AGENDA
SPECIAL MEETING [RECONVENE THE SPECIAL MEETING HELD ON OCTOBER 19, 2023]
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 26, 2023
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

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

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

1.A. Approve minutes of the regular meeting held on September 21, 2023

Documents:

2023.09.21 PC MINUTES.PDF

1.B. Approve JZ 23 PUD 27.mi1: Request by Steve Murphy for a minor amendment to PUD 27 to adjust build lines. General Location: 10613 S Forrest Ave

1.C. Approve JL 23-388: a request by Alan Betchan for a lot split. General Location: 313 S Franklin

Documents:

1. SR.JL 23-388 2900.PDF
2. 2900 WEST MAIN LOT 13 LS EXHIBIT.PDF

1.D. Approve JL 23-387: A lot split request by David Barnes. General Location 12126 St 16th St.

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

3. JZ 23-687 (formerly PUD 143): Request by Mark Capron for a zone change to RTC. General Location: SE Corner of E 101st and S Lewis Ave

Documents:

1. SR.JZ 23 687 (PUD 143) ANGELO.PDF
2. JZ-23 PUD-143.PDF

4. PA 23-29: Request by Erik Enyart for a Comprehensive Land Use Map change to Medium Intensity Single Familty. General Location: 141st St and Elm St.

   Documents:

   1.SR.PA 23-29 141HARVARD.PDF
   2. JENKS COMPREHENSIVE PLAN.AMENDMENTS 10.19.23.PDF
   3. LETTER REGARDING OWNER AUTHORIZATION TO FILE APPLICATIONS.PDF
   4. PA 23-29PROPERTY DESCRIPTION.PDF
   5. PUD TEXT AND EXHIBITS.PDF
   6. PUBLIC NOTICE - PA 22-20 - 141ST AND ELM.PDF

5. JL 22-386: Request by David Buzlea for a lot split and combination. General Location 708 W Main St

   Documents:

   1. SR.JL 23-386 MELODY LANE.PDF
   2. A LEGAL PUD 121 MELODY LANE.PDF
   2. B PUD 121 MELODY LANE NEW LEGAL.PDF
   2. C LEGAL C SUP 113 BOUNDARY.PDF
   3. BUILDING DISTANCE-MODEL.PDF
   4. SITE PLAN MARKUP.PDF
   5. CONSENT TO LOT SPLIT.PDF
   6. PUD 121 AND SUP 113 MAJOR AMENDMENT.PDF

6. JZ 23 PUD 121.ma1: request by David Buzlea for a major amendment to PUD 121 to allow for a change in green space. General Location 728 W Main St

   Documents:

   2. EXECUTED PUD 121 AND SUP 113 MAJOR AMENDMENT WITH EXHIBITS A-H.PDF
   3. BUILDING DISTANCE-MODEL.PDF
   4. JENKS BIBLE CHURCH SITE PLAN.PDF
   5. PUBLIC NOTICE - JZ 23 PUD 121.MA1 AND JZ 23 SUP 113.MA1 [728 AND 708 W MAIN ST].PDF
   6. EXHIBIT F1 - BOUNDRIES OF LOTS.PDF

7. JZ 23 SUP 113.ma1: Request by David Buzlea for a major amendment to SUP 113 to increase the size of the SUP. General Location: 708 W Main St

IV. OTHER BUSINESS

1. Planning Updates

1.A. Update on Noise Ordinance

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 21, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on September 21, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present	**Absent**
Amy Bors	Gina Wilson
Craig Bowman	
David Randolph	
Greg Nixon	
Chair Scott West	

Election of Planning Commission Chair Craig Bowman nominated Scott West for Chair. David Randolph seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Randolph, Nixon, West
NAY: None

Scott West elected as Planning Commission Chair

Election of Planning Commission Vice Chair Scott West nominated Craig Bowman as Vice Chair. David Randolph seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Randolph, Nixon, West
NAY: None

Craig Bowman elected as Planning Commission Vice Chair

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.)
   A. Request to approve minutes from July 20, 2023
   B. Continue JZ 23 PUD 143, a request by Mark Capron for a Planned Unit Development and a zone change to RTC to allow for Commerical and Outdoor

Entertainment, to the October 19, 2023, Planning Commission meeting. General Location: SE Corner of E 101st and S Lewis Ave

C. Approve JL 23-385: request by Michael Underwood for approval of a lot split. General Location: 109th St and Elgin

David Randolph made a motion to approve Item 1. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Bors, Bowman, Randolph, Nixon, West
NAY: None

Motion carried.

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

3. Recommend approval of code changes to the Unified Development Ordinance and language regarding Reasonable Accommodation. Planning Director Marcaé Hilton introduced Item 3 and answered questions. Todd Sheeran (Sheeran Law PLLC) gave a presentation relating to Reasonable Accommodations and answered questions. Justin Little (10531 S Koa St) and Cat Leinhart (777 W 106th St S) addressed the Commission with questions. David Randolph made a motion to approve Item 3 with the addition of changing the 300' requirement in 16-5-11(A)1 and (B)1 to 1200'. Craig Bowman seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Randolph, Nixon, West
NAY: None

Motion carried.

4. JZ 23 PUD 144 & JL 23-387: Request by Gene Phillips to for a Residential Planned Unit Development and a minor subdivision. General Location: 10636 S Elgin Ave Planning Director Marcaé Hilton introduced Item 4 and answered questions. Bunker Sessions (10711 S Nandina St), Justin Little (10531 S Koa St), and Cat Leinhart (777 W 106th St) addressed the Commission with questions. Applicant Gene Phillips (977 W 106th St) addressed the Commission to answer questions. Craig Bowman made a motion to approve Item 4. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Randolph, Nixon, West
NAY: None

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 7:30 p.m.

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	October 19, 2023
Case Number	JL 23-288 2900 W MAIN
Request	Lot Split
Location	South of Main Street (W 96th St. S.) between HWY 75 and Elwood
Applicant	Alan Betchan, AAB Engineering

Staff Report	Preparer | Marcaé Hilton

Attachments	Preparer
☐ Lot Split Exhibits	Alan Betchan, AAB Engineering

Background Information

STAFF COMMENTARY | This lot split request is on behalf of the ownership of 2900 West Main, a commercial subdivision. Currently, the southern lots identified on the plat are vacant. There have been many conversations about these parcels at the southern end of the plat adjacent to Franklin St.

PLANNING DATA

Request	Lot split vacant/undeveloped lot
Intended Use	To Be Determined
Zoning	CS & PUD 98A
Parcel ID	60527822352030
Legal	Lot 13 Block 1
Subdivision	2900 WEST MAIN | #6724 | 03/02/2017
Blocks	2
Lots	19
Owner	2900 WEST MAIN LLC
Address	313 S FRANKLIN ST W
STR	8223
Gross Acres	6.94

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.

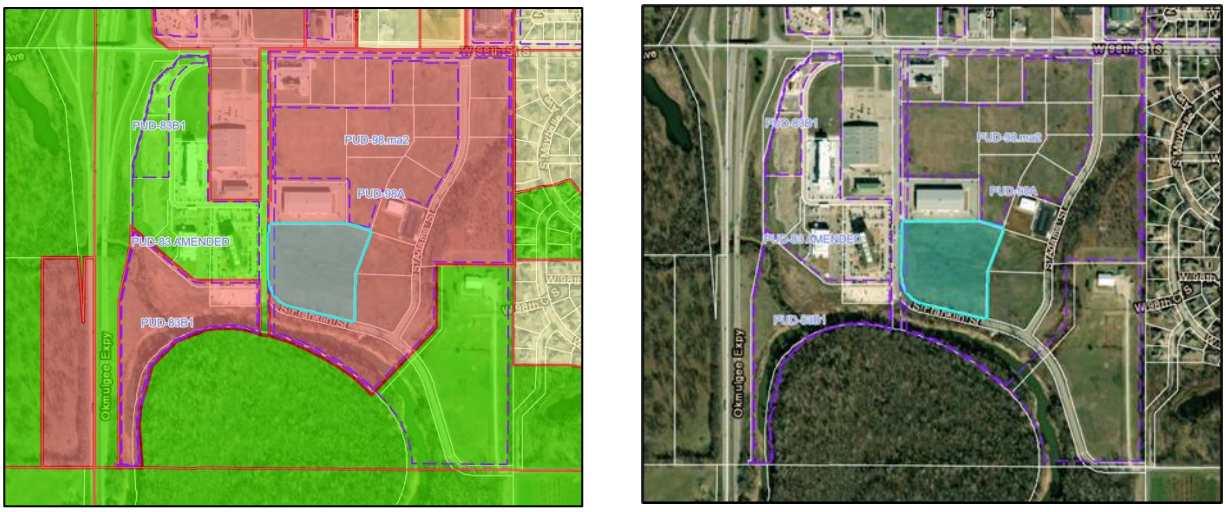


Figure 1: INCOG Zoning Map(s)

Figure 2: Street View

Figure 3: Google Maps Aerial View

Figure 4: Google Map

Evaluation | 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.

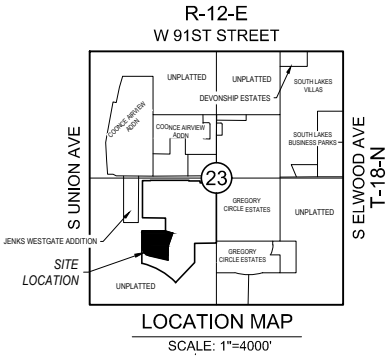
The City has no objections to the change noting both the new lots will be legally conforming.

Recommendation | *Staff recommends approval of JL 22-388 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.

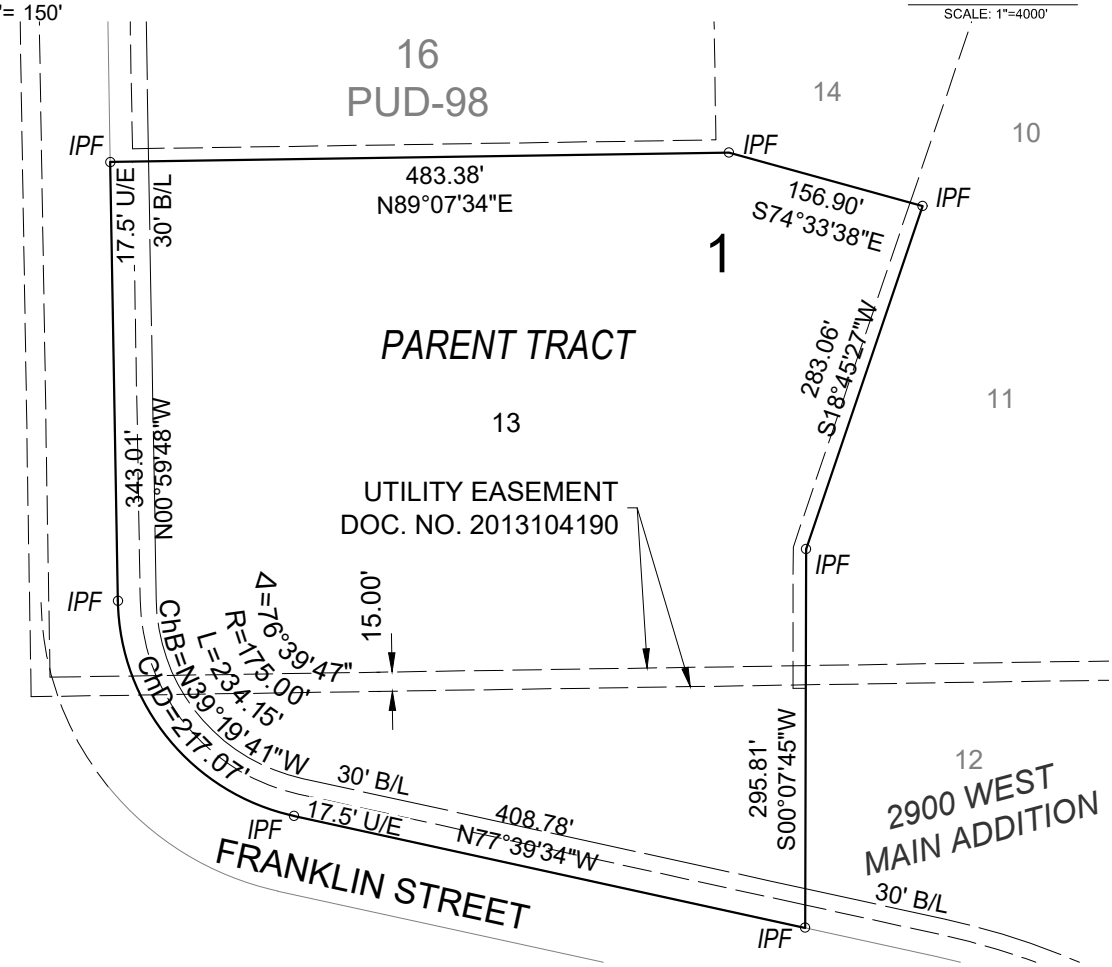
Parent Tract

LOT 13, BLOCK 1, 2900 WEST MAIN ADDITION, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



LOCATION MAP
SCALE: 1"=4000'

0 75 150
DRAWING SCALE: 1"= 150'



BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE SOUTH LINE OF BLOCK 1 BEING N 77°39'34" W.

SURVEYOR'S STATEMENT

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.
THE FIELD WORK WAS COMPLETED ON JULY 14, 2023.

Jay P. Bissell 8-15-2023

JAY P. BISSELL

OKLAHOMA PLS NO. 1318

REGISTERED LAND SURVEYOR
JAY P. BISSELL
L.S. 1318
OKLAHOMA

LEGEND
IPF - IRON PIN FOUND
IPS - IRON PIN SET (W/ CAP STAMPED CA 6318)
U/E - UTILITY EASEMENT
B/L - BUILDING LINE

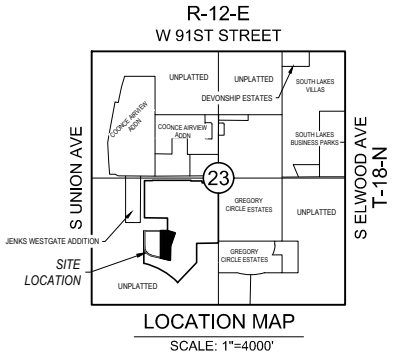
AAB Engineering, LLC
Engineering•Surveying•Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2024
KS CA#2292 Exp: Dec. 31, 2024
Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Tue, 15 Aug 2023 FILE: P:\1812\23-2900 WEST MAIN LOT 13\SURVEY\1812-23 2900 WEST MAIN LOT 13 LOT SPLIT EXHIBIT

Tract A

PART OF LOT 13, BLOCK 1, 2900 WEST MAIN ADDITION,
TULSA COUNTY, OKLAHOMA, ACCORDING TO THE
RECORDED PLAT THEREOF.
(PAGE 1 OF 2)

0 75 150
DRAWING SCALE: 1"= 150'



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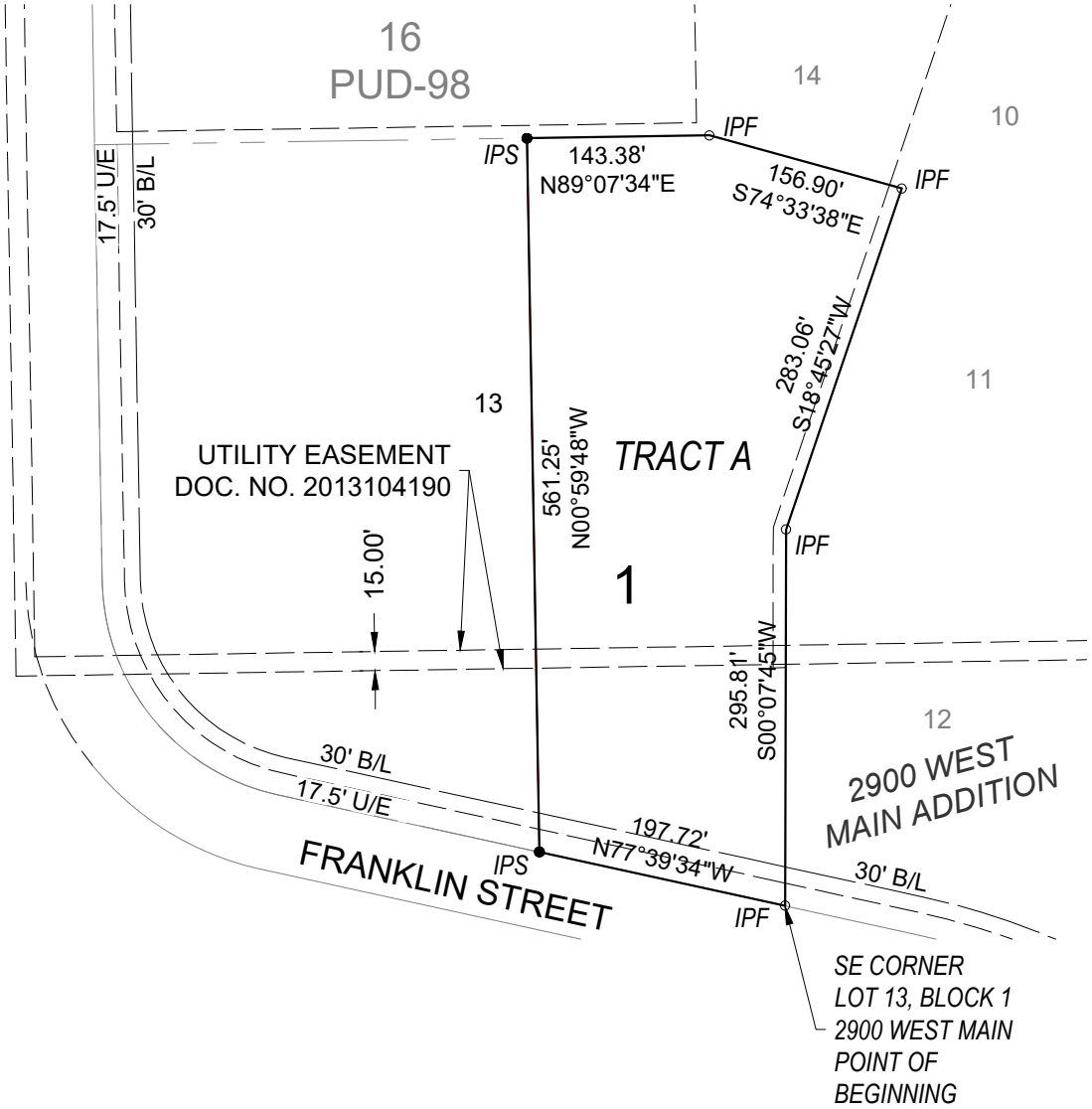

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Tract A

(PAGE 2 OF 2)

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THIRTEEN (13), BLOCK ONE (1), 2900 WEST MAIN ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE NORTH 77°39'34" WEST ALONG THE SOUTH LINE OF SAID LOT 13 FOR A DISTANCE OF 197.72 FEET; THENCE NORTH 00°59'48" WEST A DISTANCE OF 561.25 FEET TO THE NORTH LINE OF SAID LOT 13; THENCE NORTH 89°07'34" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 143.38 FEET; THENCE SOUTH 74°33'38" EAST 156.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 18°45'27" WEST ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 283.06 FEET; THENCE SOUTH 00°07'45" WEST ALONG THE EAST LINE OF SAID LOT 13 A DISTANCE OF 295.81 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 128,644 SQUARE FEET / 2.95 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE SOUTH LINE OF LOT 13, BLOCK 1 BEING NORTH 77°39'34" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON AUGUST 15, 2023, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

SURVEYOR'S STATEMENT

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.
THE FIELD WORK WAS COMPLETED ON JULY 14, 2023.

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Remainder Tract

PART OF LOT 13, BLOCK 1, 2900 WEST MAIN ADDITION,
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(PAGE 1 OF 2)

0 75 150

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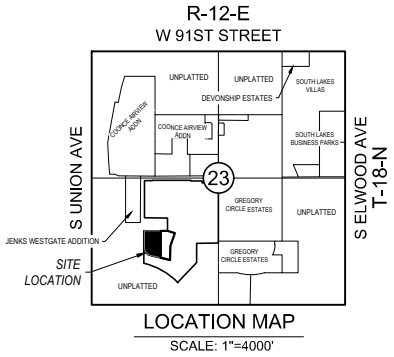

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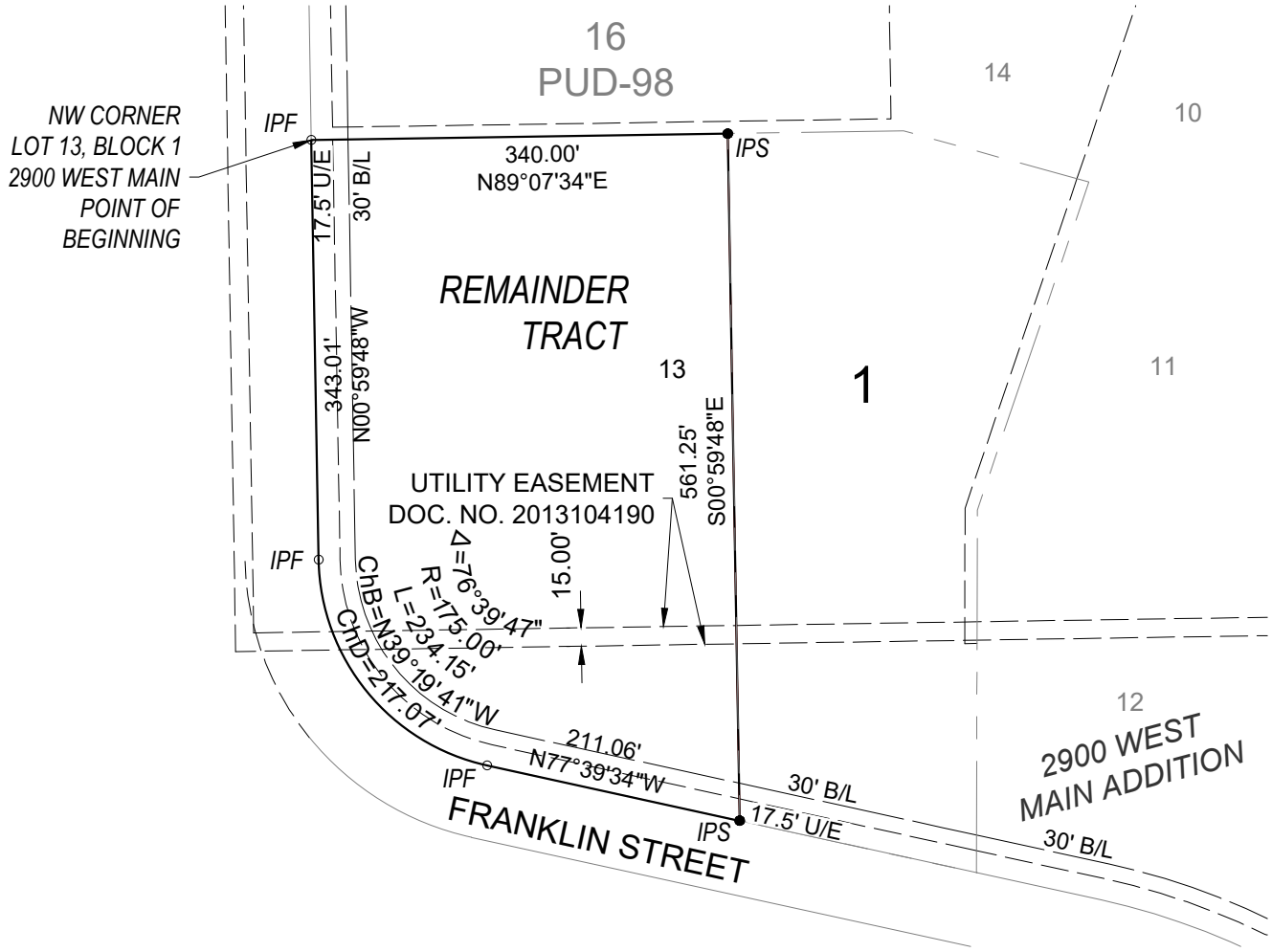

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BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89°07'34" EAST ALONG THE NORTH LINE OF SAID LOT 13 FOR A DISTANCE OF 340.00 FEET; THENCE SOUTH 00°59'48" EAST A DISTANCE OF 561.25 FEET TO THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 77°39'34" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 211.06 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF NORTH 39°19'41" WEST A CHORD DISTANCE OF 217.07 FEET AND AN ARC LENGTH OF 234.15 FEET TO A POINT ON THE WEST LINE OF SAID LOT 13; THENCE NORTH 00°59'48" WEST ALONG SAID WEST LINE A DISTANCE OF 343.01 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 173,520 SQUARE FEET / 3.98 ACRES.

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Jenks | PC Staff Report

To	Planning Commission
Hearing Date	October 19, 2023
Case Number	JZ 23 687 Rezoning | AG to RTC (Riverfront Tourist Commercial) Formerly (JZ 23 PUD 143)
Request	Request by Mark Capron for a Mixed-Use Commercial/Entertainment Development
Location	SE Corner of East 101st and Lewis Avenue

Staff Report | Preparer | Marcaé Hilton

Attachments	Preparer
Legal Map	Engineering INCOG

Background Information

STAFF COMMENTARY | This request was originally part of a Planned Unit Development (PUD). The owners have gone back to the drawing board and have amended their request for straight zoning. The site will require tedious engineering and they are not ready to finalize a site plan. The uses, bulk standards and other standards of the UDO will be met as they work within the framework of the RTC standards. The owners recently purchased the (10) ten-acre tract in pursuit of developing this site with a mix of Riverfront Tourist Commercial (RTC) uses within a walkable urban streetscape.

The City of Jenks would like to see the entire river develop as a connected walkable destination including trails open to the public, river access, recreation, and entertainment opportunities. Parking should be shared and located along the perimeter with pedestrian access to the amenities.

REQUESTS	Rezoning from AG (Agriculture) to RTC (Riverfront Tourist Commercial district)
COMP PLAN	Regional Commercial | Amended PA 23-26 | May 02, 2023
ZONING	Currently zoned AG | Agriculture
PLAT	Unplatted (platting is required)
CURRENT SUP	Currently has overlay (SUP) Specific Use Permit No. 105 (Mining uses-to be abrogated if approved) Ordinance 1374
PARCEL DATA	Not available at Tulsa County accessor
SECTION	STR: 29 Township: 18 Range: 13

TRIBE Muskogee Nation

LEGAL:

A tract of land contained within the Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4); Thence S 00°07'09" W, along the West line of said Northwest Quarter (NW/4), a distance of 918.57 feet; Thence S 89°52'51" E a distance of 25.00 feet to the POINT OF BEGINNING; Thence N 00°07'09" E, parallel to said West line, a distance of 68.67 feet; Thence N 12°16'11" E a distance of 86.55 feet; Thence along a tangent curve to the right with a central angle of 50°20'55", a radius of 402.00 feet, an arc length of 353.26 feet, a chord bearing of N 37°26'39" E and a chord length of 342.00 feet; Thence N 62°37'06" E a distance of 318.89 feet; Thence along a tangent curve to the left with a central angle of 40°45'23", a radius of 298.67 feet, an arc length of 212.45 feet, a chord bearing of N 42°14'25" E and a chord length of 208.00 feet to a point on the Southerly Right-of-Way line of the Oklahoma Turnpike Authority Creek Turnpike; Thence N 69°39'25" E, along said Southerly line, a distance of 43.05 feet; Thence N 20°20'35" W, continuing along said Southerly line, a distance of 40.00 feet; Thence N 69°39'25" E, continuing along said Southerly line, a distance of 139.53 feet; Thence S 20°11'51" E a distance of 87.69 feet; Thence along a non-tangent curve to the right with a central angle of 24°43'15", a radius of 622.47 feet, an arc length of 268.57 feet, a chord bearing of S 09°22'37" E and a chord length of 266.49 feet; Thence along a tangent compound curve to the right with a central angle of 20°18'35", a radius of 623.35 feet, an arc length of 220.96 feet, a chord bearing of S 12°06'50" W and a chord length of 219.80 feet; Thence along a tangent reverse curve to the left with a central angle of 49°06'01", a radius of 66.00 feet, an arc length of 56.56 feet, a chord bearing of S 02°16'53" E and a chord length of 54.84 feet; Thence along a tangent reverse curve to the right with a central angle of 26°49'39", a radius of 174.10 feet, an arc length of 81.52 feet, a chord bearing of S 13°25'04" E and a chord length of 80.78 feet; Thence S 00°00'00" W a distance of 86.81 feet; Thence along a tangent curve to the left with a central angle of 12°13'31", a radius of 220.00 feet, an arc length of 46.94 feet, a chord bearing of S 06°06'46" E and a chord length of 46.85

feet; Thence N 89°58'00" W a distance of 860.23 feet to the POINT OF BEGINNING.

Parking: Shall meet RTC district and Use Specific standards.

