

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. WEDNESDAY, DECEMBER 13, 2023
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

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

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

- 1.A. Approve minutes of the regular meeting held on November 15, 2023

Documents:

[2023.11.15 PC MINUTES.PDF](#)

- 1.B. Approve Final Plat for Harvard Oaks. General Location: 135th and Harvard

Documents:

1. [SR.HARVARDOAKS.PC12.13.23.PDF](#)
2. [HARVARD OAKS \(21-104.00\) - FINAL PLAT.PDF](#)
3. [HARVARD OAKS \(21-104.00\) - DOD.PDF](#)

- 1.C. Approve JL 23-390, an application by Kelsey Pierce for a lot split and combination.
General Location: 4769 E 131st St, Bixby

Documents:

1. [SR.JL 23-390 - HILL AND DETRING SWAP.PDF](#)
2. [23-0026 BILL HILL BNDY LINE AGMT_PLAT REV0 061923.PDF](#)
3. [23-0026 HILL DETRING PARCEL SWAP LEGALS \(00839280XB6E08\).PDF](#)

- 1.D. Approve Preliminary Plat for Pine Ridge. General Location: 141st and Elm

Documents:

- 1.SR.PINE RIDGE.141 ELM.PDF
2. PINERIDGE_PRELIMINARYPLAT.PDF

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. Approve Preliminary Plat for 121st and Elm Complex by AAB Engineering. General Location: 121st and Elm.

Documents:

1. SR.121ELMCOMPLEX.PC.12.13.23.PDF
2. 121ST ELM COMPLEX PUD.PDF
3. 121ST ELM - PLAT.MH.PDF
4. 121ST ELM - PLAT1-4.PDF

4. JZ 23 PUD 147: Request by Nathalie Cornett for a Planned Unit Development to allow for Residential and Office uses. General Location: 322 W B St

Documents:

1. SR.JZ 23 PUD 147 TULSAGIRLS.PDF
2. PUD 147 (REVISED 2023 1211).PDF
3. JZ 23 PUD 147 PUBLIC NOTICE [322 W B ST].PDF

5. JZ 23 PUD 146: Request by Bell Land Use for a Planned Unit Development and a zone change for the underlying zoning from AG (Agriculture) to RS-3 (Residential Single Family) and CS (Commercial Shopping). General Location: 131st and Elm

Documents:

- 1.SR.PUD 146.GLENWOOD RIDGE.PC12.13.23.PDF
2. GLENWOOD RIDGE PUD APPLICATION.PDF
3. JZ 23 PUD 146 PUBLIC NOTICE [131ST AND ELM].PDF

6. JZ 23-688: Request by Charles Crow for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location 424 W 111th St

Documents:

1. SR.JZ 23-688CROW.PDF
2. PUBLIC NOTICE - JZ 23-688 [424 W 111TH ST].PDF
3. REQUEST TO REZONE 424 PROPERTY.PDF

7. JZ 23 PUD 98.ma3: Request by Alan Bechan for approval of Major Amendment #3 to PUD 98 to allow for automotive uses and a change in the material requirements. General Location: 313 S Franklin

Documents:

- 1.SR.JZ23 PUD 98.MA3.2900 WEST MAIN.PDF
2. LOT 11-13 2900 WEST MAIN PUD AMENDMENT.PDF
3. 2900 WEST MAIN PUD.PDF
4. PUBLIC NOTICE - JZ 23 PUD 98.MA3 [313 S FRANKLIN ST].PDF
5. 2900 WEST MAIN.PDF
6. MOTORSPORTS COLLECTIVE-PUD SUBMITTAL.PDF

8. JZ 23-689: Request by Alan Betchan for a zone change from CS (Commercial Shopping)

to CG (Commercial General) to allow for automotive uses. General Location: 313 S Franklin St

Documents:

[1. PUBLIC NOTICE - JZ 23-689 \[313 S FRANKLIN ST\].PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. WEDNESDAY, NOVEMBER 15, 2023
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on November 15, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

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

Absent

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. Approve minutes of the special meeting held on October 19, 2023
 - B. Approve minutes of the special meeting held on October 26, 2023

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

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

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
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 Planning Director Marcaé Hilton introduced Item 3 and answered questions. Erik Enyart (5323 S Lewis) & Michael Lamb (114 S 3rd St) addressed the Commission about the application and answered questions.

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

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

NAY: None

Motion carried.

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 7:17 p.m.

To	Planning Commission
Hearing Date	December 13, 2023
Case Number	Harvard Oaks (Formerly: Row's Meadow)
Request	Approval of Final Plat
Location	South of 131 ST Street S and East of Harvard (North of Grey Oaks)
Applicant	TEP

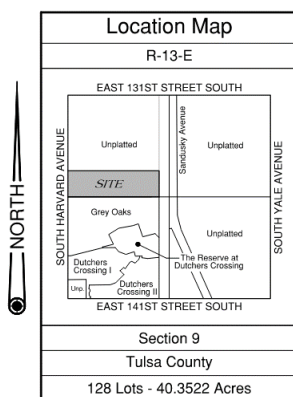
Staff Report	Preparer Marcaé Hilton
--------------	--------------------------

Attachments	Preparer
-------------	----------

☐ Plat Documents	TEP
---	-----

Background Information

STAFF COMMENTARY | Tulsa Engineering & Planning (TEP) is seeking a recommendation of approval for the Final Plat *Harvard Oaks* formerly known as *Row's Meadows* a Cozort development. This is a Forty-acre (40) development for single-family detached residential with amenities. TEP worked closely with staff on this project reviewing and applying the UDO prior to adoption, working diligently to confirm the proposed PUD 136 and Preliminary Plat met all the requirements. The property has been farmed for hay and other AG purposes for many decades. There is a maximum of 135 lots allowed ranging from 60-65 feet x 130 feet.



CC SUMMARY | October 19, 2022 (Regularly Scheduled Meeting) Approved

PC SUMMARY | October 06, 2022 (Regularly Scheduled Meeting) Approved (6-1-0) Mr. Davis absent.

CC SUMMARY | August 16, 2022 (Regularly Scheduled Meeting) Approval of JZ 22-PUD 136 (Ordinance No. 1595). Russell Cozort and Tim Terral both addressed the City Council.

PC SUMMARY | August 4, 2022 (Regularly Scheduled Meeting) Approval of PUD 136. Russell Cozort and Tim Terral both addressed the Commission about the application. Commissioner John Brown asked about the water well and plugged well. Commissioner Craig Bowman made a recommendation to approve with the

recommendation that stops signs be added to slow traffic. Staff will send the plat to Public Safety for review and input on traffic calming. Commissioner Jeffery Beyer seconded the motion. A roll call vote of members was taken as follows: YEA: Bowman, Randolph, Beyer, Brown, Davis, Bors, West | NAY: None | Motion carried

PLANNING DATA

Intended Use	Detached (Single-family Residential),
Zoning	PUD 136 RS2 (Residential Single-family)
Parcel ID No.	9730-973-092-5180
STR	SECTION 09, TOWNSHIP 17, RANGE 13
Gross Acres	40.3522
Plat	Row's Meadow 7 Blocks 128 Lots
Citizen Comments	None plats are not advertised, they are administrative.
School System	Bixby Schools
Private Covenants	Deed of Dedication shall match the approved PUD 136. Other private covenants, outside of PUD 136, HOA or other documents are not enforced by the City of Jenks.
Council Ward	District 3 Craig Murray
TAC Final Plat	November 14, 2023 No TAC comments provided Chris Cloyde, COJ Comments on the <i>Harvard Oaks</i> : 1. August 21-22, 2023 Coordination with PSO for Access to Kimberly Clark Place across PSO property/easement. 2. September 05, 2023 Reviewed the drainage report and Paving/Grading/Storm Plans for the Harvard Oaks. Provided three comments to be addressed. 3. December 06, 2023 Erosion control around the ponds and installation of street subgrade continues.
TAC Preliminary Plat	September 19, 2022 Chris Cloyde, COJ Comments on the <i>Row's Meadow</i> : 1. The date of preparation on the plat face and DOD don't match. 2. The bearing on the eastern boundary does not match the legal description on the DOD. 3. The width of the right-of-way dedication is not shown. Marcae Hilton, COJ Comments 4. Add correct PUD 136. 5. Street Names to be added to Final Plat along with addresses. 6. Bring Utilities to north at stub out for future connection.

