

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JULY 20, 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 June 22, 2023

Documents:

[2023.06.22 PC MINUTES.PDF](#)

- 1.B. Approve JL 23-384: request by Shelby Smith for a lot combination. General Location: 301 E 119th St S

Documents:

1. [SR.JL 23-384 SLATE CREEK.PDF](#)
 3. [ADDITION ELEVATION.PDF](#)
 4. [SLATE CREEK PLAT.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
 3. Review of changes to PUD JZ 23 PUD 141 at the request of City Council, 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.PC072023.PDF](#)
 2. [PUD 141 COAL CREEK VILLAGE.PDF](#)
 - [JENKS PLANNING DEPT CORRESPONDENCE 2023-07-19.PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 22, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:04 p.m. on June 22, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

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

Absent

Business

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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.)
 - Request to approve minutes from May 18, 2023
 - 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
 - Approve Final Plat (Amended) for the Estates at Ritz Hollow. General Location: S of 111th, W of Elm
 - Approve JL 23-382: a request for a lot split on the Oklahoma Aquarium Campus.
 - Approve Plat Amendment to South County Crossing. General Location: N of 121st, between Elwood and Elm

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

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

NAY: None

Motion carried.

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Withdrawn

3. 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 6:06 p.m.* Planning Director Marcaé Hilton introduced Item 3 and answered questions. The following individuals spoke on the item:

- Jane Duenner (2320 W 92nd St)
- Anna Stewart (12004 S Tamarack St)

Craig Bowman made a motion to approve Item 3. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Brown, Wilson, Bors, Bowman, West

NAY: None

Motion carried. *David Randolph returned at 6:13 p.m.*

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. Planning Director Marcaé Hilton introduced Item 4. She, along with City Attorney Teresa Nowlin, answered questions. Lou Reynolds (2727 E 21st St, Tulsa, OK) addressed the Commission about the application and answered questions. The following individuals from the public spoke on this item:

- Sam Mather (11902 S Juniper Ct)
- Brad Lenhart (777 W 106th St)
- Gary Scrivner (11201 S Juniper St)
- Steve Eaton (307 E 111th St)
- Charlotte Montgomery (10612 S Fir Ave)
- John Dorman (9400 Broadway Ext, Suite 600)
- Wayne Driggers (119th St)
- Ivy Repasky (708 W 108th St)

Craig Bowman left at 7:39 p.m. and returned at 7:40 p.m.

- Catherine Lenhart (777 W 106th St)

The Planning Commission took a break at 7:46 p.m. and returned at 7:53 p.m.

- Hilary Green (3738 S Xanthus Ave, Tulsa)
- George Monks (1166 W 106th St)
- Catrena Thomas (115 E “A” St)
- Melissa Stallcup (10719 S Fir Pl)
- Doug Wince (1210 W 108th St)

Lou Reynolds spoke again to address more questions from the Commission and to answer some of the questions from the public. Amy Bors made a motion to continue Item 4 until a sound ordinance was passed by Council. She withdrew her motion. Craig Bowman made a motion to approve Item 4 with the following conditions: remove medical marijuana uses, adjust the start time to 8 a.m., and requiring that they follow any future sound ordinance

passed by Council. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Brown, Wilson, Bors, Bowman, West

NAY: Randolph

Motion carried.

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 Planning Director Marcaé Hilton introduced Item 5 and answered questions. Chris Challis (Sooner Investments) addressed the Commission about the application and answered questions. The following individuals spoke on this item:

- Charlotte Montgomery (10612 S Fir Ave)
- Stuart VanDeWiele (521 E 2nd St) *Mr. VanDeWiele provided documentation for the Commission which is added at the end of the minutes.*

David Randolph recused himself due to a conflict of interest on this item. He left at 9:14 p.m. Chris Challis and Stuart VanDeWiele alternated addressing the Commission to answer questions. Scott West made a motion to approve Item 5. John Brown seconded the motion. A roll call vote of members was taken as follows.

YEA: Brown, Wilson, Bors, Bowman, West

NAY: None

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 9:21 p.m.

Attachment "A"

Stuart E. Van De Wiele

From: Christopher Shrout <cshrout@jenksok.org>
Sent: Thursday, August 13, 2020 5:59 PM
To: lclark@soonerinvestment.com; chris@soonerinvestment.com
Cc: steve@walmancommercial.com; justin@walmancommercial.com; Marcae Hilton; Tanner Rush; Christopher Robinson; Brandon Macy; Robert Carr
Subject: Thank You

Leland and Chris, thank you for taking the time to visit Jenks and discuss the property at 121st Street.

As we discussed, the City of Jenks is excited about the possibility of this property developing. If you choose to move forward, we would be a committed partner in producing a quality development.

Staff will follow up with the documents discussed at today's meeting. If you have any further questions please feel free to give me a call.

Christopher T. Shrout | City Manager
918.361.1028 | City of Jenks
211 North Elm Street | Jenks, OK 74037

Attachment "A"

Stuart E. Van De Wiele

From: Chris Challis <Chris@soonerinvestment.com>
Sent: Saturday, March 4, 2023 10:47 AM
To: Banks
Cc: Marcae Hilton; Justin Brown; Nicole Watts
Subject: Jenks/Zoning Authorizations

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

Lindsay –

We're working toward a PUD submittal on Mar. 13. I'll circulate the draft among our PUD team this weekend for review, and then I'll send it to Marcae Hilton (Planning Director, copied here) for her review before we make formal submittal.

In the meantime, I suspect we'll need authorization letters from the land sellers to submit (is that correct, **Marcae?**). If so, I ask that **Marcae** provide us a form or go-by to use. I'd like **you** to prepare the request letters/forms that (I assume) the land owners will need to countersign, and then to get them out.

Lahoma Family, LLC [see purchase agreement for notice]

Winkle family [actually 4 different owners; see purchase agreements for notice]

Retail Buildings, Inc.

Helen Pacione
Director of Real Estate
Braum's, Inc.
1710 W. Randol Mill Road
Arlington, TX 76012
Helen.pacione@braums.com

City of Jenks [Nothing for you to do here; I'll email Teresa Nowlin separately]

For Lahoma Family and the Winkle family owners, you can email the request letters to **Justin Brown** (copied here, so he knows they're coming) and Justin can help facilitate getting the letters countersigned and returned (I imagine all this can be done with electronic copies – no originals). Email me the Retail Buildings letter and I'll send it to Braum's since I'm working with her on a variety of matters. For the City, I'll handle that with the City Attorney.

Thanks for your help. Let me know if you have any questions.

SOONER INVESTMENT

Commercial and Investment Real Estate

Christopher N. Challis | (386) 316-9837 | chris@soonerinvestment.com
2301 W. I-44 Service Road, Suite 100 | Oklahoma City, Oklahoma 73112

Attachment "A"

Stuart E. Van De Wiele

From: Chris Challis <Chris@soonerinvestment.com>
Sent: Thursday, May 4, 2023 5:38 PM
To: Teresa Nowlin
Subject: RE: Sooner-Jenks Development and ODOT property update

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

Sure
Please send me an invite
Should need only 15 - 20 min

Chris Challis | **Sooner Investment**

----- Original message -----

From: Teresa Nowlin <tnowlin@jenksok.org>
Date: 5/4/23 6:22 PM (GMT-05:00)
To: Chris Challis <Chris@soonerinvestment.com>
Subject: Re: Sooner-Jenks Development and ODOT property update

Tomorrow at 10?

On May 4, 2023, at 4:56 PM, Chris Challis <Chris@soonerinvestment.com> wrote:

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

Fri
9:00 - 10:30
1:00 - 2:00

Mon
Generally available

Chris Challis | **Sooner Investment**

Attachment "A"

----- Original message -----

From: Teresa Nowlin <tnowlin@jenksok.org>

Date: 5/4/23 5:52 PM (GMT-05:00)

To: Chris Challis <Chris@soonerinvestment.com>

Subject: Re: Sooner-Jenks Development and ODOT property update

I've spoken with Kelly and with Chris. What are a couple of times that work for you to discuss? I pretty open except for around lunchtime tomorrow and late afternoon tomorrow and Friday.

On May 4, 2023, at 9:36 AM, Chris Challis <Chris@soonerinvestment.com> wrote:

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

I haven't heard from him. If he just wants to call me, we don't have to have a big scheduled conference. I just need this moving asap.

Chris Challis | **Sooner Investment**

----- Original message -----

From: Teresa Nowlin <tnowlin@jenksok.org>

Date: 5/4/23 10:33 AM (GMT-05:00)

To: Chris Challis <Chris@soonerinvestment.com>

Subject: RE: Sooner-Jenks Development and ODOT property update

How about Monday to give me a chance to follow back up with Kelly? Have you heard from him? One of the things he wanted to know was who are your primary contacts with Braums – who is their attorney?

From: Chris Challis <Chris@soonerinvestment.com>

Sent: Thursday, May 4, 2023 9:30 AM

To: Teresa Nowlin <tnowlin@jenksok.org>

Subject: RE: Sooner-Jenks Development and ODOT property update

Importance: High

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

Attachment "A"

Can we get a call set for Friday or Monday? We need to understand the potential path forward and implications.

Chris Challis | **Sooner Investment**

----- Original message -----

From: Chris Challis <Chris@soonerinvestment.com>

Date: 5/1/23 11:35 AM (GMT-05:00)

To: Teresa Nowlin <tnowlin@jenksok.org>

Subject: RE: Sooner-Jenks Development and ODOT property update

Absolutely. Please provide all my info, below. We're needing to discuss this as soon as he's able. Thanks.

<image001.png>

Christopher N. Challis | (386) 316-9837 | chris@soonerinvestment.com
2301 W. I-44 Service Road, Suite 100 | Oklahoma City, Oklahoma 73112

From: Teresa Nowlin <tnowlin@jenksok.org>

Sent: Monday, May 1, 2023 10:20 AM

To: Chris Challis <Chris@soonerinvestment.com>

Subject: Sooner-Jenks Development and ODOT property update

Chris, would it be alright if I provide your phone number to Kelly Monaghan, the City's condemnation attorney, so that you could answer some question for him about the development?

Also, I did confirm with ODOT that received the City's payment and we will be closing today.

Teresa Nowlin | City Attorney

City of Jenks

211 North Elm | P.O Box 2007 | Jenks, OK 74037

918-299-5883 Office

Attachment "A"

Stuart E. Van De Wiele

From: Leland Clark <lclark@soonerinvestment.com>
Sent: Thursday, May 26, 2022 11:41 AM
To: Christopher Shrout
Subject: 121st & Hwy 75

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

Chris,
Please give me a call when you have an opportunity.
I need to discuss the Braum's parcel with you.
Reach me at 405-203-1085
Thanks
Leland

Sooner Investment
2301 W. I-44 Service Rd. Suite 100
Oklahoma City, OK 73112
Office 405-605-8622
Cell 405-203-1085

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	July 20, 2023
Case Number	JL 23-384 SLATE CREEK
Request	Minor Subdivision Lot Combination
Location	North of 121 st between Lewis and Elm
Applicant	Shelby Smith

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ Plat

Preparer

Slate Creek Subdivision

Background Information

STAFF COMMENTARY | This minor amendment request is for a property owned by Mr. Smith. He currently owns both lots. Lot 1 contains his primary residence; in the future he plans to add on to the primary residence building over the lot line. The lots are (RE) Residential Estate zoning, the bulk and area standards are included in the staff report.

PLANNING DATA

REQUEST	Minor subdivision Lot Combination
ZONING	(RE) Residential Estate
INTENDED USE	Residential and possible future expansion of home
PLAT	Slate Creek 12-12-97 No. 5245
PRIMARY HOME	60961833156520
LEGAL	LT 1 BLK 1
OWNER	SB TRUST
PROP_ADD	301 E 119 ST S
TR_SEC	8331
GROSS ACRES	0.49
UNDEVELOPED LOT	60961833156530
LEGAL	LT 2 BLK 1
OWNER	SB TRUST
PROP_ADD	None
TR_SEC	8331
GROSS ACRES	0.52

Sec. 16-8-4. Subdivision Procedures.

