AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MAY 18, 2023
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

Official action can only be taken on items which appear on the agenda. The Planning Commisssion may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

1.A. Approve minutes of the regular meeting on April 20, 2023

Documents:

2023.04.20 PC MINUTES.PDF

1.B. Approve Final Plat for South County Crossing II. General Location: N of 121st, between Elwood and Elm

Documents:

1. SR.SOUTH COUNTY CROSSING II.FINAL PLAT.PDF
SOUTH COUNTY CROSSING II (DRAFT FINAL PLAT) (2).PDF

1.C. Continue JZ 23 PUD 141, a request by Christopher Challis for a Zone Change from AG (Agriculture) & CG (Commercial General) to CS (Commercial Shopping) and a Planned Unit Development to allow for mixed use development at the general location of West of HWY 75, north of 121st St until the June 22, 2023, Planning Commission meeting.

1.D. Approve JZ 23 PUD 76.MIC - a request to allow for a minor amendment regarding sign size. General Location: Main St and 7th St

Documents:

1. SR.JZ23 PUD 76 MIC.PDF
2. DUTCH DISPENSARY.PDF
3. DUTCH DISPENSARY-SITEMAP.PDF
4. PERMANENT-SIGN-PERMIT- DUTCH DISPENSARY.PDF

2. Consideration and appropriate action relating to items removed from the Consent Agenda

3. JZ 23-686: Request by Larry Harrison for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: 6300 S Union Ave

    Documents:

        1. SR.JZ 23 686.PDF
        JZ 23-686 [9300 S UNION AVE].PDF

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, APRIL 20, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:15 p.m. on April 20, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present	**Absent**
Jeffrey Beyer	
John Brown	
Gina Wilson	
Amy Bors	
Craig Bowman	
David Randolph	
Chair Scott West	

Business
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   1.A. Request to approve minutes from March 23, 2023

   John Brown made a motion to approve Item 1. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

   YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West
   NAY: None

   Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda *Withdrawn*.

3. Presentation relating to City of Jenks Tax Increment District No. 4 Project Plan and proposed Coal Creek Village Economic Development Project Plan. *Item 3 was heard after Items 8-10.* Nate Ellis from Public Finance Law Group gave a presentation regarding the new TIFs. Chris Challis from Sooner Investments addressed the Commission as well. Both, along with City Planner Marcaé Hilton, answered questions.

4. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council amend Increment District No. 4, City of Jenks (City of Jenks Tax Increment District No. 4 Project Plan) to modify the boundaries of said Increment District. Nate Ellis addressed the Commission about an error in the Resolution. The Resolutions say "Enid" instead of Jenks and he stated the motion should include fixing that error. Craig Bowman made a motion to approve Item 4, with the appropriate modification to fix the scrivener's error. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

   YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West
   NAY: None

   Motion carried.

5. Consideration and appropriate action relating to a Resolution recommending that the City of Jenks, Oklahoma, through its City Council create two tax increment districts and approve the Coal Creek Village Economic Development Project Plan. David Randolph made a motion to approve Item 5 with the same motion. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

   YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West
   NAY: None

   Motion carried.

6. JZ 23 PUD 130.ma1: Request by Bell Land Use LLC for approval of a major amendment to the PUD to allow for a medical use with therapy animals. General Location: 9330 S Elwood Planning Director Marcaé Hilton introduced Item 6 and answered questions. Robert Bell (1011 W "G" St) addressed the Commission about the application. David Randolph made a motion to approve Item 6. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

   YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West
   NAY: None

   Motion carried.

7. JZ 23 PUD 141: Request by Christopher Challis for a Zone Change from AG (Agriculture) & CG (Commercial General) to CS (Commercial Shopping) and a Planned Unit Development to allow for mixed use development. General Location: West of HWY 75, north of 121st St Planning Director Marcaé Hilton asked that this case be continued to the next meeting at the request of the applicant. Scot West made a motion to table the item until the May 18th meeting. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

   YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West

NAY: None

Motion carried.

8. PA 23-26: Request for a Comprehensive Land Use Map Amendment to amend the map from Parks and Open Space to Regional Commercial. General Location: 101st St & Lewis *Items 8-10 were heard before Item 3.* Planning Director Marcaé Hilton introduced Item 8-10 and answered questions. Roddy Roberts (702 W 108th St) gave a comment on the item. John Brown made a motion to approve Item 8. Jeffery Beyer seconded the motion. A roll call vote of members was taken as follows:

   YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West
   NAY: None

   Motion carried.

9. PA 23-27: Request for a Comprehensive Land Use Map Amendment to amend the map from Parks and Open Space to Regional Commercial. General Location. N of 106th St and E of Elm The following individuals from the public gave comments during the public hearing:
   - Roddy Roberts (702 W 108th St)
   - Terry Brennan (Tulsa, OK)
   - Catherine Lenhart (777 W 106th St S)
   - Charlotte Montgomery (10612 S Fir Ave)
   - Brad Lenhart (777 W 106th St S)
   - Emily Yang (12203 S 4th St)
   - Shannon Wilburn (2224 W 111th St S)
   - Ivy Repasky (708 W 108th St S)
   - Tim Batson (12305 S Ash Ave)
   - Marla Batson (12305 S Ash Ave)
   - Jared Newcomb (10533 S Koa St)

   The Commission took a break at 7:31 p.m. and returned at 7:47 p.m. Public comments continued after the break.
   - Jim Chin (10524 S Koa St)
   - Justin Little (10531 S Koa St)
   - *Citizen's name was inaudible* (422 E Beaver St)
   - Skyler Robinson (516 E Beaver)

   Chair West then closed the floor and the Commissioner discussed the case. John Brown made a motion to approve Item 9, changing the Comprehensive Land Use map to Local Commercial, with the following conditions for any further steps/development: a traffic study, an environmental/floodplain study be done before development, an any development to have a percentage of green space dedicated to public space/trails/parks in the zoning application. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, Wilson, Bowman, West
NAY: Beyer, Bors, Randolph

Motion carried.

10. PA 23-28: Request for a Comprehensive Land Use Map Amendment to amend the map from Parks and Open Space to Regional Commercial. General Location: 10596 S Peoria Ave. The following individuals from the public gave comments during the public hearing:
    - Catherine Lenhart (777 W 106th St)
    - Justin Little (10531 S Koa St)
    - Emily Yang (12203 S 4th St)
    - Charlotte Montgomery (10612 S Fir Ave)
    - Jim Chin (10524 S Koa St)
    - Dan Guterman (10708 S Holly St)
    - Doug Wince (1210 W 108th St)
    - George Monks (1166 W 106th St S)
    - Ed Cambron (1308 W 118th St S)
    - Marla Batson (12305 S Ash Ave)
    - Josh McFarland (5102 E 108th St, Tulsa)
    - Mike Champagne (877 W 106th St)
    - Catherine Lenhart (777 W 106th St S) – spoke for a second time

    Chair West closed the floor and the Commission discussed the case. John Brown made a motion to deny Item 10, stating it was not the highest and best use for the property. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

    YEA: Beyer, Brown, Wilson, Bors, Bowman, Randolph, West
    NAY: None

    Motion carried, Item 10 denied. *The Commission took a break at 9:16 p.m. and returned at 9:31 p.m.*

Other Business *Other business was heard after Item 7.*
Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 10:05 p.m.

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	May 18, 2023
Case Number	South County Crossing II
Request	*Approval of Final Plat*
Location	North of 121st between Elwood and Elm

Staff Report | Preparer | Marcaé Hilton

Attachments
Plat Documents

Preparer
Ryan McCarty, Select Design

Background Information

CC SUMMARY | December 20, 2022 | Regularly scheduled meeting | Approved | Consent

PC SUMMARY | December 08, 2022 | Regularly scheduled meeting | Approved 5-1-0 | Chair Scott West was absent & 1 (one) vacant seat. | This item was part of the consent agenda; no comments or questions were received. Consent Agenda is not "noticed".

STAFF COMMENTARY | This is a request to approve the final plat for South County Crossing II. Platting was an approval condition of the Rezoning/PUD 132 and requirement of the UDO. PUD 132 was approved by City Council on December 20, 2022 per Ordinance No. 1572. The first Major Amendment to add an additional parcel was approved by City Council on March 22, 2022, per Ordinance 1576.

The project, South County Crossing II, is a proposed horizontal mixed-use, commercial development including office, office/warehouse, garage condos, enclosed RV storage, and limited retail opportunities on a 22.583-acre tract of land within the City of Jenks.

The approved major amendment added a new land area identified as "Development Area C.3" and will follow the guidelines of Development Area C. The PUD was approved with a combination of underlying zonings (OM, CG and AG). Development Area A is currently zoned Office Medium and will not change. Commercial General was approved for Development areas B, C, and D.

