nearest fire station is Fire Station Number 1, located approximately one mile east of the site on N. Meridian.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no existing EMBARK bus stops located within this Planned Unit Development. Nor are there any planned for this area.

7.7 DRAINAGE

This PUD shall meet all Oklahoma County Drainage regulations at the time of development.

7.8 MASTER LAND USE PLAN

The Northwest Oklahoma County Master Land Use Plan Map designates this parcel to be in the Acreage Residential land use area.

8.0 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the R-1, Acreage Residential District shall govern this PUD except as herein modified, including accessory, unless otherwise noted herein.

The following uses shall be the only uses expressly permitted:

- Single-Family Residential
- Manufactured Home Residential: Single-Dwelling
- Group Home
- Library Services and Community Centers
- Place of Worship
- Public Utilities
- Public Safety and Emergency Services
- Community Recreation: Restricted
- Community Recreation: Private

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD:

9.1 ARCHITECTURAL REGULATIONS

Exterior building wall finish on all structures shall consist of 70% brick, stone or masonry finish, or material of a similar nature.

9.2 LANDSCAPING AND SCREENING REGULATIONS

The PUD shall be landscaped in accordance with the provisions of Article III, of the Zoning Development Standards.

9.3 COMMON AREAS

Maintenance of any common areas shall be the responsibility of a Property Owners Association.

9.4 PLATTING REGULATIONS

Platting shall be required for residential uses in this PUD.

9.5 DRAINAGE REGULATIONS

The proposed drainage will comply with the current Oklahoma County Drainage Regulations.

9.6 VEHICULAR ACCESS REGULATIONS

There shall be one (1) access point from N MacArthur Blvd. and one (1) access point from Covell Rd. permitted for this PUD. Boulevard style entries shall be permitted.

9.7 PARKING REGULATIONS

The design and number of all parking facilities for this PUD shall be in accordance with the Oklahoma County Regulations.

9.8 SIGNAGE REGULATIONS

Signage within this PUD shall conform to the R-1, Acreage Residential District regulations.

9.9 HEIGHT REGULATIONS

The maximum height for structures within this PUD shall be 35 feet.

9.10 SETBACK REGULATIONS

Lot Setbacks:

- Front Yard: 30 feet (from the front parcel line)
- Side Yard: 10 feet
- Rear Yard: 25 feet

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the County's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- B: Boundary Exhibit
- C: Conceptual Site Plan

Exhibit "A"

LEGAL DESCRIPTION

A tract of Land being a part of the Southwest Quarter (SW/4) of Section Fifteen (15), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner (SW/C) of said SW/4;

THENCE North 00°11'10" West along and with the West line of said SW/4, a distance of 660.00 feet to the POINT OF BEGINNING;

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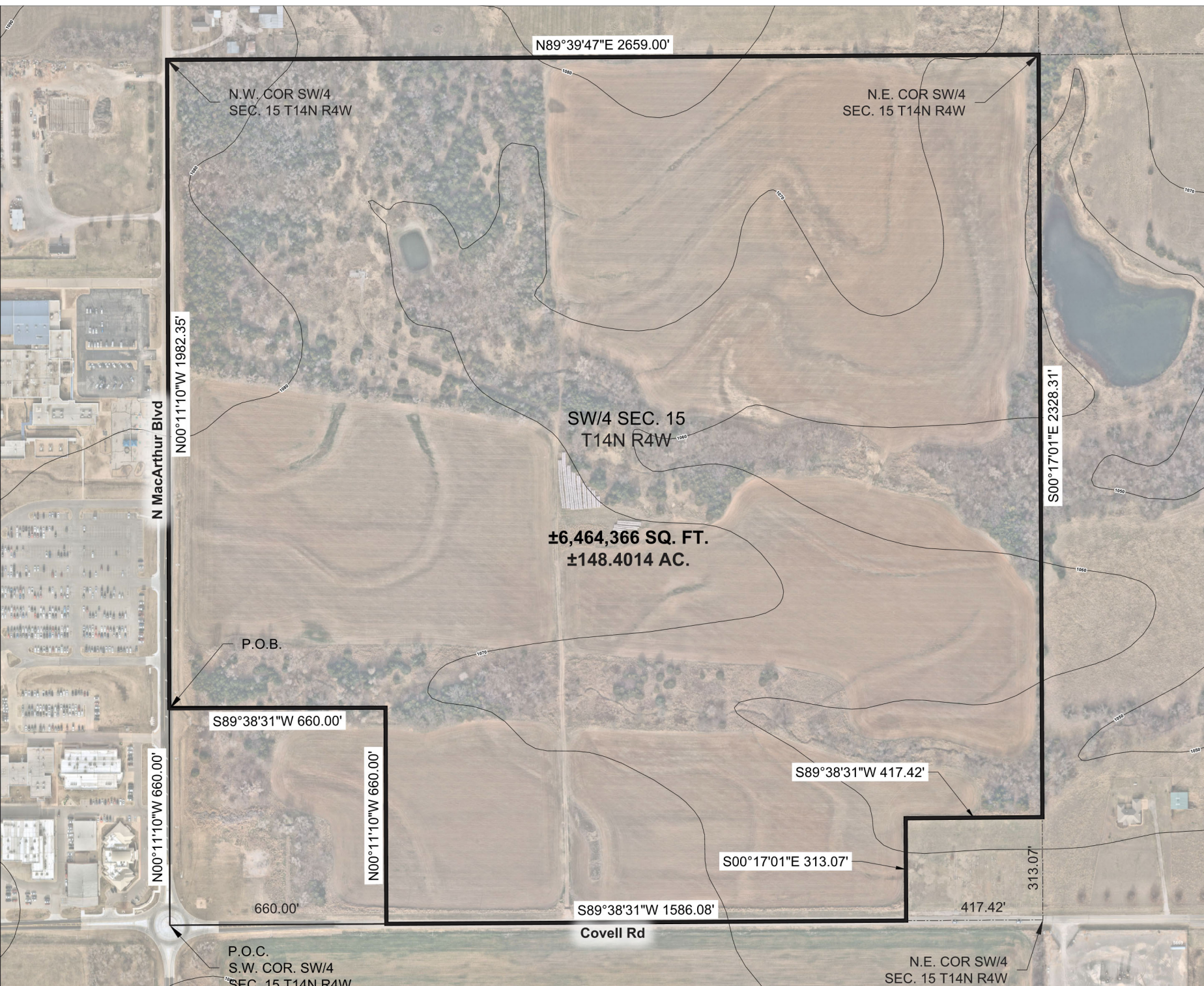
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THENCE South 89°38'31" West, a distance of 660.00 feet to the POINT OF BEGINNING.

