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## A G E N D A

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

April 18, 2024

1. Notice of meeting posted April 12, 2024.
2. Call to Order.
3. Roll Call.
4. Approval of Minutes of the Previous Meeting: (March 21, 2024)
5. *(Item was deferred by the PC at the request of the applicant at the January 18, 2024, PC meeting)*  
Discussion and possible action to approve/deny the General Plat of Orchard Hills (GP-2023-08).

FILED IN OFFICE  
Oklahoma County Clerk

APR 12 2024

*[Signature]*  
Deputy

Application of:

**CRAFTON TULL & ASSOCIATES**

Owner:

**WP LAND, LLC**

The applicant proposes to develop a single-family residential subdivision with 75 lots no less than one acre in size. If approved, the proposed development would encompass approximately 151.33 acres. 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 1990.93 feet to the Southwest corner of said NE/4; thence N00°05'07"W along the West line of said NE/4 a distance of 2654.31 feet to the Northwest corner of said NE/4; thence N89°21'08"E along the North line of said NE/4 a distance of 2653.54 feet to the POINT OF BEGINNING. Said tract contains 6,592,116 Sq Ft or 151.33 Acres, more or less.

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

6. Discussion and possible action to approve/deny the General Plat of Coffee Creek (GP-2024-03).

Application of:

**FALCON PROPERTY VENTURES**

The applicant proposes to develop a single-family residential subdivision with 8 lots. If approved, the proposed development would encompass approximately 143.73 acres. The following is the legal description of the property:

A tract of land located in a part of the NE/4-SW/4 & the SE/4 of Section 10, Township 14 North, Range 1 East of the Indian Base and Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at a Found Mag Nail at the West ¼ Corner of said Section 10; Thence S89°47'44"E, along the North line of the SW/4, a distance of 2068.51 feet to a Found Iron Rod w/Yellow Cap and being the point of Beginning; Thence S89°47'44"E, continuing along said North line, a distance of 560.00 feet to a Found Iron Rod w/Cap at the center of Section 10; Thence S89°48'00"E, along the North line of the SE/4, a distance of 1312.40 feet to a Found Iron Rod w/Cap at the Northeast Corner of the NW/4-SE/4; Thence S89°48'00"E, continuing along said North line, a distance of 1312.40 feet to a Found Mag nail at the East ¼ Corner of Section 10; Thence the following meanders along the East line of the SE/4; S00°54'17"E a distance of 662.43 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a distance of 573.92 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a distance of 100.00 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a distance of 328.85 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a dist. of 330.51 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a dist. of 636.99 feet to a Found Mag Nail at the Southeast Corner of Section 10; Thence the following meanders along the South line of the SE/4; S89°51'08"W a distance of 660.43 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S89°51'08"W a distance of 660.43 feet to a Found Mag Nail; S89°51'08"W a distance of 660.43 feet to a Set Mag Nail w/Arkoma CA5348 Washer at the Southwest Corner of the E/2-SW/4-SE/4; Thence N00°37'32"W, along the West line of the E/2-SW/4-SE/4, a distance of 1322.26 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap on the South line of the NW/4-SE/4; Thence N89°58'28"W, along said South line, a dist. of 658.31 feet to a Found Iron Rod w/Cap at the Southwest Corner of the NW/4-SE/4; Thence N00°31'58"W, along the West line of the NW/4-SE/4, a distance of 679.23 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap; Thence N41°10'56"W a distance of 859.62 feet to the Point of Beginning, said tract contains 143.73 Acres, more or less.

