

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 22, 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 Commission 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 May 18, 2023

Documents:

[2023.05.18 PC MINUTES.PDF](#)

- 1.B. Approve JZ 23 PUD 128.mi1: request for a minor amendment to PUD 128 to reduce the front yard setbacks. General Location: S of 111th, W of Elm

Documents:

[1. SR.JZ 23 PUD 128MI1.ESTATES AT RITZ HOLLOW PC.PDF](#)
[2.PUD 128.EARHMINOR AMEND.1.PDF](#)
[3.EARHFINAL PLAT.PDF](#)

- 1.C. Approve Final Plat (Amended) for the Estates at Ritz Hollow. General Location: S of 111th, W of Elm

- 1.D. Approve JL 23-382: a request for a lot split on the Oklahoma Aquarium Campus.

Documents:

[1. SR.JL 23-382 PC HIGH 5 - AQUARIUM CAMPUS.PDF](#)
[2.HIGH5 LS.PDF](#)
[3.AHIGH5 LS.PDF](#)
[3.HIGH5 LS.LEGAL.PDF](#)

- 1.E. Approve Plat Amendment to South County Crossing. General Location: N of 121st,

between Elwood and Elm

Documents:

1. [SR.S COUNTY CROSSING.DOD AMEND.PDF](#)
2. [FIRST AMENDMENT TO SOUTH COUNTY CROSSING DEED OF DEDICATION.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: 9300 S Union Ave

Documents:

1. [SR.JZ 23 686.PDF](#)
2. [JZ 23-686 9300 S UNION AVE.PDF](#)
3. [JZ-23-686_REVISED.PDF](#)

4. JZ 23 PUD 142: Request by Lou Reynolds for Planned Unit Development 142 to allow for Outdoor Entertainment, General on an AG (Agriculture) zoned parcel. General Location: 106th St and Elm

Documents:

1. [SR.JZ23PUD142PHILLIPS.PC06.22.23.PDF](#)
2. [PUD 142 \(FINAL\).PDF](#)
3. [RICK EVANS.PUBLIC COMMENT.PDF](#)
3. [SHANE RANDOLPH.PUBLIC COMMENT.PDF](#)
3. [CHARLOTTE MUNIZ MONTGOMERY.PUBLIC COMMENT.PDF](#)
4. [JZ-23 PUD-142.PDF](#)

5. 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. General Location: West of HWY 75, north of 121st St

Documents:

1. [SR.JZ23PUD141SOONER.PC06.22.23.PDF](#)
2. [PLANNED UNIT DEVELOPMENT STATEMENT.PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

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

The Jenks Planning Commission was called to order at 6:00 p.m. on May 18, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

John Brown
David Randolph
Amy Bors
Craig Bowman
Gina Wilson
Chair Scott West

Absent

Jeffrey Beyer

Business

Official action can only be taken on items which appear on the agenda. The Planning Commission 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. Request to approve minutes from April 20, 2023
 - 1.B. Approve Final Plat for South County Crossing II. General Location: N of 121st, between Elwood and Elm
 - 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.

John Brown asked to pull Items 1.A and I.D. David Randolph made a motion to approve Item 1.B and 1.C. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Item 1.A: John Brown made note of an error regarding the motion on PA 23-27, stating they should read: on the condition of dedication of public access, trails, and parks in the zoning application. John Brown made a motion to approve the minutes with the corrected motion. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Item 1.D: John Brown spoke about his concerns with the size of the sign. John Brown made a motion to deny, pending a resubmission the PUD that complies with the UDO. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried; Item 1.D denied.

3. JZ 23-686: Request by Larry Harrison for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: 9300 S Union Ave. David Randolph recused himself due to a conflict of interest on this item. He left at 6:25 p.m. Planning Director Marcaé Hilton introduced Item 3 and answered questions. The following individuals spoke on the item:

- Tris Sorem (6143 S Newhaven)
- Jane Duenner (2320 W 92nd St)
- Juliet Bell (9224 S Zeneth Ave)

John Brown made a motion to continue this Item 3 to the next planning meeting. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Brown, Bors, Bowman, Wilson, West

NAY: None

Motion carried. Item continued to the June 22, 2023, meeting.

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 6:42 p.m.

To	Planning Commission
Hearing Date	June 22, 2023
Case Number	JZ 23 PUD 128MI1 Estates at Ritz Hollow
Request(s)	Recommendation of approval of Minor Amendment to JZ 21-PUD 128 Recommendation of approval of Amendment to Final Plat
Location	South of 111 th and west of Elm
Applicant	Ryan McCarty, Select Design

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 128 & Minor Amendment request
- ☐ Revised Final Plat

Preparer

Ryan McCarty, Select Design
Ryan McCarty, Select Design

Background Information

STAFF COMMENTARY | JZ 21-PUD 128 a Planned Unit Development proposal for a single-family subdivision in midsouth Jenks, *Estates at Ritz Hollow*, was approved along with the Preliminary Plat by City Council at the regular scheduled meeting of April 20, 2021. The subdivision has private gated streets with multiple amenities. The developer believes this single-family product market will demand larger back yards for private amenities such as pools. The depth of the rear yard, the lots are long and narrow, the developer is seeking an amendment to reduce the front yard setback. The garage setback will still be an additional five feet.

PLANNING DATA

Request(s)	JZ 23 PUD-128MI1 (Minor Amendment to amend the front yard setback) Amend Final Plat to match PUD amendment.
TAC COMMENTS	June 09, 2023 Diana Carew, COX, Land Use Contractor Approved
City Council	Ward 6
Current Zoning	AG Agriculture
Intended Use	Single-family Residential
Parcel ID	Parcel ID: 98236-82-360-2010

Property Address: 1000 W 111 ST S

Legal: W/2 NW NE NE & NW SW NE NE

Gross Acres: 7.50STR

Parcel ID: 98236-82-360-1210

Property Address: 11333 S ELGIN AV W

Legal S/2 S/2 NE NE LESS E660 N136 & LESS E449 S193.9

Gross Acres 6.00

STR

Section 36, Township 18, Range 12

Comprehensive Plan Medium Intensity Single-family

General Location South of 111th between Elgin and Elm

Plat data Estates At Ritz Hollow “Final Plat” was in the process of recordation at Tulsa County when they applied for the PUD & plat amendment.

Site Area 13.507 Acres

Public Comment None at the time of this staff report

Data (Original Application) Protection of natural trees
Landscaped Entry Features
Masonry/stucco screening walls with stone columns
Hackett beam rock walls
New Trees
Dedicated sitting areas with benches
Preservation of existing stream
Coordination with USACE | Section 404 | Clean Water Act
Detention | Passive recreation
2 Acres of green space

BULK AND AREA STANDARDS	RS-3 (UDO)	PUD 128	Amendment	RS-3
LOT WIDTH (Min. Ft.) One Family	45	66*	No Change (NC)	65
LOT AREA (Min. Sq. Ft.) One Family	5,000	8,650	(NC)	6,900
STRUCTURE HEIGHT (Max. Ft.)	35	35	(NC)	35
LIVABILITY SPACE Per D.U. UDO Impervious Surface Coverage	60%			4,000
Building Setback from 111 th	-	85	(NC)	-
Front Yard Abutting a Public Street: —Not an Arterial	20	35*	20	25
All Other Yards Abutting a Public Street: —Not an Arterial	15	15*	(NC)	15
Rear Yards (min. ft.)	20	20	(NC)	20

Side Yards (min. ft.) —One side yard	5	5	(NC)	10
Side Yards (min. ft.) —Other side yard	5	5	(NC)	5
Minimum House Size		2, 200	(NC)	
Masonry First Floor		100%	(NC)	
*See PUD for Exception				

Zoning Surrounding:

North: RS-2 Residential Single-family | Haddington Heights
 South: AG | Agriculture-Single-family Residence
 West: AG | Agriculture-Single-family Residence
 East: AG | Agriculture-Single-family Residence

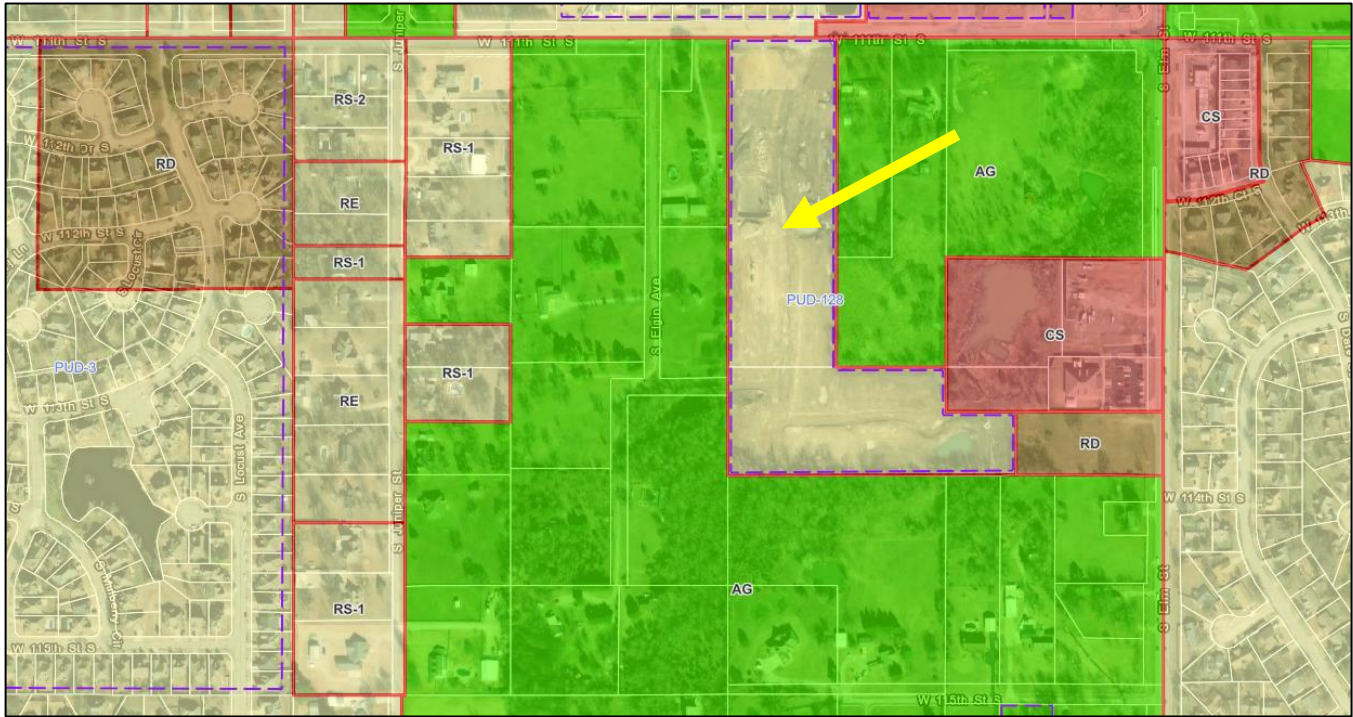


Figure 1: ZONING MAP

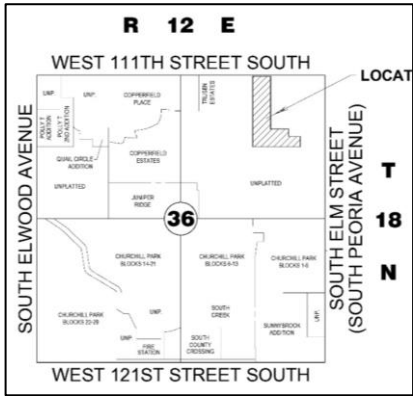


Figure 2: Site Map

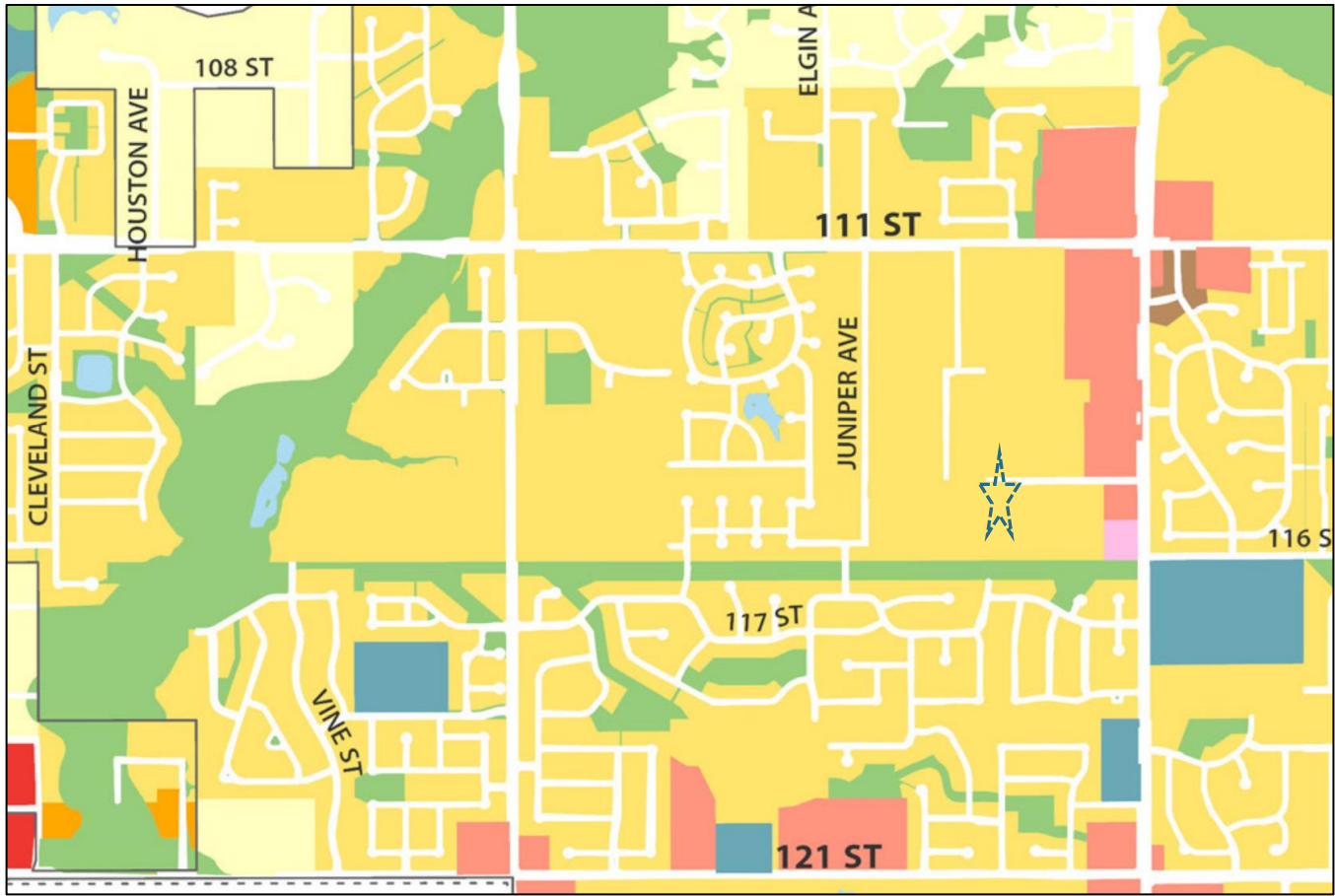


Figure 3: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

Staff Evaluation & Recommendation

EVALUATION | The Estates At Ritz Hollow brings a small subdivision in an area predominantly undeveloped. Staff has met with the consultant on several occasions, this minor amendment request is specifically regarding the front yard setback.

Front yard Setbacks:

1. A twenty (20) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is located at least twenty-five (25) feet from the private street reserve allowing for two cars to be parked in front of the garage without blocking the sidewalk.
2. Where front yard easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.

Approving this PUD Minor Amend request and Amending the Final Plat will allow the developer to move forward with the release of building permits.

RECOMMENDATION | **2 ACTIONS** *Staff and TAC recommend approval of JZ 23 PUD -128MI1, Minor Amendment No. 1 to PUD 128 reducing the front yard buildline to 20 feet for Estates at Ritz Hollow and amending the Final Plat deed of dedication to match.*

PUD 128-A

Minor Amendment No. 1

Estates at Ritz Hollow

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Date Prepared - 5/17/2023



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356



Estates at Ritz Hollow (PUD 128-A)

May 17, 2023

RS-3 – Single Family Residential Subdivision

Prepared By:

Select Design

Ryan McCarty

P.O. Box 548

Bixby, OK 74008

Phone: (918) 798-8356

Email: rmccarty.selectdesign@gmail.com

Prepared for:

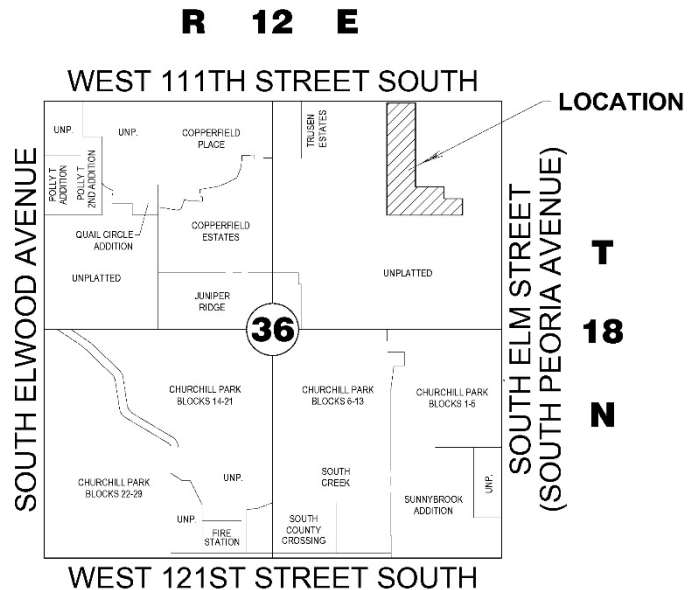
Brumble Construction Co.

8301 E. 81st Street, Suite D

Tulsa, OK 74133

Phone: (918) 299-0042

Email: dbrumble@weslock.com



Development Concept

Estates at Ritz Hollow is a private, gated single-family development on a 13.5-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111th Street South approximately a quarter mile west of the intersection of 111th Street and South Elm Street. The property is surrounded by unplatted property with Haddington Heights located on the north side of 111th Street. This Planned Unit Development is an overlay covering the RS-3 zoning district and will follow RS-3 dimensional and density standards with a few notable exceptions.

A homeowners' association will be formed for the neighborhood and homeowners' dues established for the maintenance of the neighborhood and amenities. Covenants for the neighborhood have been prepared to set forth minimum dwelling sizes, percent of masonry and other criteria which establish and maintain a quality development.

Estates at Ritz Hollow will be a professionally planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include multiple detention facilities with fountains/aerators, preservation of existing mature trees where possible, Hackett beam rock walls, masonry / stucco screening walls with stone columns along north property boundary, entry/exit gates with keypad, new tree plantings, sitting areas with benches, and substantial green space for the enjoyment of the residents in Estates at Ritz Hollow.

Development Standards

Land Area: 13.507 Acres

Permitted uses: All uses allowed by right in the RS-3 zoning district specifically Use Unit 6 – Single Family Dwelling and customary facilities and amenities.

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (588,371.99 / 8,400 square feet): 70

Maximum dwelling units (residential lots) allowed by this PUD: 40

Minimum lot width (at building setback line): 66 feet *

* with the exception of Lot 3, Block 3 which shall be a minimum of thirty (30) feet

Minimum lot area: 8,650 square feet

Land area per dwelling unit (based on 40 dwelling units): 14,709 square feet

Maximum structure height: 35 feet *

* with the exception of chimneys, cupolas, or other architectural structures which may extended to a maximum of 45 feet.

Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit

Building setback from arterial street right-of-way 85 feet from the centerline of W. 111th St. S.

Front yard Setbacks:

1. A twenty (20) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is located at least twenty-five (25) feet from the private street reserve allowing for two cars to be parked in front of the garage without blocking the sidewalk.
2. Where front yard easements are shown greater than the foregoing, no encroachment shall be allowed on the easement.

Rear yard: 20 feet

Side yard: 5 feet *

* no residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

All other yards abutting an arterial street: 15 feet *

* unless a side entry garage is proposed. If a side entry garage is proposed, the building wall containing the garage door shall be set a minimum of twenty-five (25) from the private street reserve.

Signage

An identification sign shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

Access and Circulation

The subject tract shall be accessed from West 111th Street South along the north side of the property. Interior vehicular access shall be derived from a single gated entrance with curbed, asphalt private streets (26 feet in width) throughout. A secondary, gated asphalt emergency access (20' wide) shall be provided near the southwest corner of the property. The private street shall be design and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards. There are no plans for future residential street connections to this property.

Topography and Existing Soils

The property consists of partially wooded pastureland with elevations ranging from 662 feet to 685 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site.

Existing soils consist of the following:

- (13) Dennis silt loam
 - 3% to 5% slopes
- (14) Dennis silt loam
 - 3% to 5% slopes, eroded
- (16) Dennis-Radley complex
 - 0% to 12% slopes



Utilities and Drainage

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the site. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

Environmental and Open Space Considerations

The property contains a natural stream channel potentially regulated by the U.S. Army Corps of Engineers (USACE). The site design will be developed to meet or exceed the minimum requirements of Section 404 of the Clean Water Act including required permits. This development intends to preserve the existing stream channel / native vegetation located in the southeastern portion of the property.

The detention facilities will be designed in a way to provide an amenity to wildlife and for passive neighborhood recreation opportunities. The purpose of this open space will remain a storm water management system, however beam rock walls with landscaping and seating will be included as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents in Estates at Ritz Hollow.

Amenities

- Pond fountains / aerators
- Sitting areas with benches
- New tree planting and professional landscaping
- Natural stream channel & native vegetation preservation area
- More than 2 acres of green space / reserve areas

Site Plan Review

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

Platting Requirement

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

Anticipated Construction Schedule

Estates at Ritz Hollow anticipated construction schedule begins in May of 2021 and is expected to be complete and ready for lot sales in the spring of 2022.

Legal Description

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NE/4; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE/4 OF THE NE/4 A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.507 ACRES.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

Exhibits

Exhibit A: Conceptual Site Plan
Exhibit B: Aerial Photography
Exhibit C: Site Topography

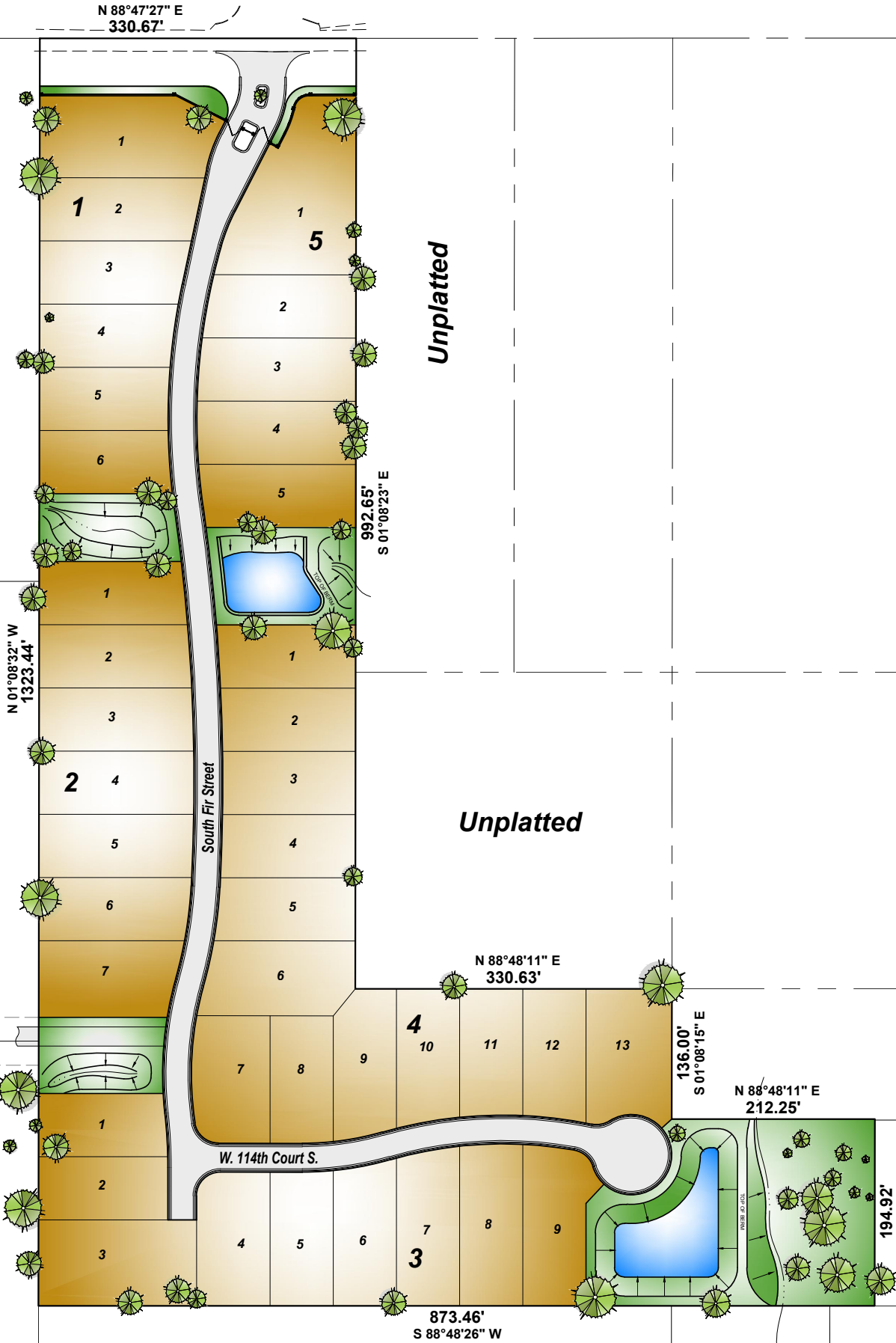
West 111th Street South

N 88°47'27" E
330.67'

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South Elm Street

Estates at Ritz Hollow

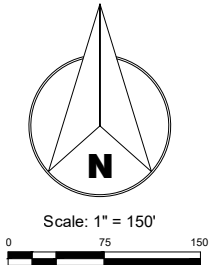


EXHIBIT A
Conceptual Site Plan



Estates at Ritz Hollow

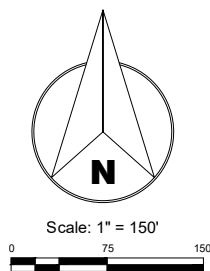


EXHIBIT B
Aerial Photography

BM. CUT BOX
ELEV. = 683.13'
(NAVD88)

N 88°47'27" E 330.67'

TPED

OE

PP

EP

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BLOCK	LOT	STREET ADDRESS	LOT AREA (SF)
1	1	11212 SOUTH FIR AVENUE	15,178.99
	2	11216 SOUTH FIR AVENUE	10,932.73
	3	11220 SOUTH FIR AVENUE	10,019.43
	4	11224 SOUTH FIR AVENUE	9,266.56
	5	11228 SOUTH FIR AVENUE	8,923.94
2	1	11240 SOUTH FIR AVENUE	10,030.39
	2	11244 SOUTH FIR AVENUE	10,395.19
	3	11248 SOUTH FIR AVENUE	10,614.66
	4	11252 SOUTH FIR AVENUE	10,689.54
	5	11256 SOUTH FIR AVENUE	10,620.06
	6	11260 SOUTH FIR AVENUE	10,350.47
	7	11264 SOUTH FIR AVENUE	11,368.74
3	1	11308 SOUTH FIR AVENUE	8,780.64
	2	11312 SOUTH FIR AVENUE	8,909.85
	3	11316 SOUTH FIR AVENUE	10,890.00
	4	698 WEST 113TH COURT SOUTH	10,197.85
	5	694 WEST 113TH COURT SOUTH	8,874.65
	6	690 WEST 113TH COURT SOUTH	8,896.55
	7	686 WEST 113TH COURT SOUTH	9,350.08
	8	682 WEST 113TH COURT SOUTH	9,801.94
	9	678 WEST 113TH COURT SOUTH	10,193.44
4	1	11245 SOUTH FIR AVENUE	9,442.82
	2	11249 SOUTH FIR AVENUE	9,226.43
	3	11253 SOUTH FIR AVENUE	9,152.48
	4	11257 SOUTH FIR AVENUE	9,220.73
	5	11261 SOUTH FIR AVENUE	9,478.44
	6	11265 SOUTH FIR AVENUE	10,047.33
	7	699 WEST 113TH COURT SOUTH	10,077.01
	8	695 WEST 113TH COURT SOUTH	8,873.87
	9	691 WEST 113TH COURT SOUTH	9,455.43
	10	687 WEST 113TH COURT SOUTH	9,164.48
	11	683 WEST 113TH COURT SOUTH	8,734.39
	12	679 WEST 113TH COURT SOUTH	8,931.51
	13	675 WEST 113TH COURT SOUTH	12,285.89
5	1	11217 SOUTH FIR AVENUE	16,445.35
	2	11221 SOUTH FIR AVENUE	10,236.18
	3	11225 SOUTH FIR AVENUE	10,805.63
	4	11229 SOUTH FIR AVENUE	10,926.85
	5	11233 SOUTH FIR AVENUE	10,606.96
RES	A	11234 SOUTH FIR AVENUE	19,186.97
	B	11239 SOUTH FIR AVENUE	15,290.47
	C	704 WEST 113TH STREET SOUTH	4,170.02
	D	662 WEST 113TH COURT SOUTH	46,165.36
	E	11204 SOUTH FIR AVENUE	2,575.94
	F	11205 SOUTH FIR AVENUE	5,000.74
	G	11100 SOUTH FIR AVENUE (PRIVATE STREET)	64,582.30
	H	674 WEST 113TH COURT SOUTH	17,469.20

Estates at Ritz Hollow
AMENDED

Owner / Developer

THE BRUMBLE GROUP, LLC
5014 EAST 101ST STREET, SUITE 101
TULSA, OKLAHOMA 74137
PHONE: (918) 409-8723
MR. DANNY BRUMBLE

Engineer

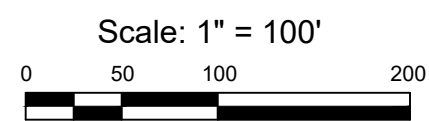
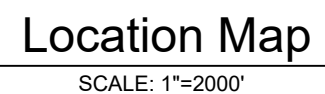
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575

EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024



SUBDIVISION CONTAINS THIRTY-NINE (39) LOTS IN FIVE (5) BLOCKS AND EIGHT (8) RESERVE AREAS.