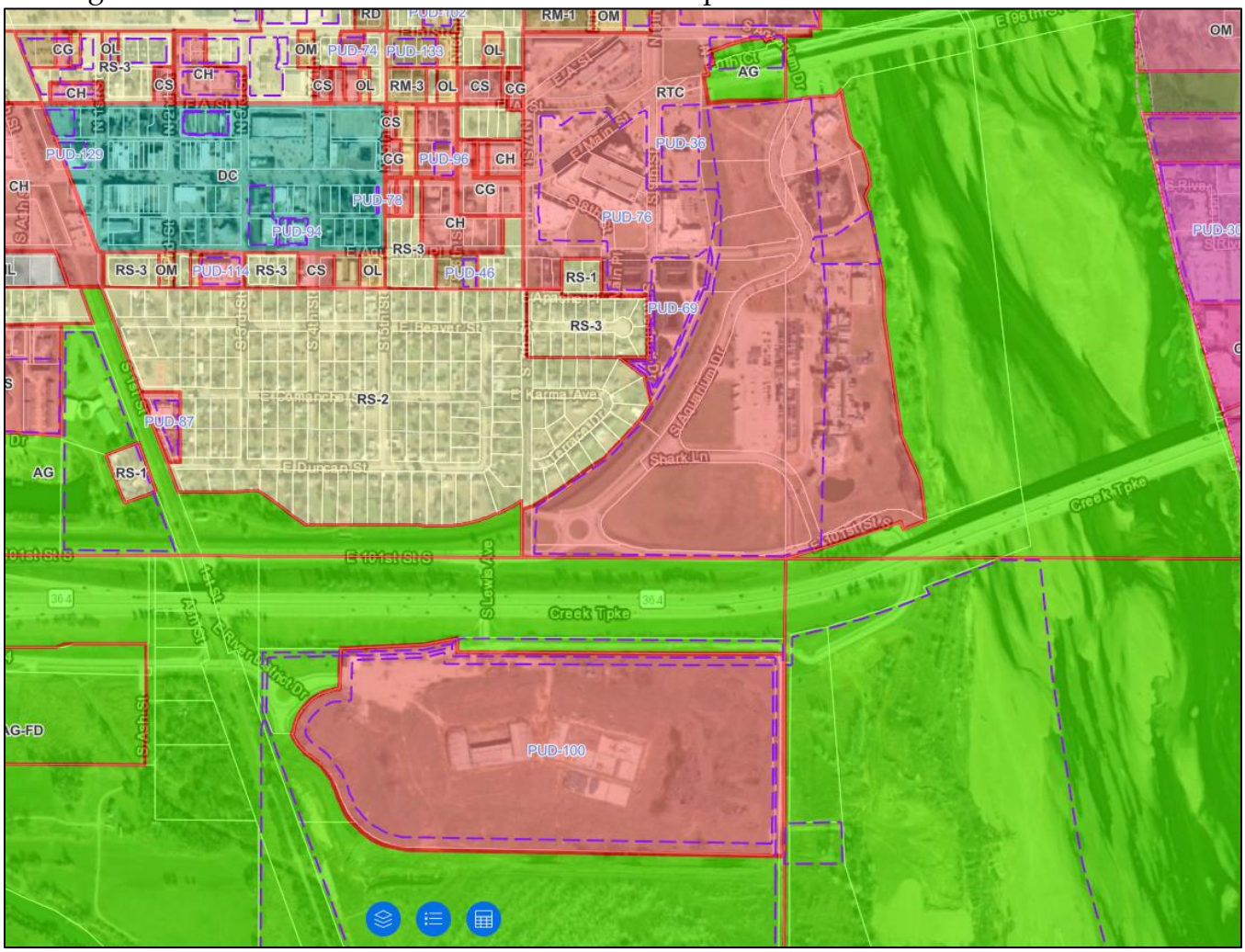


Figure 1: INCOG Zoning Map

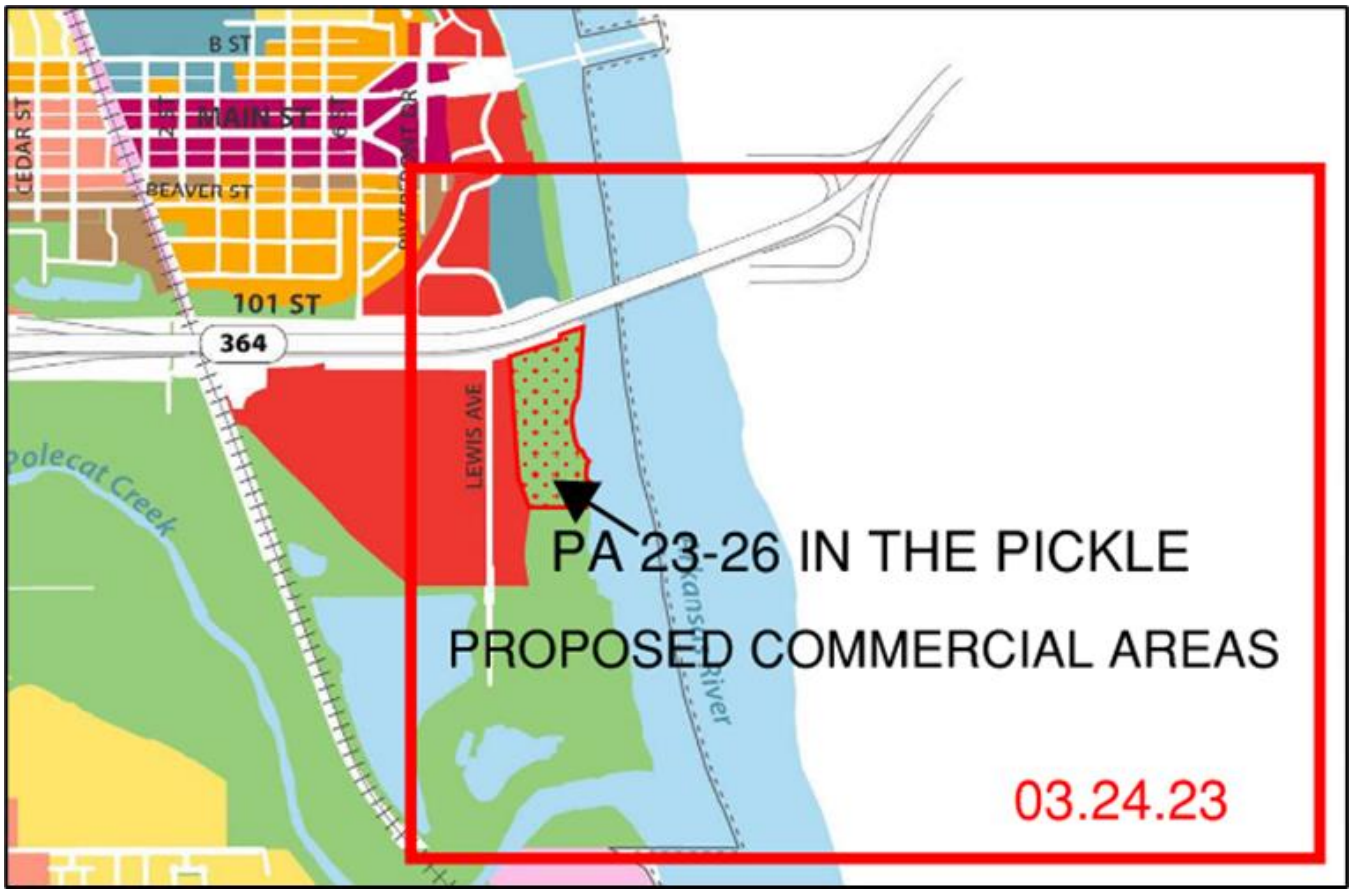


Figure 2: Regional Commercial | Approved May 02, 2023 Jenks City Council

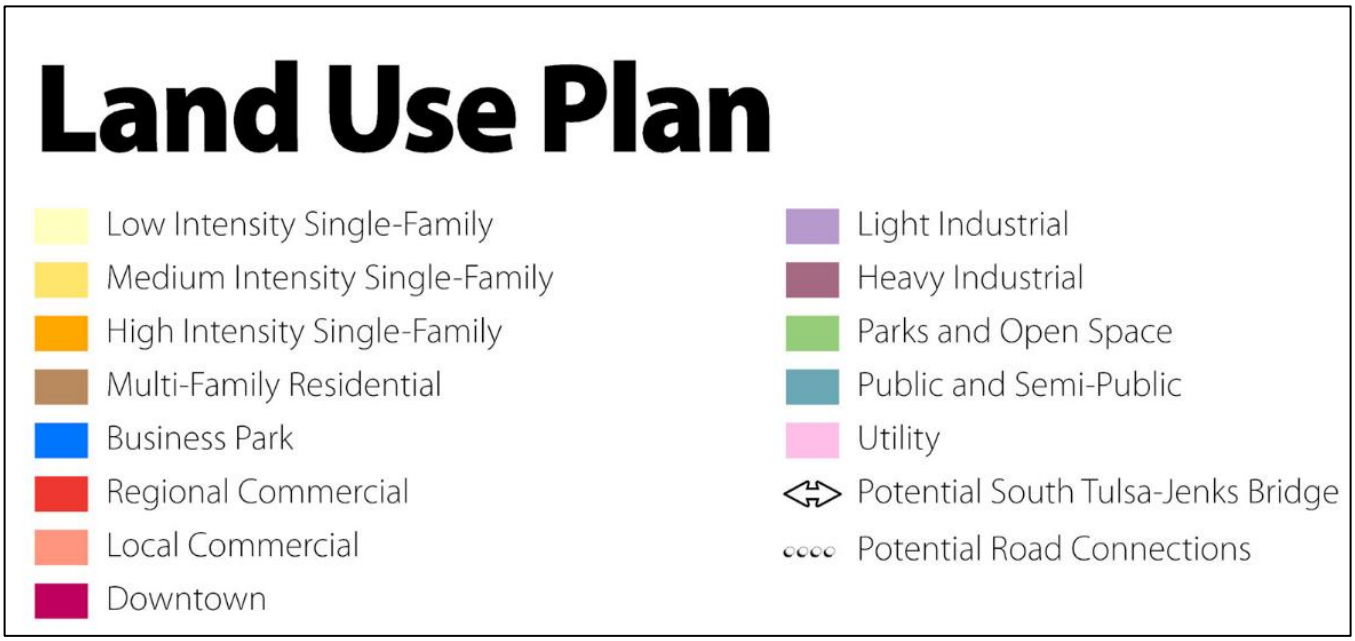


Figure 3: Land Use Map Key

Staff Evaluation & Recommendation

Evaluation Establishing a unique identity while creating a genuine destination is challenging but more easily accomplished with a good site plan and design standards. This site is viable for commercial development, the River District ownership group sold the 10-acre parcel to an investor/developer group under the guidance of Wallace Engineering (Mark Capron and Nicole Watts) to masterplan a site that meets the requirements of the UDO RTC zoning. In the future, staff will review the site plan which may include a hotel, restaurants, a medical spa and accessory uses. Signage will meet the requirements of RTC zoning. The floodplain management will be a big part of site development and require proper approvals.

Sec. 16-3-6. Riverfront Tourist Commercial District Specific Standards.

(A) *Development Plan.* Prior to the change of occupancy, construction, or reconstruction of any building or structure, exterior remodeling, placement of exterior lighting or signs, or any proposed construction requiring the issuance of a building permit other than a small job permit for a property located within the RTC - Riverfront Tourist Commercial District, an application for Site Plan Review, as detailed in section 16-9-3(C), shall be made and shall be subject to the RTC - Riverfront Tourist Commercial District Specific Standards established in this section.

(B) *Exterior Building Materials.* Exterior building materials shall be traditional, time and weather tested materials and techniques.

(1) *Ground Floor.* Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three inches.

(2) *Upper Floors.* Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one inch and shall be structurally integrated into the façade of the building.

(Ord. No. 1581 , § II, 4-5-2022)

PUD

(A) *Purpose.* In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. 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,

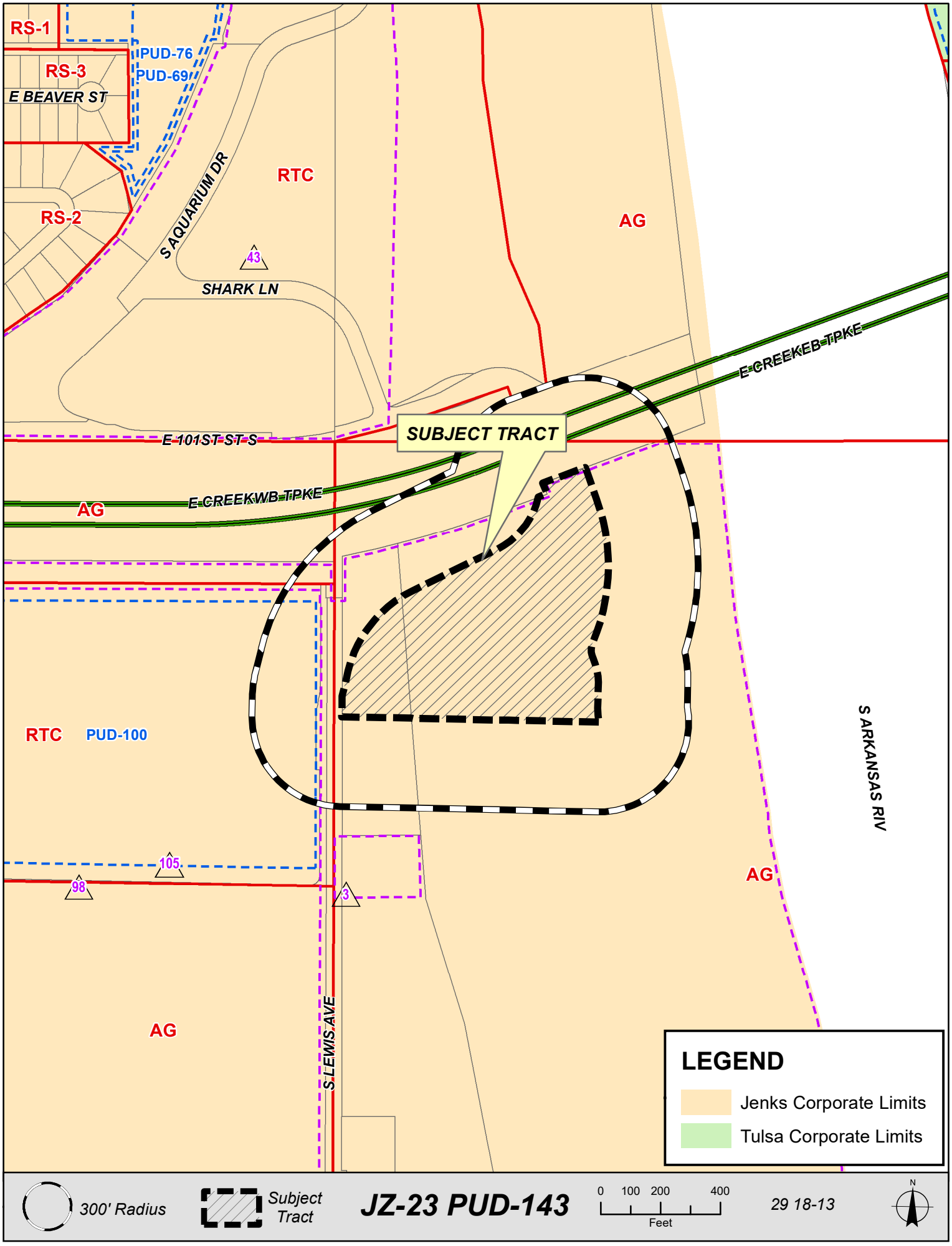
(4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,

(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.

RECOMMENDATION | *Staff recommends approval of the rezoning to RTC zoning with the following comments.*

1. *Trail*
    a. *Easement | Provide a trail easement that is 50 feet from the top of the stabilized riverbank of river.* Applicant: We will provide an easement on 30′.
    b. *Owner responsible to build the trail.* The City of Jenks is working with INCOG to secure funding for the design of a trail along the Arkansas River. Depending on the timing of the design and the project it may not be conducive for the applicant/owner to build the trail. The owner of this parcel shall work with the City of Jenks to accommodate the necessary dedication of easement and the installation of the trail along the river.
2. *101st street ROW*
    a. *Work with River District, Outlet mall, ODOT, and City to provide adequate ROW.*
    b. *To be identified as a Commercial Collector (80 ft. ROW)*
    c. *ROW to be dedicated during platting.*
    d. *The sidewalk along 101st will connect to the Aquarium trail.*
3. *Formal Site Plan approval is required.*


RS-1
RS-3
PUD-76
PUD-69
E BEAVER ST
RS-2
S AQUARIUM DR
RTC
43
SHARK LN
AG
E CREEK EB TPKE
SUBJECT TRACT
E 101ST ST S
E CREEK WB TPKE
AG
RTC
PUD-100
105
98
3
AG
S LEWIS AVE
AG
S ARKANSAS RIV
LEGEND
Jenks Corporate Limits
Tulsa Corporate Limits
300' Radius
Subject Tract
JZ-23 PUD-143
0 100 200 400
Feet
29 18-13
N

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	October 19, 2023
Case Number	PA 23-29
Request	Medium Intensity | Approval of Land Use Map amendment
Applicant	Tanner Consulting
Location	North of 141st Street and east of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice for PA 23-29
- ☐ PUD Document

Preparer

City of Jenks
Tanner Consulting

Background Information

This land area has been slowly developing for over 20 years, during that time the vision has changed dramatically. When the UDO was updated and with the potential bridge in mind, staff sought Local Commercial, Mr. Robert Bell brought an amendment (PA 22-20) in April 2022 which was approved removing the local commercial with the exception of (five) 5 acres on the hard corner. The presence of pipelines along Elm and the lack of availability of utilities is the primary reason the site has not been developed, there have been multiple meetings on the site and the general area. However, there is no plan for the City of Jenks to extend public sanitary sewer which makes the land less viable for commercial development.

Engineering Details from Tanner Construction:

> A waterline is located along Elm Street (Peoria Avenue). As a part of this development, a waterline will need to be extended along 141st Street South from Elm Street (Peoria Avenue) to the east end of the site. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Jenks Fire Marshal during platting.
>
> *The site is not remotely close to available public sanitary sewer, and further is at an elevation where a lift station would be required. Therefore, lots are proposed to be a minimum of ½ acre in size and will utilize ODEQ-approved individual onsite (aerobic) sewage disposal systems.*

Electric, natural gas, and communications services are understood to be available onsite or by customary extension.

The site is moderately sloped and includes an east-west saddleback ridge around the northern 1/3 of the site. The majority of the site drains to a glen at the center of the south line of the site, which ultimately drains to Posey Creek. The primary stormwater detention will be located in this area, conceptually planned to use an embankment to back water into the naturally treed glen. The northernmost portions of the property drain to a natural drainageway at the center of the north line of the site, ultimately to Coal Creek. A smaller stormwater detention facility is planned for this area.

Per FEMA Floodplain Maps, the entire site is within Unshaded Zone X, outside of the 500-year Floodplain.

Pipelines and their attendant easements are located along the Elm Street / Peoria Avenue frontage and will be handled during the engineering design and platting stage.

PUBLIC COMMENT | One or two citizens have called, just curious.

GENERAL INFORMATION ON THE COMPREHENSIVE PLAN | The Horizon Jenks Plan was adopted by Resolution 712, September 1, 2020. The process, which began in May of 2019, took over a year and provided the citizens of Jenks the ability to partner with staff on creating community vision of Jenks to guide the City in its decision making for the next 20 years. The Comprehensive Plan is a set of policies that direct future growth and development for the City of Jenks.

The project kicked off with extensive community outreach opportunities including a staff workshop, elected and appointed officials roundtable, community wide workshop, business workshop, key person interviews, focus groups, a meeting with the Advisory Committee, as well as online questionnaires. Hundreds of participants offered their ideas, discussed their concerns, and relayed their vision for the future of the community.

What are the contents of the Horizon Jenks Comprehensive Plan?

A typical Comprehensive Plan outlines the existing conditions of the City, describes future goals and objectives for development, and includes an action plan on how to achieve these goals and objectives. The Jenks Comprehensive Plan addresses the following:

- Land Use & Development
- Commercial Areas
- Transportation & Mobility
- Parks, Open Space, and Environmental Features
- Agricultural and Cultural Facilities
- Housing & Neighborhoods

- Economic Development Framework
- Community Facilities & Utilities
- Implementation Strategy

Staff Evaluation

COMP PLAN EVALUATION | *A goal of the Land Use Plan is to assist the City, including staff, as well as elected and appointed officials, and local property owners, in making future land use and development related policy decisions. While the Land Use Plan is specific enough to provide guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the overall policies and guidelines included in the Comprehensive Plan.*

MEDIUM INTENSITY SINGLE-FAMILY Medium intensity single-family is the predominate land use type included in the Land Use Plan. These neighborhoods should largely consist of single-family detached homes while also accommodating duplexes and brownstones in appropriate areas. These neighborhoods should be comprised of mid-size lots that are generally between four and six homes per acre. The City should ensure that all new development of this type connects with existing neighborhoods and preserves and activates open space.

LOCAL COMMERCIAL Local Commercial areas should be developed at key high-traffic intersections to serve the needs of the immediate surrounding area and support growing residential neighborhoods. This focused approach to Local Commercial development will help to maintain the open character of the City's arterial corridors south of the Turnpike. Local Commercial areas are auto-oriented but proximity to residential areas means these nodes should also be accessible on foot from surrounding neighborhoods.

The Comprehensive Plan was adopted by Resolution 712; State Statute gives the Municipality the authority as follows:

> ***Oklahoma Statutes; Title 11. Cities and Towns; Chapter 1 - Oklahoma Municipal Code; Article; Article XLIII-Buildings and Zoning; Section 43-103 - Purpose of Regulations – Comprehensive Plan***
>
> *Municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan and be designed to accomplish any of the following objectives:*
>
> *1. To lessen congestion in the streets;*
>
> *2. To secure safety from fire, panic and other dangers;*
>
> *3. To promote health and the general welfare, including the peace and quality of life of the district;*
>
> *4. To provide adequate light and air;*

5. To prevent the overcrowding of land;

6. To promote historical preservation;

7. To avoid undue concentration of population; or

8. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. The governing body shall provide the manner in which regulations, restrictions and district boundaries shall be determined, established and enforced, and amended, supplemented or changed.

Staff Comments & Recommendations

STAFF COMMENTS |

GOAL 2 Provide small-scale neighborhood commercial areas throughout Jenks to meet the day-to-day needs of the community.

OBJECTIVES

~ Establish local or neighborhood commercial nodes at key arterial intersections to support new and growing residential neighborhoods, including the intersections of Elm Street at 111th, 121st, and 131st Streets; the intersection of Elwood and 121st Street; and the intersection of Highway 75 and 121st Street.

~ Create design and improvement standards to guide the scale, appearance, orientation, and overall character of new neighborhood commercial areas, discouraging cookie-cutter design and creating welcoming developments that elevate Jenks' image and identity.

~ Encourage neighborhood shopping centers to enhance the intersection image by orienting façades, signage, and landscaping towards the primary street frontage.

~ Work with the Jenks Chamber of Commerce to promote development opportunities for commercial properties within the City.

~ Continue to promote and reserve areas for neighborhood commercial development consistent with the land use plan, recognizing that commercial development can lag behind residential development once a supporting local population is in place.

AMENDMENTS

Amendments to this Comprehensive Plan may be initiated by the City or may be requested by

Private individuals or agencies. Amendments shall be classified as major or minor:

MAJOR AMENDMENTS Major amendments include:

~ A change in the Future Land Use Map consisting of 100 acres or more;

~ Any request for Industrial or Residential Manufactured Home Park;

~ A change in the Future Land Use Map from a residential category to a nonresidential category

~ A change in the Future Land Use Map from one residential category to another that jumps two density ranges (Example: Low Intensity Residential to Medium Intensity Residential).

~ Text changes that are in conflict with, or significantly alter the goals and policies of the Plan.

Major amendments may only be considered on a quarterly basis or as designated by the Council.

Amendment applications must be submitted to the Planning Office and received prior to the cutoff date for the designated Planning Commission hearing.

Amendment site location must have a sign posted for 20 days prior to the Planning Commission hearing with The following information:

~ Date of Hearing

~ Time

~ Location

~ Request Planning Commission may make a recommendation of:

~ Approve,

~ Approve with conditions

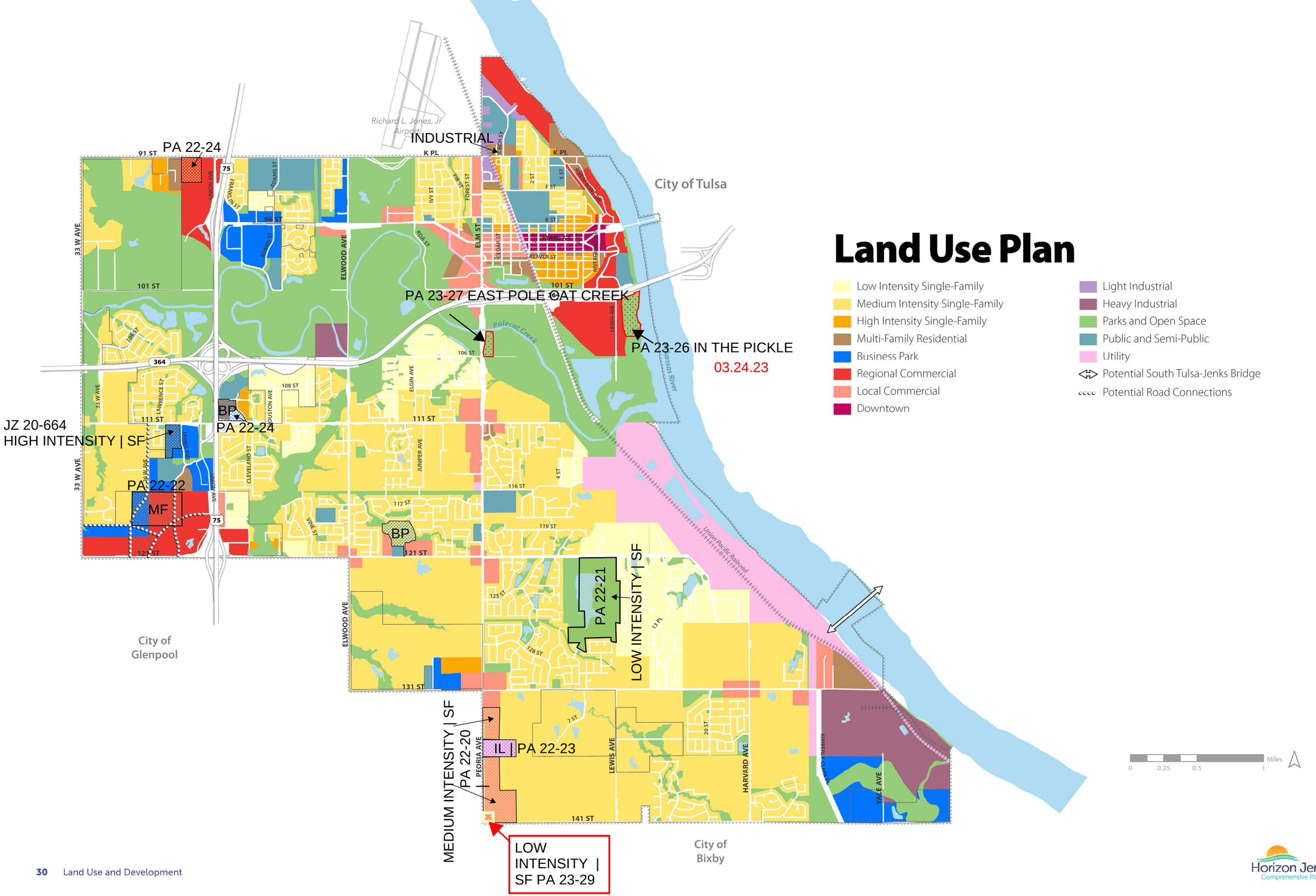
~ Deny (stating the reason for denial)

The item will then move forward to the City Council as recommended.

The request must receive an affirmative majority vote of the City Council for approval.

RECOMMENDATION | *Staff recommends approval of the request for Medium Intensity Single-family due to the lack of infrastructure and the excellence of the PUD providing a unique product to the City of Jenks.*

Land Use Plan



Horizon Jenks
Comprehensive Plan

Tanner Consulting LLC
LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929

Friday, October 6, 2023

City of Jenks
Attn: Brandon Macy, City Clerk
211 North Elm Street
P.O. Box 2007
Jenks, OK 74037

Re: **Northeast corner of 141st Street and Elm Street (Tanner Project # 23014)**

Dear Mr. Macy:

The City application form calls for written documentation that the owner has authorized application filing. Per confirmation from the prospective buyer Michael Lamb, it is my understanding that the purchase contract for the subject property authorizes zoning and related development entitlement applications to be filed on behalf of the owner. Please accept this correspondence as documentation of owner's authorization.

Please contact me at (918) 745-9929 or eenyart@tannerbaitshop.com if you have any questions or need additional information.

Respectfully,

Erik Enyart, AICP, CFM

Exhibit ”A”

23014 141st & Elm, Jenks, OK

PUD & Rezoning

Property Description

DESCRIPTION

PER SPECIAL WARRANTY DEED DATED THE 18 DAY OF AUGUST, 2006 AND FILED OF RECORD SEPTEMBER 15, 2006, AS DOCUMENT # 206107269 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA:

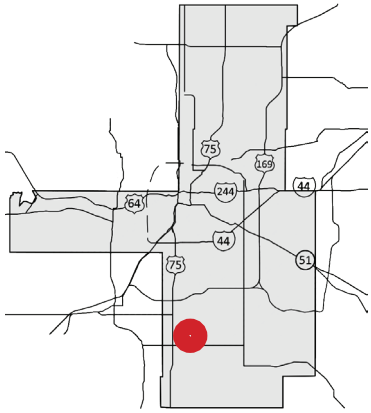
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), LESS THE WEST 50 FEET THEREOF, SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, TULSA COUNTY, OKLAHOMA;

AND

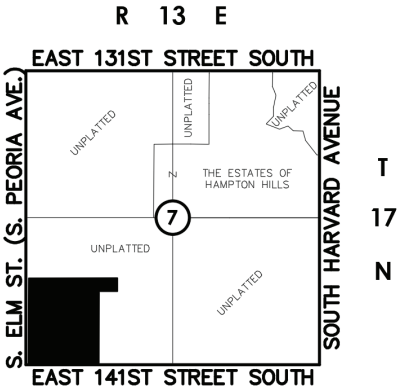
PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4), BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 228.27 FEET; THENCE EAST 1,636.31 FEET; THENCE SOUTH 228.76 FEET; THENCE WEST 1,636.41 FEET TO THE POINT OF BEGINNING, LESS THE WEST 50 FEET THEREOF, SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, TULSA COUNTY, OKLAHOMA.

141st and Elm

A PLANNED UNIT DEVELOPMENT (PUD) OF 46.445 ACRES
LOCATED AT THE NORTHEAST CORNER OF 141ST ST. S. AND S. ELM ST. (S. PEORIA AVE.)
CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA



TULSA COUNTY



Location Map
Scale: 1"= 2000'
NORTH

OCTOBER 2023

DEVELOPER:
LAMB HOMES, LLC
ATTN: MICHAEL LAMB
114 S. 3RD ST.
JENKS, OK 74037
MICHAEL@LAMBHOMESOK.COM

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
ATTN: ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM

NORTH

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

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I. PROPERTY DESCRIPTION

141st and Elm consists of 2,023,160 square feet (46.445 acres) in one (1) development area, is located north of the northeast corner of South Elm Street (South Peoria Avenue) and 141st Street South in the City of Jenks, Oklahoma, and is more particularly described with the following statement:

> PER SPECIAL WARRANTY DEED DATED THE 18 DAY OF AUGUST, 2006 AND FILED OF RECORD SEPTEMBER 15, 2006, AS DOCUMENT # 206107269 IN THE RECORDS OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA:
>
> THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), LESS THE WEST 50 FEET THEREOF, SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, TULSA COUNTY, OKLAHOMA;
>
> AND
>
> PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4), BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 228.27 FEET; THENCE EAST 1,636.31 FEET; THENCE SOUTH 228.76 FEET; THENCE WEST 1,636.41 FEET TO THE POINT OF BEGINNING, LESS THE WEST 50 FEET THEREOF, SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, TULSA COUNTY, OKLAHOMA.

The above-described property will hereinafter be referred to as the “Site” or “Subject Property” and is depicted on the Exhibit B Conceptual Site Plan.

II. DEVELOPMENT CONCEPT

Matching an unparalleled design with superb location, **141st and Elm** proposes exclusive, gated homes on estate lots located at the northeast corner of South Elm Street (South Peoria Avenue) and 141st Street South in the City of Jenks, Oklahoma, Oklahoma. 141st and Elm, a Planned Unit Development (PUD), conceptually shows 51 homesites on 46.445 acres with a large common area for stormwater detention and the preservation of existing trees along a natural glen. Streets will be private and gated, but with curb and gutter design.