Location: NE 220th St. & Dobbs Rd. (County Highway District #3)

**7. Discussion and possible action to approve/deny the Final Plat of Coffee Creek (FP-2024-02).**

Application of:

**FALCON PROPERTY VENTURES**

The applicant proposes to develop a single-family residential subdivision with 8 lots. If approved, the proposed development would encompass approximately 143.73 acres. If approved, the proposed plat would be forwarded to the BOCC for final consideration and filing. The following is the legal description of the property:

A tract of land located in a part of the NE/4-SW/4 & the SE/4 of Section 10, Township 14 North, Range 1 East of the Indian Base and Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: COMMENCING at a Found Mag Nail at the West ¼ Corner of said Section 10; Thence S89°47'44"E, along the North line of the SW/4, a distance of 2068.51 feet to a Found Iron Rod w/Yellow Cap and being the point of Beginning; Thence S89°47'44"E, continuing along said North line, a distance of 560.00 feet to a Found Iron Rod w/Cap at the center of Section 10; Thence S89°48'00"E, along the North line of the SE/4, a distance of 1312.40 feet to a Found Iron Rod w/Cap at the Northeast Corner of the NW/4-SE/4; Thence S89°48'00"E, continuing along said North line, a distance of 1312.40 feet to a Found Mag nail at the East ¼ Corner of Section 10; Thence the following meanders along the East line of the SE/4; S00°54'17"E a distance of 662.43 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a distance of 573.92 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a distance of 100.00 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a distance of 328.85 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a dist. of 330.51 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S00°54'17"E a dist. of 636.99 feet to a Found Mag Nail at the Southeast Corner of Section 10; Thence the following meanders along the

South line of the SE/4; S89°51'08"W a distance of 660.43 feet to a Set Mag Nail w/Arkoma CA5348 Washer; S89°51'08"W a distance of 660.43 feet to a Found Mag Nail; S89°51'08"W a distance of 660.43 feet to a Set Mag Nail w/Arkoma CA5348 Washer at the Southwest Corner of the E/2-SW/4-SE/4; Thence N00°37'32"W, along the West line of the E/2-SW/4-SE/4, a distance of 1322.26 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap on the South line of the NW/4-SE/4; Thence N89°58'28"W, along said South line, a dist. of 658.31 feet to a Found Iron Rod w/Cap at the Southwest Corner of the NW/4-SE/4; Thence N00°31'58"W, along the West line of the NW/4-SE/4, a distance of 679.23 feet to a Set ½" Iron Rod w/Arkoma CA5348 Cap; Thence N41°10'56"W a distance of 859.62 feet to the Point of Beginning, said tract contains 143.73 Acres, more or less.

Location: NE 220th St. & Dobbs Rd. (County Highway District #3)

**8. Discussion and possible action to approve/deny a zoning change from R-2 – Rural Residential District to Planned Unit Development (PUD-2024-02) – Cambridge Estates.**

Application of:

**JOHNSON & ASSOCIATES for  
CAMBRIDGE OF DEER CREEK LLC**

Owner:

The applicant proposes to amend the zoning on an approximately 209.82-acre parcel. If approved, the PUD would be comprised of 186 single family residential lots with a small commercial corner. The following is the legal description to be considered:

A part of the Northeast Quarter (NE/4), Section Fifteen (15), Township Fourteen (14) North, Range Four (4) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at the Northeast corner of the Northeast Quarter (NE/4) of said Section Fifteen (15); Thence South 00°13'10" East along the East line of said Northeast Quarter (NE/4) a distance of 2640.95 feet to the Southeast corner of said Northeast Quarter (NE/4); Thence South 89°55'05" West along the South line of said Northeast Quarter (NE/4) a distance of 2660.49 feet to the Southwest corner of said Northeast Quarter (NE/4); Thence North 00°05'18" West along the West line of said Northeast Quarter (NE/4) a distance of 1254.74 feet; thence South 89°59'06" East a distance of 886.55 feet; Thence North 00°05'18" West a distance of 207.70 feet; Thence North 47°25'25" East a distance of 8.97 feet; Thence North 35°19'39" West a distance of 202.37 feet; thence North 15°40'29" East a distance of 285.42 feet; Thence North 28°47'20" West a distance of 410.19 feet; Thence North 14°24'54" West a distance of 235.98 feet; Thence North 00°00'00" East a distance of 148.51 feet to a point on the North line of said Northeast Quarter (NE/4), said point being 598.79 feet from the Northwest corner of said Northeast Quarter (NE/4); Thence North 90°00'00" East along the North line of said Northeast Quarter (NE/4) a distance of 2055.66 feet to the point of beginning. Containing 5,968,023.52 Sq. Ft. or 137.007 Acres, more or less.