GROSS SUBDIVISION AREA: 588,371.99 SF / 13.507 ACRES

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

[illegible]

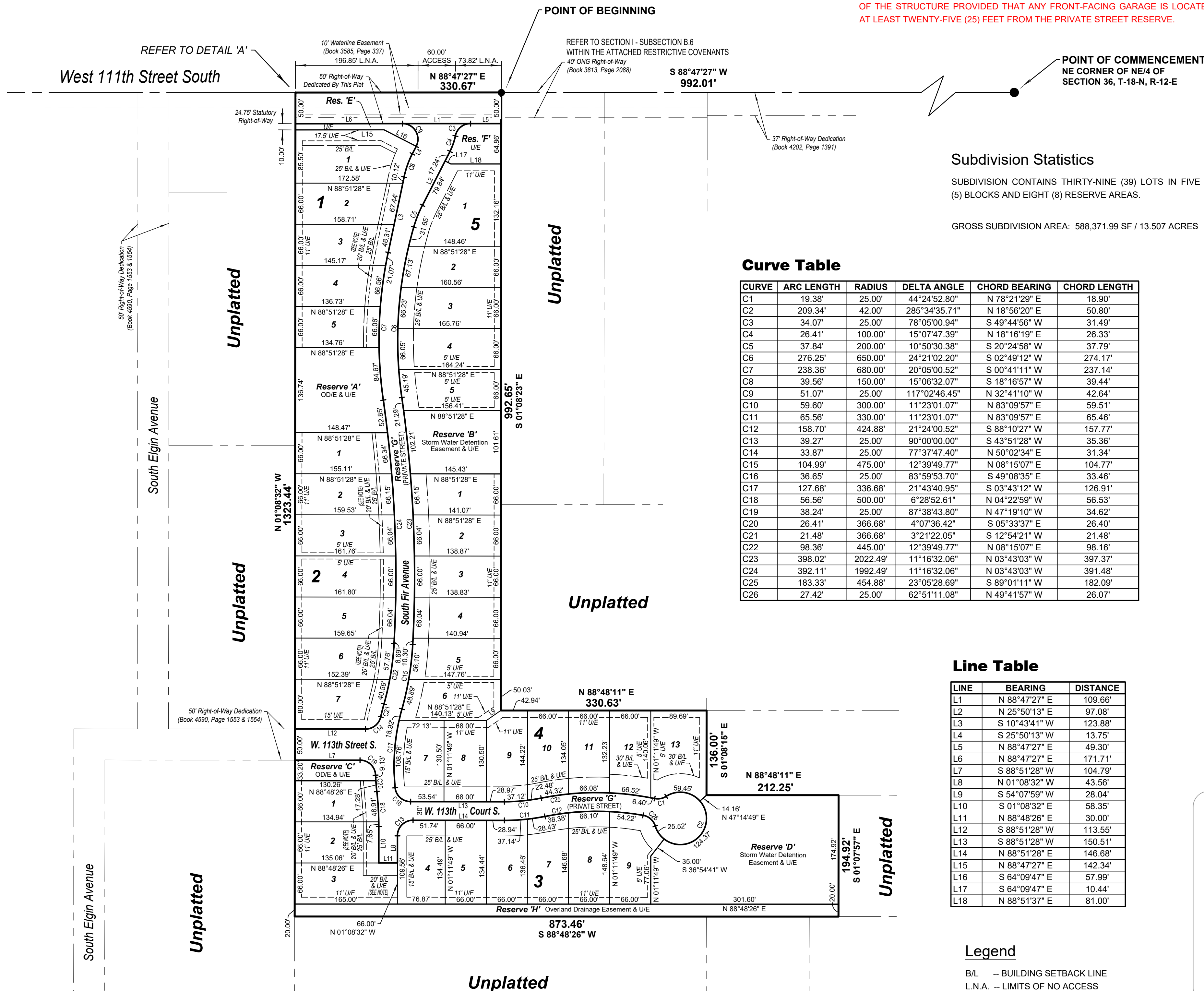
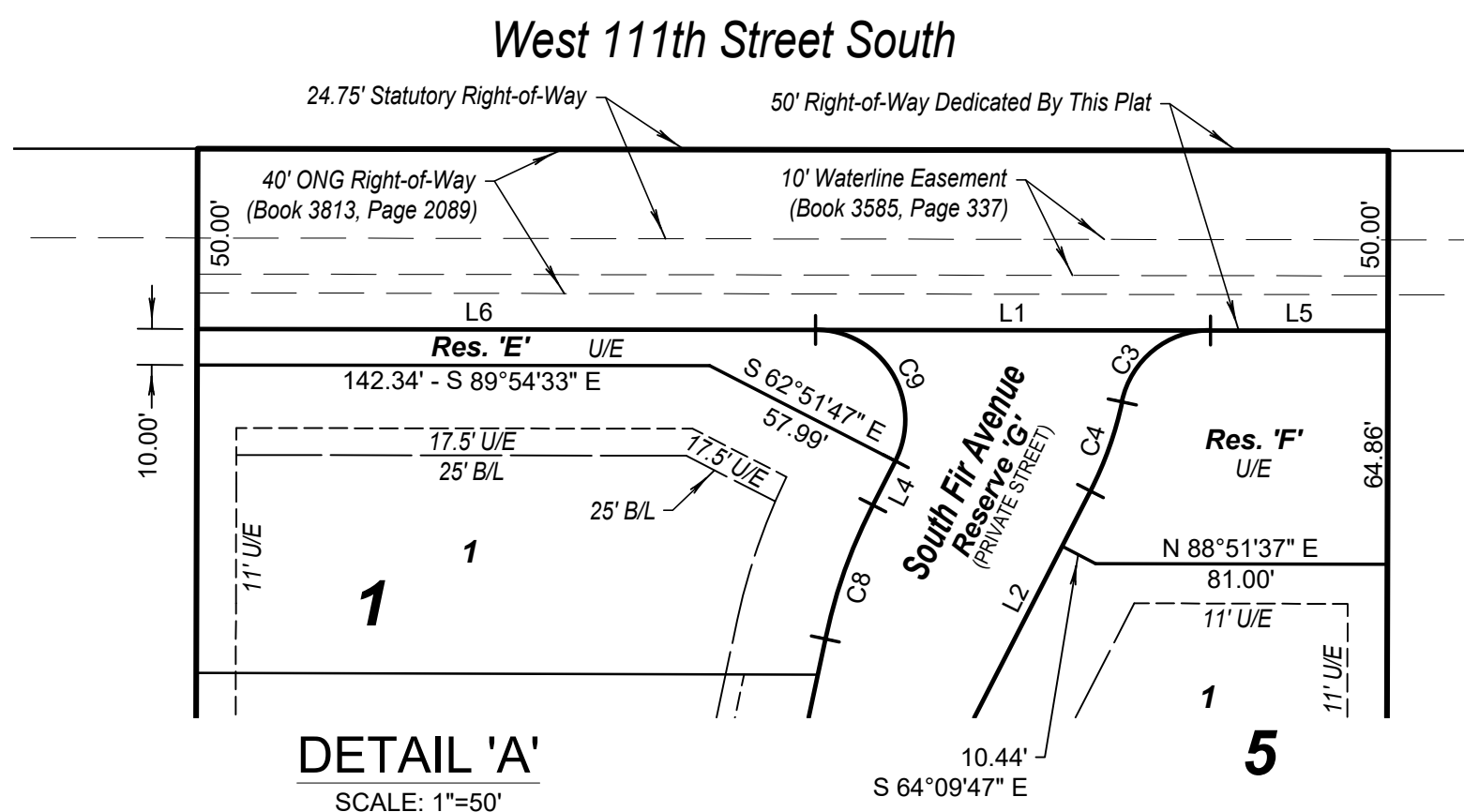
I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE
COUNTY AND STATE ABOVE NAMED, DO HEREBY
CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT
COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY
OFFICE.

DATED THE _____ DAY OF _____, 2023
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY TREASURER STAMP

B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
OD/E -- OVERLAND DRAINAGE EASEMENT
U/E -- UTILITY EASEMENT



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.38"	25.00'	44°24'52.80"	N 78°21'29" E	18.90'
C2	209.34'	42.00'	285°34'35.71"	N 18°56'20" E	50.80'
C3	34.07"	25.00'	78°05'00.94"	S 49°44'56" W	31.49'
C4	26.41"	100.00'	15°07'47.39"	N 18°16'19" E	26.33'
C5	37.84"	200.00'	10°50'30.38"	S 20°24'58" W	37.79'
C6	276.25'	650.00'	24°21'02.20"	S 02°49'12" W	274.17'
C7	238.36'	680.00'	20°05'00.52"	S 00°41'11" W	237.14'
C8	39.56"	150.00'	15°06'32.07"	S 18°16'57" W	39.44'
C9	51.07"	25.00'	117°02'46.45"	N 32°41'10" W	42.61'
C10	59.60"	300.00'	11°23'01.07"	N 83°09'57" E	59.51'
C11	65.56"	330.00'	11°23'01.07"	N 83°09'57" E	65.46'
C12	158.70'	424.88'	21°24'00.52"	S 88°10'27" W	157.77'
C13	39.27"	25.00'	90°00'00.00"	S 43°51'28" W	35.36'
C14	33.87"	25.00'	77°37'47.40"	N 50°02'34" E	31.34'
C15	104.99'	475.00'	12°39'49.77"	N 08°15'07" E	104.77'
C16	36.65"	25.00'	83°59'53.70"	S 49°08'35" E	33.46'
C17	127.68'	336.68'	21°43'40.95"	S 03°43'12" W	126.91'
C18	56.56"	500.00'	6°28'52.61"	N 04°22'59" W	56.53'
C19	38.24"	25.00'	87°38'43.80"	N 47°19'10" W	34.62'
C20	26.41"	366.68'	4°07'36.42"	S 05°33'07" E	26.40'
C21	21.48"	366.68'	3°21'22.05"	S 12°54'21" W	21.48'
C22	98.36"	445.00'	12°39'49.77"	N 08°15'07" E	98.16'
C23	398.02'	2022.49'	11°16'32.06"	N 03°43'03" W	397.37'
C24	392.11'	1992.49'	11°16'32.06"	N 03°43'03" W	391.48'
C25	183.33'	454.88'	23°05'26.69"	S 89°01'11" W	182.09'
C26	27.42"	25.00'	62°51'11.08"	N 49°41'57" W	26.07'

Line Table		
LINE	BEARING	DISTANCE
L1	N 88°47'27" E	109.66'
L2	N 25°50'13" E	97.08'
L3	S 10°43'41" W	123.88'
L4	S 25°50'13" W	13.75'
L5	N 88°47'27" E	49.30'
L6	N 88°47'27" E	171.71'
L7	S 88°51'28" W	104.79'
L8	N 01°08'32" E	23.56'
L9	S 50°07'59" W	43.34'
L10	S 10°42'2" E	58.55'
L11	N 88°48'26" E	30.00'
L12	N 88°51'28" W	113.55'
L13	S 88°51'28" W	150.51'
L14	N 88°51'28" E	146.68'
L15	N 88°47'27" E	142.34'
L16	S 64°09'47" E	57.99'
L17	S 64°09'47" E	10.44'
L18	N 88°51'37" E	81.00'

Deed of Dedication & Restrictive Covenants
ESTATES AT RITZ HOLLOW AMENDED
PUD NO. 128-A MINOR AMENDMENT NO. 1

KNOW ALL MEN BY THESE PRESENTS:

THE BRUMBLE 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 RE-PLAT OF "ESTATES AT RITZ HOLLOW AMENDED", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 36; THENCE SOUTH 88°47'27" WEST ALONG THE NORTH LINE OF THE NE/4 A DISTANCE OF 992.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°08'23" EAST 992.65 FEET; THENCE NORTH 88°48'11" EAST 330.63 FEET; THENCE SOUTH 01°08'15" EAST 136.00 FEET; THENCE NORTH 88°48'11" EAST 212.25 FEET; THENCE SOUTH 01°07'57" EAST 194.92 FEET TO THE SOUTH LINE OF THE NE/4 OF THE NE/4; THENCE SOUTH 88°48'26" WEST ALONG SAID SOUTH LINE 873.46 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°08'32" WEST ALONG THE WEST LINE OF THE NE/4 OF THE NE/4 A DISTANCE OF 1323.44 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 88°47'27" EAST ALONG SAID NORTH LINE 330.67 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 588,371.99 SQUARE FEET OR 13.51 ACRES.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OK NORTH ZONE 3501, NAD83, USING THE NORTH LINE OF THE NE/4 OF SECTION 36, T18N, R12E, AS SOUTH 88°47'27" WEST.

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 "ESTATES AT RITZ HOLLOW AMENDED"; A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, 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. OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. 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 ALL UNDERGROUND 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.

6. OKLAHOMA NATURAL GAS'S EASEMENT RECORDED IN BOOK 3813, PAGE 2088 SHALL REMAIN IN FULL FORCE AND EFFECT. OKLAHOMA NATURAL GAS'S EASEMENT PRE-DATES THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF OKLAHOMA NATURAL GAS'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT OKLAHOMA NATURAL GAS'S PRIOR WRITTEN CONSENT.

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 ESTATES AT RITZ HOLLOW AMENDED, 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. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR IT'S SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.

3. THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

4. IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR IT'S DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. STORM WATER DETENTION EASEMENT

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREAS 'B' AND 'D' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREAS") 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 HOMEOWNERS' 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 HOMEOWNERS' 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 HOMEOWNERS' 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 HOMEOWNERS' ASSOCIATION.

5. IN THE EVENT THE HOMEOWNERS' 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 AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED MASTER HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

I. RESERVE AREA "B"

RESERVE AREA "B" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

J. RESERVE AREA "C"

RESERVE AREA "C" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING EMERGENCY ACCESS, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, OPEN SPACE AND LANDSCAPING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

K. RESERVE AREA "D"

RESERVE AREA "D" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING DETENTION FACILITIES, UTILITY EASEMENT, OPEN SPACE, RECREATION, LANDSCAPING AND WALLS, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

L. RESERVE AREA "E" AND "F"

RESERVE AREAS "E" AND "F" ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING SUBDIVISION PERIMETER SCREENING FENCES AND WALLS, ENTRY FEATURES, UTILITY EASEMENT AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE

TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

M. RESERVE AREA "G"

RESERVE AREA "G" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF ESTATES AT RITZ HOLLOW AMENDED.

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 SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

N. RESERVE AREA "H"

RESERVE AREA "H" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING AN OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT AND OPEN SPACE, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION IV HEREOF.

O. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 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.

P. ROOF DRAIN REQUIREMENTS

THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, THAT BUILDINGS CONSTRUCTED ON LOTS 1-8, BLOCK 4 AND LOTS 2-5, BLOCK 5 SHALL EACH HAVE ALL ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO SOUTH FIR STREET.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "ESTATES AT RITZ HOLLOW AMENDED" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS **PUD 128-A MINOR AMENDMENT NO. 1**), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON _____, 2023, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS **PUD 128-A MINOR AMENDMENT NO. 1** 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 PLANED 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 OWNERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (**ESTATES AT RITZ HOLLOW AMENDED**), 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.

GROSS LAND AREA: 13.507 ACRES (588,371.99SQUARE FEET)
EXISTING ZONING: **PUD 128-A MINOR AMENDMENT NO. 1**

ESTATES AT RITZ HOLLOW AMENDED NEIGHBORHOOD PUD DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN ESTATES AT RITZ HOLLOW AMENDED:

PERMITTED USES:

USE UNIT 1, AREA WIDE USES BY RIGHT
USE UNIT 6, SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 66 FEET

MINIMUM LOT AREA: 8,650 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXTEND TO A MAXIMUM HEIGHT OF 45 FEET.

MINIMUM OFF-STREET PARKING: THREE (3) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT

BUILDING SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF WEST 111TH STREET SOUTH

FRONT YARD ABUTTING A PRIVATE STREET RESERVE: A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-FACING GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE. WHERE FRONT YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

REAR YARD: 20 FEET

SIDE YARD: 5 FEET, NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS REQUIRING A COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN THE RESIDENCES.

ALL OTHER YARDS ABUTTING A PRIVATE STREET RESERVE: 15 FEET, UNLESS A SIDE ENTRY GARAGE IS PROPOSED. IF A SIDE ENTRY GARAGE IS PROPOSED THE BUILDING WALL CONTAINING THE GARAGE DOOR SHALL BE SET A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.

SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR "ESTATES AT RITZ HOLLOW AMENDED" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN ESTATES AT RITZ HOLLOW AMENDED AMENDED, AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY AND LIKEWISE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT (ESTATES AT RITZ HOLLOW AMENDED) WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS:

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

1. NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE ESTATES AT RITZ HOLLOW AMENDED ARCHITECTURAL COMMITTEE, INITIALLY TO BE THE OWNER/DEVELOPER OR THEIR DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE ESTATES AT RITZ HOLLOW AMENDED ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.
2. THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.
3. THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

B. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN ESTATES AT RITZ HOLLOW AMENDED

1. STEM WALLS:
ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK, STONE, OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.
2. ROOFING:
ROOFING SHALL BE A SINGULAR ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW AMENDED, AND THE OWNER/DEVELOPER SHALL HAVE THE RIGHT TO SELECT A DIFFERENT ROOFING COLOR FOR EACH NEIGHBORHOOD COMMUNITY WITHIN ESTATES AT RITZ HOLLOW AMENDED. THE MINIMUM ROOF PITCH SHALL BE AN 8/12 PITCH ON THE FORWARD FACING GABLES.
3. EXTERIOR WALLS:
THE FIRST STORY EXTERIOR WALLS OF THE DWELLINGS ERECTED ON ALL RESIDENTIAL LOTS WITHIN THE ESTATES AT RITZ HOLLOW AMENDED NEIGHBORHOOD SHALL BE ONE-HUNDRED PERCENT (100%) BRICK, STONE, OR STUCCO. PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS (EXCLUSIVE OF FIREPLACE CHASE).
4. MINIMUM SQUARE FOOTAGE:
ALL SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM LIVING SPACE OF AT LEAST 2,200 SQUARE FEET. DWELLINGS IN EXCESS OF A SINGLE STORY SHALL HAVE A MINIMUM LIVING SPACE OF 1,800 SQUARE FEET AT THE LOWER LEVEL. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OF THE LIVING SPACE, EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES.
5. MINIMUM LOT WIDTH:
AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.
6. MINIMUM LOT AREA:
AS DESCRIBED ABOVE UNDER SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS.
7. WINDOWS:
ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD OR VINYL WILL BE EITHER ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES SHALL BE CONSISTENT WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.
8. SIDING:
NO STEEL, ALUMINUM OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY RESIDENTIAL LOT.
9. MAILBOXES:
ALL MAILBOXES SHALL BE OF A SINGULAR DESIGN FOR THE LOTS WITHIN ESTATES AT RITZ HOLLOW AMENDED, AS APPROVED BY THE ARCHITECTURAL COMMITTEE. NO MAILBOX SHALL BE ERECTED ON ANY RESIDENTIAL LOT WITHOUT THE APPROVAL OF THE DESIGN BY THE ARCHITECTURAL COMMITTEE, AND SHALL CONFORM TO A DESIGN STANDARD FOR EACH COMMUNITY. A CHARGE FOR MAILBOXES WILL BE COLLECTED BY THE OWNER/DEVELOPER AT THE CLOSING OF EACH LOT.
10. WAIVER:
THE ARCHITECTURAL COMMITTEE MAY WAIVE, IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBSECTION; PROVIDED, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF THE ARCHITECTURAL COMMITTEE.

C. NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT WITHIN THIS SUBDIVISION, NOR SHALL ANY TRASH, OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

D. EXISTING BUILDING

NO EXISTING OR ERECTED BUILDING OF ANY SORT MAY BE MOVED ONTO OR PLACED ON AN RESIDENTIAL LOT, EXCEPT FOR CONSTRUCTION OR SALES TRAILERS WHICH MAY BE INSTALLED ON A TEMPORARY BASIS ONLY.

E. DETACHED STRUCTURES PROHIBITION

NO DETACHED ACCESSORY STRUCTURE SHALL BE ALLOWED UPON ANY LOT WITHIN THE DEVELOPMENT.

F. VEHICLE STORAGE AND PARKING

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE AND SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT.

G. ANTENNAS

NO RADIO OR TELEVISION TOWER, AERIAL OR ANTENNA SHALL BE LOCATED ON ANY RESIDENTIAL LOT. SATELLITE DISHES SHALL BE NO LARGER THAN 18" IN DIAMETER AND BE SCREENED FROM VIEW FROM THE STREET AND ADJACENT RESIDENTIAL LOTS WITHIN THE ADDITION.

H. LANDSCAPING REQUIREMENTS

THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ALL PROPOSED LANDSCAPING UPON EVERY LOT WITHIN THIS SUBDIVISION MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE AS DESCRIBED UNDER SECTION III.A HEREOF.

I. LIVESTOCK AND POULTRY PROHIBITED

NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS) OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT; PROVIDED, THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

J. FENCES AND WALLS

FENCES AND WALLS SITUATED UPON RESIDENTIAL LOTS SHALL COMPLY WITH THE FOLLOWING:

1. NO FENCING SHALL EXTEND BEYOND THE BUILDING LINE OF ANY RESIDENCE. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A RESIDENTIAL LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER.
2. ALL FENCES SHALL CONSIST ENTIRELY OF WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR SOME COMBINATION THEREOF. THE ARCHITECTURAL COMMITTEE MAY, BUT NOT BE OBLIGATED TO, GRANT AN EXCEPTION TO THIS PROVISION UPON WRITTEN REQUEST.
3. NO FENCE IN EXCESS OF SIX FEET (6') IN HEIGHT SHALL BE PERMITTED UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE IN WRITING.
4. CONCRETE CURBING SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE SUBDIVISION PERIMETER FENCING.

K. GARAGE

EACH DWELLING SHALL HAVE A GARAGE FOR AT LEAST TWO AUTOMOBILES. GLASS SHALL NOT BE PERMITTED IN GARAGE DOORS WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

L. COMMERCIAL STRUCTURES

NO BUILDING OR STRUCTURE SHALL BE PLACED, ERECTED OR USED AT ANY TIME FOR ANY BUSINESS, PROFESSIONAL, TRADE OR COMMERCIAL PURPOSE ON ANY PORTION OF ANY RESIDENTIAL LOT; PROVIDED, HOWEVER, THAT OWNER, AS THE DEVELOPER OF THE SUBDIVISION MAY MAINTAIN A SALES OFFICE IN THE SUBDIVISION FOR THE SALE OF THE SUBDIVISION LOTS AND BUILDING CONTRACTORS MAY MAINTAIN SALES OFFICES, CONSTRUCTION TRAILERS, AND MODEL HOMES IN THE SUBDIVISION FOR THE CONSTRUCTION, SALE AND DISPLAY OF HOMES LOCATED, OR TO BE LOCATED, IN THE SUBDIVISION SUBJECT TO THE CITY OF JENKS ZONING CODE REQUIREMENTS.

M. TRASH RECEPTACLES

TRASH RECEPTACLES CANNOT BE LEFT CURBSIDE FOR MORE THAN A 24 HOUR PERIOD OF TIME. ALL TRASH RECEPTACLES SHALL BE KEPT INSIDE OF A GARAGE OR SCREENED FROM VIEW FROM ALL STREETS WITHIN THE SUBDIVISION.

N. BUILDING REQUIREMENTS AND AMENDMENTS

ANY MODIFICATIONS OR AMENDMENTS TO THE BUILDING AND/OR ARCHITECTURAL REQUIREMENTS LISTED UNDER THIS SECTION (SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS) SHALL ONLY BE ALLOWED WITH ARCHITECTURAL COMMITTEE APPROVAL AS DESCRIBED UNDER SECTION III.A HEREOF.

O. SWIMMING POOLS

NO SWIMMING POOL SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE OR REAR YARD LOT LINE. WHERE SIDE YARD AND REAR YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. ABOVE-GROUND SWIMMING POOLS ARE PROHIBITED.

P. CLOTHESLINES

CLOTHES LINES OR OTHER OUTDOOR CLOTHES DRYING APPURTENANCES ARE PROHIBITED.

SECTION IV. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

A HOMEOWNERS' ASSOCIATION, KNOWN AS 'ESTATES AT RITZ HOLLOW AMENDED ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE PRIVATE STREETS AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF ESTATES AT RITZ HOLLOW AMENDED ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' 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 HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ESTATES AT RITZ HOLLOW AMENDED AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT

LOT WITHIN THE OVERALL ESTATES AT RITZ HOLLOW AMENDED DEVELOPMENT COMMUNITY 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 ESTATES AT RITZ HOLLOW AMENDED HOMEOWNERS' 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 V. 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 ESTATES AT RITZ HOLLOW AMENDED 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 ESTATES AT RITZ HOLLOW AMENDED SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' 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 HOMEOWNERS 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 BREACH 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 OWNERSHIP IN ESTATES AT RITZ HOLLOW AMENDED 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 IV. HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERS WITHIN THAT NEIGHBORHOOD COMMUNITY THAT DESIRES THE CHANGE. 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: THE BRUMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 26TH DAY OF JANUARY, 2023.

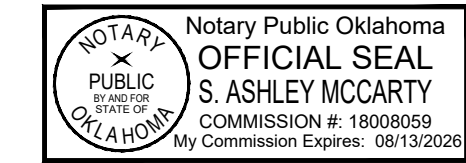
THE BRUMBLE GROUP, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
DANNY BRUMBLE, 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 DANNY BRUMBLE TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS 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



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 "ESTATES AT RITZ HOLLOW AMENDED", 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

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 ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS 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.

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



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	June 22, 2023
Case Number	JL 23-282 Aquarium Campus
Request	Lot Split City of Jenks Aquarium Campus
Location	South of E Aquarium Place and north of E. 101 st St. S
Applicant	City of Jenks

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ Lot Split Exhibits

Preparer

City Staff

Background Information

STAFF COMMENTARY | This lot split request is on behalf of High 5 Entertainment. Originally, they had the western boundary drawn further east, but this was changed after comments from the Technical Advisory Committee. There are no concerns from TAC about the current lot split, but there were additional comments regarding building setbacks.

PLANNING DATA

Request	Lot split City of Jenks owned property on the Aquarium
Campus Plat	
Zoning	RTC (Riverfront Tourist Commercial)
Intended Use	Entertainment
ACCT_NUM	60804831950360
OWNER	CITY OF JENKS AND
TR_SEC	8319
	SECTION 19
	TOWNSHIP 18
	RANGE 13
LEGAL	LT 1 & PRT VAC AQUARIUM DR ADJ ON E & PRT VAC 101ST ST S ADJ ON S & PRT LT 1 BLK 2 BEG SECR THEREOF

TH NW APPROX 48.36 CRV LF 184.37 NE TO PT ON WL
VACATED AQUARIUM DR TH S ON CRV RT APPROX
30.58 S137.72 CRV RT 112.75 TO POB LESS PRT LT 1 BLK 3
BEG 61.30N SWC SW TH N348.41 CRV RT SE234 CRV RT
42.12 SW111.08 POB BLK 3

Sec. 16-8-4. Subdivision Procedures.

(C) Lot Splits. Subdivisions containing three or fewer lots defined as "lot splits" in these regulations, may be excepted by City Council from all or part of the procedural provisions applicable for Major or Minor Subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.

(1) Lot Split Review Requirements.

- ☐ Lot split application is complete.
- ☐ Lot split fees paid.
- ☐ Scaled drawing of lot split(s) provided.
- ☐ Drawing shows all existing and proposed lot lines.
- ☐ Drawing shows adjacent streets and street widths.
- ☐ Drawing shows existing access limitations.
- ☐ Drawing shows a north arrow and map scale.
- ☐ Lot dimensions and area either conform with UDO requirements of Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.
- ☐ Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).
- ☐ If the lot split results in inadequate access to utility easements, dedication of easement has been provided.
- ☐ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.

(2) Procedure.

(a) Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:

- ☐ All existing and proposed lot lines,
- ☐ All existing buildings, and
- ☐ All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,
- ☐ A north arrow, and map scale.

- (b) City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.
- (3) Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:
- (a) Lot Characteristics.
- ☐ Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment.
 - ☐ Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.
- (b) Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.
- (c) Access and Streets.
- ☐ Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.
 - ☐ The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.
 - ☐ Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.

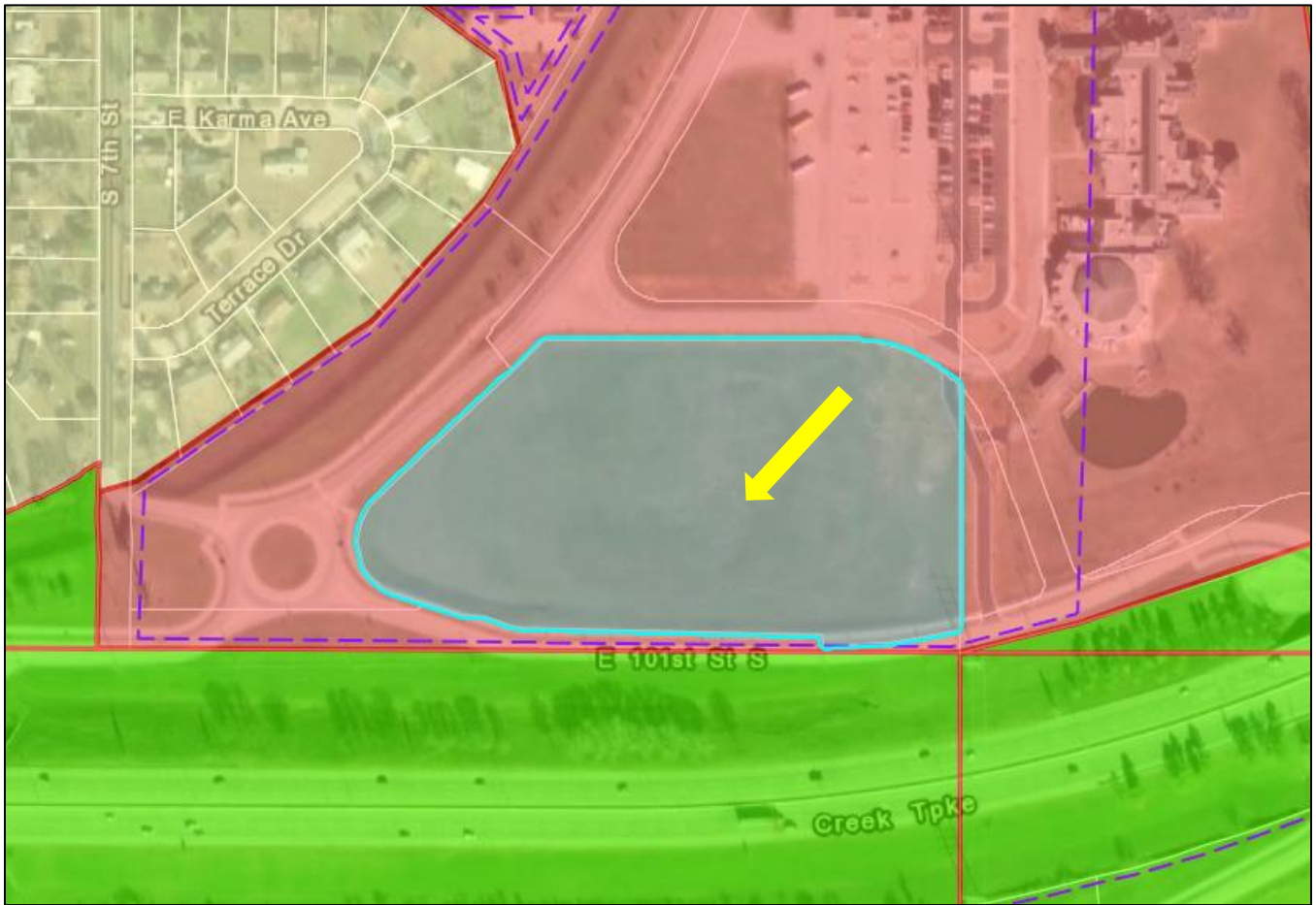


Figure 1: Zoning map of the parcel in question

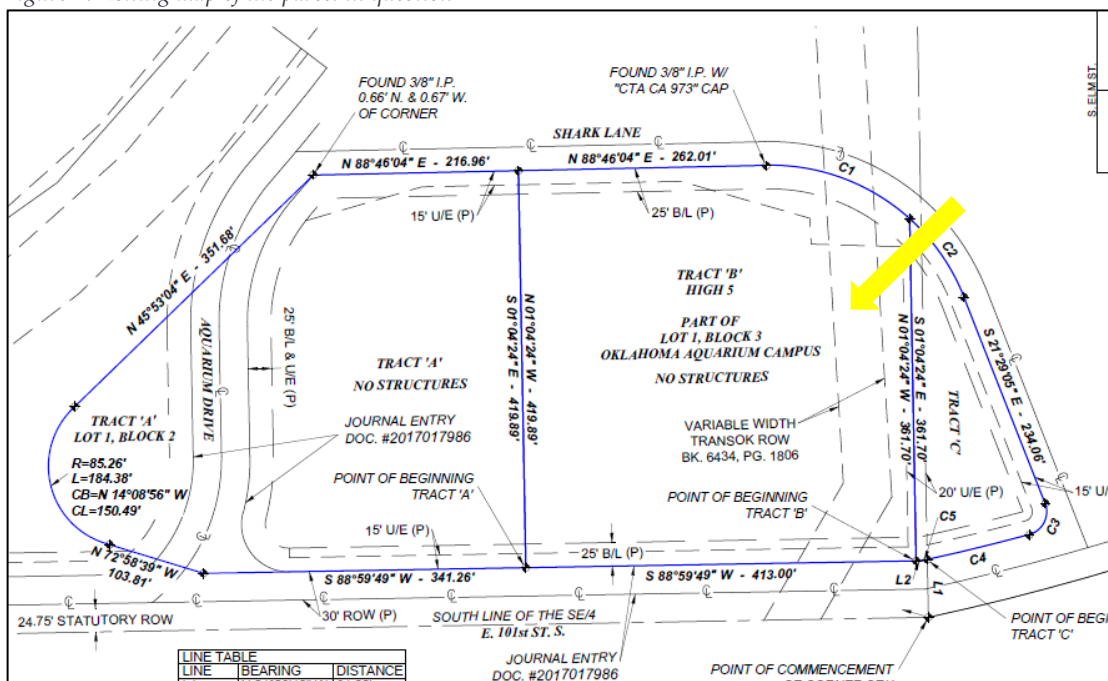
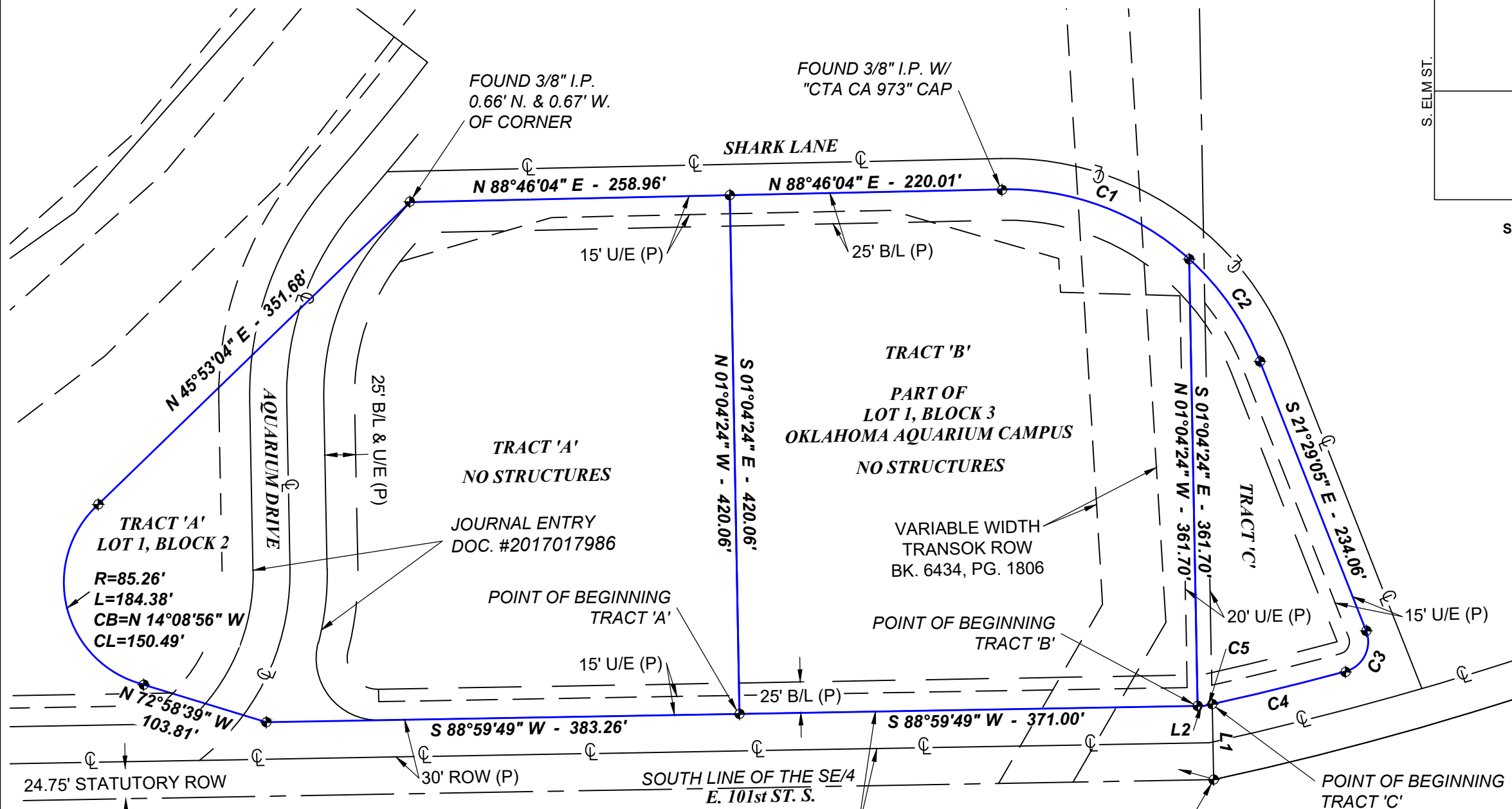


Figure 2: Requested Split

Evaluation | The lot split request is made by the City of Jenks. The City has no objections to the change noting both the new lots will be legally conforming. Staff has received 2 comments (as of time of writing this report) from TAC, both from AEP. They have a transmission line near the western boundary of the lot, and any buildings/permanent structures will need to be at least 50' from the center of their 138kV transmission line. Any vegetation within the easement would also need to comply with the height restrictions. AEP does not object to the split as long as their easement is not violated.