(A) Types of Subdivision of Land.

(1) Lot Split.

(2) Minor Subdivisions.

(a) Lot Combination.

(b) Other Subdivision Corrections.

(D) Minor Subdivisions.

(1) Purpose. A Minor Subdivision is a subdivision in which any of the following conditions exist:

(a) Subdivisions resulting in more than three but less than six lots and the entire property to be subdivided is ten acres or less,

(b) Subdivision solely for the creation of public right-of-way or other public tracts,

(c) Consolidation (such as a lot combination or lot tie) of two or more lots on a filed final plat into fewer lots,

(d) Lot line or boundary adjustments to a filed final plat, or

(e) Correction of errors or omissions on a filed final plat, such as legal description errors, typographical and mapping errors, lot identification errors, and surveyor corrections.

(2) Minor Subdivision Review Criteria.

(a) Comprehensive Plan Alignment. The Minor Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

(b) UDO Compliance. The Minor Subdivision is consistent with the provisions of the UDO and the governing district.

(c) Lot Characteristics.

☐ *Lot dimensions and area shall either conform with the requirements of this UDO or a Variance of such requirements 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.*

(3) Easements. Where a Minor Subdivision will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the City Planner and the Planning Commission.

(4) Access and Streets.

- (a) *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.*
- (b) *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.*
- (c) *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:*
- ☐ *All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - ☐ *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.*
- (5) *Action by the Planning Commission. The Planning Commission shall evaluate the proposed Minor Subdivision, and after consideration of the City Planner report shall approve, approve with modifications, or deny the Minor Subdivision based on the applicable review criteria and in accordance with applicable state law.*

Table 16-3-1(A): Residential District Bulk and Dimensional Standards			
Standard	RE	Lot 1	Lot 2
Lot Standards (Minimum)			
Lot Area (sqft)	24,000	21,211 (nonconforming)	22507 (nonconforming)
Lot Area/DU (sqft)	24,000	Nonconforming	Nonconforming
Lot Width (ft)	150	111+- (nonconforming)	100.95 (nonconforming)
Yard Setbacks (Minimum)			
Front (ft)	35	25 (nonconforming)	NA
Exterior Side (ft)	35	35+-	NA
Interior Side (ft)	15	Cannot be determined	NA
Rear (ft)	25	<25 ft	
Building Standards (Maximum)			
Height (ft)	35	Cannot be determined	NA
Impervious Surface Coverage	20%	Exceeds UDO	NA

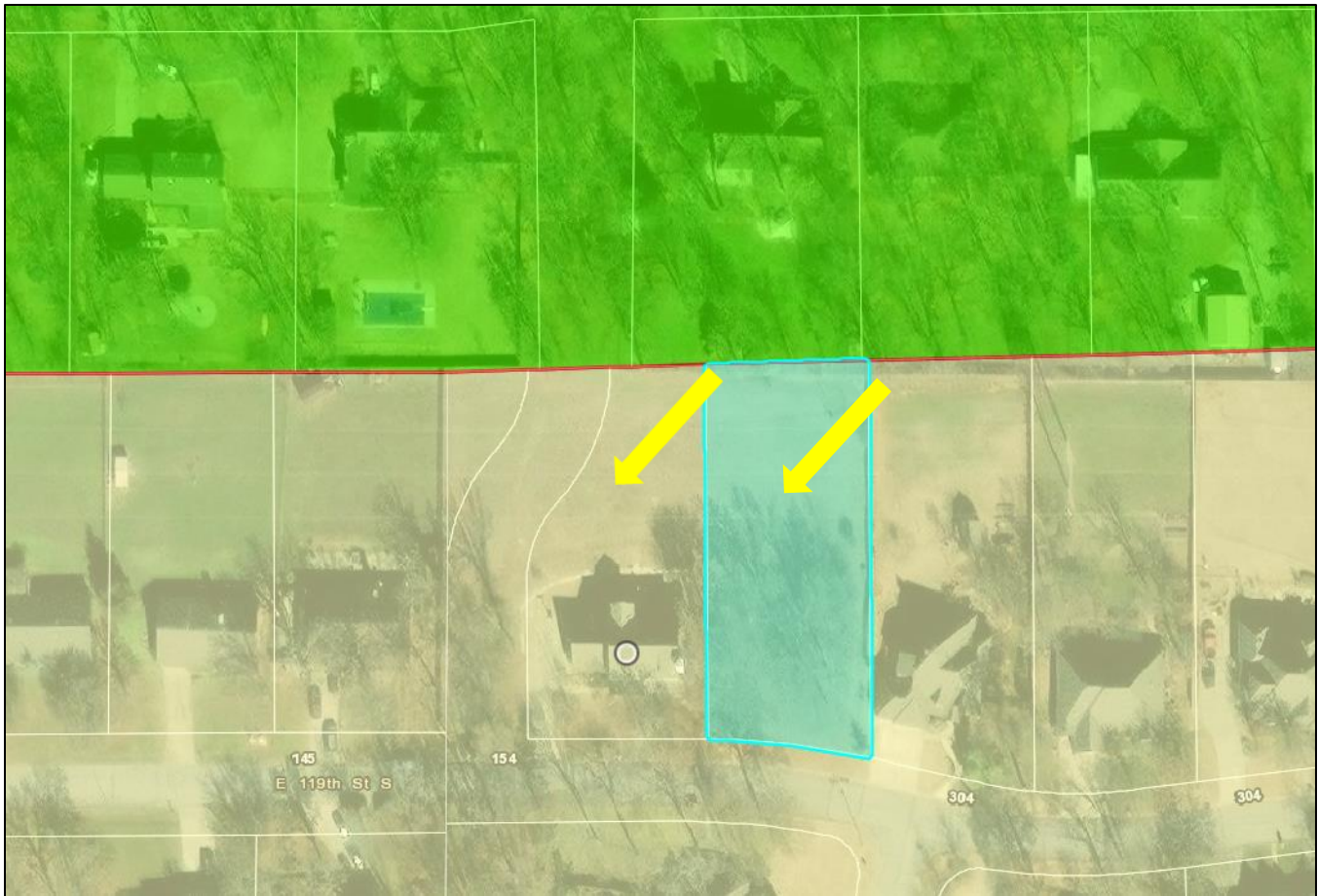


Figure 1 | Zoning map of the parcel in question



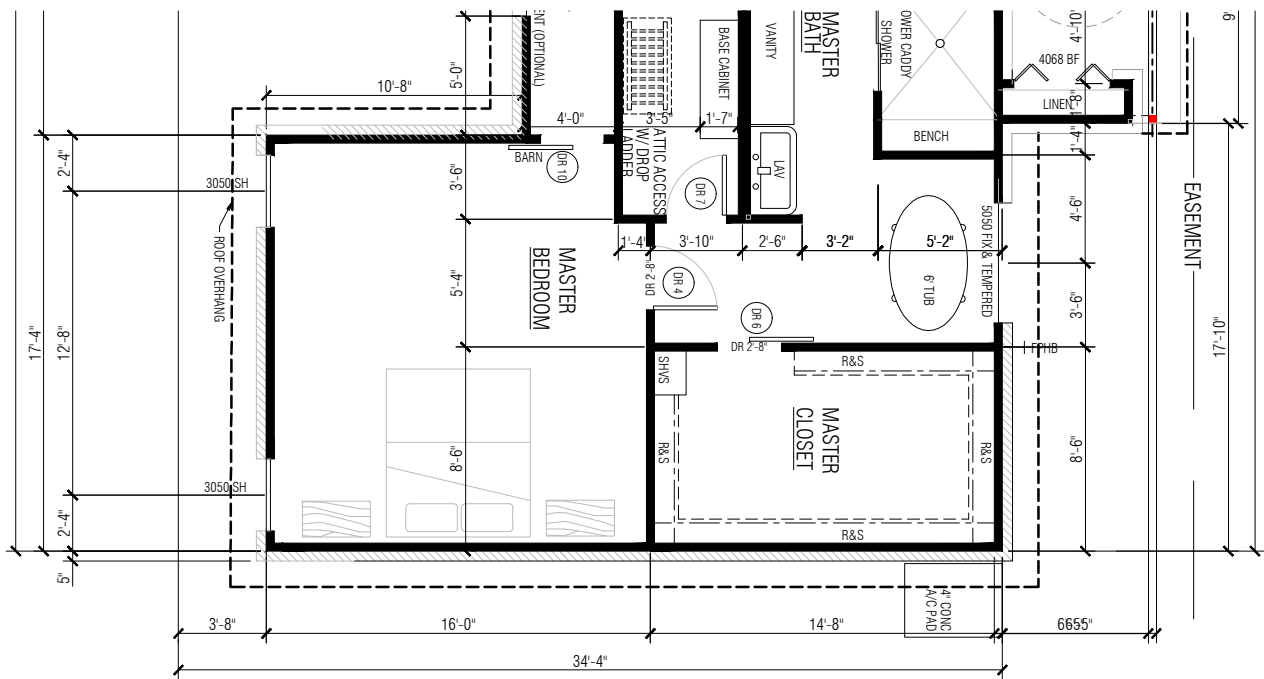
Figure 2 | Aerial photo

Evaluation | The UDO (Unified Development Ordinance) refers to the request as a minor amendment (lot tie), traditionally the City of Jenks calls it a Lot Combination. Staff has worked with TAC to meet all the requirements. Staff highlights the following:

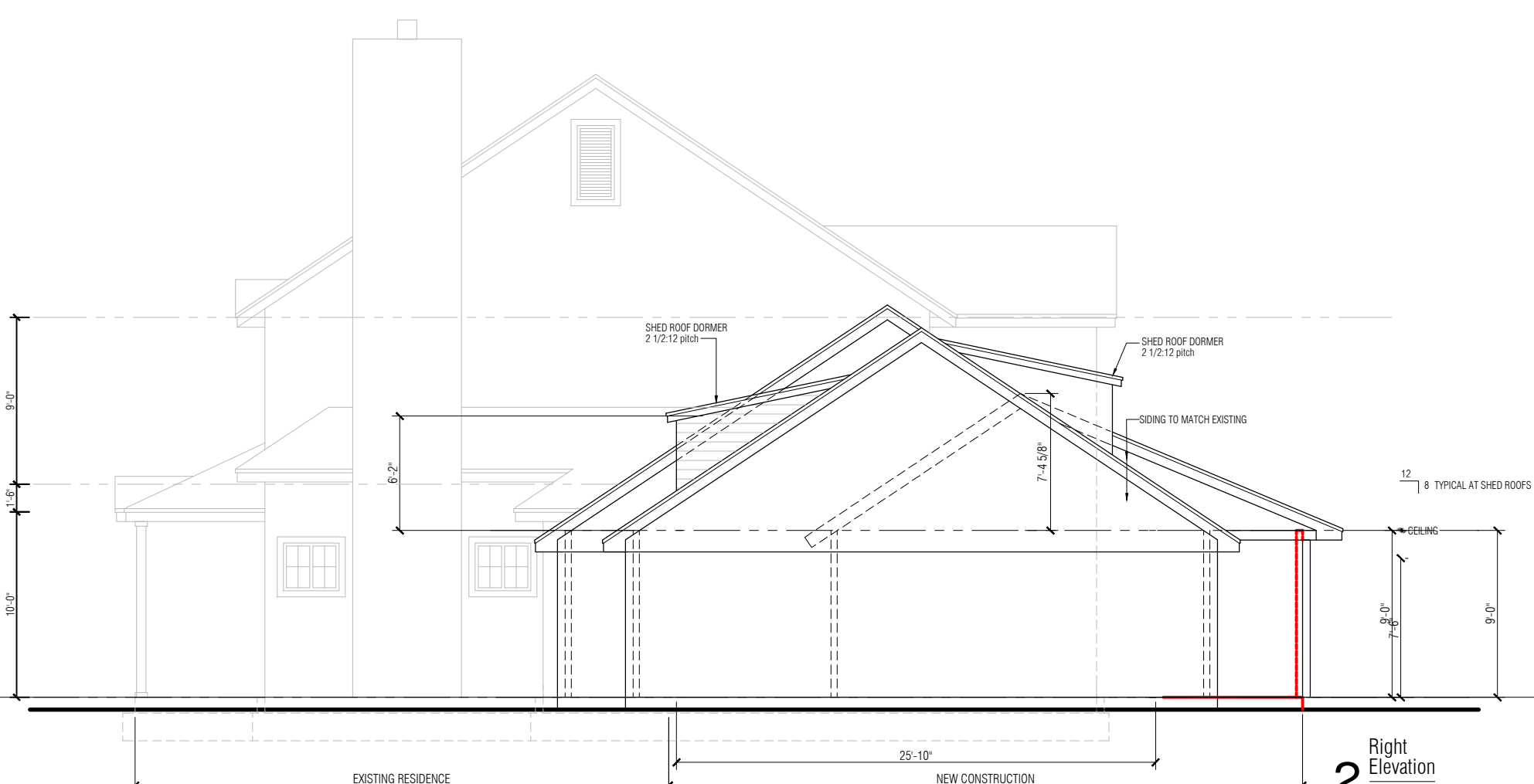
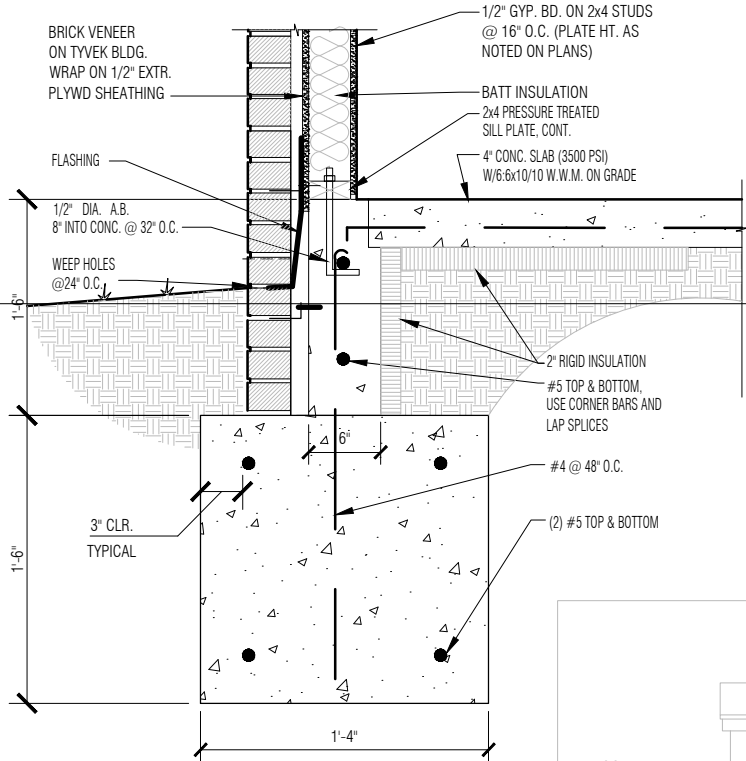
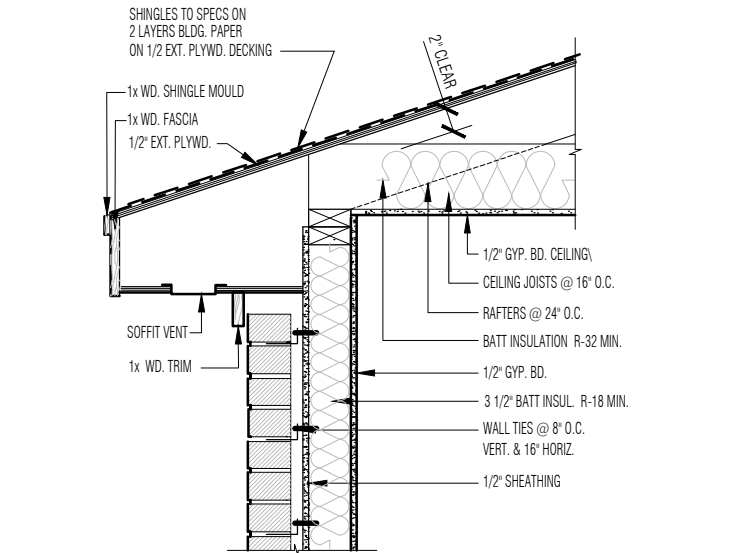
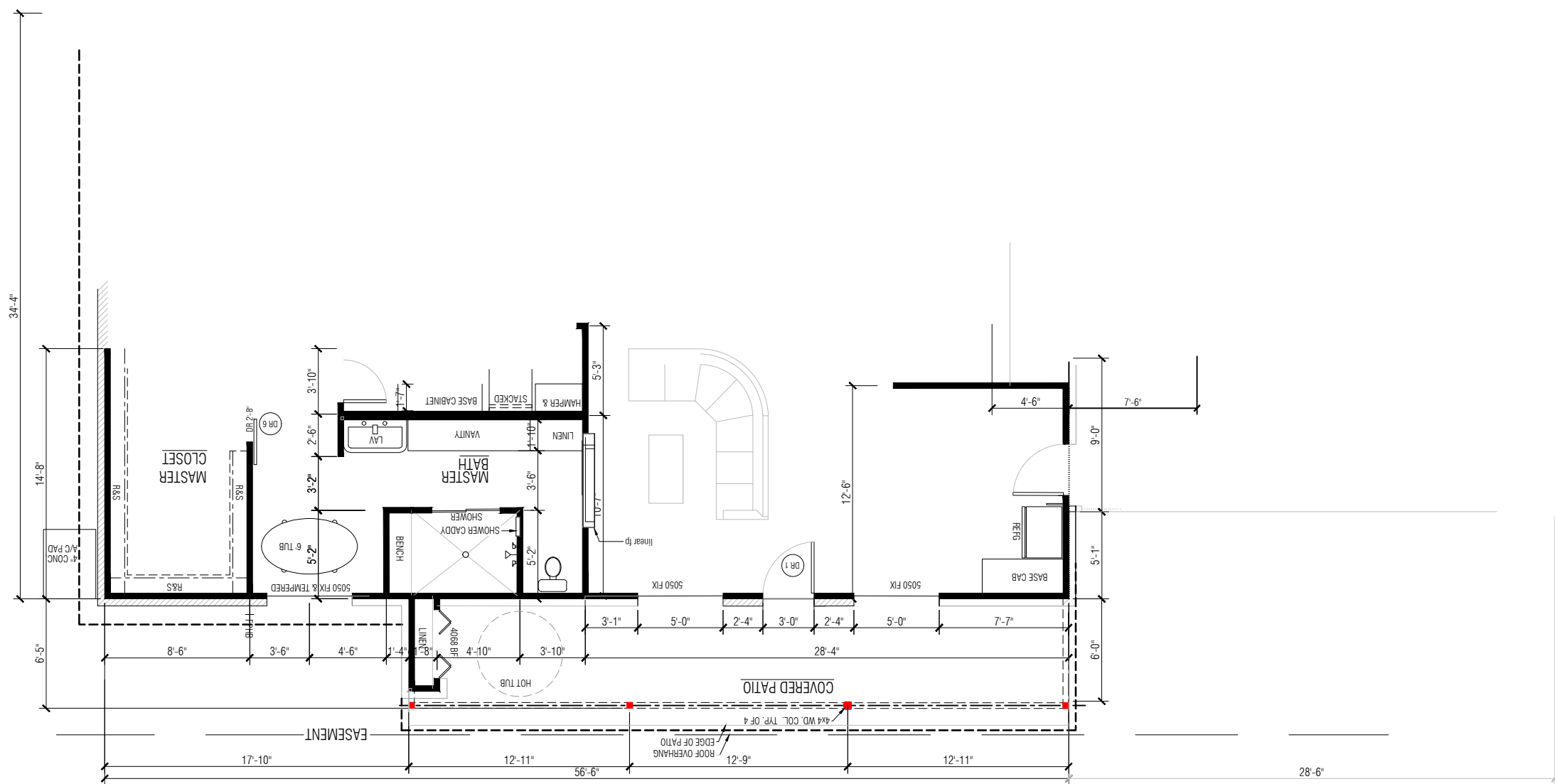
1. There are multiple (U/E) utility easements around the property.
 - a. 25-foot U/E along the north
 - b. 25-foot U/E and (BL) Build Line along the southern boundary
 - c. 15-foot U/E in middle of lots
 - d. 25-foot BL on west
 - e. 10-foot U/E on West
 - f. 5-foot U/E on southern portion of Lot 2
 - g. There is a PSO line running East/West across the northern half of the plat.
 - i. The plat does not show an easement. It is perhaps a private easement.
 - ii. Oakwood Estates 2nd shows the PSO line in a 135-foot easement. Plat No. 3817 | 1975
 - iii. Vintage Oak Estates Plat No. 6167 | 2007 | PSO line located within 135-foot platted easement.
2. In order to add onto the house a variance or other type of relief may be needed.

Recommendation | *Staff and TAC recommend approval of JL 23-384 with the following conditions:*

1. Confirm with PSO regarding the easements and the PSO power lines if new structure is built in rear yard.
2. In order to add onto the house a variance or other type of relief may be needed.
3. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
4. Provide City Planner with copy of recorded Deeds.



A New Home Plan for:



NOTES: These documents represent the best interest of the architect and are not a contract. No representation is made as to the accuracy of the information provided. The architect is not responsible for the design of the building or the construction of the building. The architect is not responsible for the design of the building or the construction of the building. The architect is not responsible for the design of the building or the construction of the building.



A New Home Plan for:
Shelby Smith
301 East 11th Street South
Jenks, Oklahoma

Architect	Shelby Smith
Project Number	2015-01
Date	11-4-2015
Scale	1/4\" = 1'-0"
Drawn by	Shelby Smith
Checked by	Shelby Smith
Approved by	Shelby Smith

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$22.22 per acre to be applied to 1997 taxes.

This certificate is NOT to be construed as payment of 1997 taxes is full but is given in order that this plat may be filed of record.

1997 taxes could exceed the amount of the security deposit.

Dated March 19 97

Dennis Senior
Tulsa County Treasurer
by [Signature]
Deputy

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council on March 19 97

[Signature]
MAYOR - VICE MAYOR

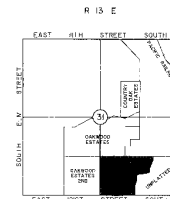
This approval is void if the above signature is not countersigned by the City Manager.

[Signature]
CITY MANAGER

TULSA COUNTY CLERK - JOAN HASTINGS RCPT 256576 12/12/97 11:33:52
DOC # 97119636 FEE 25.00 PGS 1 B/P 5959/0712-0712

SLATE CREEK

AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA,
A SUBDIVISION OF PART OF THE S/2 OF THE SE/4 OF SECTION 31, TOWNSHIP
18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA.