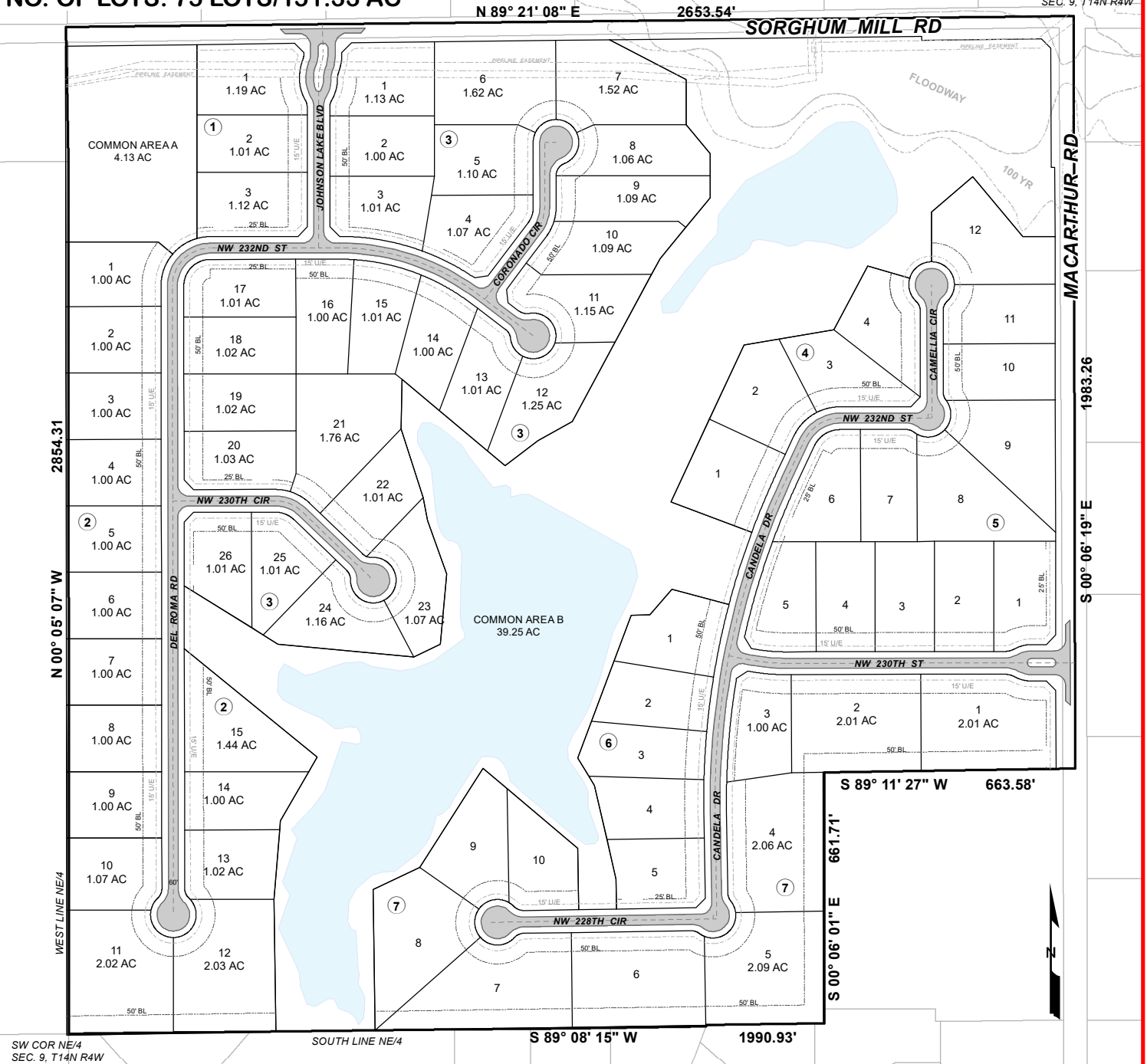
AND

A part of the Northwest Quarter (NW/4), 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 Northwest corner of the Northwest Quarter (NW/4) of said Section Fifteen (15); Thence South 00°00'43" West along the West line of said Northwest Quarter (NW/4) a distance of 1389.00 feet to the point of beginning; Thence South 89°59'06" East a distance of 2657.00 feet to a point on the East line of said Northwest Quarter (NW/4); thence South 00°05'18" East along the East line said Northwest Quarter (NW/4) a distance of 1254.74 feet to the Southeast corner of Northwest Quarter (NW/4); Thence South 89°55'05" West along the South line of said Northwest Quarter (NW/4) a distance of 1998.94 feet; thence North 00°00'43" East a distance of 264.00 feet; Thence South 89°55'05" West a distance of 660.27 feet to a point on the