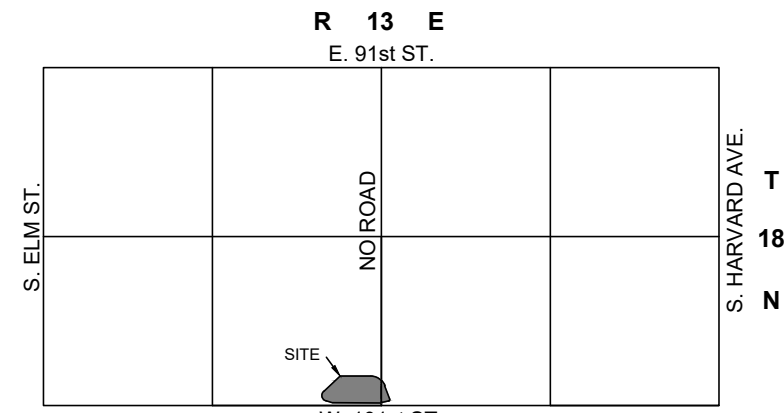
Recommendation | *Staff and TAC recommend approval of JL 22-375 with the following conditions:*

1. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.
3. Adhere to all environmental considerations from Local, State and Federal entities.

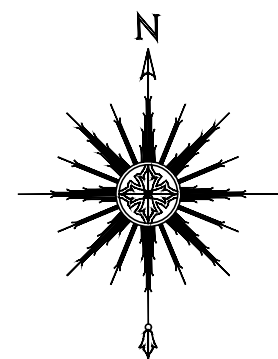


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°03'12" W	61.20'
L2	S 88°59'49" W	5.95'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	220.00'	166.19'	S 69°35'27" E	162.27'
C2	220.00'	101.62'	S 34°43'02" E	100.72'
C3	25.00'	42.12'	S 26°46'35" W	37.31'
C4	2614.67'	110.85'	S 76°15'25" W	110.84'
C5	2614.67'	6.03'	S 77°32'15" W	6.03'



SECTION 19 SECTION 20
LOCATION MAP
SCALE: 1"=3000'



SCALE: 1" = 100'
0 50 100 200

LOT LINE ADJUSTMENT

PART OF BLOCKS 2 & 3, OKLAHOMA AQUARIUM CAMPUS
PARCEL ID: 60804-83-19-50360, JENKS, TULSA COUNTY, OKLAHOMA 74037

SURVEY: DCH	DATE: 04.20.2023	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 04.20.2023	
APPROVED: PLS	DATE: 04.24.2023	
SHEET 1 OF 3	PROJ. NO. 23053	

SURVEYOR'S NOTES

PREPARED FOR: CITY OF JENKS

c/o CHRIS CLOYDE

PHYSICAL ADDRESS: PARCEL ID: 60804-83-19-50360, JENKS, TULSA COUNTY, OKLAHOMA 74037

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

EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

TRACT 'A' GROSS LAND AREA: 185,124.1 SQ. FEET OR 4.25 ACRES.

TRACT 'B' GROSS LAND AREA: 153,287.6 SQ. FEET OR 3.52 ACRES.

TRACT 'C' GROSS LAND AREA: 30,045.7 SQ. FEET OR 0.69 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0364L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN SHADED ZONE X (AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: APRIL 20, 2023.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 24th DAY OF APRIL, 2023.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

PART OF BLOCKS 2 & 3, OKLAHOMA AQUARIUM CAMPUS
PARCEL ID: 60804-83-19-50360, JENKS, TULSA COUNTY, OKLAHOMA 74037

SURVEY: DCH	DATE: 04.20.2023	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 04.20.2023	
APPROVED: PLS	DATE: 04.24.2023	
SHEET 3 OF 3	PROJ. NO. 23053	

PARENT LEGAL DESCRIPTION - CORRECTED DECLARATION - DOCUMENT NO. 2023004409

A TRACT OF LAND SITUATE WITHIN THE PLAT OF OKLAHOMA AQUARIUM CAMPUS, ACCORDING TO THE RECORDED PLAT THEREOF AND SITUATE WITHIN THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN NORTH (18N), RANGE THIRTEEN **WEST** (CORRECTION - EAST) (R13E) OF THE INDIAN MERIDIAN (I.M.), TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4, SAME BEING A POINT MARKED BY A 5/8" IRON PIN WITH CAP STAMPED "HEARTLAND CA 4849", FOUND IN PLACE; THENCE N 01°04'30" W ALONG THE EAST LINE OF SAID SE/4 A DISTANCE OF 61.30 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 BLOCK 3 (TRACT 2), A SURVEY BY BENNETT SURVEYING, INC. ON JULY 13, 2017, SAME BEING THE POINT OF BEGINNING; THENCE ALONG SAID TRACT THE FOLLOWING SIX (6) CALLS:

1. S 88°59'43" W A DISTANCE OF 760.22 FEET; THENCE
 2. N 72°58'45" W A DISTANCE OF 103.81 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE
 3. 184.37 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 85.26 FEET, SUBTENDED BY A CHORD OF 150.49 FEET WHICH BEARS N 14°09'02" W, TO A POINT; THENCE
 4. N 45°58'36" E A DISTANCE OF 351.70 FEET; THENCE
 5. N 88°45'58" E A DISTANCE OF 478.90 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE
 6. 182.52 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 220.00 FEET, SUBTENDED BY A CHORD OF 177.33 FEET WHICH BEARS S 67°28'03" E TO A POINT ON THE EAST LINE OF SAID SW/4;
- THENCE S 01°04'30" E ALONG SAID LINE A DISTANCE OF 348.41 FEET TO A POINT THE SOUTHERLY LINE OF SAID TRACT ;
- THENCE S 76°31'19" W ALONG SAID LINE OF A DISTANCE OF 6.02 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 342,278 SQ FT OR 7.86 ACRES, MORE OR LESS.

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

LEGAL DESCRIPTION - NEW TRACT 'A' (WEST)

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK TWO (2) AND A PART OF LOT ONE (1), BLOCK THREE (3) AND A PART OF VACATED AQUARIUM DRIVE LYING ADJACENT TO AND BETWEEN LOT 1, BLOCK 2 AND LOT 1, BLOCK 3, OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 19;

THENCE NORTH 01°03'12" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 61.20 FEET TO THE SOUTH LINE OF SAID LOT 1 AND A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2614.67 FEET, AN ARC LENGTH OF 6.03 FEET, A CHORD BEARING OF SOUTH 77°32'15" WEST AND A CHORD LENGTH OF 6.03 FEET;

THENCE SOUTH 88°59'49" WEST AND CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 376.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°59'49" WEST A DISTANCE OF 383.26 FEET;

THENCE NORTH 72°58'39" WEST A DISTANCE OF 103.81 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 85.26 FEET, AN ARC LENGTH OF 184.38 FEET, A CHORD BEARING OF NORTH 14°08'56" WEST AND A CHORD LENGTH OF 150.49 FEET;

THENCE NORTH 45°53'04" EAST A DISTANCE OF 351.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 3;

THENCE NORTH 88°46'04" EAST ALONG THE NORTH LINE THEREOF 258.96 FEET;

THENCE SOUTH 01°04'24" EAST A DISTANCE OF 420.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 185,124.1 SQ. FEET OR 4.25 ACRES.

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

LEGAL DESCRIPTION - NEW TRACT 'B' (MIDDLE HIGH5)

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 19;

THENCE NORTH 01°03'12" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 61.20 FEET TO THE SOUTH LINE OF SAID LOT 1 AND A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2614.67 FEET, AN ARC LENGTH OF 6.03 FEET, A CHORD BEARING OF SOUTH 77°32'15" WEST AND A CHORD LENGTH OF 6.03 FEET;

THENCE SOUTH 88°59'49" WEST AND CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 5.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°59'49" WEST 371.00 FEET;

THENCE NORTH 01°04'24" WEST A DISTANCE OF 420.06 FEET TO THE NORTH LINE OF SAID LOT 1;

THENCE NORTH 88°46'04" EAST ALONG SAID NORTH LINE A DISTANCE OF 220.01 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 166.19 FEET, A CHORD BEARING OF SOUTH 69°35'27" EAST AND A CHORD LENGTH OF 162.27 FEET;

THENCE SOUTH 01°04'24" EAST A DISTANCE OF 361.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 153,287.6 SQ. FEET OR 3.52 ACRES.

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

LEGAL DESCRIPTION - NEW TRACT 'C' (EAST)

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), OKLAHOMA AQUARIUM CAMPUS, AN ADDITION TO THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19) AND THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 19;

THENCE NORTH 01°03'12" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 61.20 FEET TO THE SOUTH LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2614.67 FEET, AN ARC LENGTH OF 6.03 FEET, A CHORD BEARING OF SOUTH 77°32'15" WEST AND A CHORD LENGTH OF 6.03 FEET;

THENCE SOUTH 88°59'49" WEST AND CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 5.95 FEET;

THENCE NORTH 01°04'24" WEST A DISTANCE OF 361.70 FEET TO THE NORTH LINE OF SAID LOT 1 AND A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 101.62 FEET, A CHORD BEARING OF SOUTH 34°43'02" EAST AND A CHORD LENGTH OF 100.72 FEET;

THENCE SOUTH 21°29'05" EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 234.06 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.12 FEET, A CHORD BEARING OF SOUTH 26°46'35" WEST AND A CHORD LENGTH OF 37.31 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2614.67 FEET, AN ARC LENGTH OF 110.85 FEET, A CHORD BEARING OF SOUTH 76°15'25" WEST AND A CHORD LENGTH OF 110.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,045.7 SQ. FEET OR 0.69 ACRES.

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

LOT LINE ADJUSTMENT

PART OF BLOCKS 2 & 3, OKLAHOMA AQUARIUM CAMPUS
PARCEL ID: 60804-83-19-50360, JENKS, TULSA COUNTY, OKLAHOMA 74037

SURVEY: DCH	DATE: 04.20.2023	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 04.20.2023	
APPROVED: PLS	DATE: 04.24.2023	
SHEET 2 OF 3	PROJ. NO. 23053	

To	Planning Commission
Hearing Date	June 22, 2023
Case Number	South County Crossing Final Plat
Request	<i>Amendment to Final Plat Deed of Dedication (DOD)</i>
Location	North of 121 st between Elwood and Elm

Staff Report

Preparer | Marcaé Hilton

Attachments
Amendment Document

Preparer
Kevin Jordan

Background Information

DOD SUMMARY:

- a. SECTION I. EASEMENTS AND UTILITIES, subsection J. MUTUAL ACCESS EASEMENT, is amended by numbering the first paragraph “1” and by adding the following after paragraph 1:

2. Roads, curbs, sidewalks and other improvements constructed within the Mutual Access Easements shall be in accordance with standards and specifications approved by the City of Jenks, Oklahoma.

3. Roads, curbs, sidewalks, landscaping and other improvements (excluding Lot owner fencing and gates) within Mutual Access Easements shall be maintained and repaired by the Property Owners’ Association including repair of appurtenances. The Property Owners’ Association shall provide routine and customary maintenance of roads, curbs, sidewalks, landscaping and other improvements within the Mutual Access Easements which shall be in accordance with the following standards:

Potholes and other damage to roads, curbs and sidewalks shall be repaired.

Mutual Access Easements shall be kept free of litter.

Landscaping vegetation shall be trimmed and grass shall be mowed during the growing season at intervals not exceeding 4 weeks.

- b. SECTION III. PROPERTY OWNERS’ ASSOCIATION, is amended as follows:

At the end of subsection A. FORMATION, the phrase, “, the Mutual Access Easements and other stormwater detention and drainage easements and improvements created for the benefit of the Subdivision” shall be added.

Subsection C. ASSESSMENT, shall be deleted in its entirety and replaced with the following:

Each record Owner of Lot 5 North, Lot 5 South, Lot 6 North and Lot 6 South shall be subject to assessment by the Property Owners’ Association for the purposes of improvement, repair and maintenance of the Reserve Area “A”. Each record Owner of Lot 1 and/or Lot 2 shall be subject to assessment by the Property Owner’s Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 1 and/or Lot 2. Each record Owner of Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South shall be subject to assessment by the Property Owner’s Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South. Each record Owner of a Lot served by a Mutual Access Easement shall be subject to assessment by the Property Owners’ Association for the improvement, repair and maintenance of the Mutual Access Easement(s) that provide(s) access to their Lot. The assessments provided for herein on each record Owner of a Lot shall be proportional to the area of each Lot as a percentage of the combined total area of all Lots that bear responsibility for the assessments as set forth herein. A lien for non-payment of assessments can be foreclosed by the Property Owners’ Association and/or the City of Jenks, Oklahoma.

ZONING REQUEST: Private, legal, binding amendment to the Deed of Dedication for the explicit terms of Section I. Easements and Utilities and Section III. Property Owners Association

PREVIOUS APPROVALS:

JZ 22 PUD 112 MI3 (Minor Amendment No. 03) | South County Crossing | Approved by Planning Commission, December 08, 2022, *“To allow for the sale of sundries within a prescription pharmacy.”*

JZ 22 PUD 112 MI2 (Minor Amendment No. 02) | South County Crossing | Approved by City Council, March 22, 2022. *“To allow for an exception to the required exterior masonry building materials for Lots 3, 4, 5, & 6 by allowing architectural metal and stucco as exterior materials in addition to Masonry”*

JZ 21 PUD 112 MI1 (Minor Amendment No. 01) | South County Crossing | Approved by City Council-February 16, 2021.

- *Approval of exception to required exterior materials*
- *Lot 3, Block One | 40,000 square foot warehouse*
- *Warehouse building is setback more than 100 yards*
- *Per the engineering site plan calculations, it meets the 300-foot setback condition allowing for the 4 ft. high masonry wainscot requirement to be waived*
- *Approved architectural metals to create a sustainable modern look*

PUD 112| STAFF COMMENTARY

Lots 3-6 of Block One of South County Crossing is abutted by a Single-family residential development to the north and east, Fire Station Number 2 to the west, and a large parcel zoned (IM) Industrial Moderate to the south across 121st Street. West of the Fire Station is an area that was approved for mini storage in April 2017. The proposed development was and is “consistent” with the Comprehensive Plan, but to be compatible with immediate surrounding properties, separation buffers were added. The residential properties to the north are separated by the large reserve and drainage channel in the residential subdivision. In addition, the proposed detention pond on this site separates the eastern two buildings from the property to the north. All the buildings on Lots 1 and 6 are limited to 20 feet high at the eave. There is an 8-foot high privacy fence and heavy tree planting requirement along the eastern property line to protect the single-family dwellings.

Public Comment None | Minor Amendments are not advertised

General Location North of 121st and West of Elm

Zoning PUD 112 & IM (Industrial Medium) | Ordinance No. 1461

Minor Amendment No. 1 | Approved metal on Lot (3) Three, Block (1) One

Minor Amendment No. 2 | Approved an exception to the required exterior masonry building materials by allowing architectural metal and stucco as exterior materials in addition to Masonry.

- Masonry, *Stucco and/or Architectural Metal* Covering 100% up to 20 feet on all south facing walls
- Masonry, *Stucco, and/or Architectural Metal* Covering 100% up to 20 feet on west face of westmost buildings
- 4 feet high masonry, *Stucco, and/or Architectural Metal* wainscoting on remaining walls within 300 feet of the centerline of 121st Street

Minor Amendment No. 3 | Approved a Drug Store and allow for the sale of sundries on Lot 6

Use Industrial Development | No Change | Office & Warehousing

Use Units | 1, 4, 10, 11, 15, 17, 21, 22, 24

Approved Language: “*Use Unit 11 - Prescription pharmacy and providing that sundries or other merchandise may be sold or offered for sale.*”

Excluded Uses:

- UU4 pressure station, shelter water storage facility, temporary open aired facilities
- UU16 | gasoline stations
- UU 21 | billboards

Building Materials: (*Requested to be amended to add Stucco and Metal*)

- *Masonry Covering 100% up to 20 feet on all south facing walls*
- *Masonry Covering 100% up to 20 feet on west face of westmost buildings*

- 4 feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121st Street
- Awnings, canopies, overhangs office area only encouraged

Screening:

- HVAC out of view
- Materials solid waste collection and loading areas wooden fence with doors
- Perimeter Fence | Wooden 6 feet tall

Lighting:

- Oriented to minimize light leaving development
- Control light pattern leaving site at boundary of development
- Photometric study required | 0.00 foot candles at property line
- All lights face down and away

Parking:

- Area B-Lots 3 and 4 | shared parking
- Owner to submit parking info with each building permit and maintain ongoing count of spaces vs. uses
- Uses may share parking via shared parking analysis
- Off street parking and loading are specified in PUD document

See PUD 112 for additional details

Plat

South County Crossing | Plat No. 6849 | 04.23.19

STR

Section: 36, Township: 18N, Range: 12E

Lot Splits(s)

JL 21-362 | Lot 3 Block 1, Approved CC, November 23, 2021

JL 22-371 | Lot 6, Block 1 | Approved CC, July 07, 2022

JL 22-380 | Lot 4 & 5, Block 1 | Approved PC, March 23, 2023

Comprehensive Plan

Local Commercial

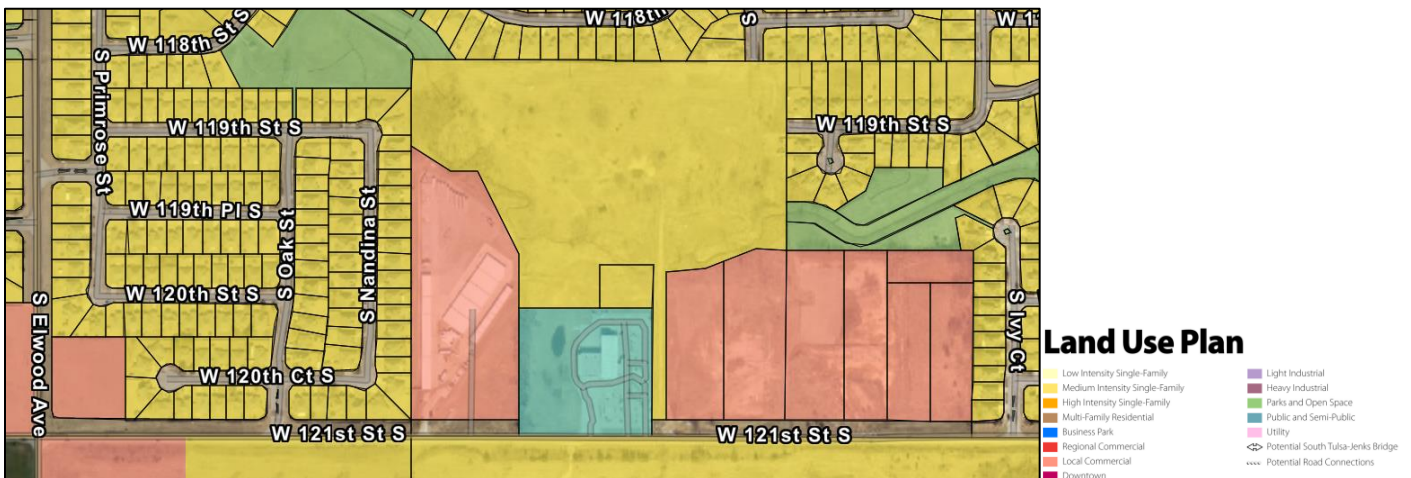


Figure 1: Comprehensive Plan

Zoning

North | Industrial PUD 112

East | PUD 112, (RS-2) Single-family Residential | South Creek

South | PUD 135 | Mix of Residential Uses

West | AG | City of Jenks Fire Station | “Ewing Perryman” & PUD 132 (OM, CG, AG) & PUD 12 (RS-2) Single-family Residential | South Creek

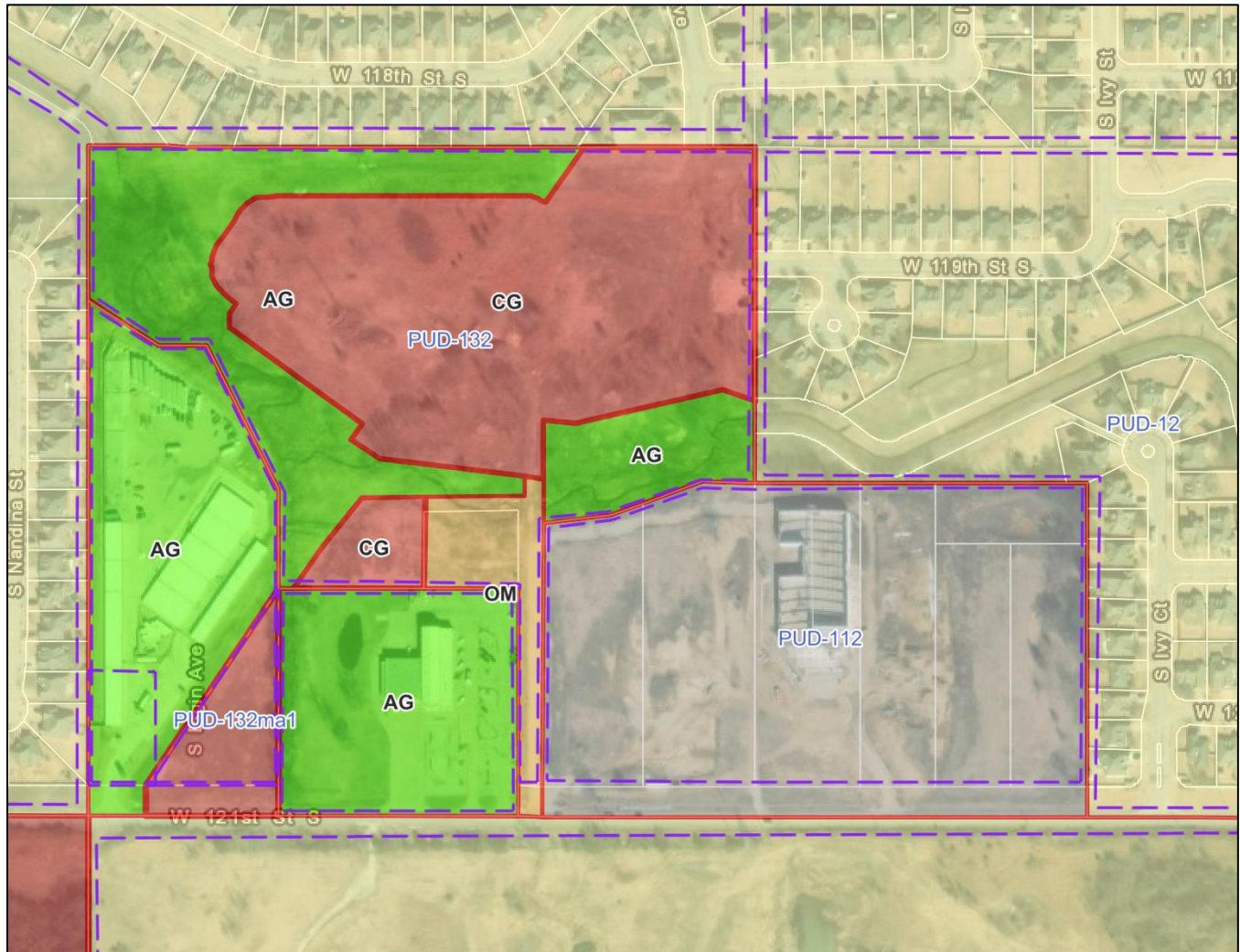


Figure 2: Zoning Map | INCOG

Staff Evaluation & Recommendation

Evaluation | Approval of the Deed of Dedication changes does not waive any other lot or PUD 112 requirements.

RECOMMENDATION | *Staff recommends approval of the changes to the Deed of Dedication.*

**FIRST AMENDMENT TO THE SOUTH COUNTY CROSSING (P.U.D. 112)
DEED OF DEDICATION**

This First Amendment to the South County Crossing Deed of Dedication (“First Amendment”) is made this ____ day of June 2023, by and among Black Gold at 121st, LLC, an Oklahoma limited liability company, (hereinafter referred to as the “Developer”); Jordan Portfolio Partners, LLC, an Oklahoma limited liability company; Martin Commercial Properties, LLC, an Oklahoma limited liability company; Curtin Drug, Inc., an Oklahoma corporation; and Flintco, LLC, an Oklahoma limited liability company (all parties hereto shall be referred to collectively as “Current Owners”).

RECITALS

- A. WHEREAS, Developer formed South County Crossing, P.U.D. 112, a Subdivision in the City of Jenks, Tulsa County, State of Oklahoma, as more particularly set forth in Plat No. 6849 and Deed of Dedication dated April 1, 2019 and filed of record on April 23, 2019, a copy of which is attached hereto as Exhibit A (“South County Crossing”);
- B. WHEREAS, Current Owners are all the current owners of record of all Lots making up South County Crossing, with Lot ownership as follows:
- (1) Lot 1: Black Gold at 121st, LLC;
 - (2) Lot 2: Black Gold at 121st, LLC;
 - (3) Lot 3 South: Black Gold at 121st, LLC and Jordan Portfolio Partners, LLC;
 - (4) Lot 3 North: Flintco, LLC;
 - (5) Lot 4 South: Black Gold at 121st, LLC and Martin Commercial Properties, LLC;
 - (6) Lot 4 North: Flintco, LLC;
 - (7) Lot 5 South: Black Gold at 121st, LLC and Martin Commercial Properties, LLC;
 - (8) Lot 5 North: Flintco, LLC;
 - (9) Lot 6 South: Curtin Drug, Inc; and
 - (10) Lot 6 North: Flintco, LLC; and
- C. WHEREAS, Current Owners desire to amend the South County Crossing Deed of Dedication dated April 1, 2019 as set forth herein.

DECLARATION

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the Current Owners agree and declare as follows:

1. Amendment. The South County Crossing Deed of Dedication shall be and hereby is amended as follows:

a. SECTION I. EASEMENTS AND UTILITIES, subsection J. MUTUAL ACCESS EASEMENT, is amended by numbering the first paragraph “1” and by adding the following after paragraph 1:

2. Roads, curbs, sidewalks and other improvements constructed within the Mutual Access Easements shall be in accordance with standards and specifications approved by the City of Jenks, Oklahoma.

3. Roads, curbs, sidewalks, landscaping and other improvements (excluding Lot owner fencing and gates) within Mutual Access Easements shall be maintained and repaired by the Property Owners’ Association including repair of appurtenances. The Property Owners’ Association shall provide routine and customary maintenance of roads, curbs, sidewalks, landscaping and other improvements within the Mutual Access Easements which shall be in accordance with the following standards:

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Mutual Access Easements shall be kept free of litter.

Landscaping vegetation shall be trimmed and grass shall be mowed during the growing season at intervals not exceeding 4 weeks.

b. SECTION III. PROPERTY OWNERS’ ASSOCIATION, is amended as follows:

At the end of subsection A. FORMATION, the phrase, “, the Mutual Access Easements and other stormwater detention and drainage easements and improvements created for the benefit of the Subdivision” shall be added.

Subsection C. ASSESSMENT, shall be deleted in its entirety and replaced with the following:

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Property Owner's Association for the purposes of improvement, repair and maintenance of stormwater detention and drainage facilities and improvements that affect or serve Lot 3 North, Lot 3 South, Lot 4 North and/or Lot 4 South. Each record Owner of a Lot served by a Mutual Access Easement shall be subject to assessment by the Property Owners' Association for the improvement, repair and maintenance of the Mutual Access Easement(s) that provide(s) access to their Lot. The assessments provided for herein on each record Owner of a Lot shall be proportional to the area of each Lot as a percentage of the combined total area of all Lots that bear responsibility for the assessments as set forth herein. A lien for non-payment of assessments can be foreclosed by the Property Owners' Association and/or the City of Jenks, Oklahoma.

2. No Other Amendments. Other than the amendments set forth in this First Amendment, there are no other amendments of modifications to the South County Crossing Deed of Dedication.
3. Enforcement. The declarations and restrictions set forth in this First Amendment are covenants to run with the land and shall be binding upon the owners, their successors and assigns.
4. Severability. If any provision of this First Amendment is held to be invalid or unenforceable by any court of competent jurisdiction, the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions.
5. Governing Law. This First Amendment shall be governed and construed in accordance with the laws of the State of Oklahoma.

[signature page to follow]

IN WITNESS WHEREOF, the Current Owners have executed this First Amendment effective as of the dates set forth above.

Black Gold at 121st, LLC

Curtin Drug, Inc

By: _____
Kevin Jordan, Manager

By: _____
Nick Curtin, President

Jordan Portfolio Partners, LLC

Martin Commercial Properties, LLC

By: _____
Kevin Jordan, Manager

By: _____
Dean Martin, Manager

Flintco, LLC

By: _____
David Kollmann
President, Central Region

State of Oklahoma)
)
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 his name to the foregoing instrument on behalf of Black Gold 121st, LLC, and acknowledged to me, as its manager, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma limited liability company, for the uses and purposes therein set forth.

_____ (printed name)

My commission expires:

State of Oklahoma)
)
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 his name to the foregoing instrument on behalf of Jordan Portfolio Partners, LLC, and acknowledged to me, as its manager, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma limited liability company, for the uses and purposes therein set forth.

_____ (printed name)

My commission expires:

State of Oklahoma)
)
County of Tulsa)

Before me, a notary public in and for said state and county, on this _____ day of _____ 2023, personally appeared Dean Martin to me known to be the identical person who subscribed his name to the foregoing instrument on behalf of Martin Commercial Properties, LLC, and acknowledged to me, as its manager, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma limited liability company, for the uses and purposes therein set forth.

_____ (printed name)

My commission expires:

State of Oklahoma)
)
County of Tulsa)

Before me, a notary public in and for said state and county, on this _____ day of _____ 2023, personally appeared Nick Curtin to me known to be the identical person who subscribed his name to the foregoing instrument on behalf of Curtin Drug, Inc., and acknowledged to me, as its President, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma corporation, for the uses and purposes therein set forth.