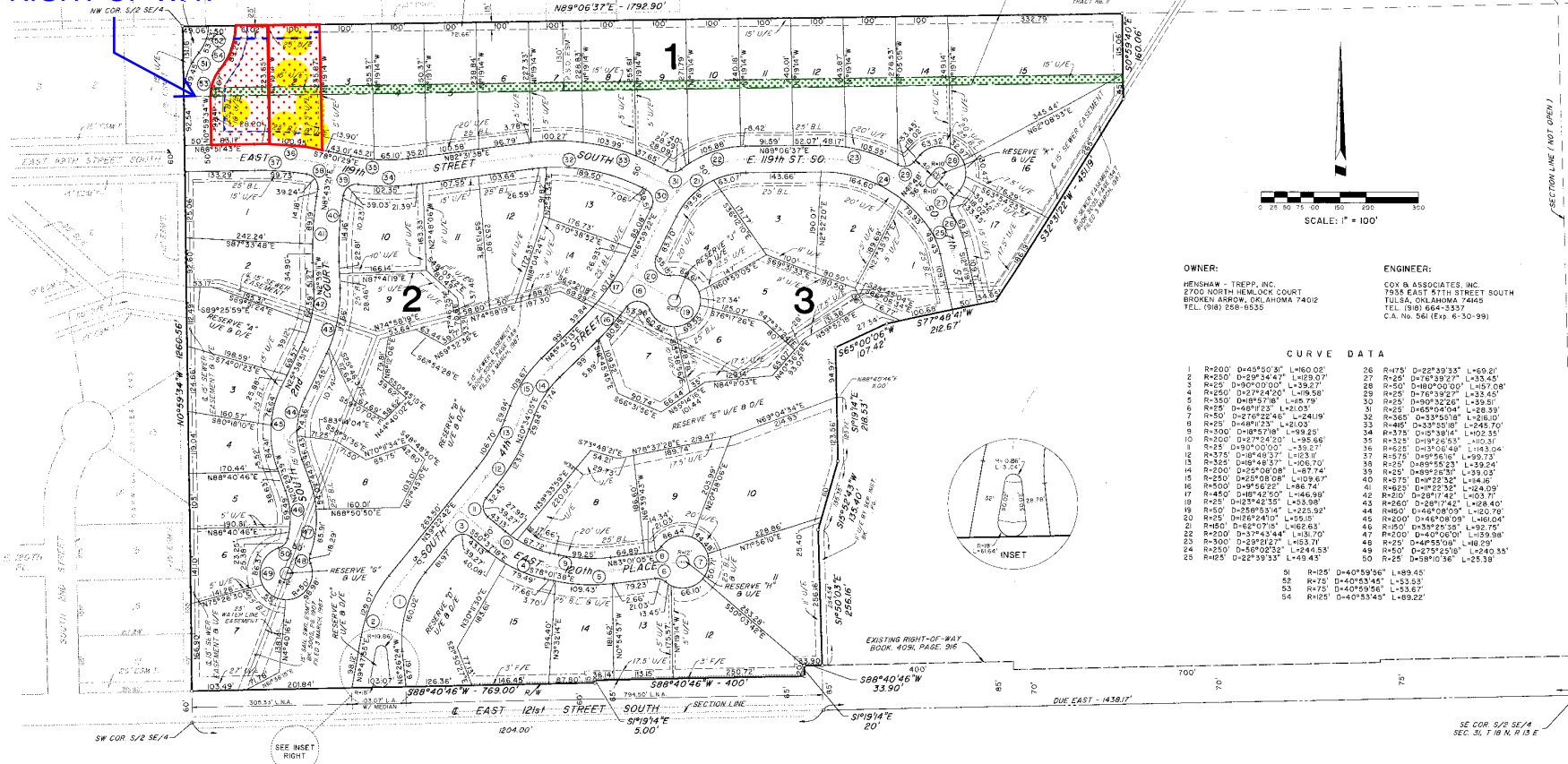


LOCATION MAP
S/2 1/4 - 3600'00"
46 LOTS
41.331 ACRES

LEGEND

BL - DENOTES BUILDING LINE
U/E - DENOTES UTILITY EASEMENT
L.A. - DENOTES LIMITS OF ACCESS
L.N.A. - DENOTES LIMITS OF NO ACCESS
E.M.T. - DENOTES EASEMENT
D/E - DENOTES DRAINAGE EASEMENT
F/E - DENOTES FENCE EASEMENT

RIGHT OF WAY



OWNER:
HENSHAW - TREPP, INC.
2700 NORTH HEMLOCK COURT
BROKEN ARROW, OKLAHOMA 74012
TEL. (918) 258-6535

ENGINEER:
COX & ASSOCIATES, INC.
7655 EAST 57TH STREET SOUTH
TULSA, OKLAHOMA 74146
TEL. (918) 664-3337
C.A. No. 546 (Exp. 6-30-99)

CURVE DATA

1 R=200' D=45°50'31" L=160.08'	26 R=175' D=22°39'33" L=69.21'
2 R=250' D=29°34'47" L=129.07'	27 R=25' D=6°39'27" L=33.45'
3 R=25' D=6°39'27" L=33.45'	28 R=50' D=18°00'00" L=167.08'
4 R=250' D=29°34'47" L=129.07'	29 R=25' D=6°39'27" L=33.45'
5 R=350' D=18°57'18" L=148.79'	30 R=25' D=6°39'27" L=33.45'
6 R=25' D=6°39'27" L=33.45'	31 R=25' D=6°39'27" L=33.45'
7 R=50' D=18°00'00" L=167.08'	32 R=250' D=33°50'18" L=216.10'
8 R=25' D=6°39'27" L=33.45'	33 R=400' D=33°50'18" L=246.70'
9 R=500' D=18°57'18" L=148.79'	34 R=375' D=8°38'14" L=102.25'
10 R=200' D=45°50'31" L=160.08'	35 R=325' D=18°57'18" L=110.37'
11 R=25' D=6°39'27" L=33.45'	36 R=525' D=31°06'48" L=163.04'
12 R=375' D=8°38'14" L=102.25'	37 R=375' D=8°38'14" L=102.25'
13 R=325' D=18°57'18" L=110.37'	38 R=25' D=6°39'27" L=33.45'
14 R=200' D=45°50'31" L=160.08'	39 R=25' D=6°39'27" L=33.45'
15 R=250' D=29°34'47" L=129.07'	40 R=375' D=8°38'14" L=102.25'
16 R=500' D=18°57'18" L=148.79'	41 R=625' D=18°57'18" L=124.00'
17 R=450' D=18°42'50" L=146.98'	42 R=200' D=28°17'42" L=103.71'
18 R=25' D=6°39'27" L=33.45'	43 R=250' D=28°17'42" L=103.71'
19 R=50' D=18°00'00" L=167.08'	44 R=500' D=46°08'09" L=160.76'
20 R=25' D=6°39'27" L=33.45'	45 R=200' D=46°08'09" L=160.76'
21 R=650' D=68°07'18" L=462.65'	46 R=500' D=33°50'18" L=162.72'
22 R=200' D=37°43'44" L=131.70'	47 R=200' D=40°06'01" L=139.98'
23 R=300' D=28°52'27" L=163.71'	48 R=25' D=6°39'27" L=33.45'
24 R=250' D=29°34'47" L=129.07'	49 R=50' D=18°00'00" L=167.08'
25 R=125' D=22°39'33" L=49.45'	50 R=125' D=22°39'33" L=49.45'

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	July 20, 2023
Case	JZ 23 PUD 141 CS (Commercial Shopping) Zoning
Request	<i>Approval of Rezoning and a Planned Unit Development</i>
Location	West of Highway 75 and North of 121 st Street

Staff Report

Preparer | Marcaé Hilton

Attachments
PUD Documents

Preparer
Chris Challis

Background Information

CC SUMMARY | July 18, 2023, 6-0-1 (*One CC seat was vacant at time of hearing*), Motion to return to Planning Commission for final review and recommendation.

PC SUMMARY | June 22, 2023, Approved 6-0-1 (*One PC seat was vacant at time of the hearing*).

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. Per the Comprehensive Plan, 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. At the previous PC and CC hearing the application did not include the parcel owned by Retail Buildings Inc. as identified: ACCT_NUM 98234823458745. Since the previous approval the owners and developer team have reached an agreement to include the parcel.

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)

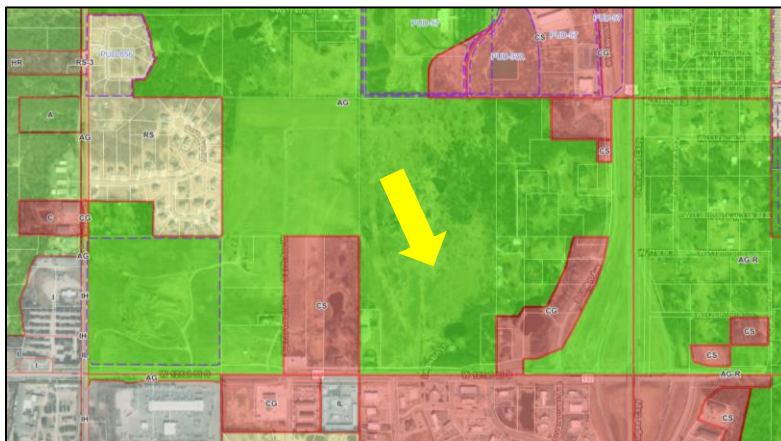


Figure 1: Zoning Map | GIS

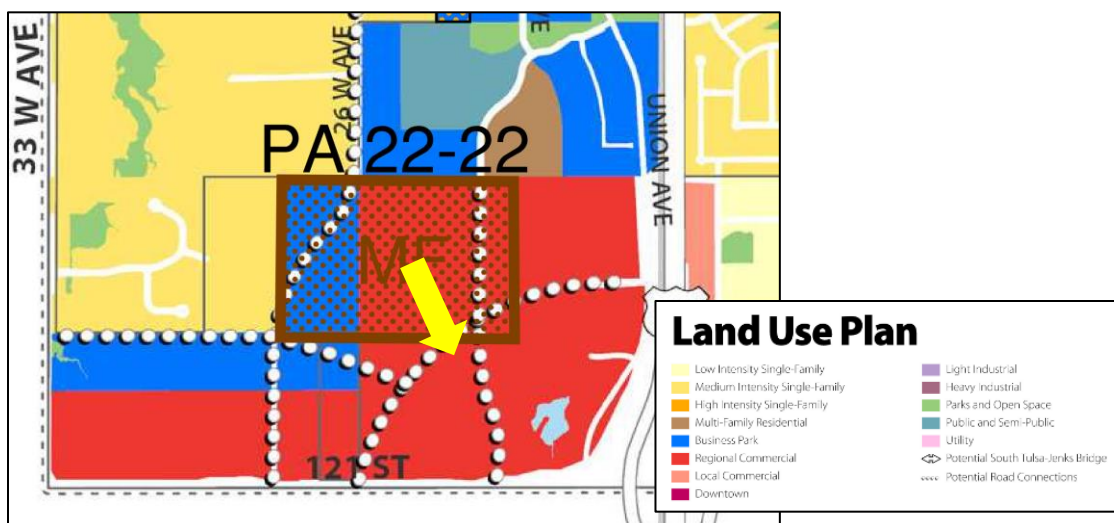


Figure 2: Current Land Use Map

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% 85%
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 July 19, 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

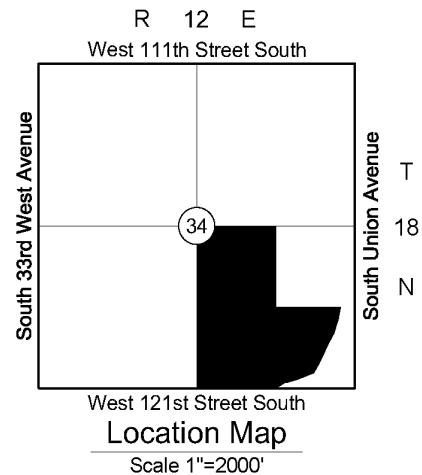
Property, Legal Description

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.