West line of said Northwest Quarter (NW/4); Thence North 00°00'43" East along the West line of said Northwest Quarter (NW/4) a distance of 995.24 feet to the point of beginning. Containing 3,171,818.45 Sq. Ft. or 72.8149 Acres, more or less.

**Location: NW 220<sup>th</sup> St. & Meridian Ave. (County Highway District #3)**

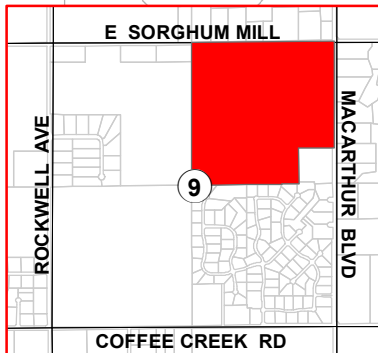
- 9. Discussion and possible action to receive the March 2024 Fee Fund and Expense Reports.**
- 10. New Business:** In accordance with the Open Meetings Act, Section, 311.9, New Business is defined as any matter not known about, or which could not have been reasonably foreseen prior to the time of posting the agenda.
- 11. Adjournment.**

**OKLAHOMA COUNTY PLANNING COMMISSION  
GENERAL PLAT (GP-2023-08)  
ORCHARD HILLS  
LOCATION: NW 234TH & MACARTHUR BLVD  
NO. OF LOTS: 75 LOTS/151.33 AC**