By its design, this PUD satisfies the purposes for a PUD as outlined in the Jenks Unified Development Ordinance (UDO) Section 16-9-8: to develop the site with innovation, imagination, and creative architectural design, to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations, to result in a product which fulfills the objectives of the Jenks Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations of the UDO, to permit and encourage flexibility and to accomplish the following purposes of (1) stimulating creative approaches to the commercial, residential, and mixed-use development of land, (2) providing more efficient use of land, (3) preserving natural features and providing open space areas and recreation areas in excess of that required under conventional zoning regulations, (4) developing new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities, (5) unifying building and structures through design, (6) promoting 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.

This PUD is eligible for modification (UDO Sections 16-9-8.C.1.b / 16-9-8.C.2) as it qualifies for at least three (3) prerequisite standards: (1) Will preserve and enhance the existing landscape, trees, and natural features of the grove of trees along the glen at the south end of the property, by placing it in a common area reserve and providing for its perpetual care and maintenance, and (2) will be comprised of a mixture of single-family residential and private, neighborhood park uses, and (3) will have high quality building materials including masonry and wood, as will be specified within the highly restrictive covenants filed for the subdivision.

141st and Elm is intended to provide a unified treatment of the development possibilities of the project site by fusing continuity of function and design, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, and to encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure, and land use compatibility.

The Planned Unit Development will be laid out and developed as a unit in accordance with an integrated overall design and will have a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public/private gathering spaces, and open spaces.

Focal points/centers will include the landscaped, gated entry with entry signage, the large common area preserve, and the smaller detention area at the north end, which may also be used as a neighborhood amenity. Edges will be formed by a landscaped, neighborhood perimeter fence along Elm Street and 141st Street South.

Low densities and private ownership and caretaking of the preserved areas will ensure the protection of the public health, safety, and welfare.

The PUD will be compatible and consistent with adjacent land uses to the north and east, which are presently vacant but are similarly designated on the Comprehensive Plan for Medium Intensity Single Family Residential, which will support future compatible single-family residential development and use. Land to the west of Elm Street / Peoria Avenue includes Tulsa County's South County Recreation Center, the Glenshire Court multifamily apartment complex, and the Elm Pointe strip shopping center and trade center/office-warehouse complex, all in the City of Glenpool. These uses are sufficiently separated from the subject property via the Primary Arterial Elm Street / Peoria Avenue, which is planned for an ultimate right-of-way of between 120 and 150 feet, per the Comprehensive Plans of both Jenks and Glenpool. Land to the south of 141st Street South is vacant but is planned for nonresidential development and partially zoned CS commercial in the City of Glenpool. Similar to Elm/Peoria, these future uses are sufficiently separated from the subject property via the Secondary Arterial 141st Street South, which is planned for an ultimate right-of-way of 100 feet, per the Comprehensive Plans of both Jenks and Glenpool.

The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it.

The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development. An archaeological report will be requested from the Oklahoma Archeological Survey with input from the Oklahoma State Historical Preservation Office and all regulatory requirements will be fulfilled as required by UDO Section 16-9-8.D.7.

Each dwelling will provide its own off-street parking as required by the UDO, as required by this PUD, and access, circulation, and drives are reflected in the conceptual site plan.

The subject property is presently zoned AG Agricultural District. To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Estate District. The requested RE zoning district is in accordance with the existing "Medium Intensity Single-Family" designation of the "Horizon Jenks Comprehensive Plan" ("Comprehensive Plan"), "Land Use Plan" map. Chapter 5 of the Comprehensive Plan provides that this designation supports between four (4) and six (6) dwelling units (DUs) per acre. A maximum of 1.24 DUs per acre of gross land area is proposed by this PUD, and the site plan only proposes 1.07 DUs/Acre. A small, 5-acre area at the immediate intersection of 141st Street South and Elm Street (Peoria Avenue) is presently designated "Local Commercial." A second companion application has been submitted to redesignate this area to "Medium Intensity Single-Family," upon approval of which the requested RE zoning and this PUD will fully conform and be consistent with the Comprehensive Plan.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on the Exhibit A "Conceptual Site Plan." A conceptual development plan depicting site design for lots, streets, the gated entry, and open spaces is provided on Exhibit A.

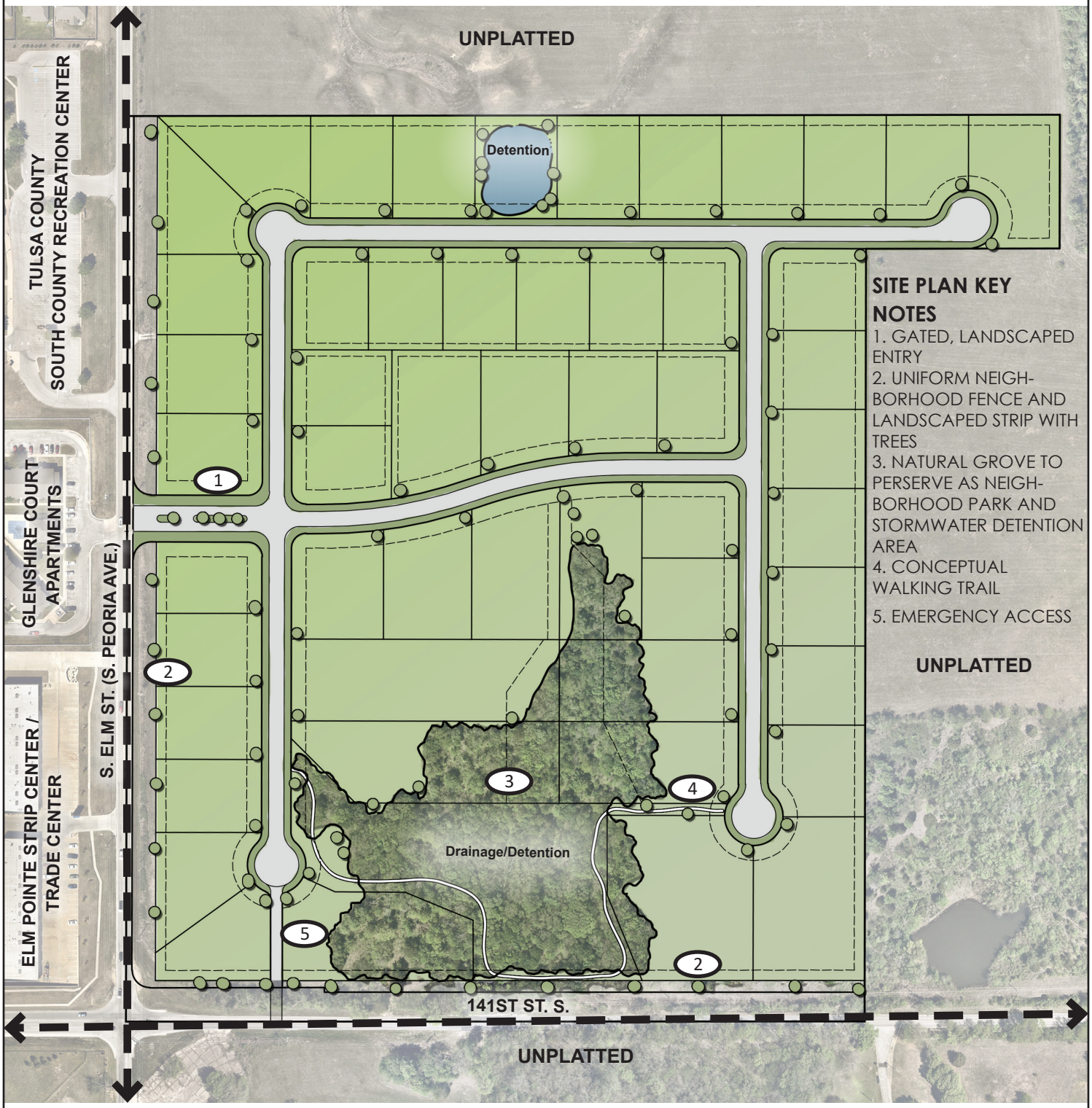
The PUD shall be developed in accordance with the use and development regulations of the City of Jenks Unified Development Ordinance, except as otherwise specified herein.

141st and Elm

EXHIBIT A

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF OCTOBER 6, 2023



SITE PLAN KEY NOTES

1. GATED, LANDSCAPED ENTRY
2. UNIFORM NEIGHBORHOOD FENCE AND LANDSCAPED STRIP WITH TREES
3. NATURAL GROVE TO PERSERVE AS NEIGHBORHOOD PARK AND STORMWATER DETENTION AREA
4. CONCEPTUAL WALKING TRAIL
5. EMERGENCY ACCESS

PUD-___
OCTOBER 2023

TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

NOT TO SCALE

NORTH

III. DEVELOPMENT STANDARDS

Gross Land Area:	2,069,634 SF	47.512 AC
Net Land Area:	2,023,160 SF	46.445 AC
Permitted Uses: **"**Single-Family Detached" dwellings; "Community Garden" including but not limited to existing trees and planted trees and other landscaping within a private common area; "Private park" uses as a "Site Development Allowance," to include common area facilities such as neighborhood parks, playgrounds, and recreational open spaces; subdivision identification monument signs at entries; and accessory uses permitted in the RE Residential Estate District, including but not limited to accessory dwelling units.		
Maximum Number of Lots:	59	
Minimum Lot Width †:	120 FT	
Minimum Street Frontage:	30 FT	
Minimum Lot Size:	21,780 SF (1/2 AC)	
Maximum Building Height:	2 Stories and 35 FT *	
Off-street Parking:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit **	
Maximum Impervious Surface Coverage:	70%	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	20 FT	
Side Yard (Interior):	5 FT & 5 FT	
Side Yard Abutting a Street:	15 FT Dwelling; 20 FT Garage Facing Street	
Other Bulk and Area Requirements:	As required within the RE District	

* *Architectural features may extend a max. of five (5) feet above maximum permitted building height.*

** *Off-street parking and drives shall not exceed 35 FT in width. Circular drives are permitted, in which case each drive shall be restricted to 20 FT in width, with parking pads allowed at 35 FT in width. Drives and parking shall otherwise meet UDO requirements.*

† *Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Jenks Unified Development Ordinance Section 16-11-12.S, provided that lots with curved street frontage shall be subject to 50% of the width requirement and by measuring across the back of the more restrictive of the minimum front yard setback or building line pursuant to UDO Section 16-3-2.B / Figure 3.3.*

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned AG Agricultural District. To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Estate District.

The PUD will be compatible and consistent with adjacent land uses to the north and east, which are presently vacant and agricultural but are similarly designated on the Comprehensive Plan for Medium Intensity Single Family Residential, which will support future compatible single-family residential development and use. Land to the west of Elm Street / Peoria Avenue includes Tulsa County's South County Recreation Center, the Glenshire Court multifamily apartment complex, and the Elm Pointe strip shopping center and trade center/office-warehouse complex, all in the City of Glenpool. These uses are sufficiently separated from the subject property via the Primary Arterial Elm Street / Peoria Avenue, which is planned for an ultimate right-of-way of between 120 and 150 feet, per the Comprehensive Plans of both Jenks and Glenpool. Land to the south of 141st Street South is vacant but is planned for nonresidential development and partially zoned CS commercial in the City of Glenpool. Similar to Elm/Peoria, these future uses are sufficiently separated from the subject property via the Secondary Arterial 141st Street South, which is planned for an ultimate right-of-way of 100 feet, per the Comprehensive Plans of both Jenks and Glenpool.

IV.B. ACCESS AND CIRCULATION: As designed, the subdivision will have one (1) point of access to South Elm Street (South Peoria Avenue) and an emergency-access-only drive connection to 141st Street South. Rights-of-way will be dedicated for the South Elm Street (South Peoria Avenue) and 141st Street South frontages upon platting, up to 60 feet from the Sectionline for Elm/Peoria (a Primary Arterial street) and up to 50 feet from the Sectionline for 141st Street South (a Secondary Arterial Street).

Internal streets serving the Site will be private, gated, local minor residential streets, with curb and gutter and stormsewers for drainage. The private, gated streets shall be constructed to meet the minimum standards of the City of Jenks for minor public streets, except that internal sidewalks will not be constructed due to low densities and neighborhood-only traffic and further provided that the City of Jenks may approve alternative street design standards through platting including, but not limited to divided, boulevard-style streets separated by private landscaped islands having one-way lanes meeting right-of-way width requirements in aggregate. Gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Jenks and be approved by the Jenks Fire Marshal during the platting stage.

Due to the low density and the streets being private and gated, the design challenge presented by the draw area (to be preserved), and proposed internal trail within the large preserve, (1) cul-de-sac and dead-end streets shall be allowed to exceed the 500' maximum length, (2) blocks shall be allowed to exceed the 800' maximum block length, and (3) the minimum connectivity index shall be 1.0, all such as shown on the conceptual site plan.

Sidewalks along the South Elm Street (South Peoria Avenue) and 141st Street South exterior street frontages shall be constructed by the developer, unless payment of fee-in-lieu is proposed and accepted by the City of Jenks. Sidewalks shall be a minimum of five (5) feet in width, shall be ADA compliant, and shall be approved by the City Engineer.

Limits of No Access (LNA) will be imposed by the future plat(s) along the Elm Street (Peoria Avenue) and 141st Street South frontages, except at approved street intersection(s).

IV.C. SIGNAGE, LANDSCAPING, AND FENCING: One (1) neighborhood identification monument-style ground shall be permitted at each street entrance. The maximum copy area height shall be 8 FT, the maximum copy area mounted height shall be 15 FT, and the maximum display surface area shall be 120 SF. If signage is included on both sides of the entry, the second sign shall be permitted, in which case the aggregate display surface area shall be restricted to 120 SF.

Generous landscaped strips shall be installed along both along both Elm Street (Peoria Avenue) and 141st Street South and shall include a uniform neighborhood perimeter fence along both frontages. The required landscaped strip shall be a minimum of 10 FT in width, but are planned to be wider for most areas. Within the landscaped strips, a minimum of one (1) large tree shall be planted for every twenty-five (25) linear feet of street frontage, and rounded up to the nearest whole number. Trees may be grouped together or evenly spaced. Trees shall be two-inch (2") caliper minimum and shall be on the City's approved tree list. For required trees located underneath overhead electrical or communications lines, short tree species or shrubs may be substituted for large tree species, subject to the approval of the Jenks Planning Director.

When fully platted, not less than 5% or 3 acres of the Site shall be preserved as open space for the enjoyment of the residents.

Each lot shall install and thereafter maintain landscaping meeting or exceeding the requirements of the UDO.

IV.D. UTILITIES AND DRAINAGE: A waterline is located along Elm Street (Peoria Avenue). As a part of this development, a waterline will need to be extended along 141st Street South from Elm Street (Peoria Avenue) to the east end of the site. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Jenks Fire Marshal during platting.

The site is not remotely close to available public sanitary sewer, and further is at an elevation where a lift station would be required. Therefore, lots are proposed to be a minimum of ½ acre in size and will utilize ODEQ-approved individual onsite (aerobic) sewage disposal systems.

Electric, natural gas, and communications services are understood to be available onsite or by customary extension.

The site is moderately sloped and includes an east-west saddleback ridge around the northern 1/3 of the site. The majority of the site drains to a glen at the center of the south line of the site, which ultimately drains to Posey Creek. The primary stormwater detention will be located in this area, conceptually planned to use an embankment to back water into the naturally treed glen. The northernmost portions of the property drain to a natural drainageway at the center of the north line of the site, ultimately to Coal Creek. A smaller stormwater detention facility is planned for this area.

Per FEMA Floodplain Maps, the entire site is within Unshaded Zone X, outside of the 500-year Floodplain.

Pipelines and their attendant easements are located along the Elm Street / Peoria Avenue frontage and will be handled during the engineering design and platting stage.

IV.E. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and approved by the Jenks Planning Commission and approved with dedications accepted by the Council of the City of Jenks, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Jenks shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat, provided that each dwelling shall include the standard residential site or plot plan submitted for Building Permit approval.

For any private park buildings or structures requiring parking or a building permit (other than a small job permit), Site Plan application approval may be required by the City of Jenks.

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 ON A PROPOSED COMPREHENSIVE PLAN LAND USE MAP AMENDMENT LOCATED IN THE CITY OF JENKS, OKLAHOMA

PA 22-20

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 07 April 2022, in consideration of the following:

An application to approve a request by Bell Land Use, LLC, for a approval of a Comprehensive Plan Land Use Map Amendment from Local Commercial to Medium Intensity Single Family Residential.

Legal Description: W/4 SW/4 of Section 7, T17N, R13E, of the Indian Base and Meridian Less and except the west 50 feet thereof, and Part of the N/2 of the SW/4 of Section 7, T17N, R13E Beginning at the SWC of Government Lot 3, Thence North 228.27 feet Thence East 1636.31 feet, Thence South 228.76 feet, Thence West 1636.41 feet to the point of Beginning; Less and except the West 50 feet for Road Right of Way;

General Location: 141st and Elm St

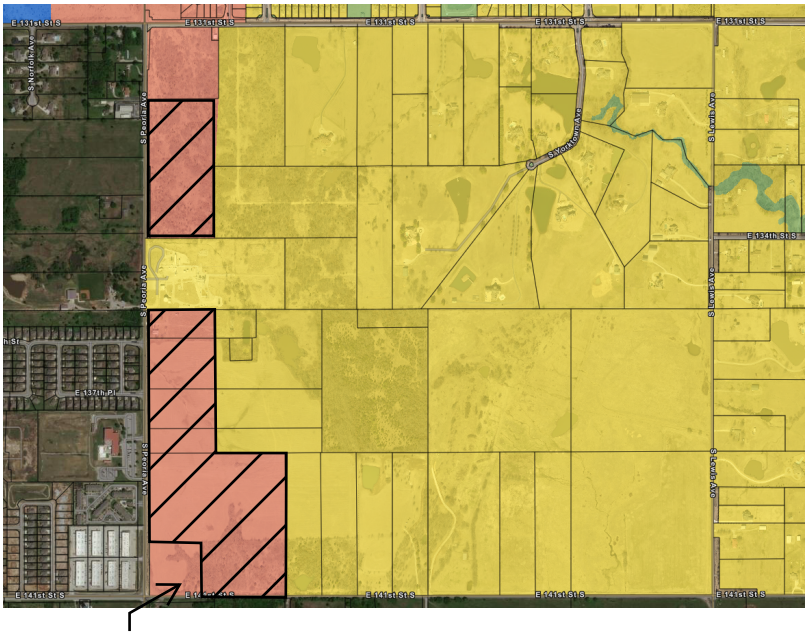
All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 15 March 2022.

_____

Part of the following parcels:

Parcel ID97307730722010
Parcel ID97307730743200
Parcel ID97307730735950
Parcel ID97307730737950
Parcel ID97307730735110
Parcel ID97307730739350



5 Acre Commercial Corner

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	October 19, 2023
Case Number	JL 23-386 Melody Lane
Request	Minor Subdivision (Lot Split and Lot Combination)
Location	South of Main Street (W 96th St. S.) and west of Elm Street | 728 W Main
Applicant	David Buzlea, Red Dog Construction

Staff Report	Preparer | Marcaé Hilton

Attachments	Preparer
☐ Lot Split Exhibits	David Buzlea, Red Dog Construction

Background Information

STAFF COMMENTARY | This Minor Amendment includes a lot split and lot combination request on behalf of the ownership of ARC Melody Lane RE, LLC, a commercial subdivision. Currently, the southern portion of Melody Lane is requested to be split from the PUD and combined to the property to the south. This triggers a major amendment to the PUD and a major amendment to the SUP. PUD 121 is home to a strip center which was retrofit in 2020 to include an outdoor event space and food truck court. SUP 113 is an assembly use (Church), the church previously expanded in 2019 and is looking to expand again building a new sanctuary within the event space of Melody Lane.

PLANNING DATA

Request	Minor Subdivision:
	Lot Split a portion of Melody Lane (less and except) and removing (Parcel ID 60760822422290)
	Lot Combination | Church lot + less and except + southern parcel (Parcel ID 60760822422290).
Exhibits	Exhibit "A" | PUD 121 | Melody Lane | Part of Lot 2, Block 2
	Exhibit "B" | Lot Split which creates new PUD 121 Boundary | Balance of Shopping Center
	Exhibit "C" | Lot Combination | New Church SUP boundary
Intended Use	Assembly | New Church facility

Zoning	**Church** | *CS (Commercial Shopping) & SUP 113* *(Ordinance No. 1496)*
	Melody Lane Shopping | CS *(Commercial Shopping) & PUD 121*
Subdivision	Melody Lane Center | Plat No. 3303

Melody Lane Shopping Center | 2 Parcels

Parcel ID	***60760822422300***
Legal	*PRT LT 2 BEG NLY COR LT 2 TH SWLY50 NWLY30 SWLY71.79 S454.69 E326.79 N410.39 TO PT ON NL LT 2 NWLY276.45 POB & PRT LT 3 BEG ELY COR LT 3 TH SWLY50 NWLY30 NELY50 SELY30 POB LESS N17 THEREOF BLK 2*
Owner	*ARK MELODY LANE RE LLC*
Address	*728 W MAIN ST S*
STR	*8224*
Acres	*3.64*
Parcel ID	***60760822422290*** *(to be deeded to church)*
Legal	*LT 2 BEG SECR LT 3 BLK 2 TH N29.88 E208.28 S206.34 PT ON SL LT 2 TH NWLY272.98 POB BLK 2*
Owner	*MELODY LANE LLC*
Address	*714 W MAIN ST S*
STR	*8224*
Acres	*0.56*
Church	
Parcel ID	***60760822421915***
Legal	*BEG 398.19W SECR LT 2 W39.32 NW40.81 N206.34 E70.5 S232.81 POB BLK 2*
Owner	*Mingo Valley Fellowship Inc.*
Address	*708 W Main Street S*
STR	*8224*
Acres	*0.37*

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.

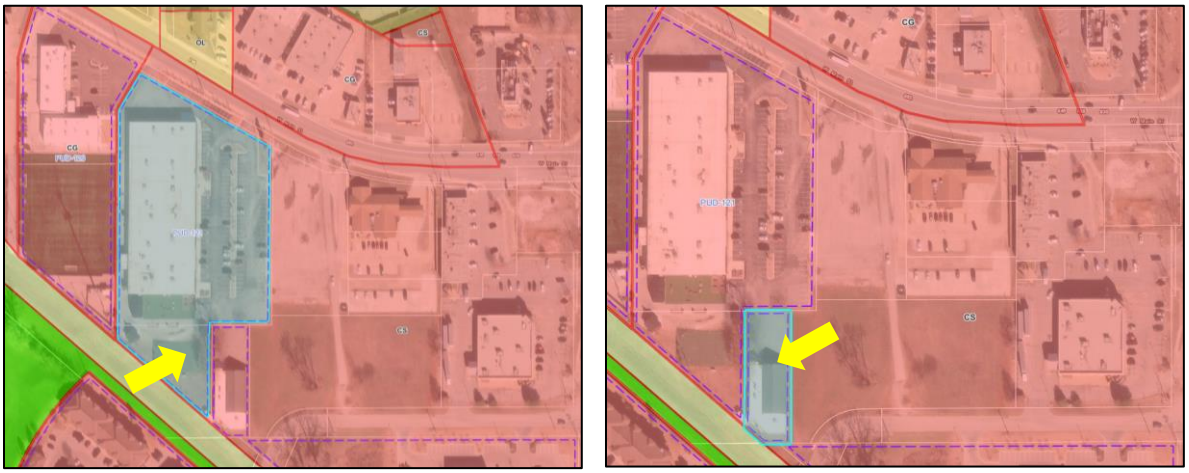


Figure 1: INCOG Zoning Map(s) Left (Shopping Center) | Right (Church)

Figure 2: Bing Map Aeiral View

Figure 3: Google Street View.

Figure 4: Google Map

Evaluation | This Minor Subdivision Request is part of a larger conversation, approval of the Minor Subdivision will determine the future of the accessory uses of Melody Lane, specifically the outdoor entertainment & recreation and food truck court.

If the lot split/lot combination is approved by the Planning Commission and all conditions met, 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.

The City has no objections to the change noting both the new lots will be legally conforming.

Technical Advisory Committee TAC (9-12-23) has provided a few comments:

- Kalli Ritterbush, Encroachment Coordinator ONEOK | I have reviewed and verified ONEOK does not have any pipelines or facilities within the following project locations. ONEOK has no objections to the referenced plans.
- Alex Mills, PE, CFM, Tulsa County Engineer | The Jenks Bible Church project will likely require a Section 408 permit with the COE, due to its proximity to the Jenks Levee. Just an FYI. Thanks, Alex

Recommendation | *Staff and TAC recommend approval of JL 22-386 Melody Lane with the following conditions:*

1. Provide Access Agreement prior to stamping of deeds.
2. Provide updated PUD 121 Document.
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.
5. Adhere to all environmental considerations from Local, State and Federal entities.

EXHIBIT “A”

ORIGINAL PUD 121 BOUNDARY | MELODY LANE LEGAL DESCRIPTION

TRACT A:

A PORTION OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE EASTERLY CORNER OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER, A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 50.0 FEET; THENCE NORTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 30.0 FEET; THENCE NORTHEASTERLY A DISTANCE OF 50.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT THREE (3); THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT THREE (3) A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

TRACT B:

A TRACT OF LAND SITUATED IN A PORTION OF LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER, A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHERLY CORNER OF LOT TWO (2); THENCE SOUTHWESTERLY ALONG A LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 50.0 FEET; THENCE NORTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 30.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 71.79 FEET; THENCE SOUTH ALONG THE LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 454.69 FEET TO A POINT 29.88 FEET NORTH OF THE SOUTHERLY CORNER OF LOT THREE (3); THENCE EAST A DISTANCE OF 326.79 FEET; THENCE NORTH A DISTANCE OF 410.39 FEET TO A POINT ON THE NORTHERLY LINE OF LOT TWO (2); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF LOT TWO (2) A DISTANCE OF 276.45 FEET TO THE POINT OF BEGINNING.

TRACT C:

A TRACT OF GROUND SITUATED IN LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT THREE (3), BLOCK TWO (2); THENCE NORTH ALONG THE LOT LINE BETWEEN LOTS TWO (2) AND THREE (3) A DISTANCE OF 29.88 FEET; THENCE EAST A DISTANCE OF 208.28 FEET; THENCE SOUTH A DISTANCE OF 206.34 FEET TO A POINT ON THE SOUTH LINE OF LOT TWO (2); THENCE N 49°43'38 W A DISTANCE OF 272.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND LYING IN THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN

MERIDIAN, CITY OF JENKS, TULSA COUNTY, OKLAHOMA, COMMONLY KNOWN AS PART OF LOT 2 AND LOT 3, BLOCK 2, MELODY LANE CENTER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4, SAID POINT BEING MARKED BY A #5 REBAR PIN LOCATED BY OKLAHOMA CERTIFIED CORNER RECORD, DATED JULY 24, 2006, CERTIFIED BY R.L.S. #1432; THENCE SOUTH 88°36'01" WEST, 961.53 FEET ALONG THE NORTH LINE OF SAID N/2 OF THE SE/4; THENCE SOUTH 01°23'59" EAST, 528.80 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY OF MAIN STREET AS THE POINT OF BEGINNING; THENCE SOUTH 61°41'01" EAST, 306.34 FEET; THENCE SOUTH 01°03'50" EAST, 17.21 FEET; THENCE NORTH 61°41'01" WEST, 69.05 FEET; THENCE NORTH 28°18'59" EAST, 5.00 FEET; THENCE NORTH 61°41'01" WEST, 245.74 FEET; THENCE NORTH 28°18'59" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT “B”

NEW LEGAL FOR PUD 121 BOUNDARY | MELODY LANE

TRACT A:

A PORTION OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE EASTERLY CORNER OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER, A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 50.0 FEET; THENCE NORTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 30.0 FEET; THENCE NORTHEASTERLY A DISTANCE OF 50.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT THREE (3); THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT THREE (3) A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

TRACT B:

A TRACT OF LAND SITUATED IN A PORTION OF LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER, A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHERLY CORNER OF LOT TWO (2); THENCE SOUTHWESTERLY ALONG A LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 50.0 FEET; THENCE NORTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 30.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 71.79 FEET; THENCE SOUTH ALONG THE LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 454.69 FEET TO A POINT 29.88 FEET NORTH OF THE SOUTHERLY CORNER OF LOT THREE (3); THENCE EAST A DISTANCE OF 326.79 FEET; THENCE NORTH A DISTANCE OF 410.39 FEET TO A POINT ON THE NORTHERLY LINE OF LOT TWO (2); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF LOT TWO (2) A DISTANCE OF 276.45 FEET TO THE POINT OF BEGINNING.

