

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. WEDNESDAY, NOVEMBER 15, 2023
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

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

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

- 1.A. Approve minutes of the special meeting held on October 19, 2023

Documents:

[2023.10.19 PC MINUTES.PDF](#)

- 1.B. Approve minutes of the special meeting held on October 26, 2023

Documents:

[2023.10.26 PC MINUTES.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 23 PUD 145: Request by Tanner Consulting for a Residential Planned Unit Development with a change to the underlying zoning from AG (Agriculture) to RE (Residential Estate). General Location: 141st and Elm

Documents:

- [1.SR.PUD 145.141 ELM.PDF](#)
- [2. PUD 145 TEXT AND EXHIBITS.PDF](#)
- [3. PUBLIC NOTICE - JZ 23 PUD 145 \[NE CORNER 141ST AND ELM\].PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

**MINUTES
SPECIAL MEETING
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 19, 2023
JENKS CITY HALL, 211 NORTH ELM STREET**

The Jenks Planning Commission was called to order at 6:00 p.m. on October 19, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Craig Bowman
Chair Scott West

Absent

Gina Wilson
Amy Bors
David Randolph
Greg Nixon

The Planning Commission did not have a quorum. Scott West stated that the meeting would be reconvened on October 26, 2023, at 6 p.m. in Jenks City Hall

Adjournment. The Jenks Planning Commission adjourned at 6:01 p.m.

MINUTES
SPECIAL MEETING¹
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 26, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:04 p.m. on October 19, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Amy Bors
Craig Bowman
Greg Nixon
Chair Scott West

Absent

Gina Wilson
David Randolph

Business

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

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Request to approve minutes from September 21, 2023
 - 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
 - C. Approve JL 23-388: a request by Alan Betchan for a lot split. General Location: 313 S Franklin
 - D. Approve JL 23-387: A lot split request by David Barnes. General Location 12126 St 16th St.

Scott West stated that Item D will be pulled due to a lack of a completed application. Craig Bowman made a motion to approve the remaining items. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried.

¹ This meeting is reconvening the October 19, 2023 Planning Commission meeting. The meeting was called at the October 19, 2023, meeting due to a lack of quorum for that meeting. All agenda items are the same.

2. Consideration and appropriate action relating to items removed from the Consent Agenda Withdrawn [Item 1.D was withdrawn]
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 Planning Director Marcaé Hilton introduced Item 3 and answered questions. Amy Bors made a motion to approve Item 3. Craig Bowman seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried.

4. PA 23-29: Request by Erik Enyart for a Comprehensive Land Use Map change to Medium Intensity Single Family. General Location: 141st St and Elm St. Planning Director Marcaé Hilton introduced Item 4 and answered questions. Amy Bors made a motion to approve Item 4. Greg Nixon seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

5. JL 22-386: Request by David Buzlea for a lot split and combination. General Location 708 W Main St Planning Director Marcaé Hilton introduced Item 5-7, as they are all intertwined, and answered questions. Josh McFarland (part of the applicant group) addressed the Commission and answered questions. Chair West opened up the floor to public comments related to Item 5-7. Charlotte Montgomery (10612 S Fir Ave) addressed the Commission with questions regarding parking, setbacks, and landscaping. Josh McFarland addressed the Commission again to answer some of the questions. Craig Bowman made a motion to approve Item 5. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

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 Craig Bowman made a motion to approve Item 6. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

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 Craig Bowman made a

motion to approve Item 7. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

Planning Update – Planning Director Marcaé Hilton gave an update.

- A. Update on Noise Ordinance Planning Director Marcaé Hilton gave an update on the City's upcoming Noise Ordinance.

Adjournment. The Jenks Planning Commission adjourned at 7:08 p.m.

To	Planning Commission
Hearing Date	November 15, 2023
Case Number	PUD 145 and Residential Estate (RE) Zoning
Request	Medium Intensity Approval of Land Use Map amendment
Applicant	Tanner Consulting
Location	North of 141 st Street and east of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD Document
- ☐ Legal Notice

Preparer

Tanner Consulting
City of Jenks

Background Information

SITE SUMMARY | 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 and the consultant believed Local Commercial would be beneficial to residents. 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. The current concept is a gated subdivision with estate size lots subdivision with gated private streets.