_____ (printed name)

My commission expires:

State of Oklahoma)
)
County of Tulsa)

Before me, a notary public in and for said state and county, on this _____ day of _____ 2023, personally appeared David Kollmann to me known to be the identical person who subscribed his name to the foregoing instrument on behalf of Flintco, LLC, and acknowledged to me, as its President, Central Region, that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the said Oklahoma limited liability company, for the uses and purposes therein set forth.

_____ (printed name)

My commission expires:

To	Planning Commission
Hearing Date	June 22, 2023
Case Number	JZ 23-686
Request	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

PC May 18, 2023 | The primary concern during the hearing was the depth of the lot as related to future commercial development. The applicant was not present but had communicated to staff their desire to rezone the entire lot. David Randolph recused himself due to a conflict of interest on this item. He left at 6:25 p.m. Planning Director Marcaé Hilton introduced Item 3 and answered questions. Three individuals from the public spoke on the item. Staff had also received a few emails expressing similar concerns. John Brown made a motion to continue the request to the next planning meeting, with a desire to get more information from the applicant. Amy Bors seconded the motion. Motion carried 5-0-1 Jeff Beyer was not in attendance.

In the beginning, 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, the applicants decided that it would be better to rezone the entire parcel. 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. The property owners to the north rezoned to CS (Commercial Shopping) for 500 feet west from Union. The property to the south rezoned approximately 300 feet west from Union.

Since the hearing Mr. and Mrs. Harrison have changed their request to include only the front 300 feet. This keeps their personal residence out of the rezoning and from being a legal nonconforming use, and should alleviate the neighbors concerns.

PLANNING DATA

Public Comment	No new comments have been provided from the public.
General Location	9300 S Union Ave
Proposed Uses	Commercial Shopping
Current Zoning	AG (Agriculture)
Comp Plan	Regional Commercial
Zoning Request	CS (Commercial Shopping)
Plat	Unplatted
Parcel ID	98222-82-22-07010
Gross Acres	7.5
Gross SF	326,700

Staff Evaluation & Recommendation

EVALUATION: Staff believes the rezoning of approximately 300 feet from Union 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*

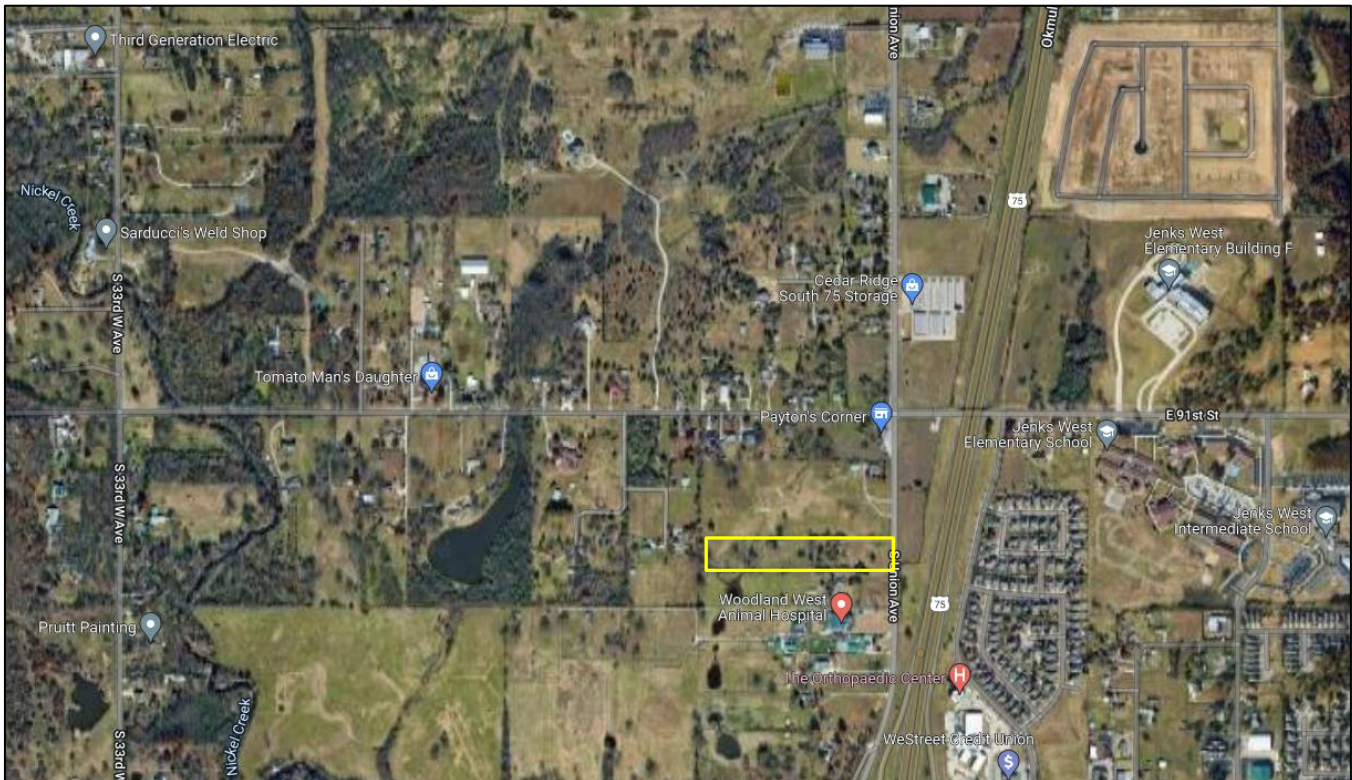


Figure 1: Google Map

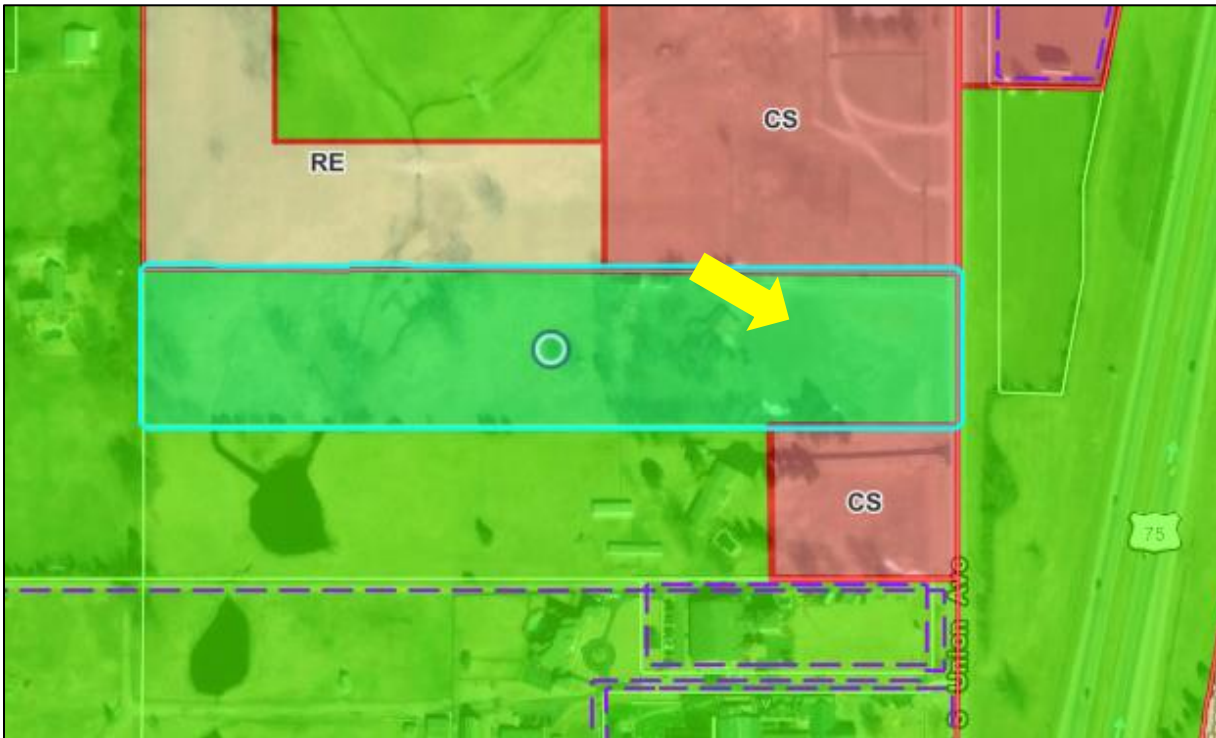


Figure 2: Zoning Map

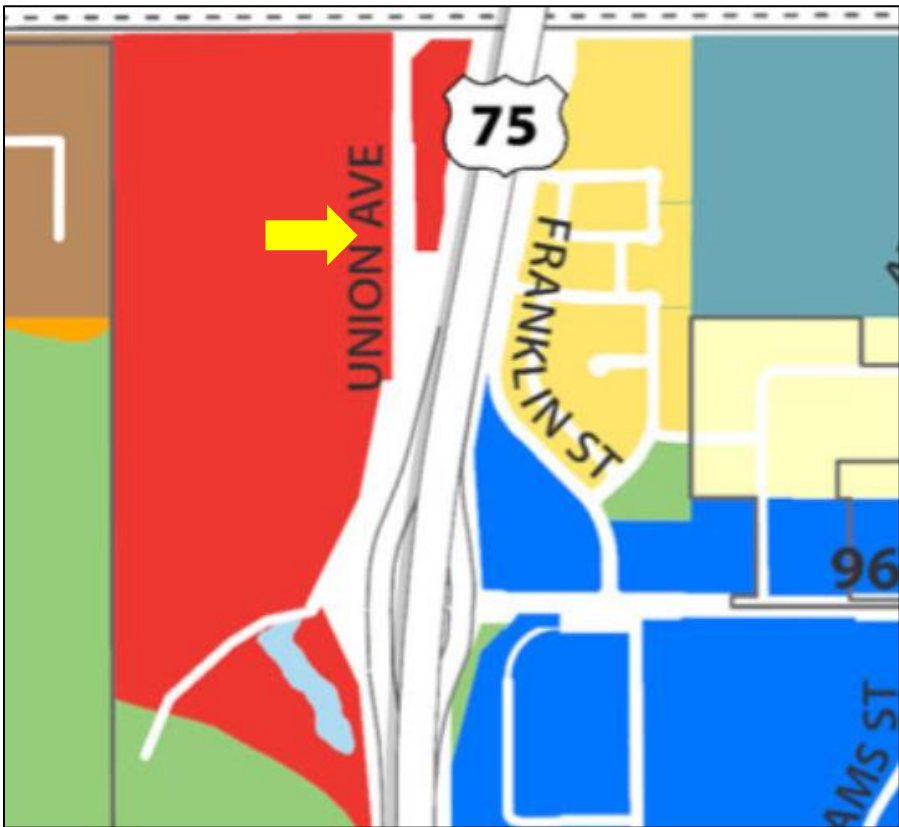
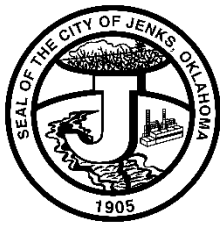


Figure 3: Comprehensive Plan Map

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

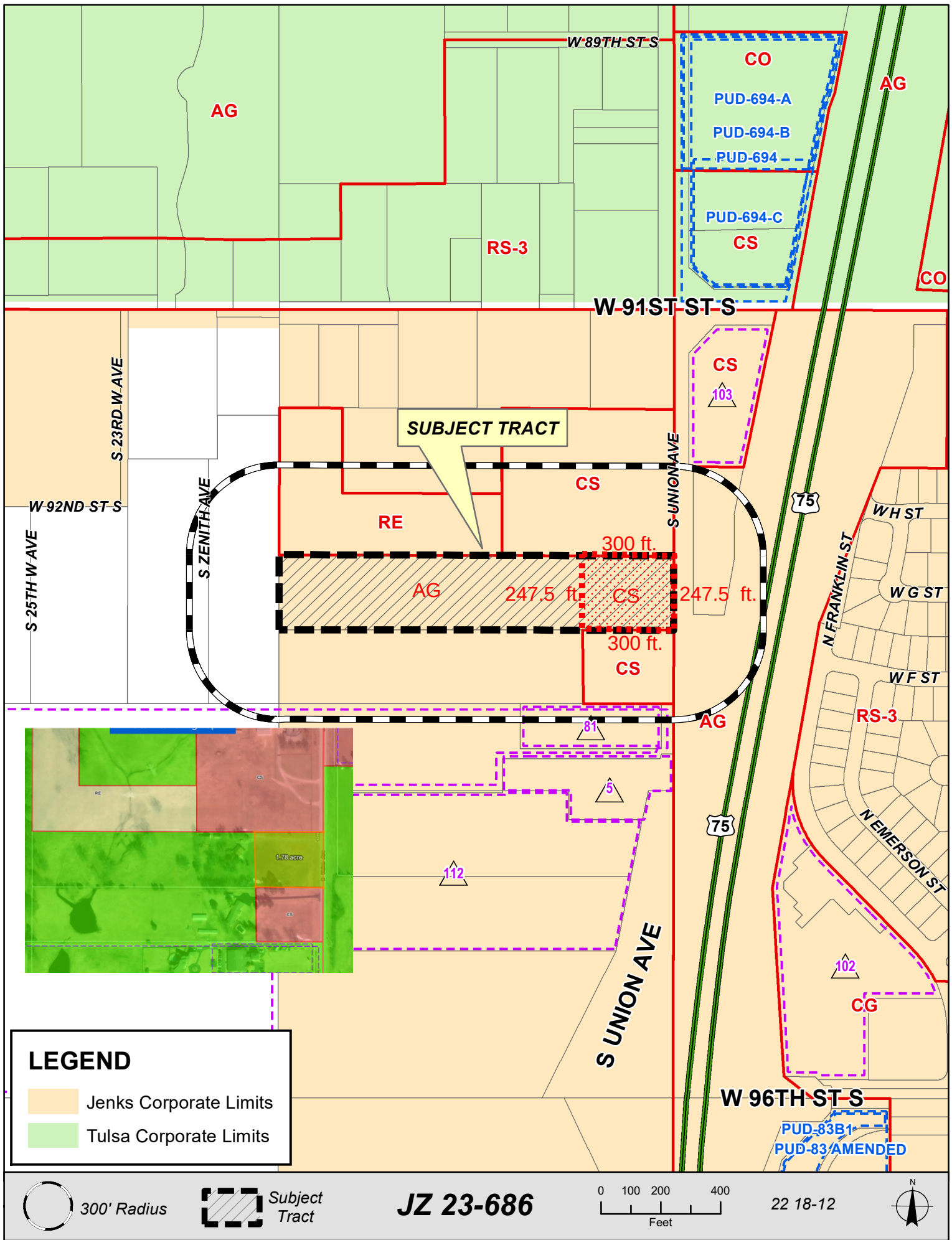
Hearing Date: 18 May 2023 at 6 p.m.

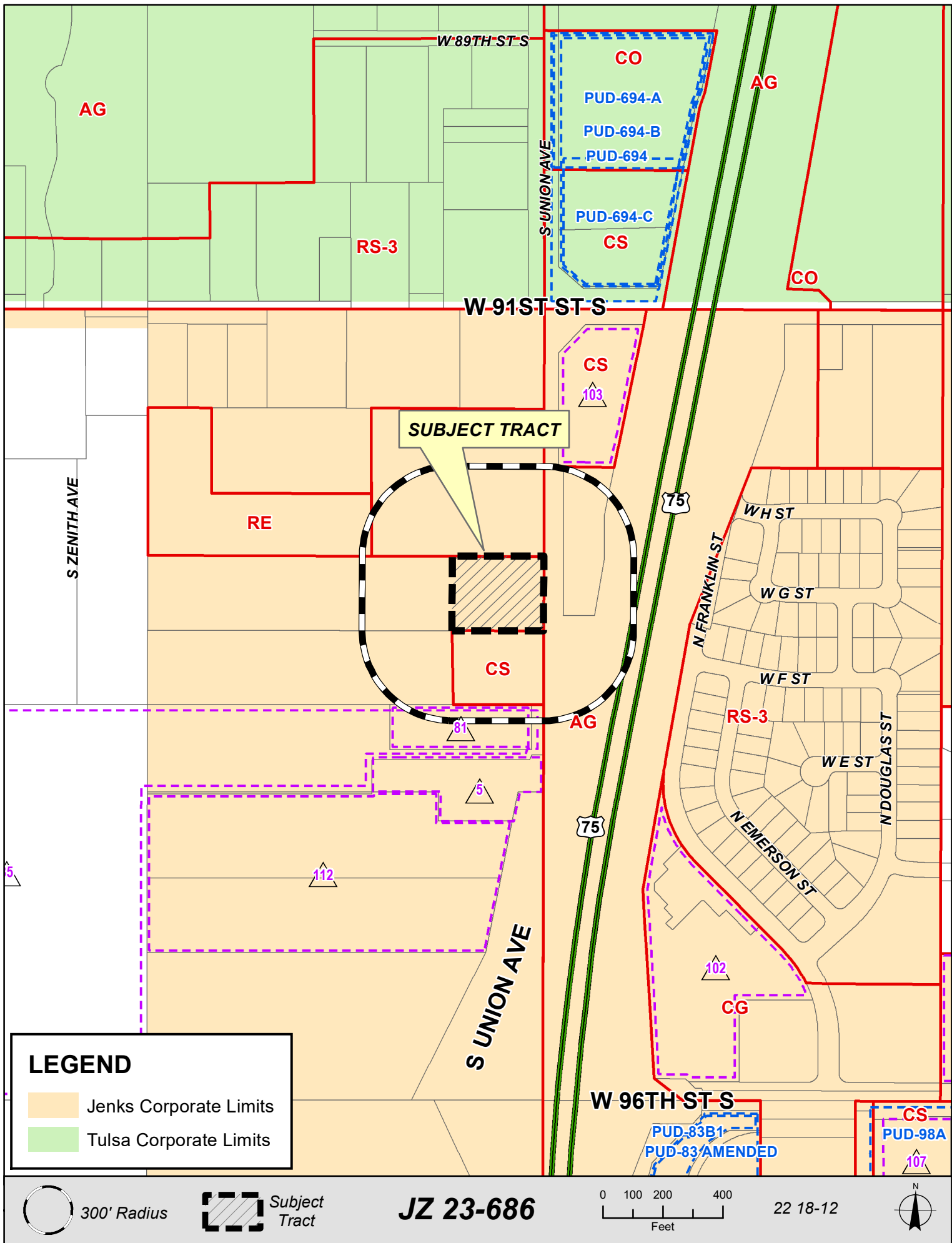
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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, Secretary
Jenks Planning Commission





Jenks | PC Staff Report



To	Planning Commission
Hearing Date	June 22, 2023
Case	JZ 23 PUD 142 No Change in Zoning
Request	<i>Approval of Planned Unit Development General Entertainment, Outdoor</i>
Location	East of Elm and south of Polecat Creek

Staff Report	Preparer Marcaé Hilton
Attachments PUD Documents	Preparer Eller and Detrich, P.C.

Background Information

STAFF COMMENTARY | PUD No. 142 is a well-organized, cohesive project that integrates and permits the specific uses related to a baseball facility in a park like setting within a connected, aesthetically pleasing, and unified development.

The purpose of the PUD is to establish a regulatory framework for the development of The Fields at Elm Creek Park including the creation of a gathering space that preserves existing trees and enhances the natural features to create a transitional area between the high intensity River District use adjacent the Tulsa Premium Outlet Mall and the residential area across South Elm Place to the west. PUD No. 142 establishes substantial setback, buffering, landscaping and design details, including walking trails and nature trails, to ensure the integration of The Fields at Elm Creek Park into the surrounding area. Special emphasis has been applied to buffering along the south and west boundary lines and incorporating park-like uses within the Project.

PUBLIC COMMENT	Staff has provided the emails received from citizens since this item was advertised.
ACCT_NUM	98330833024440
ACCT_NUM	98330833040740
ACCT_NUM	98330833028940 (part of this parcel)
CURRENT LAND USE DESIGNATION:	Parks and Open Space
REQUESTED LAND USE:	Outdoor General Entertainment (recreation)
ZONING:	AG (Agriculture)
PROTECTED AREAS-NOT TOUCHED:	Mitigation No. 1, Mitigation No. 2
PLANNED USES:	Baseball fields accessory uses
PROJECT DETAILS (FROM DEVELOPER):	Estimated green space: 63 of 118 Acres. Roughly 52 % of total area will be Green Space

GENERAL LOCATION:	East of Elm North and South of 106 th Street		
STR:	Section: 30, Township: 18N, Range: 13E		
GROSS ACRES:	118.89+-		
PLAT:	Unplatted, platting required.		
CURRENT ZONING:	AG (Agriculture) No Change Requested		
LANDSCAPING:	50% of total net area of project not including ball fields shall be improved and maintained with landscaping and preserved as existing open space.		
PARKING:	600 Spaces provided		
EXCEPTIONS TO UDO:	Lighting	UDO 37 feet	PUD 60 feet or less
	Hours of Operation		
	DAY OF WEEK	UDO	PUD
SIGNAGE:	Monday-Thursday	7 am -9 pm	7 am -10 pm
	Friday-Saturday	7 am – 11 pm	No Change
	All sign types excluding Billboard Signs are permitted A formal Comprehensive Sign Plan will be submitted for approval and will allow sponsorship signage.		
SURROUNDING ZONING:	AG (Agriculture)		

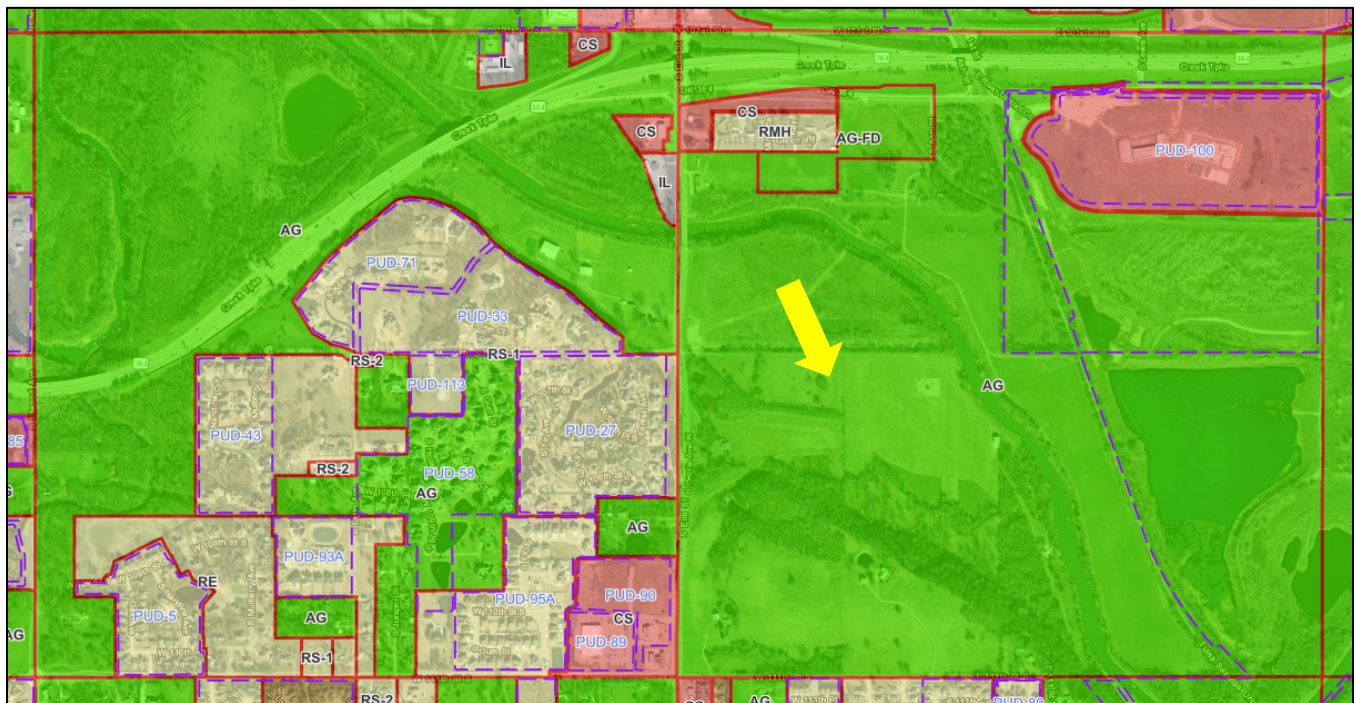


Figure 1: Zoning Map | GIS

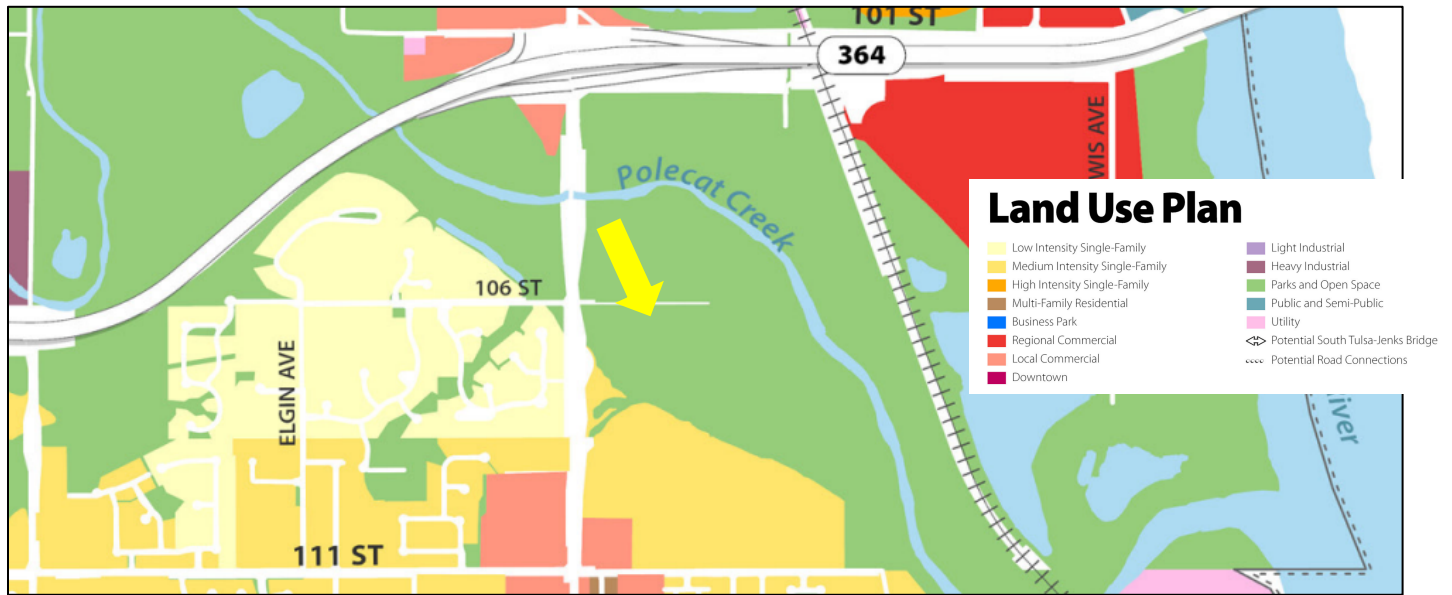


Figure 2: Current Land Use Map

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	AG	PUD 142
Lot Standards (Minimum)		
Lot Area (acres)	2.5	118
Lot Width (ft)	300	Exceeds Code
Yard Setbacks (Minimum, unless otherwise stated)		
Front (ft)	25	300
Front, maximum (ft)	n/a	n/a
Exterior Side (ft) (3)	25	200
Exterior Side, maximum (ft)	n/a	n/a
Interior Side (ft) (3)	10	Meet or exceed
Rear (ft) (3)	40	Meet of exceed
Building Standards (Maximum)		
Height (ft)	35	50
Impervious Surface Coverage	n/a	52%
Notes		
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.		

Table 16-6-3(F)(2): Application of Transition Zone Types			
Subject Lot Land Use	Adjacent Lot Land Use		
	Agricultural	Single-Family Residential	Entertainment
Agricultural	n/a	n/a	n/a
Single-Family Residential	n/a	n/a	n/a
Entertainment	n/a	C (see Table 16-6-3 (F)(3))	A

Table 16-6-3(F)(3): Transition Zone Type Specification		Type C
(a)	Minimum Zone Width (1)	15 feet
(b)	Minimum Fence/Wall Height (2)(3)	6 feet
Minimum Number of Landscape Elements per 100 Linear Feet		
(c)	Understory Tree	4

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses		
Use	Additional Regulation	AG
Agricultural Uses		AG
Commercial Agriculture		S
Passive Agriculture		P
Urban Agriculture, Indoor		S
Urban Agriculture, Outdoor		P
Residential Uses		AG
Community Group Home	16-5-2(B)	
Multifamily Building, 8 units or more	16-5-2(C)	
Multifamily Building, less than 8 units	16-5-2(C)	
Multifamily Complex	16-5-2(D)	
Re-Entry Facility		
Residential, above ground floor		

Residential Treatment Center	16-5-2(E)	
Senior Housing, dependent		
Senior Housing, independent		
Single-Family Detached		P
Transitional Living Center	16-5-2(G)	
Institutional and Utility Uses		AG
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)	S
Retail Uses		AG
Adult Uses	16-5-4(A)	
Convenience Store		
General Retail, less than 10,000 sqft	16-5-4(B)	
General Retail, 10,000 sqft—49,999 sqft	16-5-4(C)	
General Retail, 50,000 or more sqft	16-5-4(D)	
Multitenant Shopping Center	16-5-4(E)	
Pawn Shop		
Service Uses		AG
Acute Care Center		
Business Park	16-5-5(A)	
Check Cashing/Pay Day Loan Store		
Commercial Animal Boarding	16-5-5(B)	P
General Service, less than 10,000 sqft	16-5-5(C)	
General Service, 10,000—49,999 sqft	16-5-5(D)	
General Service, 50,000 sq ft or more	16-5-5(E)	
Hospital		
Medical/Dental Office		
Personal Storage Facility	16-5-5(F)	
Professional Office		

Professional Office, above ground floor		
Tattoo Parlor		
Veterinary Clinic/Animal Hospital		S
Lodging Uses		AG
Hotel		
Motel		
Short-Term Rental	16-5-6(B)	C
Eating/Drinking Uses		AG
Bar/Tavern		
Brewery/Winery/Distillery, micro		
Brewery/Winery/Distillery, tasting room		
Coffee/Tea Shop	16-5-7(A)	
Food Truck Court	16-5-7(B)	
Restaurant, delivery/carry out only		
Restaurant, fast casual		
Restaurant, sit down		
Entertainment Uses		AG
Archery/Gun Range		S
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	S
General Entertainment, indoor, 10,000 sqft — 49,999 sqft	16-5-8(B)	S
General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)	S
General Entertainment, outdoor	16-5-8(D)	S
Vehicle Related Uses		AG
Autobody Repair		
Car Wash	16-5-9(A)	
Fuel Sales	16-5-9(B)	
Gas Station With Mini-Mart		
Service Station		
Trucking Establishment	16-5-9(C)	
Vehicle Sales and Rental		

Industrial Uses		AG
Brewery/Winery/Distillery		
Laboratory		
Manufacturing, Artisan		
Manufacturing, Heavy		
Manufacturing, Light		
Mining and Mineral Processing and Oil and Gas	Municipal Code	S
Warehouse, distribution		
Warehouse, office	16-5-10(A)	
Warehouse, storage		
Medical Marijuana Uses		AG
Medical Marijuana Commercial Grower	16-5-11(A)	P
Medical Marijuana Education Facility	16-5-11(A)	S
Medical Marijuana Dispensary	16-5-11(A)	
Medical Marijuana Research Facility	16-5-11(A)	
Medical Marijuana Testing Laboratory	16-5-11(A)	
Medical Marijuana Processing Facility, Heavy	16-5-11(A)	
Medical Marijuana Processing Facility, Light	16-5-11(A)	
Accessory Uses		AG
Accessory Building	16-5-12(A)	P
Accessory Dwelling	16-5-12(B)	P
Accessory Retail	16-5-12(C)	P
Accessory Structure	16-5-12(D)	P
Donation Drop Box	16-5-12(E)	
Drive Through	16-5-12(F)	
Home Based Business	16-5-12(H)	C
Outdoor Activity/Operation, permanent	16-5-12(I)	
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)	
Outdoor Storage, permanent	16-5-12(K)	
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		AG
Carnival/Fair		T
Construction Related		T
Farmers Market		T
Flea Market		
Food Truck	16-5-13(A)	
Outdoor Dining	16-5-13(B)	T
Outdoor Activity/Operation, temporary		T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T
Outdoor Storage, temporary		
Seasonal Sales	16-5-13(E)	T

Staff Evaluation & Recommendation

EVALUATION Approving this request will allow the developer to continue to move forward having the entitlements in place on the subject property, the Planned Unit Development provides the zoning specifics.

Sec. 16-9-8. Planned Unit Development.

