

A G E N D A

OKLAHOMA COUNTY PLANNING COMMISSION

ROOM 204 1:30 p.m.

2025 MAY 09 AM 10:01

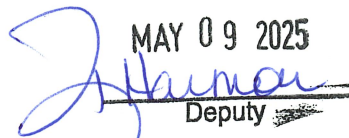
May 15, 2025

1. Notice of meeting posted May 9, 2025.

FILED IN OFFICE
Oklahoma County Clerk

2. Call to Order.

3. Roll Call.

MAY 09 2025

Deputy

4. Approval of Minutes of the Previous Meeting: (April 17, 2025)

5. *(Item was deferred by the PC at the request of the applicant at the April 17, 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)

6. *(Item was deferred by the PC at the request of the applicant at the April 17, 2025, PC meeting)*
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)

- 7. Discussion, consideration and possible action regarding a presentation by ADA Enders to the Planning Commission on board member duties, responsibilities, and frequently asked legal questions.**
- 8. Discussion and possible action to reschedule the June Planning Commission meeting from June 19th to an alternative date, due to the closure of Oklahoma County offices in observance of Juneteenth Day.**
- 9. Discussion and possible action to receive the April 2025 Fee Fund and Expense Reports.**
- 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.**

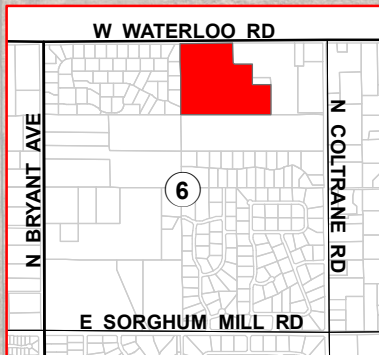
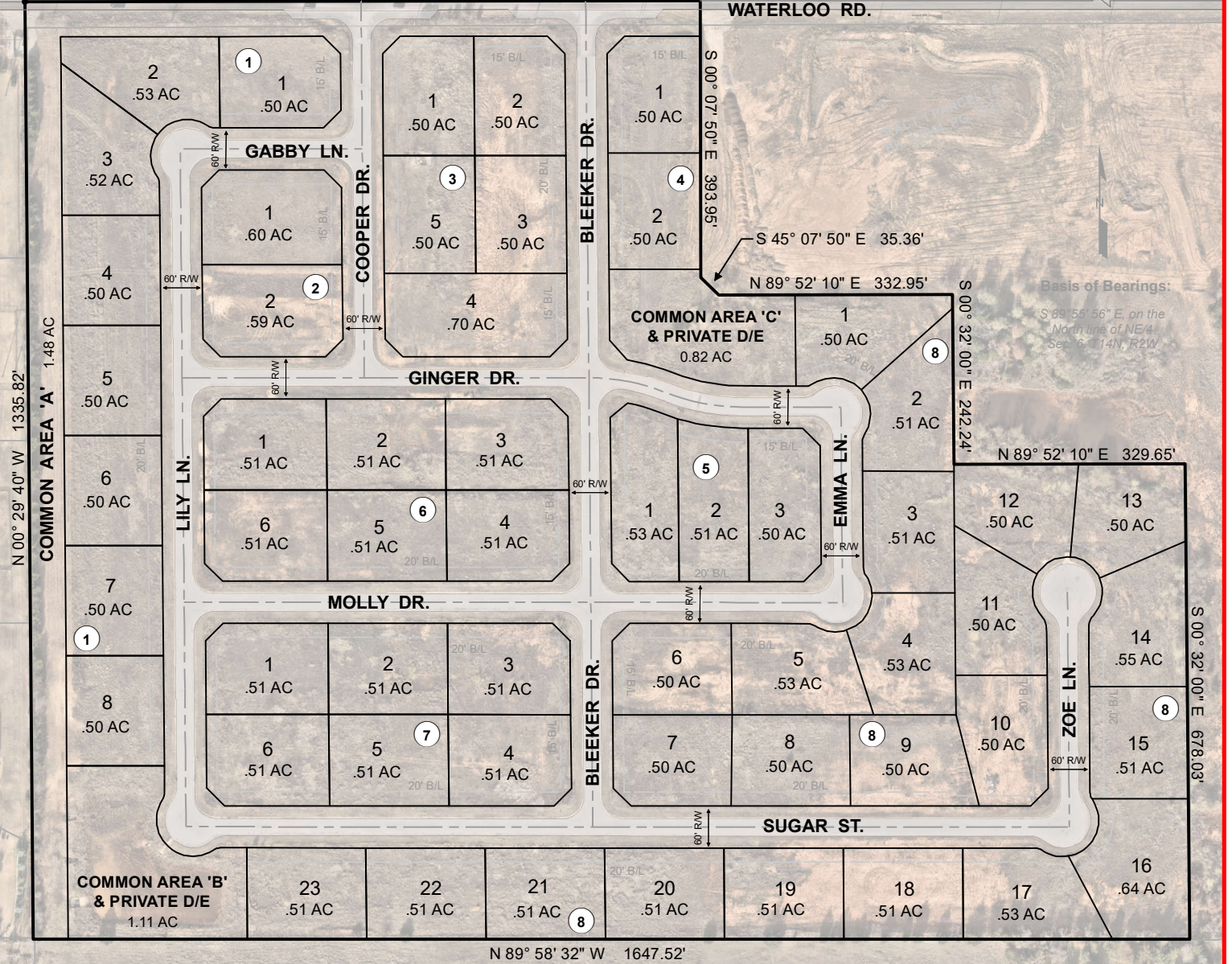
OKLAHOMA COUNTY PLANNING COMMISSION
PRELIMINARY PLAT (PP-2025-02)
WATERLOO RIDGE ESTATES
LOCATION: WATERLOO & COLTRANE
NO. OF LOTS: 55 LOTS ON 42.13 ACRES