Public Comment	None at the time of this report, Plats are not advertised
General Location	North of 121st and West of Elm
Comprehensive Plan	Business Park & Commercial
Plat	Unplatted with request for approval of Final Plat
STR	Section: 36, Township: 18N, Range: 12E

Zoning

North | PUD 18, (RS-2) Single-family Residential | Churchill Park
East | PUD 18, (RS-2) Single-family Residential | Churchill Park
South | AG | City of Jenks Fire Station & (IM) Industrial Medium | Undeveloped
West | PUD 28, (RS-2) Single-family | Churchill Park & SUP 117 Ministorage

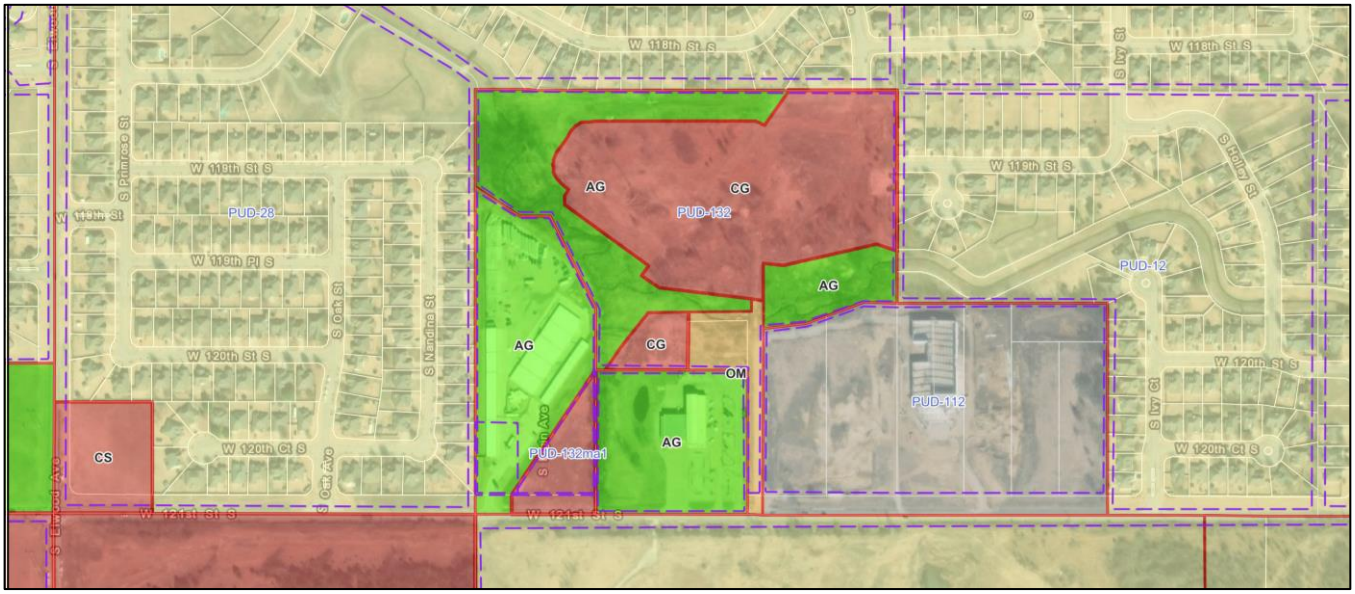


Figure 1: Zoning Map | GIS

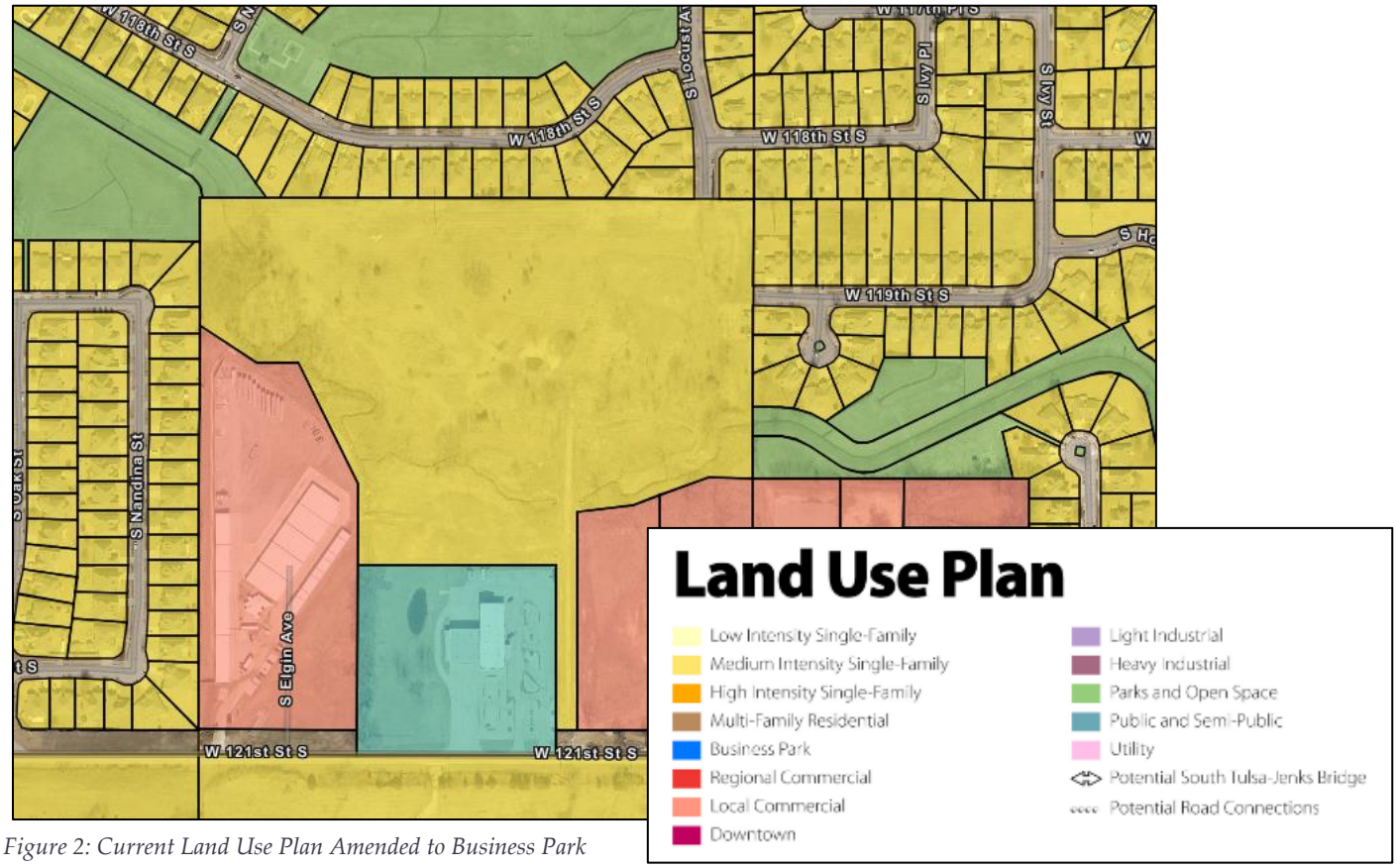


Figure 2: Current Land Use Plan Amended to Business Park

Figure 3: Existing Land Use & Plat Boundaries

Staff Evaluation & Recommendation

Evaluation This Final Plat has been reviewed by TAC and staff, the plat comments have been received by the engineer of record and have/will be corrected prior to filing with Tulsa County. The land has a filed deed with restrictions describing the types of uses allowed and specifically prohibiting residential uses. In addition, the deed recommends Industrial and Commercial uses stating at no time will any persons be domiciled or otherwise reside on the property.

TAC COMMENTS | 05/03/23:

Dwight C. Kouri, Sr. Representative, Right of Way, Energy Transfer | Sent a screenshot showing where their L-36 is located in the South ½ of 36-18N-12E. The location is not exact but will provide a

good idea of where the pipeline is located. In order to get an exact location the line would need to be flagged in the area of interest.

TAC COMMENTS | 11/16/22:

Cindy Hubble, Creek County Water | I don't believe these will involve Creek 2 Water.

Timothy Mickles, ONEOK

- South County Crossing II Addition (Preliminary Plat): ONEOK has no pipelines or facilities within the South County Crossing II Addition (Preliminary Plat), Jenks, OK, in the Southwest ¼ of the Southeast ¼ of Section 36, Township 18 North, Range 12 East of the Indian Meridian, Tulsa Co., OK.

Angela Hughes, COX | Please find your plat release letter attached for South County Crossing II.

Chris Cloyde, COJ Engineer

- SOUTH COUNTY CROSSING II:
    - Two distances on the boundary do not agree. Revised
    - How will detention area be accessed for maintenance? We added additional reserve area west of L1/B2 that connects to private street ROW
    - Limits of Access/Limits of No Access are not shown on 121st Street. Added
    - Adjust the easements for the water and sanitary sewer extensions so that they cover the entire alignment of the proposed extensions. Fixed

UDO LANGUAGE | recommendation by the Planning Commission.

The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to:
approve,
approve with modifications,
or deny the Major Subdivision preliminary plat based on the applicable review criteria.
The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.

Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may:
approve,
approve with modifications,
or deny the Major Subdivision preliminary plat in accordance with applicable state law.

Approving this request will allow the owner to develop the subject property according to the approved PUD 132 MA1.

RECOMMENDATION | Staff and TAC recommend approval the Final Plat for South County Crossing II

1. Adhere to engineering and planning requirements.
    a. UDO
    b. Subdivision Regulations
    c. Engineering Design Criteria
2. Adhere to all building code and fire code.

South County Crossing II

PUD 132-A

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA AND BEING A PART OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.

Subdivision Statistics

SUBDIVISION CONTAINS TEN (10) LOTS IN FIVE (5) BLOCKS AND FIVE (5) RESERVE AREAS.