REMOVING TRACT C:

A TRACT OF GROUND SITUATED IN LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT THREE (3), BLOCK TWO (2); THENCE NORTH ALONG THE LOT LINE BETWEEN LOTS TWO (2) AND THREE (3) A DISTANCE OF 29.88 FEET; THENCE EAST A DISTANCE OF 208.28 FEET; THENCE SOUTH A DISTANCE OF 206.34 FEET TO A POINT ON THE SOUTH LINE OF LOT TWO (2); THENCE N 49°43'38 W A DISTANCE OF 272.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND LYING IN THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN

MERIDIAN, CITY OF JENKS, TULSA COUNTY, OKLAHOMA, COMMONLY KNOWN AS PART OF LOT 2 AND LOT 3, BLOCK 2, MELODY LANE CENTER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4, SAID POINT BEING MARKED BY A #5 REBAR PIN LOCATED BY OKLAHOMA CERTIFIED CORNER RECORD, DATED JULY 24, 2006, CERTIFIED BY R.L.S. #1432; THENCE SOUTH 88°36'01" WEST, 961.53 FEET ALONG THE NORTH LINE OF SAID N/2 OF THE SE/4; THENCE SOUTH 01°23'59" EAST, 528.80 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY OF MAIN STREET AS THE POINT OF BEGINNING; THENCE SOUTH 61°41'01" EAST, 306.34 FEET; THENCE SOUTH 01°03'50" EAST, 17.21 FEET; THENCE NORTH 61°41'01" WEST, 69.05 FEET; THENCE NORTH 28°18'59" EAST, 5.00 FEET; THENCE NORTH 61°41'01" WEST, 245.74 FEET; THENCE NORTH 28°18'59" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT “C”
(JZ 23-SUP 113 MI.1 | NEW BOUNDARY)

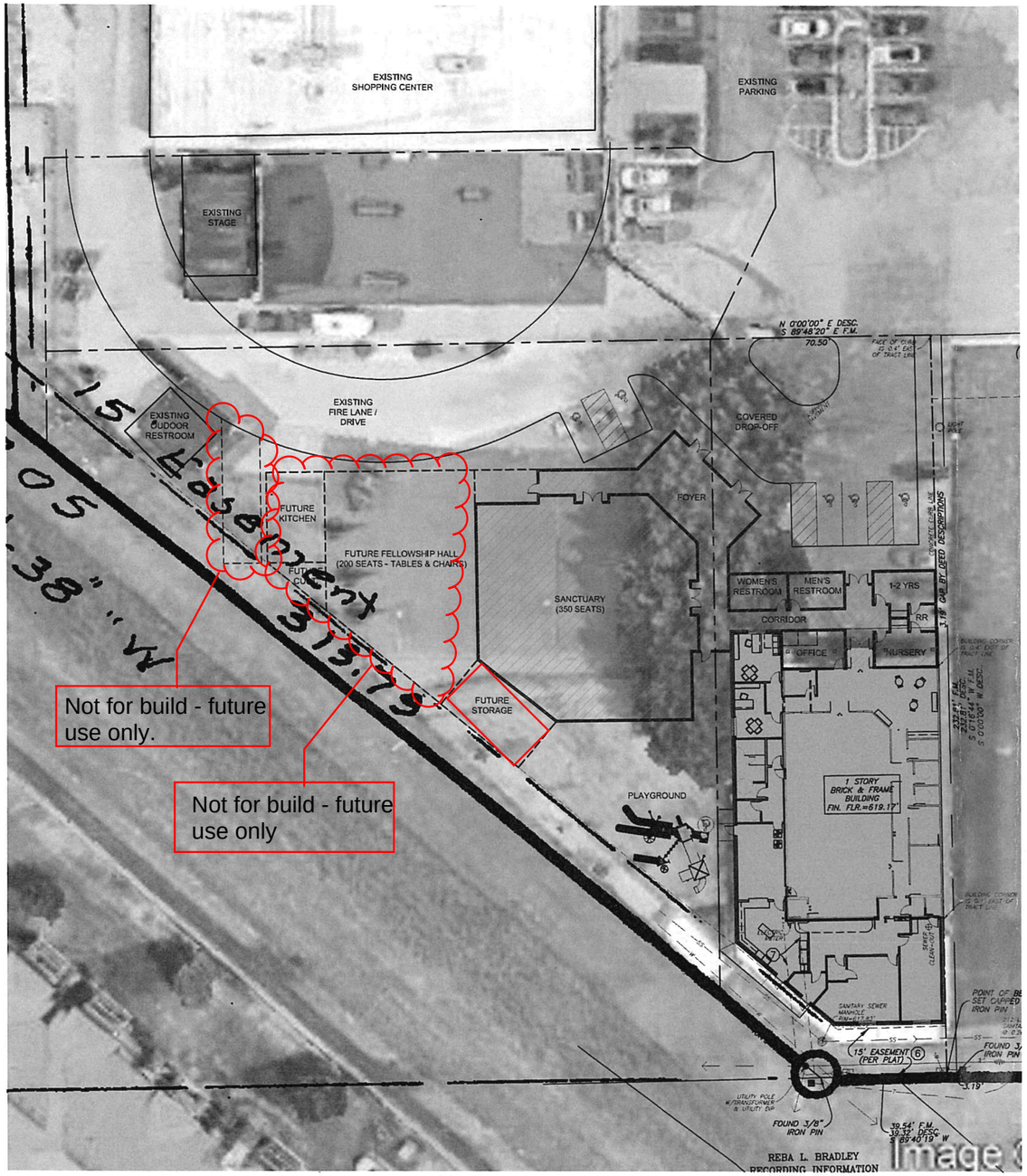
PARCEL ID 607608224 21915 (SUP 113 | CHURCH)
LEGAL: BEG 398.19W SECR LT 2 W39.32 NW40.81 N206.34 E70.5 S232.81 POB BLK 2
SECTION: 24 TOWNSHIP: 18 RANGE: 12

AND

PARCEL ID 607608224 22290 (SOUTHERN LOT OF PUD 121):
A TRACT OF GROUND SITUATED IN LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

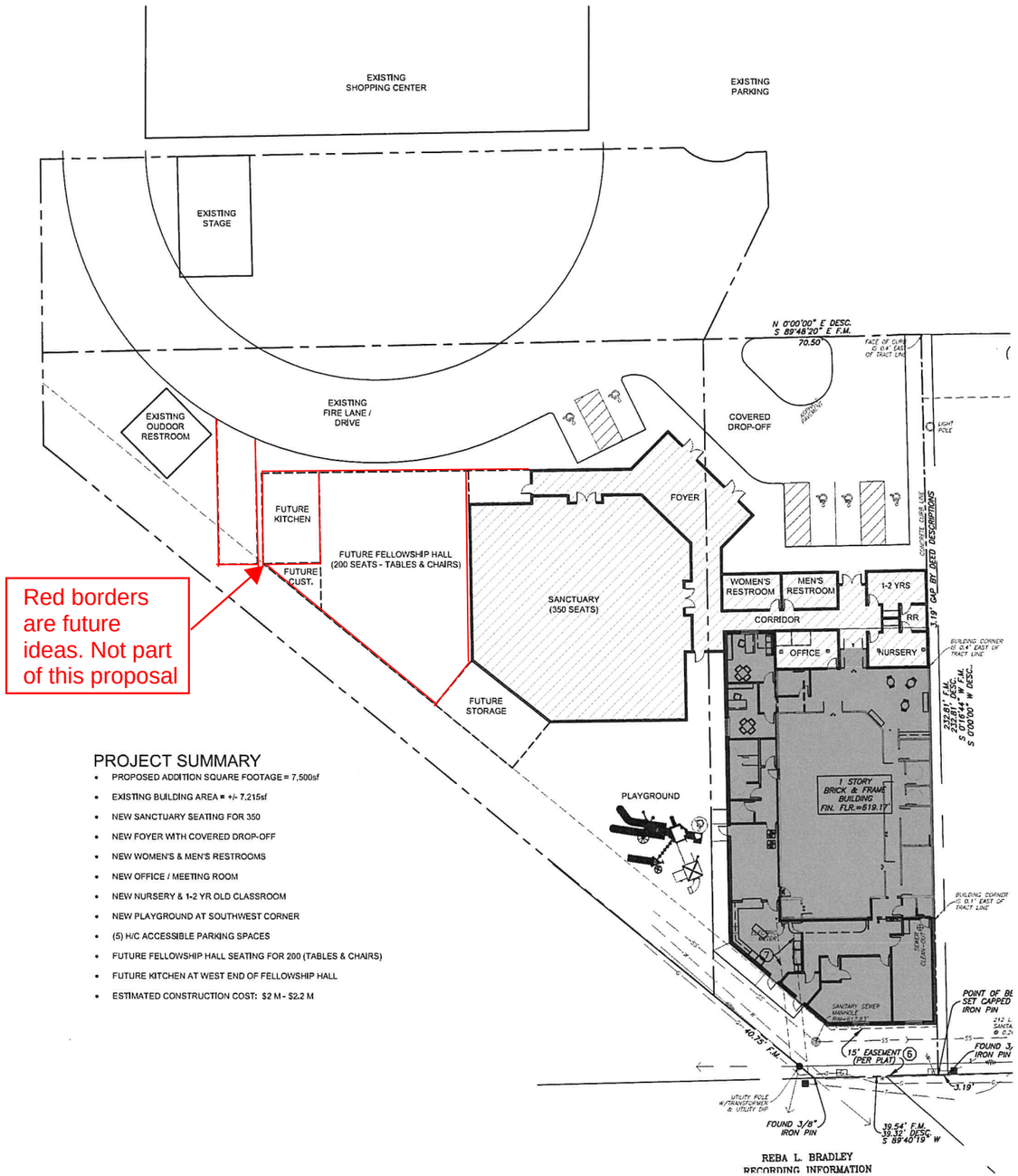
BEGINNING AT THE SOUTHEAST CORNER OF LOT THREE (3), BLOCK TWO (2); THENCE NORTH ALONG THE LOT LINE BETWEEN LOTS TWO (2) AND THREE (3) A DISTANCE OF 29.88 FEET; THENCE EAST A DISTANCE OF 208.28 FEET; THENCE SOUTH A DISTANCE OF 206.34 FEET TO A POINT ON THE SOUTH LINE OF LOT TWO (2); THENCE N 49°43'38 W A DISTANCE OF 272.98 FEET TO THE POINT OF BEGINNING.

Area Contains
±3.33 Acres
Ark Melody
Lane RE LLC
Melody Lane Center
BLOCK 2
Lot 2
5' Utility
Easement-Plat
Less &
Except
Melody Lane Center
BLOCK 2
Lot 2
Melody Lane Center
BLOCK 2
Lot 3
Melody Lane Center
BLOCK 2
Lot 1
Lot 1
Melody Lane Center
BLOCK 2
Lot 4
Lot 4
Common Lot Line
Lot 2, Lot 3, Block
N00°00'00"W
91.83'
454.69'
N89°59'57"E
202.92'
410.39'
N86°07'32"E
7.12'
S26°11'29"W
47.08'
Building is 70' from
South Boundary Line
Southeast Corner Lot 3:
Found 5/8" Iron Pin
Point of Beginning
Liberty Bank
&
Trust CO of Tulsa AKA JP
First National Bank
of Jenks
AKA JP
Melody Lane
LLC
© 2023 Microsoft Corporation © 2023 Maxar ©CNES (2023) Distribution Airbus DS



1 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH



PROJECT SUMMARY

- PROPOSED ADDITION SQUARE FOOTAGE = 7,500sf
- EXISTING BUILDING AREA = +/- 7,215sf
- NEW SANCTUARY SEATING FOR 350
- NEW FOYER WITH COVERED DROP-OFF
- NEW WOMEN'S & MEN'S RESTROOMS
- NEW OFFICE / MEETING ROOM
- NEW NURSERY & 1-2 YR OLD CLASSROOM
- NEW PLAYGROUND AT SOUTHWEST CORNER
- (5) H/C ACCESSIBLE PARKING SPACES
- FUTURE FELLOWSHIP HALL SEATING FOR 200 (TABLES & CHAIRS)
- FUTURE KITCHEN AT WEST END OF FELLOWSHIP HALL
- ESTIMATED CONSTRUCTION COST: $2 M - $2.2 M

2 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH

GSHELMS & ASSOCIATES, LLC ARCHITECTURAL CERTIFICATE OF AUTHORITY NUMBER: 02332

#	REVISION	DATE
A	PRELIMINARY DESIGN MEETING	07.06.23
B	PRELIMINARY DESIGN MEETING	08.15.23

SEALS:

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.:	23-02700
FILE:	
ISSUE DATE:	08.15.23
SCALE:	AS NOTED
DRAWN BY:	GSH
CHECKED BY:	GSH
APPROVED BY:	GSH

ARCHITECT:
GS HELMS + ASSOCIATES
ph: 918.298.7257
wb: gshelms.com
424 e. main st.
jenks, ok 74037

CONSULTANT:

PROJECT TITLE:
JENKS BIBLE CHURCH
SANCTUARY & FELLOWSHIP HALL ADDITION
708 WEST MAIN STREET - JENKS, OKLAHOMA

SHEET TITLE:
PRELIMINARY SITE PLANS

SHEET NUMBER:
A1.1

CONSENT TO LOT SPLIT

WHEREAS, on this 21st day of August 2023, Ark Melody Lane RE, LLC has a property located at 728 west Main Street Jenks, OK 74037, which has a small parcel described within the Legal Description dated 6/23/23 by Wallace Designs, attached as Exhibit A, and shaded on Page 3 of said Exhibit (labeled as "Less & Except"), and the parcel is to be Split from our property and merged into the property just South of it, 714 West Main Street, Jenks, OK 74037 owned by Melody Lance, LLC.

There is a pending sale of the property at 714 West Main Street, Jenks, OK 74037, to be purchased by Jenks Bible Church, 708 West Main Street, Jenks, OK 74037 to incorporate that land in addition to the section of land described above.

I, as owner of Ark Melody Lane RE, LLC, do hereby consent to the Application for Lot Split, in condition of the sale of property to Jenks Bible Church.

8-22-2023
Dated

Michael Stone
Ark Melody Lane RE, LLC
Managing Member

MAJOR AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD 121)

And

MAJOR AMENDMENT TO SPECIAL USE PERMIT (SUP 113)

CITY OF JENKS

Planning Department and City Council

INTRODUCTION:

1. **Request for Major Amendments to PUD 121 and SUP 113**

708 West Main Street Jenks, Oklahoma owned by **Jenks Bible Church, Inc. (hereafter "JBC")** is buying a track of land from a neighboring property described as 728 West Main Street Jenks, Oklahoma owned by **Ark Melody Lane RE, LLC (hereafter "ARK")** where a parcel on the Southern end of the **ARK** track will be split (Lot Split Application filed by portal on 8-22-23) and sold to JBC. In addition, **JBC** is buying the additional track of land, 714 West Main Street, Jenks, Oklahoma owned by **Melody Lane, LLC. (Hereafter "Melody"**.

INDEX TO EXHIBITS

a. **Exhibit A** -Survey from Wallace, with Legal Description on the Split track which is located in Ward 6 taken from **ARK** property to be purchased by **JBC** and identified within the Legal Description as ***Less and Except Tract.***
b. **Exhibit B** – Survey from Wallace, with Legal Description on the 0.56 ACRES South of the ***Less and Except Track*** (Exhibit A) that will be the site of the proposed building. Commonly known to the community as ***"The Backyard".***
c. **Exhibit C -** Jenks Bible Church Assessor Information and property 708 W. Main Street, Jenks.
d. **Exhibit D** – City of Jenks Memorandum and Approval of JZ-19-644 SUP 113a from October 21, 2019.
e. **Exhibit E** – Subject Track Location JZ 19-644/SUP 113a for 708 West Main Street, Jenks, OK Jenks Bible Church Property.
f. **Exhibit F-** Site plan created by Helms & Associates Architect dated 9/25/23 denoting the location of the building which JBC wishes to build.
g. **Exhibit G –** Mutual Parking Agreement in place.
h. **Exhibit H** – Consent by adjacent property owner and seller.

Regulations involved are Zoning Code of Jenks, Chapter 10, Use Units; Chapter 17 Special Use Permits (SUP) referenced by former City Planner, Jim Beach on October 21, 2019, memo to City Council **(EXHIBIT D)**

Current Zoning is CS – Commercial Shopping Center, under SUP 113a, which was approved in 2019 when JBC requested an addition of 3,191sf to JBC's existing structure.

PARTIES TO PROJECT

2. Developer/Applicant:

Josh McFarland
Owner (Developer)
Red Dog Construction, LLC
116 South 1st Street
Jenks, OK 74037
JmcFarland@reddogconstruction.com
918-706-6787

Bruce Havens
Deacon
Jenks Bible Church, Inc.
708 West Main Street
Jenks, OK 74037

Architect:

Helms & Associates
424 East Main Street
Jenks, OK 74037

Surveyor:

Cliff Bennett, PLS
Wallace Design Collective
123 North M.L. K. Jr. Blvd
Tulsa, OK 74103
cliff@wallace.design
918-806-7453

BACKGROUND

Applicant, **JBC**, wishes to purchase the **MELODY** tract next to it, as well as the split parcel from **ARK** to allow **JBC** to expand its church **(See Exhibits A and B)** to accommodate an assembly building. **JBC** is within a CS district with a SUP 113, which was approved by City Council on April 16, 2018. Total building area at the time of the original expansion (existing building and proposed at that time) was 7,135sf.

Once again **JBC** is coming to the City to request approval of the SUP 113 to an additional 7,215sf for a total of 14,350sf (existing structure now and current proposed structure). The purpose is to expand the church into the purchased area. **(See Exhibit F)**

On October 10, 2019 **JBC** received Planning Commission approval to recommend to City Council an Amendment to SUP 113a. Parking was addressed and **JBC** confirmed that they would be responsible to have any Mutual Access Agreement for parking available. Currently it remains the same with the Chase Bank parking lot and arrangement therein. The Parking agreement is attached as **Exhibit G.**

The Site plan **(Exhibit E)** was provided to the Director of Planning on August 22, 2023 as well as the executed and required property owner of **ARK**, agreeing to the split in a letter of consent **(Exhibit H).**

CONCEPT

3. Development Concept: The new proposed building will provide some offices, restrooms, children area for ages 1-2 and a main assembly that seats 350. **JBC** has a Mutual Access Agreement with the adjacent property and will continue to have that available to accommodate the parking consideration of this proposal. **(See Exhibit G)**

The proposed building will be one level, much less than 35 feet height restriction. The exterior will be a brick or masonry façade at 75-80%.

Trash Refuge will be concealed or screened away from public view.

The design doesn't interfere with the existing Fire Lane on the proposed site.

As per the Site Plan **(Exhibit F)** the Impervious area has a decrease in impervious area of +/- 616sf (-1.2% Change.)

LEGAL AND LAYOUT OF PROPERTIES

4. Location of Property:
Jenks Bible Church 708 West Main Street, Jenks, Oklahoma 74037

5. Legal: **Main property to be sold (ONLY *Less and Except Tract*) see Legal Description of EXHIBIT A**
(Account Number Tulsa Co: 60760822422300) **728 West Main St Jenks, OK**
ARK MELODY LANE RE, LLC (Retail Strip)
SUBDIVISION: Melody Lane Center
Legal from County Records
TRACT A:
A portion of Lot Three (3) , Block Two (2), MELODY LANE CENTER, a Subdivision to the City of Jenks, Tulsa County, Oklahoma, according to the recorded Plat thereof, and being more

particularly described as follows, to-wit: Beginning at the Easterly corner of Lot Three (3), Block Two (2), MELODY LANE CENTER, a Subdivision of the Town of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; thence Southwesterly along the Lot line common to Lots Two (2) and Three (3) a distance of 50.0 feet; thence Northwesterly along the Lot line common to Lots Two (2) and Three (3) a distance of 30.0 feet; thence Northeasterly a distance of 50.0 feet to a point on the Northernly line of Lot Three (3); thence Southeasterly along the North line of said Lot Three (3) a distance of 30.0 feet to the Point of the Beginning.

AND

TRACT B:

A tract of land in a portion pf Lot Two (2), Block Two (2), MELODY LANE CENTER, as Subdivision to the Town of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, and being more particularly described as follows, to-wit: Beginning at the Northerly corner of Lot Two (2); thence Southwesterly along a line common to Lots Two)2), and Three (3) a distance of 50.0 feet; thence Northwesterly along a line common to Lots Two (2), and Three (3) a distance of 30.0 feet; thence Southwesterly along a line, to Lots Two (2) and Three (3) a distance of 71.79 feet; thence South along the line common to Lots Two (2) and Three (3) a distance of 454.69 feet to a point 410.39 feet to a point on the Northerly line of Lot Two (2); thence in a Northwesterly direction along the Northerly line of Lot Two (2) a distance of 276.45 feet not the Point of the Beginning.

AND

TRACT C:

A tract of land situated in Lot Two (2), Block two (2), MELODY LANE CENTER to the City of Jenks, Tulsa County, State of Oklahoma., according to the recorded Plat thereof, and being more particularly described as follows, to-wit: Beginning at the Southeast corner Lot Three (3) Block Two (2); thence North along the lot line between Lots Two (2) and Three (3) a distance of 29.88 feet; thence East a distance of 208.28 feet; thence South a distance of 206.34 feet to a point on the South line of Lot Two (2); thence N49ºa distance of 272.98 feet to the Point of the Beginning.

LESS AND EXCEPT:

A tract of land lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-Four (24), Township Eighteen (18) North, Range Twelve (12) East of Indian Meridian, City of Jenks, Tulsa County, State of Oklahoma, commonly known as Part of Lot 2 and Lot 3, Block 2, MELODY LANE CENTER, and being more particularly described as

follows: Commencing at the Northeast corner od said SE/4, said point being marked by a #5 rebar pin located by Oklahoma certified Corner Record dated July 24, 2006, certified by R.L.S. #1432, thence South 88º36'01" West, 961.53 feet along the North line of said N/2 of the SE/4; thence South 01º23'59" East, 528.80 feet to the point of the existing South Right-of-Way of Main Street as the Point of Beginning; thence South 61º41'01" East, 306.34 feet; thence South 01º03'50" East, 17.21 feet; thence North 61º41'01" West, 69.05 feet; thence North 28º18'59" East. 5.00 feet; thence North 61º41'01" West, 245.74 feet; thence North 28º18'59" East, 10.0 feet to the Point of Beginning.

6. **Legal:** Exhibit B (Account Number Tulsa Co: 60760822422290)
MELODY LANE, LLC (Backyard Area Only part of sale – Shares address of Melody Lane and has been split from Melody Lane to include Exhibit A Tract – "*Less and Except Tract*")
SUBDIVISION: Melody Lane, LLC
Legal:
A tract of land lying in Lot Two (2), Block (2), MELODY LANE CENTER ADDITION to the City of Jenks, Tulsa County, State of Oklahoma being more particularly described as follows:

Beginning at the Southeast corner of Lot 3 of said Block 2; Thence N00º00'00"W along the East line of said Lot 3 for a distance of 29.88 feet; Thence N89º59'57"E for a distance of 208.35 feet; Thence S00º01'08"W for a distance of 206.34 feet; Thence N49º43'38"W along the South line of said Block 2 for a distance of 272.98 feet to the Point of Beginning.

Area Contains 0.56 Acres, more or less.

7. **Legal:** Exhibit C (Account Number Tulsa Co: 607608224221915)
JENKS BIBLE CHURCH, INC. (INCORRECTED NAMED IN TULSA COUNTY ASSESSOR AS "MINGO VALLEY BIBLE FELLOWSHIP, INC. " 708 West Main Street Jenks, OK
Ultimately will combine Exhibits A and B into his property Exhibit C which is owned by the church.
SUBDIVISION: Melody Lane Center
Legal:
A portion of Lot Two (2), Block Two (2), MELODY LANE CENTER, a Subdivision to the Town of Jenks, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 3303 and being more particularly described as follows, to wit: Beginning at a point on the South line of Lot 2, 398.19 feet West of the Southeast Corner thereof; Thence West along said lot Line a distance of 39.32 feet; Thence East a distance of 206.34 feet; Thence East a distance of 70.5 feet; Thence South a distance of 232.81 feet to the Point of Beginning.

AND

An Easement for ingress and egress of 20 feet, the center line of which begins 10 feet South of the Northeast Corner of the said property; Thence East 58.01 feet; Thence North approximately 420 feet to Main Street, provided the grantor shall have the right to change the location of this Easement at any time so long as the grantee shall have a 20 foot access from his property to a public street.

8. **Setbacks for Levee**: There is a Civil Core of Engineers setback oof 25' required.

GENERAL PROVISIONS

9. **Zoning:** Ordinance approving a Major Amendment to move the boundaries of PUD 121 and SUP 113 and move an approved general entertainment "Outdoor" use from PUD 121 to the abutting property (SUP 113) for expanding the assembly building.

   JBC seeks to continue the zoning of the existing property (Original church) and in addition, to properly accommodate the spirit of the ordinance, and allow reasonable use.

   The church has operating hours for all membership 8a-12p on Sundays when the parking lot is used the least by retail operations. There are occasionally events with minimal attendance through the week, but not intensified enough to warrant additional parking. We would request that the site plan be reviewed, comments made if necessary to accommodate the request.

10. **Sanctuary:** The assembly use is continuation of the existing Sanctuary area and have our youth/children take over the original sanctuary. The sanctuary seats 350 people, and is 7,500sf and is deemed an institutional place of assembly.

11. **Comprehensive Plan:** The Comp Plan shows the area within what is described as a Local Commercial. Both Zoning and the SUP are within the criteria of the Comprehensive plan.

12. **Setbacks:** All sides of the existing levee along the Southwest side separates property from the adjacent multi-family property.

CONCLUSION

JBC has been a good neighbor at its present location and has worked well with the business owners over the years. Those same owners of the **ARK Melody RE, LLC** strip mall have agreed to sell a portion of their property, along with the property of **Melody Lane, LLC** to merge into JBC existing property. A Minor Subdivision Application was submitted.

JBC would like to make this exciting move which will have a minimal impact on the site, but a great impact in the lives of the neighbors who attend. We look forward to hearing your comments and advice. Thank you.

RESPECTFULLY SUBMITTED BY:

Josh McFarland, Developer
Red Dog Construction, LLC
116 South 1st Street
Jenks, OK 74037
Owner of Melody Lane, LLC

EXHIBIT A
Survey from Wallace on Less & Except Track

EXHIBIT A

wallace design collective

LEGAL DESCRIPTION
Legal Exhibit

A TRACT OF LAND IN A PORTION OF LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER, A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHERLY CORNER OF LOT TWO (2); THENCE SOUTHWESTERLY ALONG A LINE COMMON TO LOTS TWO (2), AND THREE (3) A DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE, TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 71.79 FEET; THENCE SOUTH ALONG THE LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 454.69 FEET TO A POINT 29.88 FEET NORTH OF THE SOUTHERLY CORNER OF LOT THREE (3); THENCE EAST A DISTANCE OF 326.79 FEET; THENCE NORTH A DISTANCE OF 410.39 FEET TO A POINT ON THE NORTHERLY LINE OF LOT TWO (2); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF LOT TWO (2) A DISTANCE OF 276.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT

A TRACT OF LAND LYING IN LOT TWO (2), BLOCK (2), MELODY LANE CENTER, ADDITION TO THE CITY OF JENKS, TULSA COUNY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT 29.88 FEET NORTH OF THE SOUTHERLY CORNER OF LOT THREE (3); THENCE N00°00'00"W ALONG THE COMMON LINE TO LOTS TWO (2) AND THREE (3) FOR A DISTANCE OF 91.83 FEET; THENCE N89°59'57"E FOR A DISTANCE OF 202.92 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 14.83 FEET, A LENGTH OF 21.25 FEET, A CHORD DISTANCE OF 19.48 FEET WITH A CHORD BEARING S83°41°27"E; THENCE N86°07'32"E FOR A DISTANCE OF 7.12 FEET; THENCE S26°11'29"W FOR A DISTANCE OF 47.08 FEET; THENCE S89°59'57"W FOR A DISTANCE OF 208.35 FEET TO THE POINT OF BEGINNING.

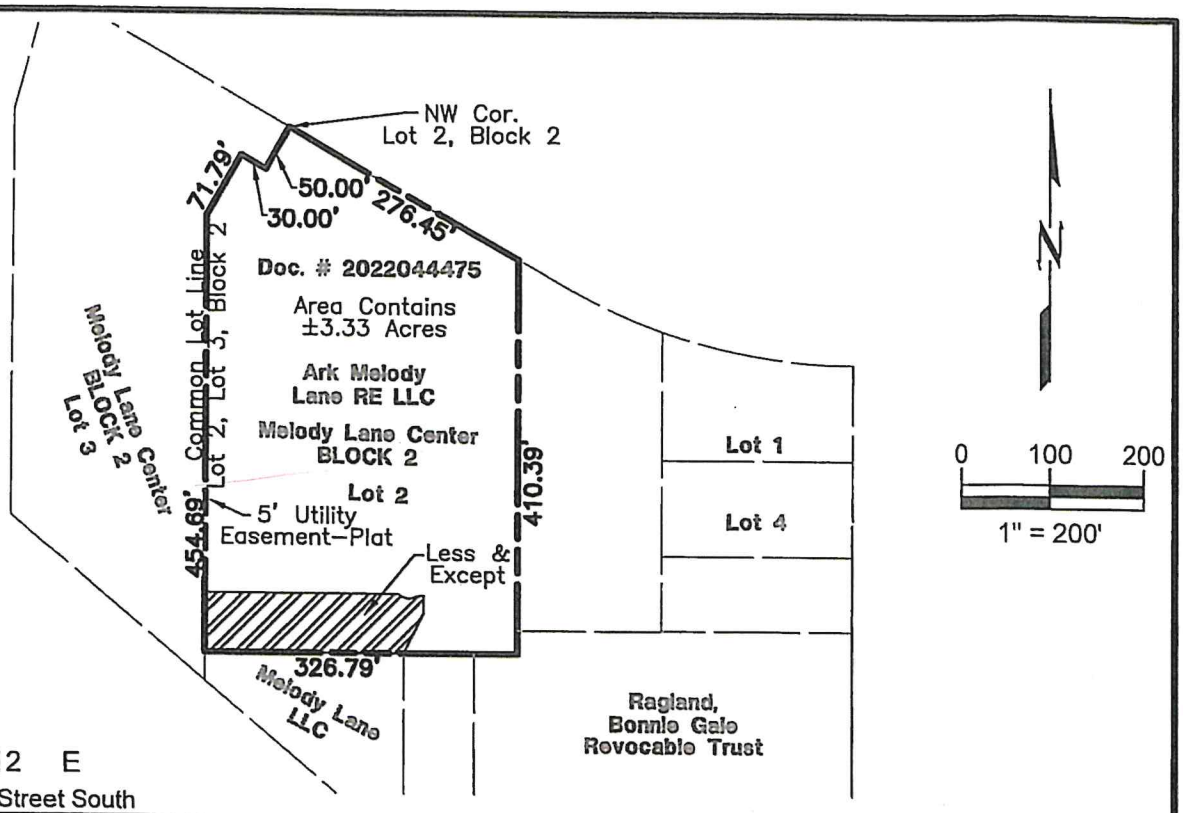
wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918 584 5858 · 800 364 5858

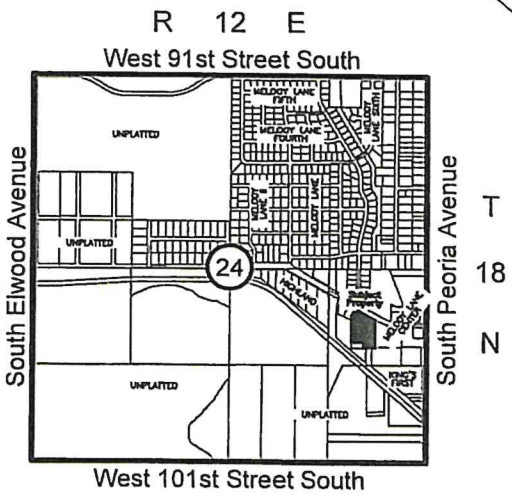
SURVEYORS CERTIFICATE

I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE DESCRIBED LEGAL, AND THAT THE SURVEY OF THE DESCRIBED LEGAL MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF JUNE 2023.