SW COR NE/4  
SEC. 9, T14N R4W

SOUTH LINE NE/4



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



**OKLAHOMA COUNTY  
ENGINEERING & PLANNING**

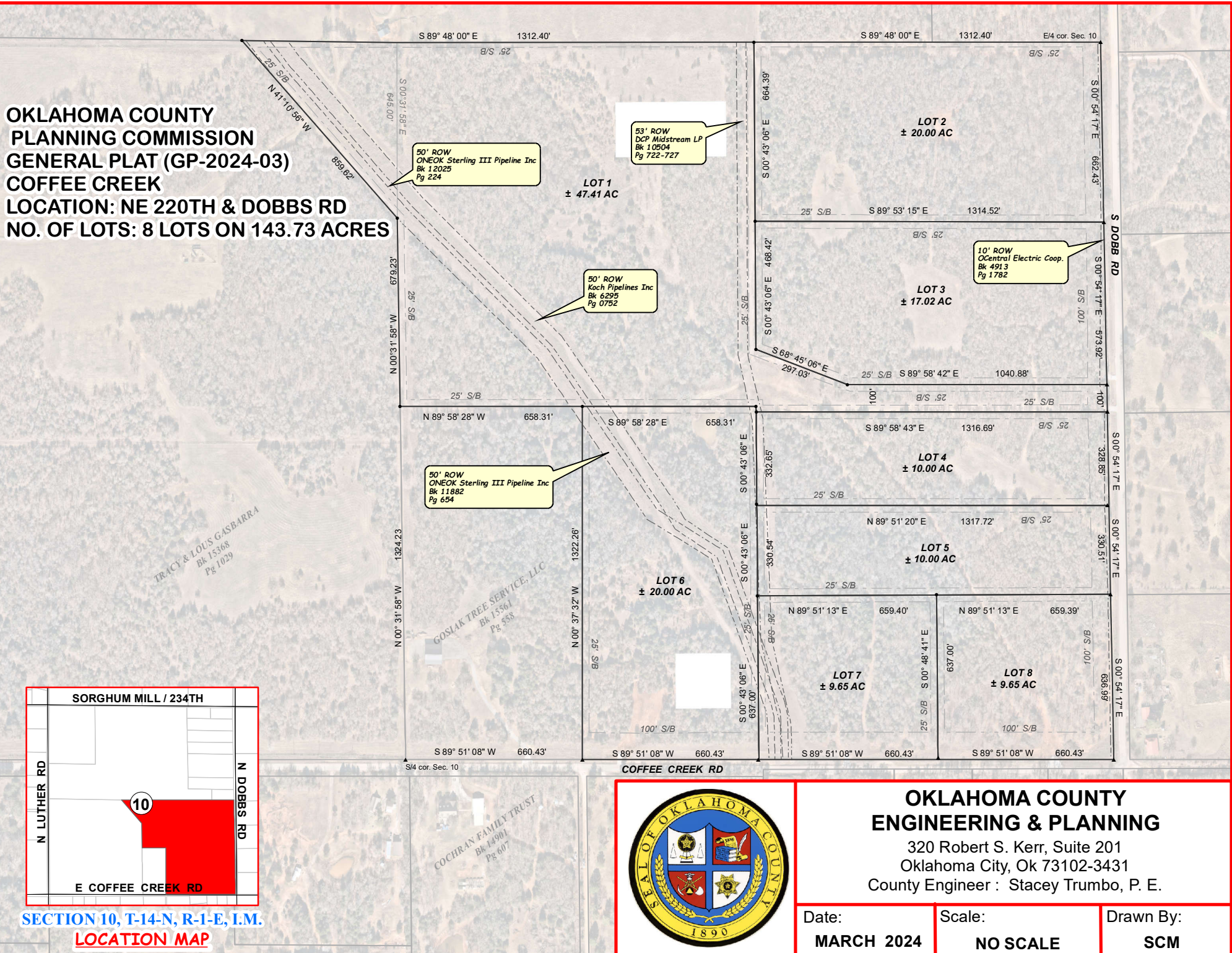
320 Robert S. Kerr, Suite 201  
Oklahoma City, Ok 73102-3431  
County Engineer : Stacey Trumbo, P. E.

Date:  
**DEC 2023**

Scale:  
**NO SCALE**

Drawn By:  
**SCM**

**OKLAHOMA COUNTY  
PLANNING COMMISSION  
GENERAL PLAT (GP-2024-03)  
COFFEE CREEK  
LOCATION: NE 220TH & DOBBS RD  
NO. OF LOTS: 8 LOTS ON 143.73 ACRES**