GROSS SUBDIVISION AREA: 983,666.9 SQUARE FEET / 22.583 ACRES

Basis of Bearings

OKLAHOMA STATE PLANE OK NORTH ZONE 3501, NAD83, U.S. SURVEY FEET, USING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36, T-18-N, R-12-E AS S 88°55'08" W.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL REBAR WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Benchmark

5/8" REBAR - 1 1/2" ALUMINUM CAP STAMPED "356", FOUND SE OF THE INTERSECTION OF W. 121ST ST. S. & S. ELM STREET. ELEV = 722.62' (NAVD 1988)
N=365965.22 / E=2567293.76

Legend

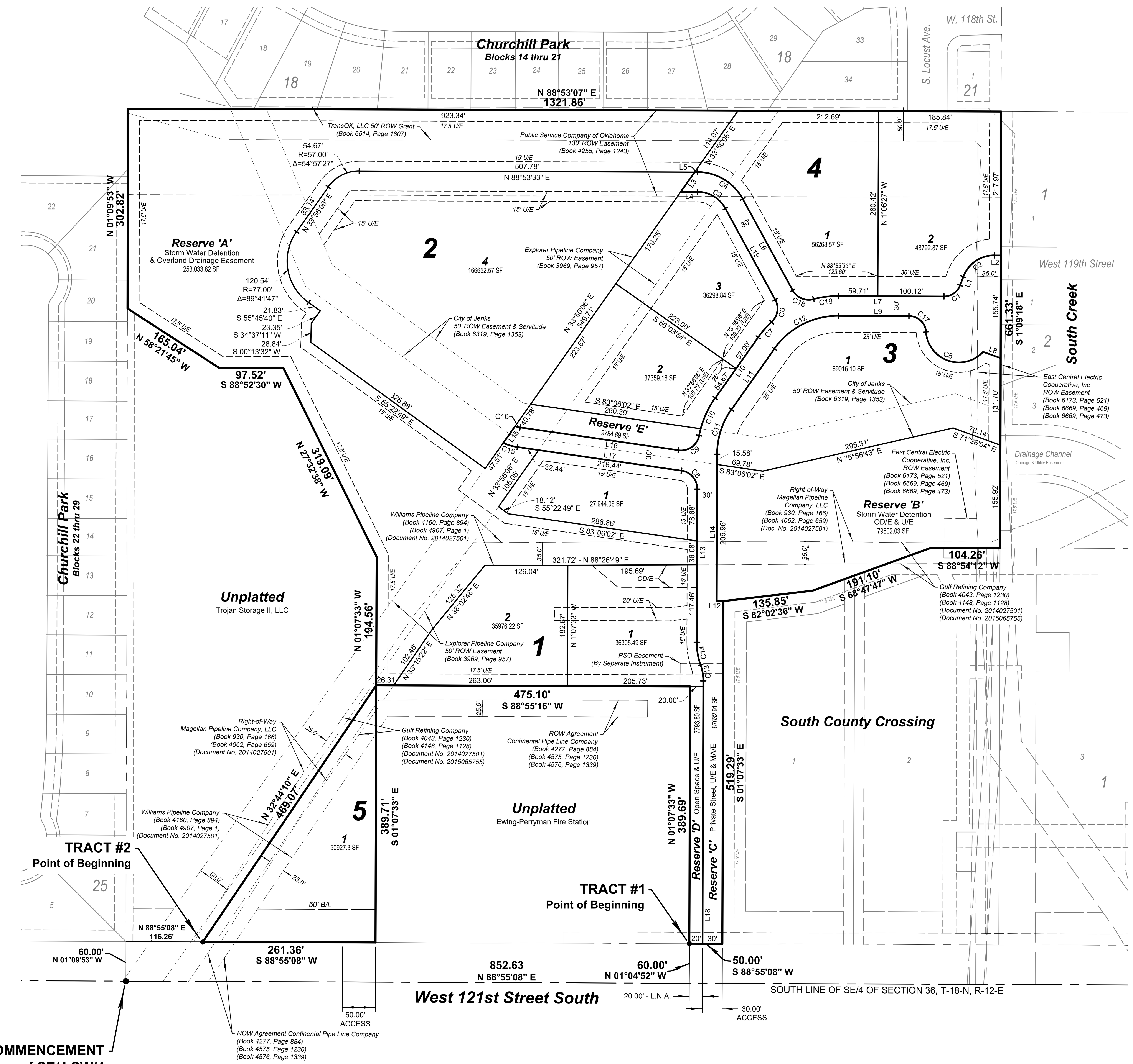
B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
MA/E -- MUTUAL ACCESS EASEMENT
U/E -- UTILITY EASEMENT

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.57'	26.00'	69°33'53.37"	N 54°06'36" E	29.66'
C2	60.71'	50.00'	69°34'09.22"	S 54°06'44" W	57.05'
C3	51.21'	48.00'	61°07'42.39"	N 60°32'36" W	48.82'
C4	83.22'	78.00'	61°07'42.39"	N 60°32'36" W	79.33'
C5	115.94'	50.00'	132°51'36.56"	S 72°03'56" E	91.66'
C6	37.07'	28.00'	75°51'30.44"	N 07°57'01" E	34.42'
C7	30.85'	148.00'	11°56'39.64"	S 39°54'26" W	30.80'
C8	40.06'	28.00'	81°58'28.80"	N 42°06'48" W	36.73'
C9	42.53'	28.00'	87°02'09.73"	N 53°22'53" E	38.56'
C10	62.18'	148.00'	24°04'18.08"	S 21°53'57" W	61.72'
C11	72.21'	118.00'	35°03'39.55"	S 16°24'16" W	71.09'
C12	113.18'	118.00'	54°57'26.81"	S 61°24'50" W	108.89'
C13	24.79'	73.00'	19°27'23.74"	N 10°51'15" W	24.67'
C14	34.98'	103.00'	19°27'23.43"	S 10°51'15" E	34.81'
C15	22.37'	78.00'	16°25'54.79"	S 74°53'05" E	22.29'
C16	8.07'	48.00'	9°38'11.55"	S 78°16'56" E	8.06'
C17	38.79'	26.00'	85°28'18.97"	N 48°22'17" W	35.29'
C18	37.07'	28.00'	75°51'30.44"	S 67°54'30" E	34.42'
C19	38.05'	148.00'	14°43'48.05"	S 81°31'39" W	37.94'

Line Table

LINE	BEARING	DISTANCE
L1	S 19°19'40" W	13.88'
L2	S 88°53'49" W	9.83'
L3	S 33°56'06" W	36.64'
L4	S 88°53'33" W	25.59'
L5	S 88°53'33" W	4.56'
L6	N 29°58'45" W	157.55'
L7	S 88°53'33" W	159.82'
L8	S 71°26'04" E	27.96'
L9	N 88°53'33" E	106.97'
L10	S 33°56'06" W	112.57'
L11	N 33°56'06" E	112.57'
L12	S 88°52'27" W	10.05'
L13	S 01°07'33" E	232.22'
L14	N 01°07'33" W	222.53'
L15	S 33°56'06" W	30.86'
L16	S 83°06'02" E	242.01'
L17	S 83°06'02" E	250.88'
L18	N 01°07'33" W	398.11'
L19	N 29°58'45" W	157.55'



Owner / Developer

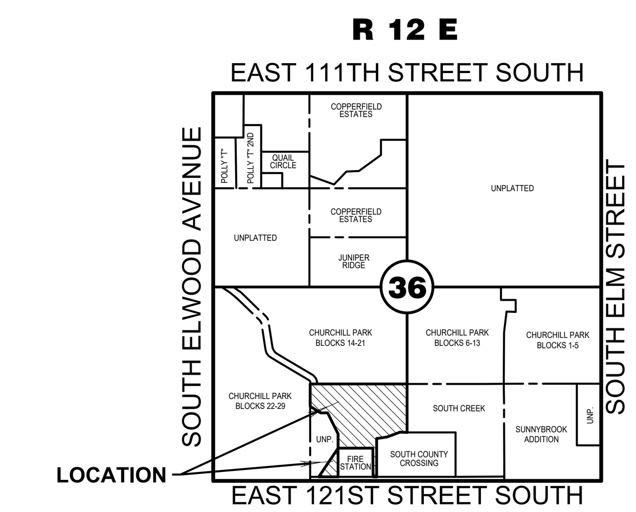
LONE STAR ASSET ALLOCATION GROUP, LLC
4512 EAST 51ST STREET SOUTH, SUITE 100
TULSA, OKLAHOMA 74135
PHONE: 918-605-5600
MR. KEVIN JORDAN

Engineer

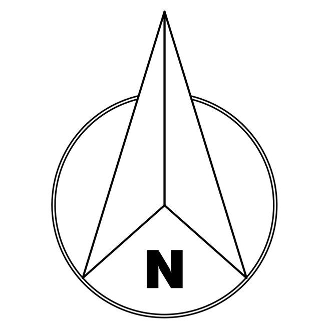
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024



Location Map
SCALE: 1"=2000'



Scale: 1" = 100'

FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

____

____
MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

____
CITY MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _________ DAY OF ________________, 2022
MICHAEL WILLIS, TULSA COUNTY CLERK

____
DEPUTY

DRAFT
COUNTY TREASURER STAMP
FINAL PLAT #1

Deed of Dedication
SOUTH COUNTY CROSSING II
P.U.D. 132-A

KNOW ALL MEN BY THESE PRESENTS:

LONE STAR ASSET ALLOCATION GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(TRACT #1)
COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36; THENCE NORTH 88°55'08" EAST ALONG THE SOUTH LINE OF THE SW/4 OF SAID SECTION 36 A DISTANCE OF 852.63 FEET; THENCE NORTH 01°04'52" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH AND THE POINT OF BEGINNING; THENCE NORTH 01°07'33" WEST A DISTANCE OF 389.69 FEET; THENCE SOUTH 88°55'16" WEST A DISTANCE OF 475.10 FEET; THENCE NORTH 01°07'33" WEST A DISTANCE OF 194.56 FEET; THENCE NORTH 27°32'38" WEST A DISTANCE OF 319.09 FEET; THENCE SOUTH 88°52'30" WEST A DISTANCE OF 97.52 FEET; THENCE NORTH 58°21'45" WEST A DISTANCE OF 165.04 FEET TO A POINT ON THE WEST LINE OF THE SE/4 OF THE SW/4 OF SAID SECTION 36; THENCE NORTH 01°09'53"WEST ALONG SAID WEST LINE A DISTANCE OF 302.82 FEET TO THE NORTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36; THENCE NORTH 88°53'07" EAST ALONG THE SOUTH LINE OF CHURCHILL PARK, BLOCKS 14-21, PLAT NO. 5403 A DISTANCE OF 1321.86 FEET TO THE NORTHEAST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36; THENCE SOUTH 01°09'18" EAST A DISTANCE OF 661.33 FEET TO A POINT ON THE NORTH LINE OF SOUTH COUNTY CROSSING, PLAT 6849; THENCE SOUTH 88°54'12"WEST A DISTANCE OF 104.26 FEET; THENCE SOUTH 68°47'47"WEST A DISTANCE OF 191.10 FEET; THENCE SOUTH 82°02'36" WEST A DISTANCE OF 135.85 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1) OF SAID SOUTH COUNTY CROSSING; THENCE SOUTH 01°07'33" EAST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 519.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH; THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AND