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2023





Location Map

Scale: 1"=2000'

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE WEST LINE OF LOT 2, BLOCK 2, MELODY LANE CENTER, TULSA COUNTY AS N00°00'00"W
2. SEE EXHIBIT PAGE 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

Legend

- BOUNDARY
- SECTION LINE
- SUBDIVISION LOT LINE
- UTILITY EASEMENT

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123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca 1460
exp: 6-30-23

REGISTERED PROFESSIONAL LAND SURVEYOR
CLIFF BENNETT
1815
OKLAHOMA

Legal Exhibit

LOT 2, BLOCK 2
MELODY LANE CENTER

DATE	6-14-23
PROJECT NO.	2340441
SHEET NAME	Exhibit
SHEET NO.	3

EXHIBIT B
Survey from Wallace on Backyard

EXHIBIT B

wallace design collective

LEGAL DESCRIPTION
Legal Exhibit

A TRACT OF LAND LYING IN LOT TWO (2), BLOCK (2), MELODY LANE CENTER, ADDITION TO THE CITY OF JENKS, TULSA COUNY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 2; THENCE N00°00'00"W ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 29.88 FEET; THENCE N89°59'57"E FOR A DISTANCE OF 208.35 FEET; THENCE S00°01'08"W FOR A DISTANCE OF 206.34 FEET; THENCE N49°43'38"W ALONG THE SOUTH LINE OF SAID BLOCK 2 FOR A DISTANCE OF 272.98 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 0.56 ACRES, MORE OR LESS

LEGAL DESCRIPTION WAS PREPARED ON OCTOBER 11, 2023 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE WEST LINE OF LOT 2, BLOCK 2, MELODY LANE CENTER, TULSA COUNTY AS N00°00'00"W

SURVEYORS CERTIFICATE

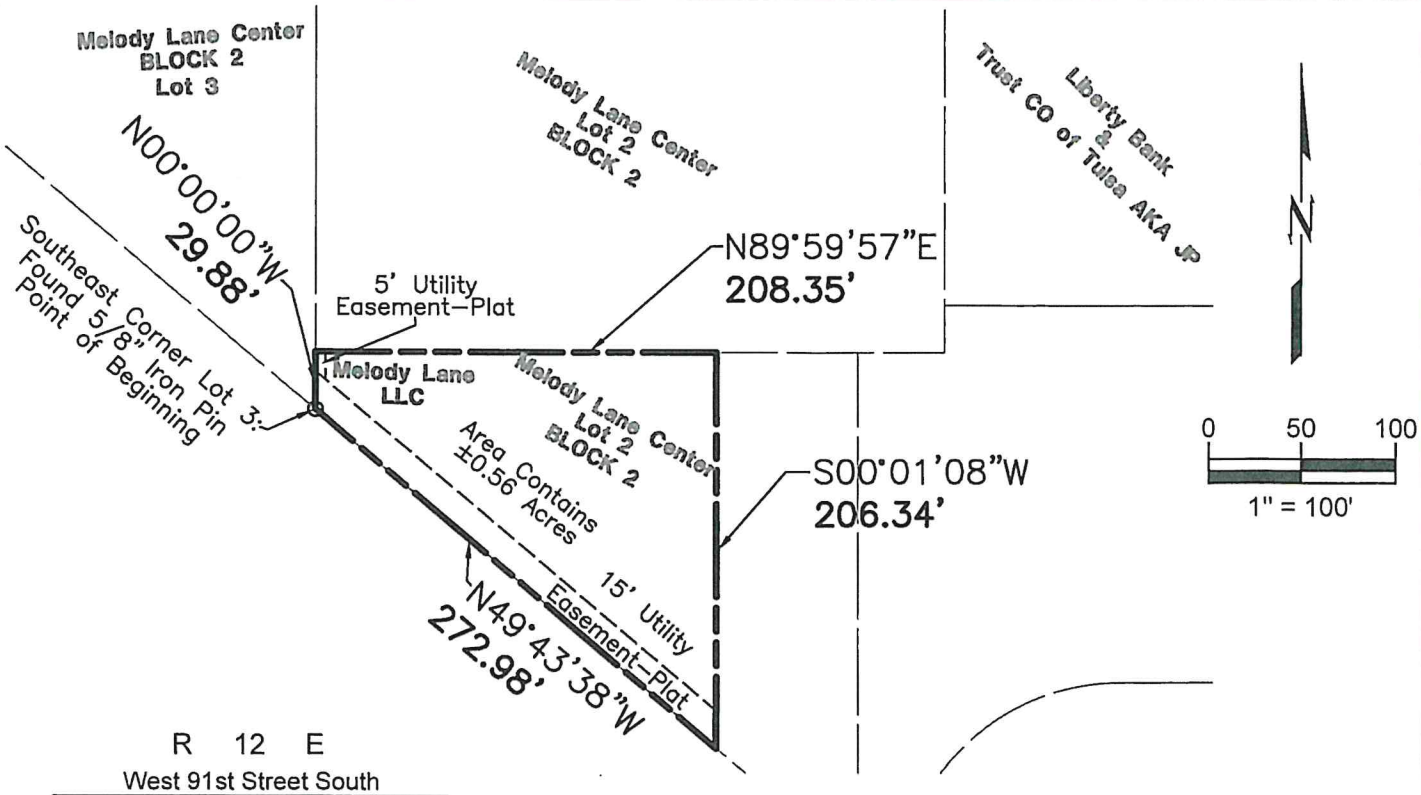
I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE DESCRIBED LEGAL, AND THAT THE SURVEY OF THE DESCRIBED LEGAL MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

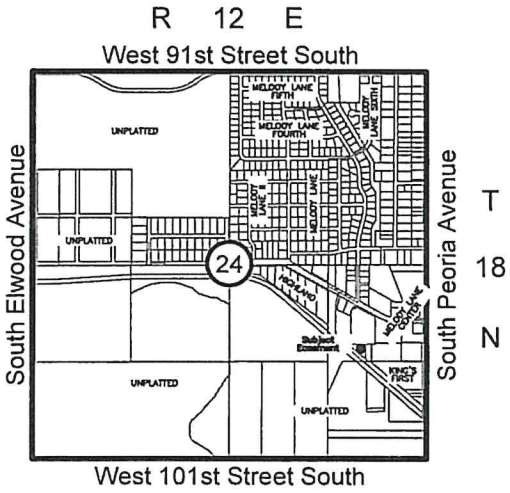
WITNESS MY HAND AND SEAL THIS 11TH DAY OF OCTOBER 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
CLIFF BENNETT 1815
OKLAHOMA

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918.584.5555 · 800.364.5956
wallacedesign





Location Map

Scale: 1"=2000'

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE WEST LINE OF LOT 2, BLOCK 2, MELODY LANE CENTER, TULSA COUNTY AS N00°00'00"W
2. SEE EXHIBIT PAGE 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

Legend

POB POINT OF BEGINNING

BOUNDARY

SUBDIVISION LOT LINE

UTILITY EASEMENT

wallace design collective

wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-25

REGISTERED PROFESSIONAL LAND SURVEYOR
CLIFF BENNETT
1815
OKLAHOMA

Legal Exhibit

LOT 2, BLOCK 2
MELODY LANE CENTER

DATE	10-12-23
PROJECT NO.	2340441
SHEET NAME	Exhibit
SHEET NO.	2

CLOSURE REPORT

North: 378098.3519' East: 2565998.2761'

Segment #1 : Line

Course: N00° 00' 00.00"W Length: 29.875'

North: 378128.2269' East: 2565998.2761'

Segment #2 : Line

Course: N89° 59' 57.00"E Length: 208.345'

North: 378128.2300' East: 2566206.6211'

Segment #3 : Line

Course: S00° 01' 08.00"W Length: 206.340'

North: 377921.8900' East: 2566206.5531'

Segment #4 : Line

Course: N49° 43' 38.00"W Length: 272.980'

North: 378098.3517' East: 2565998.2760'

Perimeter: 717.540' Area: 24606.12 Sq. Ft.

Error Closure: 0.0002 Course: S21° 57' 56.61"W

Error North: -0.00022 East: -0.00009

Precision 1: 3587700.000

EXHIBIT C
Jenks Bible Church Assessor's Info
708 West Main Street

EXHIBIT C

Assessor

John A. Wright

General Information

Account Number	R60760822421915
Situs Address	708 W MAIN ST S JENKS 740373519
Owner Name	MINGO VALLEY BIBLE FELLOWSHIP INC
Owner Mailing Address	708 W MAIN ST JENKS, OK 740373519
Land Area	0.37 acres / 16,000 sq ft
Market Value	$547,261
Last Year's Taxes	-
Legal Description	Subdivision: MELODY LANE CENTER (60760) Legal: BEG 398.19W SECR LT 2 W39.32 NW40.81 N206.34 E70.5 S232.81 POB BLK 2 Section: 24 Township: 18 Range: 12

Tax Information

	2021	2022	2023
Fair Cash Value	$547,261	$460,000	$460,000
Taxable Value	$547,261	$460,000	$460,000
Assessment Ratio			
Gross Assessed	$0	$0	$0
Exemptions	$0	$0	$0
Net Assessed	$0	$0	$0
Tax Rate	JK-5A	JK-5A	JK-5A
Tax Rate Mills	130.220000	128.550000	128.550000
Estimated Taxes	$0	$0	$0
Notice of Value Date (if changed from prev yr)	3/30/2021	3/30/2021	-

Values

	2021	2022	2023
Land Value	$0	$0	$0
Improvement Value	$0	$0	$0
Fair Cash (Market) Value	$547,261	$460,000	$460,000

Exemptions

	2021	2022	2023
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
Veteran	-	-	-

Improvements

Imp #	Property Type / Foundation	Yr Blt / Exterior	Livable	Stories	Story Height / Use	Baths	Roof / HVAC Type
1.00	Commercial	2020	3,384 SF	1.00	10	0	
					Retail Store		Package Unit
1.00	Commercial	1976	4,000 SF	1.00	10	0.00	
					Office Building		Complete HVAC
1.00	Commercial	2020	3,351 SF	1.00	10	0	
					Office Building		

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
4/18/2018	MARTIAL ARTS ACADEMY JENKS LLC	DUNHAM PROPERTY MANAGEMENT LLC	$0	Corrected Quit Claim Deed	2018034476

EXHIBIT D
City of Jenks Memorandum and Approval
Of JZ-19-644-SUP 113a

EXHIBIT D

Jenks

City of Jenks • 211 N. Elm • P.O. Box 2007 • Jenks, Oklahoma 74037-2007 • (918) 299-5883 • Fax (918) 299-4489 • city@jenks.com

Memorandum

To: Mayor Lee and Members of City Council

From: Jim Beach, City Planner

Hearing Date: October 21, 2019

Subject: **JZ 19-644 SUP 113a**

Exhibits:

1. Location Map with Existing Zoning
2. Proposed Site Plan and Floor Plan
3. Proposed Building Elevations
4. Survey of existing site after approval of original SUP

Applicant:	Gregory Helms
Action Requested:	Approval of Amendment to current SUP 113 to allow for expansion of a church
Location:	708 W Main Street (Ward 6)
Applicable Regulations:	Jenks Zoning Code, Chapter 10, Use Units; Chapter 17, Specific Use Permits
Current Zoning:	CS – Commercial Shopping Center District, SUP 113
Lot Size:	Approximately 0.37 acres
Surrounding Zoning and Land Uses:	CS Zoning all sides, levee along southwest side separates property from The Reserve at Elm apartments

BACKGROUND

The applicant wishes to expand a church, built in a CS district with a Specific Use permit (SUP 113) that was approved by City Council April 16, 2018. The current building is 3,944 square feet. The proposed additions total 3,191 square feet. The total floor area of the completed building will be 7,135 square feet. The application is to modify the approved SUP site plan to include the additional building floor area.

STAFF EVALUATION

The addition will include new offices, bathrooms, children's rooms, kitchen, and a gathering room. There will be no additional sanctuary area. The current parking requirement is 63 spaces. The parking requirement is based only on sanctuary floor area, so no additional parking would be required with this expansion. The original approval had a condition that the applicant maintain a parking agreement with Chase Bank and the applicant has complied. The agreement provides for 100 parking spaces.

Maximum floor area ratio in the CS District is 0.50. With the existing building and this expansion, the floor area ratio would be 0.45. Electrical service will be relocated elsewhere on site to make room for the expansion.

PLANNING COMMISSION

In its meeting on October 10, 2019, the Planning Commission voted unanimously (6-0-0, Brown, West, Davis, Randolph, Bowman, Minden) to recommend approval of the SUP amendment with the condition that if the parking agreement were ever voided, the church must arrange to obtain enough parking spaces to meet the minimum requirement at that time.

One person from the audience sent an email the day of the meeting and followed up at the hearing. Staff responded to the email and addressed some of the questions at the hearing. The architect for the project spoke and addressed some of the questions. Below are the questions, responses, and further discussion.

- Will the building height be 35 feet or less? The addition will have a flat roof, the existing building has a pitched roof. Both will be one-story and well below 35 feet high.
- Will the exterior be at least 80% brick? The architect answered yes, and the building elevations submitted show brick on most of the exterior.
- Where would the trash receptacle be located, and will it be screened? The architect said the trash receptacle will be screened and located in the front parking lot, taking one parking space.
- Will the proposed setbacks from the property lines meet the requirements? Staff responded that the CS district has no side or rear setback requirement. Staff would add that the CS District has a 10-foot setback from any abutting R-Zoned property. The levee is zoned RS-1. The proposed addition will be more than 15 feet from the RS-1 zoned district.
- Is there a setback from the levee? There is no specific levee setback on the subject property.
- Will there be more handicap ramps than the one shown at the front? Handicap ramps and handicap parking are regulated by the building code and will be reviewed during permitting.

The architect also pointed out that the Fire Chief required a marked fire lane, which is shown on the site plan as taking four parking spaces in front of the building. With the trash receptacle, there would be a total of five parking spaces removed in front of the building.

Planning Commissioners also discussed whether the parking agreement with the bank next door, required during approval of the original SUP, could be withdrawn if the ownership of the bank property changed. The conclusion was that the church must meet its parking requirement regardless and if the existing parking agreement were terminated, would be required to provide other arrangements or seek relief from the City.

RECOMMENDATION

In staff's opinion, the expansion of the building would have minimal impact to the surrounding properties. Staff is supportive of the added condition and recommends approval per Planning Commission recommendation.

CRITERIA FOR CONSIDERATION

Comprehensive Plan: The Comprehensive Plan shows this site within a Medium Intensity area with no specific land use limitation. The CS zoning and approved SUP is in accordance with the Comprehensive Plan.

Zoning Code: Churches are categorized under Chapter 10, Use Units; Section 1002, Use Unit 2 Specific Use Permit Uses. All uses in this Use Unit must be approved under a Specific Use Permit. The parking requirement established in Use Unit 2 for churches is one space per 40 square feet of chapel or sanctuary floor area.

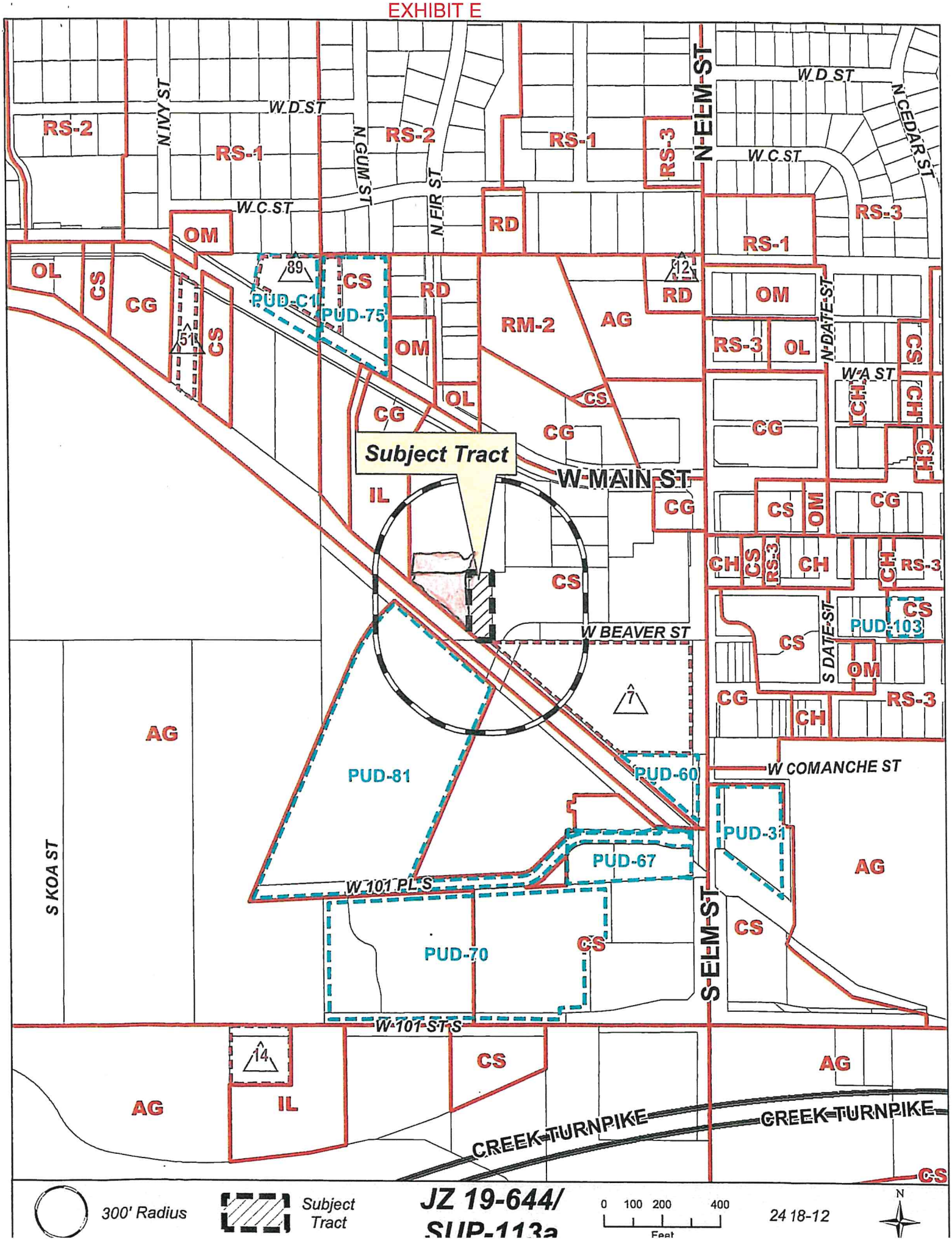
Chapter 17 Specific Use Permits generally describes the process and requirements. The following is the only relevant use condition for churches:

Section 1703.1. Compliance with District and Use Unit Requirements.

Specific uses permitted shall comply with the most restrictive yard and height requirements of the district in which located and in addition shall comply with the requirements as specified in Use Unit 2 or identified use unit for a particular use of the Jenks Zoning Code, except as may be modified by City Council as provided in Section 1701.3.

EXHIBIT E
Subject Track Location

EXHIBIT E


W D ST
N IVY ST
N GUM ST
N FIR ST
N ELM ST
N CEDAR ST
W C ST
N DATE ST
W A ST
W MAIN ST
W BEAVER ST
S DATE ST
W COMANCHE ST
W 101 PL S
W 101 ST S
S ELM ST
S KOA ST
CREEK TURNPIKE
Subject Tract
RS-1
RS-2
RS-3
OM
OL
CS
CG
CH
RD
RM-2
AG
IL
PUD-C1
PUD-75
PUD-81
PUD-60
PUD-67
PUD-31
PUD-70
PUD-103
300' Radius
Subject Tract
JZ 19-644/
SUP-113a
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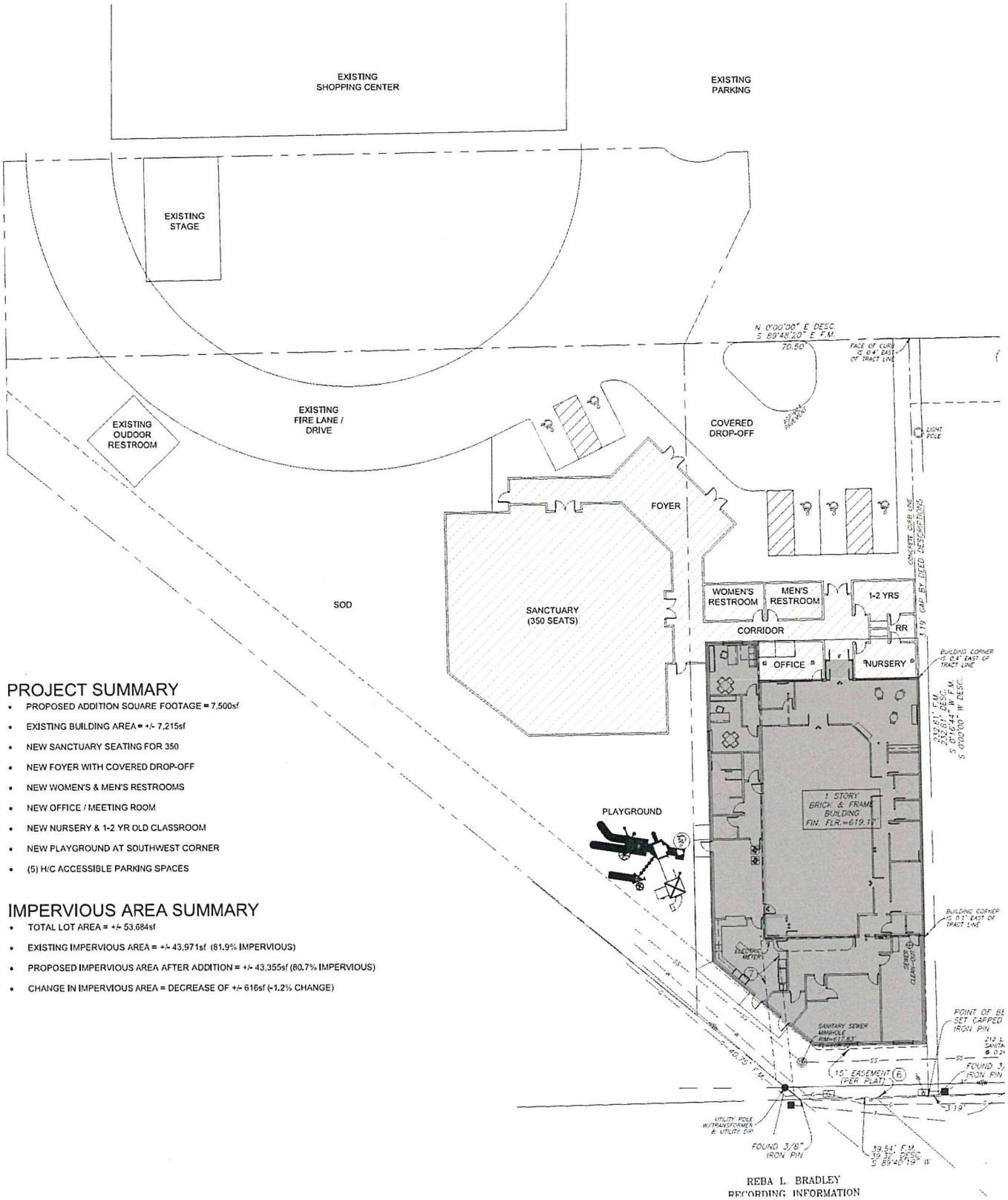
Feet
24 18-12
N

EXHIBIT F
Site Plan

HIBIT F



PROJECT SUMMARY

- PROPOSED ADDITION SQUARE FOOTAGE = 7,500sf
- EXISTING BUILDING AREA = +/- 7,215sf
- NEW SANCTUARY SEATING FOR 350
- NEW FOYER WITH COVERED DROP-OFF
- NEW WOMEN'S & MEN'S RESTROOMS
- NEW OFFICE / MEETING ROOM
- NEW NURSERY & 1-2 YR OLD CLASSROOM
- NEW PLAYGROUND AT SOUTHWEST CORNER
- (5) H/C ACCESSIBLE PARKING SPACES

IMPERVIOUS AREA SUMMARY

- TOTAL LOT AREA = +/- 53,684sf
- EXISTING IMPERVIOUS AREA = +/- 43,971sf (81.9% IMPERVIOUS)
- PROPOSED IMPERVIOUS AREA AFTER ADDITION = +/- 43,355sf (80.7% IMPERVIOUS)
- CHANGE IN IMPERVIOUS AREA = DECREASE OF +/- 616sf (-1.2% CHANGE)

2 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH

CONSULTANT:

MS
IATES

4 e. main st.
nks, ok 74037

PROJECT TITLE:

JENKS BIBLE CHURCH
SANCTUARY & FELLOWSHIP HALL ADDITION
708 WEST MAIN STREET - JENKS, OKLAHOMA

SHEET TITLE:

PRELIMINARY SITE PLANS

SHEET NUMBER:

A1.1

EXHIBIT G
Mutual Parking Agreement

EXHIBIT G

AGREEMENT

This Agreement made and entered into this 28th day of December, 1973, by and between MELODY LANE CENTER, INC., an Oklahoma corporation, hereinafter referred to as First Party, and M. K. GENTRY and VERNON J. JACOBS, hereinafter referred to as Second Party,

WITNESSETH:

WHEREAS, Second Party has entered into a contract agreeing to buy a portion of Lot Three (3), Block Two (2), Melody Lane Center Addition to the City of Jenks, Tulsa County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows, to-wit:

> Beginning at the Easternly corner of said Lot Three (3), thence Southwesternly along the lot line common to Lots Two (2) and Three (3) a distance of 50.0 feet; thence Northwesternly along the lot line common to Lots Two (2) and Three (3) a distance of 30.0 feet; thence Northeasternly a distance of 50.0 feet to a point on the Northernly line of Lot Three (3), 30.0 feet in distance as measured along the Northernly line of Lot Three (3) from the Easternly corner thereof, containing in all 1,500 feet, and

> A tract of land situated in a portion of Lot Two (2), Block Two (2) Melody Lane Center Addition to the City of Jenks, Tulsa County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows, to-wit:

> Beginning at the Northernly corner of Lot Two (2), thence Southwesternly along a line common to Lots Two (2) and Three (3) a distance of 50.0 feet; thence Northwesternly along the lot line common to Lots Two (2) and Three (3) a distance of 30.0 feet; thence Southwesternly along a line common to Lots Two (2) and Three (3) a distance of 71.79 feet; thence South along the line common to Lots Two (2) and Three (3) a distance of 454.69 feet to a point 29.88 feet North of the Southernly corner of Lot Three (3); thence East a distance of 326.79 feet; thence North a distance of 410.39 feet to a point on the Northernly line of Lot Two (2); thence in a Northwesternly direction along the Northernly line of Lot Two (2) a distance of 276.45 feet to the point of beginning containing in all 158,500 square feet, and

WHEREAS, to further the development of said property, the parties hereto agree to enter into a joint-parking agreement

(2)

as concerns Lot Two (2), Block Two (2) Melody Lane Center Addition to the City of Jenks, Tulsa County, Oklahoma.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is mutually agreed as follows, to-wit:

1. First Party agrees that should it further develop the balance of its property in Lot Two (2), Block Two (2), Melody Lane Center Addition to the City of Jenks, Oklahoma, that it will continue to maintain three (3) square feet of parking space for each one (1) square foot of building, as called for by the Ordinances of the City of Jenks, Oklahoma, and that Second Party, in the development of its property, shall likewise maintain the 3-to-1 parking ratio.

2. First Party and Second Party agree that in the process of the development of their respective properties in Lot Two (2), Block Two (2), Melody Lane Center Addition, and the constructionf parking areas or facilities, that each of the parties shall have the right to permit the customers of any and all tenants in such properties the right to park on the parking facilities of each other's properties, for the common good and mutual benefit of the orderly development of said properties and the furtherance of business purposes to which said properties are devoted.

THIS AGREEMENT, shall be binding upon the heirs, administrators, successors, assigns and grantees of the parties hereto.

THIS AGREEMENT is made and entered into this _____ day of _____, 1973.

MELODY LANE CENTER, INC.,
First Party

ATTEST: By: R. L. Sharp
President

Secretary

(B

M. K. Gentry
M. K. GENTRY, Second Party

VERNON J. JACOBS, Second Party

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

On this _____ day of _____, 1973, before me personally appeared _____, to me personally known, who, being by me duly sworn, did say that he is President of MELODY LANE CENTER, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said _____ adknowledged to me that he executed said instrument as his free and voluntary act and deed and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

_____
Notary Public

My commission expires: _____.

STATE OF ~~OKLAHOMA~~ Kansas)
) ss.
COUNTY OF ~~TULSA~~ Sedgwick)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31st day of December, 1973, personally appeared M. K. GENTRY, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year above written.

VERA M. WILLIAMS
NOTARY PUBLIC
My Com. Exp. Nov. 22, 1976
State
SEDGWICK COUNTY, KANS.

Vera M Williams
Notary Public

My commission expires: 11-22-76.

(4)

STATE OF ~~OKLAHOMA~~ Kansas)
) ss.
COUNTY OF ~~TULSA~~ Sedgwick)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31st day of December, 1973, personally appeared VERNON J. JACOBS, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year above written.

VERA M. WILLIAMS NOTARY PUBLIC My Comm. Exp. Nov. 22, 1976 SEDGWICK COUNTY, KANSAS

Vera M. Williams
Notary Public

My Commission Expires: 11-22-76

BOOK 4197 PAGE 2521 452678 5 5 281 L00002.00

ASSIGNMENT OF A PARKING AGREEMENT

FOR VALUE RECEIVED, SOUTHEAST PLAZA, INC., an Oklahoma Corporation does hereby assign and transfer to 4175 SOUTH MEMORIAL DEVELOPMENT CO., a partnership, all of their right, title and interest in and to a certain Cross-Parking Agreement dated December 28, 1973, by and between Melody Lane Center, Inc., an Oklahoma corporation, as First Party, and M. K. Gentry and Vernon J. Jacobs, as Second Party, which agreement covers certain real estate as described therein, in the City of Jenks, in the County of Tulsa, State of Oklahoma.

DATED at Tulsa, Oklahoma this 1st day of January, 1976.

STATE OF OKLAHOMA
TULSA COUNTY
FILED OR RECORDED
'76 JAN 5 PM 4 55
ANITA NESBITT
COUNTY CLERK

SOUTHEAST PLAZA, INC.
G. C. BROACH - PRESIDENT

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

Before Me, the undersigned, a Notary Public, within and for the said State and County, on this 1st day of January, 1976, personally appeared G. C. Broach, to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the within and foregoing instrument and acknowledged to me that he executed the same as his own free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Larry T. Totten
Notary Public

My Commission Expires SEPTEMBER 29, 1977

Form 31—Burkhart Printing & Stationery Co., Tulsa, Okla.

#17,600.00

Contract for Sale of Real Estate

THIS AGREEMENT, made this 10th day of February, 19 76, by and between Melody Lane Center, Inc. party of the first part, and Ron Ragland party of the second part, witnesseth:

That for and in consideration of $1.10 per square foot, the footage to be determined by a licensed surveyor. Dollars ($)
receipt for Sixteen Hundred Dollars and no/100 - - - - - Dollars ($ 1600.00)
of which is hereby acknowledged as part payment, and deposited with Melody Lane Center, Inc.
balance payable as hereinafter stated: the party of the first part agrees and binds himself to sell, transfer and deed by warranty deed to the party of the second part, the following described land situated in the County of Tulsa
State of Oklahoma, to-wit: Addition of lot 2, Block 2 Melody Lane Center, to be more particularly described after survey has been made. But, land will will total 1600X square feet more or less, being about 52 feet wide and ~~also 275 five-two deep. Lane will be just West of Bill's Grocery.~~ South of blacktop parking, going south to southern boundry of lot 2. Second Party agrees to pay his east wall on east line and shall be used ~~as common wall for their party. Building will be 20 feet deep and all~~ City building codes and easements must be complied with, and grades to comply with Melody Lane Center's Engineers's direction. Plans will be ~~as presented earlier and roof line will be designed to tie in to third~~ party's Builing. Common Parking will be permitted with other tenants and property owners.
~~First Party will install water, on easement with other utilities not in~~ place.

Sale shall be subject to lot split. approval by City of Jenks, Oklahoma.

and the said first party agrees to perfect the title to said tract and furnish an abstract of the same showing merchantable title within 30 days from the date hereof. Except: Easements, leases of record, and previously recorded mineral rights.

Sale shall be subject to second party being able to aquire permanent financing, and shall have 90 days to aquire same. Except if sale does Not ~~finalize due not being able to get financing, then second party agrees~~ to pay first party its expenses for survey, and lot split.