**OKLAHOMA COUNTY  
ENGINEERING & PLANNING**

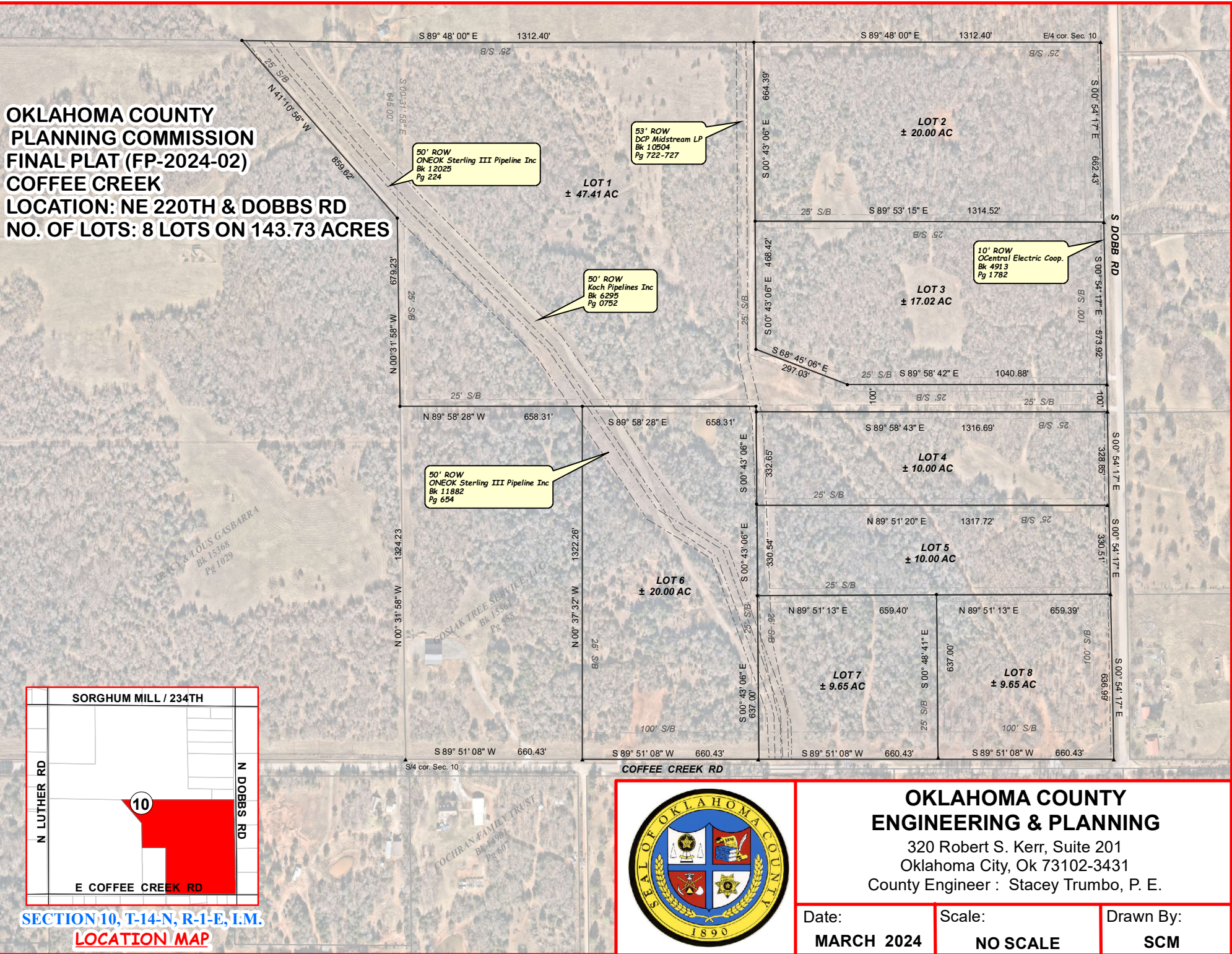
320 Robert S. Kerr, Suite 201  
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County Engineer : Stacey Trumbo, P. E.

Date:  
**MARCH 2024**

Scale:  
**NO SCALE**

Drawn By:  
**SCM**

**OKLAHOMA COUNTY  
PLANNING COMMISSION  
FINAL PLAT (FP-2024-02)  
COFFEE CREEK  
LOCATION: NE 220TH & DOBBS RD  
NO. OF LOTS: 8 LOTS ON 143.73 ACRES**