(A) *...The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*

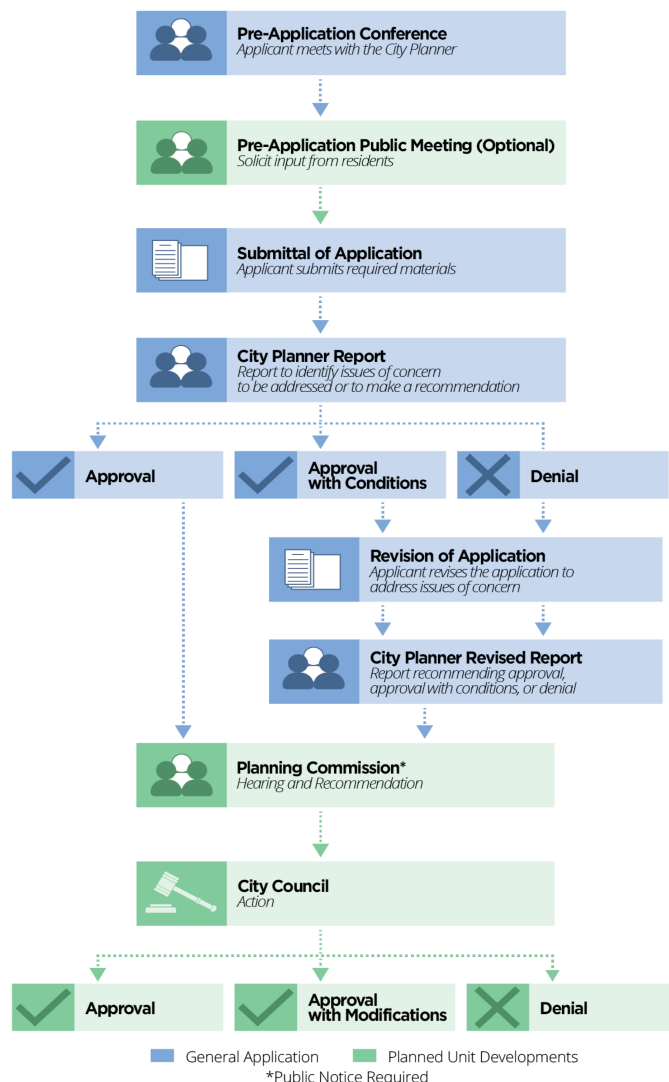
- (1) *To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
- (2) *To provide more efficient use of land,*
- (3) *To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
- (4) *To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
- (5) *To unify building and structures through design,*
- (6) *To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*

(B) *General Provisions.*

- (1) *Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
- (2) *Developments including only single-family detached residential uses, may not be approved as a Planned Unit Development.*

- (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.
 - (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.
 - (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.
- (1) Comprehensive Plan Alignment.
 - (2) Placemaking.
 - (3) Integrated Design with Identifiable Centers and Edges.
 - (4) Public Welfare.
 - (5) Compatibility with Adjacent Land Uses.
 - (6) Impact on Public Facilities and Resources.
 - (7) Archaeological, Historical or Cultural Impact.
 - (8) Drives, Parking and Circulation.

Figure 9.4: Planned Unit Development Process



RECOMMENDATION | Staff recommends approval of PUD 142, with the additional language below.

Staff recommends and the developer has agreed the following language be added to PUD 142.

NOISE:

The use of amplified music shall be restricted to the standards of the UDO as related to "hours of operation" for outdoor general entertainment except for events approved through the Special Event process. Hours of outdoor music shall be limited to:

7:00 am to 9:00 pm weekly | Sunday - Thursday,

7:00 am to 11:00 pm weekly | Friday and Saturday.

Noise levels at the sporting experience shall not have an increase of more than 75 decibels at the west property boundary, except for events approved through the Special Event process.

Noise makers such as cow bells, vuvuzelas, clappers, ratchets, blow horns and similar items are expressly prohibited.

All amplified noise must be directed away from existing residential properties.

TRAILS AND PARKS:

The trails identified in the approved site plan shall be made available to the public during operating hours.

Page 8. Right-of-way for the extension of West 106th Street shall be dedicated as a Primary Arterial Street with 120 feet, during the platting of the Project in accordance with the Jenks Subdivision Regulations. The street shall be designed with four lanes and a divided median. A turn lane shall be provided on Elm for northbound traffic.

PUD No. 142

The Fields at Elm Creek Park

Approximately 118 Acres East of the Intersection of South Elm Avenue and West 106th Street, Jenks, Oklahoma



Applicant:
Eller & Detrich, P.C.
2727 East 21st Street,
Suite 200
Tulsa, Oklahoma 74114

Consultant:
Wallace Design Collective
123 N. Martin Luther King,
Jr., Blvd.
Tulsa, Oklahoma 74103

Developer:
Oak Properties, LLC
48 East 16th Street
Tulsa, Oklahoma 74119

May 2023

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V. TOPOGRAPHY AND SOILS	9
VI. UTILITIES.....	10
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VIII. SCHEDULE OF DEVELOPMENT	11
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List of Exhibits

<u>Exhibit “A”</u>	- Aerial Photograph
<u>Exhibit “B”</u>	- Existing Zoning
<u>Exhibit “C”</u>	- Conceptual Site Plan
<u>Exhibit “D”</u>	- Conceptual Landscape Plan
<u>Exhibit “E”</u>	- Access and Circulation Plan
<u>Exhibit “F”</u>	- Existing Topography and Soils
<u>Exhibit “G”</u>	- Drainage Concept
<u>Exhibit “H”</u>	- Existing and Proposed Utilities
<u>Exhibit “I”</u>	- Legal Description

I. DEVELOPMENT STATEMENT

The Planned Unit Development (“PUD”) is a supplemental Zoning District authorized by Article 9, Section 16-9-8, of the Jenks Unified Development Ordinance (“UDO”). A PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines for a particular project (the “Development Standards”). A PUD may only modify the provisions of the UDO and does not modify any other municipal laws, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision of the Project. Such statements, unless expressly part of the Development Standards, are not regulatory and are not requirements to enforce by the City. The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable UDO requirements. If there is a conflict between the Development Standards and the UDO, the Development Standards shall apply. If a provision is not addressed by the PUD, then the UDO controls.

II. DEVELOPMENT CONCEPT

The Fields at Elm Creek Park is located on approximately 118 acres bounded on the north and east by Polecat Creek, on the west by South Elm Place and on the south by agriculturally zoned property used in a rural residential manner. No single family zoning or platted residential subdivisions about the Project.

To buffer and further ensure compatibility and consistency with the property to the south, a landscaping buffer incorporating mostly existing trees will be left in place. Additionally, to the south, the nearest residence is located nearly 1,000 feet from any ball field. To the west, on the other side of South Elm Place, the nearest residence is located nearly 600 feet from any ball field.

Exhibit “A” is an **Aerial Photograph** that shows the location of The Fields at Elm Creek Park.

PUD No. 142 proposes a Little League Baseball park with up to ten (10) fields.

The purpose of PUD No. 142 is to create a regulatory framework for the development of The Fields at Elm Creek Park to create a gathering space that preserves existing trees and enhances the natural features to create a transitional area between the high intensity River District use by the Jenks Outlet Mall and the residential area across South Elm Place to the west.

PUD No. 142 provides a framework for a well-planned, cohesive project that integrates and permits the proposed use as a baseball facility in a park like setting within a connected, aesthetically pleasing and unified development.

As shown on **Exhibit “B”**, **Existing Zoning**, the site is currently zoned AG – Agricultural District.

PUD No. 142 uses substantial setback, buffering, landscaping and design details, including walking trails and nature trails, to ensure the integration of The Fields at Elm Creek Park into the surrounding area. Special emphasis has been applied to buffering along the south and west boundary lines and incorporating park-like uses within the Project.

The **Conceptual Site Plan** for the Project is shown on **Exhibit “C”**. The Project is designed so that public utilities, road access, drainage and other necessary facilities will be provided. The proposed parking is more than adequate to service the Project.

The Fields at Elm Creek Park is compatible and consistent with the use of adjacent properties.

The Project will have access to South Elm Place at West 106th Street. Vehicular access will be from West 106th Street South, which will be constructed as a four-lane road, and will be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular traffic or pedestrians.

Sidewalks will be extended along South Elm Place and West 106th Street in accordance with the Jenks Subdivision Regulations. Right-of-way for the extension of West 106th Street will be dedicated, as necessary, during platting to comply with the Jenks Major Streets and Highway Plan.

The Project is located within FEMA Flood Zone AE.

Detail Landscape Plans will be submitted to the City of Jenks for approval at the time of Site Plan review.

III. DEVELOPMENT STANDARDS

LAND AREA: Approximately 118.89 Acres

PERMITTED USES:

Those uses permitted by right in the AG - Agricultural District; General Entertainment, Outdoor; Wireless Communication Facility; Mining and Mineral Processing and Oil and Gas (pipeline systems and related facilities only), Parks and Open Space, and Uses Customarily Accessory to the Permitted Principal Uses.

OFF-STREET PARKING:

As required by the applicable Use of the UDO; provided that General Entertainment, Outdoor use shall have a minimum of 600 parking spaces.

MINIMUM BALLFIELD SETBACKS:

From the centerline of South Elm Street	300 Feet
From the southerly boundary of the Project	200 Feet

MAXIMUM BUILDING HEIGHT: 50 Feet

ACCESSORY BUILDINGS:

The Project shall be permitted to have up to ten (10) accessory buildings. For purposes hereof, playground equipment and similar park amenities shall be not be considered accessory buildings.

SIGNS:

All sign types, excluding Billboard Signs, shall be permitted in the Project. Signs displaying sponsor information and advertisements shall be permitted to be installed on the interior fences and walls of the ball fields. The Developer shall submit a Comprehensive Sign Plan detailing the number, size, and location of Project signage for review and approval by the City prior to any sign permits being issued.

LANDSCAPING REQUIREMENTS:

A minimum of fifty percent (50%) of the total net area of the Project, not including ball fields, shall be improved and maintained with internal landscaping and/or preserved as existing open space.

LANDSCAPE BUFFER AND SCREENING:

Landscaping buffers along South Elm Street and the southerly boundary of the Project shall be established in the Detail Landscape Plans at the time of Site Plan review.

Exhibit “D” is the **Conceptual Landscape Plan**.

LIGHTING:

Ball field lights shall not exceed 60 FT in height.

All Project lighting shall otherwise comply with UDO provisions pertaining to lighting.

HOURS OF OPERATION:

Hours of operation shall be 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11:00 p.m. Friday through Saturday.

TRASH DUMPSTER AREAS:

Trash dumpster areas shall be screened by masonry construction and steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

NO OUTSIDE STORAGE:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage.

Staff recommends and the developer has agreed the following language be added to PUD 142.

NOISE: The use of amplified music shall be restricted to the standards of the UDO as related to "hours of operation" for outdoor general entertainment except for events approved through the Special Event process. Hours of outdoor music shall be limited to: 7:00 am to 9:00 pm weekly | Sunday - Thursday, 7:00 am to 11:00 pm weekly | Friday and Saturday.

Noise levels at the sporting experience shall not have an increase of more than 75 decibels at the west property boundary, except for events approved through the Special Event process.

Noise makers such as cow bells, vuvuzelas, clappers, ratchets, blow horns and similar items are expressly prohibited.

All amplified noise must be directed away from existing residential properties.

TRAILS AND PARKS:

The trails identified in the approved site plan shall be made available to the public during operating hours.

IV. ACCESS AND CIRCULATION

RIGHTS-OF-WAY:

~~Right-of-way for the extension of West 106th Street shall be dedicated, as necessary, during the platting of the Project in accordance with the Jenks Major Street and Highway Plan~~

SIDEWALKS:

Sidewalks shall be extended along South Elm Place and West 106th Street in accordance with the Jenks Subdivision Regulations. Additionally, walking and nature trails will be installed throughout the Project.

A map of the **Access and Circulation Plan** for the Project is attached as **Exhibit “E”**.

Right-of-way for the extension of West 106th Street shall be dedicated as a Primary Arterial Street with 120 feet, during the platting of the Project in accordance with the Jenks Major Street and Highway Plan and the Jenks Subdivision Regulations. The street shall be designed with four lanes and a divided median. A turn lane shall be provided on Elm for northbound traffic.

V. TOPOGRAPHY AND SOILS

Existing soils onsite consist of silty loam soils across the majority of the site north of the existing drainage ditch. Along Polecat Creek, soils consist of very fine sandy loam. A large swath of clay soil can be found south of the existing drainage ditch within the large grass fields. South of these fields, there are large rock outcrops along the large sloped areas near the south property line.

Existing Topography and Soils are represented on **Exhibit “F”** attached hereto.

VI. UTILITIES

All utilities to serve the Project are available at or will be extended to the property boundary.

Exhibit “G” is the **Existing and Proposed Utilities Plan**.

VII. SITE PLAN REVIEW

No Building Permit will be issued for any building within The Fields at Elm Creek Park until a Detail Site Plan and Detail Landscape Plan for the lot or parcel have been submitted to the City of Jenks and approved as being in compliance with the approved PUD Development Standards.

VIII. SCHEDULE OF DEVELOPMENT

The development within The Fields at Elm Creek Park is expected to begin in the Fall of 2023, after approval of the planning and development, platting and Detail Site Plan.

IX. LEGAL DESCRIPTION

The **Legal Description** of the Project is attached hereto as **Exhibit “I”**.

THE FIELDS AT ELM CREEK PARK

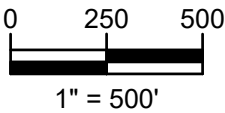
Exhibit "A"
AERIAL PHOTO & BOUNDARY
AND ADJACENT DEVELOPMENTS



\\civil-server\projects\2340122 - Jenks\Drawings\PRODUCTION\PUDEXHIBITS\2340122 Exhibit A-Aerial.dwg



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THE FIELDS AT ELM CREEK PARK

The map displays a large green area labeled 'SITE' outlined in blue. To the north, a red-outlined area contains labels CS, RMH, and AG-FD. A road labeled 'POLECAT CREEK' runs diagonally across the top. To the west, a vertical road is labeled 'SOUTH ELM STREET'. Further west, a blue-outlined area contains labels UD-33, RS-1, and PUD-27. To the south of the 'SITE', there are several red-outlined areas labeled AG, PUD-90, CS, PUD-89, PUD-95A, and AG. At the bottom, a horizontal road is labeled 'W 111th St' and 'E 111th St'. Other labels include 'RD', 'PUD-23', and 'PUD-80 Amended'. The map also shows various other street names like 'S Elm St', 'S Forest Ave', 'S Gum St', 'S Fir St', 'S Oak St', and 'S Ash St'.



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THE FIELDS at ELM CREEK PARK

Exhibit "C" CONCEPTUAL SITE PLAN

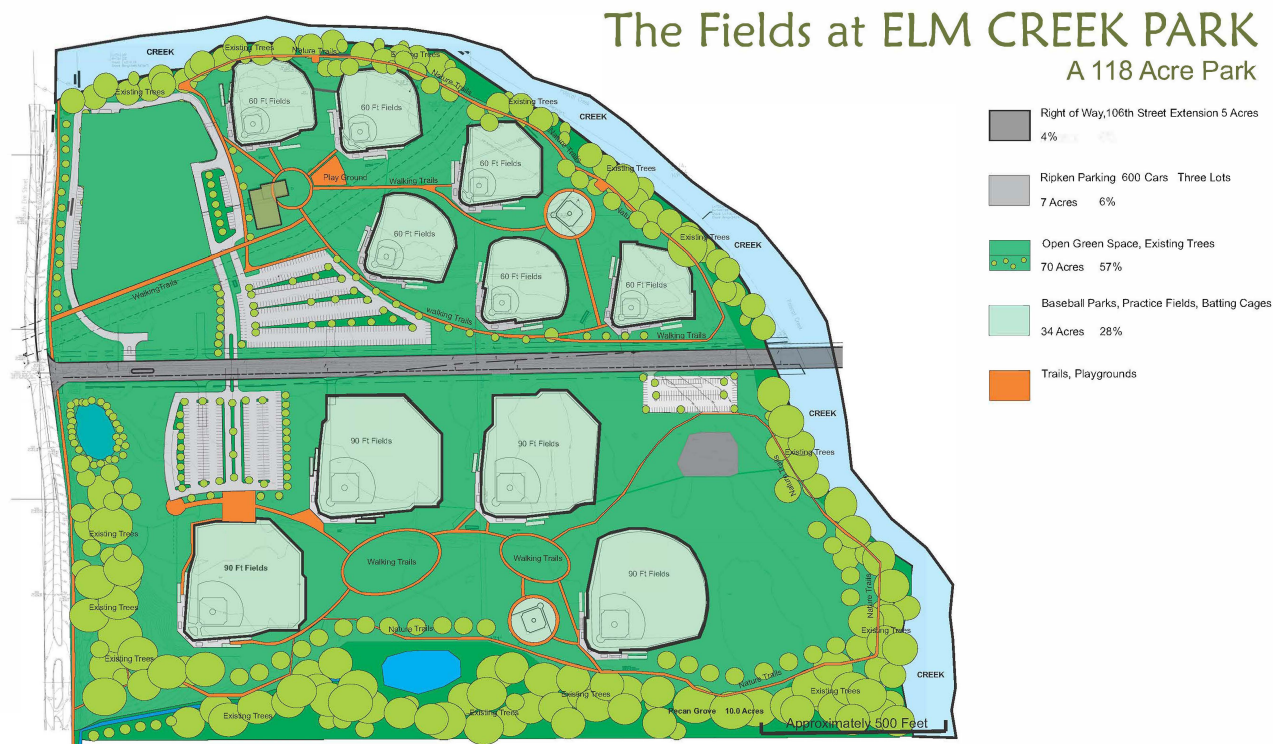
The Fields at ELM CREEK PARK A 118 Acre Park



PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "D" CONCEPTUAL LANDSCAPE PLAN



Conceptual Site Plan NTS

NOTE: SITE PLAN FROM OTHERS
NOT TO SCALE

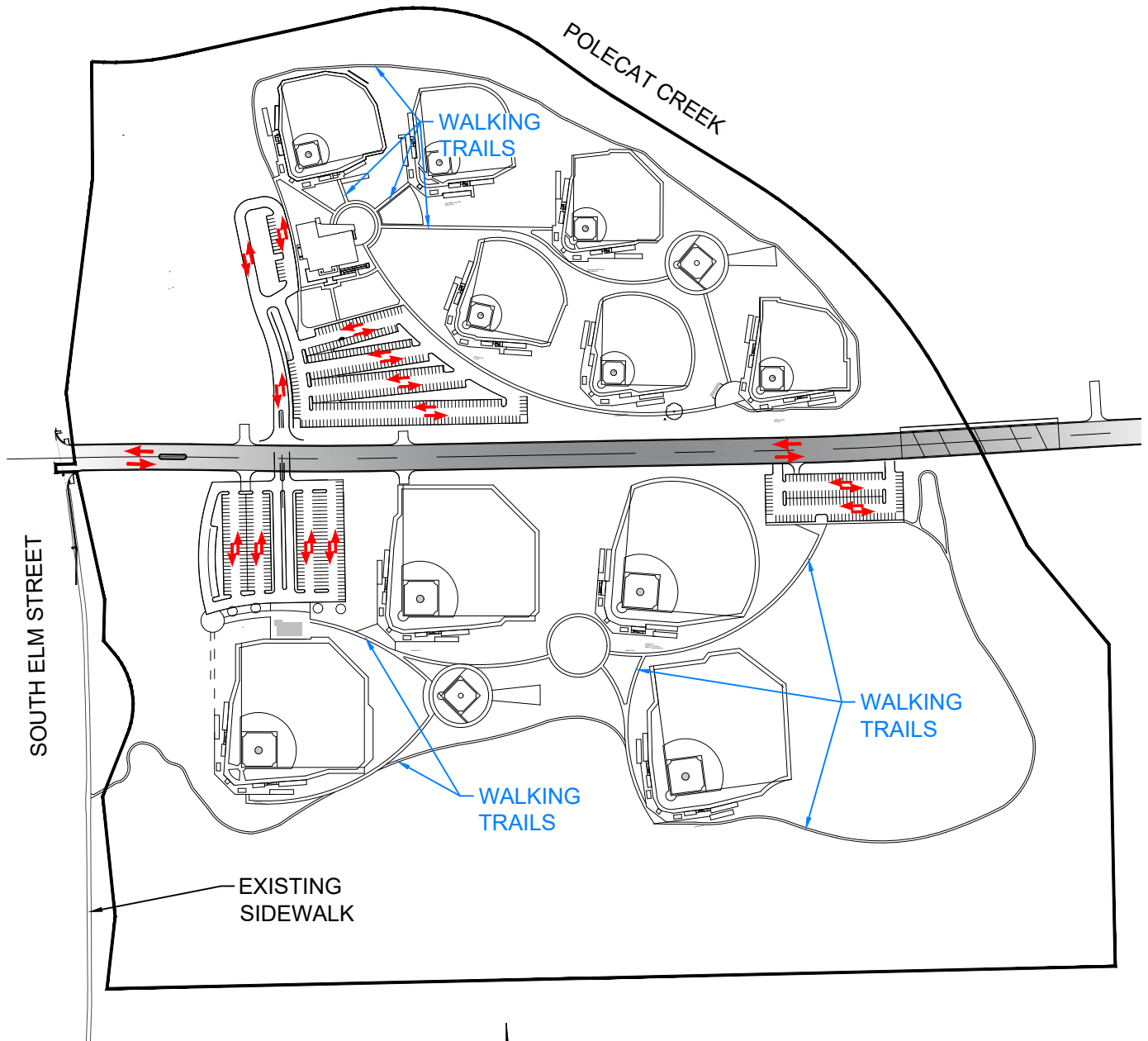


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PUD 142

THE FIELDS AT ELM CREEK PARK

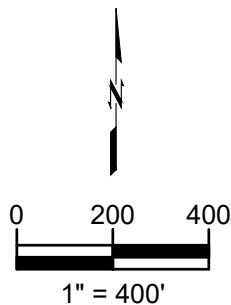
Exhibit "E" ACCESS & CIRCULATION PLAN



\\civil-server\projects\2340122 - Jenks\Drawings\PRODUCTION\2340122 Exhibit E - Access Plan.dwg

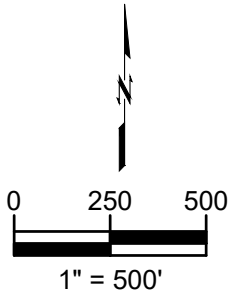
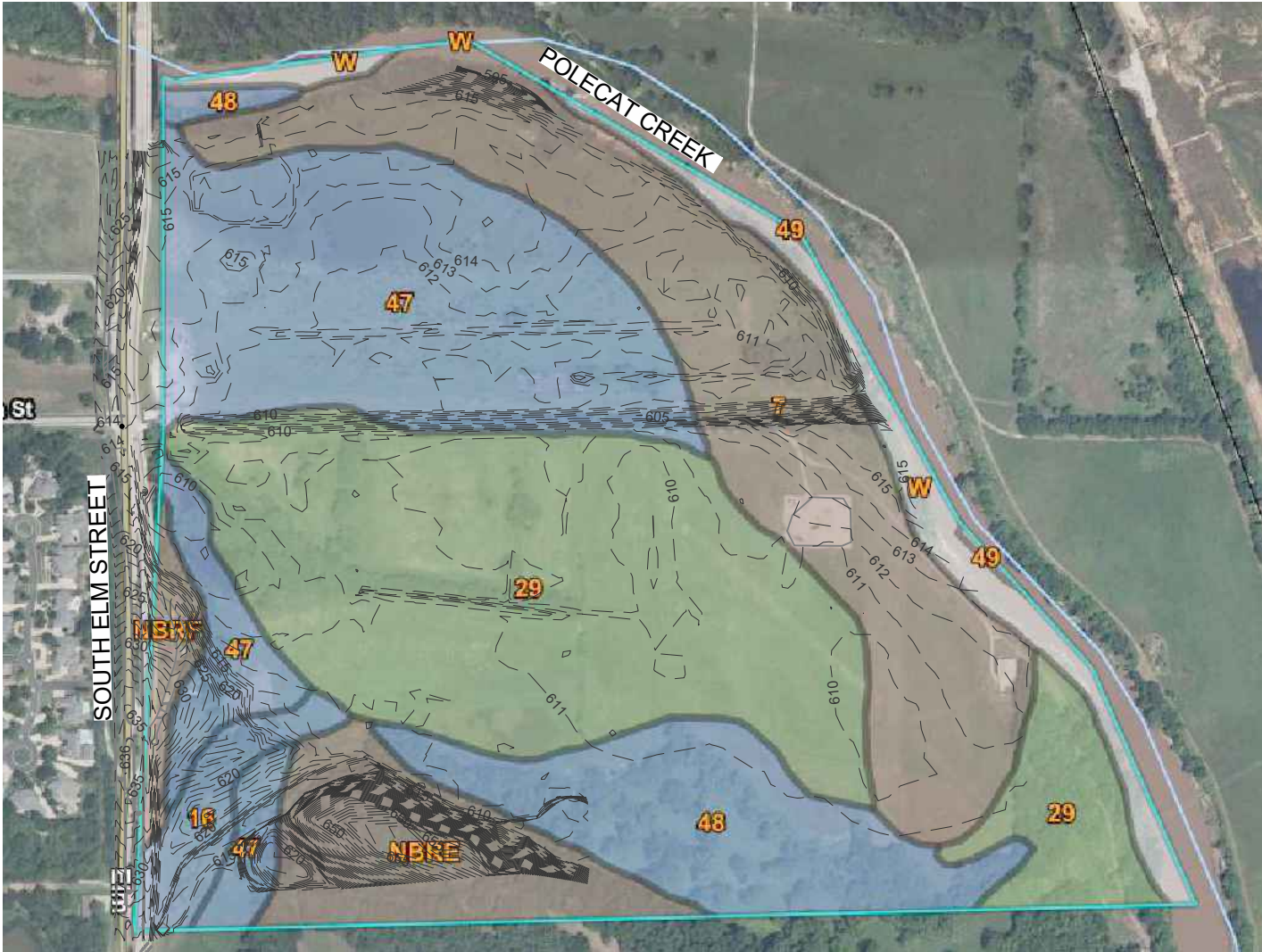


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THE FIELDS AT ELM CREEK PARK

Exhibit "F" EXISTING TOPOGRAPHY & SOILS



Map unit symbol	Map unit name
7	Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded
16	Dennis-Radley complex, 0 to 12 percent slopes
29	Latanier clay, 0 to 1 percent slopes, occasionally flooded
47	Radley silt loam, 0 to 1 percent slopes, occasionally flooded

48	Radley silt loam, 0 to 1 percent slopes, frequently flooded
49	Severn very fine sandy loam, 0 to 3 percent slopes, rarely flooded
NBRE	Niotaze-Bigheart-Rock outcrop complex, 3 to 15 percent slopes, very stony
NBRF	Niotaze-Bigheart-Rock outcrop complex, 15 to 25 percent slopes, extremely stony
W	Water

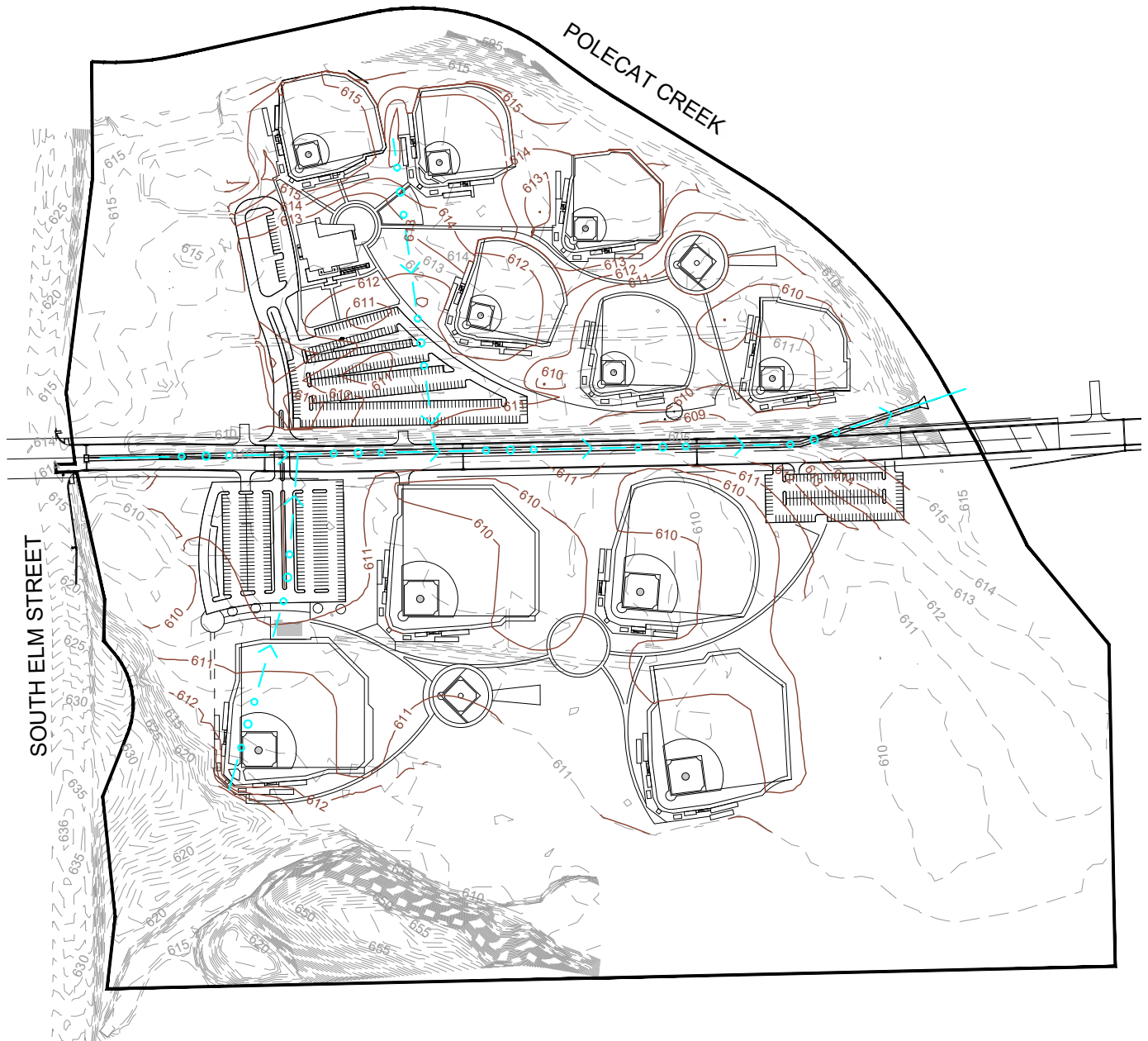


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PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "G" DRAINAGE CONCEPT



PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "H" EXISTING & PROPOSED UTILITIES



LEGEND

- EXISTING WATER
- PROPOSED WATER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER



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collective

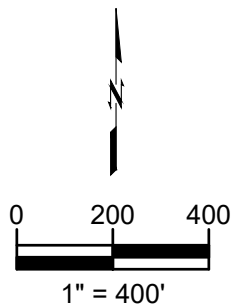




Exhibit "I"

**LEGAL DESCRIPTION
PUD 142
THE FIELDS AT ELM CREEK PARK**

Tract A – Document Number 2006107753

A tract of land in the Northwest Quarter (NW/4) of Section Thirty (30), Township Eighteen (18) North, Range thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof lying South of the Center line of Polecat Cree, more particularly described as follows to-wit:

Commencing at the Southwest corner of the Northwest quarter (NW/4) of said Section 30; Thence north $88^{\circ}55'25''$ East a distance of 50.00 feet along the South boundary of the Northwest Quart (NW/4) to the point of beginning; Thence North $01^{\circ}04'28''$ West a distance of 549.25 feet parallel to the West boundary of said Section 30; Thence North $01^{\circ}48'49''$ East a distance of 473.21 feet to the center line of Polecat Creek, said point being 75.00 feet along the center line of Polecat Creek to the West boundary; Thence South $80^{\circ}59'17''$ East along the center line of Polecat Creek a distance of 0.00 feet to a point on a curve; Thence 276.74 feet on a curve to the left with a central angle of $21^{\circ}23'30''$ and a radius of 741.23 feet to a point of tangency; Thence North $77^{\circ}37'13''$ East a distance of 499.33 feet to a point on a curve; Thence 469.90 feet along a curve to the right with a central angle of $48^{\circ}24'31''$ and a radius of 556.16 feet to appoint of tangency; Thence south $53^{\circ}58'16''$ East a distance of 100.00 feet to a point on a curve; Thence 99.95 feet along a curve to the left with a central angle $04^{\circ}26'38''$ and a radius of 1286.65 feet to a point of tangency; Thence South $58^{\circ}24'54''$ East a distance of 405.44 feet to a point on a curve; Thence 723.64 feet along a curve to the right with a central angle of $29^{\circ}26'51''$ and radius of 1407.98 feet to a point of tangency; Thence South $28^{\circ}58'03''$ East a distance of 178.58 feet to a point in the South boundary of said Northwest Quarter (NW/4); Thence leaving the center line of Polecat Creek, South $88^{\circ}55'24''$ West a distance of 2303.93 feet along the South boundary of said Northwest Quarter (NW/4) to the point of beginning.