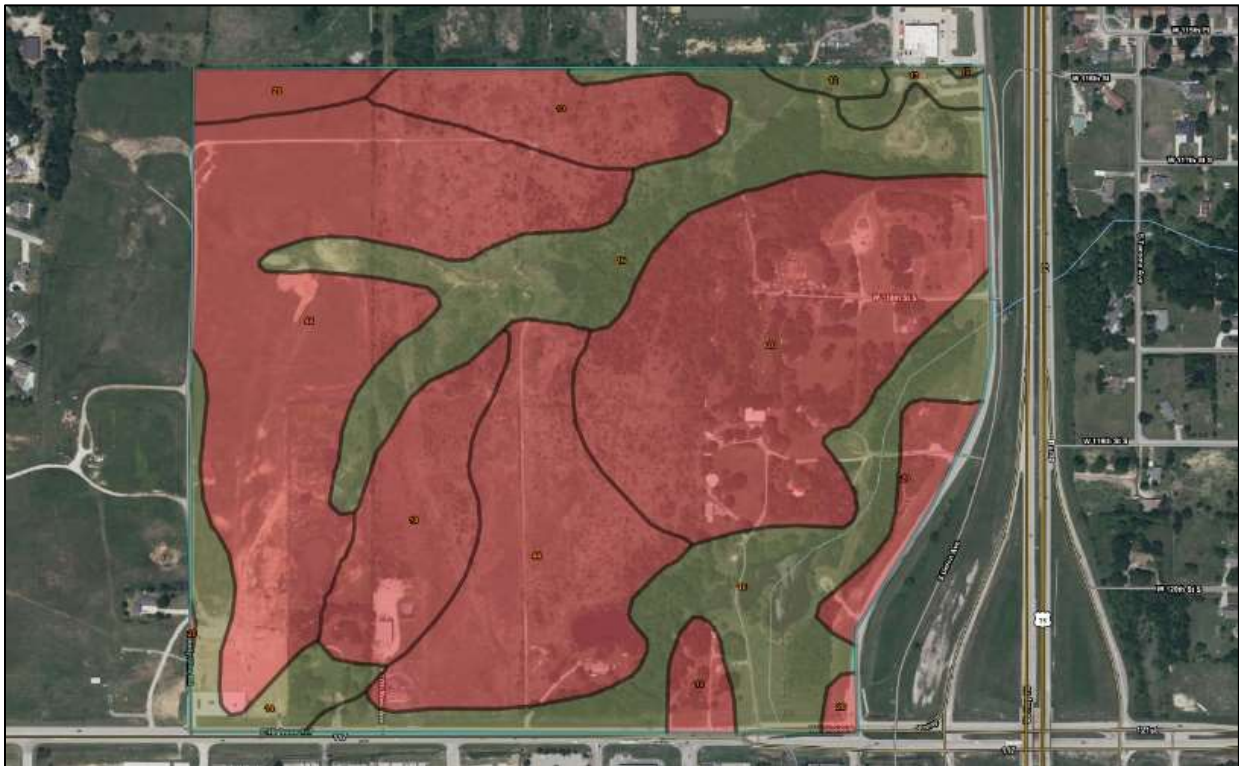
Topography and Existing Soils

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

Two 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 the south to alleviate congestion at South Union Avenue and 121st Street. A new public street, 119th Street, shall be constructed to connect South Union Avenue and the new South Yukon Avenue extension,

which 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.

Braum's (Retail Buildings, LLC)

S 580.80' E 150' W/2 SE LESS S100' SECTION 34, TOWNSHIP EIGHTEEN (18) NORTH, RANGLE TWELVE (12) EAST, TULSA COUNTY, OKLAHOMA

Union Ave. Property (City of Jenks)

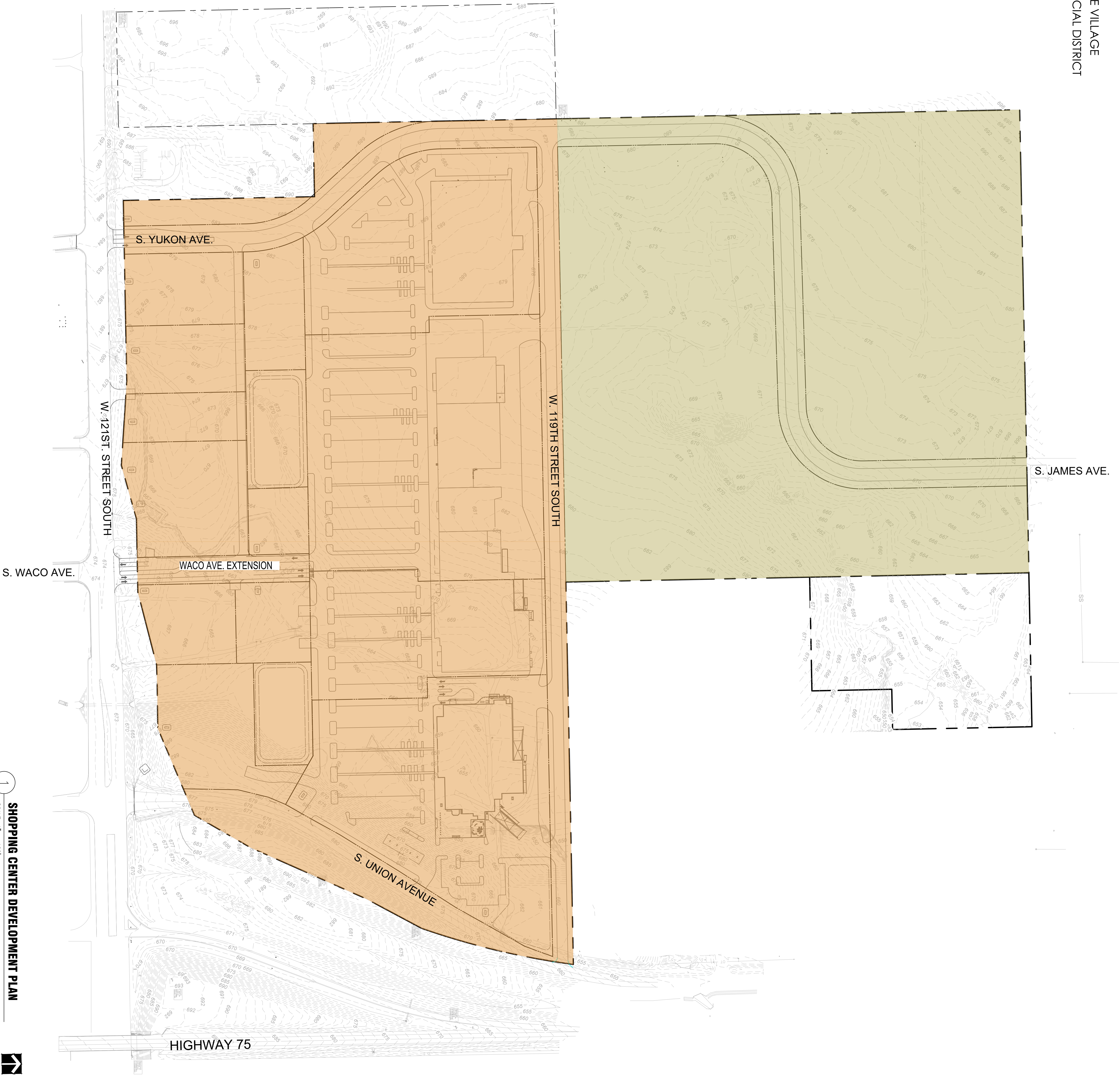
A TRACT OF LAND SITUATED WITHIN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN NORTH (T18N), RANGE TWELVE EAST (R12E) OF THE INDIAN MERIDIAN (I.M.), TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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.

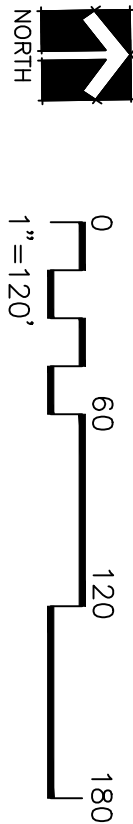
SAID TRACT CONTAINS 584,262 SQ FT OR 13.41 ACRES, MORE OR LESS.

Exhibit B-1
Master Development Plan

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

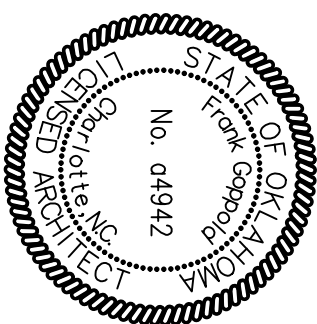


1 SHOPPING CENTER DEVELOPMENT PLAN
SCALE: 1" = 120'



 GC Architects, PLLC 1111 Metropolitan Avenue Suite 700 Charlotte, NC 28204 		 wallace design collective wallace design collective, pc 11111 North Carolina Highway 75 Suite 300 Jenks, Oklahoma 74103 Phone: 405.223.1111 Fax: 405.223.1112 www.wallacedesigncollective.com info@wallacedesigncollective.com	COAL CREEK VILLAGE W. 121st Street & I-75 Jenks, OK <table><tr><th colspan="2">REVISIONS</th></tr><tr><td>#</td><td>DATE</td></tr><tr><td>1</td><td></td></tr><tr><td>2</td><td></td></tr><tr><td>3</td><td></td></tr><tr><td>4</td><td></td></tr><tr><td>5</td><td></td></tr><tr><td>6</td><td></td></tr><tr><td>7</td><td></td></tr><tr><td>8</td><td></td></tr><tr><td>9</td><td></td></tr><tr><td>10</td><td></td></tr></table>	REVISIONS		#	DATE	1		2		3		4		5		6		7		8		9		10		DO NOT SCALE PLANS Copying, Printing, Software and other processes are not to be used for construction. The intent of this drawing may be inaccurate without the original paper of record. Therefore, additional dimensions or specifications.	<table><tr><td>DATE</td><td>7-19-2023</td></tr><tr><td>JOB NO.</td><td>22.104.00</td></tr><tr><td colspan="2">DEVELOPMENT PLAN</td></tr><tr><td colspan="2">B1</td></tr><tr><td colspan="2">SHEET NO.</td></tr></table>	DATE	7-19-2023	JOB NO.	22.104.00	DEVELOPMENT PLAN		B1		SHEET NO.	
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Exhibit B-2
Commercial Development Plan