LAND USE PLAN AMENDMENT SUMMARY

CITY COUNCIL SUMMARY: Approved, November 07, 2023 | Comprehensive Land Use Plan Amendment | from Local Commercial to Medium Intensity Single-Family.

PLANNING COMMISSION (PC) SUMMARY: Approved, October 26, 2023, unanimously at the reconvened meeting of. 4-0-3 (1 seat vacant and 2 absent) | Comprehensive Land Use Plan Amendment | from Local Commercial to Medium Intensity Single-Family. 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 final five acres was amended to allow for Single-family Residential on November 07, 2023.

Elements of PUD 145

Acres	46.445
Lots	51 Estate Lots
Access	Private, gated
UDO 16-9-8	C.1.b C.2. Qualification and exception Large Reserve Preservation and enhancement of existing landscape, trees and natural features of grove trees along the glen at the south end of the property Mix of Single-family residential, private park High quality building materials (masonry, wood)
Focal points	landscaping Gated entry Entry signage Large common area Small detention area Perimeter fence along Elm and 141st
Local Amenities	Tulsa County South County Recreation Center Elm Pointe Strip Shopping Center
Sewer	Aerobic ODEQ Approval required

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

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.

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.

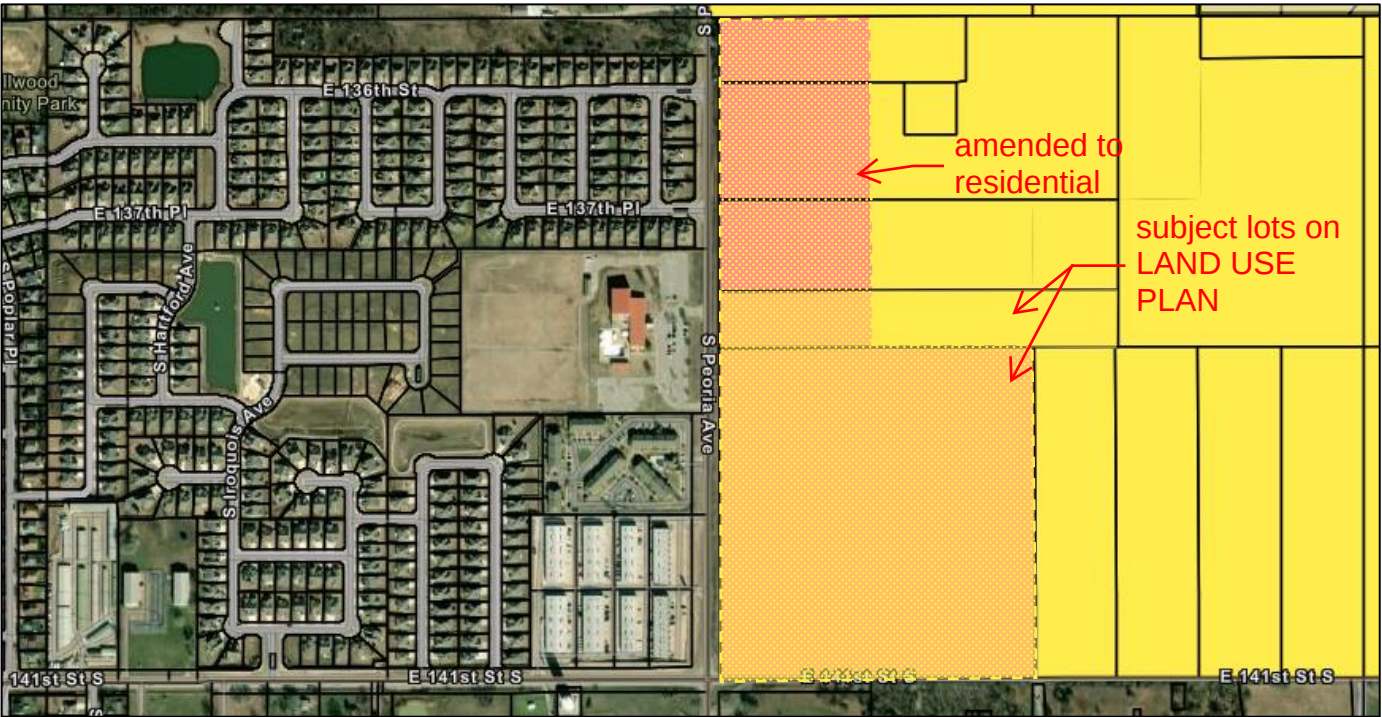
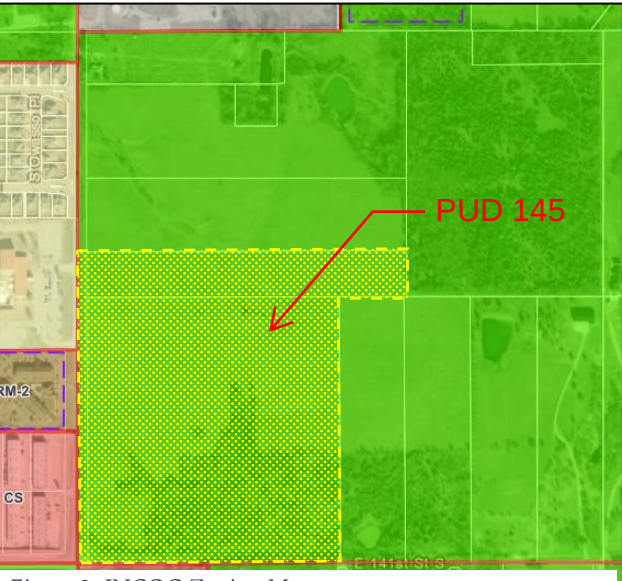