Containing 6,464,366 square feet or 148.4014 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet. The West line of said SW/4, having a bearing of South 00°33'12" East.

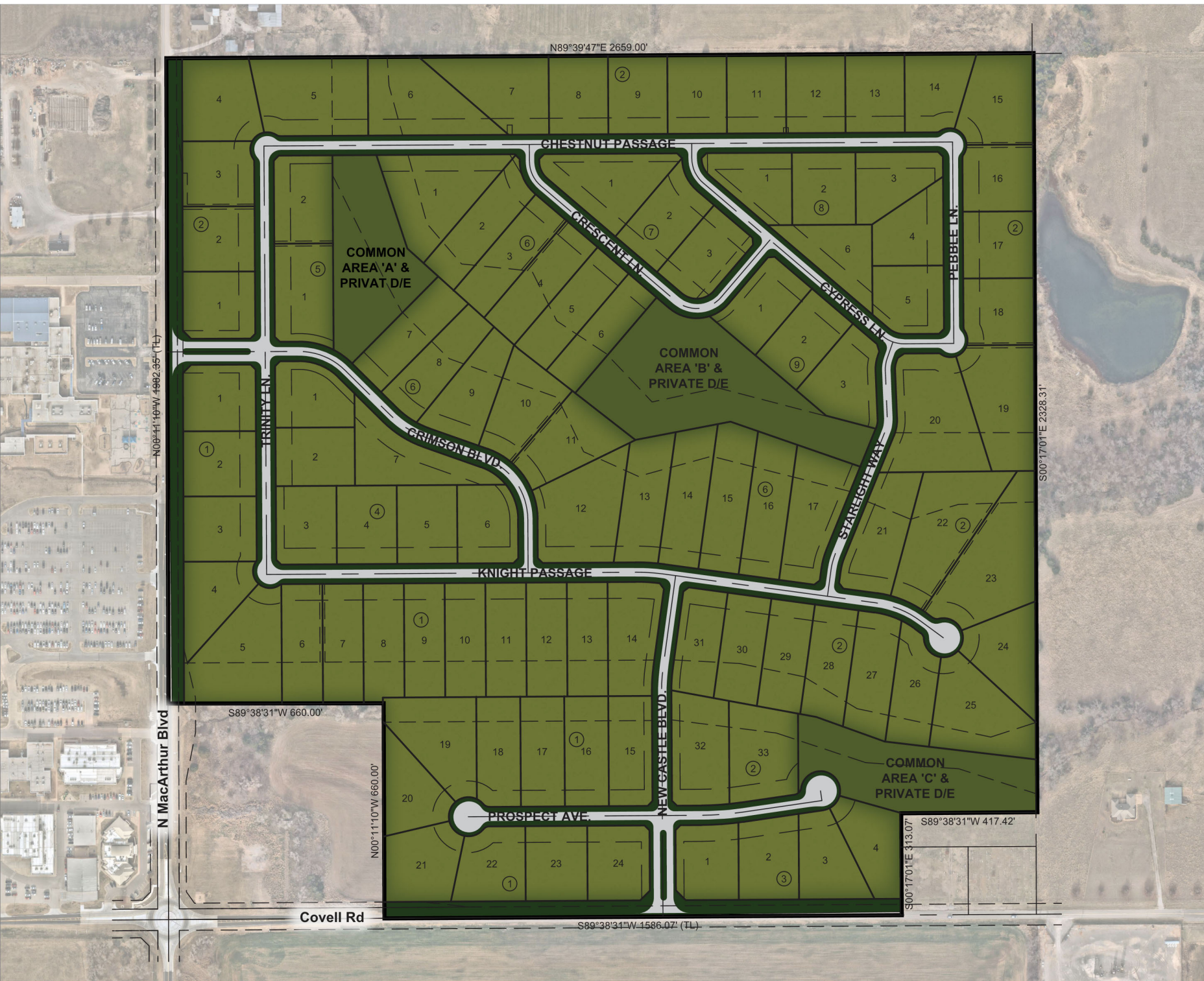


**Covell Rd. &
N MacArthur Blvd.**

Exhibit 'B'
Boundary Exhibit
±148.4014 Acres



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
OWNERS: [REDACTED] PLANNERS: [REDACTED]
DATE: 1/14/24



Avondale Estates

Exhibit 'C'
 Conceptual Site Plan
 98 Lots
 +/-148.4014 Acres



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 233-4475 FAX (405) 233-4475
 ENGINEERS SURVEYORS PLANNERS
 11/21/25
 Conceptual site plan showing feasible option
 permitted under proposed rezoning