(E) *Major Subdivisions.*

(6) *Final Plat. The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.*

(a) *Final Plat Review Requirements. The final plat shall contain the following:*

- ☐ *The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.*
- ☐ *The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.*
- ☐ *The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.*
- ☐ *The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.*
- ☐ *The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.*

- *The size in acres and total number of lots in the subdivision.*
 - *The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.*
 - *Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:*
 - (i) *The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,*
 - (ii) *The boundary lines of the land being subdivided fully dimensioned,*
 - (iii) *The boundary lines and widths of all proposed streets and alley fully dimensioned,*
 - (iv) *Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,*
 - (v) *The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,*
 - (vi) *The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,*
 - (vii) *Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,*
 - *Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,*
 - (i) *The location of the base line and base line monuments,*
 - (ii) *Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - (iii) *Conforms to Subdivision Regulations for design and lay-out,*
 - (iv) *Minimizes likely development cost for Owner's development goals,*
 - (v) *Connects with current and anticipated future abutting development(s),*
 - (vi) *Lot dimensions and shapes facilitate private use and infrastructure placement,*
 - (vii) *Takes advantage of existing environmental features of the property.*
 - *Additional Engineering Checklist Items: See section (5)(b).*
- (b) *Record Plat Document Review Requirements.*
- *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*
 - *The following certifications shall be shown on the record plat:*
 - (i) *The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
 - (ii) *The certificate for release of mortgage for land dedicated to the public.*
 - (iii) *Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*
 - (iv) *The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.*
 - (v) *The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.*
 - (vi) *The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.*
 - (vii) *The certificate by the County Treasurer that all land taxes have been paid on the property.*
- (c) *Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.*
- (d) *Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.*
- (e) *Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.*

- (7) *Time Limit.* The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.
- (8) *Vacated Plats.* The vacation of a plat by District Court action or by written instrument as provided by 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.
- (9) *Platting Waiver.* The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat.

(Ord. No. 1581 , § II, 4-5-2022)

Staff Evaluation & Recommendation

EVALUATION Staff believes the Final Plat request will be in compliance with all City and PUD requirements upon correction of comments. Approval of the Final plat is necessary for future project development. Filing of Final Plat is required for release of building permits.

CONDITIONS OF APPROVAL:

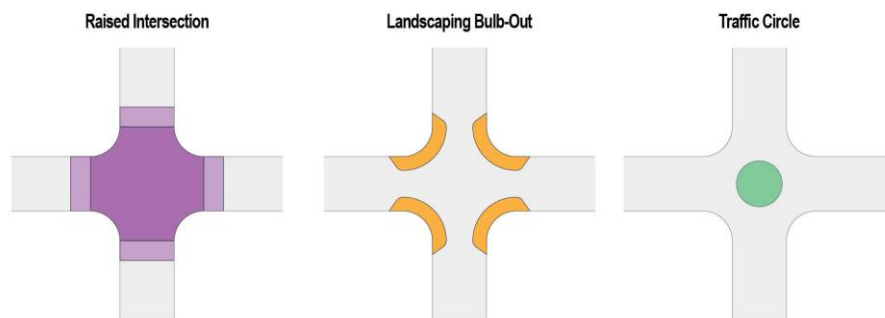
1. Any unresolved TAC comments (no new comments were provided).
2. Continue to work with City Development Staff to improve intersection safety.

Remedy may include but is not limited to (per UDO):

Sec. 16-8-8. Street Design Standards.

- (A) *Traffic Calming Devices.* The use of traffic calming devices such as raised intersections, landscaping bulb-outs, and traffic circles are encouraged as alternatives to conventional traffic control measures.

Figure 8.5: Traffic Calming Devices



- (B) *Street Markers and Traffic Control Signs.* All street markers and traffic control signs posted in accordance with the Manual of Uniform Traffic Control Devices shall be installed by the subdivider prior to the issuance of any certificates of occupancy for any building on that street.

3. Street Names and Addresses to be corrected and added to Final Plat.
4. Add proper signature lines on DOD.

RECOMMENDATION: Staff and TAC recommend conditional approval of the Final Plat "Harvard Oaks".

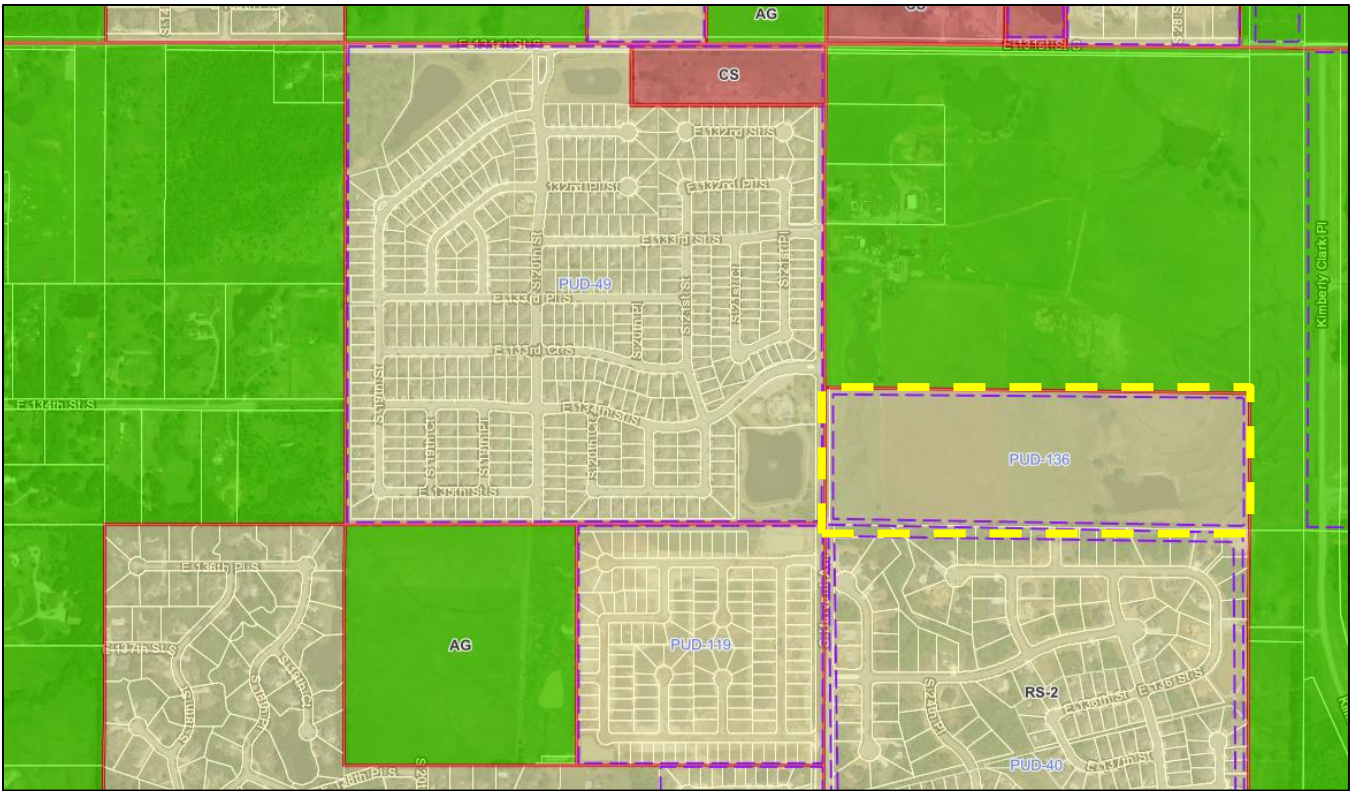


Figure 1: Zoning Map

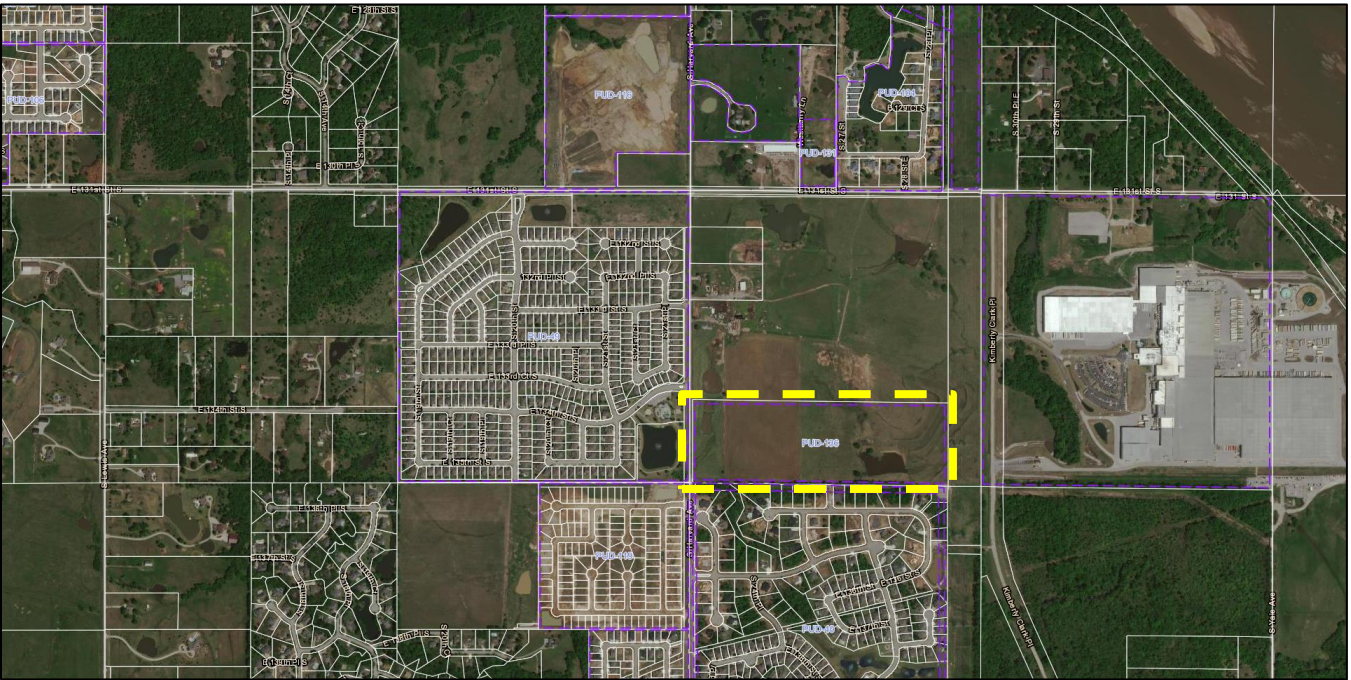


Figure 2: Aerial View

Legend

B/L = Building Line
B/L & U/E = Building Line and Utility Easement
= Right-Of-Way dedicated to this plat.
= Lot Address

Res. = Reserve
U/E = Utility Easement
ODE = Overland Drainage Easement
SWE = Sidewalk Easement

Monument Notes

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for this plat are based on an assumed bearing of N 0°07'24"E along the west line of the NW/4 of Section 9, T-17-N, R-13-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

A "MAG" nail in concrete paving edging approximately 217' north and 13' east of the center of the intersection of E. 136th Ct. and S. 26th St.