(TRACT #2)
COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36; THENCE NORTH 01°09'53" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH; THENCE NORTH 88°55'08" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 116.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°44'10" EAST 469.07 FEET; THENCE SOUTH 01°07'33" EAST 389.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH; THENCE SOUTH 88°55'08" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 261.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 983,588.9 SQ. FEET OR 22.58 ACRES, MORE OR LESS.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS “SOUTH COUNTY CROSSING II”, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS “U/E” OR “UTILITY EASEMENT” FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. NEW OVERHEAD POLES MAY BE LOCATED AROUND THE PERIMETER OF THE SUBDIVISION, AS NECESSARY, IF LOCATED WITHIN UTILITY EASEMENTS OR EXISTING EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. EXISTING OVERHEAD POLES ARE PERMITTED THROUGHOUT THE SUBDIVISION IF LOCATED WITHIN EXISTING EASEMENTS OR STREET RIGHTS-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

4. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF SOUTH COUNTY CROSSING, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. STORM WATER DETENTION

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA 'A' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE PROPERTY OWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE PROPERTY OWNERS' ASSOCIATION.

5. IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE 'A'

RESERVE 'A' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, OVERLAND DRAINAGE EASEMENT, AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

I. RESERVE 'B'

RESERVE 'B' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

J. RESERVE 'C'

RESERVE AREA 'C' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND/OR WALLS, EMERGENCY ACCESS GATES, KNOX BOXES, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS WITHIN THE SOUTH COUNTY CROSSING II DEVELOPMENT.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSE OF THE ADMINISTRATION AND MAINTENANCE THEREOF.

IN ADDITION, THE UNDERSIGNED OWNER DOES HEREBY SET ASIDE FOR THE PRIVATE USE AND ENJOYMENT OF ALL OWNERS OF LOTS IN SOUTH COUNTY CROSSING II, AND GRANTEES OF OWNERS OF THESE RIGHTS AS OWNERS OF LOTS, THE STREETS AND STREET RIGHT-OF-WAY ESTABLISHED AND SHOWN ON SAID PLAT. THE HEREIN DESCRIBED STREETS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS THE RESERVES THEREIN LAY THE STREET AND OTHER IMPROVEMENTS ARE CONVEYED TO THE DULY ESTABLISHED SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION (SCC2_POA). THEREAFTER, THE STREETS SHALL BE MAINTAINED BY THE SCC2_POA.

K. RESERVE 'D'

RESERVE 'D' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A UTILITY EASEMENT AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

L. RESERVE 'E'

RESERVE 'E' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN ON-SITE SEPTIC DISPOSAL FACILITY, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING II PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

M. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH COUNTY CROSSING WITHIN THE BOUNDS DESIGNATED AS “LIMITS OF NO ACCESS” (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH “LIMITS OF NO ACCESS” MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

N. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, DEPICTED AS “MAE” OR “MUTUAL ACCESS EASEMENT” ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, “SOUTH COUNTY CROSSING II” WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT (DESIGNATED AS PUD NO. 132-A), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON ____________, 2022, (HEREINAFTER THE “JENKS ZONING CODE”), AND

WHEREAS PUD NO. 132-A WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE JENKS ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNERS ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA, AND

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (SOUTH COUNTY CROSSING II), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

SECTION III. PROPERTY OWNERS' ASSOCIATION

A. FORMATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY CROSSING II (HEREINAFTER REFERRED TO AS THE "PROPERTY OWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE RESERVE AREAS.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE PROPERTY OWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA. A LIEN FOR NON-PAYMENT OF ASSESSMENTS CAN BE FORECLOSED BY THE PROPERTY OWNERS' ASSOCIATION AND/OR THE CITY OF JENKS, OKLAHOMA.

D. REQUIRED MOWING OF VACANT LOTS

THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE SUBDIVISION AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION IV.C OF THIS SECTION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY CROSSING AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN SOUTH COUNTY CROSSING SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A PROPERTY OWNERS ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A PROPERTY OWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREECH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION III. PROPERTY OWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF:

LONE STAR ASSET ALLOCATION GROUP LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF ______________, 2023.

LONE STAR ASSET ALLOCATION GROUP, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: ________________________________
KEVIN JORDAN, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _______ DAY OF ______________, 2023, PERSONALLY APPEARED KEVIN JORDAN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

____
S. ASHLEY MCCARTY
MY COMMISSION EXPIRES: 8/13/2026
MY COMMISSION NUMBER: 18008059

NOTARY PUBLIC BY AND FOR STATE OF OKLAHOMA
Notary Public Oklahoma
OFFICIAL SEAL
S. ASHLEY MCCARTY
COMMISSION #: 18008059
My Commission Expires: 08/13/2026

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "SOUTH COUNTY CROSSING II", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

____
ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

PROFESSIONAL LAND SURVEYOR
ANDY FRITZ
1694
OKLAHOMA

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 2ND DAY OF APRIL, 2019, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

____
JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2026
MY COMMISSION NUMBER: 14005589

NOTARY PUBLIC BY AND FOR STATE OF OKLAHOMA
Notary Public Oklahoma
OFFICIAL SEAL
JENNIFER FRITZ
COMMISSION #: 14005589
My Commission Expires: 6/23/2026

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	May 18, 2023
Case Number(s)	JZ 23-PUD 76 MIC
Request	Request to allow for a minor amendment regarding sign size
Location	Main Street and East 7th Street
Applicant	Christian Ortiz

Staff Report	Preparer | Marcaé Hilton

Attachments	Preparer
☐ Case Map	INCOG

Background Information

STAFF COMMENTARY | This property was platted in 2011 with a CS (Commercial Shopping) Zoning and PUD 76. Since then, the PUD has been amended several times and the property was rezoned to RTC (Riverfront Tourist Commercial) during the adoption of the UDO (Unified Development Ordinance). The PUD requires adherence to CS sign standards in the Code (UDO). The UDO does not allow for projecting signs within Commercial Shopping districts, they are allowed within the RTC, but this request exceeds the allowable size. During the code update we will review these standards and possibly make recommendations to edit some of the sign language. This request is to allow for a projecting sign in the RTC (Allowed) with the size which would be allowed for a wall sign in CS.

PLANNING DATA

Public Comment	None, Minor Amendments are not advertised.
General Location	South of Main Street and East of 7th Street
Use	Dispensary
Current Zoning	RTC (River Tourist Commercial)
Comp Plan	Regional Commercial
Request	Increased projecting sign size, specific to corner at Main and 7th
Plat	Village on Main, No. 6399, 2011
Tulsa County Parcel	60981831950660
Legal	PRT LT 1 BEG NWC THEREOF TH E48.84 SE196.67 SW134.30 S73.58 W145.25 CRV RT 39.27 N254 POB BLK 1
Owner	VILLAGE ON MAIN LLC, THE
Address	117 S 7 ST E
TR_SEC	8319
Acres	1.10

Staff Evaluation & Recommendation

EVALUATION: Approved PUD 76 calls for the application of CS standards except as modified by the PUD Criteria and as outlined within the Deed of Dedication. It also states any signage which does not conform to the approved standards may be appealed as an appearance review process. Staff believes the requested sign is acceptable, the lot is irregularly shaped and the signage should be visible to vehicular and pedestrian traffic, noting that end of town has more vehicles than pedestrians at this time.

APPROVAL: 34 Sq. Ft. projecting sign
Approval of Neon and Metal
Clearance height: 18 feet
Exception to aggregate area of 1.5 feet of linear wall 29.8 x 1.5 = 44

- New Signage 34 sq. ft.
- Existing Signage 23 sq. ft.
- New Code 89 sq. ft. (allowable total sq. ft.)
    - 10 % of total face of wall (890)

CONDITIONS: NONE

RECOMMENDATION: *Staff recommends approval of sign*

14. SIGNAGE:

A. VILLAGE ON MAIN I SHALL UTILIZE THE SIGN STANDARDS WITHIN THE CS ZONING DISTRICT CRITERIA FOUND WITHIN USE UNIT 21 OF THE JENKS ZONING CODE EXCEPT AS MODIFIED BY THE PLANNED UNIT DEVELOPMENT CRITERIA AND AS OUTLINED WITHIN THE DEED OF DEDICATION.

B. INDIVIDUAL BUSINESS SIGNAGE SHALL GENERALLY UTILIZE WALL SIGNS AND CHANNEL LETTER STYLES. PROPOSED SIGNAGE NOT FOUND TO BE IN ACCORDANCE WITH THE CHANNEL LETTERING REQUIREMENTS WILL REQUIRE REVIEW FROM THE JENKS PLANNING DEPARTMENT FOR CONFORMITY WITH DEVELOPMENT CRITERIA PRIOR TO INSTALLATION. APPEAL OF THE PLANNING DEPARTMENT DECISION WILL INITIATE AN APPEARANCE REVIEW PROCESS AS OUTLINED BY THE JENKS ZONING CODE AND REQUIRE WRITTEN APPROVAL BY THE CITY OF JENKS.

C. UNIFORM CENTER SIGNAGE AND TEMPORARY SIGNAGE, DESIGNED TO PROMOTE THE CENTER WILL BE ALLOWED WITHIN THE COLONNADE AND COMMON AREAS OF THE DEVELOPMENT AND MAY BE LOCATED WITHIN RIGHT OF WAY AREAS AS APPROVED BY THE CITY OF JENKS.