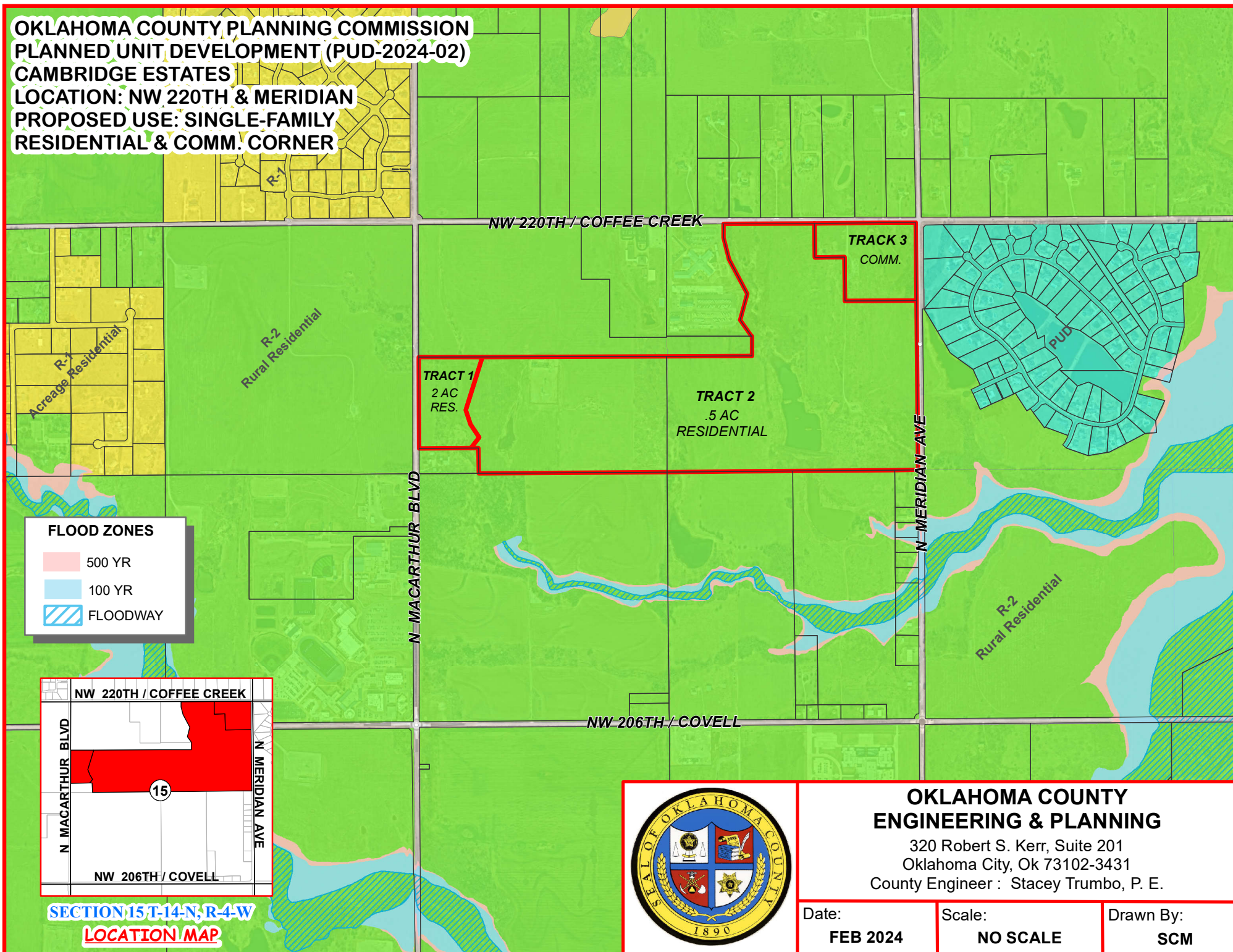


**OKLAHOMA COUNTY  
ENGINEERING & PLANNING**

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County Engineer : Stacey Trumbo, P. E.

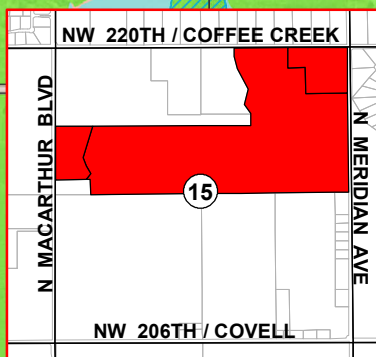
Date:	Scale:	Drawn By:
<b>MARCH 2024</b>	<b>NO SCALE</b>	<b>SCM</b>

OKLAHOMA COUNTY PLANNING COMMISSION  
PLANNED UNIT DEVELOPMENT (PUD-2024-02)  
CAMBRIDGE ESTATES  
LOCATION: NW 220TH & MERIDIAN  
PROPOSED USE: SINGLE-FAMILY  
RESIDENTIAL & COMM. CORNER



**FLOOD ZONES**

- 500 YR
- 100 YR
- FLOODWAY



SECTION 15 T-14N, R-4W  
**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 2024**

Scale:  
**NO SCALE**

Drawn By:  
**SCM**