Elevation = 661.21 NAVD88

Backflow Preventer Valve

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Lot Areas

BLOCK 1	Lot	Area (S.F.)	BLOCK 2	Lot	Area (S.F.)	BLOCK 3	Lot	Area (S.F.)	BLOCK 4	Lot	Area (S.F.)	BLOCK 5	Lot	Area (S.F.)	BLOCK 6	Lot	Area (S.F.)	BLOCK 7	Lot	Area (S.F.)
	1	10,264		1	9,255		15	7,800		15	7,800									
	2	7,920		2	7,800		16	8,450		16	8,450									
	3	9,343		3	8,966		17	7,800		17	7,800									
	4	17,368		4	12,018		18	7,800		18	7,800									
	5	8,743		5	11,984		19	8,450		19	8,450									
	6	7,800		6	11,950		20	8,006		20	8,006									
	7	7,800		7	12,575		1	8,966		1	8,966									
	8	7,800		8	12,239		2	7,800		2	7,800									
	9	8,450		9	10,098		3	7,800		3	7,800									
10	7,800	10	8,401	4	8,450	4	8,450													
11	7,800	11	9,129	5	7,800	5	7,800													
12	8,450	12	10,805	6	7,800	6	7,800													
13	7,800	13	2,862	7	8,450	7	8,450													
14	7,800	14	9,563	8	7,800	8	7,800													
15	7,800	15	13,465	9	7,800	9	7,800													
16	7,800	16	12,009	10	8,966	10	8,966													
17	7,800	17	12,179	11	8,966	11	8,966													
18	8,450	18	12,348	12	7,800	12	7,800													
19	8,966	19	12,518	13	7,800	13	7,800													
20	8,450	20	12,688	14	8,450	14	8,450													
21	8,450	21	12,548	15	7,800	15	7,800													
22	7,800	22	12,548	16	7,800	16	7,800													
23	7,800	23	12,548	17	8,450	17	8,450													
24	7,800	24	12,548	18	7,800	18	7,800													
25	7,800	25	12,548	19	7,800	19	7,800													
26	7,800	26	12,548	20	8,966	20	8,966													
27	7,800	27	12,548	1	8,966	1	8,966													
28	7,800	28	12,548	2	7,800	2	7,800													
29	7,800	29	12,548	3	7,800	3	7,800													
30	7,800	30	12,548	4	7,800	4	7,800													
31	7,800	31	12,548	5	8,450	5	8,450													
32	7,800	32	12,548	6	7,800	6	7,800													
33	7,800	33	12,548	7	7,800	7	7,800													
34	7,800	34	12,548	8	7,800	8	7,800													
35	7,800	35	12,548	9	7,800	9	7,800													
36	7,800	36	12,548	10	8,966	10	8,966													
37	7,800	37	12,548	11	9,216	11	9,216													
38	7,800	38	12,548	12	7,800	12	7,800													
39	7,800	39	12,548	13	7,800	13	7,800													
40	7,800	40	12,548	14	8,450	14	8,450													
41	7,800	41	12,548	15	7,800	15	7,800													
42	7,800	42	12,548	16	7,800	16	7,800													
43	7,800	43	12,548	17	7,800	17	7,800													
44	7,800	44	12,548	18	7,800	18	7,800													
45	7,800	45	12,548	19	7,800	19	7,800													
46	7,800	46	12,548	20	7,800	20	7,800													
47	7,800	47	12,548	1	7,800	1	7,800													
48	7,800	48	12,548	2	7,800	2	7,800													
49	7,800	49	12,548	3	7,800	3	7,800													
50	7,800	50	12,548	4	7,800	4	7,800													
51	7,800	51	12,548	5	7,800	5	7,800													
52	7,800	52	12,548	6	7,800	6	7,800													
53	7,800	53	12,548	7	7,800	7	7,800													
54	7,800	54	12,548	8	7,800	8	7,800													
55	7,800	55	12,548	9	7,800	9	7,800													
56	7,800	56	12,548	10	7,800	10	7,800													
57	7,800	57	12,548	11	7,800	11	7,800													
58	7,800	58	12,548	12	7,800	12	7,800													
59	7,800	59	12,548	13	7,800	13	7,800													
60	7,800	60	12,548	14	7,800	14	7,800													
61	7,800	61	12,548	15	7,800	15	7,800													
62	7,800	62	12,548	16	7,800	16	7,800													
63	7,800	63	12,548	17	7,800	17	7,800													
64	7,800	64	12,548	18	7,800	18	7,800													
65	7,800	65	12,548	19	7,800	19	7,800													
66	7,800	66	12,548	20	7,800	20	7,800													
67	7,800	67	12,548	1	7,800	1	7,800													
68	7,800	68	12,548	2	7,800	2	7,800													
69	7,800	69	12,548	3	7,800	3	7,800													
70	7,800	70	12,548	4	7,800	4	7,800													
71	7,800	71	12,548	5	7,800	5	7,800													
72	7,800	72	12,548	6	7,800	6	7,800													
73	7,800	73	12,548	7	7,800	7	7,800													
74	7,800	74	12,548	8	7,800	8	7,800													
75	7,800	75	12,548	9	7,800	9	7,800													
76	7,800	76	12,548	10	7,800	10	7,800													
77	7,800	77	12,548	11	7,800	11	7,800													
78	7,800	78	12,548	12	7,800	12	7,800													
79	7,800	79	12,548	13	7,800	13	7,800													
80	7,800	80	12,548	14	7,800	14	7,800													
81	7,800	81	12,548	15	7,800	15	7,800													
82	7,800	82	12,548	16	7,800	16	7,800													
83	7,800	83	12,548	17	7,800	17	7,800													
84	7,800	84	12,548	18	7,800	18	7,800													
85	7,800	85	12,548	19	7,800	19	7,800													
86	7,800	86	12,548	20	7,800	20	7,800													
87	7,800	87	12,548	1	7,800	1	7,800													
88	7,800	88	12,548	2	7,800	2	7,800													
89	7,800	89	12,548	3	7,800	3	7,800													
90	7,800	90	12,548	4	7,800	4	7,800													
91	7,800	91	12,548	5	7,800	5	7,800													
92	7,800	92	12,548	6	7,800	6	7,800													
93	7,800	93	12,548	7	7,800	7	7,800													
94	7,800	94	12,548	8	7,800	8	7,800													
95	7,800	95	12,548	9	7,800	9	7,800													
96	7,800	96	12,548	10	7,800	10	7,800													
97	7,800	97	12,548	11	7,800	11	7,800													
98	7,800	98	12,548	12	7,800	12	7,800													
99	7,800	99	12,548	13	7,800	13	7,800													
100	7,800	100	12,548	14	7,800	14	7,800													
101	7,800	101	12,548	15	7,800	15	7,800													
102	7,800	102	12,548	16	7,800	16	7,800													
103	7,800	103	12,548	17	7,800	17	7,800													
104	7,800	104	12,548	18	7,800	18	7,800													
105	7,800	105	12,548	19	7,800	19	7,800													
106	7,800	106	12,548	20	7,800	20	7,800													
107	7,800	107	12,548	1	7,800	1	7,800													
108	7,800	108	12,548	2	7,800	2	7,800													
109	7,800	109	12,548	3	7,800	3	7,800													
110	7,800	110	12,548	4	7,800	4	7,800													
111	7,800	111	12,548	5	7,800	5	7,800													
112	7,800	112	12,548	6	7,800	6	7,800													
113	7,800	113	12,548	7	7,800	7	7,800													
114	7,800	114	12,548	8	7,800	8	7,800													
115	7,800	115	12,548	9	7,800	9	7,800													
116	7,800	116	12,548	10	7,800	10	7,800													
117	7,800	117	12,548	11	7,800	11	7,800													
118	7,800	118	12,548	12	7,800	12	7,800													
119	7,800	119	12,548	13	7,800	13	7,800													
120	7,800	120	12,548	14	7,800	14	7,800													
121	7,800	121	12,548	15	7,800	15	7,800													
122	7,800	122	12,548	16	7,800	16	7,800													
123	7,800	123	12,548	17	7,800	17	7,800													
124	7,800	124	12,548	18	7,800	18	7,800													
125	7,800	125	12,548	19	7,800	19	7,800													
126	7,800	126	12,548	20	7,800	20	7,800													
127	7,800	127	12,548	1	7,800	1	7,800													
128	7,800	128	12,548	2	7,800	2	7,800													
129	7,800	129	12,548	3	7,800	3	7,800													
130	7,800	130	12,548	4	7,800	4	7,800													
131	7,800	131	12,548	5	7,800	5	7,800													
132	7,800	132	12,548	6	7,800	6	7,800													
133	7,800	133	12,548	7	7,800	7	7,800													
134	7,800	134	12,548	8	7,800	8	7,800													
135	7,800	135	12,548	9	7,800	9	7,800													
136	7,800	136	12,548	10	7,800	10	7,800													
137	7,800	137	12,548	11	7,800	11	7,800													
138	7,800	138	12,548	12	7,800	12	7,800													
139	7,800	139	12,548	13	7,800	13	7,800													
140	7,800	140	12,548	14	7,800	14	7,800													
141	7,800	141	12,548	15	7,800	15	7,800													
142	7,800	142	12,548	16	7,800	16	7,800													
143	7,800	143	12,548	17	7,800	17	7,800													
144	7,800	144	12,548	18	7,800	18	7,800													
145	7,800	145	12,548	19	7,800	19	7,800													
146	7,800	146	12,548	20	7,800	20	7,800													
147	7,800	147	12,548	1	7,800	1	7,800													
148	7,800	148	12,548	2	7,800	2	7,800													
149	7,800	149	12,548	3	7,800	3	7,800													
150	7,800	150	12,548	4	7,800	4	7,800													
151	7,800	151	12,548	5	7,800	5	7,800													
152	7,800	152	12,548	6	7,800	6	7,800													
153	7,800	153	12,548	7	7,800	7	7,800													
154	7,800	154	12,548	8	7,800	8	7,800													
155	7,800	155	12,548	9	7,800	9	7,800													
156	7,800	156	12,548	10	7,800	10	7,800													
157	7,800	157	12,548	11	7,800	11	7,800													
158	7,800	158	12,548	12	7,800	12	7,800													
159	7,800	159	12,548	13	7,800	13	7,800													
160	7,800	160	12,548	14	7,800	14	7,800													
161	7,800	161	12,548	15	7,800	15	7,800													
162	7,800	162	12,548	16	7,800	16	7,800													
163	7,800	163	12,548	17	7,800	17	7,800													
164	7,800	164	12,548	18	7,800	18	7,800													
165	7,800	165	12,548	19	7,800	19	7,800													
166	7,800	166	12,548	20	7,800	20	7,800													
167	7,800	167	12,548	1																