D. MONUMENT AND ENTRY SIGNAGE MAY BE ESTABLISHED AT EACH ENTRY TO THE DEVELOPMENT AND SHALL BE ALLOWED IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT CRITERIA FOR ENTRY TO AND FROM VILLAGE ON MAIN I.

E. WALL OR CANOPY SIGNAGE SHALL NOT EXCEED AN AGGREGATE DISPLAY SURFACE AREA OF 1.5 SQUARE FEET PER EACH LINEAL FOOT OF THE BUILDING WALL TO WHICH THE SIGN OR SIGNS ARE AFFIXED. WALL OR CANOPY SIGNS SHALL NOT EXCEED ABOVE THE TOP OF THE PARAPET OR BUILDING WALL ON WHICH IT IS LOCATED UNLESS RECOGNIZED AS AN INTEGRAL PART OF THE DEVELOPMENT SCHEME OR FAÇADE FOR THE STRUCTURE TO WHICH IT IS ATTACHED AND APPROVED.

F. ROOF SIGNS SHALL NOT BE ALLOWED UNLESS RECOGNIZED AS AN INTEGRAL PART OF THE DEVELOPMENT SCHEME OR FAÇADE FOR THE STRUCTURE TO WHICH IT IS ATTACHED AND APPROVED.

G. DURING THE PERIOD OF CONSTRUCTION, BUT IN NO EVENT EXCEEDING EIGHTEEN (18) MONTHS, A MAXIMUM OF THREE (3) SIGNS ADVERTISING THE CONSTRUCTION OF VILLAGE ON MAIN I IMPROVEMENTS MAY BE ERECTED ON THE PERIMETER STREET FRONTAGE OF DEVELOPMENT AREA "A"; PROVIDED SUCH A SIGN SHALL NOT EXCEED FOUR HUNDRED (400) SQUARE FEET OF DISPLAY SURFACE AREA. SUCH A SIGN SHALL NOT EXCEED FIFTEEN (15) FEET IN HEIGHT, AND ILLUMINATION, IF ANY, SHALL BE BY CONSTANT LIGHT. AFTER THE INITIAL 18-MONTH PERIOD OF CONSTRUCTION OF IMPROVEMENTS, EACH CONSTRUCTION SIGN SHALL BE REDUCED TO A HEIGHT NOT TO EXCEED EIGHT (8) FEET, AND DISPLAY SURFACE AREA SHALL BE REDUCED TO THIRTY TWO (32) SQUARE FEET.

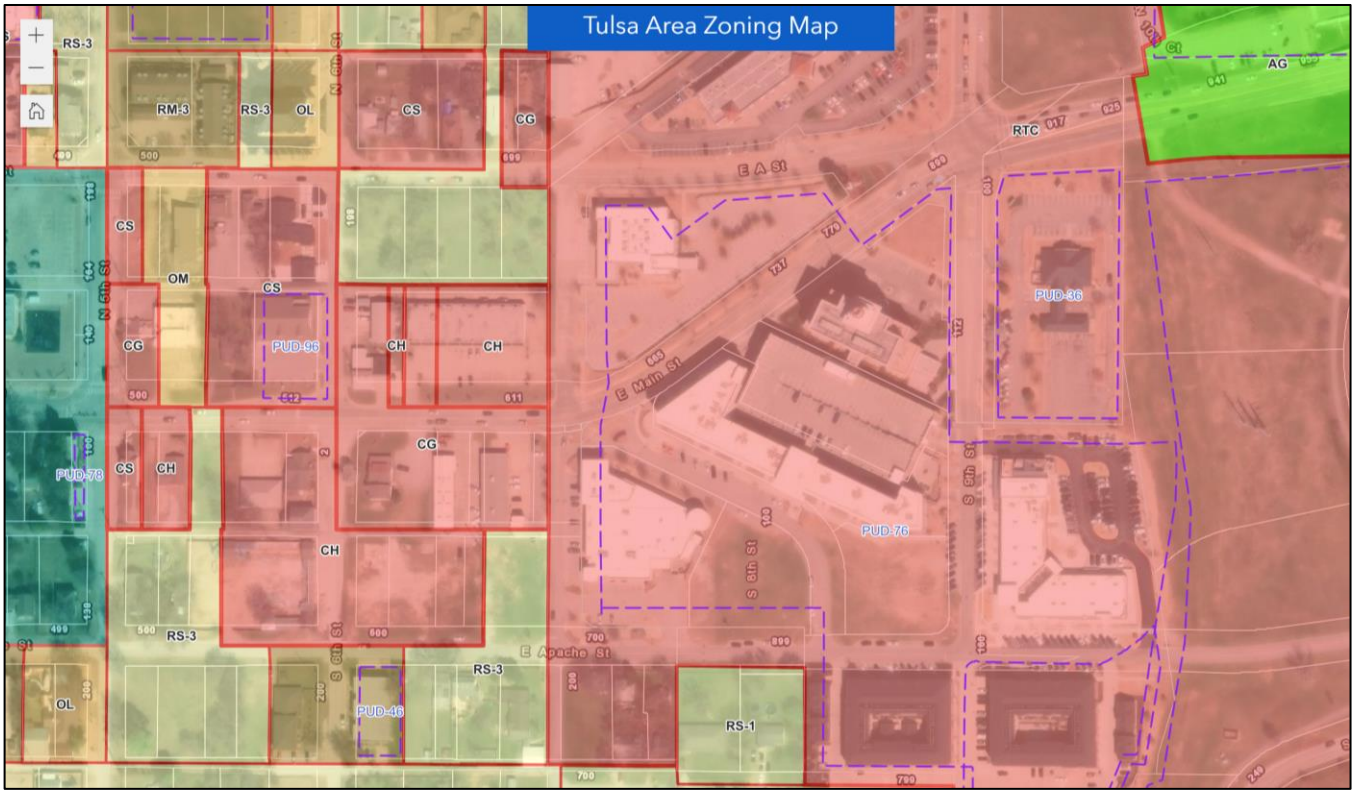
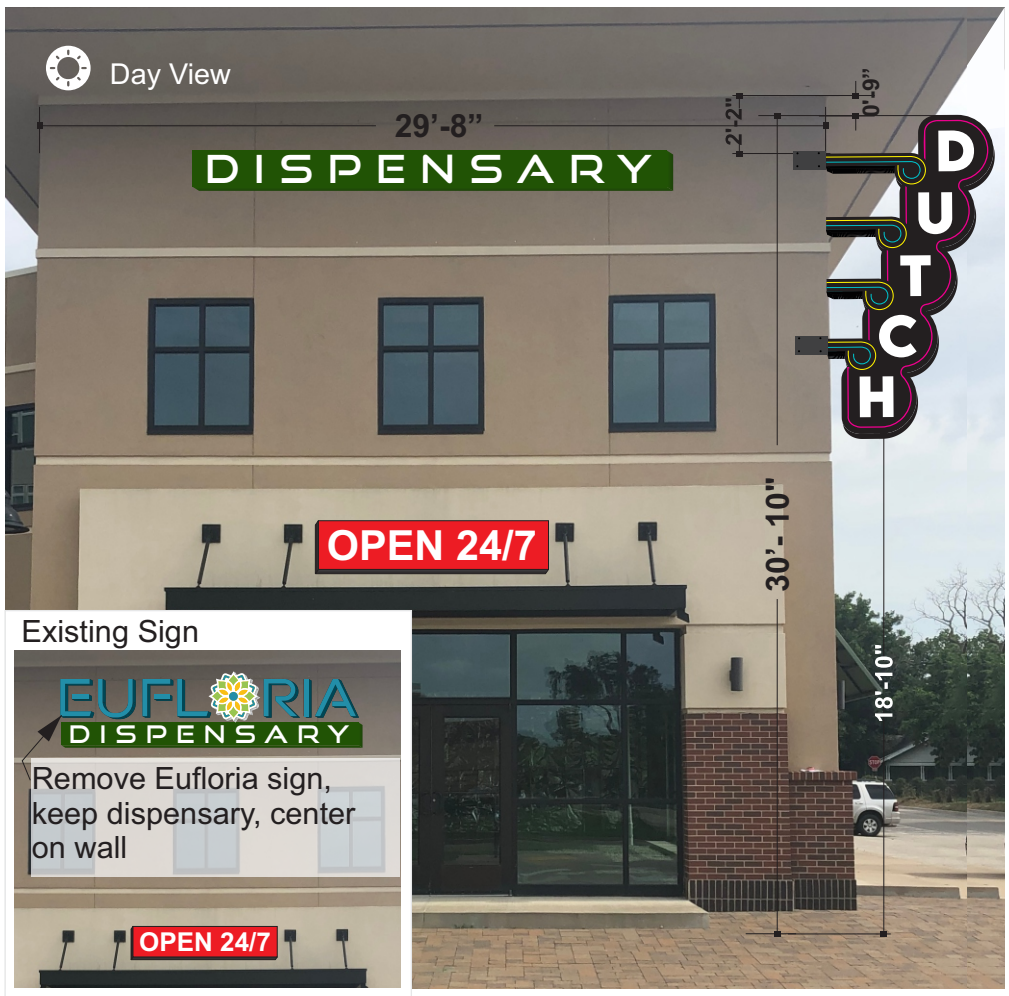


Table 16-7-4: Permitted Sign Types by District				
Sign Type	District			
	CS	DC	DT	RTC
Permanent Signs				
Wall Sign	P	P	P	P
Single-Tenant Monument Sign	P			P
Multi-Tenant Monument Sign	P			P
Post Sign, Permanent		P	P	
Pole/Pylon Sign	P (3)			
Awning/Canopy Sign	P	P	P	P
Projecting Sign		P	P	P
Window Sign, Permanent	P	P	P	P
Billboard Sign	P (3)			
Temporary Signs				
Wall-Mounted Banner Sign	P	P	P	P
Ground-Mounted Banner Sign	P			P
Feather Sign	P			
Window Sign, Temporary	P	P	P	P
Post Sign, Temporary	A	A	A	A
Yard Sign	A			
Notes:				
(3) Sign shall be permitted within 300 feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only.				