Figure 1: Comprehensive Plan As Approved November 07, 2023



- Zoning:
- North: (AG) Agriculture
 - South: (CS) Commercial Shopping and (AG) Agriculture
 - West: (Glenpool) | (CS) Commercial Shopping, (RM-2) Multi-family, (RS-3) Residential Single-family, Tulsa County Recreation Facility
 - East (AG) Agriculture

Figure 2: INCOG Zoning Map

STAFF COMMENTS | *The PUD as submitted meets the intent and spirit of the UDO. (TAC) Technical Advisory Committee provided no initial comments.*

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

- (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.*
- (B) *General Provisions.*
- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
 - (2) Developments including only single-family detached residential uses, are discouraged, and may not be approved. .Amenity packages may be used to offset "only" single-family. (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
 - (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
 - (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*
- (C) *Site Development Allowances and Modification Standards.*
- (1) Site Development Allowances.*
 - (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*
 - (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.*
 - (2) Modification Standards. In addition to the Standards for Review established in section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards*

shall not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.

- (a) Public Gathering Space. The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string or Tivoli lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.*
 - (b) Sustainable Design. The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.*
 - (c) Landscape Conservation and Visual Enhancement. The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.*
 - (d) Mix of Uses. The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.*
 - (e) Affordability. The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to 80 percent of the area median income.*
 - (f) Universal Design. The Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.*
 - (g) High Quality Building Materials. The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood.*
- (D) Standards for Review. Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special man-made or natural features of the site. Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in section 16-9-8(C)(2). No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:*
- (1) Comprehensive Plan Alignment. The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*
 - (2) Placemaking. The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.*
 - (3) Integrated Design with Identifiable Centers and Edges. The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.*
 - (4) Public Welfare. The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*
 - (5) Compatibility with Adjacent Land Uses. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all*

adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.