HARVARD OAKS

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
PLANNED UNIT DEVELOPMENT No. 136

KNOW ALL MEN BY THESE PRESENTS:

WEST LANDING HOLDINGS, L.L.C., an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer", is the owner of the following described land in the City of Jenks (Herein after referred to as the "City"), Tulsa County, State of Oklahoma, to wit:

A tract of land contained within the Northwest Quarter (NW/4) of Section Nine (9), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract being the South 750.00 feet of the Northwest (NW/4) of Section Nine (9), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Less and Except the East 300.00 feet thereof, and being more particularly described as follows:

Beginning at the southwest corner of said Northwest Quarter (NW/4);

Thence N 00°07'24" E, along the west line of said Northwest Quarter (NW/4), a distance of 750.01 feet;

Thence S 89°31'45" E, parallel to the south line of said Northwest Quarter (NW/4), a distance of 2343.43 feet to the west line of General Warranty Deed, Book 4216, Page 1736, as filed in the office of the Tulsa County clerk;

Thence S 00°05'23" W, along said west line, a distance of 750.02 feet to a point on the south line of said Northwest Quarter (NW/4);

Thence N 89°31'45" W, along said south line, a distance of 2343.87 feet to the "Point of Beginning".

Said tract contains 1,757,740 square feet or 40.3522 acres.

The non-astronomic bearings for this survey are based on an assumed bearing of N 00°07'24"E along the west line of the NW/4 of Section 9, T-17-N, R-13-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

And hereby certify that it has caused the above described land to be surveyed, staked, platted, subdivided into four (4) blocks, one hundred and twenty-eight (128) lots and four (4) reserve areas, in conformity with the accompanying plat, and has designated the subdivision as "HARVARD OAKS", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. Public Streets and General Utility Easements

The Owner/Developer does hereby dedicate for public use the streets as depicted on the accompanying plat and does further dedicate for public use the utility easements as depicted on the accompanying plat as "U/E", "Esmt." or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves to itself, and to it's assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the "City", and by the supplier of any affected utility service, that within the streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences and walls.

1.2. Underground Service

1.2.1 Street light poles or standards shall be served by underground cable. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the street as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways. The Owner/Developer does

hereby restrict the utility easements shown and designated on the accompanying plat to a single supplier of electrical service.

1.2.2 Underground service cables and gas service lines to all structures which are located within the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.

1.2.3 The supplier of electric, telephone, cable television and gas services, through its agents and employees, shall at all times have the right of access to all easement ways shown on the plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on their lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or their agents or contractors.

1.2.5 The foregoing covenants set forth in this sub-section 1.2 shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

1.3. Water and Sewer Service

1.3.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main or public sanitary sewer main. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited.

1.3.2 The "City", or its successors, will be responsible for ordinary maintenance of public water main, or public sanitary sewer main, but the owner of each lot will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or their agents or contractors.

1.3.3 The "City" or its successors through its proper agents and employees shall at all times have right of access with the right of equipment to all such easement-ways shown on said plat, or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

1.3.4 The foregoing covenants concerning water and sewer facilities shall be enforceable by the "City" or it successors, and the owner of each lot agrees to be bound hereby.

1.4 Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner of the lot or its agents or contractors.

1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.4.4 ONG's easement(s) recorded in Document # 2006111645 remain in full force and effect. ONG's easement(s) pre-date the right-of-way dedication in this plat and may prohibit or limit certain uses of ONG's right-of-way, including paving, other utility lines, and permanent structures, without ONG's prior written consent.

1.5 Surface Drainage

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across their lot. The foregoing covenants set forth in this sub section 1.5 shall be enforceable by any affected lot owner and by the "City".

1.6 Paving and Landscaping Within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the "City" or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7 Storm Sewer

1.7.1 The "City", or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

1.7.2 No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

1.7.3 The "City", or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

1.7.4 The foregoing covenants concerning the public storm sewer system shall be enforceable by the "City", or its successor, and the owner of each lot agrees to be bound hereby.

1.7.5 The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm sewer, shall be prohibited.

1.8 Reservation of Rights and Covenant as to Obstructions

The Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat and to areas outside of the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the "City", and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing and landscaping, that do not constitute an obstruction.

1.9 Limits of No Access

The Owner/Developer hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Harvard Avenue within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or released by the "City" or its successors, or as otherwise provided by the statutes and laws of the State of Oklahoma. "Limits of No Access" shall be enforceable by the "City".

1.10 Pipeline Right-of-Way

The Conoco Phillips 50 Foot wide pipeline Right-of-Way, as shown on the face of the plat and referenced by Document number 2006065628 and the TransOK 50 Foot wide pipeline Right-of-Way, as shown on the face of the plat and referenced by Book 6514, Page 1872, shall be for the exclusive use of the pipeline right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.

SECTION II. RESERVE AREAS

2.1 Use of Land

2.1.1 Reserve Areas "A", "B", "C" and "D"

Reserves "A", "B", "C" and "D" shall be limited to use for utilities, overland drainage, stormwater detention, open space, recreational facilities, landscaping, drainage, fencing, signage, ingress and egress and is reserved for subsequent conveyance to the Homeowners' Association to be formed pursuant to Section VI. hereof. The Homeowners' Association shall be responsible for the maintenance of Reserves "A", "B", "C" and "D".

2.2 All Reserves

2.2.1 All costs and expenses associated with all reserves, including maintenance of various improvements and recreational facilities will be the responsibility of the Homeowners' Association.

2.2.2 In the event the Homeowners' Association should fail to properly maintain the reserve areas and facilities thereon located as above provided, the "City", or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the Homeowners' Association.

2.2.3 In the event the Homeowners' Association fails to pay the cost of said maintenance after completion of the maintenance and receipt of a statement of costs, the "City" may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each of the lots within the development, provided however, the lien against each residential lot shall be limited to 1/128 of the costs. This lien may be foreclosed by the "City".

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "HARVARD OAKS" was submitted as part of a planned unit development (designated as PUD No. 136) pursuant to Section 16-9-8 of the City of Jenks Unified Development Code.

WHEREAS, the planned unit development provisions of the "City" Unified Development Code require the establishment of covenants of record, inuring to and enforceable by the "City", sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the "City".

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

3.1 General Standards

The development of "HARVARD OAKS" shall be subject to the planned unit development provisions of the "City" Unified Development Code, as such provisions existed August 16, 2022, or as may be subsequently amended.

3.2 Use of Land:

Uses permitted by right in the RS2 Zoning District.