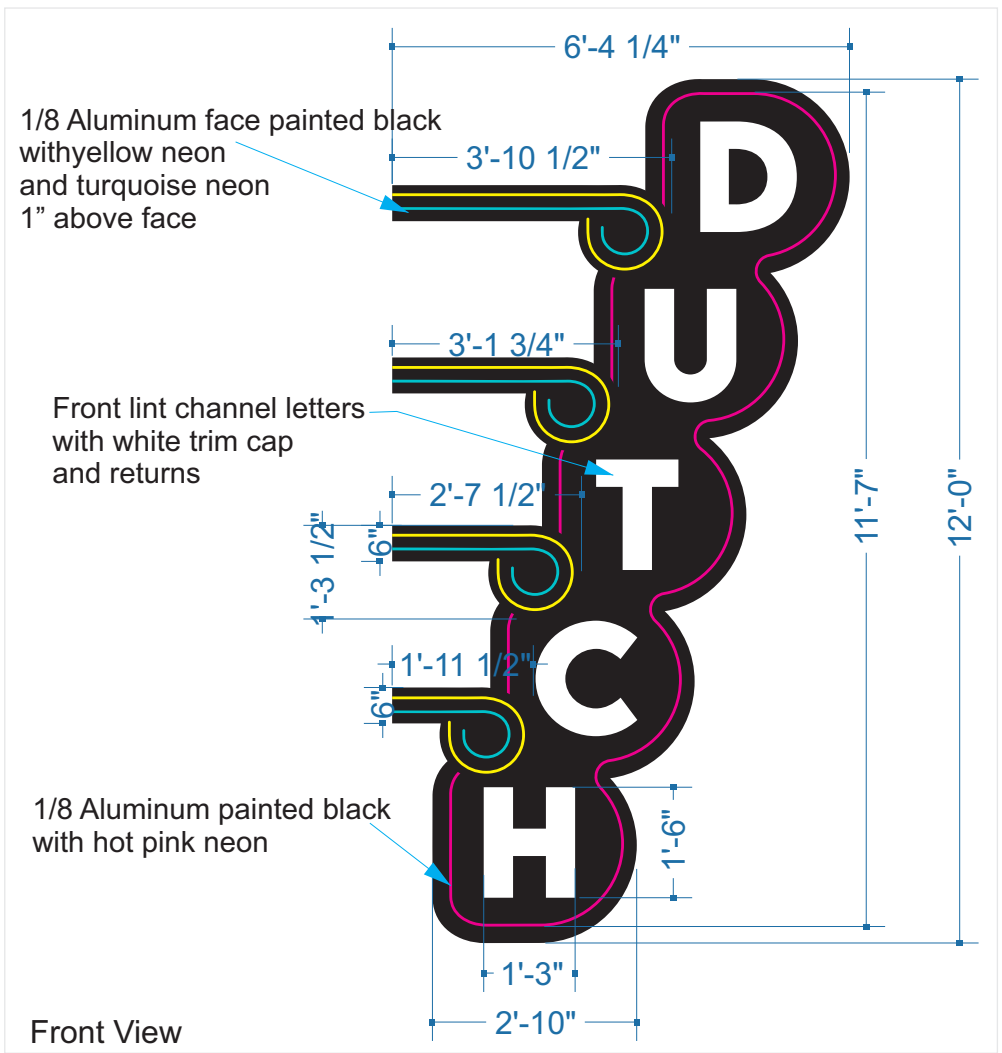
DOBLE FACE SIGN

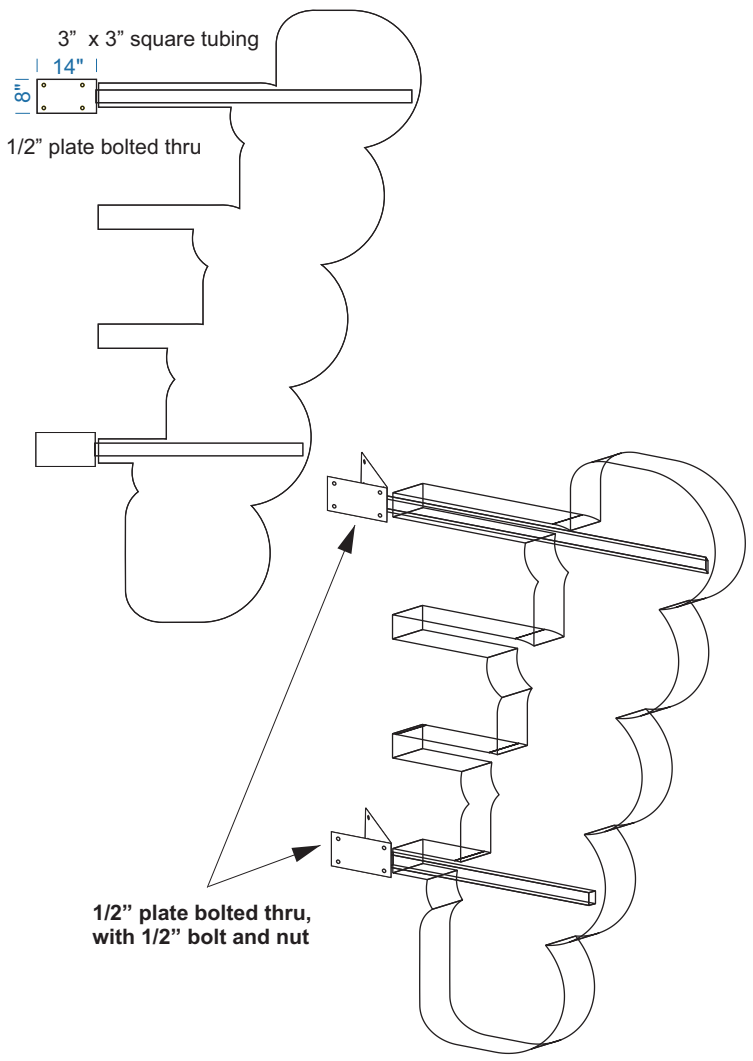
PLEASE, SURVEY BEFORE ENTERING PRODUCTION

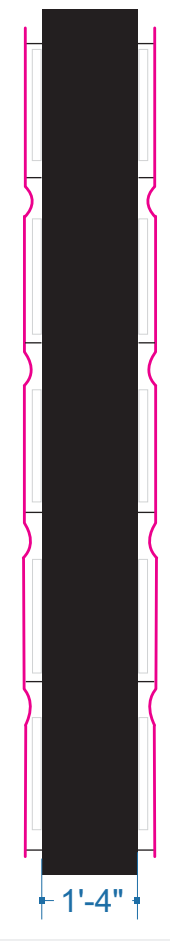
NORTH



WEST







PYLON SIGNS CASINO SIGNS MONUMENT SIGNS NEON SIGNS BLADE SIGNS WALL SIGNS CHANNEL LETTERS INTERIOR SIGNS WAY FINDING SIGNS POST & PANEL LED DISPLAY COMMERCIAL & ARCHITECTURAL SIGNS

ENCINOS 3D CUSTOM PRODUCTS, LLC
9810 E 58th St, Tulsa, OK 74146
(918) 286 8535
www.encinos3d.com

CUSTOMER: Dutch Dispensary

CITY AND STATE: 704 E main Pl. | Jenks, OK 74037

DRAWING NUMBER: 230178

SCALE: 3/8" = 1'

PAGE NO.: 1-1

PROJECT MANAGER: Jesus Ortiz

DESIGNER: Mariana Moran

SOLD BY: Jesus Ortiz

Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly.
Any typographical and or layout errors not found now will be the customers responsibility.

THIS DESIGN IS SOLELY FOR REFERENCE ONLY, REMAINS PROPERTY OF ENCINOS 3D CUSTOM PRODUCTS LLC, UNTIL AGREEMENT HAS BEEN REACHED BETWEEN THE CLIENT AND ENCINOS 3D CUSTOM PRODUCTS LLC

ENCINOS
3D CUSTOM PRODUCTS, LLC

9810 E 58th St, Tulsa, OK 74146
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CUSTOMER:
Dutch Dispensary

CITY AND STATE:
704 E main Pl. | Jenks, OK 74037

DATE:
03-28-2023

DRAWING NUMBER:
230178

SCALE:
1/50" = 1'

PAGE NO.:
1-1

PROJECT MANAGER:
Jesus Ortiz

DESIGNER:
Mariana

SOLD BY:
Jesus Ortiz

Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly.
Any typographical and or layout errors not found now will be the customers responsibility.