It being understood that the first party binds himself to perfect said title and furnish said abstract. When said title is perfected and said abstract is furnished, the balance of the purchase price of Dollars ($)
shall be due and payable as follows: Cash in full at time of closing, and transfer of title.

and a failure on the part of the second party to make such payment within 90 days shall cause the part payment herein acknowledged to be held as liquidated damages, and shall cancel this agreement, and in such case agrees to pay Agents, 50 per cent of the same, said 50 per cent not to exceed the regular broker's commission on the transaction.

In case said title cannot be perfected within the said 30 days herein provided, the second party shall have the option of declaring said trade off and shall receive back the amount paid, or may extend the time as he shall see fit.

WITNESS:

Melody Lane Center, Inc.

Paul Barber

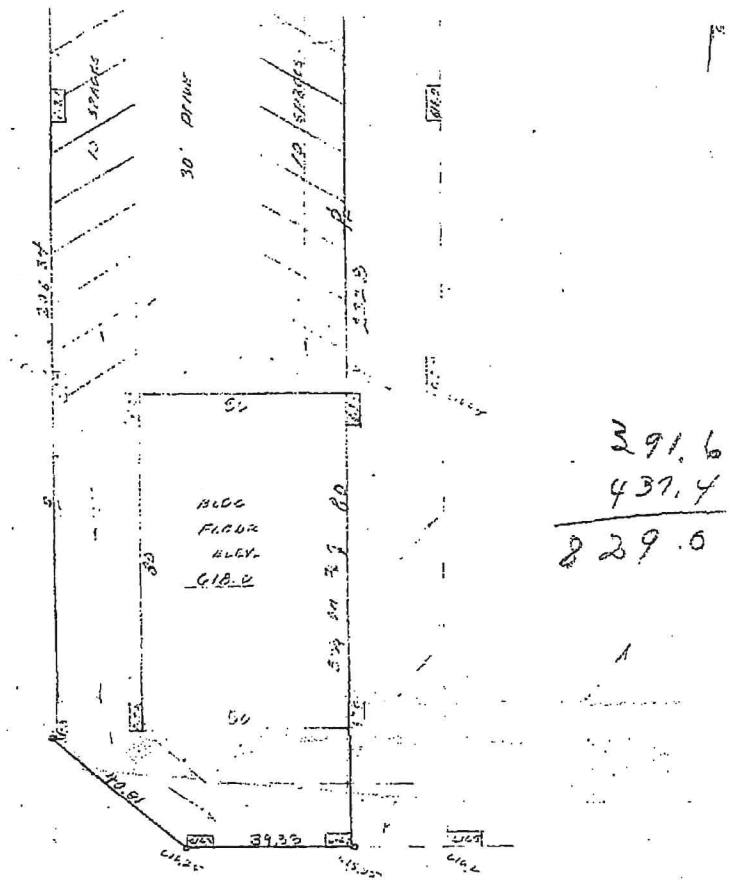
By Paul Barber, Sec. Party of the First Part

Ron Ragland

Ron Ragland

Party of the Second Part

(6)



Ron Reyland
299-2684

PLOT PLAN
WEST 70.5' OF EAST 468.65'
SOUTH 232.8'
LOT 2 BLOCK 2
MELODY LANE CENTER
JENKS, OKLA.
SCALE 1" = 20'
APRIL 7, 1976
HEL

Form 31—Burkhart Printing & Stationery Co., Tulsa, Okla.

#17,600.00

Contract for Sale of Real Estate

THIS AGREEMENT, made this 10th day of February, 19 76, by and between Melody Lane Center, Inc. party of the first part, and Ron Ragland party of the second part, witnesseth:

That for and in consideration of $1.10 per square foot, the footage to be determined by a licensed surveyor. Dollars ($), receipt for Sixteen Hundred Dollars and no/100 - - - - - - Dollars ($ 1600.00) of which is hereby acknowledged as part payment, and deposited with Melody Lane Center, Inc. balance payable as hereinafter stated: the party of the first part agrees and binds himself to sell, transfer and deed by warranty deed to the party of the second part, the following described land situated in the County of Tulsa State of Oklahoma, to-wit: A portion of lot 2, Block 2 Melody Lane Center, to be more particularly described after survey has been made. But, land will will total 16000 square feet more or less, being about 68 feet wide and about 235 five feet deep. Land will be just West of Beslyet Grocery South of blacktop parking, going south to southern boundry of lot 2. Second Party agrees to set his east wall on east line and shall be used as common wall for third party. Building will be 80 feet deep and all City building codes and easements must be complied with, and grades to comply with Melody Lane Center's Engineers's direction. Plans will be as presented earlier and roof line will be designed to tie in to third party's Builing. Common Parking will be permitted with other tenants and property owners.
First Party will install water, and assist with other utilities not in place.

Sale shall be subject to lot split. approval by City of Jenks, Oklahoma.

and the said first party agrees to perfect the title to said tract and furnish an abstract of the same showing merchantable title within 30 days from the date hereof. Except: Easements, leases of record, and previously recorded mineral rights.

Sale shal l be subject to second party being able to acquire permanent financing, and shall have 90 days to aquire same. Except if sale does Not finalize due not being able to get financing, then second party agrees to pay first party its expenses for survey, and lot split.

It being understood that the first party binds himself to perfect said title and furnish said abstract. When said title is perfected and said abstract is furnished, the balance of the purchase price of Dollars ($) shall be due and payable as follows: Cash in full at time of closing, and transfer of title.

and a failure on the part of the second party to make such payment within 90 days shall cause the part payment herein acknowledged to be held as liquidated damages, and shall cancel this agreement, and in such case agrees to pay Agents 50 per cent of the same, said 50 per cent not to exceed the regular broker's commission on the transaction.

In case said title cannot be perfected within the said 30 days herein provided, the second party shall have the option of declaring said trade off and shall receive back the amount paid, or may extend the time as he shall see fit.

WITNESS:

Melody Lane Center, Inc.

By Paul Harber, Sec. — Party of the First Part

Ron Ragland

Ron Ragland. — Party of the Second Part

(6)

TULSA ABSTRACT AND TITLE CO., TULSA, OKLAHOMA

Abstract of Title

to

A portion of Lot Two (2), Block Two (2), MELODY LANE CENTER, a Subdivision situated in the NE¼ SE¼ of Section 24, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being an addition to the City of Jenks, being more particularly described as follows, to-wit: BEGINNING at a point on the South line of Lot 2, 398.19 feet West of the Southeast corner thereof; thence West along said lot line a distance of 39.32 feet; thence Northwest along said Southwesterly property line of Lot 2, a distance of 40.81 feet; thence North a distance of 206.34 feet; thence East a distance of 70.5 feet; thence South a distance of 232.81 feet to the point of beginning, containing in all 0.367 acres, more or less, according to the recorded plat thereof, and an easement for ingress and egress of 20 feet; the center line of which begins 10 feet South of the Northeast corner of the said property, thence East 58.01 feet; thence North approximately 420 feet to Main Street, provided the grantor shall have the right to change the location of this easement at any time so long as the grantee shall have a 20 foot access from his property to a public street.

TULSA ABSTRACT AND TITLE CO. • TULSA, OKLAHOMA •
BONDED ABSTRACTERS
612 South Denver
Phone
582-5778

LARKIN BAILEY
PRESIDENT

ELSIE S. BAILEY
SEC'Y.-TREAS.

13160

Received from Don Ragland 7/29/86.
Jerry W. Ledford, P.E., L.S. President

EXHIBIT H
Consent by Adjacent Landowner

EXHIBIT H

CONSENT TO LOT SPLIT

WHEREAS, on this 21st day of August 2023, Ark Melody Lane RE, LLC has a property located at 728 west Main Street Jenks, OK 74037, which has a small parcel described within the Legal Description dated 6/23/23 by Wallace Designs, attached as Exhibit A, and shaded on Page 3 of said Exhibit (labeled as "Less & Except"), and the parcel is to be Split from our property and merged into the property just South of it, 714 West Main Street, Jenks, OK 74037 owned by Melody Lance, LLC.

There is a pending sale of the property at 714 West Main Street, Jenks, OK 74037, to be purchased by Jenks Bible Church, 708 West Main Street, Jenks, OK 74037 to incorporate that land in addition to the section of land described above.

I, as owner of Ark Melody Lane RE, LLC, do hereby consent to the Application for Lot Split, in condition of the sale of property to Jenks Bible Church.

8-22-2023
Dated

Michael Stone
Ark Melody Lane RE, LLC
Managing Member

MAJOR AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD 121)

And

MAJOR AMENDMENT TO SPECIAL USE PERMIT (SUP 113)

CITY OF JENKS

Planning Department and City Council

INTRODUCTION:

1. **Request for Major Amendments to PUD 121 and SUP 113**

708 West Main Street Jenks, Oklahoma owned by **Jenks Bible Church, Inc. (hereafter "JBC")** is buying a track of land from a neighboring property described as 728 West Main Street Jenks, Oklahoma owned by **Ark Melody Lane RE, LLC (hereafter "ARK")** where a parcel on the Southern end of the **ARK** track will be split (Lot Split Application filed by portal on 8-22-23) and sold to JBC. In addition, **JBC** is buying the additional track of land, 714 West Main Street, Jenks, Oklahoma owned by **Melody Lane, LLC. (Hereafter "Melody"**.

INDEX TO EXHIBITS

a. **Exhibit A** -Survey from Wallace, with Legal Description on the Split track which is located in Ward 6 taken from **ARK** property to be purchased by **JBC** and identified within the Legal Description as ***Less and Except Tract.***
b. **Exhibit B** – Survey from Wallace, with Legal Description on the 0.56 ACRES South of the ***Less and Except Track*** (Exhibit A) that will be the site of the proposed building. Commonly known to the community as ***"The Backyard".***
c. **Exhibit C -** Jenks Bible Church Assessor Information and property 708 W. Main Street, Jenks.
d. **Exhibit D** – City of Jenks Memorandum and Approval of JZ-19-644 SUP 113a from October 21, 2019.
e. **Exhibit E** – Subject Track Location JZ 19-644/SUP 113a for 708 West Main Street, Jenks, OK Jenks Bible Church Property.
f. **Exhibit F-** Site plan created by Helms & Associates Architect dated 9/25/23 denoting the location of the building which JBC wishes to build.
g. **Exhibit G –** Mutual Parking Agreement in place.
h. **Exhibit H** – Consent by adjacent property owner and seller.

Regulations involved are Zoning Code of Jenks, Chapter 10, Use Units; Chapter 17 Special Use Permits (SUP) referenced by former City Planner, Jim Beach on October 21, 2019, memo to City Council **(EXHIBIT D)**

Current Zoning is CS – Commercial Shopping Center, under SUP 113a, which was approved in 2019 when JBC requested an addition of 3,191sf to JBC's existing structure.

PARTIES TO PROJECT

2. Developer/Applicant:

Josh McFarland
Owner (Developer)
Red Dog Construction, LLC
116 South 1st Street
Jenks, OK 74037
JmcFarland@reddogconstruction.com
918-706-6787

Bruce Havens
Deacon
Jenks Bible Church, Inc.
708 West Main Street
Jenks, OK 74037

Architect:

Helms & Associates
424 East Main Street
Jenks, OK 74037

Surveyor:

Cliff Bennett, PLS
Wallace Design Collective
123 North M.L. K. Jr. Blvd
Tulsa, OK 74103
cliff@wallace.design
918-806-7453

BACKGROUND

Applicant, **JBC**, wishes to purchase the **MELODY** tract next to it, as well as the split parcel from **ARK** to allow **JBC** to expand its church **(See Exhibits A and B)** to accommodate an assembly building. **JBC** is within a CS district with a SUP 113, which was approved by City Council on April 16, 2018. Total building area at the time of the original expansion (existing building and proposed at that time) was 7,135sf.

Once again **JBC** is coming to the City to request approval of the SUP 113 to an additional 7,215sf for a total of 14,350sf (existing structure now and current proposed structure). The purpose is to expand the church into the purchased area. **(See Exhibit F)**

On October 10, 2019 **JBC** received Planning Commission approval to recommend to City Council an Amendment to SUP 113a. Parking was addressed and **JBC** confirmed that they would be responsible to have any Mutual Access Agreement for parking available. Currently it remains the same with the Chase Bank parking lot and arrangement therein. The Parking agreement is attached as **Exhibit G.**

The Site plan **(Exhibit E)** was provided to the Director of Planning on August 22, 2023 as well as the executed and required property owner of **ARK**, agreeing to the split in a letter of consent **(Exhibit H).**

CONCEPT

3. Development Concept: The new proposed building will provide some offices, restrooms, children area for ages 1-2 and a main assembly that seats 350. **JBC** has a Mutual Access Agreement with the adjacent property and will continue to have that available to accommodate the parking consideration of this proposal. **(See Exhibit G)**

The proposed building will be one level, much less than 35 feet height restriction. The exterior will be a brick or masonry façade at 75-80%.

Trash Refuge will be concealed or screened away from public view.

The design doesn't interfere with the existing Fire Lane on the proposed site.

As per the Site Plan **(Exhibit F)** the Impervious area has a decrease in impervious area of +/- 616sf (-1.2% Change.)

LEGAL AND LAYOUT OF PROPERTIES

4. Location of Property:
Jenks Bible Church 708 West Main Street, Jenks, Oklahoma 74037

5. Legal: **Main property to be sold (ONLY *Less and Except Tract*) see Legal Description of EXHIBIT A**
(Account Number Tulsa Co: 60760822422300) **728 West Main St Jenks, OK**
ARK MELODY LANE RE, LLC (Retail Strip)
SUBDIVISION: Melody Lane Center
Legal from County Records
TRACT A:
A portion of Lot Three (3) , Block Two (2), MELODY LANE CENTER, a Subdivision to the City of Jenks, Tulsa County, Oklahoma, according to the recorded Plat thereof, and being more

particularly described as follows, to-wit: Beginning at the Easterly corner of Lot Three (3), Block Two (2), MELODY LANE CENTER, a Subdivision of the Town of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; thence Southwesterly along the Lot line common to Lots Two (2) and Three (3) a distance of 50.0 feet; thence Northwesterly along the Lot line common to Lots Two (2) and Three (3) a distance of 30.0 feet; thence Northeasterly a distance of 50.0 feet to a point on the Northernly line of Lot Three (3); thence Southeasterly along the North line of said Lot Three (3) a distance of 30.0 feet to the Point of the Beginning.

AND

TRACT B:

A tract of land in a portion pf Lot Two (2), Block Two (2), MELODY LANE CENTER, as Subdivision to the Town of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, and being more particularly described as follows, to-wit: Beginning at the Northerly corner of Lot Two (2); thence Southwesterly along a line common to Lots Two)2), and Three (3) a distance of 50.0 feet; thence Northwesterly along a line common to Lots Two (2), and Three (3) a distance of 30.0 feet; thence Southwesterly along a line, to Lots Two (2) and Three (3) a distance of 71.79 feet; thence South along the line common to Lots Two (2) and Three (3) a distance of 454.69 feet to a point 410.39 feet to a point on the Northerly line of Lot Two (2); thence in a Northwesterly direction along the Northerly line of Lot Two (2) a distance of 276.45 feet not the Point of the Beginning.

AND

TRACT C:

A tract of land situated in Lot Two (2), Block two (2), MELODY LANE CENTER to the City of Jenks, Tulsa County, State of Oklahoma., according to the recorded Plat thereof, and being more particularly described as follows, to-wit: Beginning at the Southeast corner Lot Three (3) Block Two (2); thence North along the lot line between Lots Two (2) and Three (3) a distance of 29.88 feet; thence East a distance of 208.28 feet; thence South a distance of 206.34 feet to a point on the South line of Lot Two (2); thence N49ºa distance of 272.98 feet to the Point of the Beginning.

LESS AND EXCEPT:

A tract of land lying in the North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-Four (24), Township Eighteen (18) North, Range Twelve (12) East of Indian Meridian, City of Jenks, Tulsa County, State of Oklahoma, commonly known as Part of Lot 2 and Lot 3, Block 2, MELODY LANE CENTER, and being more particularly described as

follows: Commencing at the Northeast corner od said SE/4, said point being marked by a #5 rebar pin located by Oklahoma certified Corner Record dated July 24, 2006, certified by R.L.S. #1432, thence South 88º36'01" West, 961.53 feet along the North line of said N/2 of the SE/4; thence South 01º23'59" East, 528.80 feet to the point of the existing South Right-of-Way of Main Street as the Point of Beginning; thence South 61º41'01" East, 306.34 feet; thence South 01º03'50" East, 17.21 feet; thence North 61º41'01" West, 69.05 feet; thence North 28º18'59" East. 5.00 feet; thence North 61º41'01" West, 245.74 feet; thence North 28º18'59" East, 10.0 feet to the Point of Beginning.

6. **Legal:** Exhibit B (Account Number Tulsa Co: 60760822422290)
MELODY LANE, LLC (Backyard Area Only part of sale – Shares address of Melody Lane and has been split from Melody Lane to include Exhibit A Tract – "*Less and Except Tract*")
SUBDIVISION: Melody Lane, LLC
Legal:
A tract of land lying in Lot Two (2), Block (2), MELODY LANE CENTER ADDITION to the City of Jenks, Tulsa County, State of Oklahoma being more particularly described as follows:

Beginning at the Southeast corner of Lot 3 of said Block 2; Thence N00º00'00"W along the East line of said Lot 3 for a distance of 29.88 feet; Thence N89º59'57"E for a distance of 208.35 feet; Thence S00º01'08"W for a distance of 206.34 feet; Thence N49º43'38"W along the South line of said Block 2 for a distance of 272.98 feet to the Point of Beginning.

Area Contains 0.56 Acres, more or less.

7. **Legal:** Exhibit C (Account Number Tulsa Co: 607608224221915)
JENKS BIBLE CHURCH, INC. (INCORRECTED NAMED IN TULSA COUNTY ASSESSOR AS "MINGO VALLEY BIBLE FELLOWSHIP, INC. " 708 West Main Street Jenks, OK
Ultimately will combine Exhibits A and B into his property Exhibit C which is owned by the church.
SUBDIVISION: Melody Lane Center
Legal:
A portion of Lot Two (2), Block Two (2), MELODY LANE CENTER, a Subdivision to the Town of Jenks, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 3303 and being more particularly described as follows, to wit: Beginning at a point on the South line of Lot 2, 398.19 feet West of the Southeast Corner thereof; Thence West along said lot Line a distance of 39.32 feet; Thence East a distance of 206.34 feet; Thence East a distance of 70.5 feet; Thence South a distance of 232.81 feet to the Point of Beginning.

AND

An Easement for ingress and egress of 20 feet, the center line of which begins 10 feet South of the Northeast Corner of the said property; Thence East 58.01 feet; Thence North approximately 420 feet to Main Street, provided the grantor shall have the right to change the location of this Easement at any time so long as the grantee shall have a 20 foot access from his property to a public street.

8. **Setbacks for Levee**: There is a Civil Core of Engineers setback oof 25' required.

GENERAL PROVISIONS

9. **Zoning:** Ordinance approving a Major Amendment to move the boundaries of PUD 121 and SUP 113 and move an approved general entertainment "Outdoor" use from PUD 121 to the abutting property (SUP 113) for expanding the assembly building.

   JBC seeks to continue the zoning of the existing property (Original church) and in addition, to properly accommodate the spirit of the ordinance, and allow reasonable use.

   The church has operating hours for all membership 8a-12p on Sundays when the parking lot is used the least by retail operations. There are occasionally events with minimal attendance through the week, but not intensified enough to warrant additional parking. We would request that the site plan be reviewed, comments made if necessary to accommodate the request.

10. **Sanctuary:** The assembly use is continuation of the existing Sanctuary area and have our youth/children take over the original sanctuary. The sanctuary seats 350 people, and is 7,500sf and is deemed an institutional place of assembly.

11. **Comprehensive Plan:** The Comp Plan shows the area within what is described as a Local Commercial. Both Zoning and the SUP are within the criteria of the Comprehensive plan.

12. **Setbacks:** All sides of the existing levee along the Southwest side separates property from the adjacent multi-family property.

CONCLUSION

JBC has been a good neighbor at its present location and has worked well with the business owners over the years. Those same owners of the **ARK Melody RE, LLC** strip mall have agreed to sell a portion of their property, along with the property of **Melody Lane, LLC** to merge into JBC existing property. A Minor Subdivision Application was submitted.

JBC would like to make this exciting move which will have a minimal impact on the site, but a great impact in the lives of the neighbors who attend. We look forward to hearing your comments and advice. Thank you.

RESPECTFULLY SUBMITTED BY:

Josh McFarland, Developer
Red Dog Construction, LLC
116 South 1st Street
Jenks, OK 74037
Owner of Melody Lane, LLC

EXHIBIT A
Survey from Wallace on Less & Except Track

EXHIBIT A

wallace design collective

LEGAL DESCRIPTION
Legal Exhibit

A TRACT OF LAND IN A PORTION OF LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER, A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHERLY CORNER OF LOT TWO (2); THENCE SOUTHWESTERLY ALONG A LINE COMMON TO LOTS TWO (2), AND THREE (3) A DISTANCE OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE, TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 71.79 FEET; THENCE SOUTH ALONG THE LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 454.69 FEET TO A POINT 29.88 FEET NORTH OF THE SOUTHERLY CORNER OF LOT THREE (3); THENCE EAST A DISTANCE OF 326.79 FEET; THENCE NORTH A DISTANCE OF 410.39 FEET TO A POINT ON THE NORTHERLY LINE OF LOT TWO (2); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF LOT TWO (2) A DISTANCE OF 276.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT

A TRACT OF LAND LYING IN LOT TWO (2), BLOCK (2), MELODY LANE CENTER, ADDITION TO THE CITY OF JENKS, TULSA COUNY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT 29.88 FEET NORTH OF THE SOUTHERLY CORNER OF LOT THREE (3); THENCE N00°00'00"W ALONG THE COMMON LINE TO LOTS TWO (2) AND THREE (3) FOR A DISTANCE OF 91.83 FEET; THENCE N89°59'57"E FOR A DISTANCE OF 202.92 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 14.83 FEET, A LENGTH OF 21.25 FEET, A CHORD DISTANCE OF 19.48 FEET WITH A CHORD BEARING S83°41°27"E; THENCE N86°07'32"E FOR A DISTANCE OF 7.12 FEET; THENCE S26°11'29"W FOR A DISTANCE OF 47.08 FEET; THENCE S89°59'57"W FOR A DISTANCE OF 208.35 FEET TO THE POINT OF BEGINNING.

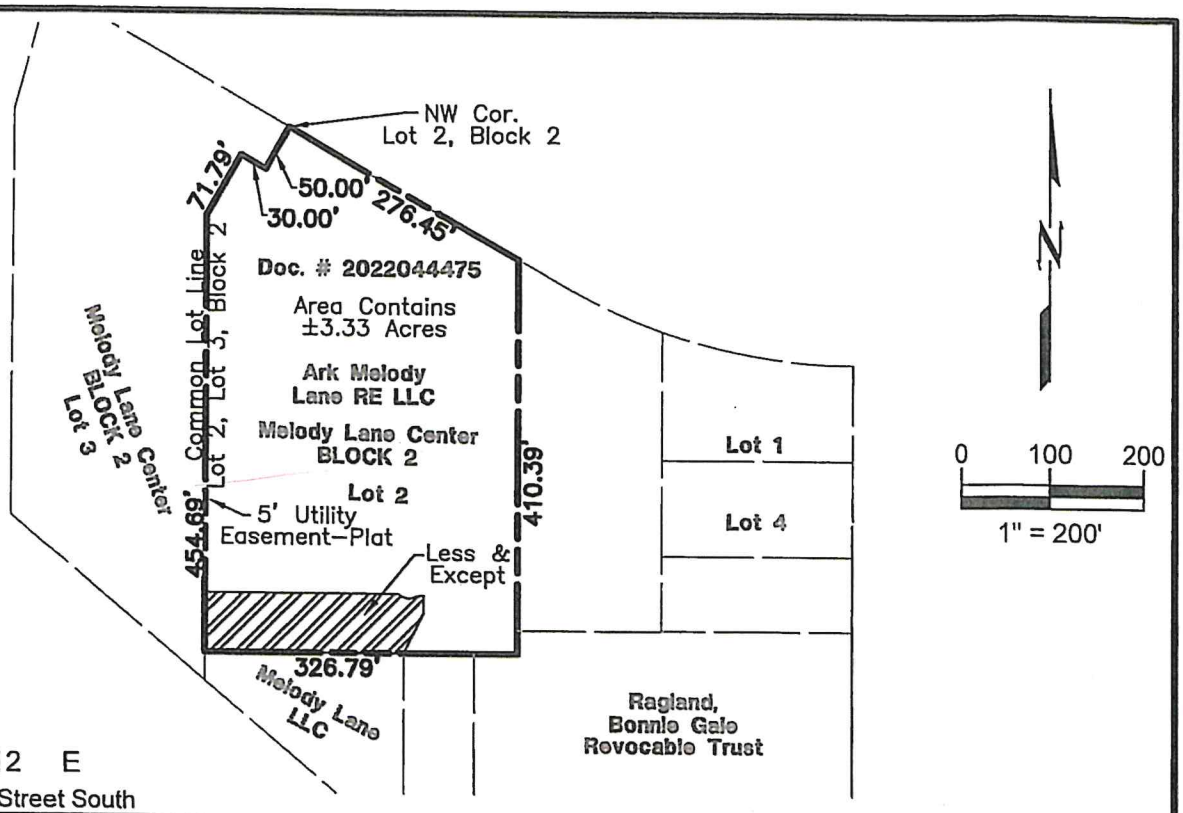
wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. boulevard
tulsa, oklahoma 74103
918 584 5858 · 800 364 5858

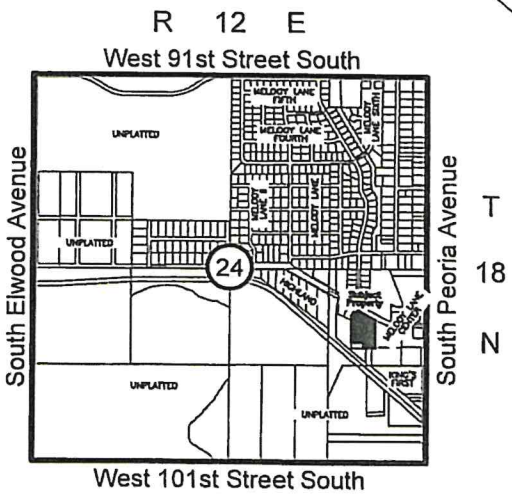
SURVEYORS CERTIFICATE

I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE DESCRIBED LEGAL, AND THAT THE SURVEY OF THE DESCRIBED LEGAL MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF JUNE 2023.

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2023





Location Map

Scale: 1"=2000'

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE WEST LINE OF LOT 2, BLOCK 2, MELODY LANE CENTER, TULSA COUNTY AS N00°00'00"W
2. SEE EXHIBIT PAGE 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

Legend

- BOUNDARY
- SECTION LINE
- SUBDIVISION LOT LINE
- UTILITY EASEMENT

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tulsa, oklahoma 74103
918.584.5858
oklahoma ca 1460
exp: 6-30-23

REGISTERED PROFESSIONAL LAND SURVEYOR
CLIFF BENNETT
1815
OKLAHOMA

Legal Exhibit

LOT 2, BLOCK 2
MELODY LANE CENTER

DATE	6-14-23
PROJECT NO.	2340441
SHEET NAME	Exhibit
SHEET NO.	3

EXHIBIT B
Survey from Wallace on Backyard

EXHIBIT B

wallace design collective

LEGAL DESCRIPTION
Legal Exhibit

A TRACT OF LAND LYING IN LOT TWO (2), BLOCK (2), MELODY LANE CENTER, ADDITION TO THE CITY OF JENKS, TULSA COUNY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK 2; THENCE N00°00'00"W ALONG THE EAST LINE OF SAID LOT 3 FOR A DISTANCE OF 29.88 FEET; THENCE N89°59'57"E FOR A DISTANCE OF 208.35 FEET; THENCE S00°01'08"W FOR A DISTANCE OF 206.34 FEET; THENCE N49°43'38"W ALONG THE SOUTH LINE OF SAID BLOCK 2 FOR A DISTANCE OF 272.98 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 0.56 ACRES, MORE OR LESS

LEGAL DESCRIPTION WAS PREPARED ON OCTOBER 11, 2023 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE WEST LINE OF LOT 2, BLOCK 2, MELODY LANE CENTER, TULSA COUNTY AS N00°00'00"W

SURVEYORS CERTIFICATE

I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE DESCRIBED LEGAL, AND THAT THE SURVEY OF THE DESCRIBED LEGAL MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF OCTOBER 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR
CLIFF BENNETT 1815
OKLAHOMA

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025

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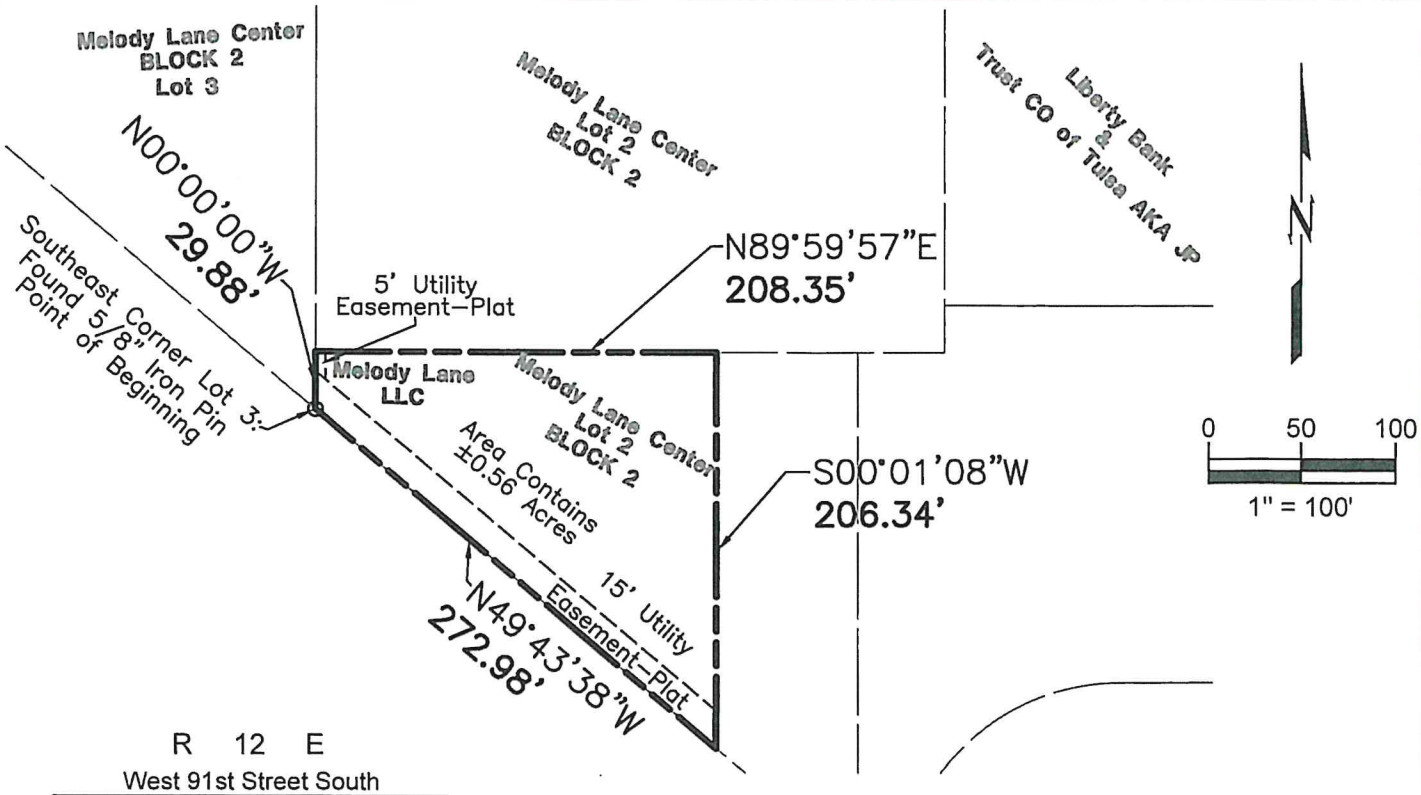
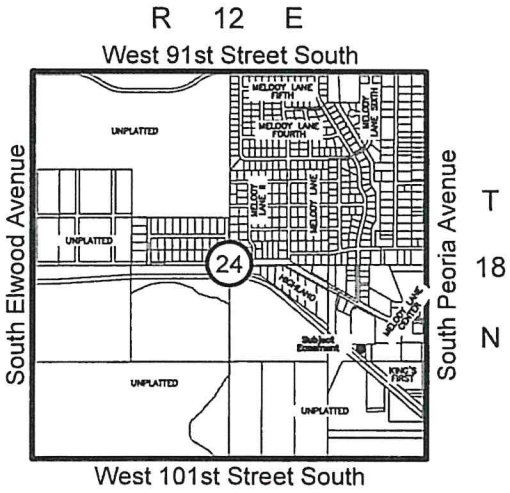
wallacedesign





Location Map

Scale: 1"=2000'

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE WEST LINE OF LOT 2, BLOCK 2, MELODY LANE CENTER, TULSA COUNTY AS N00°00'00"W
2. SEE EXHIBIT PAGE 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

Legend

POB POINT OF BEGINNING

BOUNDARY

SUBDIVISION LOT LINE

UTILITY EASEMENT

wallace design collective

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123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-25

REGISTERED PROFESSIONAL LAND SURVEYOR
CLIFF BENNETT
1815
OKLAHOMA

Legal Exhibit

LOT 2, BLOCK 2
MELODY LANE CENTER

DATE	10-12-23
PROJECT NO.	2340441
SHEET NAME	Exhibit
SHEET NO.	2

CLOSURE REPORT

North: 378098.3519' East: 2565998.2761'

Segment #1 : Line

Course: N00° 00' 00.00"W Length: 29.875'

North: 378128.2269' East: 2565998.2761'

Segment #2 : Line

Course: N89° 59' 57.00"E Length: 208.345'

North: 378128.2300' East: 2566206.6211'

Segment #3 : Line

Course: S00° 01' 08.00"W Length: 206.340'

North: 377921.8900' East: 2566206.5531'

Segment #4 : Line

Course: N49° 43' 38.00"W Length: 272.980'

North: 378098.3517' East: 2565998.2760'

Perimeter: 717.540' Area: 24606.12 Sq. Ft.