3.3 Minimum Lot Size: 7,500 sq. ft.

3.4 Minimum Lot Width: 58 feet

3.5 Minimum Building Setbacks:

- Front Yard	20 feet
- Garage	25 feet
- Rear Yard	20 feet
- Rear Yard abutting South Harvard Avenue	25 feet
- Side Yard	5 ft./5 ft.
- Side Yard Abutting a Public Street*	15 feet*

* Garage openings shall be permitted on the Side Yard abutting a public street if the Side Yard setback is increased to 25 ft., for garage openings only, the Side Yard will remain 15 ft. for all other portions of the structure.

3.6 Maximum Building Height: 35 feet

Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.

3.7 Livability Space: 3,500 SF

3.8 Other Bulk and Area Requirements:

As established in the RS2 Zoning District

3.9 Floor Area Of Dwelling:

3.9.1 Single Story. A single story dwelling shall have at least 2,000 square

feet of finished heated living area.

3.9.2 Two Story and Story-and-a-Half. If a dwelling has two levels or stories immediately above and below each other, measured vertically, and all such levels or stories are above the finished exterior grade of such dwelling, then such dwelling shall have at least 1,600 square feet of finished heated living area on the first story or level and shall have a total of the various levels or stories of at least 2,600 square feet of finished heated living area.

3.10 Masonry Requirements:

The first story exterior walls of any dwelling erected on any lot shall be 100% masonry (brick, stone, stucco, Hardy Panel or any other masonry material approved by the "City"). For calculation of required masonry, exterior doors, windows, and wall surfaces under porches may be excluded. No vinyl or metal siding is to be allowed on any second floor walls of any dwelling.

3.11 Amenities, Landscaping and Open Space:

There are two proposed Neighborhood Park areas, located within the Harvard Oaks PUD. Neighborhood Park 'A' is located in Reserve 'D' and will feature a pond with a dock, large playground area, a dog park, a small parking area, landscaping and a trail system around the pond that will connect with the sidewalk/pedestrian circulation system located within Harvard Oaks and along South Harvard Avenue. Neighborhood Park 'B', located in Reserve 'A', will feature the (dry) stormwater detention pond area for active and passive open space, landscaping and a trail system around the pond that will also connect with the sidewalk/pedestrian circulation system located within Harvard Oaks and along South Harvard Avenue. There will also be two linear parks, located along the south boundary area of the site, that connect the two Neighborhood Parks via open space and the internal trail system. In addition, there will be a landscaped and irrigated entryway off of South Harvard Avenue that will have street light, as well as a 6' masonry and wood screening wall located along the South Harvard Avenue frontage. Any additional landscaping and open space will be provided in accordance with City of Jenks Zoning Code.

The open lot areas of individual lots, shall be sodded and the front of each residence professionally landscaped before a Certificate of Occupancy is issued. Plant material shall be sufficient in size, quantity and spacing to achieve a full foundation planting across the entire front elevation of the home. In addition, each lot is to be fully irrigated with an irrigation system. Any fences built within Harvard Oaks will not be allowed to have any fencing that come to a point on the top of the fence. All fencing in Harvard Oaks will conform to the Unified Development Ordinance, Section 16-6-5. Fences. This will include fence heights, materials, location, 15' site triangle, among any other requirements identified in this section.

3.12 Homeowners' Association:

The Harvard Oaks Homeowners' Association, to be established, will have as its main objective, the maintenance of the Neighborhood Parks, linear parks, landscaped entryways and reserve/open space areas. Membership in the Harvard Oaks Homeowners' Association will be mandatory for all lot owners.

Final documents for the Harvard Oaks Homeowners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

SECTION IV. ARCHITECTURAL DESIGN COMMITTEE

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land, and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

4.1. Architectural Design Committee - Plan Review

4.1.1 No building, gazebo, swimming pool, improvements, concrete driveway, fence, or wall shall be erected, placed or altered on any lot in the subdivision until the plans and specifications have been approved in writing by WEST LANDING HOLDINGS, L.L.C., an Oklahoma limited liability company, or its authorized representatives or successors, which are hereinafter referred to as the "Architectural Design Committee". For each building and/or improvement, the required plans and specifications shall be submitted in duplicate and include a site plan with drainage concept, floor plan, exterior elevations, exterior materials. In the event the Architectural Design Committee fails to approve or disapprove plans and specifications submitted to it as herein required within 14 days after submission, or in the event no suit to enjoin the erection of the building or structure or the making of an alteration has been commenced prior to the 30th day following completion thereof, approval of the Architectural Design Committee shall not be required and this covenant shall be

HARVARD OAKS

Date of Preparation: October 31, 2023

Sheet 2 of 3

The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.