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

CONCEPTUAL SITE PLAN

REVISIONS

#	DATE	TYPE
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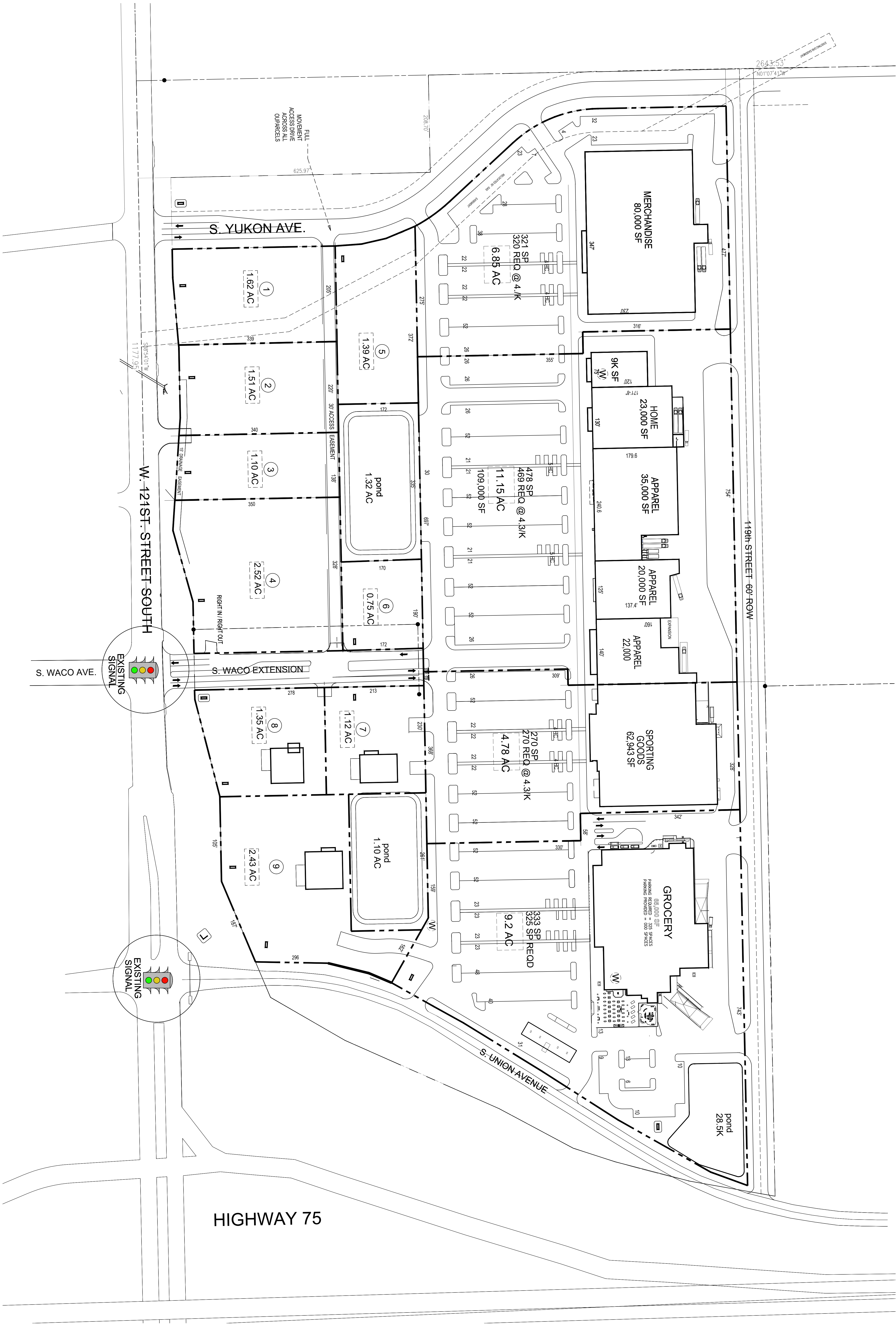
DATE 07-19-23

JOB NO. 22.104.00

PLAN

SP1.0

SHEET NO.



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

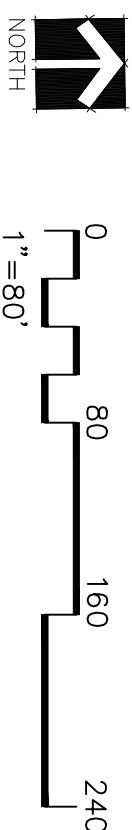


Exhibit C
Comprehensive Sign Plan

- A

INTERSTATE PYLON

D

ENTRANCE SIGN
- B

SHOPPING CENTER PYLON

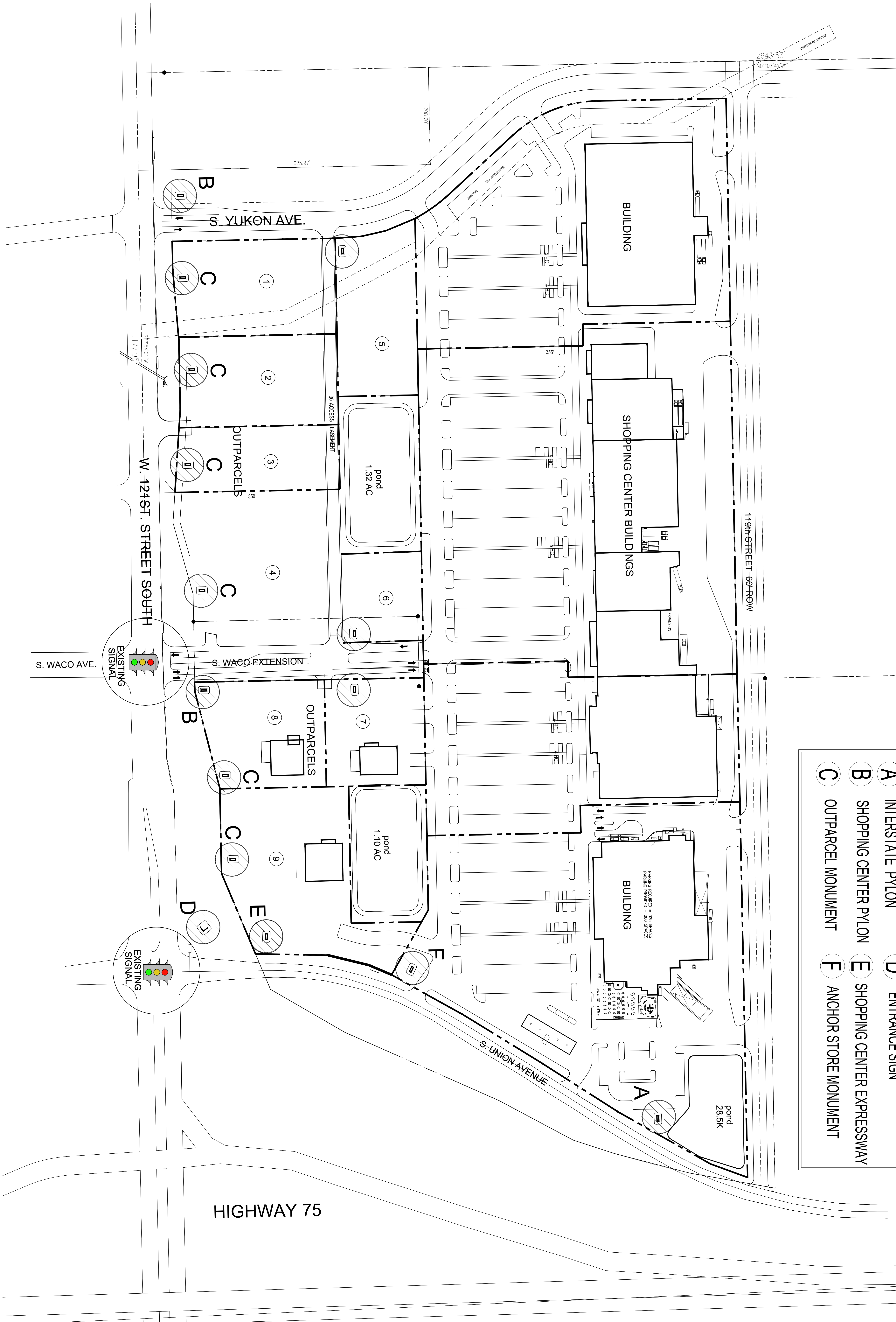
E

SHOPPING CENTER EXPRESSWAY
- C

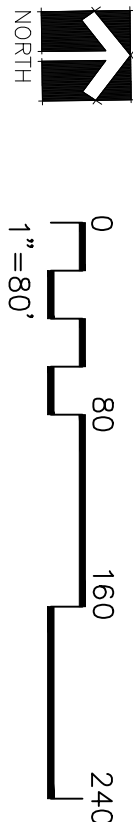
OUTPARCEL MONUMENT

F

ANCHOR STORE MONUMENT



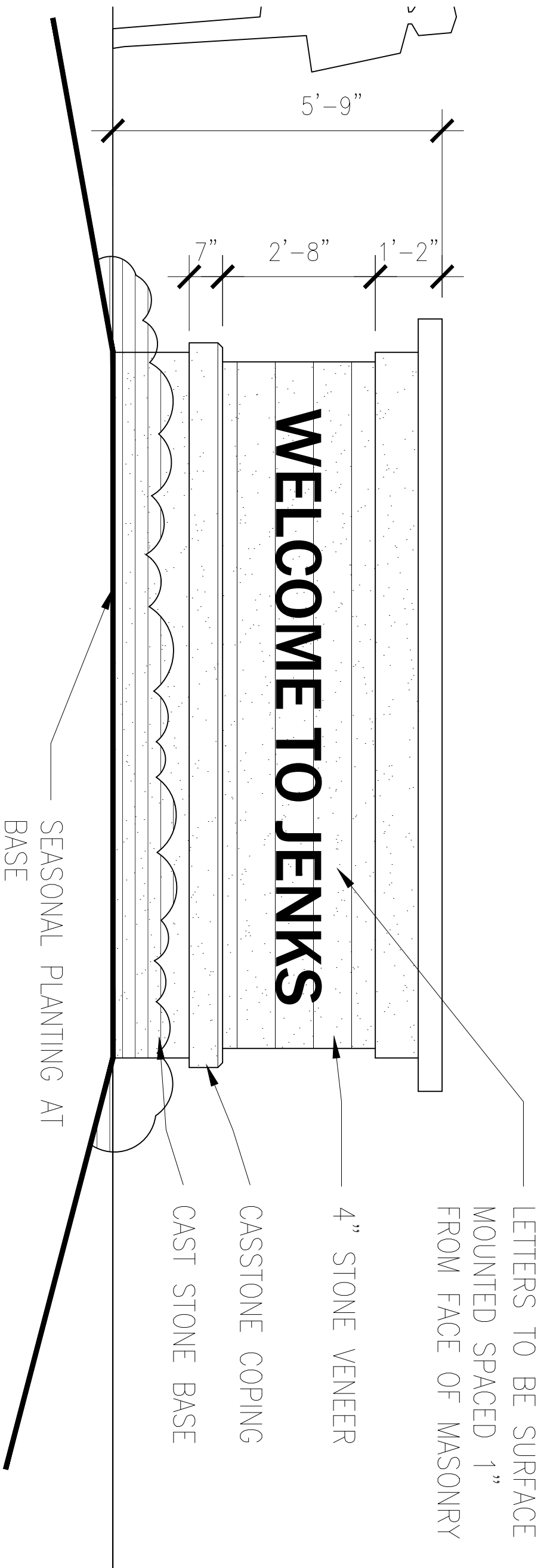
1 MASTER SIGNAGE PLAN
SCALE: 1" = 80'