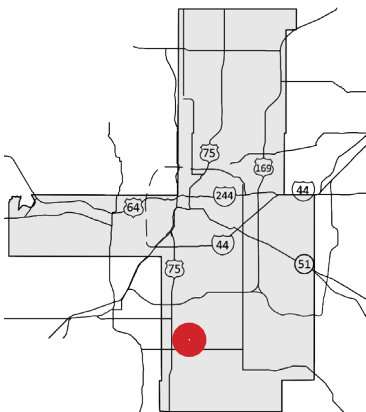
- (6) Impact on Public Facilities and Resources. The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.*
- (7) Archaeological, Historical or Cultural Impact. 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.*
- (8) Drives, Parking and Circulation. The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.*
- (E) Pre-Application Public Meeting. The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.*
- (F) Hearing and Recommendation by the Planning Commission. The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.*
- (G) Action by the City Council. The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:
 - (1) Approve the application,*
 - (2) Approve the application with modifications,*
 - (3) Deny the application,*
 - (4) Refer the application back to the Planning Commission for further review, or*
 - (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.**
- (H) Zoning Map Amendment. Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.*
- (I) Additional Application Requirements. A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).*
- (J) Amendments to Approved Planned Unit Development.*

- (1) *Determination of Level of Change. Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.*
- (2) *Major Amendment. A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:*
 - (a) *Increase density,*
 - (b) *Increase the height of buildings,*
 - (c) *Reduce open space by more than five percent,*
 - (d) *Modify the proportion of housing types,*
 - (e) *Change parking areas in a manner that is inconsistent with this UDO,*
 - (f) *Increase the approved gross floor area by more than 500 square feet,*
 - (g) *Alter alignment of roads, utilities, or drainage, or*
 - (h) *Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.*
- (3) *Minor Amendment. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).*
- (4) *Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.*
- (K) *Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.*
- (1) *Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.*

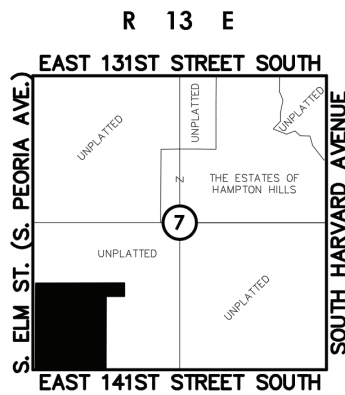
RECOMMENDATION | *Staff recommends approval of the request for a Single-family development due to the lack of infrastructure and the excellence of the PUD providing a unique product to the City of Jenks.*

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'



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



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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.