AND

Tract B – Document Number 2009005012

Lot Four (4), and the East half (E/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Eighteen North (18N), Range Thirteen East (13E), Tulsa County, Oklahoma, except two (2) acres in the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4), lying North and East of Polecat Creek.

Less and Except

Document Numbers 20090244337 and 2009024438

Lot Four (4), and the Southeast Quarter (SE/4) of the Southwest Quarter (SE/4 SW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma.

AND

Tract C – Document Number 2023014151

The NW ¼ of the SW ¼ of Section 30, Township 18 North, Range 13 East of the Indian Base of Meridian, Tulsa County State of Oklahoma, according to the U.S. Government Survey thereof, less and except the following parcels, to-wit:

Beginning at a point on the West line of said Section 30 a distance of 2836 feet South of the Northwest corner of said Section 30, thence running East around the arc of a curve to the left with a radius of 300 feet and a central angle of 39°03' a distance of 204.5 feet to a point of Tangency, thence S 39°03' E a distance 149.7 feet to a point of curve to the right with a radius of 200 feet and a central angle of 61°57', thence around the arc of the curve a distance of 216.24 feet to a point of tangency, thence S 22°54' W a distance of 414.6 feet to a point of curve to the left with a radius of 400 feet and a central angle of 22°54', thence around the arc of the curve a distance of 159.9 feet to a point on the West line of said Section 30 a distance of 1438.4 feet North of the Southwest corner of said Section 30, thence North along the West line of said Section 30 to the point of beginning containing 1.67 acres more or less.

Commencing at the NW Corner of said NW ¼ of the SW ¼ said point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253", Thence N 88°47'57" E 24.75 feet along the North Line of said NW ¼ of the SW ¼; Thence departing said North line S 01°05'48" E-20.00 feet to the POINT OF BEGINNING; Thence N 88°47'57" E -52.70 feet; Thence S 12°18'29" E – 331.27 feet; Thence S 01°38'42" W – 102.06 feet; Thence N 40°09'53" W – 107.30 feet to a Point of Curve; Thence on the arc of a non-tangent curve to the right whose center bears N 40°51'19" E, having a Delta of 16°18'34", a Radius of 300.00 feet, a distance of 85.40 feet; Thence N 01°05'48" W – 271.00 feet to the POINT OF BEGINNING, containing 31,299 square feet of 0.72 acres, more or less.

Commencing at the SW Corner of the NW $\frac{1}{4}$ of said SW $\frac{1}{4}$ from which the NW corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ bears N 01°05'48" W – 1324.79, said NW Corner point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253", Thence N 88°39'50" E 24.75 feet along the South Line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the POINT OF BEGINNING; Thence leave said South Line N 01°05'48" W – 243.29 feet; Thence N 21°47'07" E – 263.75 feet; Thence S 05°51'46" E – 306.35 feet; Thence S 06°26'47" W - 0182.13 feet to a point on said South Line; Thence S 88°39'50" W – 104.10 feet along said South Line to the POINT OF BEGINNING, containing 43.711 square feet or 1.00 acres, more or less.

And less the North 20 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$.

AND

Tract D – Document Number 2009005854

The North Twenty (20) feet of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section 30, Township 18 North, Range 13 East of the Indian Base and meridian (T 18 R 13E) Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

Observations from PUD 142

Rick Evans

10708 S. Forest Ave., Jenks, 74037

321-303-9873

EXECUTIVE SUMMARY

The planned unit development (PUD) contains unsubstantiated guesses regarding adequate buffering from existing residential properties. Once the property is built, it will be impossible to remediate these nuisances. The value of surrounding properties will be harmed and therefore the tax revenue from those homes will reduce. Traffic has not been studied to determine the impact of the development. An adverse impact is predictable. The traffic nuisance will negatively impact the quality of life for every citizen in districts 3, 4, 5, and 6 within our city.

The city is not prepared to properly consider the redefinition of this property, which makes up 118 of Jenk's 11,480 acres. The PUD document was made available to the planning commission and the public on June 12, 2023. The planning commission is being asked to make a recommendation regarding the proposal ten days later. This is an unacceptable expectation of the planning commission for such a large parcel.

The developer acknowledges the need for buffering of the development from existing single-family residential properties to the South and West. Standards are proposed without reference to like uses in other municipalities. In preparation for considering the PUD's proposal, the city must FIRST develop ordinances which enforce acceptable levels of nuisance from this new proposed use in our city limits. Our current Municipal Code lacks proper limitations and consequences for the planned use.

DEVELOPMENT CONCEPT

As documented in the Development Statement, the Concept is not bound by regulatory standards in any way. Understanding that fact, certain insights can be gained from the content:

- Traffic, although not studied, will be concentrated to a 4-lane extension of 106th Street East from Elm. In simpler terms, 106th Street is proposed to be double the capacity of Main Street in downtown Jenks in order to adequately handle expected surges in traffic.
- Although the area is zoned agricultural, the proposed concept is not agricultural. In the development standards, buildings up to 50 feet in height are contemplated. Light poles of 60 feet are included. Parking lots containing a minimum of 650 parking places are defined. Artificial turf is planned for the acreage of the ten ballfields.

Understanding these facts, the concept has little in common with agricultural land. What wildlife if any will remain on the property when development is complete? What migratory wildlife will enter the perimeter of the proposed development? We should expect a majority of wildlife to be displaced with the remaining wildlife being managed as pests in this area. Green artificial turf is not agricultural. Large parking lots filled with cars are not agricultural. The two pictures below are from existing Ripken properties.



A ballfield in Aberdeen, Maryland.



A building on the grounds in Pigeon Forge, Tennessee.

DEVELOPMENT STANDARDS

The facts in this section of the PUD describe parking with a minimum of 650 parking places. No maximum is specified. Consider the expected behavior of those in attendance at these events: They will come in a compressed window of time, perhaps in a caravan from a hotel, rather than evenly throughout the day. They will come and go from the development sporadically between scheduled games. Elm Street will not be safe nor will it be navigable at any speed for large parts of each day.

The specified minimum ballfield setbacks are inadequate. The Ripken website states “Walk-up music, player announcements, and our replica fields will have you feel like you’re playing in the Majors”. (reference <https://ripkenbaseball.com/locations/pigeon-forge/#events>) In typical baseball and softball games, a batter comes to the plate approximately every two minutes. With ten fields, that means music and loudspeaker use will occur every 12-15 seconds during the hours of operation 7am to 10pm, 11pm on Friday and Saturday. Exacerbating this nuisance, some team fans bring cowbells, horns, and other noisemakers to show support for their teams. By the developer’s definition these nuisances will be less than 500 feet from the back yards of existing residences. Section 14-3-6 (A) of the Municipal Code states ***“It is unlawful for any person to disturb the peace of another or others by violent, obstreperous, or improper conduct or carriage, by loud or unusual noise, or by unseemly, obscene, offensive, or abusive language; or to insult another or others by such conduct or language; or to conduct himself in a disorderly manner.”*** Section 14-3-9 (A) further specifies ***“It is unlawful for any person to disturb the peace and quietude of any part of the city by operating, having operated, or permitted to be operated, any contrivance, whether electric or not, with or without a loud speaker, in such a manner as to emit loud music, noise, or words. However, this shall not prohibit religious bodies from playing chimes, bells, carillons, or other religious music.”*** It is not reasonable to place our city police department in the unenviable role of enforcement of these constant ordinance violations. It is also unreasonable to expect nearby homeowners to accept this nuisance as a new standard of everyday life in their home.

The developer states that ball field lights will not exceed 60 feet in height, but no trees on the property approach that same height. This means that lights from the property, not only from the fields but from the parking areas, will have an unobstructed line to residential homes. It is typical construction of press boxes to position loudspeaker systems at the top of the structure. This means that the sound nuisance will largely be above any buffering landscape as described in the PUD. By the proposed design, the landscape buffering will be ineffective protecting nearby property owners.

ACCESS AND CIRCULATION

The proposal concedes a right-of-way East from Elm Street for creation of 106th Street East to the property's boundary. The East end of this proposed right-of-way is absent. Regarding the proposed sidewalks, walking and nature trails are proposed, however, the surroundings prevent the retention of any plants or wildlife on the property.

UTILITIES

The planned unit development contains no mention of the implementation of electric or gas utilities. Due to the significant coverage of the 118 acres with parking lots, artificial turf fields, structures, and walkways, significant stormwater management changes will alter the ability of Polecat Creek to contain floodwaters during heavy rain. Stormwater management is incomplete in this proposal.

SITE PLAN REVIEW

The text of this section suggests that a limitation exists regarding the nature of structures and amenities expected to surround each of ten ballfields. Upon review of the planned unit development, no aspects of architecture or size are disclosed beyond a 50 foot height limitation for buildings and a 60 foot maximum for light poles. If this plan is approved, any structural proposal which is less than 51 feet in height will be deemed in compliance.

SCHEDULE OF DEVELOPMENT

The applicant envisions beginning development of the project in the fall of 2023. This is not reasonable given the incomplete nature of the submitted PUD proposal as well as the lack of appropriate ordinances in the Municipal Code to protect property owners surrounding the proposal.

SUMMARY

The proposed development will produce traffic which reduces the quality of life for every resident of Jenks in districts 3, 4, 5, and 6. A limit of no access must be adopted along Elm Street from the Creek Turnpike to 109th Street. The noise and lights resulting from the development will destroy surrounding home values within proposed inadequate buffering. No prior implementations in any U. S. community are referenced which support the adequacy of these proposed buffering arbitrary limits, including other implementations of the Ripken concept. Reduced tax revenues from properties South of the Creek Turnpike will result from the city's approval of this inappropriate adjacency. I ask you to reject this proposal on June 22.

Marcae Hilton

From: Shane Randolph <shanejay@hotmail.com>
Sent: Thursday, June 15, 2023 8:41 PM
To: Marcae Hilton
Cc: Christopher Shrout
Subject: Randolph Document for June 22 Planning Commission Packet

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members and City Staff,

My primary residence is across the street from the proposed development. I also own a number of properties in Jenks fort the two miles south of 106th Elm/Peoria. I have invested in this community and support growth.

I would ask each of you to view the following Youtube video from the Ripken Experience in Pigeon Forge Tennessee;; <https://www.youtube.com/watch?v=oq0CAQk8Cjc>

You can clearly see that this is not a quiet neighborhood ballpark. You will notice a public announcement system and also a siren that goes off with the child hits a homerun. This is only 1 baseball field where the Jenks Ripken experience is planning to have around 8 of these fields. This is a commercial operation that is largely NOT for Jenks residence and has no place next to RS1 single family residence housing. For this and the following reasons, I ask you to deny the PUD approval for the Ripken Experience planned at 106th Elm/Peoria or to delay this vote for future studies and community outreach.

I support growth. However, that growth shouldn't be at the cost of the people who have already invested in the community. People have invested hundreds of millions of dollars in Jenks by deciding to buy and build houses. The planned development will significantly reduce the value of those investments.

There are five major areas that need to be addressed for any development on the East side of Elm/Peoria at 106th.

- Traffic Safety
- Traffic Congestion
- Noise
- Lights
- Greenspace / Buffers / Screening

Traffic Safety:

The traffic safety / congestion issues need to be fixed before any approvals are made. The hope is that the expansions of Elm/Peoria south of 111th will fix the congestion issues at 106th. After the expansion project is completed, then the city could consider the developments at this area. There are significant traffic issues that need to be considered.

The intersection of 106th is in no way comparable to the intersections at 111th, 121st, 131st, or other major intersections where commercial zoning already exists. 106th is unique and should not be compared to those other intersections. The West side of 106th Elm/Peoria is a 2 smaller intersection with very little shoulder area. Children ride bikes up/down that hill as well as people walking. Any major event occurring on the East side when traffic is backed up North and South will cause traffic to go West at that intersection. Would you want to put your child or grandchild's life at risk?

Traffic safety is a major issue and must be studied, addressed, and fixed before any major development should be done on the East side of that intersection.

Traffic Congestion:

The planning commission should implement a limit of no access from Polecat Creek south to ~109th street for any commercial access to the East side of Elm/Peoria.

It is no secret that this intersection experiences significant traffic congestion. It can be backed up for miles. There are numerous Jenks residents in neighborhoods 2-4 miles south of the intersection that will be impacted. Again, traffic should be studied, addressed, and fixed before any major development should be done on the East side of that intersection.

You can drive along Riverside drive and also Elwood when people are playing sport events. Traffic gets backed up when those events are ending / starting. This will be no different.

Noise:

I invite you to review the Ripken Experience website and also review youtube videos people have posted attending these facilities. The Ripken website states that players can hear their names announcement on the loud speakers often with a personalized song. This is not acceptable next to existing single family resident homes, especially when you consider that occurring on around 8 ballfields at the same time.

Lights:

I invite you to look at youtube videos of Ripken Experience facilities and their website. They have substantial lights that will be a nuisance for nearby communities. The developer has stated that the company doesn't want

to pay for electric so they will minimize the use of lights. I don't believe that for one second and neither should you. This is a commercial operation. They will turn those bright lights on as much as they possibly can to maximize playtime and revenue. They will pass through the costs to the people paying to attend the events.

Greenspace/ Buffer / Screening:

Any development East of Elm/Peoria should have substantial screening and greenspace buffers. A greenspace buffer is not a parking lot. Greenspace should be standalone grass areas or plantings without any development on it. That entire section of street should have substantial screening from the street of significant height 30- 40 ft tall along the entire section from Polecat Creek south to ~109th street.

Sincerely,

Shane Randolph

Ms. Hilton, the following is for inclusion in the Planning Commission packet for June 22, 2023.
JZ 23 PUD 142 The Fields at Elm Creek Park

Commissioners,

The Fields at Elm Creek Park **meets Comprehensive Plan and Unified Development Ordinances (UDO) criteria.**

- The existing land use (Open Space/Parks) and existing zoning district (Agricultural) will **not** change.
- Land use is **consistent** with adjacent property land use, specifically the horse ranch (Open Space/Parks) recently acquired by the City on the west side of Elm at 106th.
- Creates a **transitional area** between the high intensity River District and residential areas to the west.
- General Entertainment Outdoor is **an allowed use** in the Agricultural (AG) zoning district.
- Hotel, restaurant, and other commercial uses are **not** part of this request.
- No acreage has been carved out of the site for any use other than Outdoor Entertainment.

Parking, Traffic, Safety

- A requirement of this PUD is a minimum of 600 parking spaces. There will be traffic congestion and safety issues. To what degree? What days and times, seasonal? Solutions?
- The Transportation Master Plan (TMP) from August 2022, specifically cites the intersection of 106th St and Elm as a “warm spot” for crashes and “the intersection will require additional investigation to identify the likely causes.”
- Traffic turning right and left off Elm St into the ball fields will cross the City’s main walking and cycling trail. This creates heightened dangers for pedestrians and cyclists.

Condition of Approval:

The best unbiased mechanism to determine the true extent of traffic and safety issues, and their remedies, is a Traffic Impact Analysis (TIA).

- The TMP from August 2022 is not the same as a TIA. A TMP is a big picture of the entire city and its network of streets and intersections and identifies deficiencies and recommends improvements. A TIA is a focused analysis of a potential project’s impact to specific roadways, intersections, access and circulation patterns, as well as, identifying deficiencies and recommending improvements.
- A TIA was a condition of approval for 7-Brew, a future coffee shop at 9th and A Street at the bridge. (March 7, 2023 City Council agenda item #6). The coffee shop intersection did not make the TMP 2022 hot or warm spot list for crashes and is 570 parking spaces less than the ball fields.

Proposed Lighting Height and Glare

The PUD states that ball field lights shall not exceed 60 ft in height. This lines up with the City’s ball field lights behind Reasor’s, which are 60 ft in height. However, these 60 ft poles will point west into residential neighborhoods. See questions page 2.

Noise, Speakers, and PA Systems

There is not an ordinance or standard in the Municipal Code regarding noise or noise pollution, other than a reference to loud noise as a nuisance. Speakers and public announcement systems are a specific concern for nearby neighborhoods. There are allowed uses available to the developer the during days and months when the ball fields aren’t utilized, such as: amphitheater, carnival/fair, rodeo arena, gun range, etc. that could create noise pollution greater than the ball fields. See questions page 2.

Condition of Approval:

- For any uses utilizing speakers and PA systems, require that this equipment be pointed to the east, away from residential neighborhoods.

Limit Certain AG Zoning District Uses

Given proximity to the Outlet Mall, the Riverfront, and residential neighborhoods; any type of animal production, medical marijuana production/grow facility, archery/gun range, etc., is not appropriate or consistent with the developer's proposed use "to create a gathering space" or "a park like setting".

Exclude from the list of allowed uses:

- Archery/Gun Range, specific use permit
- Medical Marijuana Commercial Grower, permitted use by right
- Commercial Agriculture (Indoor only), specific use permit

Commercial Agriculture is described in the Municipal Code as indoor and outdoor.

Article 11. Sec. 16-11-7. - Definitions.

Agriculture, Commercial Indoor shall include animal production, aquaculture, chicken egg production, crop production, medical marijuana production, dairy cattle and milk production, greenhouse, other animal production, other poultry production, poultry hatchery, turkey production.

Agriculture, Commercial Outdoor shall include beef cattle ranching and farming, crop production, riding stables, sheep and goat farming, sod farming, horticulture nursery, rodeo arena, and support activities for agriculture.

QUESTIONS OF THE PC AND STAFF:

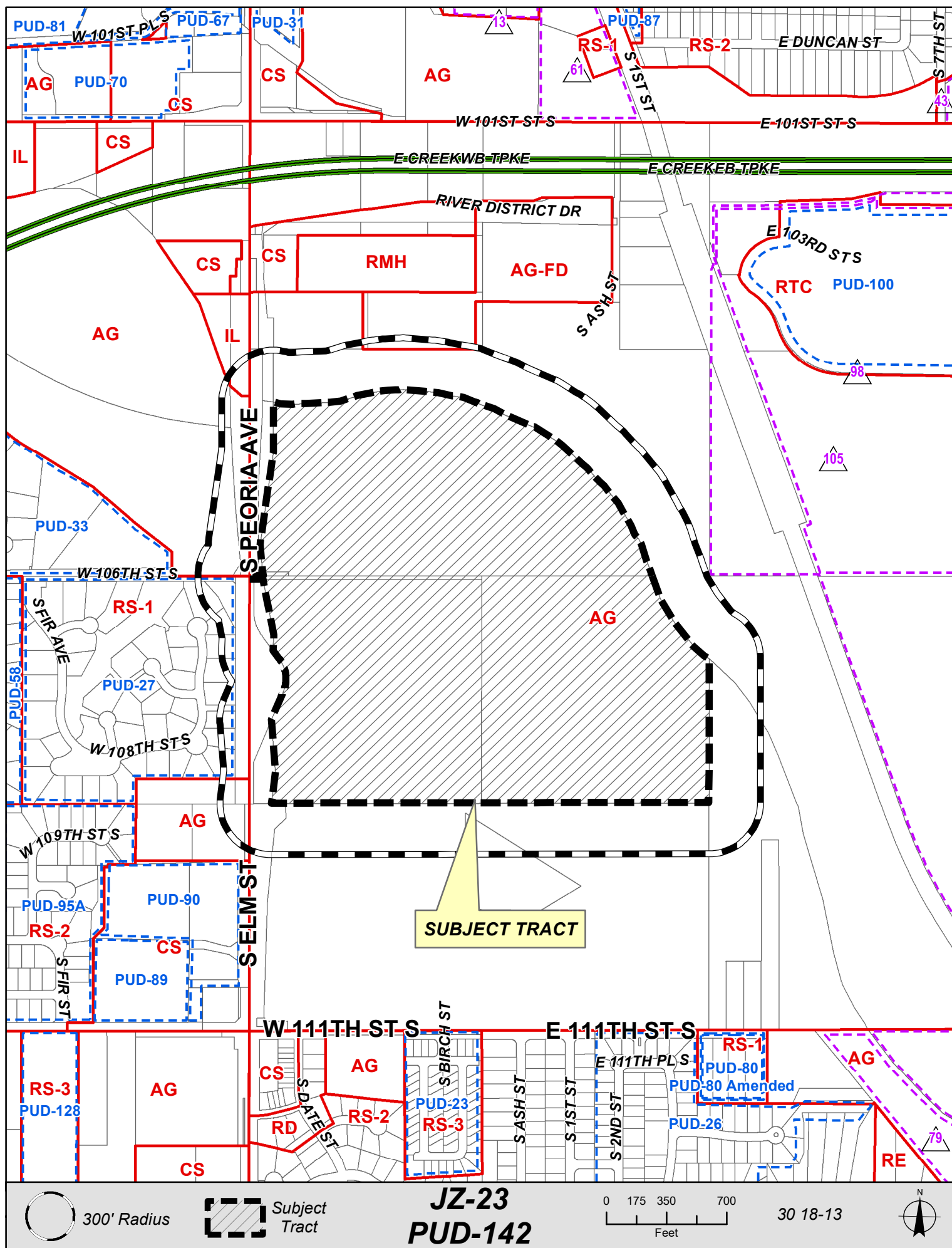
1. Can a shield/hood on flood lights be utilized to reduce glare and light spillage pointed toward residential neighborhoods? How many light poles will be around each of the small and large ball fields?
2. What are the heights of the cliffs on the north and south side of 106th Street? Will ball field lights be below, at, or above the residential homes on the cliffs?
3. What size or decibels will each PA system put out? Will the total output be as loud as the Jenks Stadium?
4. Why is a site plan and not a plat part of this PUD application?
5. Can the developer use any of the AG allowed uses (single family detached, short term rental, accessory dwelling) to construct any form of lodging or housing on the site; without a PUD amendment? Would this require a public hearing?
6. If the developer wishes to carve out 5-8 acres of green space in the NW corner of the site for hotel, retail, and/or restaurant use; will that prompt a land use and zoning change? Would this require a public hearing?
7. What types of changes trigger a minor or major amendment to the PUD? Do minor amendments require public hearing?

AS A CONDITION OF APPROVAL OF JZ 23 PUD 142, "The Fields at Elm Creek Park":

1. Require the developer to conduct a Traffic Impact Analysis (TIA).
2. Require any speakers and PA systems to be pointed to the east, away from residential neighborhoods.
3. Exclude these allowed uses from the PUD: Commercial Agriculture (Indoor only), Archery/Gun Range, Medical Marijuana Commercial Grower.

Respectfully,

Keith and Charlotte Montgomery
10612 S. Fir Ave. Jenks, OK



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	June 22, 2023
Case	JZ 23 PUD 141 CS (Commercial Shopping) Zoning
Request	Approval of Rezoning and a Planned Unit Development
Location	West of Highway 75 and North of 121 st Street

Staff Report

Preparer | Marcaé Hilton

Attachments
PUD Documents

Preparer
Chris Challis

Background Information

PC SUMMARY | May 18, 2023, *This item was continued to the June 22, 2023 PC meeting.*

PC SUMMARY | April 20, 2023, *This item was continued to the May 18, 2023 PC meeting.*

STAFF COMMENTARY | The City of Jenks has been working with Sooner Development for many months on a development with a mix of uses. The hard NW (northwest) corner of 121st and HWY 75, just north of the Glenpool Walmart commercial corner, is a desirable area for a Regional Commercial lifestyle center allowing for the highest intensity commercial and residential development. This area of Jenks has not developed primarily due to infrastructure deficiencies. The City of Jenks is also in the process of amending TIF No. 4 to provide the needed funds and process to remedy the lack of infrastructure for the general area. This application does not include the parcel owned by Retail Buildings Inc.

ACCT_NUM	98234823458745
LEGAL	S580.8 E150 W/2 SE LESS S100 THEREOF FOR RD SEC 34 18 12 1.65AC
OWNER	RETAIL BUILDINGS INC
PROP_ADD	2103 W 121 ST S
TR_SEC	8234
GROSS ACRES	1.65

The “Mixed-Use Village”. The northern forty (40) acres+- will permit the development of a mixture of uses including multifamily, senior housing, townhome, office, medical office, lodging, business park, commercial animal boarding and personal storage.

Nonresidential District. The southern fifty (50) acres+- will permit the development of retail, entertainment, restaurant, lodging, office, medical office, and compatible ancillary uses consistent with the terms set forth herein (the “Commercial District”).

Request	Approval of rezoning to CS (Commercial Shopping) and PUD 141
Public Comment	One or two calls have come in at the time of this report. Staff has supplied detailed information.
General Location	West of HWY 75 and north of 121 st Street
STR	Section: 34, Township: 18N, Range: 12E
Gross Acres	93 +/-
Comprehensive Plan	Regional Commercial on southern 50 acres. Multi-family on northern 40 acres.
Plat	Unplatted, platting required.
Current Zoning	Mostly AG (Agriculture), some CG (Commercial General)
Signage	Comprehensive sign Plan (Exhibit C) & UDO Article 7
Amenities	2 Water features complimentary to outdoor dining, water feature for Village
Access and Circulation	4 (four) public streets to be constructed and dedicated as part of the Master Development
Surrounding Zoning	North PUD 97, PUD 57 & CS, CG (Commercial Shopping and General) East AG (Agriculture) & CS (Commercial Shopping) South (Glenpool) CG (Commercial General) West CS (Commercial Shopping) and AG (Agriculture)

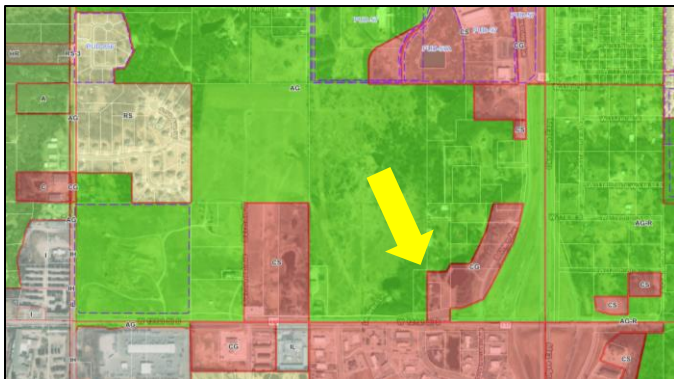


Figure 1: Zoning Map | GIS

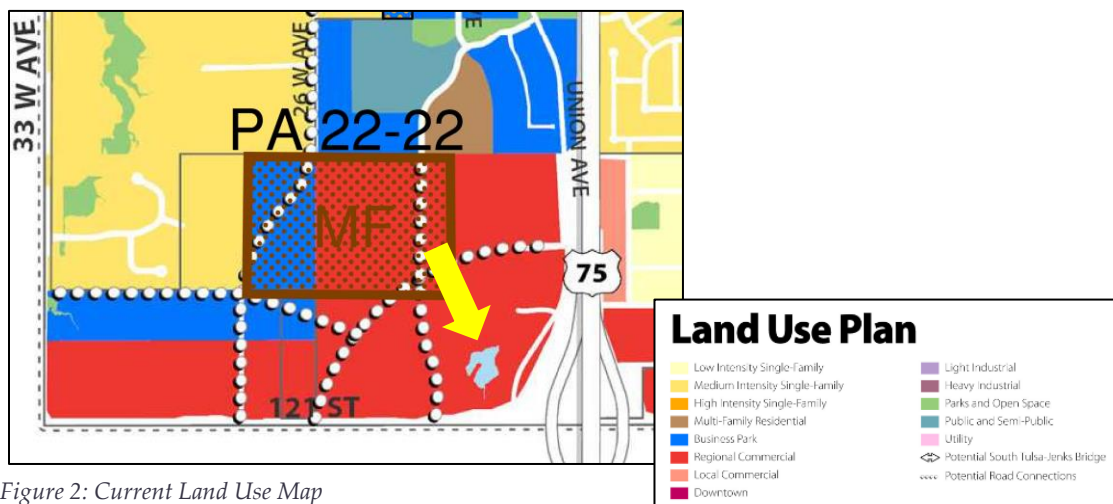


Figure 2: Current Land Use Map

Table 16-3-1(A): Residential District Bulk and Dimensional Standards	
Standard	RM2 & PUD (page 4)
Lot Standards (Minimum)	
Lot Area (sqft)	6,000
Lot Area/DU (sqft)	1,500
Lot Width (ft)	50
Yard Setbacks (Minimum)	
Front (ft)	10
Exterior Side (ft)	10
Interior Side (ft)	10 (2)
Rear (ft)	10
Building Standards (Maximum)	
Height (ft)	45
Impervious Surface Coverage	70%
Notes	
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.	
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.	
(3) Garages shall be setback a minimum of 25 feet from the front property line.	

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	CS & PUD (nonresidential district)
Off Street Parking	
Lots within CS District shall be permitted to share parking	Per "Use" & 1/200
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) (<i>No required interior side yard setback for multitenant shopping center</i>)	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.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses			
Use	Additional Regulation	CS	PUD
Residential & Other Uses Allowed in Mixed-Use Village		CS	PUD
Multifamily Building, 8 units or more	16-5-2(C)	S	P
Multifamily Building, less than 8 units	16-5-2(C)	S	P
Multifamily Complex	16-5-2(D)	S	P
Residential, above ground floor		P	P
Senior Housing, dependent		S	P
Senior Housing, independent		S	P
Townhome			p
Business Park			P
Commercial Animal Boarding			P
Institutional and Utility Uses		CS	PUD
Government Uses, indoor		P	P
Wireless Communication Facility, Small Cell	16-5-3(B)	C	C
Retail Uses		CS	PUD
Convenience Store		P	P
General Retail, less than 10,000 sqft	16-5-4(B)	P	P
General Retail, 10,000 sqft – 49,999 sqft	16-5-4(C)	P	P
General Retail, 50,000 or more sqft	16-5-4(D)	P	P
Multitenant Shopping Center	16-5-4(E)	P	P
Service Uses		CS	PUD
Acute Care Center		P	P
General Service, less than 10,000 sqft	16-5-5(C)	P	P
General Service, 10,000 – 49,999 sqft	16-5-5(D)	P	P
General Service, 50,000 sq ft or more	16-5-5(E)	P	P
Medical/Dental Office		P	P
Personal Storage Facility (Mixed Use Village only)	16-5-5(F)	S	P
Professional Office		P	P
Professional Office, above ground floor		P	P
Veterinary Clinic/Animal Hospital		P	P
Lodging Uses		CS	PUD
Hotel		P	P
Eating/Drinking Uses		CS	PUD
Brewery/Winery/Distillery, micro		P	P
Brewery/Winery/Distillery, tasting room		P	P
Coffee/Tea Shop	16-5-7(A)	P	P
Restaurant, delivery/carry out only		P	P
Restaurant, fast casual		P	P
Restaurant, sit down		P	P
Entertainment Uses		CS	PUD
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	P	P
General Entertainment, indoor, 10,000 sqft – 49,999 sqft	16-5-8(B)	P	P
General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)	P	P
General Entertainment, outdoor	16-5-8(D)	S	P
Vehicle Related Uses		CS	PUD
Fuel Sales	16-5-9(B)	P	P
Gas Station With Mini-Mart		P	P
Service Station		P	P

Industrial Uses None)		CS	PUD
Medical Marijuana Uses		CS	PUD
Medical Marijuana Dispensary and all other Marijuana uses	16-5-11(A)	P	Not Permitted
Accessory Uses		CS	PUD
Accessory Building	16-5-12(A)	P	P
Accessory Structure	16-5-12(D)	P	P
Donation Drop Box	16-5-12(E)	P	P
Drive Through	16-5-12(F)	P	P
Home Based Business	16-5-12(H)	C	C
Solar Energy Collection System, canopy	16-5-12(L)	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P
Temporary Uses		CS	PUD
Carnival/Fair		T	T
Construction Related		T	T
Farmers Market		T	T
Flea Market		T	T
Food Truck	16-5-13(A)	T	T
Outdoor Dining	16-5-13(B)	T	T
Outdoor Activity/Operation, temporary		T	T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T	T
Seasonal Sales	16-5-13(E)	T	T

Staff Evaluation & Recommendation

EVALUATION This site passes the “but for” test. But for a TIF and a large development it may never be more than single family residential on large agriculture lots. The developer has brought the City of Jenks a robust mix of uses including but not limited to big box development with retail, restaurant, office, entertainment and local commercial. In addition, a mix of housing options will create a master-planned village with multi-family, senior living, medical office, lodging, and office.

Approving this request will allow the developer to continue to move forward having the entitlements in place on the subject property, a Planned Unit Development will provide the zoning specifics.

RECOMMENDATION | Staff recommends approval of this rezoning and PUD 141.