Error Closure: 0.0002 Course: S21° 57' 56.61"W

Error North: -0.00022 East: -0.00009

Precision 1: 3587700.000

EXHIBIT C
Jenks Bible Church Assessor's Info
708 West Main Street

EXHIBIT C

Assessor

John A. Wright

General Information

Account Number	R60760822421915
Situs Address	708 W MAIN ST S JENKS 740373519
Owner Name	MINGO VALLEY BIBLE FELLOWSHIP INC
Owner Mailing Address	708 W MAIN ST JENKS, OK 740373519
Land Area	0.37 acres / 16,000 sq ft
Market Value	$547,261
Last Year's Taxes	-
Legal Description	Subdivision: MELODY LANE CENTER (60760) Legal: BEG 398.19W SECR LT 2 W39.32 NW40.81 N206.34 E70.5 S232.81 POB BLK 2 Section: 24 Township: 18 Range: 12

Tax Information

	2021	2022	2023
Fair Cash Value	$547,261	$460,000	$460,000
Taxable Value	$547,261	$460,000	$460,000
Assessment Ratio			
Gross Assessed	$0	$0	$0
Exemptions	$0	$0	$0
Net Assessed	$0	$0	$0
Tax Rate	JK-5A	JK-5A	JK-5A
Tax Rate Mills	130.220000	128.550000	128.550000
Estimated Taxes	$0	$0	$0
Notice of Value Date (if changed from prev yr)	3/30/2021	3/30/2021	-

Values

	2021	2022	2023
Land Value	$0	$0	$0
Improvement Value	$0	$0	$0
Fair Cash (Market) Value	$547,261	$460,000	$460,000

Exemptions

	2021	2022	2023
Homestead	-	-	-
Additional Homestead	-	-	-
Senior Valuation Freeze	-	-	-
Veteran	-	-	-

Improvements

Imp #	Property Type / Foundation	Yr Blt / Exterior	Livable	Stories	Story Height / Use	Baths	Roof / HVAC Type
1.00	Commercial	2020	3,384 SF	1.00	10	0	
					Retail Store		Package Unit
1.00	Commercial	1976	4,000 SF	1.00	10	0.00	
					Office Building		Complete HVAC
1.00	Commercial	2020	3,351 SF	1.00	10	0	
					Office Building		

Recent Sales

Sale Date	Grantor	Grantee	Sale Price	Doc Type	Book-Page/Doc #
4/18/2018	MARTIAL ARTS ACADEMY JENKS LLC	DUNHAM PROPERTY MANAGEMENT LLC	$0	Corrected Quit Claim Deed	2018034476

EXHIBIT D
City of Jenks Memorandum and Approval
Of JZ-19-644-SUP 113a

EXHIBIT D

Jenks

City of Jenks • 211 N. Elm • P.O. Box 2007 • Jenks, Oklahoma 74037-2007 • (918) 299-5883 • Fax (918) 299-4489 • city@jenks.com

Memorandum

To: Mayor Lee and Members of City Council

From: Jim Beach, City Planner

Hearing Date: October 21, 2019

Subject: **JZ 19-644 SUP 113a**

Exhibits:

1. Location Map with Existing Zoning
2. Proposed Site Plan and Floor Plan
3. Proposed Building Elevations
4. Survey of existing site after approval of original SUP

Applicant:	Gregory Helms
Action Requested:	Approval of Amendment to current SUP 113 to allow for expansion of a church
Location:	708 W Main Street (Ward 6)
Applicable Regulations:	Jenks Zoning Code, Chapter 10, Use Units; Chapter 17, Specific Use Permits
Current Zoning:	CS – Commercial Shopping Center District, SUP 113
Lot Size:	Approximately 0.37 acres
Surrounding Zoning and Land Uses:	CS Zoning all sides, levee along southwest side separates property from The Reserve at Elm apartments

BACKGROUND

The applicant wishes to expand a church, built in a CS district with a Specific Use permit (SUP 113) that was approved by City Council April 16, 2018. The current building is 3,944 square feet. The proposed additions total 3,191 square feet. The total floor area of the completed building will be 7,135 square feet. The application is to modify the approved SUP site plan to include the additional building floor area.

STAFF EVALUATION

The addition will include new offices, bathrooms, children's rooms, kitchen, and a gathering room. There will be no additional sanctuary area. The current parking requirement is 63 spaces. The parking requirement is based only on sanctuary floor area, so no additional parking would be required with this expansion. The original approval had a condition that the applicant maintain a parking agreement with Chase Bank and the applicant has complied. The agreement provides for 100 parking spaces.

Maximum floor area ratio in the CS District is 0.50. With the existing building and this expansion, the floor area ratio would be 0.45. Electrical service will be relocated elsewhere on site to make room for the expansion.

PLANNING COMMISSION

In its meeting on October 10, 2019, the Planning Commission voted unanimously (6-0-0, Brown, West, Davis, Randolph, Bowman, Minden) to recommend approval of the SUP amendment with the condition that if the parking agreement were ever voided, the church must arrange to obtain enough parking spaces to meet the minimum requirement at that time.

One person from the audience sent an email the day of the meeting and followed up at the hearing. Staff responded to the email and addressed some of the questions at the hearing. The architect for the project spoke and addressed some of the questions. Below are the questions, responses, and further discussion.

- Will the building height be 35 feet or less? The addition will have a flat roof, the existing building has a pitched roof. Both will be one-story and well below 35 feet high.
- Will the exterior be at least 80% brick? The architect answered yes, and the building elevations submitted show brick on most of the exterior.
- Where would the trash receptacle be located, and will it be screened? The architect said the trash receptacle will be screened and located in the front parking lot, taking one parking space.
- Will the proposed setbacks from the property lines meet the requirements? Staff responded that the CS district has no side or rear setback requirement. Staff would add that the CS District has a 10-foot setback from any abutting R-Zoned property. The levee is zoned RS-1. The proposed addition will be more than 15 feet from the RS-1 zoned district.
- Is there a setback from the levee? There is no specific levee setback on the subject property.
- Will there be more handicap ramps than the one shown at the front? Handicap ramps and handicap parking are regulated by the building code and will be reviewed during permitting.

The architect also pointed out that the Fire Chief required a marked fire lane, which is shown on the site plan as taking four parking spaces in front of the building. With the trash receptacle, there would be a total of five parking spaces removed in front of the building.

Planning Commissioners also discussed whether the parking agreement with the bank next door, required during approval of the original SUP, could be withdrawn if the ownership of the bank property changed. The conclusion was that the church must meet its parking requirement regardless and if the existing parking agreement were terminated, would be required to provide other arrangements or seek relief from the City.

RECOMMENDATION

In staff's opinion, the expansion of the building would have minimal impact to the surrounding properties. Staff is supportive of the added condition and recommends approval per Planning Commission recommendation.

CRITERIA FOR CONSIDERATION

Comprehensive Plan: The Comprehensive Plan shows this site within a Medium Intensity area with no specific land use limitation. The CS zoning and approved SUP is in accordance with the Comprehensive Plan.

Zoning Code: Churches are categorized under Chapter 10, Use Units; Section 1002, Use Unit 2 Specific Use Permit Uses. All uses in this Use Unit must be approved under a Specific Use Permit. The parking requirement established in Use Unit 2 for churches is one space per 40 square feet of chapel or sanctuary floor area.

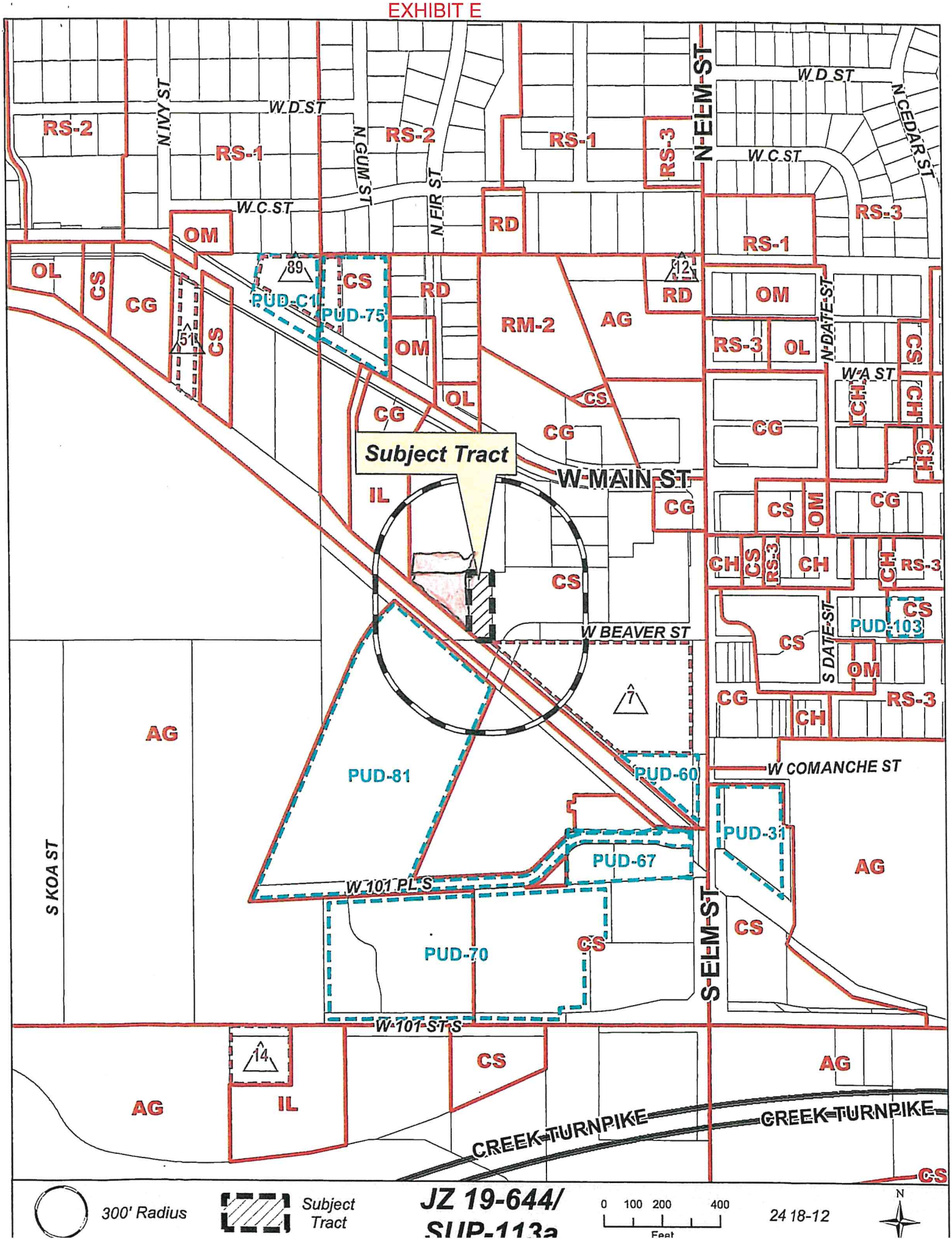
Chapter 17 Specific Use Permits generally describes the process and requirements. The following is the only relevant use condition for churches:

Section 1703.1. Compliance with District and Use Unit Requirements.

Specific uses permitted shall comply with the most restrictive yard and height requirements of the district in which located and in addition shall comply with the requirements as specified in Use Unit 2 or identified use unit for a particular use of the Jenks Zoning Code, except as may be modified by City Council as provided in Section 1701.3.

EXHIBIT E
Subject Track Location

EXHIBIT E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W COMANCHE ST
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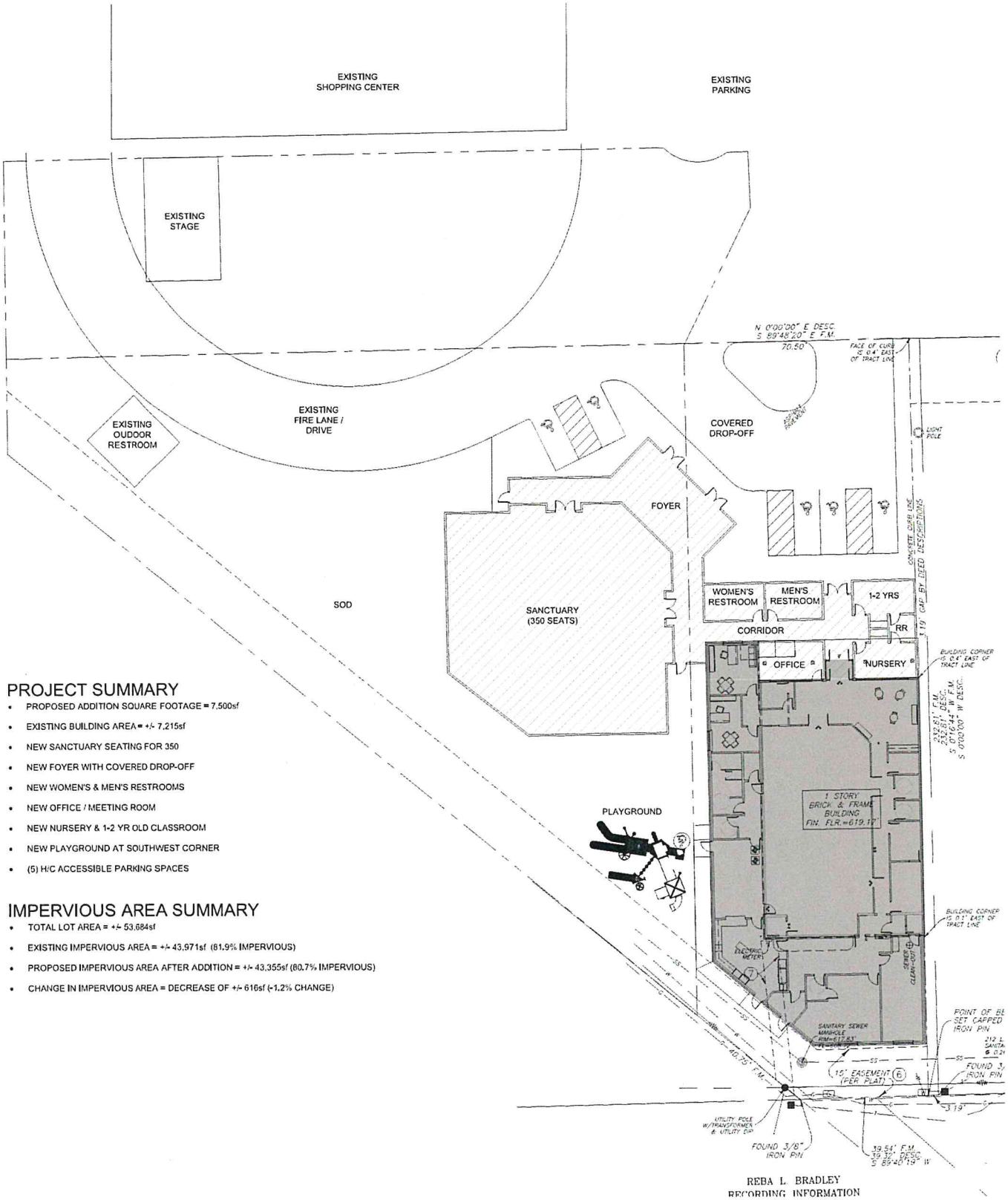
S ELM ST
S KOA ST
CREEK TURNPIKE
Subject Tract
RS-1
RS-2
RS-3
OM
OL
CS
CG
CH
RD
RM-2
AG
IL
PUD-C1
PUD-75
PUD-81
PUD-60
PUD-67
PUD-31
PUD-70
PUD-103
300' Radius
Subject Tract
JZ 19-644/
SUP-113a
0 100 200 400
Feet
24 18-12
N

EXHIBIT F
Site Plan

HIBIT F



PROJECT SUMMARY

- PROPOSED ADDITION SQUARE FOOTAGE = 7,500sf
- EXISTING BUILDING AREA = +/- 7,215sf
- NEW SANCTUARY SEATING FOR 350
- NEW FOYER WITH COVERED DROP-OFF
- NEW WOMEN'S & MEN'S RESTROOMS
- NEW OFFICE / MEETING ROOM
- NEW NURSERY & 1-2 YR OLD CLASSROOM
- NEW PLAYGROUND AT SOUTHWEST CORNER
- (5) H/C ACCESSIBLE PARKING SPACES

IMPERVIOUS AREA SUMMARY

- TOTAL LOT AREA = +/- 53,684sf
- EXISTING IMPERVIOUS AREA = +/- 43,971sf (81.9% IMPERVIOUS)
- PROPOSED IMPERVIOUS AREA AFTER ADDITION = +/- 43,355sf (80.7% IMPERVIOUS)
- CHANGE IN IMPERVIOUS AREA = DECREASE OF +/- 616sf (-1.2% CHANGE)

2 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH

CONSULTANT:

MS
IATES

4 e. main st.
nks, ok 74037

PROJECT TITLE:

JENKS BIBLE CHURCH
SANCTUARY & FELLOWSHIP HALL ADDITION
708 WEST MAIN STREET - JENKS, OKLAHOMA

SHEET TITLE:

PRELIMINARY SITE PLANS

SHEET NUMBER:

A1.1

EXHIBIT G
Mutual Parking Agreement

EXHIBIT G

AGREEMENT

This Agreement made and entered into this 28th day of December, 1973, by and between MELODY LANE CENTER, INC., an Oklahoma corporation, hereinafter referred to as First Party, and M. K. GENTRY and VERNON J. JACOBS, hereinafter referred to as Second Party,

WITNESSETH:

WHEREAS, Second Party has entered into a contract agreeing to buy a portion of Lot Three (3), Block Two (2), Melody Lane Center Addition to the City of Jenks, Tulsa County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows, to-wit:

> Beginning at the Easternly corner of said Lot Three (3), thence Southwesternly along the lot line common to Lots Two (2) and Three (3) a distance of 50.0 feet; thence Northwesternly along the lot line common to Lots Two (2) and Three (3) a distance of 30.0 feet; thence Northeasternly a distance of 50.0 feet to a point on the Northernly line of Lot Three (3), 30.0 feet in distance as measured along the Northernly line of Lot Three (3) from the Easternly corner thereof, containing in all 1,500 feet, and

> A tract of land situated in a portion of Lot Two (2), Block Two (2) Melody Lane Center Addition to the City of Jenks, Tulsa County, Oklahoma, according to the recorded plat thereof, and being more particularly described as follows, to-wit:

> Beginning at the Northernly corner of Lot Two (2), thence Southwesternly along a line common to Lots Two (2) and Three (3) a distance of 50.0 feet; thence Northwesternly along the lot line common to Lots Two (2) and Three (3) a distance of 30.0 feet; thence Southwesternly along a line common to Lots Two (2) and Three (3) a distance of 71.79 feet; thence South along the line common to Lots Two (2) and Three (3) a distance of 454.69 feet to a point 29.88 feet North of the Southernly corner of Lot Three (3); thence East a distance of 326.79 feet; thence North a distance of 410.39 feet to a point on the Northernly line of Lot Two (2); thence in a Northwesternly direction along the Northernly line of Lot Two (2) a distance of 276.45 feet to the point of beginning containing in all 158,500 square feet, and

WHEREAS, to further the development of said property, the parties hereto agree to enter into a joint-parking agreement

(2)

as concerns Lot Two (2), Block Two (2) Melody Lane Center Addition to the City of Jenks, Tulsa County, Oklahoma.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is mutually agreed as follows, to-wit:

1. First Party agrees that should it further develop the balance of its property in Lot Two (2), Block Two (2), Melody Lane Center Addition to the City of Jenks, Oklahoma, that it will continue to maintain three (3) square feet of parking space for each one (1) square foot of building, as called for by the Ordinances of the City of Jenks, Oklahoma, and that Second Party, in the development of its property, shall likewise maintain the 3-to-1 parking ratio.

2. First Party and Second Party agree that in the process of the development of their respective properties in Lot Two (2), Block Two (2), Melody Lane Center Addition, and the constructionf parking areas or facilities, that each of the parties shall have the right to permit the customers of any and all tenants in such properties the right to park on the parking facilities of each other's properties, for the common good and mutual benefit of the orderly development of said properties and the furtherance of business purposes to which said properties are devoted.

THIS AGREEMENT, shall be binding upon the heirs, administrators, successors, assigns and grantees of the parties hereto.

THIS AGREEMENT is made and entered into this _____ day of _____, 1973.

MELODY LANE CENTER, INC.,
First Party

ATTEST: By: R. L. Sharp
President

Secretary

(B

M. K. Gentry
M. K. GENTRY, Second Party

VERNON J. JACOBS, Second Party

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

On this _____ day of _____, 1973, before me personally appeared _____, to me personally known, who, being by me duly sworn, did say that he is President of MELODY LANE CENTER, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and the said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said _____ adknowledged to me that he executed said instrument as his free and voluntary act and deed and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

_____
Notary Public

My commission expires: _____.

STATE OF ~~OKLAHOMA~~ Kansas)
) ss.
COUNTY OF ~~TULSA~~ Sedgwick)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31st day of December, 1973, personally appeared M. K. GENTRY, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year above written.

VERA M. WILLIAMS
NOTARY PUBLIC
My Com. Exp. Nov. 22, 1976
State
SEDGWICK COUNTY, KANS.

Vera M Williams
Notary Public

My commission expires: 11-22-76.

(4)

STATE OF ~~OKLAHOMA~~ Kansas)
) ss.
COUNTY OF ~~TULSA~~ Sedgwick)

Before me, the undersigned, a Notary Public, in and for said County and State, on this 31st day of December, 1973, personally appeared VERNON J. JACOBS, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year above written.

VERA M. WILLIAMS NOTARY PUBLIC My Comm. Exp. Nov. 22, 1976 SEDGWICK COUNTY, KANSAS

Vera M. Williams
Notary Public

My Commission Expires: 11-22-76

BOOK 4197 PAGE 2521 452678 5 5 281 L00002.00

ASSIGNMENT OF A PARKING AGREEMENT

FOR VALUE RECEIVED, SOUTHEAST PLAZA, INC., an Oklahoma Corporation does hereby assign and transfer to 4175 SOUTH MEMORIAL DEVELOPMENT CO., a partnership, all of their right, title and interest in and to a certain Cross-Parking Agreement dated December 28, 1973, by and between Melody Lane Center, Inc., an Oklahoma corporation, as First Party, and M. K. Gentry and Vernon J. Jacobs, as Second Party, which agreement covers certain real estate as described therein, in the City of Jenks, in the County of Tulsa, State of Oklahoma.

DATED at Tulsa, Oklahoma this 1st day of January, 1976.

STATE OF OKLAHOMA
TULSA COUNTY
FILED OR RECORDED
'76 JAN 5 PM 4 55
ANITA NESBITT
COUNTY CLERK

SOUTHEAST PLAZA, INC.
G. C. BROACH - PRESIDENT

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

Before Me, the undersigned, a Notary Public, within and for the said State and County, on this 1st day of January, 1976, personally appeared G. C. Broach, to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the within and foregoing instrument and acknowledged to me that he executed the same as his own free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Larry T. Totten
Notary Public

My Commission Expires SEPTEMBER 29, 1977

Form 31—Burkhart Printing & Stationery Co., Tulsa, Okla.

#17,600.00

Contract for Sale of Real Estate

THIS AGREEMENT, made this 10th day of February, 19 76, by and between Melody Lane Center, Inc. party of the first part, and Ron Ragland party of the second part, witnesseth:

That for and in consideration of $1.10 per square foot, the footage to be determined by a licensed surveyor. Dollars ($)
receipt for Sixteen Hundred Dollars and no/100 - - - - - Dollars ($ 1600.00)
of which is hereby acknowledged as part payment, and deposited with Melody Lane Center, Inc.
balance payable as hereinafter stated: the party of the first part agrees and binds himself to sell, transfer and deed by warranty deed to the party of the second part, the following described land situated in the County of Tulsa
State of Oklahoma, to-wit: Addition of lot 2, Block 2 Melody Lane Center, to be more particularly described after survey has been made. But, land will will total 1600X square feet more or less, being about 52 feet wide and ~~also 275 five-two deep. Lane will be just West of Bill's Grocery.~~ South of blacktop parking, going south to southern boundry of lot 2. Second Party agrees to pay his east wall on east line and shall be used ~~as common wall for their party. Building will be 20 feet deep and all~~ City building codes and easements must be complied with, and grades to comply with Melody Lane Center's Engineers's direction. Plans will be ~~as presented earlier and roof line will be designed to tie in to third~~ party's Builing. Common Parking will be permitted with other tenants and property owners.
~~First Party will install water, on easement with other utilities not in~~ place.

Sale shall be subject to lot split. approval by City of Jenks, Oklahoma.

and the said first party agrees to perfect the title to said tract and furnish an abstract of the same showing merchantable title within 30 days from the date hereof. Except: Easements, leases of record, and previously recorded mineral rights.

Sale shall be subject to second party being able to aquire permanent financing, and shall have 90 days to aquire same. Except if sale does Not ~~finalize due not being able to get financing, then second party agrees~~ to pay first party its expenses for survey, and lot split.

It being understood that the first party binds himself to perfect said title and furnish said abstract. When said title is perfected and said abstract is furnished, the balance of the purchase price of Dollars ($)
shall be due and payable as follows: Cash in full at time of closing, and transfer of title.

and a failure on the part of the second party to make such payment within 90 days shall cause the part payment herein acknowledged to be held as liquidated damages, and shall cancel this agreement, and in such case agrees to pay Agents, 50 per cent of the same, said 50 per cent not to exceed the regular broker's commission on the transaction.

In case said title cannot be perfected within the said 30 days herein provided, the second party shall have the option of declaring said trade off and shall receive back the amount paid, or may extend the time as he shall see fit.

WITNESS:

Melody Lane Center, Inc.

Paul Barber

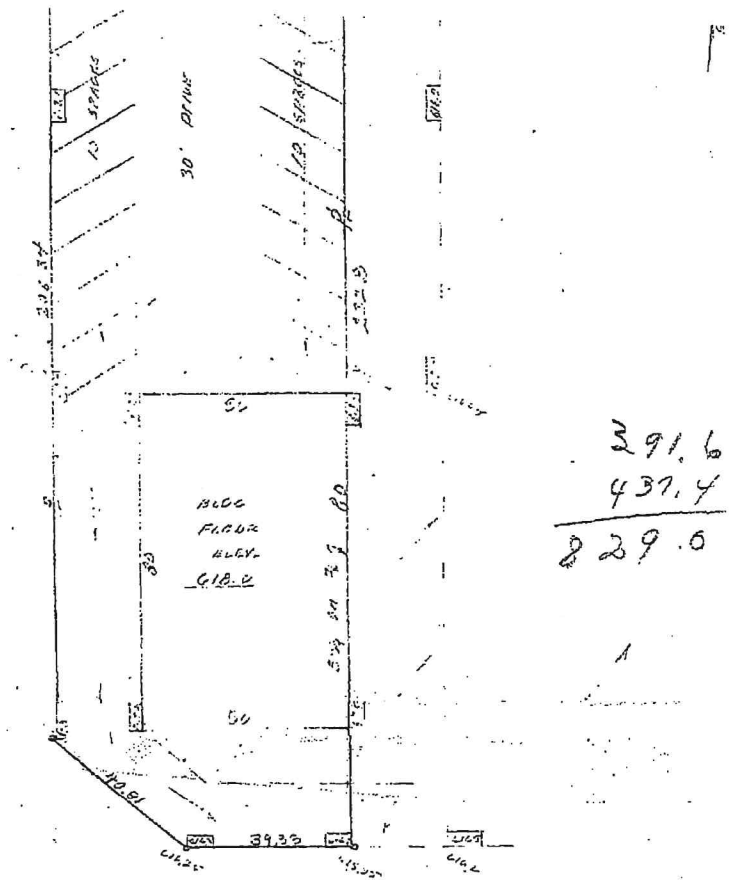
By Paul Barber, Sec. Party of the First Part

Ron Ragland

Ron Ragland

Party of the Second Part

(6)



Ron Reyland
299-2684

PLOT PLAN
WEST 70.5' OF EAST 468.65'
SOUTH 232.8'
LOT 2 BLOCK 2
MELODY LANE CENTER
JENKS, OKLA.
SCALE 1" = 20'
APRIL 7, 1976
HEL

Form 31—Burkhart Printing & Stationery Co., Tulsa, Okla.