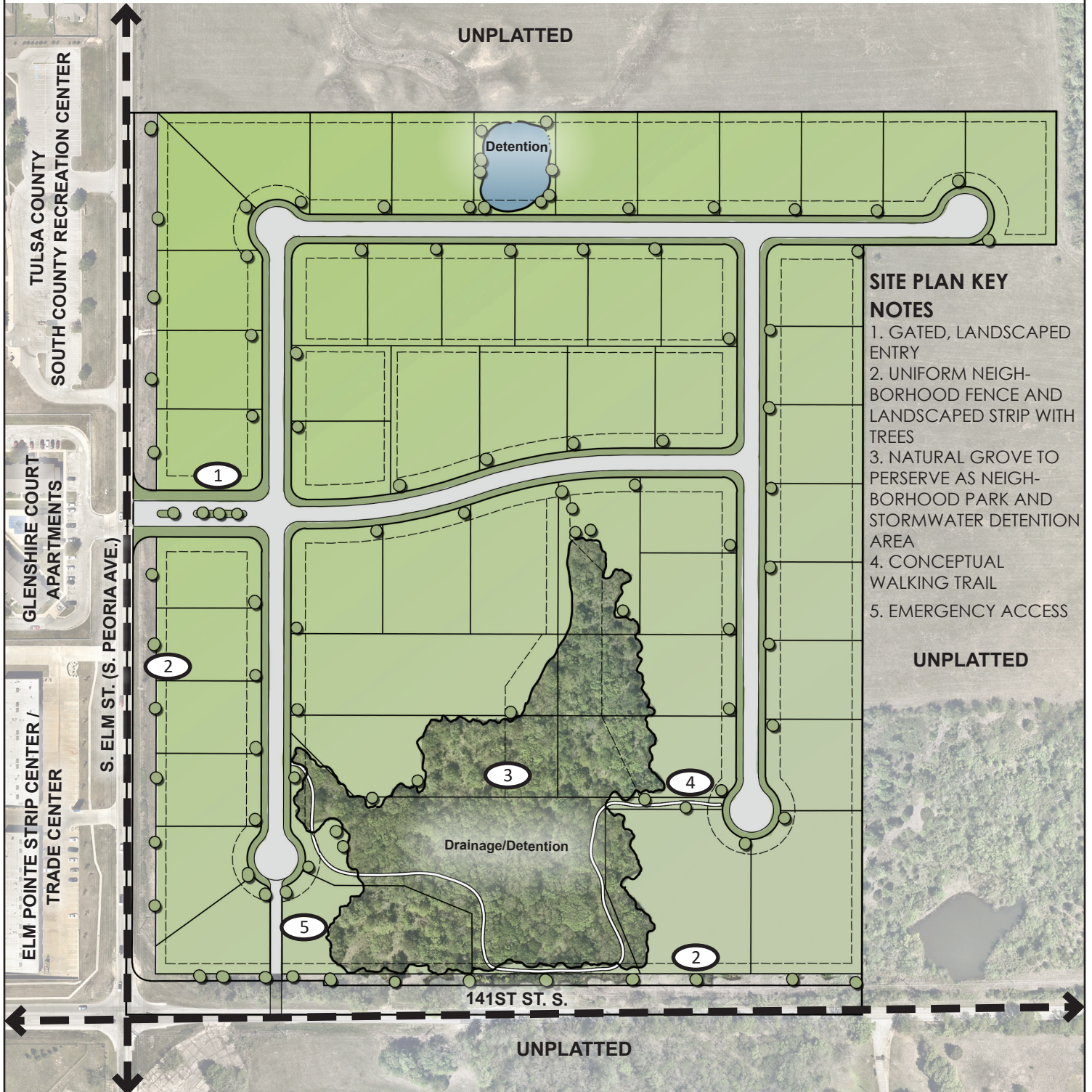
The PUD shall be developed in accordance with the use and development regulations of the City of Jenks Unified Development Ordinance, except as otherwise specified herein.

141st and Elm

EXHIBIT A

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF OCTOBER 6, 2023



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. RE		
Maximum Number of Lots:	59	NA
Minimum Lot Width †:	120 FT	150
Minimum Street Frontage:	30 FT	150
Minimum Lot Size:	21,780 SF (1/2 AC)	24,000
Maximum Building Height:	2 Stories and 35 FT *	35
Off-street Parking:	Minimum two (2) enclosed off-street parking spaces required per dwelling unit **	
Maximum Impervious Surface Coverage:	70%	25%
Minimum Yard Setbacks:		
Front Yard:	25 FT	25
Rear Yard:	20 FT	25
Side Yard (Interior):	5 FT & 5 FT	15
Side Yard Abutting a Street:	15 FT Dwelling; 20 FT Garage Facing Street	20
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.

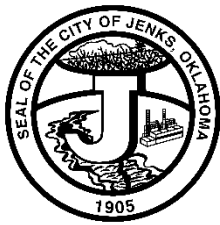
The site is moderately sloped and includes an east-west saddleback ridge around the northern 1/3 of the site. The majority of the site drains to a glen at the center of the south line of the site, which ultimately drains to Posey Creek. The primary stormwater detention will be located in this area, conceptually 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
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 23 PUD 145

Request: PUD & Zone Change

Request by Tanner Consulting for a Residential Planned Unit Development and a change in the underlying zoning from AG (Agriculture) to RE (Residential Estate).

Legal 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.

General Location: NE Corner of 141st St. and Elm St.

Hearing Date: Wednesday, 15 November 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 17 October 2023.

Marcae Hilton, Secretary
Jenks Planning Commission