- PYLON SIGNS
- CASINO SIGNS
- MONUMENT SIGNS
- NEON SIGNS
- BLADE SIGNS
- WALL SIGNS
- CHANNEL LETTERS
- INTERIOR SIGNS
- WAY FINDING SIGNS
- POST & PANEL
- LED DISPLAY
- COMMERCIAL & ARCHITECTURAL SIGNS

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CITY OF JENKS
PERMANENT SIGN PERMIT

P.O. Box 2007 ● 211 N. Elm
Jenks, OK 74037 ● (918) 556-7442

DATE:				**PERMIT NO.:**
SIGN ADDRESS AND/OR LOCATION: 704 EAST MAIN STREET, JENKS, OK 74037				
NAME OF BUSINESS: DUTCH DISPENSARY				
NAME OF PROPERTY OWNER WHERE SIGN IS TO BE ERECTED: SHANE JANSSEN				
PROPERTY OWNER ADDRESS: 704 E MAIN PL	**CITY:** JENKS	**STATE:** OK	**ZIP:** 74037	
LOT:	**BLOCK:**	**ADDITION:** asdasd		
NAME OF APPLICANT: ENCINOS 3D CUSTOM PRODICTS LLC			**PHONE:** 918-286-8535	
ADDRESS: 9805 E 58TH ST	**CITY:** TULSA	**STATE:** OK	**ZIP:** 74146	
LICENSED JENKS SIGN CONTRACTOR:			**PHONE:** 918-527-3110	
ADDRESS: 9810 E 58TH ST	**CITY:** TULSA	**STATE:** OK	**ZIP:** 74146	
LICENSED ELECTRICAL CONTRACTOR: N/A PRE-EXISTING			**PHONE:**	
ADDRESS:	**CITY:**	**STATE:**	**ZIP:**	
INSURANCE COMPANY INSURING SIGN: NATIONAL AMERICAN INSURANCE COMPANY				
AGENT: RCI-JOHN MELTON			**PHONE:** 918-341-608	
☑ Construction Permit ☐ Zoning Clearance				
ZONING DISTRICT:		**BOARD OF ADJUSTMENT NO.:**		
MATERIALS USED ON SIGN: ALUMINIUM AND NEON				
SIGN LIGHTED: ☑ YES ☐ NO		**ESTIMATED COST:**		
NEW SIGN DIMENSIONS: 12' X 2'10"		**SQUARE FOOTAGE:** 34		
DIMENSIONS OF ANY REMAINING SIGNS ON THE PROPERTY:				
SIGN LOCATION: ☐ Grade ☑ Building Projection ☐ Street Overhang ☐ Rooftop ☐ Pole				
CENTER LINE OF STREET SETBACK:				

PLEASE ATTACH:

- ☐ Two (2) sets of plans drawings, specifications and survey with sign location.
- ☐ Marked Clearly: Name, person, firm, corporation owning, erecting, maintaining operation of sign, method and location of this identification shall appear on plans and with specifications filed with the building official.
- ☐ Written consent of real estate owners or lessee of the premises upon which the sign is to be erected, if not the same.
- ☐ Electrical service shall comply with requirements of the National Electrical Code.

PERMIT COST		APPROVALS	
Zoning:		***Applicant:**	**Date:**
Sign:		**Zoning:**	**Date:**
Electrical:		**Inspector:**	**Date:**
OK State Fee:			
TOTAL SIGN PERMIT	$ -	*Applicant's signature acknowledges required compliance with Jenks City Code.	
☐ Foundation and/or Location Inspection		**BY:**	**Date:**
☐ Structural Framing Erection Inspection		**BY:**	**Date:**
☐ Electrical Inspection		**BY:**	**Date:**
☐ Final Inspection		**BY:**	**Date:**

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	May 18, 2023
Case Number(s)	JZ 23-686
Request	Request to recommend approval of a change in zoning from AG to (CS) Commercial Shopping
Location	9300 S Union Ave
Applicant	Larry Harrison

Staff Report	Preparer | Marcaé Hilton; BM
Attachments	Preparer
☐ Case Map	INCOG

Background Information

STAFF COMMENTARY | Mr. and Mrs. Harrison reached out to the City inquiring about changing the zoning on their property from AG (Agriculture) to CS (Commercial Shopping). Their original intent was to do a lot split and a zone change, somewhat akin to what their neighbors to the north did on the Jamestown plat. After having a conversation with them, though, the applicants decided that it would be better to do a straight zone change instead. The applicants intend to eventually sell the property and they believe the property would be more valuable zoned as CS. Currently the property has a house and two outbuildings. Should the zone change be approved, the residence would be a legal nonconforming use; the residential use could continue until a commercial use is started on the property.

PLANNING DATA

Public Comment	None
General Location	9300 S Union Ave
Proposed Uses	Commercial Shopping
Current Zoning	AG (Agriculture)
Comp Plan	Regional Commercial
Zoning Request	CS (Commercial Shopping)
TAC	May 2023 | No comments have been provided by TAC
Plat	Unplatted
Parcel ID	98222-82-22-07010
Gross Acres	7.5
Gross SF	326,700

Staff Evaluation & Recommendation

EVALUATION Staff believes the Rezoning is in alignment with the Comprehensive Plan and should be approved.

CONDITIONS Platting is required before any commercial development can take place or any building permits are issued.

RECOMMENDATION: *Staff recommends approval of JZ 23-686*

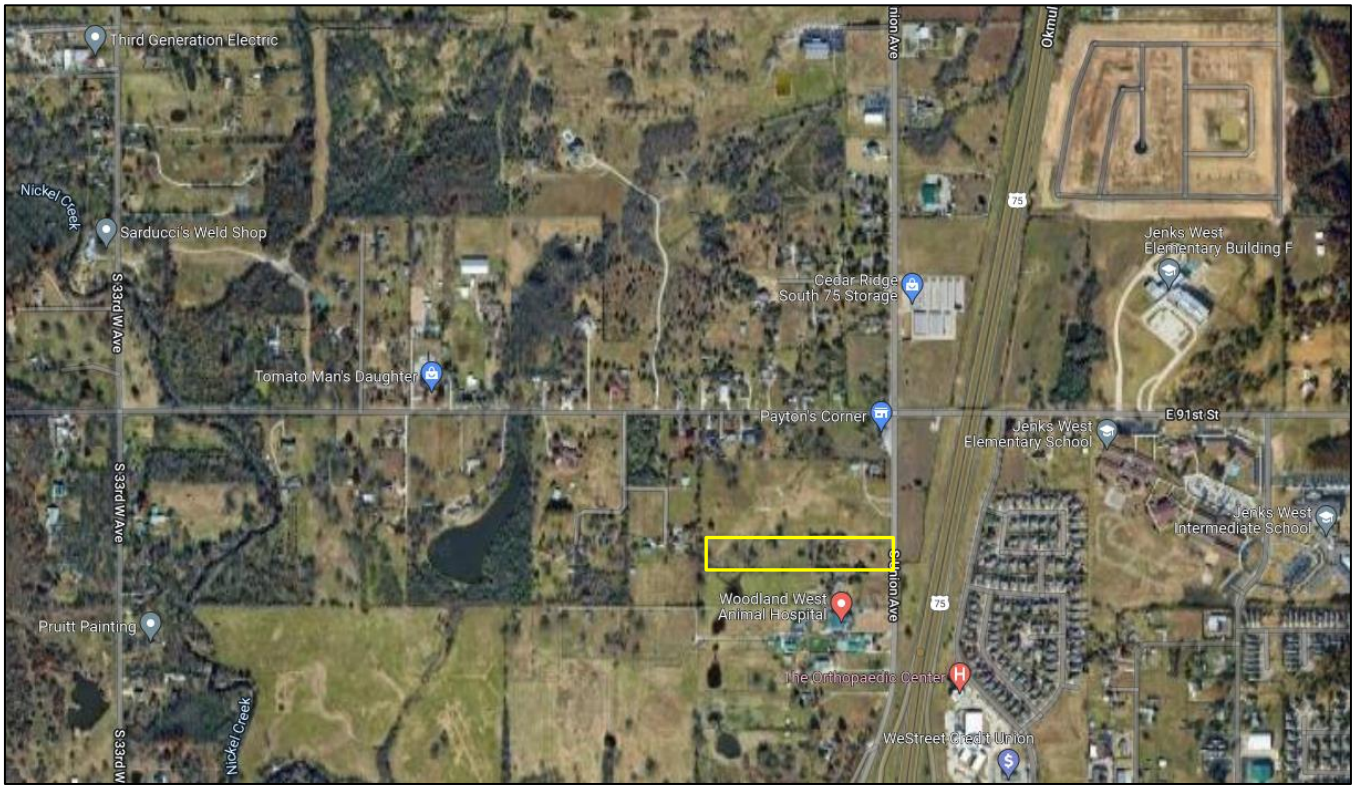


Figure 1: Zoning Map | INCOG, Comp Plan Map, Google Map

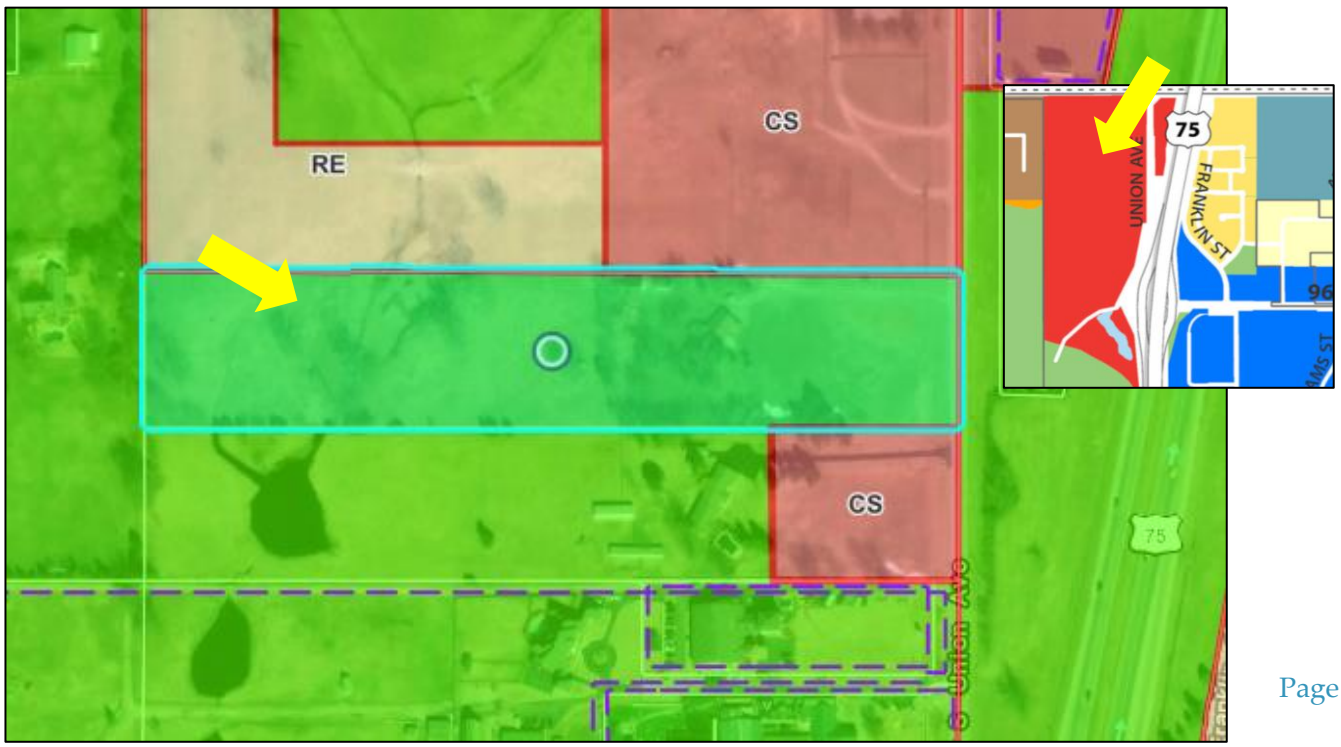


Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	CS
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	n/a
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	n/a
Interior Side (ft) (3)	10 (1)
Rear (ft) (3)	10 (1)
Building Standards (Maximum)	
Height (ft)	60
Impervious Surface Coverage	70%
Notes (1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	