deemed to have been fully complied with. The approval or failure to approve building plans shall not be deemed a waiver of any restriction. 4.1.2 The Architectural Design Committee's purpose is to promote good design and compatibility within the subdivision and in its review of plans or determination of any waiver as hereinafter authorized may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected and the harmony thereof with the surrounding area. The Architectural Design Committee shall not be liable for any approval, disapproval or failure to approve hereunder and it's approval of building plans shall not constitute a warranty of responsibility for building methods, materials, procedures, structural design, grading or drainage or code violations. Nothing herein contained shall be deemed to prevent any lot owner in the subdivision from prosecuting any legal action relating to improvements within the subdivision which they would otherwise be entitled to prosecute. 4.1.3 The Architectural Design Committee's objective is to advance the harmonious use of landscaping, fencing, hardscaping, landscape lighting and other landscape design items to promote compatibility and conformity within the subdivision. The Architectural Design Committee reserves the authority to review, approve, or reject the type of landscaping, landscape design items, or play structures of any kind which may be placed in public view by any lot owner and determined in the discretion of the Architectural Design committee to be incompatible with the overall design standards of "HARVARD OAKS". 4.1.4 The Architectural Design Committee reserves the right, in their sole discretion and without joinder of any owner at any time so long as WEST LANDING HOLDINGS, L.L.C. is the owner of any lot or any part thereof, to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by them as Architectural Design Committee and filed in the County Clerk's office in the Courthouse of Tulsa County, Oklahoma. 4.1.5 The powers and duties of the Architectural Design Committee shall, on the 1st day of January, 2032, be deemed transferred to the Homeowners' Association provided for in Section VI., or upon written assignment to the Homeowners' Association by the Architectural Design Committee, whichever occurs first, and thereafter the foregoing powers and duties shall be exercised by the board of directors of the Homeowners' Association or authorized representatives. 4.1.6 WEST LANDING HOLDINGS, L.L.C., reserves the right in their sole discretion and without joinder of any lot owner at any time, so long as WEST LANDING HOLDINGS, L.L.C., is the owner of any lot or part thereof to amend, revise, or abolish any one or more of the above covenants and restrictions within this Section IV., by instrument duly executed and acknowledged by them as the Architectural Committee and filed in the County Clerk's office in the Tulsa County Courthouse, Tulsa, Oklahoma. SECTION V. PRIVATE BUILDING AND USE RESTRICTIONS WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein. THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land, and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.	5.3 <u>Foundations</u> Any exposed foundation shall be of brick, stone, or stucco. No stem walls shall be exposed. 5.4 <u>Siding</u> All 4 x 8 wood, masonite or stucco board siding must have textured face and 1 x 4 batts applied at 24 o.c. All joints must be batted. 5.5 <u>Masonry</u> The first story exterior walls of any dwelling erected on any lot shall be 100% masonry (brick, stone, stucco, Hardy Panel or any masonry material approved by the "City"). For calculation of required masonry, exterior doors, windows, and wall surfaces under porches may be excluded. No vinyl or metal siding is to be allowed on any second floor walls of any dwelling. 5.6 <u>Windows</u> Aluminum windows with a mill finish are not permitted. 5.7 <u>Roof Pitch</u> No dwelling shall have a roof pitch of less than 8/12 over 75% of the horizontal area covered by roof and no roof shall have a pitch of less than 4/12 over porches, patios, and/or dormers. 5.8 <u>Roofing Materials</u> Roofing shall be "TAMKO" Heritage® 30 (Color - Weathered Wood) self-sealing composition roofing shingles. Provided however, in the event that such roofing should not be available, alternative roofing of comparable quality shall be permitted upon the determination of the Architectural Design Committee that the proposed alternative is of comparable or better quality and of a design and color which is compatible with the roofing described above. 5.9 <u>Vents and Chimney Caps</u> 1. All exposed sheet metal flashings, vent pipes and chimney caps shall be painted. 2. All non-masonry fireplaces shall use the uniform terminator cap design designated by the Owner/Developer of "HARVARD OAKS". 5.10 <u>On-site Construction</u> No existing or off-site built structure shall be moved onto or placed on any lot. 5.11 <u>Outbuildings/Storage Buildings</u> Outbuildings and/or storage buildings are prohibited. 5.12 <u>Swimming Pools</u> Above ground swimming pools are prohibited. 5.13 <u>Play Structures/Trampolines</u> Play structures and trampolines must be setback a minimum of five feet (5'-0") from all property lines. Play structures in excess of ten feet (10 ft.) in height must be pre-approved by the Architectural Design Committee prior to installation. Trampolines are permitted in rear yards provided they do not exceed six feet (6'-0") in height and are out of view of adjoining lot owners. 5.14 <u>Fencing</u> Wood Privacy Fences: Standard privacy fences, if installed, must be constructed of wood posts, rails, and pickets with "dog ear" top detail. Fences shall not exceed six feet (6'-0") in height. 5.15 <u>Satellites/Antennas</u> Exterior television, "CB" Radio or other type of antenna including satellite dishes shall be prohibited with the following exception. Small satellite dishes which do not exceed 18 inches in diameter shall be allowed so long as the dish is installed on the back or side of the dwelling and out of public view as much as possible from any street within the subdivision. 5.16 <u>Retaining Walls</u> Retaining walls shall not be constructed on any lot until a site plan has been approved by the Architectural Design Committee. Site Plan must show the house, drainage concept, and the proposed location and height of retaining walls. Retaining walls may be constructed of brick, stone, or VERSA-LOK. Concrete retaining walls must be faced with brick, stone, or stucco. The use of railroad ties is not permitted. 5.17 <u>Recreational Sporting Equipment</u> Miscellaneous recreational sporting equipment, toys, bicycles, etc., shall be stored out of the view of property owners when not in use.	5.18 <u>Lot Maintenance</u> Each lot shall be maintained in a neat and orderly manner free of clutter, trash, and other debris. Grass and landscaping shall be maintained on a regular basis. 5.19 <u>Recreational Vehicles / Trailers / Equipment</u> Boats, trailers, campers, motor homes, recreational vehicles, and equipment of any kind shall not be stored on any lot except within an enclosed garage. 5.20 <u>Inoperative Vehicles / Machinery / Landscape Equipment</u> No inoperative vehicles or equipment of any kind shall be stored on any lot except within an enclosed garage. 5.21 <u>Trash Containers</u> Trash containers, except during periods of collection, shall be stored out of view from the public and adjoining property owners. No exposed garbage cans, trash cans or any trash burning apparatus or structure shall be placed on any lot. 5.22 <u>Mailboxes</u> Mailboxes shall conform in design to that specific design as designated by the Architectural Design Committee. NO EXCEPTIONS. 5.23 <u>Animals</u> No animals, livestock, or poultry of any kind may be maintained, bred, sold, or kept except that up to a maximum of two (2) household pets (dogs or cats) may be kept, provided the pets are owned by the lot owner and are not used or kept for commercial purposes. Boarding of pets is not permitted. Pets shall be controlled in a manner that will not interfere with the use and enjoyment of other lot owners' property and neighborhood amenities. 5.24 <u>Noxious Activity</u> No noxious or offensive trade or activity shall be carried out upon any lot nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood. 5.25 <u>Outside Storage</u> No outside storage is permitted on any lot. 5.26 <u>Construction Materials and Outside Storage</u> No lot shall be used for the storage of construction materials for a period of greater than 30 days prior to the start of construction and all construction shall be completed within 9 months thereafter. Each lot shall be maintained in a neat and orderly manner. Once construction and landscaping is completed, no outside storage is permitted. 5.27 <u>Signage</u> No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 6 square feet advertising the property for sale or real estate signs used by a builder to advertise the property during the construction and sales period. 5.28 <u>Landscaping</u> 5.28.1 All open lot areas shall be sodded and the front of each residence professionally landscaped within 30 days of completion of home. Plant material shall be sufficient in size, quantity and spacing to achieve a full foundation planting across the entire front elevation of the home. 5.28.2 The use of artificial or manmade plant material is prohibited. Without the approval of the Architectural Design Committee, ornamental landscape design items are prohibited, other than one bench located upon the front porch of the residence. Seasonal and holiday exterior decorations may be used if timely and seasonally displayed. 5.29 <u>Exterior House Color</u> Any change to the original exterior house color must be approved by the Architectural Design Committee. SECTION VI. HOMEOWNERS' ASSOCIATION 6.1 <u>Formation of Homeowners' Association</u> The Owner/Developer has formed or caused to be formed Harvard Oaks Homeowners' Association, Inc., (hereinafter the "Homeowners' Association"), consisting of all owners of residential lots within "HARVARD OAKS", established in accordance with the statutes of the State of Oklahoma for the general purposes of maintaining the common areas and enhancing the value, desirability, and attractiveness of "HARVARD OAKS".	6.2 <u>Membership</u> Every person or entity who is a record owner (herein referred to as a "lot owner") of the fee interest of a residential lot platted as part of "HARVARD OAKS" subdivision, shall be a member of the "Homeowners' Association" and shall be subject to assessment by the "Homeowners' Association" for maintenance of common areas within "HARVARD OAKS". Membership shall be appurtenant to and may not be separated from the ownership of a lot. 6.3 <u>Covenant for Assessments</u> Each lot owner, by acceptance of a deed to such lot, is deemed to covenant and agree to pay to the "Homeowners' Association" assessments to be established by the Owner/Developer in accordance with this Deed of Dedication and Restrictive Covenants or any subsequent declaration that is executed and recorded by the Owner/Developer or by the Board of Directors, in accordance with the Bylaws of the "Homeowners' Association", as the case may be. An assessment shall be a lien on the lot against which it is made, but the lien shall be subordinate to the lien of any first mortgage. Assessments not paid within thirty (30) days of the date that notification of the assessment is delivered electronically or mailed to a lot owner, shall accrue interest at the rate of 18% per annum. The lien may be foreclosed in the same manner as a mortgage lien. The "Homeowners' Association" shall be entitled to recover all court costs and other costs of foreclosure, including reasonable attorney fees. 6.4 <u>Maintenance of Sidewalks and Stormwater Detention Facilities</u> The "Homeowners' Association" shall be responsible for the maintenance of the sidewalks located within the reserve areas, common areas and along the arterial street frontages of abutting lots having access onto minor streets. The maintenance of the sidewalks located on lots within the subdivision shall be the responsibility of the individual lot owner. The "Homeowners' Association" shall be responsible for the maintenance of the stormwater detention facilities located in Reserve "A" and Reserve "D". SECTION VII. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY 7.1 <u>Enforcement</u> The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns. Within the provisions of Section I. <u>Public Streets, Easements and Utilities</u> are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I whether or not specifically therein so stated shall inure to the benefit of and shall be enforceable by the "City". The covenants contained in Section III. <u>Planned Unit Development Restrictions</u> are established pursuant to the Planned Unit Development provisions of the "City" Uniform Development Code and shall inure to the benefit of the "City", the Homeowners' Association and the owners of the lot or a parcel herein. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section III., it shall be lawful for the City of Jenks, the Homeowners' Association, or any owner of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section V. <u>Private Building and Use Restrictions</u>, it shall be lawful for the Homeowners' Association, or any owner of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. In any judicial action brought by the "Homeowners' Association", or a lot owner which action seeks to enforce the covenants or restrictions set forth herein or to recover damages for the breach thereof, the prevailing party shall be entitled to recover reasonable attorneys fees and costs and expenses incurred in such action. 7.2 <u>Duration</u> These restrictions, to the extent permitted by applicable law, shall be perpetual but in any event shall be in force and effect for a term of not less than thirty (30) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided. 7.3 <u>Amendment</u> The covenants contained within Section I. <u>Public Streets, Easements and Utilities</u> and Section II. <u>Reserve Areas</u>, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the "City" Planning Commission, or its successors and the "City". The covenants contained within Section III. <u>Planned Unit Development Restrictions</u>, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the affected lot in "HARVARD OAKS" and approved by the City of Jenks Planning Commission, or its successor. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded. The "lot owners" may amend, revise or abolish any provision of Section V. <u>Private Building and Use Restrictions</u> with a vote of a minimum of 60% of the "lot owners" favoring the proposed amendment, revision or abolishment, except as provided for in the following: WEST LANDING HOLDINGS, L.L.C., reserves the right in their sole discretion and	without joinder of any lot owner at any time, so long as WEST LANDING HOLDINGS, L.L.C., is the owner of any lot or part thereof to amend, revise, or abolish any one or more of the above covenants and restrictions within Section V. <u>Private Building and Use Restrictions</u> by instrument duly executed and acknowledged by them and filed in the County Clerk's office in the Tulsa County Courthouse, Tulsa, Oklahoma. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded. 7.4 <u>Severability</u> Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any Court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect. IN WITNESS WHEREOF: WEST LANDING HOLDINGS, L.L.C., an Oklahoma limited liability company, executed this instrument this _____ day of _____, 2023. WEST LANDING HOLDINGS, L.L.C. an Oklahoma limited liability company _____ Russell Cozort, Manager State of Oklahoma)) s.s. County of Tulsa) Before me, the undersigned, a notary public in and for said County and State on this _____ day of _____, 2023, personally appeared Russell Cozort, to me known to be the identical person who subscribed the name of the maker thereof as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed of WEST LANDING HOLDINGS, L.L.C., an Oklahoma limited liability company, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written. _____ Jack Taber, Notary Public My commission No. is 12005192 My commission expires May 31, 2024 CERTIFICATE OF SURVEY I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "HARVARD OAKS", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted. Executed this _____ day of _____, 2023. _____ David W. Murdoch Licensed Professional Land Surveyor Oklahoma No. 1404 State of Oklahoma)) s.s. County of Tulsa) The foregoing Certificate of Survey was acknowledged before me this _____ day of _____, 2023, by David W. Murdoch. _____ Jack Taber, Notary Public My commission No. is 12005192 My commission expires May 31, 2024 HARVARD OAKS Date of Preparation: October 31, 2023 Sheet 2 of 3 F:\Data\LEGAL\2021\21104.00.003 DOD-5C.wpd November 2, 2023 (1:50pm)
---	---	---	---	---

To	Planning Commission
Hearing Date	December 13, 2023
Case Number	JL 23-390 – Hill & Detring Swap
Request	Lot Split Lot Combination
Location	4769 E 131 st St, Bixby
Applicant	Kelsey Pierce

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ Survey

Preparer

Greenhead Surveying

Background Information

STAFF COMMENTARY | Kelsey Pierce, of Barber & Bartz, is representing both Mr. Hill and Mr. & Mrs. Detring. The objective of this lot split and combination is to clean up the boundary lines of the adjoining properties. This can be seen on the attached survey.