Planned unit development (PUD 141)

Coal Creek Village

Mixed-Use Development

Dated June 21, 2023

Prepared by:



12910 Pierce Street, Suite 100
Omaha, Nebraska 68144

SOONER INVESTMENT

Commercial and Investment Real Estate

2301 W. I-44 Service Road, Suite 100
Oklahoma City, Oklahoma 73112

Property Information

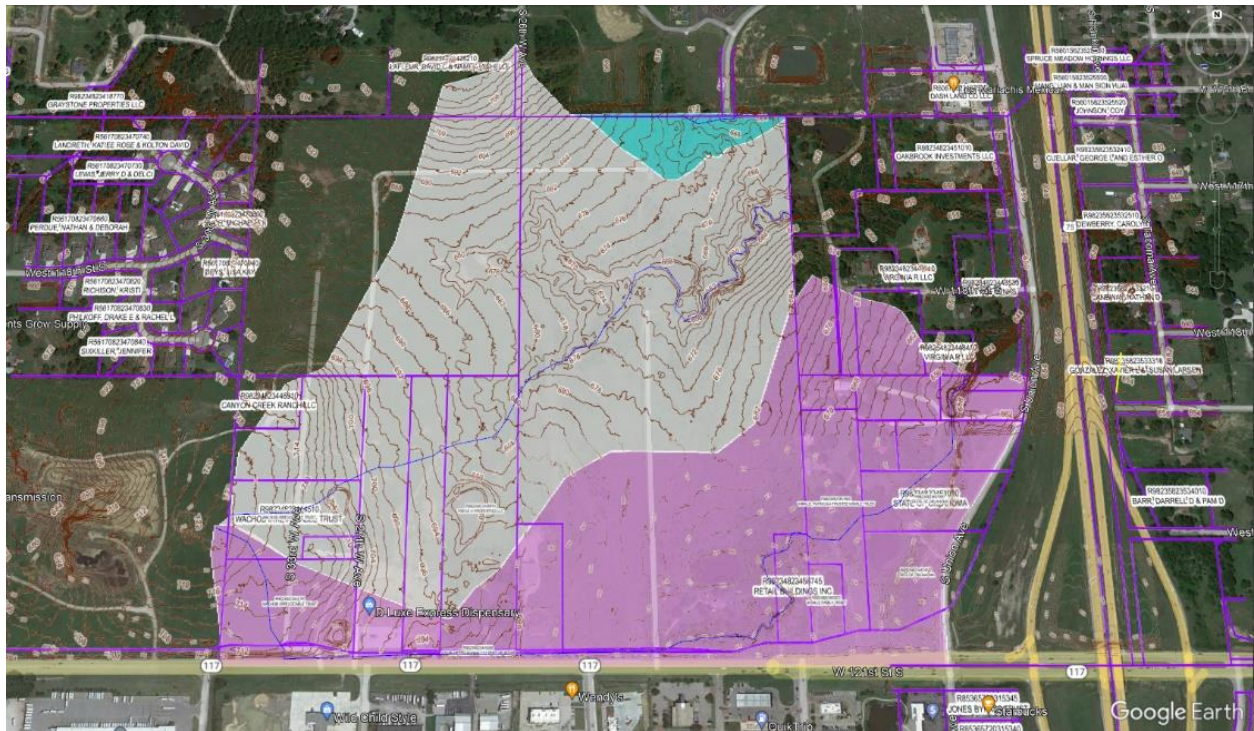
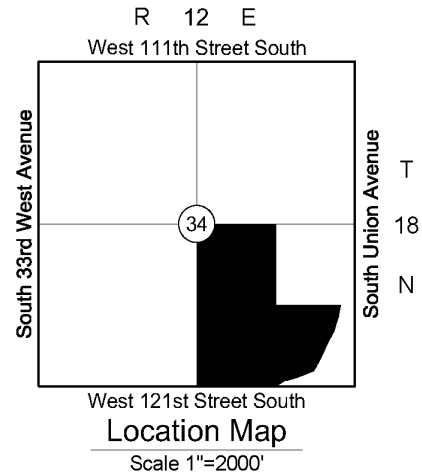
Property, Legal Description

The property subject to this Planned Unit Development is approximately ninety-three (93) acres located in the northwest quadrant of the intersection of 121st Street and U.S. Hwy 75 in Jenks, Tulsa County, Oklahoma, as shown on the Area Map (right) and as more particularly described on Exhibit A.

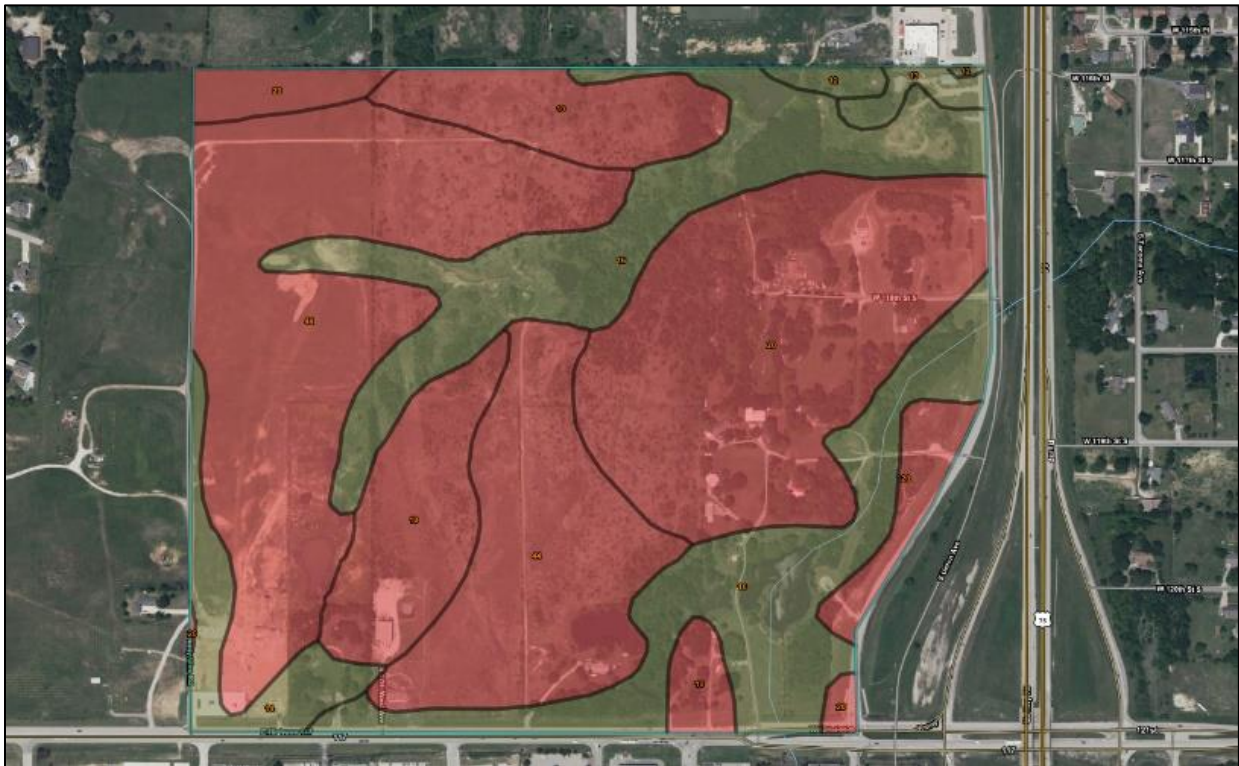
Topography and Existing Soils

The property contains three distinct drainage basins on the property as shown on the image below. The southern and eastern portion of the development drains to the northeast corner of Development Area B with the property sloping from 692 to 656. The middle and northern portion of the development drains from west to east across the middle of the northern property discharging close the northeast corner of Development Area A with the property sloping from 692 to 662. There is a small portion of Development Area A that drains north to St James with the property sloping from 690 to 664.

Area Map



The soils are made mostly Type D soils and some Type C soils, as shown on the image below (next page).



Development Information

Development Concept

Coal Creek Village is a master planned development community containing a mixture of uses. A Master Development Plan is provided on [Exhibit B-1](#). The northern approximate forty (40) acres will permit the development of a mixture of multifamily, senior living, office, medical office, lodging, and mini-storage (the “Mixed-Use Village”). The southern approximate fifty (50) acres will permit the development of retail, entertainment, restaurant, lodging, office, medical office, and compatible ancillary uses consistent with the terms set forth herein (the “Commercial District”). A conceptual development plan for the Commercial District is provided on [Exhibit B-2](#).

Development of the Mixed-Use Village and Commercial District shall be coordinated to utilize common public infrastructure, including public streets, extensions to existing potable water and sanitary sewer mains, and a master stormwater management system, all as more particularly described below. A comprehensive signage program to serve and identify the predominant uses in the Mixed-Use Village and Commercial District, as described below.

Permitted Uses

All uses allowed for *CS – Commercial Shopping Center District* pursuant to Sec. 16-3-4 of the City of Jenks Unified Development Ordinance (the “UDO”) shall be allowed on the Property. In addition:

- The following uses identified in the UDO shall be permitted (P) within the Mixed-Use Village:
 - Multifamily building, 8 units or more;
 - Multifamily Building, all units;
 - Multifamily Building, less than 8 units;
 - Multifamily complex;
 - Senior Housing, dependent;
 - Senior Housing, independent;
 - townhome; and
 - Personal storage.
- The following uses identified in the UDO as permitted through the Specific Use Permit (S) process shall be permitted within the Mixed-Use Village upon satisfaction of the respective Additional Regulation as noted in Table 16-3-4(C):
 - Business Park; and
 - Commercial Animal Boarding.

Development Standards

The Nonresidential District Bulk and Dimensional Standards for *CS – Commercial Shopping Center District* set forth in Sec. 16-3-1(B) of the UDO shall be applied to the Property. Provided, however, there shall be no required interior side yard setback for multitenant shopping center uses located within the Commercial District.

The Residential District Bulk and Dimensional Standards for the *RM2 – Residential Multifamily Medium Density District* set forth in Sec. 16-3-1(A) of the UDO shall be applied to the following uses within the Mixed-Use Village:

- Multifamily building, 8 units or more;
- Multifamily Building, all units;
- Multifamily Building, less than 8 units;
- Multifamily complex;
- Senior Housing, dependent;
- Senior Housing, independent; and
- Townhome.

Off-street parking area for the Commercial District shall not exceed 1/200 sq.ft. GFA, except as approved by the City Planner. Lots within the Commercial District shall be permitted to share parking, provided that each individual lot meets the parking requirement for such use as set forth in the UDO.

Individual lots in the Commercial District shall each have a maximum impervious surface coverage of 85%.

Signage

The Commercial District shall be served by the Comprehensive Sign Plan attached here as Exhibit C pursuant to Sec. 16-7-9 of the UDO.

- Sign “A” shall be permitted signage for only the businesses located on that lot;
- Sign “B” located at S. Waco Ave. shall be permitted to display signage for uses throughout the Commercial District;
- Sign “B” located at S. Yukon Ave. shall be permitted to display signage for uses throughout the Property; and
- Sign “E” shall be permitted to display signage for uses throughout the Commercial District.

Landscaping at the base of all “A”, “B”, and “E” Signs shall exceed City of Jenks requirements. Modifications to the Comprehensive Sign Plan shall governed pursuant to Sec. 16-7-9(H) of the UDO.

Except as set forth on the Comprehensive Sign Plan all other signage on the Property shall be governed by Article 7 of the UDO for *CS – Commercial Shopping Center District*.

Amenities

The Commercial District will modify two existing surface water ponds, the easternmost of which shall be reconfigured to serve as a water feature amenity complimentary to restaurant outdoor seating. The existing pond and surface water located in the Mixed-Use Village will be utilized as a water feature complimentary to the adjoining uses. An identification sign for the City of Jenks will be provided at the intersection of US Hwy 75 and 121st St. (Sign “D” as shown on Exhibit C).

Utilities and Drainage

Potable water is available at the Property boundary and shall be extended through the Property serving the Mixed-Use Village and Commercial District as shown on Exhibit D. Sanitary sewer is available at the Property boundary and shall be extended through the Property serving the Mixed-Use Village and Commercial District as shown on Exhibit D.

Four stormwater management systems shall serve the Property. The western portion of the Commercial District and the Mixed-Use Village shall share a stormwater management system, while three separate systems shall serve the central and eastern portions of the Commercial District, all as more particularly shown on Exhibit D.

Access and Circulation

Four public streets shall be constructed and dedicated to the public as part of the Master Development, as shown on Exhibit E. South Yukon Avenue shall be extended north from its current terminus at 121st Street to connect with the southern terminus of South James Avenue, providing a secondary thoroughfare to South Union Avenue to alleviate existing congestion at South Union Avenue and 121st Street. Two new public streets, West 119th Street South & West 120th Street South, shall be constructed to connect South

Union Avenue and the new South Yukon Avenue extension. South Waco Avenue shall be extended north from the current signalized intersection and then connect into West 120th Street South. All of these new public roads shall serve the Commercial District and Mixed-Use Village uses and facilitate the dispersal of traffic away from the traffic signal at 121st Street and South Union Avenue.

Platting Requirements

Subdivisions of the Property shall be governed by Article 8 of the UDO. Any subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

Exhibits

The following Exhibits are attached to this Planned Unit Development Statement and incorporated herein by reference:

<u>Exhibit A</u>	Property Legal Description
<u>Exhibit B-1</u>	Master Development Plan
<u>Exhibit B-2</u>	Commercial Development Plan
<u>Exhibit C</u>	Comprehensive Signage Plan
<u>Exhibit D</u>	Public Utilities Plan
<u>Exhibit E</u>	Public Streets Plan

Exhibit A
Legal Descriptions

EAST TRACT

TRACT 1: (EFFECTIVE OCTOBER 5, 2022 AT 7:30 AM) (*WINKLE FAMILY TRUST & WINKLE, PATRICIA A TRUSTEE WINKLE TRUST*)

A TRACT OF LAND LOCATED IN THE (SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 1057.10 FEET WEST AND 151.31 FEET NORTH OF THE SOUTHEAST CORNER OF (SE/4 SE/4); THENCE N 00°07'45" W A DISTANCE OF 1172.52 FEET; THENCE N 89°58'58" W ALONG THE NORTH LINE OF (SE/4 SE/4) A DISTANCE OF 262.88 FEET TO THE NORTHWEST CORNER (SE/4 SE/4); THENCE S 00°7'45" E ALONG THE WEST LINE OF THE (SE/4 SE/4) A DISTANCE OF 874.12 FEET; THENCE S 89°55'10" E A DISTANCE OF 150.00 FEET; THENCE S 00°07'45" E A DISTANCE OF 312.76 FEET; THENCE N 76°36'38" E A DISTANCE OF 60.41 FEET; THENCE S 89°55'10" E A DISTANCE OF 53.95 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼ SE¼) OF SECTION THIRTY-FOUR (34), 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SE¼ SE¼; THENCE WEST 1057.10 FEET; THENCE NORTH 151.31 FEET; THENCE NORTH 00°07'45" WEST A DISTANCE OF 1006.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'45" WEST A DISTANCE OF 165.84 FEET; THENCE NORTH 89°58'58" WEST ALONG THE NORTH LINE OF THE SE¼ SE¼ A DISTANCE OF 262.88 FEET TO THE NORTHWEST CORNER OF THE SE¼ SE¼; THENCE SOUTH 00°07'45" EAST ALONG THE WEST LINE OF THE SE¼ SE¼ A DISTANCE OF 166.34 FEET; THENCE NORTH 89°54'30" EAST A DISTANCE OF 262.88 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SE/4 OF THE SE/4; THENCE EAST 150 FEET; THENCE NORTH 435.5 FEET; THENCE WEST 150 FEET; THENCE SOUTH 435.5 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT A STRIP, PIECE, OR PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SE/4 SE/4, THENCE EAST ALONG THE SOUTH LINE OF SAID SE/4 SE/4 A DISTANCE OF 150 FEET, THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SE/4 SE/4 A DISTANCE OF 135.93 FEET, THENCE S 76°36'38" W A DISTANCE OF 154.24 FEET TO A POINT ON THE WEST LINE OF SAID SE/4 SE/4, THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

TRACT 2: (EFFECTIVE OCTOBER 5 2022 AT 7:30 AM) (*MCCORD, TERESSA LYNN & TOM*)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼ SE¼) OF SECTION THIRTY-FOUR (34), 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SE¼ SE¼; THENCE WEST 1057.10 FEET; THENCE NORTH 151.31 FEET; THENCE NORTH 00°07'45" WEST A DISTANCE OF 1006.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'45" WEST A DISTANCE OF 165.84 FEET; THENCE NORTH 89°58'58" WEST ALONG THE NORTH LINE OF THE SE¼ SE¼ A DISTANCE OF 262.88 FEET TO THE NORTHWEST CORNER OF THE SE¼ SE¼; THENCE SOUTH 00°07'45" EAST ALONG THE WEST LINE OF THE SE¼ SE¼ A DISTANCE OF 166.34 FEET; THENCE NORTH 89°54'30" EAST A DISTANCE OF 262.88 FEET TO THE POINT OF BEGINNING.

TRACT 3: (EFFECTIVE SEPTEMBER 29, 2022 AT 7:30 AM) (*WINKLE FAMILY TRUST*)

PARCEL A:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-FOUR (34),

TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

THE WEST 178 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 262.88 FEET EAST AND 219 FEET SOUTH OF THE NW CORNER OF SE/4 SE/4: THENCE S 00° 07' 45" E, A DISTANCE OF 237 FEET, THENCE S 89° 58' 58" E, A DISTANCE OF 700.15 FEET, TO THE WEST RIGHT OF WAY LINE OF U.S. 75, THENCE N 29° 10' 35" E, A DISTANCE OF 27.74 FEET, THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2181.68 FEET, AND BEING THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 75, A DISTANCE OF 225.14 FEET, THENCE N 89° 58' 58" WEST A DISTANCE OF 774.50 FEET TO THE POINT OF BEGINNING;

PARCEL B:

TOGETHER WITH EASEMENT FOR THE PURPOSE OF USE AS A DRIVEWAY AS SET FORTH IN BOOK 4970, PAGE 1239 AND DESCRIBED AS FOLLOWS: A FIFTEEN (15) FOOT WIDE STRIP TRAVELING IN A NORTHEASTERLY DIRECTION ACROSS THE SOUTHEAST CORNER OF THE PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST, LOCATED IN TULSA COUNTY, OKLAHOMA, AND DESCRIBED AS BEGINNING AT A POINT 262.88 FT EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 219 FT, THENCE EAST 774.5 FT, THENCE NORTHEAST 219.05 FT, THENCE WEST 831.1 FT TO THE POINT OF BEGINNING

TRACT 4: (EFFECTIVE SEPTEMBER 29, 2022 AT 7:30 AM) (*HAMPTON, LINDA DIANE*)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SE/4 SE/4 BEING 262.88 FEET EAST OF THE NORTHWEST CORNER OF SAID SE/4 SE/4; THENCE SOUTH 00°07'45" EAST, A DISTANCE OF 219.00 FEET; THENCE SOUTH 89°58'58" EAST, A DISTANCE OF 774.50 FEET; THENCE ON A CURVED LINE HAVING A RADIUS OF 2181.68 FEET AND BEING THE WEST RIGHT OF WAY LINE OF U. S. HIGHWAY 75, A DISTANCE OF 219.05 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4 SE/4; THENCE NORTH 89°58'58" WEST ALONG THE NORTH LINE OF SAID SE/4 SE/4 A DISTANCE OF 831.10 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT THE FOLLOWING TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SE/4 SE/4, 678.43 FEET S 89°58'58" E FROM THE NORTHWEST CORNER THEREOF, THENCE S 89°58'58" E FOR 415.55 FEET TO THE WESTERLY RIGHTS-OF-WAY OF THE EXISTING ROAD ALONG HIGHWAY #75, THENCE SOUTHWESTERLY AND ALONG SAID RIGHTS-OF-WAY AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2,181.68 FEET FOR 226.50 FEET, THENCE N 89°58'58" W FOR 387.25 FEET, THENCE N 7°14'11" E FOR 220.75 FEET TO THE POINT OF BEGINNING.

WEST TRACT (LAHOMA FAMILY LLC)

WEST HALF (W/2) OF SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE SOUTH 580.8 FEET OF THE EAST 150 FEET THEREOF, AND LESS AND EXCEPT A TRACT DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SE/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST, THENCE NORTH 626.13 FEET; THENCE EAST 208.71 FEET; THENCE SOUTH 626.13 FEET; THENCE WEST 208.71 FEET TO THE POINT OF BEGINNING.

Union Ave. Property (City of Jenks)

A TRACT OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN NORTH (T18N), RANGE TWELVE EAST (R12E) OF THE INDIAN MERIDIAN (I.M.), TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

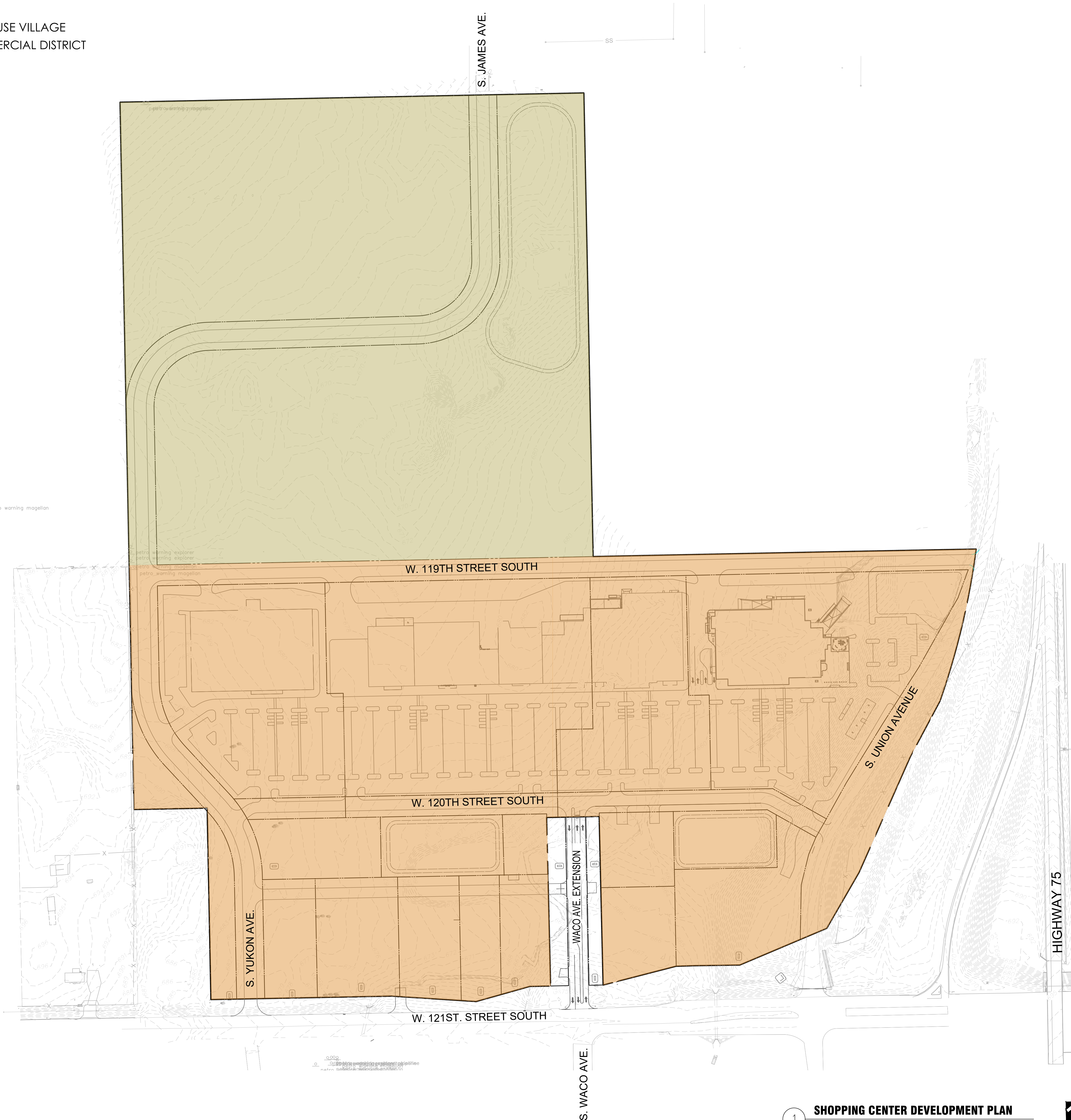
COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4, A POINT MARKED BY AN ODOT BRASS MONUMENT; THENCE S 88° 54' 42" W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 1057.07 FEET; THENCE N 01° 05' 18" W A DISTANCE OF 150.00 FEET TO A POINT MARKED BY A 3/8" IRON PIN, FOUND IN PLACE, SAME BEING THE POINT OF BEGINNING; THENCE N 01° 20' 18" W A DISTANCE OF 716.93 FEET; THENCE N 88° 54' 32" E A DISTANCE OF 176.78 FEET TO A 1/2" IRON PIN FOUND IN PLACE; THENCE N 01° 18' 31" W A DISTANCE OF 236.90 FEET; THENCE N 88° 54' 33" E A DISTANCE OF 219.44 FEET; THENCE N 03° 13' 32" E A DISTANCE OF 219.86 FEET; THENCE N 88° 54' 37" E A DISTANCE OF 415.55 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE 445.95 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2181.68 FEET, SUBTENDED BY A CHORD OF 445.17 FEET WHICH BEARS S 13° 23' 11" W; THENCE S 28° 00' 27" W A DISTANCE OF 178.63 FEET TO A POINT MARKED BY A 3/8" IRON PIN FOUND IN PLACE; THENCE S 23° 55' 37" W A DISTANCE OF 362.50 FEET; THENCE S 30° 00' 30" W A DISTANCE OF 183.89 FEET; THENCE S 67° 06' 37" W A DISTANCE OF 269.26 FEET; THENCE S 88° 54' 42" W A DISTANCE OF 127.87 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 584,262 SQ FT OR 13.41 ACRES, MORE OR LESS.

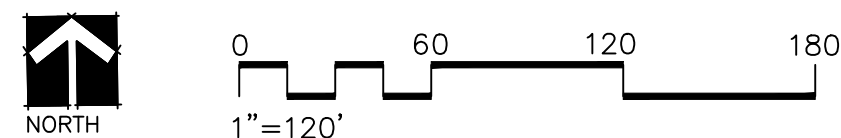
Exhibit B-1
Master Development Plan

LEGEND

- DEVELOPMENT A - MIXED USE VILLAGE
- DEVELOPMENT B - COMMERCIAL DISTRICT



1 SHOPPING CENTER DEVELOPMENT PLAN
SCALE: 1" = 120'



GC Architects, PLLC
1111 Metropolitan Avenue
Suite 700
Charlotte, NC 28204

G C Architects 2023

LockwoodDevelopment



wallace design collective, pc
structural civil landscape survey
123 north north luther king jr. Blvd.
tulsa, oklahoma 74103
918.584.5555
oklahoma cat140
exp: 6-30-23

COAL CREEK VILLAGE
W. 121st Street & I-75
Jenks, OK

REVISIONS

#	DATE	TYPE
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DO NOT SCALE PLANS
Copying, Printing, Software and other processes
required to produce these prints can stretch or
distort the actual paper or layout. Therefore,
scaling of this drawing may be inaccurate.
Contact GC Architects with any need for
additional dimensions or clarifications.

DATE 6-21-2023

JOB NO. 22.104.00

DEVELOPMENT
PLAN

B1

SHEET NO.

Exhibit B-2
Commercial Development Plan

#	DATE	TYPE
1		
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required to produce these plans can stretch or
shrink the actual paper or layout. Therefore,
scaling of this drawing may be inaccurate.
Contact GC Architects with any need for
additional dimensions or clarifications.

DATE 06-20-23

JOB NO. 22.104.00

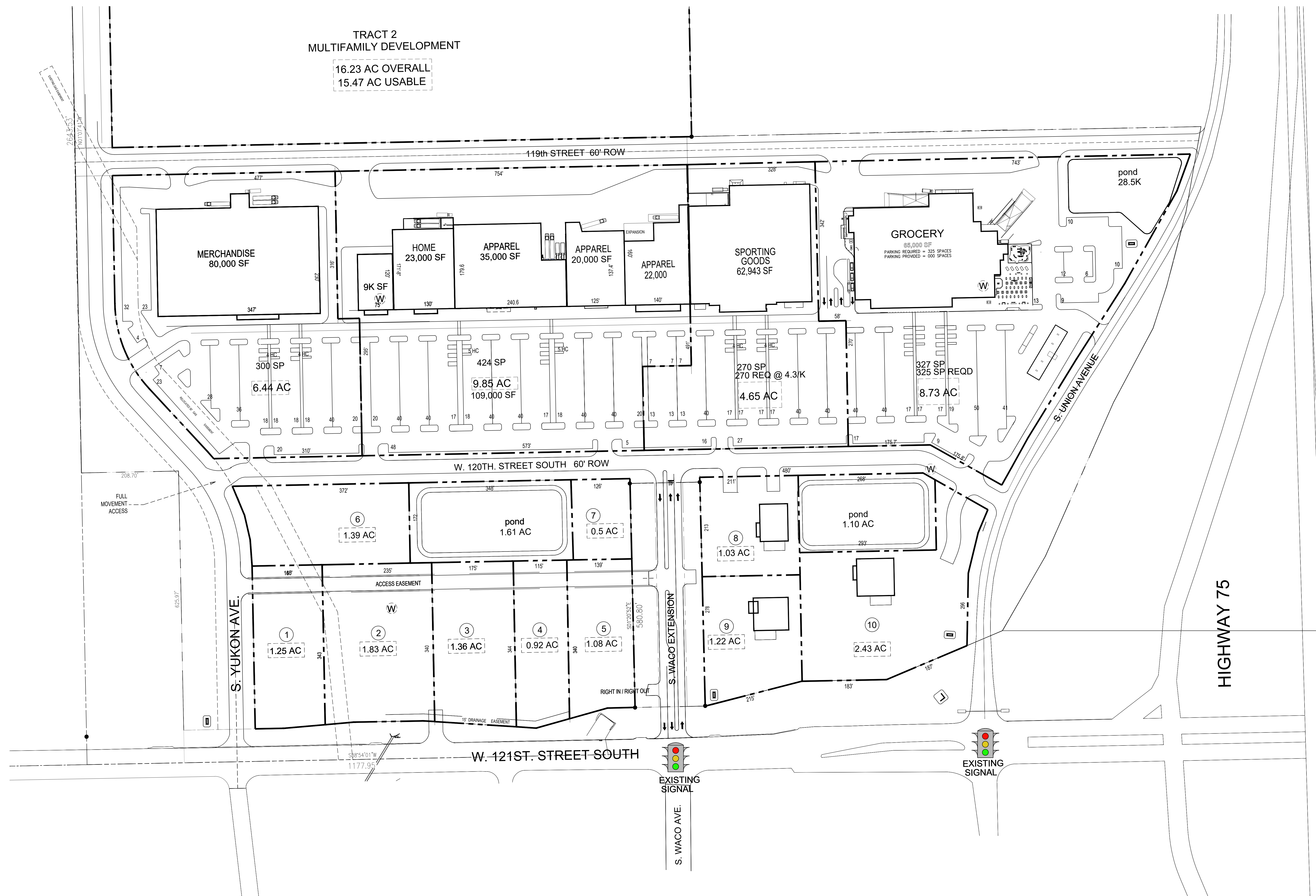
PLAN

SP1.0

SHEET NO.