#17,600.00

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That for and in consideration of $1.10 per square foot, the footage to be determined by a licensed surveyor. Dollars ($), receipt for Sixteen Hundred Dollars and no/100 - - - - - - Dollars ($ 1600.00) of which is hereby acknowledged as part payment, and deposited with Melody Lane Center, Inc. balance payable as hereinafter stated: the party of the first part agrees and binds himself to sell, transfer and deed by warranty deed to the party of the second part, the following described land situated in the County of Tulsa State of Oklahoma, to-wit: A portion of lot 2, Block 2 Melody Lane Center, to be more particularly described after survey has been made. But, land will will total 16000 square feet more or less, being about 68 feet wide and about 235 five feet deep. Land will be just West of Beslyet Grocery South of blacktop parking, going south to southern boundry of lot 2. Second Party agrees to set his east wall on east line and shall be used as common wall for third party. Building will be 80 feet deep and all City building codes and easements must be complied with, and grades to comply with Melody Lane Center's Engineers's direction. Plans will be as presented earlier and roof line will be designed to tie in to third party's Builing. Common Parking will be permitted with other tenants and property owners.
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Sale shall be subject to lot split. approval by City of Jenks, Oklahoma.

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It being understood that the first party binds himself to perfect said title and furnish said abstract. When said title is perfected and said abstract is furnished, the balance of the purchase price of Dollars ($) shall be due and payable as follows: Cash in full at time of closing, and transfer of title.

and a failure on the part of the second party to make such payment within 90 days shall cause the part payment herein acknowledged to be held as liquidated damages, and shall cancel this agreement, and in such case agrees to pay Agents 50 per cent of the same, said 50 per cent not to exceed the regular broker's commission on the transaction.

In case said title cannot be perfected within the said 30 days herein provided, the second party shall have the option of declaring said trade off and shall receive back the amount paid, or may extend the time as he shall see fit.

WITNESS:

Melody Lane Center, Inc.

By Paul Harber, Sec. — Party of the First Part

Ron Ragland

Ron Ragland. — Party of the Second Part

(6)

TULSA ABSTRACT AND TITLE CO., TULSA, OKLAHOMA

Abstract of Title

to

A portion of Lot Two (2), Block Two (2), MELODY LANE CENTER, a Subdivision situated in the NE¼ SE¼ of Section 24, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being an addition to the City of Jenks, being more particularly described as follows, to-wit: BEGINNING at a point on the South line of Lot 2, 398.19 feet West of the Southeast corner thereof; thence West along said lot line a distance of 39.32 feet; thence Northwest along said Southwesterly property line of Lot 2, a distance of 40.81 feet; thence North a distance of 206.34 feet; thence East a distance of 70.5 feet; thence South a distance of 232.81 feet to the point of beginning, containing in all 0.367 acres, more or less, according to the recorded plat thereof, and an easement for ingress and egress of 20 feet; the center line of which begins 10 feet South of the Northeast corner of the said property, thence East 58.01 feet; thence North approximately 420 feet to Main Street, provided the grantor shall have the right to change the location of this easement at any time so long as the grantee shall have a 20 foot access from his property to a public street.

TULSA ABSTRACT AND TITLE CO. • TULSA, OKLAHOMA •
BONDED ABSTRACTERS
612 South Denver
Phone
582-5778

LARKIN BAILEY
PRESIDENT

ELSIE S. BAILEY
SEC'Y.-TREAS.

13160

Received from Don Ragland 7/29/86.
Jerry W. Ledford, P.E., L.S. President

EXHIBIT H
Consent by Adjacent Landowner

EXHIBIT H

CONSENT TO LOT SPLIT

WHEREAS, on this 21st day of August 2023, Ark Melody Lane RE, LLC has a property located at 728 west Main Street Jenks, OK 74037, which has a small parcel described within the Legal Description dated 6/23/23 by Wallace Designs, attached as Exhibit A, and shaded on Page 3 of said Exhibit (labeled as "Less & Except"), and the parcel is to be Split from our property and merged into the property just South of it, 714 West Main Street, Jenks, OK 74037 owned by Melody Lance, LLC.

There is a pending sale of the property at 714 West Main Street, Jenks, OK 74037, to be purchased by Jenks Bible Church, 708 West Main Street, Jenks, OK 74037 to incorporate that land in addition to the section of land described above.

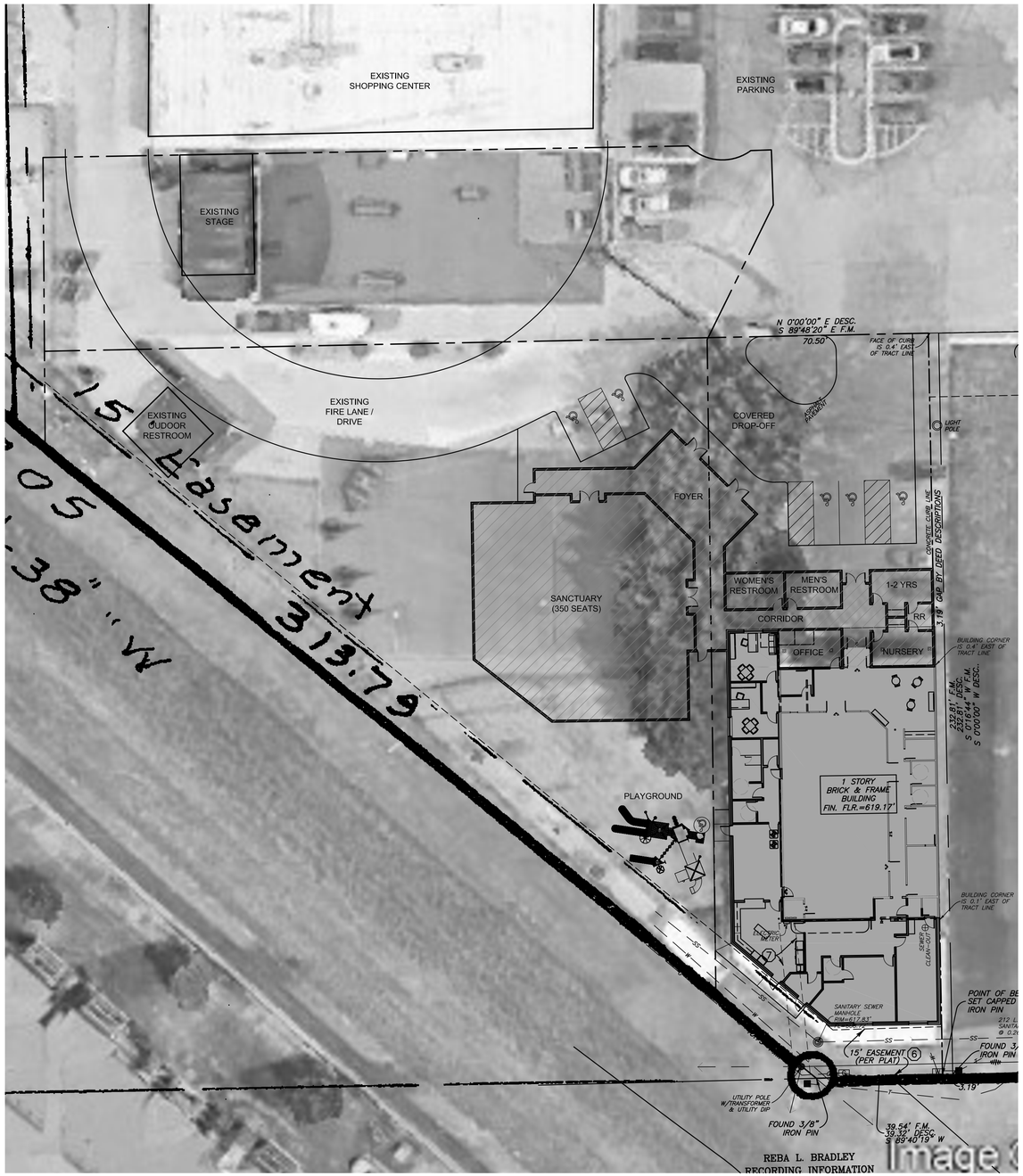
I, as owner of Ark Melody Lane RE, LLC, do hereby consent to the Application for Lot Split, in condition of the sale of property to Jenks Bible Church.

8-22-2023
Dated

Michael Stone
Ark Melody Lane RE, LLC
Managing Member

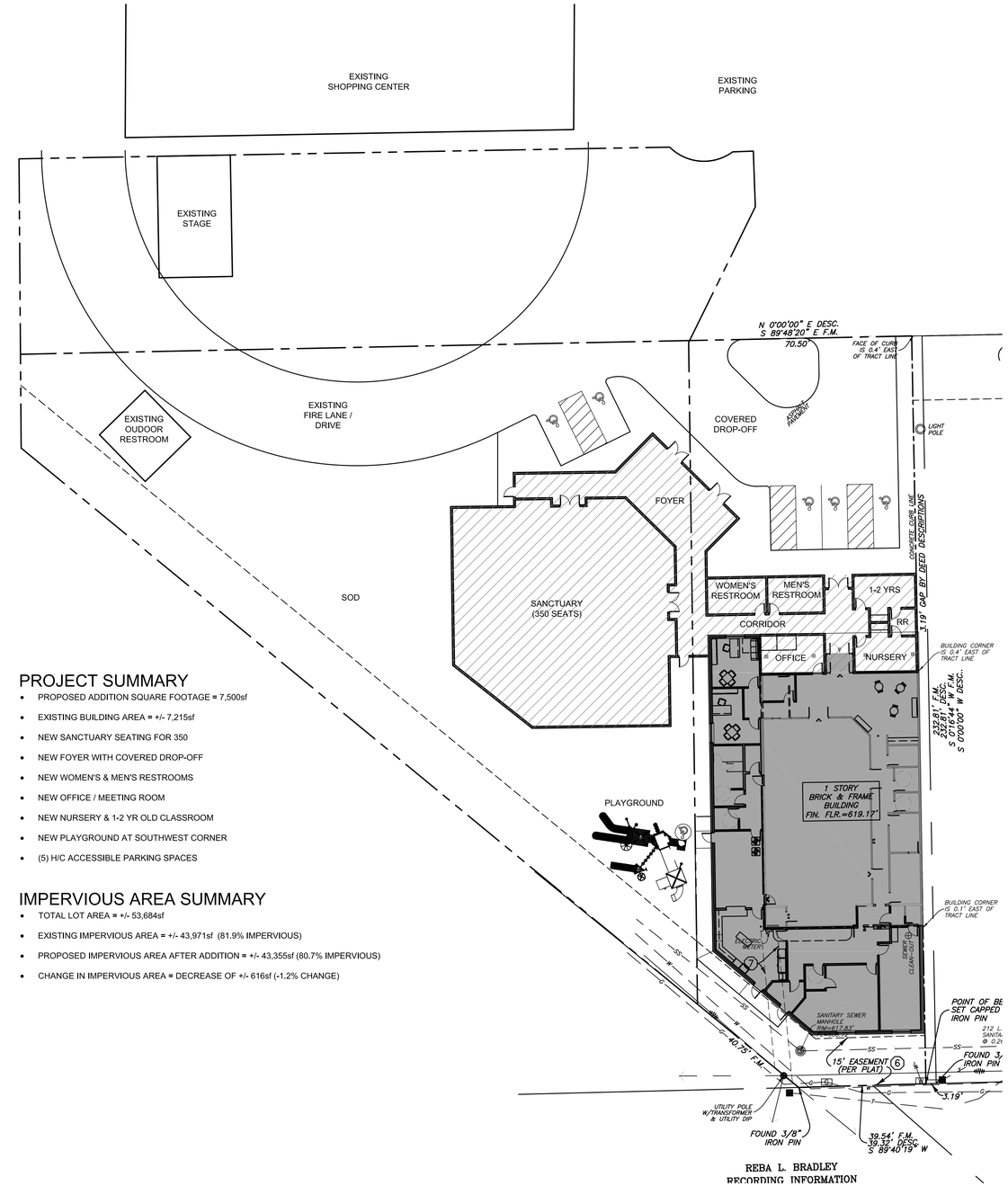
Area Contains
±3.33 Acres
Ark Melody
Lane RE LLC
Melody Lane Center
BLOCK 2
Lot 2
5' Utility
Easement-Plat
Less &
Except
Melody Lane Center
BLOCK 2
Lot 2
Melody Lane Center
BLOCK 2
Lot 3
Melody Lane Center
BLOCK 2
Lot 1
Lot 1
Melody Lane Center
BLOCK 2
Lot 4
Lot 4
Common Lot Line
Lot 2, Lot 3, Block
N00°00'00"W
91.83'
454.69'
N89°59'57"E
202.92'
410.39'
N86°07'32"E
7.12'
S26°11'29"W
47.08'
Building is 70' from
South Boundary Line
Southeast Corner Lot 3:
Found 5/8" Iron Pin
Point of Beginning
Liberty Bank
&
Trust CO of Tulsa AKA JP
First National Bank
of Jenks
AKA JP
Melody Lane
LLC
© 2023 Microsoft Corporation © 2023 Maxar ©CNES (2023) Distribution Airbus DS

EXHIBIT F



1 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH



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- CHANGE IN IMPERVIOUS AREA = DECREASE OF +/- 616sf (-1.2% CHANGE)

2 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH

GSHELMS & ASSOCIATES, LLC ARCHITECTURAL CERTIFICATE OF AUTHORITY NUMBER: 02332

#	REVISION	DATE
A	PRELIMINARY DESIGN MEETING	07.06.23
B	PRELIMINARY DESIGN MEETING	08.15.23
C	PLANNING COMMISSION SITE PLAN	09.25.23

SEALS:

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.:	23-02700
FILE:	
ISSUE DATE:	09.25.23
SCALE:	AS NOTED
DRAWN BY:	GSH
CHECKED BY:	GSH
APPROVED BY:	GSH

ARCHITECT:

GS HELMS + ASSOCIATES

ph: 918.298.7257 | 424 e. main st.
wb: gshelms.com | jenks, ok 74037

CONSULTANT:

PROJECT TITLE:

JENKS BIBLE CHURCH
SANCTUARY & FELLOWSHIP HALL ADDITION
708 WEST MAIN STREET - JENKS, OKLAHOMA

SHEET TITLE:

PRELIMINARY SITE PLANS

SHEET NUMBER:

A1.1

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 PUD 121.ma1 & JZ 23 SUP 113.ma1**

Request: PUD and SUP Amendment

Request by David Buzlea of Red Dog Construction for a major amendment to Planned Unit Development 121 and Specific Use Permit 113 to allow for an expansion of a place of assembly (SUP 113) and a reduction of green space (PUD 121)

Legal Description:

TRACT A:
A PORTION OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE EASTERLY CORNER OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER,

A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 50.0 FEET; THENCE NORTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 30.0 FEET; THENCE NORTHEASTERLY A DISTANCE OF 50.0 FEET TO A POINT ON THE NORTHERLY LINE OF LOT THREE (3); THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT THREE (3) A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING.

TRACT B:
A TRACT OF LAND SITUATED IN A PORTION OF LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER, A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHERLY CORNER OF LOT TWO (2); THENCE SOUTHWESTERLY ALONG A LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 50.0 FEET; THENCE NORTHWESTERLY ALONG THE LOT LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 30.0 FEET; THENCE SOUTHWESTERLY ALONG A LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 71.79 FEET; THENCE SOUTH ALONG THE LINE COMMON TO LOTS TWO (2) AND THREE (3) A DISTANCE OF 454.69 FEET TO A POINT 29.88 FEET NORTH OF THE SOUTHERLY CORNER OF LOT THREE (3); THENCE EAST A DISTANCE OF 326.79 FEET; THENCE NORTH A DISTANCE OF 410.39 FEET TO A POINT ON THE NORTHERLY LINE OF LOT TWO (2); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF LOT TWO (2) A DISTANCE OF 276.45 FEET TO THE POINT OF BEGINNING.

TRACT C:
A TRACT OF GROUND SITUATED IN LOT TWO (2), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT THREE (3), BLOCK TWO (2); THENCE NORTH ALONG THE LOT LINE BETWEEN LOTS TWO (2) AND THREE (3) A DISTANCE OF 29.88 FEET; THENCE EAST A DISTANCE OF 208.28 FEET; THENCE SOUTH A DISTANCE OF 206.34 FEET TO A POINT ON THE SOUTH LINE OF LOT TWO (2); THENCE N 49°43'38 W A DISTANCE OF 272.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND LYING IN THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, CITY OF JENKS, TULSA COUNTY, OKLAHOMA, COMMONLY KNOWN AS PART OF LOT 2 AND LOT 3, BLOCK 2, MELODY LANE CENTER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4, SAID POINT BEING MARKED BY A #5 REBAR PIN LOCATED BY OKLAHOMA CERTIFIED CORNER RECORD, DATED JULY 24, 2006, CERTIFIED BY R.L.S. #1432; THENCE SOUTH 88°36'01" WEST, 961.53 FEET ALONG THE NORTH LINE OF SAID N/2 OF THE SE/4; THENCE SOUTH 01°23'59" EAST, 528.80 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY OF MAIN STREET AS THE POINT OF BEGINNING; THENCE SOUTH 61°41'01" EAST, 306.34 FEET; THENCE SOUTH 01°03'50" EAST, 17.21 FEET; THENCE NORTH 61°41'01" WEST, 69.05 FEET; THENCE NORTH 28°18'59" EAST, 5.00 FEET; THENCE NORTH 61°41'01" WEST, 245.74 FEET; THENCE NORTH 28°18'59" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

And

Subdivision: MELODY LANE CENTER (60760)
Legal: BEG 398.19W SECR LT 2 W39.32 NW40.81 N206.34 E70.5 S232.81 POB BLK 2
Section: 24 Township: 18 Range: 12

General Location: 728 and 708 W Main St

Hearing Date: 19 October 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 22 September 2023.

Marcae Hilton

Marcae Hilton, Secretary
Jenks Planning Commission

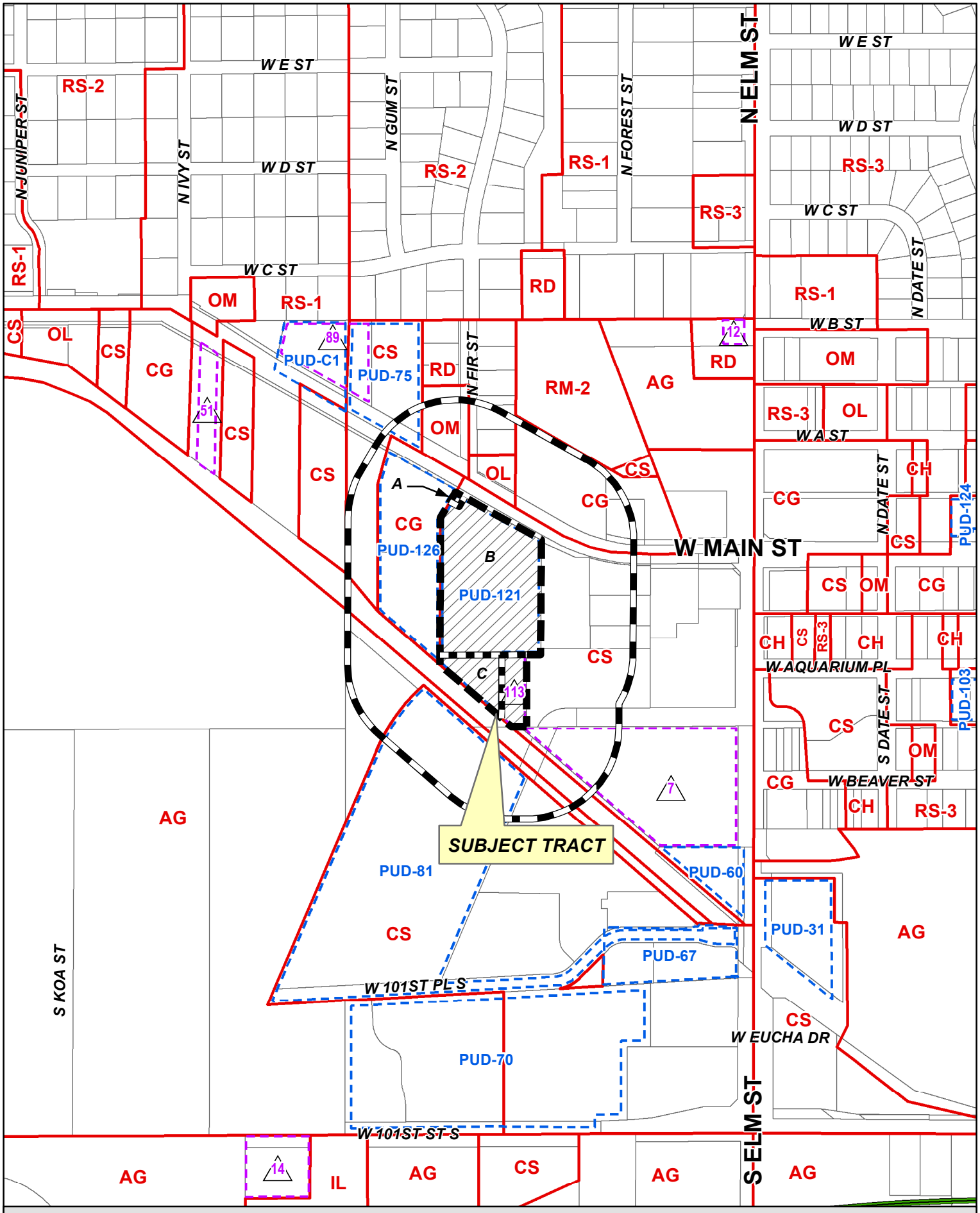
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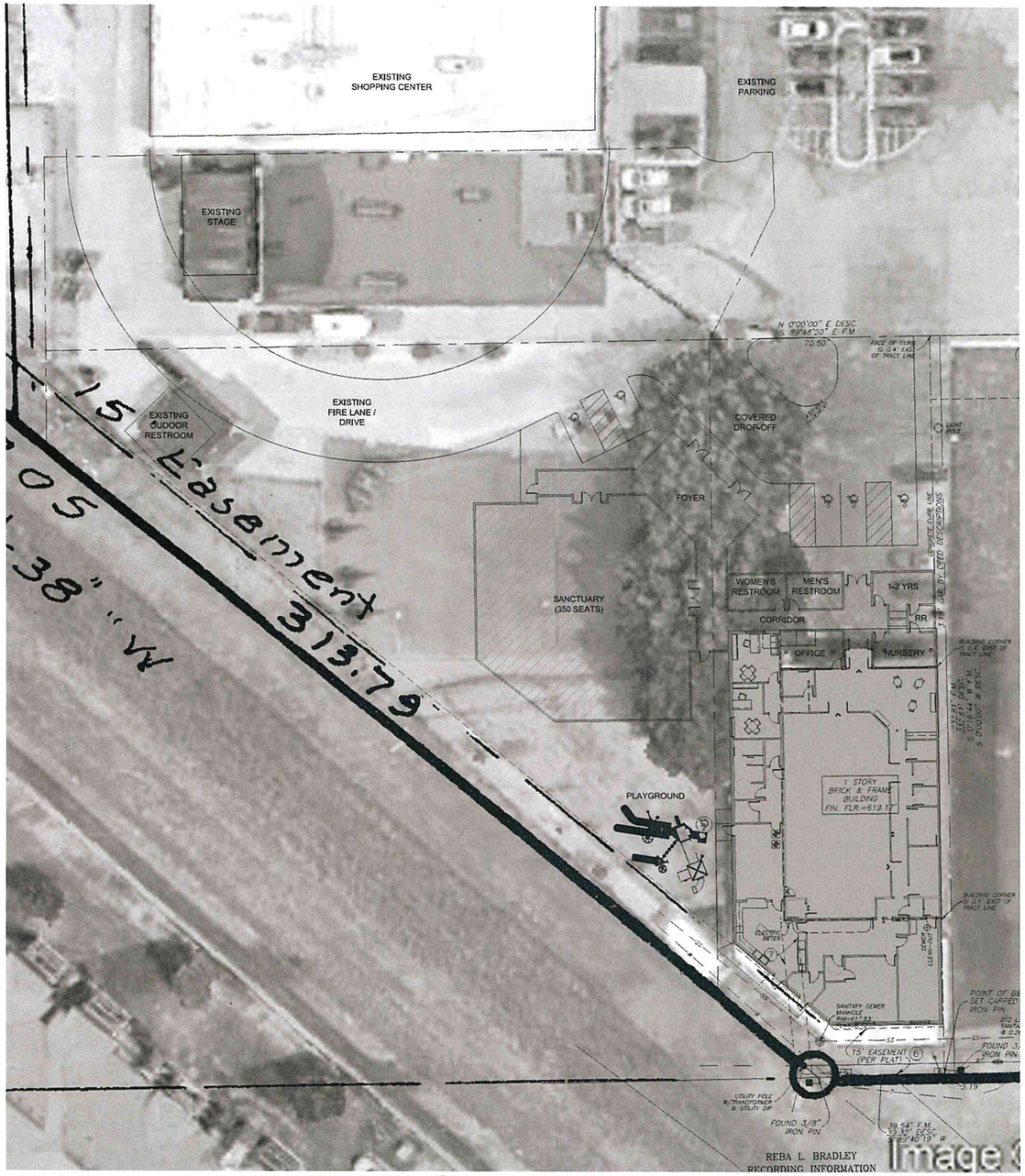
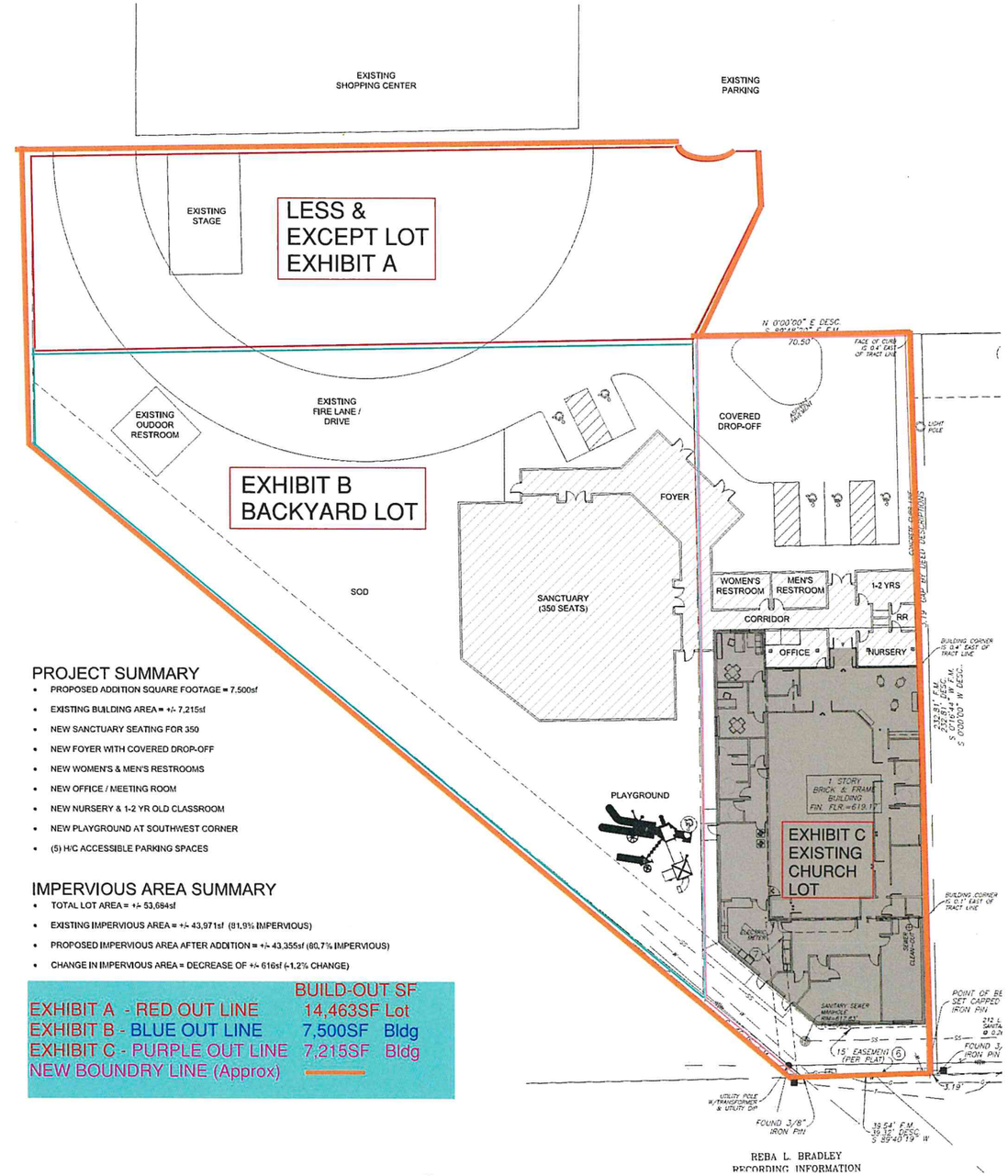
EXHIBIT F.1



1 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH



PROJECT SUMMARY

- PROPOSED ADDITION SQUARE FOOTAGE = 7,500sf
- EXISTING BUILDING AREA = +/- 7,215sf
- NEW SANCTUARY SEATING FOR 350
- NEW FOYER WITH COVERED DROP-OFF
- NEW WOMEN'S & MEN'S RESTROOMS
- NEW OFFICE / MEETING ROOM
- NEW NURSERY & 1-2 YR OLD CLASSROOM
- NEW PLAYGROUND AT SOUTHWEST CORNER
- (5) H/C ACCESSIBLE PARKING SPACES

IMPERVIOUS AREA SUMMARY

- TOTAL LOT AREA = +/- 53,684sf
- EXISTING IMPERVIOUS AREA = +/- 43,971sf (81.9% IMPERVIOUS)
- PROPOSED IMPERVIOUS AREA AFTER ADDITION = +/- 43,355sf (80.7% IMPERVIOUS)
- CHANGE IN IMPERVIOUS AREA = DECREASE OF +/- 616sf (-1.2% CHANGE)

	BUILD-OUT SF	
EXHIBIT A - RED OUT LINE	14,463SF	Lot
EXHIBIT B - BLUE OUT LINE	7,500SF	Bldg
EXHIBIT C - PURPLE OUT LINE	7,215SF	Bldg
NEW BOUNDRY LINE (Approx)		

2 PRELIMINARY SITE PLAN
SCALE: 1" = 20'-0"

NORTH

GSHELMS & ASSOCIATES, LLC ARCHITECTURAL CERTIFICATE OF AUTHORITY NUMBER: 02332

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