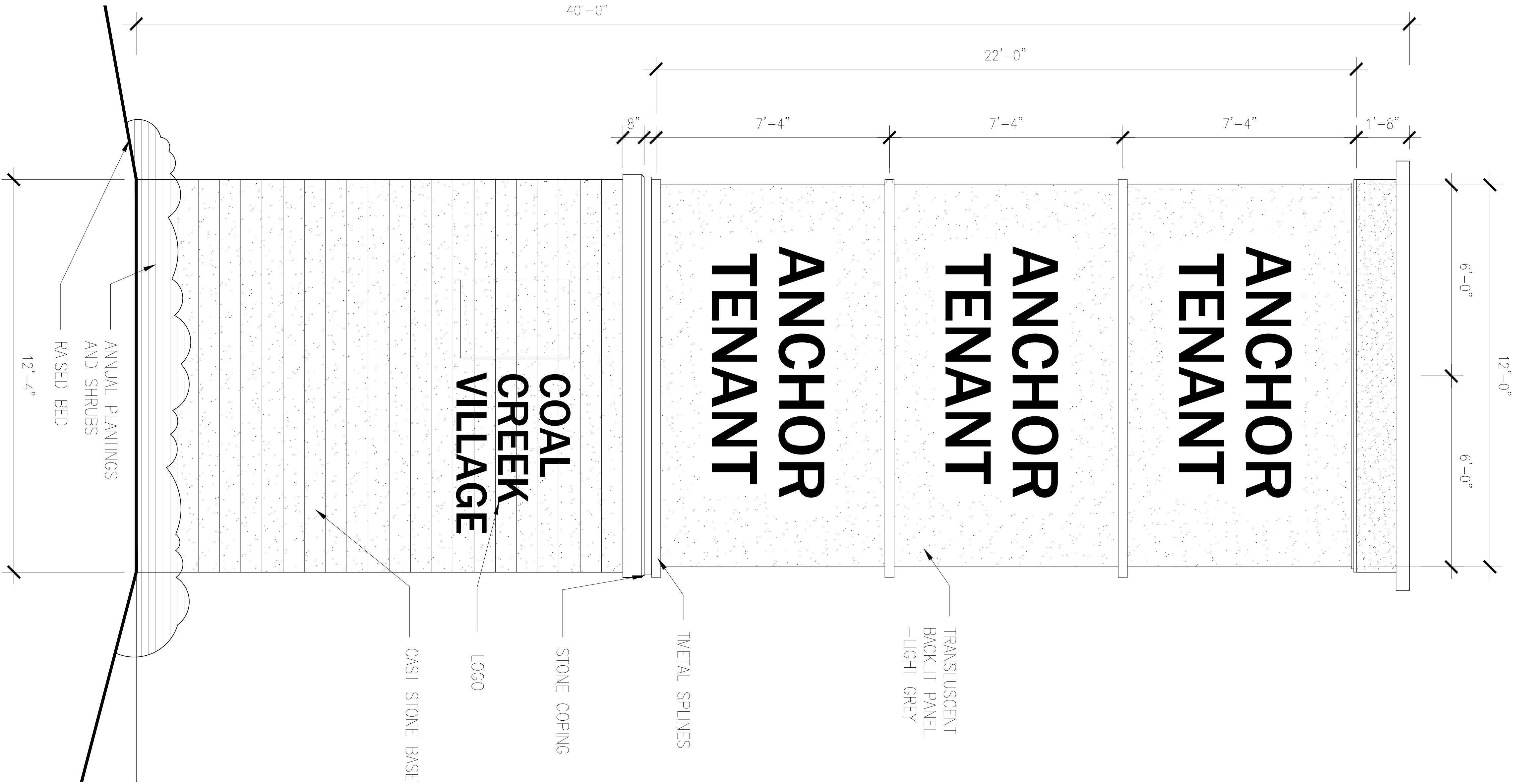
REVISIONS	
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DO NOT SCALE PLANS

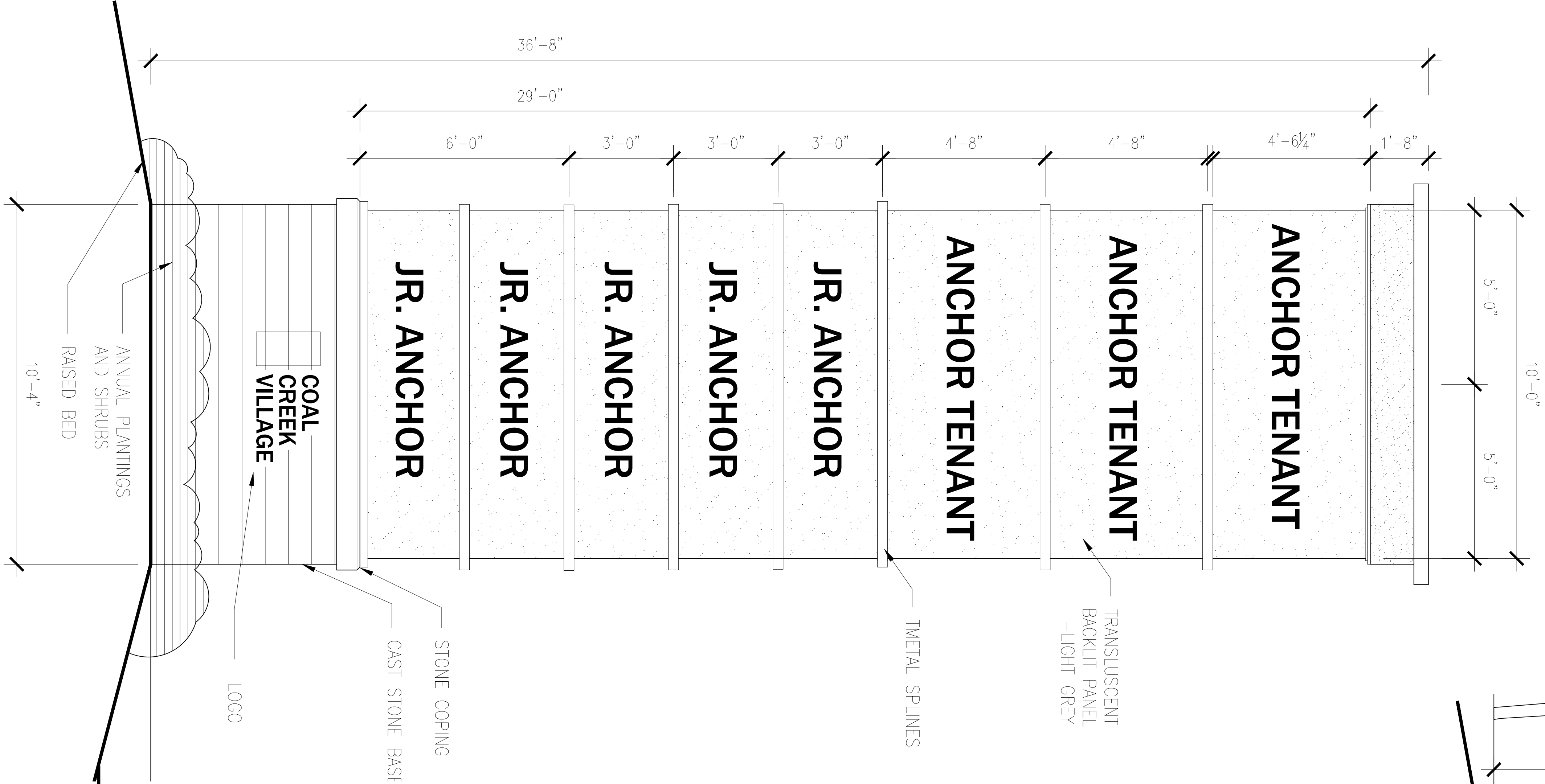
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before using it for any purpose. The user
must also verify the accuracy of the
information before using it for any purpose.
Additional dimensions or specifications.



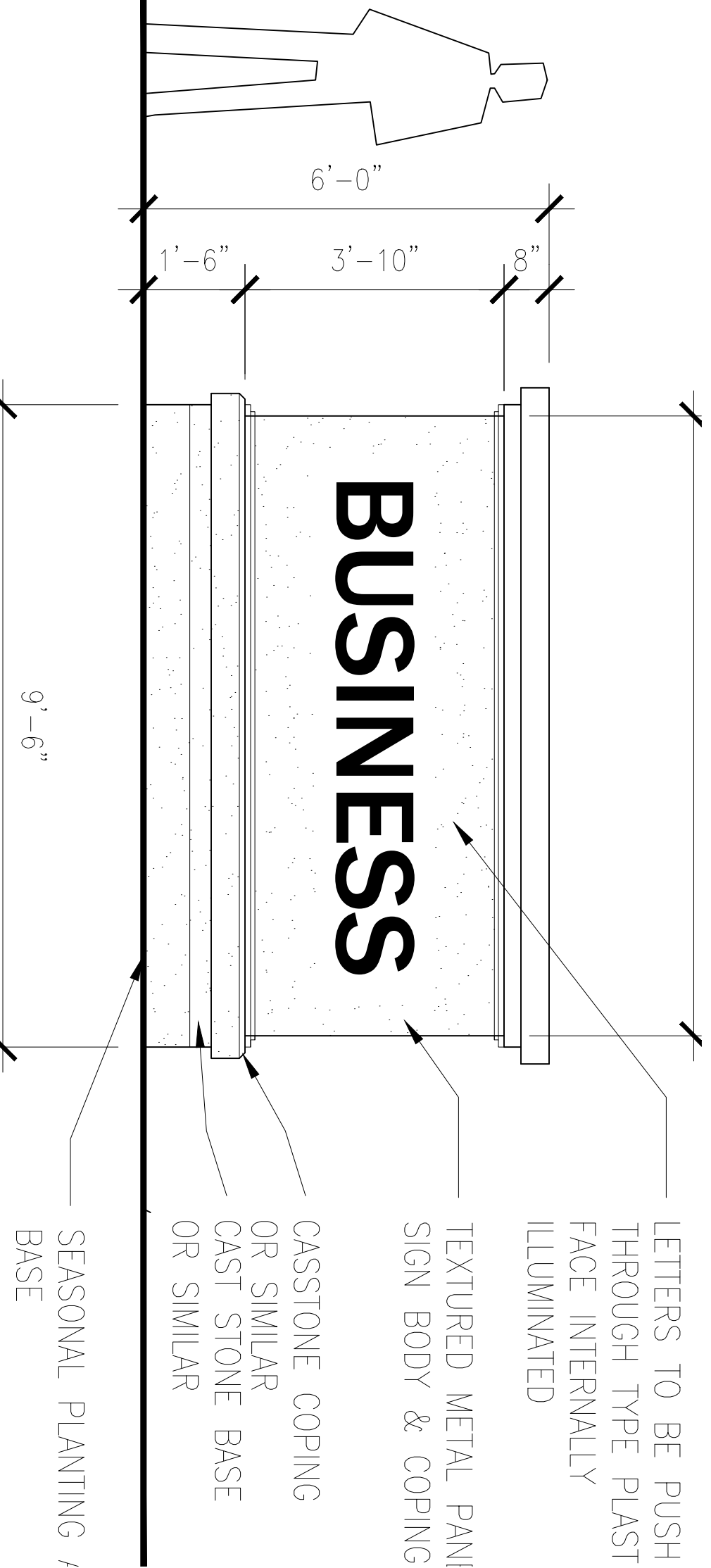
D ENTRANCE MONUMENT
SIGN AREA: 40 SF/SIDE



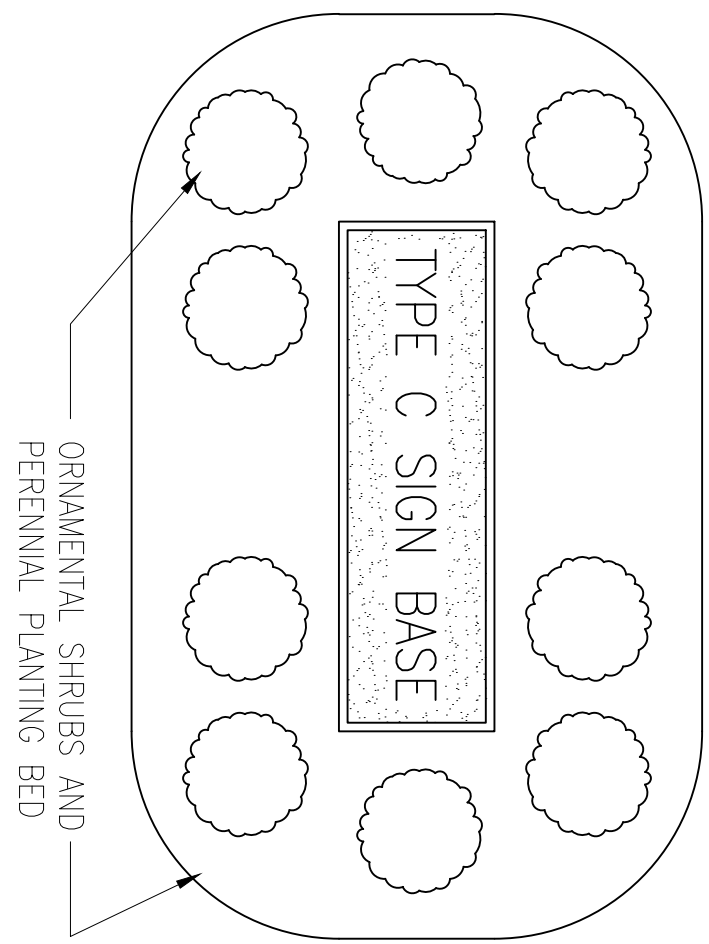
E SHOPPING CENTER PYLON
SIGN AREA: 264 SF/SIDE



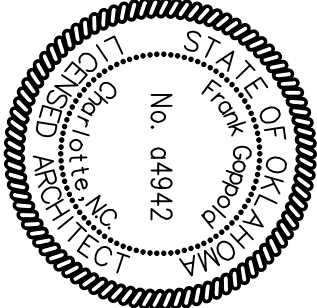
B SHOPPING CENTER PYLON
SIGN AREA: 260 SF/SIDE



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

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Coping, Planting, Software and other processes shown on this drawing are for informational purposes only. The client is responsible for obtaining all necessary permits and approvals. The client is also responsible for obtaining all necessary approvals for the use of the drawing in any project. The client is also responsible for obtaining all necessary approvals for the use of the drawing in any project. The client is also responsible for obtaining all necessary approvals for the use of the drawing in any project.