Use	Additional Regulation	CS
Agricultural Uses		CS
Residential Uses		CS
Community Group Home	16-5-2(B)	S
Multifamily Building, 8 units or more	16-5-2(C)	S
Multifamily Building, less than 8 units	16-5-2(C)	S
Multifamily Complex	16-5-2(D)	S
Re-Entry Facility		S
Residential, above ground floor		P
Residential Treatment Center	16-5-2(E)	S
Senior Housing, dependent		S
Senior Housing, independent		S
Transitional Living Center	16-5-2(G)	S
Institutional and Utility Uses		CS
Government Uses, indoor		P
Government Uses, outdoor	16-5-3(A)	S
Wireless Communication Facility	16-5-3(B)	S
Wireless Communication Facility, Small Cell	16-5-3(B)	C
Retail Uses		CS
Convenience Store		P
General Retail, less than 10,000 sqft	16-5-4(B)	P
General Retail, 10,000 sqft—49,999 sqft	16-5-4(C)	P
General Retail, 50,000 or more sqft	16-5-4(D)	P
Multitenant Shopping Center	16-5-4(E)	P
Service Uses		CS
Acute Care Center		P
General Service, less than 10,000 sqft	16-5-5(C)	P
General Service, 10,000—49,999 sqft	16-5-5(D)	P
General Service, 50,000 sq ft or more	16-5-5(E)	P
Hospital		S
Medical/Dental Office		P
Personal Storage Facility	16-5-5(F)	S
Professional Office		P

Professional Office, above ground floor		P
Veterinary Clinic/Animal Hospital		P
Lodging Uses		CS
Hotel		P
Motel		S
Eating/Drinking Uses		CS
Brewery/Winery/Distillery, micro		P
Brewery/Winery/Distillery, tasting room		P
Coffee/Tea Shop	16-5-7(A)	P
Food Truck Court	16-5-7(B)	S
Restaurant, delivery/carry out only		P
Restaurant, fast casual		P
Restaurant, sit down		P
Entertainment Uses		CS
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	P
General Entertainment, indoor, 10,000 sqft—49,999 sqft	16-5-8(B)	P
General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)	P
General Entertainment, outdoor	16-5-8(D)	S
Vehicle Related Uses		CS
Autobody Repair		S
Car Wash	16-5-9(A)	S
Fuel Sales	16-5-9(B)	P
Gas Station With Mini-Mart		P
Service Station		P
Industrial Uses		CS
Brewery/Winery/Distillery		S
Manufacturing, Artisan		S
Medical Marijuana Uses		CS
Medical Marijuana Dispensary	16-5-11(A)	P
Accessory Uses		CS
Accessory Building	16-5-12(A)	P
Accessory Structure	16-5-12(D)	P
Donation Drop Box	16-5-12(E)	P
Drive Through	16-5-12(F)	P
Home Based Business	16-5-12(H)	C
Outdoor Activity/Operation, permanent	16-5-12(I)	S
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)	S
Solar Energy Collection System, canopy	16-5-12(L)	P
Solar Energy Collection System, ground	16-5-12(M)	P
Solar Energy Collection System, roof	16-5-12(N)	P
Temporary Uses		CS
Carnival/Fair		T
Construction Related		T
Farmers Market		T
Flea Market		T
Food Truck	16-5-13(A)	T
Outdoor Dining	16-5-13(B)	T
Outdoor Activity/Operation, temporary		T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T
Seasonal Sales	16-5-13(E)	T

CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

NOTICE OF A PUBLIC HEARING
LOCATED IN THE CITY OF JENKS, OKLAHOMA

Case Number: **JZ 23-686**

Request: Zone Chage

Request by Larry Harrison for approval of a zone change from AG (Agriculture) to CS (Commercial Shopping)

Legal Description: The North 247 1/2 feet of the South 495 feet of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Twenty-two (22), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

General Location: 9300 S Union Ave

Hearing Date: 18 May 2023 at 6 p.m.

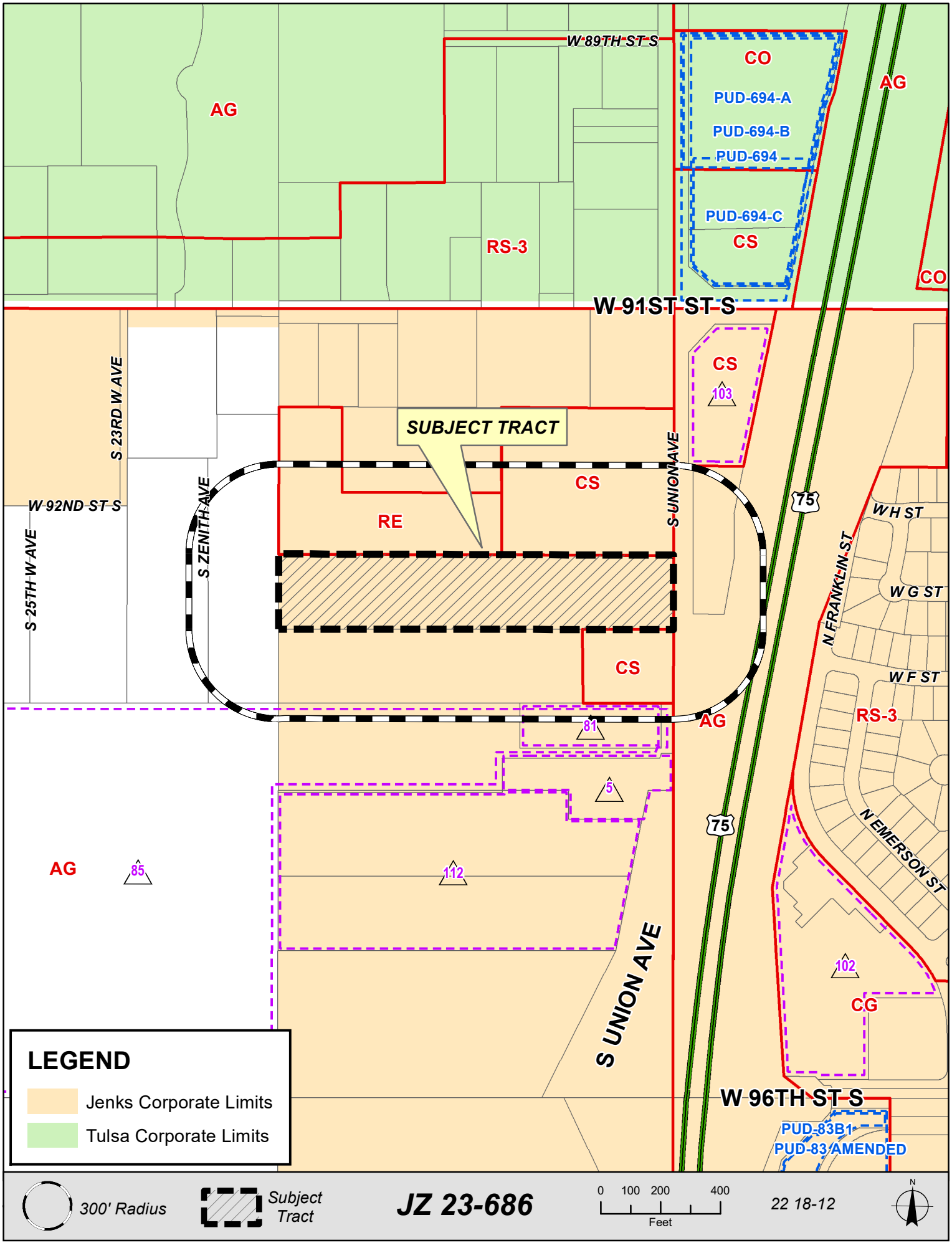
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 24 April 2023.

Marcae Hilton

Marcae Hilton, Secretary
Jenks Planning Commission


W 89TH ST S
AG
CO
PUD-694-A
PUD-694-B
PUD-694
PUD-694-C
CS
AG
RS-3
CO
W 91ST ST S
CS
103
SUBJECT TRACT
S 23RD W AVE
W 92ND ST S
S 25TH W AVE
S ZENITH AVE
S UNION AVE
CS
RE
CS
75
W H ST
N FRANKLIN ST
W G ST
W F ST
RS-3
AG
81
5
75
N EMERSON ST
AG
85
112
S UNION AVE
102
CG
W 96TH ST S
PUD-83B1
PUD-83 AMENDED
LEGEND
Jenks Corporate Limits
Tulsa Corporate Limits
300' Radius
Subject Tract
JZ 23-686
0 100 200 400
Feet
22 18-12
N