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



OKLAHOMA COUNTY
ENGINEERING & PLANNING

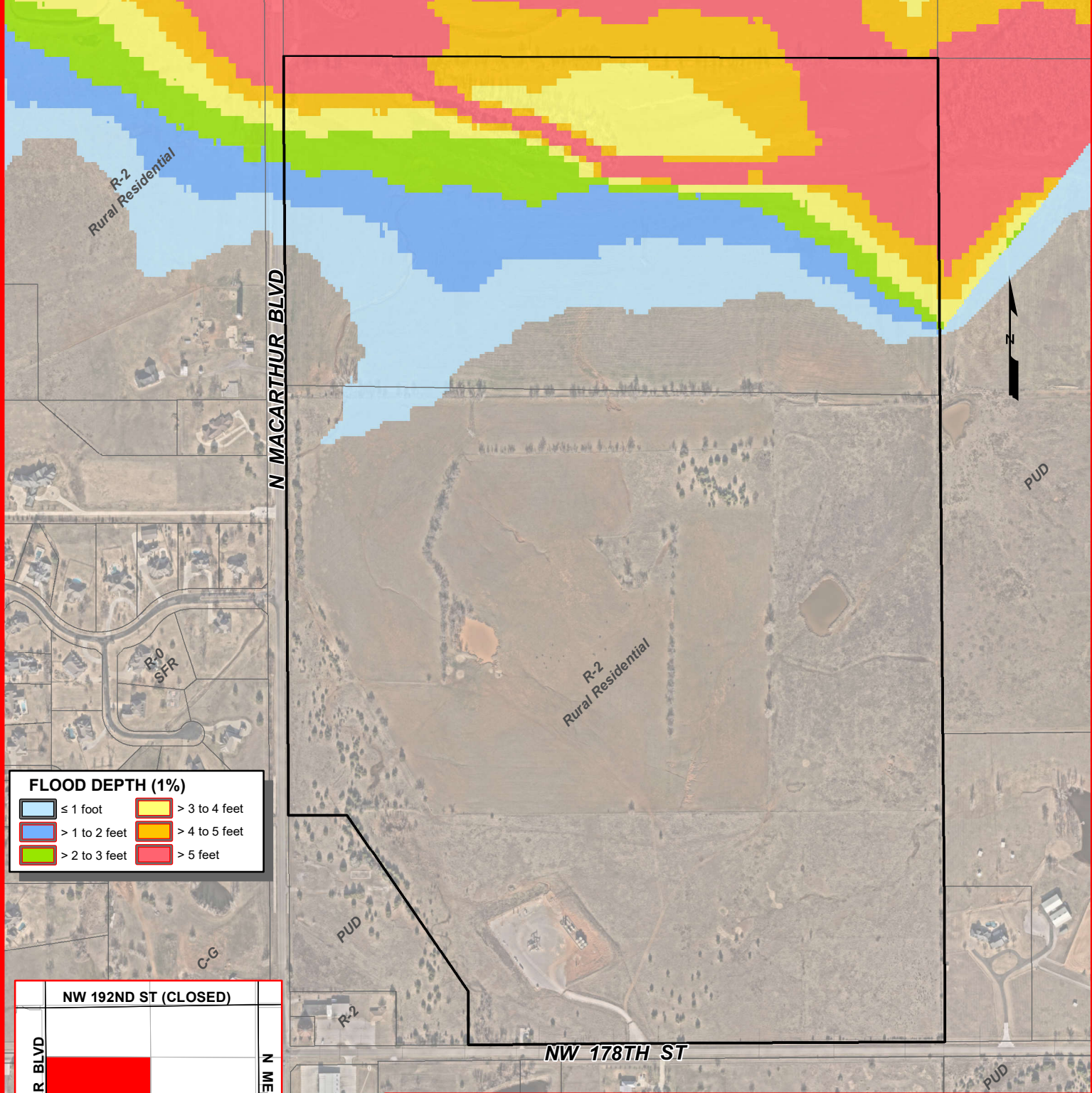
320 Robert S. Kerr, Suite 201
 Oklahoma City, Ok 73102-3431
 County Engineer : Stacey Trumbo, P. E.

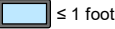





Date:
FEB 2025

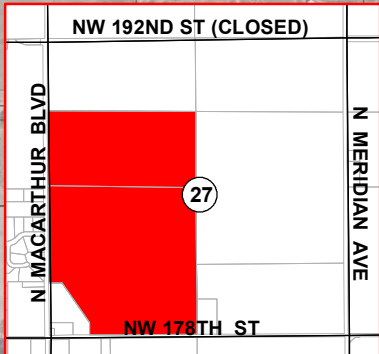
Scale: **1"= 220'**
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Drawn By:
SCM

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



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" = 550'**
1 : 6,600

Drawn By:
SCM