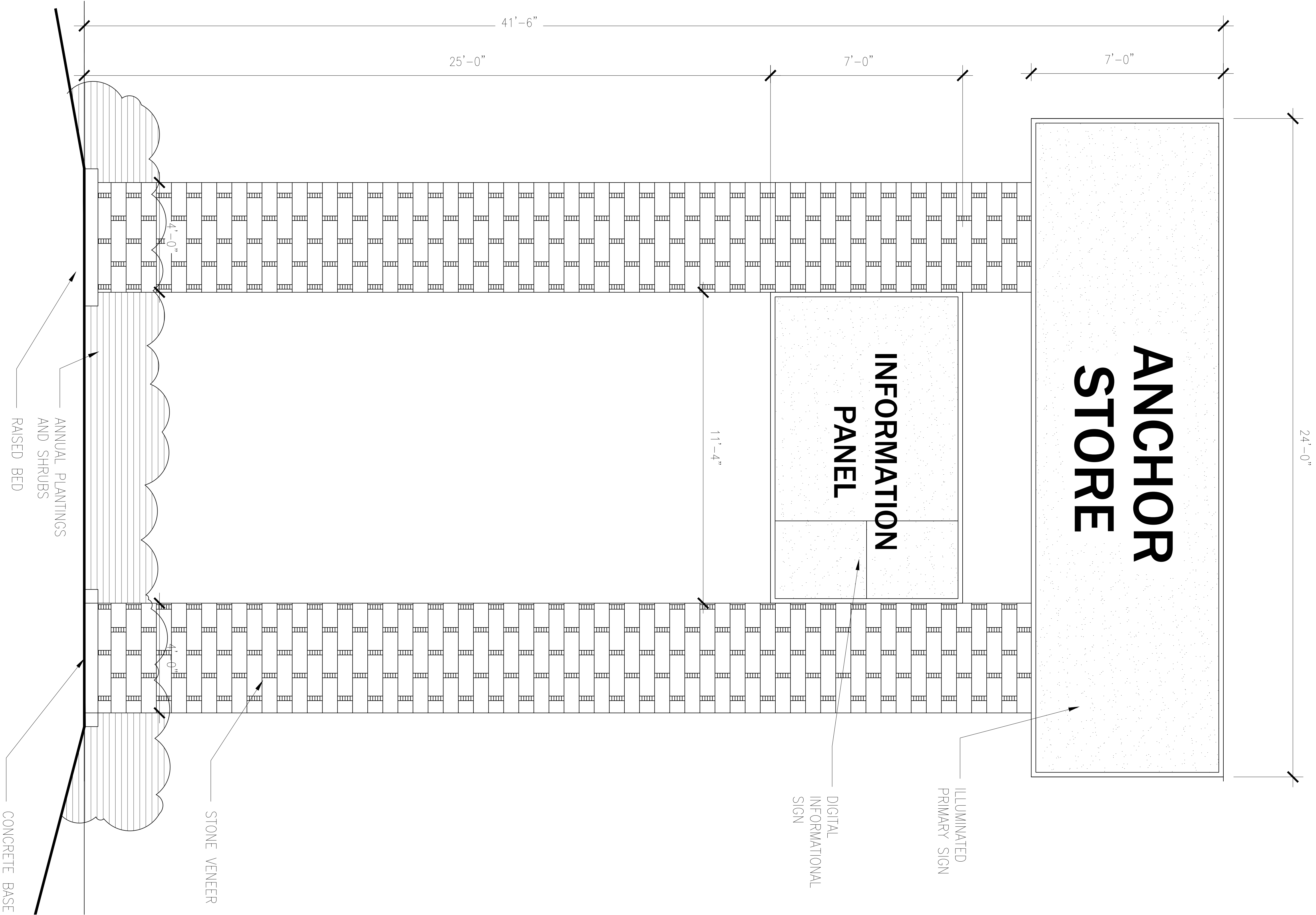
DATE 04-12-23

JOB NO. 22-104-00

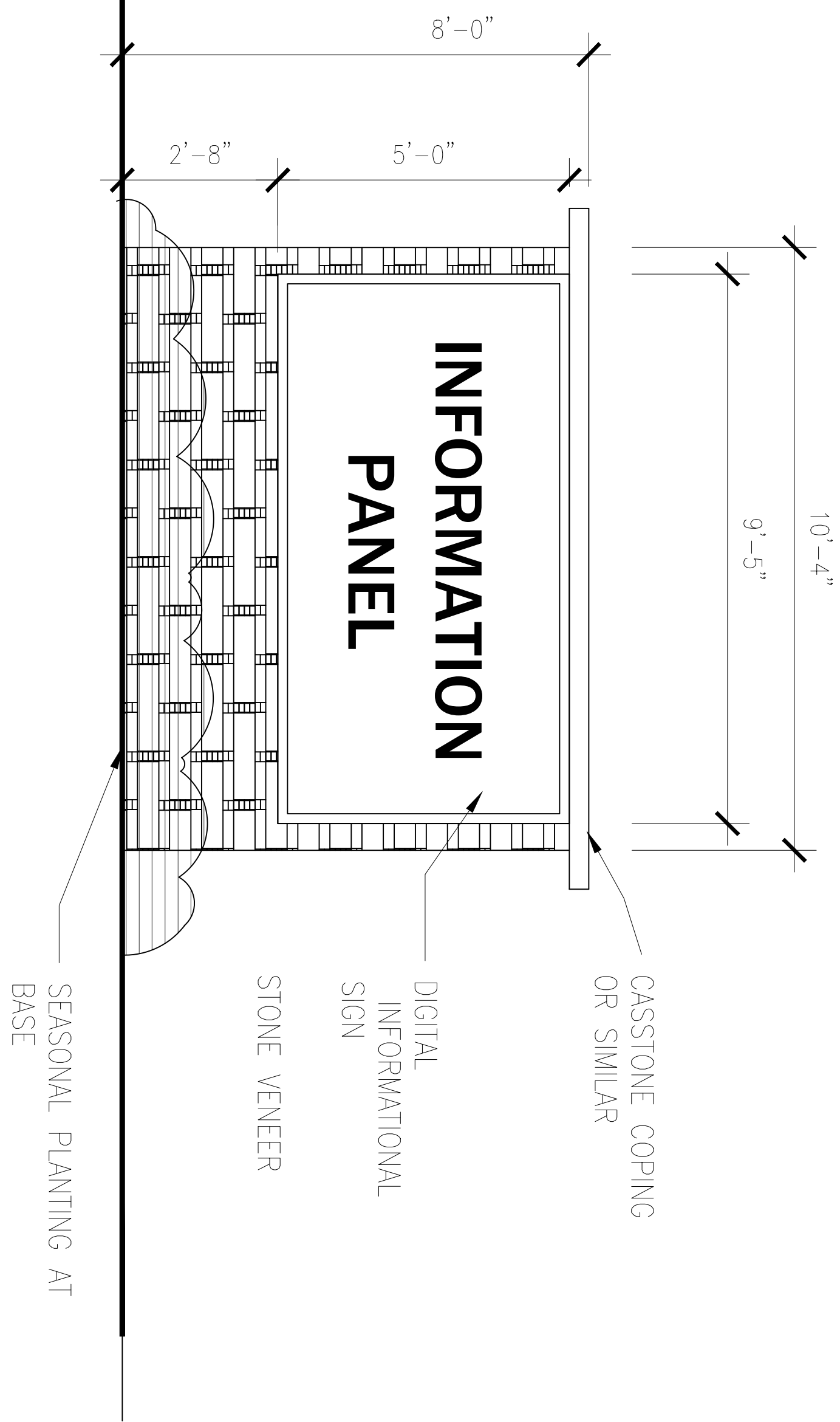
ELEVATIONS

1.0

SHEET NO.



A ANCHOR STORE PYLON
SIGN AREA: 248 SF/SIDE



F ANCHOR STORE MONUMENT
SIGN AREA: 47 SF/SIDE

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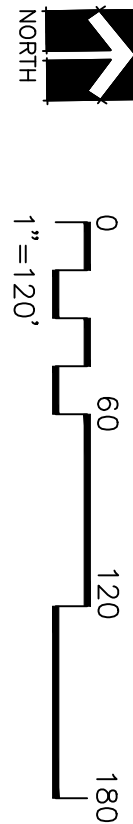
Exhibit D
Public Utilities Plan

LEGEND

- DEFENTION 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



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



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

G.C. Architects 2023



wallace design collective, LLC
1120 S. W. 10th Avenue, Suite 100
Fort Lauderdale, FL 33315
Tel: 954.561.1103
Fax: 954.561.1104
www.wallacedesigncollective.com

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

REVISIONS

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Additional dimensions or specifications
shall be provided by the user.

DATE 7-19-2023
JOB NO. 22.104.00

UTILITY
PLAN

D

SHEET NO.

Exhibit E
Public Streets Plan

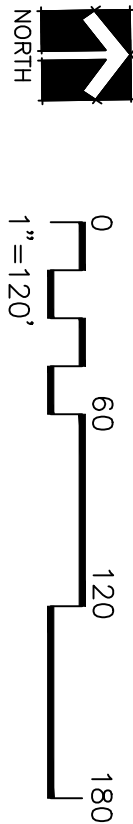
LEGEND

PUBLIC STREET



1 SHOPPING CENTER DEVELOPMENT PLAN

SCALE: 1" = 120'



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Retail Buildings, inc.

P.O. Box 25429 • 3000 N.E. 63rd • Oklahoma City, OK 73125 • (405) 478-1656

July 19, 2023

Via Email mhilton@jenksok.org

City of Jenks Planning Department
Attn: Marcae Hilton, Planning Director
Jenks City Hall
211 North Elm Street
P.O. Box 2007
Jenks, OK 74037

Re: JZ 23 & PUD 141 – Rezoning and Planned Unit Development

Ms. Hilton:

This letter will confirm that Retail Buildings, Inc. ("RBI") is the owner of the following described real estate (the "RBI Tract"):

The South 580.8 feet of the East 150 feet of the West Half of the Southeast Quarter (W/2 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, LESS AND EXCEPT-the South 100 feet thereof

This letter will also confirm that RBI consents to the inclusion of RBI Tract in the City of Jenks rezoning application filed by Sooner Investment (the "Developer") designated "JZ 23", which would have the effect (upon approval) of changing the zoning of the RBI Tract from AG (Agriculture) to CS (Commercial Shopping).

This letter will also confirm that RBI consents to the inclusion of the RBI Tract into the City of Jenks Planned Unit Development application filed by the Developer designated "PUD 141"; provided, however, that such consent is conditioned upon RBI's receipt, review, and approval of the revised PUD-141 documents, including the proposed layout of the overall PUD development.

RBI's consent provided in this letter is further conditioned upon the execution of a binding agreement between RBI and the Developer relevant to the exchange of properties within the development that is the subject of the above referenced applications.

Respectfully,

Retail Buildings, Inc.



Mark Godwin, CFO