TRACT 2
MULTIFAMILY DEVELOPMENT

16.23 AC OVERALL
15.47 AC USABLE



1 SHOPPING CENTER CONCEPTUAL SITE PLAN
SCALE: 1" = 80'



0 80 160 240
1"=80'

Exhibit C
Comprehensive Sign Plan

- A

INTERSTATE PYLON
- B

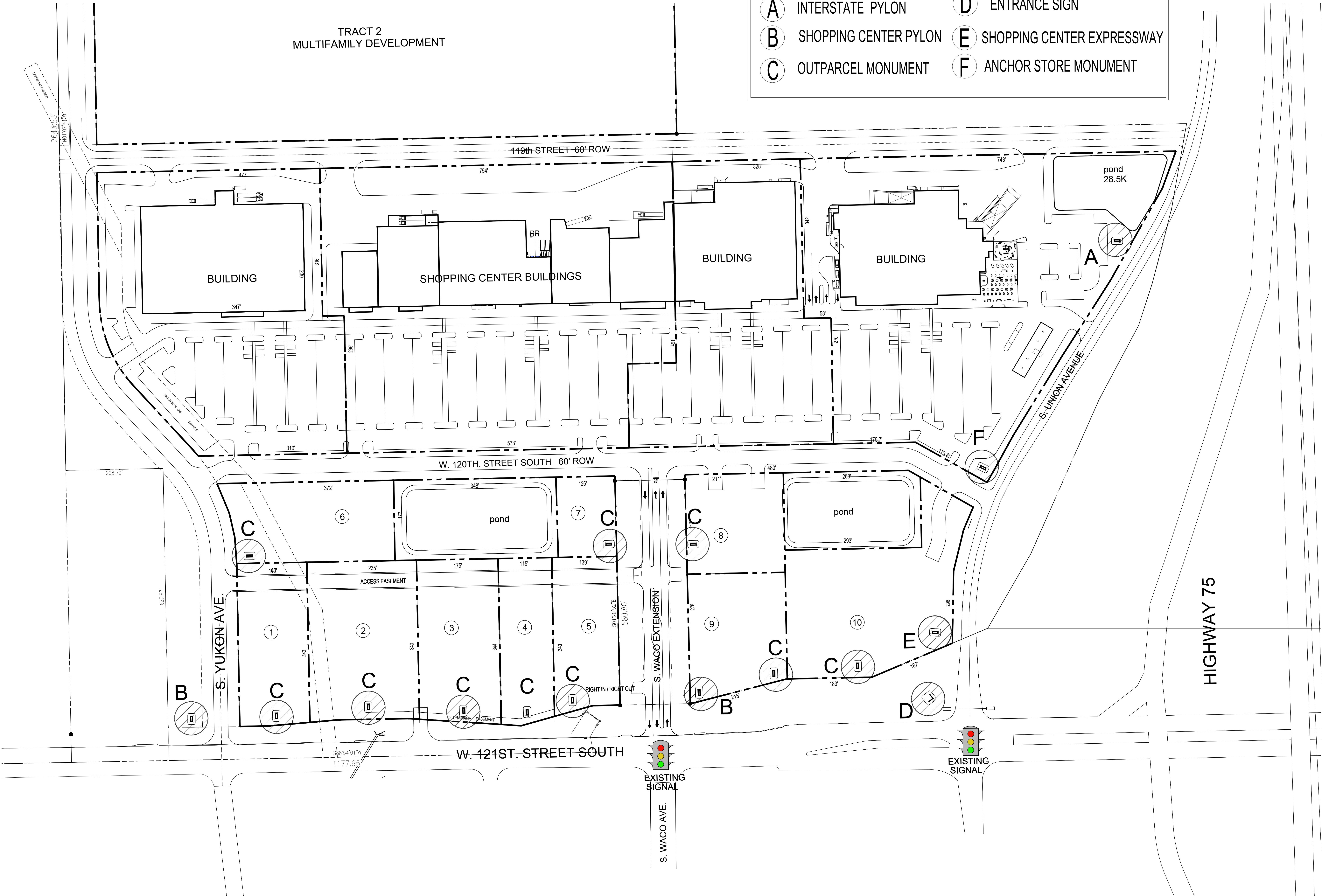
SHOPPING CENTER PYLON
- C

OUTPARCEL MONUMENT
- D

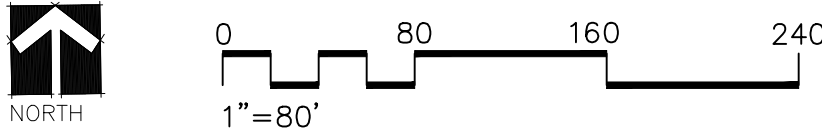
ENTRANCE SIGN
- E

SHOPPING CENTER EXPRESSWAY
- F

ANCHOR STORE MONUMENT



1 MASTER SIGNANCE PLAN
SCALE: 1" = 80'



GC

architects

GC Architects, PLLC
1111 Metropolitan Avenue
Suite 700
Charlotte, NC 28204

G C Architects 2023

LockwoodDevelopment

STATE OF OKLAHOMA
Professional Seal
No. 04942
Charlotte M.
REGISTERED ARCHITECT

COAL CREEK VILLAGE
W. 121st Street & I-75
Jenks, OK

CONCEPTUAL SITE PLAN

REVISIONS

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DO NOT SCALE PLANS

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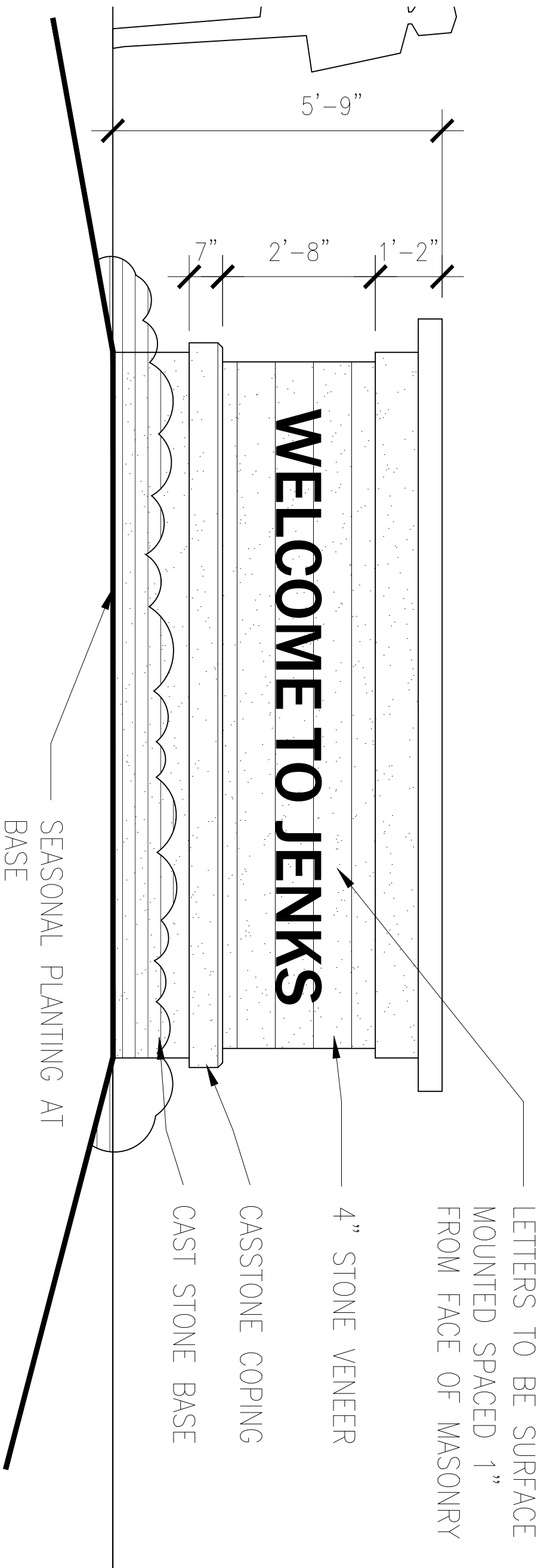
DATE 06-20-23

JOB NO. 22.104.00

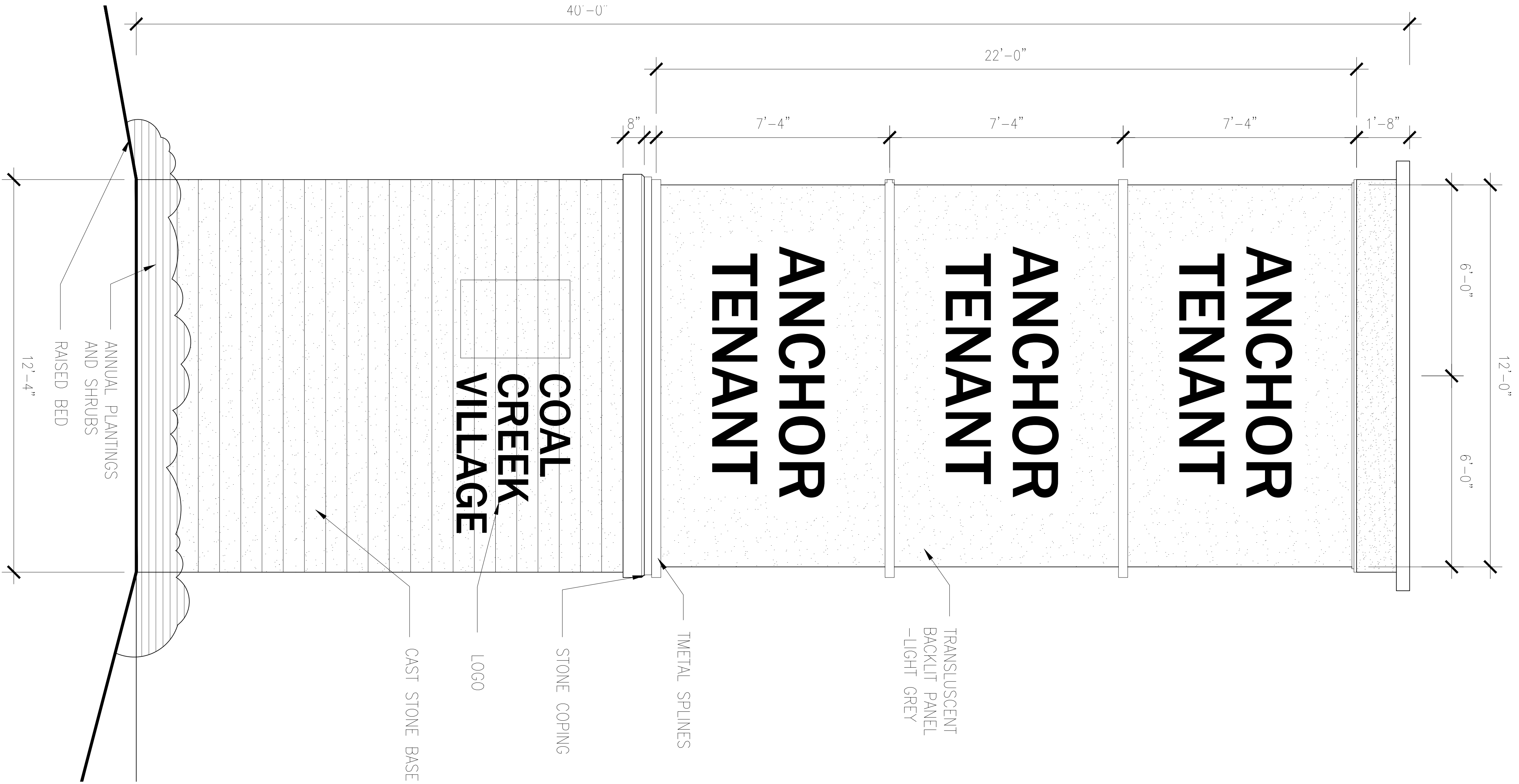
PLAN

SP2.0

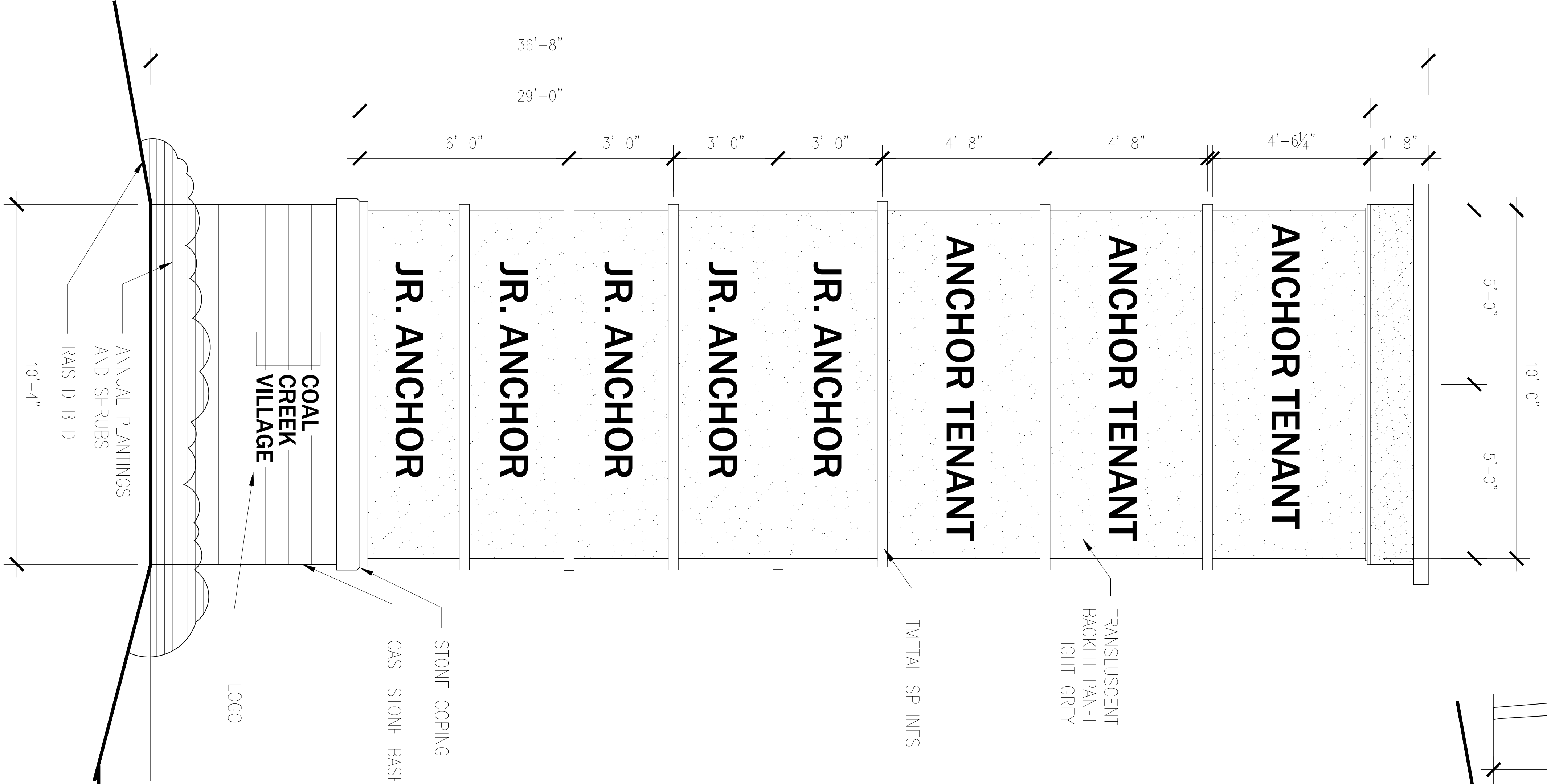
SHEET NO.



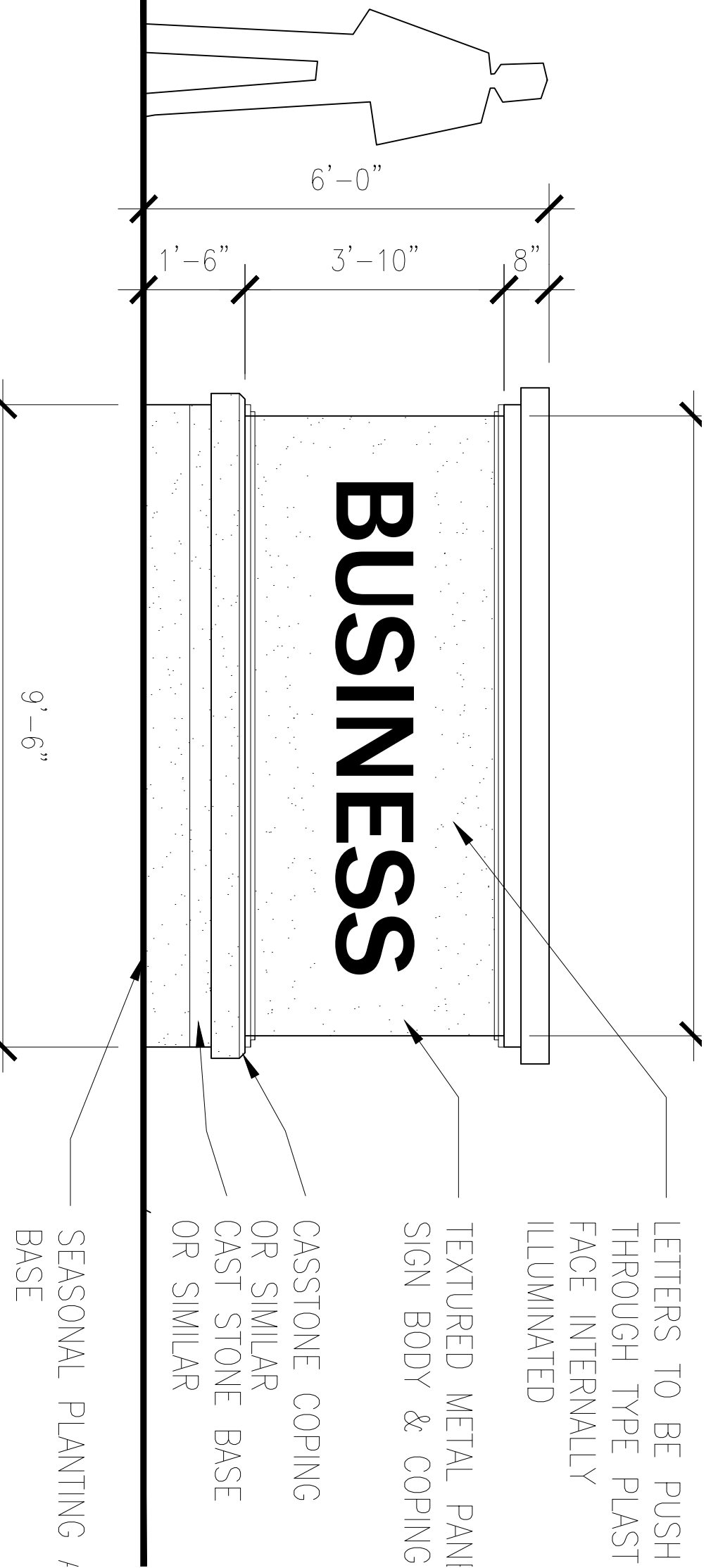
D ENTRANCE MONUMENT
SIGN AREA: 40 SF/SIDE



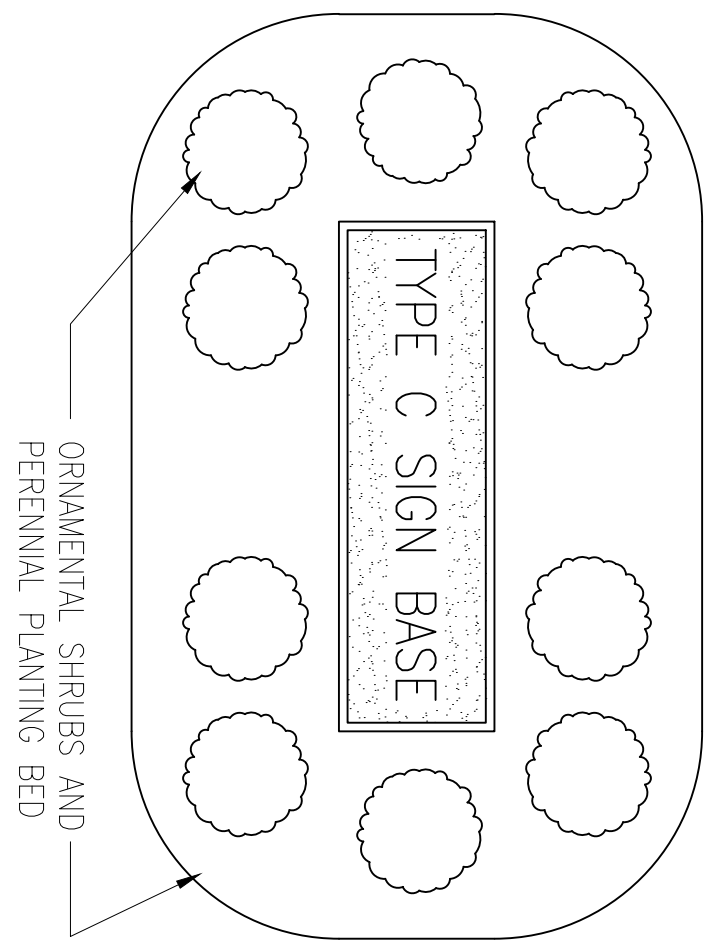
E SHOPPING CENTER PYLON
SIGN AREA: 264 SF/SIDE



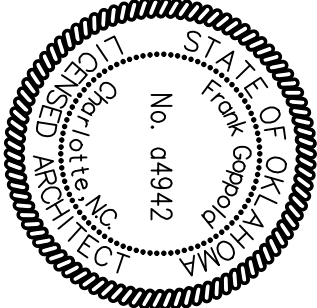
B SHOPPING CENTER PYLON
SIGN AREA: 260 SF/SIDE



C OUTPARCEL MONUMENT
SIGN AREA: 35 SF/SIDE



EXAMPLE SIGN PLANTING AREA
NOT TO SCALE



G.C. Anderson 300

COAL CREEK CROSSING
W. 121st Street & I-75
Jenks, OK

REVISIONS

#	DATE	TYPE
1	2	3
4	5	6
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97	98	99
100	101	102

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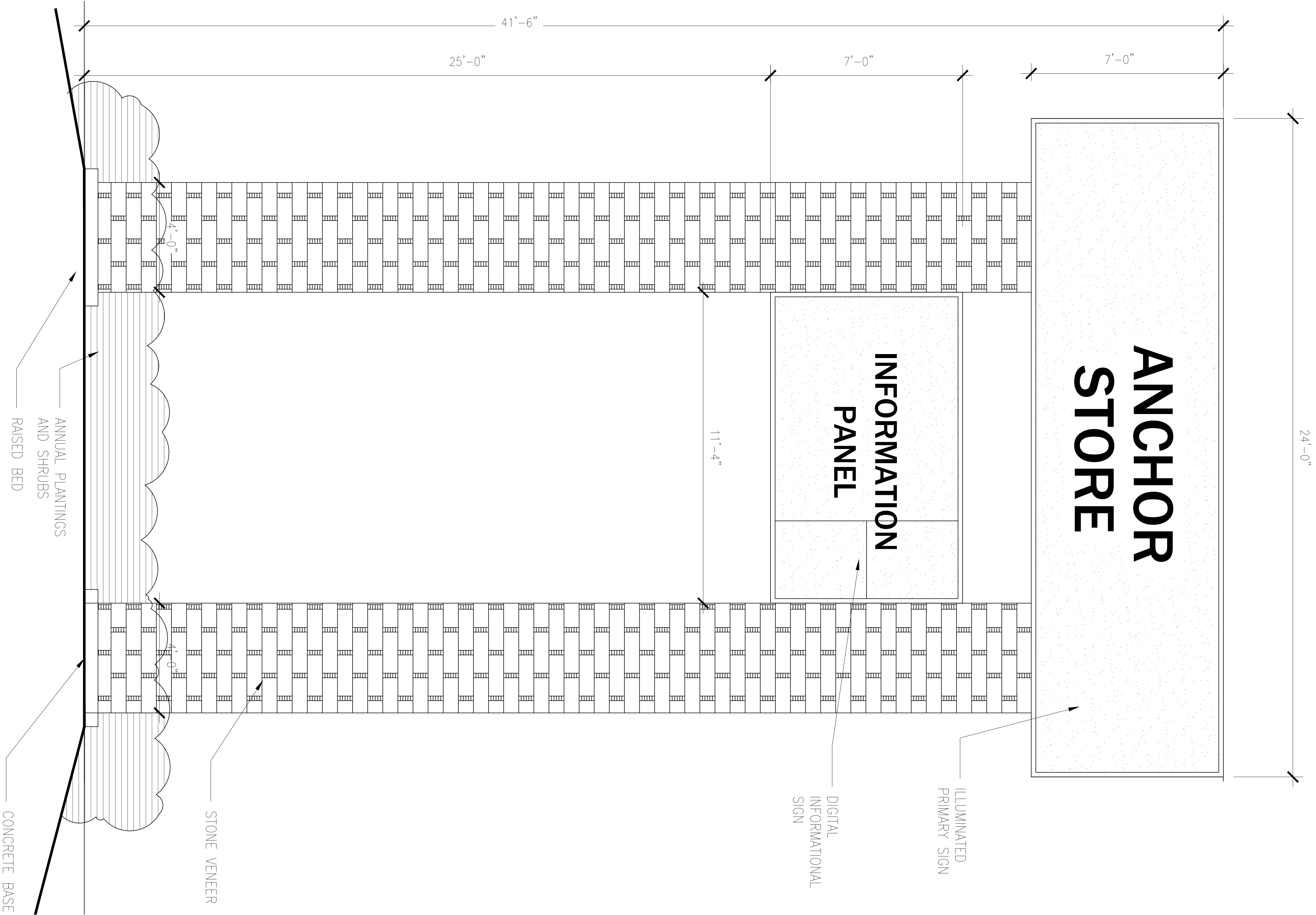
DATE 04-12-23

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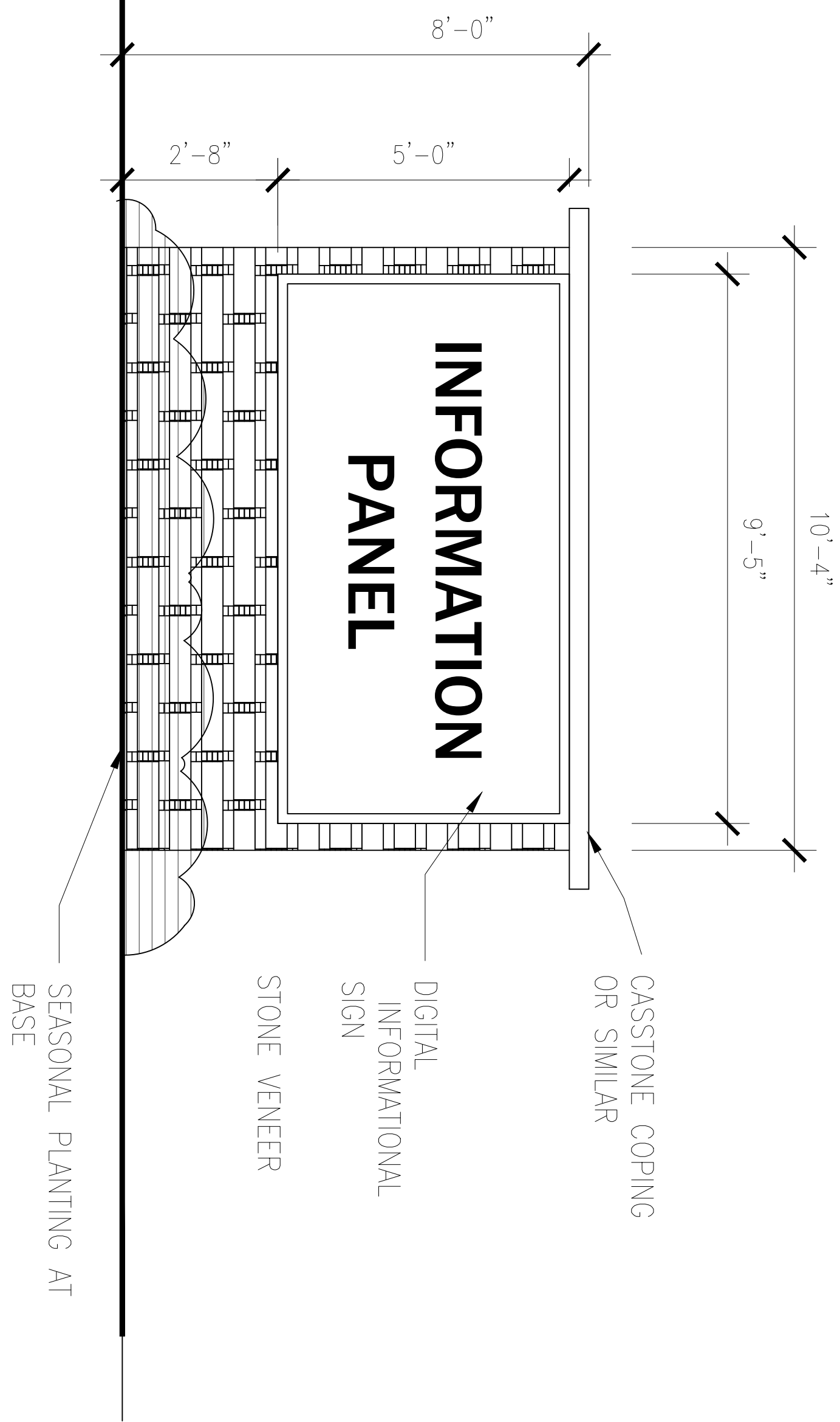
ELEVATIONS

1.0

SHEET NO.



A ANCHOR STORE PYLON
SIGN AREA: 248 SF/SIDE



F ANCHOR STORE MONUMENT
SIGN AREA: 47 SF/SIDE

Exhibit D
Public Utilities Plan

LEGEND

- DETENTION POND - STORM
- EXISTING 12" WATERLINE
- 12" WATERLINE EXTENSION
- 8" WATERLINE EXTENSION
- 6" WATERLINE EXTENSION
- EXISTING 8" SANITARY SEWER
- 8" SANITARY SEWER LINE
- FORCE MAIN LINE
- PUMP STATION



GCarchitects

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GC Architects 2023

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wallace design collective

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structural/civil/landscape survey
123 north north luther king jr. Blvd.
tulsa, oklahoma 74103
918.584.5555
oklahoma cat1460
exp: 6-30-23

COAL CREEK VILLAGE

W. 121st Street & I-75
Jenks, OK

REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
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6		
7		
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10		

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UTILITY PLAN

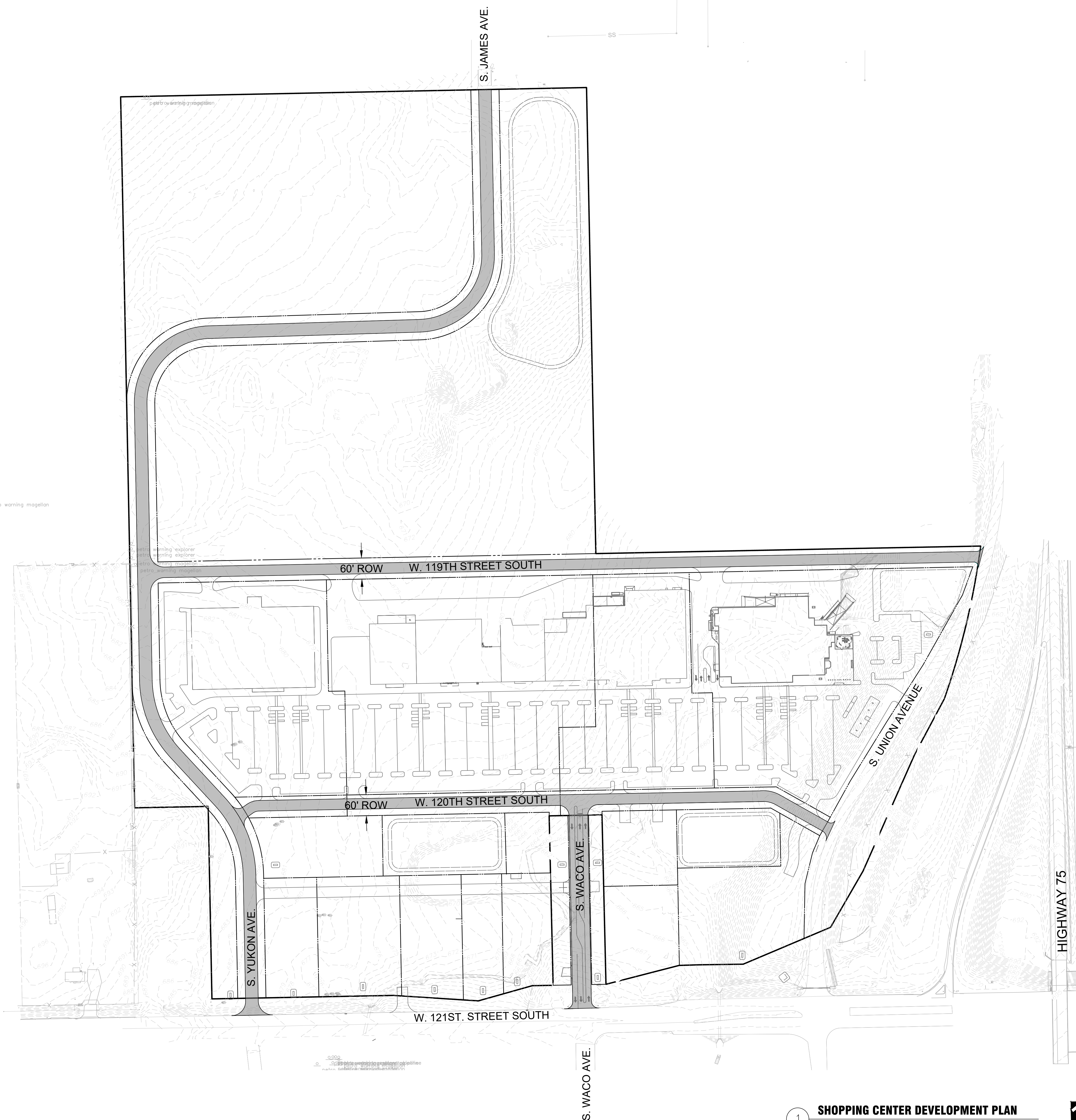
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SHEET NO.

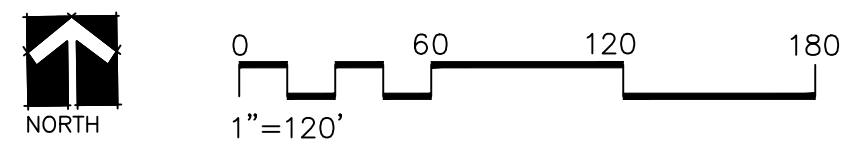
Exhibit E
Public Streets Plan

LEGEND

PUBLIC STREET



1 SHOPPING CENTER DEVELOPMENT PLAN
SCALE: 1" = 120'



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REVISIONS

#	DATE	TYPE
1		
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PUBLIC STREET
PLAN

E

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