PLANNING DATA

REQUEST	Lot Split Lot Combination
ZONING	(AG) Agriculture
INTENDED USE	Residential
PARCEL ID (Hill)	97304730414110
PLAT	Unplatted
OWNER	HILL, WILLIAM B & ANNA L TRUSTEES
ADDRESS	4769 E 131 st St
TR_SEC	7304
ACRES	4.9
PARACEL ID (Detring)	97304730413860
PLAT	Unplatted
OWNER	DETRING, TYLER & CHRYSTAL
ADDRESS	4635 E 131 st St
TR_SEC	7304
ACRES	2.34

Sec. 16-8-4. Subdivision Procedures.

(A) Types of Subdivision of Land.

(1) Lot Split.

(2) Minor Subdivisions.

(a) Lot Combination.

(b) Other Subdivision Corrections.

(D) Minor Subdivisions.

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

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

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

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

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

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

(2) Minor Subdivision Review Criteria.

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

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

(c) Lot Characteristics.

☐ *Lot dimensions and area shall either conform with the requirements of this UDO or a Variance of such requirements must be obtained from the Board of Adjustment.*

☐ *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.*

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

(4) Access and Streets.

- (a) *Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
 - (b) *The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.*
 - (c) *Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - ☐ *All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - ☐ *The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*
- (5) *Action by the Planning Commission. The Planning Commission shall evaluate the proposed Minor Subdivision, and after consideration of the City Planner report shall approve, approve with modifications, or deny the Minor Subdivision based on the applicable review criteria and in accordance with applicable state law.*



Figure 1 | Zoning map of the parcel in question

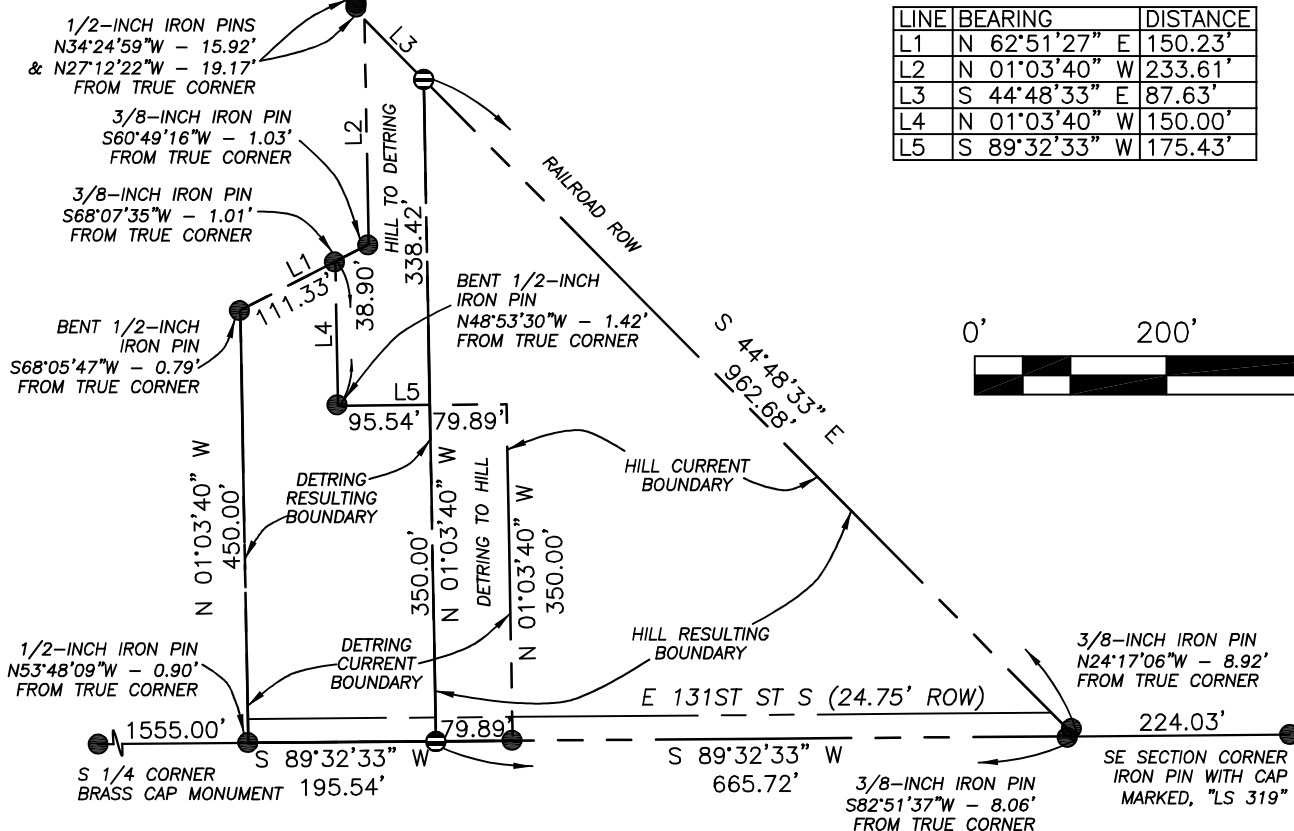
Evaluation | The split and combination are ultimately a lot line adjustment between the two parcels. New deeds have been submitted to the City Planner for signature upon approval of the split and combination. The change in the lines will clean up the parcel map as well as making the lots simpler to manage and build upon.

Recommendation | *Staff and TAC recommend conditional approval of JL 23-390 with the following conditions:*

1. Deeds are filed with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.
3. Dedicate an additional 5.25 feet of Right of Way in accordance with the UDO and the INCOG Major Street and Highway Plan.

PLAT OF SURVEY

PART OF THE SE/4, S4, T17N, R13E, I.M., TULSA COUNTY, OKLAHOMA



BOUNDARY DESCRIPTIONS:

SEE SHEET 2 OF 2

NOTES:

- ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BEARINGS AND DISTANCES IN US SURVEY FEET, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, BASED UPON A GPS SURVEY. THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SE 1/4 OF SECTION 4, TAKEN TO BEAR N89°32'33"E.
- EXCEPT AS SHOWN HEREON, NO EASEMENTS OR OTHER ENCUMBRANCES OF RECORD WERE PROVIDED TO THE SURVEYOR. OTHER ENCUMBRANCES MAY BE DISCOVERED WITH THE BENEFIT OF A PROFESSIONALLY PREPARED ABSTRACT OF TITLE.
- IN THE CASE OF DISPUTES ARISING FROM FENCES OR OTHER IMPROVEMENTS, LANDOWNERS SHOULD REFER TO OK REVISED STATUTES, TITLE 4 §4-150, REGARDING FENCES OR IMPROVEMENTS ON THE LAND OF ANOTHER.

LEGEND

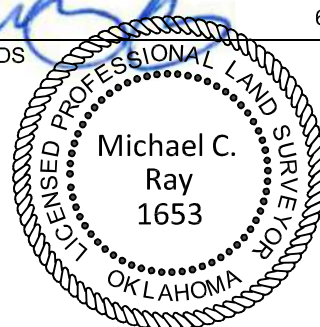
- - FOUND MONUMENT, AS DESCRIBED
- ⊖ - SET 1/2-INCH REBAR WITH YELLOW CAP MARKED, "GREENHEAD CA 9083", UNLESS OTHERWISE NOTED
- ROW - RIGHT-OF-WAY

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY DIRECT CONTROL & SUPERVISION, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING, EFFECTIVE NOVEMBER 01, 2020. THE DATE OF THE LAST SITE VISIT WAS APRIL 21, 2023.

MICHAEL C. RAY, PLS, CFEDS
PLS# 1653, CFEDS# 1122

6/19/23

DATE



GREENHEAD

GREENHEAD SURVEYING

4110 S 110TH E AVE, SUITE 109, TULSA, OK 74146
(918) 212-4174 OK CA#9083

PLAT OF SURVEY

PART OF THE SE/4, S14, T13N, R3E, I.M., LINCOLN COUNTY, OKLAHOMA

BOUNDARY DESCRIPTIONS:

HILL TO DETRING

A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE ALONG THE SOUTH LINE THEREOF S89°32'33"W - 224.03 FEET; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF A RAILROAD ROW N44°48'33"W - 962.68 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID WEST LINE S01°03'40"E - 338.42 FEET; THENCE PARALLEL WITH SAID SOUTH LINE S89°32'33"W - 95.54 FEET; THENCE N01°03'40"W - 150.00 FEET; THENCE N62°51'27"E - 38.90 FEET; THENCE N01°03'40"W - 233.61 FEET TO A POINT ON SAID WEST LINE; THENCE ALONG SAID WEST LINE S44°48'33"E - 87.63 FEET TO THE POINT OF BEGINNING, CONTAINING 27,951.20 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.

DETRING TO HILL

A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE ALONG THE SOUTH LINE THEREOF S89°32'33"W - 809.86 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID SOUTH LINE N01°03'40"W - 350.00 FEET; THENCE PARALLEL WITH SAID SOUTH LINE S89°32'33"W - 79.89 FEET; THENCE S01°03'40"E - 350.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE N89°32'33"E - 79.89 FEET TO THE POINT OF BEGINNING, CONTAINING 27,959.38 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.

RESULTING HILL BOUNDARY

A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE ALONG THE SOUTH LINE THEREOF S89°32'33"W - 224.03 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE S89°32'33"W - 665.72 FEET; THENCE DEPARTING SAID SOUTH LINE N01°03'40"W - 688.42 FEET TO A POINT ON THE WEST LINE OF A RAILROAD ROW; THENCE ALONG SAID WEST LINE S44°48'33"E - 962.68 FEET TO THE POINT OF BEGINNING, CONTAINING 229,132.70 SQUARE FEET OR 5.26 ACRES, MORE OR LESS.

RESULTING DETRING BOUNDARY

A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE ALONG THE SOUTH LINE THEREOF S89°32'33"W - 889.74 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE S89°32'33"W - 195.54 FEET; THENCE DEPARTING SAID SOUTH LINE N01°03'40"W - 450.00 FEET; THENCE N62°51'27"E - 150.23 FEET; THENCE N01°03'40"W - 233.61 FEET TO A POINT ON THE WEST LINE OF A RAILROAD ROW; THENCE ALONG SAID WEST LINE S44°48'33"E - 87.63; THENCE DEPARTING SAID WEST LINE S01°03'40"E - 688.42 FEET THE POINT OF BEGINNING, CONTAINING 108,885.64 SQUARE FEET OR 2.50 ACRES, MORE OR LESS.



GREENHEAD

GREENHEAD SURVEYING

4110 S 110TH E AVE, SUITE 109, TULSA, OK 74146
(918) 212-4174 OK CA#9083

23-0026

WILLIAM HILL PARCEL QUIT CLAIM LEGALS

HILL TO DETRING

A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE ALONG THE SOUTH LINE THEREOF S89°32'33"W – 224.03 FEET; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF A RAILROAD ROW N44°48'33"W – 962.68 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE S01°03'40"E – 338.42 FEET; THENCE PARALLEL WITH SAID SOUTH LINE S89°32'33"W – 95.54 FEET; THENCE N01°03'40"W – 150.00 FEET; THENCE N62°51'27"E – 38.90 FEET; THENCE N01°03'40"W – 233.61 FEET TO A POINT ON SAID WEST LINE; THENCE ALONG SAID WEST LINE S44°48'33"E – 87.63 FEET TO THE POINT OF BEGINNING, CONTAINING 27,951.20 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.

DETRING TO HILL

A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE ALONG THE SOUTH LINE THEREOF S89°32'33"W – 809.86 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE N01°03'40"W – 350.00 FEET; THENCE PARALLEL WITH SAID SOUTH LINE S89°32'33"W – 79.89 FEET; THENCE S01°03'40"E – 350.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE N89°32'33"E – 79.89 FEET TO THE POINT OF BEGINNING, CONTAINING 27,959.38 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.

RESULTING HILL BOUNDARY

A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE ALONG THE SOUTH LINE THEREOF S89°32'33"W – 224.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE S89°32'33"W – 665.72 FEET; THENCE DEPARTING SAID SOUTH LINE N01°03'40"W – 688.42 FEET TO A POINT ON THE WEST LINE OF A RAILROAD ROW; THENCE ALONG SAID WEST LINE S44°48'33"E – 962.68 FEET TO THE POINT OF BEGINNING, CONTAINING 229,132.70 SQUARE FEET OR 5.26 ACRES, MORE OR LESS.

RESULTING DETRING BOUNDARY

A TRACT OF LAND IN THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 13 EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SE 1/4; THENCE ALONG THE SOUTH LINE THEREOF S89°32'33"W – 889.74 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE S89°32'33"W – 195.54 FEET; THENCE DEPARTING SAID SOUTH LINE N01°03'40"W – 450.00 FEET; THENCE N62°51'27"E – 150.23 FEET; THENCE N01°03'40"W – 233.61 FEET TO A POINT ON THE WEST LINE OF A RAILROAD ROW; THENCE ALONG SAID WEST LINE S44°48'33"E – 87.63; THENCE DEPARTING SAID WEST LINE S01°03'40"E – 688.42 FEET THE POINT OF BEGINNING, CONTAINING 108,885.64 SQUARE FEET OR 2.50 ACRES, MORE OR LESS.

THESE DESCRIPTIONS WERE PREPARED BY MICHAEL C. RAY, PLS, CFEDS (OK PLS# 1653)

To	Planning Commission
Hearing Date	December 13, 2023
Case Number	Preliminary Plat Pine Ridge
Request	Approval of Preliminary Plat
Applicant	Tanner Consulting
Location	North of 141 st Street and east of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Plat Document

Preparer

Tanner Consulting

Background Information

SITE SUMMARY | This general area of south Jenks 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.

PUD 145 SUMMARY

CITY COUNCIL SUMMARY: Approved, December 05, 2023

PLANNING COMMISSION (PC) SUMMARY: Approved November 15, 2023

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.

DETAILS OF PLAT

ASSESSOR DATA

PARCEL (1)	97307730739350
LEGAL	SW SW LESS W50 THEREOF SEC 7 17 13 37.346ACS
TR_SEC	7307
ACRES	37.35
PARCEL (2)	97307730735110
LEGAL	PRT N/2 SW BEG SWC GOV LT 3 TH N228.27 E1636.31 S228.76 W1636.41 TO POB LESS W50 THEREOF FOR RD SEC 7 17 13 8.322ACS
TR_SEC	7307
ACRES	8.32

DETAILS OF PUD 145

Acres	46.445
Lots	51 Estate Lots
Access	Private, gated
Sewer	Aerobic ODEQ Approval required.
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

PUBLIC COMMENT | No calls | Plats are not advertised.

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.

TAC COMMENTS | NOVEMBER 14, 2023:

Timothy Mikles, Right-of-Way & Damage Agent II

Be advised, ONEOK Hydrocarbon, L.P. (056) does have one (1) pipeline running north to south along the west side of the Pine Ridge Addition, Jenks, OK. Encroachment Agent Bennie Shields is working with Justin Morgan at Tanner Consulting, in regards to the Road and Utility Crossings over the pipeline.

W.O. No. 23-OK-056-1183

O&M No. 056.6627.6627.8590100.23.000000

Project Name: Pine Ridge Addition Development (Jenks, OK)

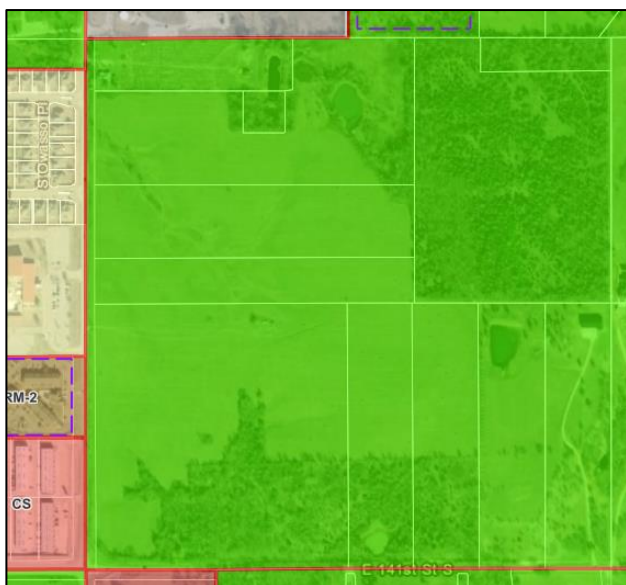
ONEOK Hydrocarbon, L.P. (056)

Creek Plant to Carney Plant 6"

Line No. 10185, Tr. No. 1

Agreement No. OK-1111350

50' Right-of-Way



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 1: INCOG Zoning Map

STAFF COMMENTS | *The Preliminary Plat for Pine Ridge as submitted conditionally meets the UDO.*

Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.

- (a) *Preliminary Plat Review Requirements.* The preliminary plat shall show or be accompanied by the following:
- ☐ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,
 - ☐ The date of preparation of the plat, north arrow, and scale (written and graphic presentation),
 - ☐ Key or location map showing location of subdivisions within the mile section,
 - ☐ An accurate legal description of the property,
 - ☐ The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,
 - ☐ The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,
 - ☐ The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,
 - ☐ The location and description of all existing structures, water bodies and watercourses,
 - ☐ The areas subject to flooding based upon the regulatory floor,
 - ☐ The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,
 - ☐ The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,
 - ☐ All proposed lots progressively numbered and building setback lines,
 - ☐ Blocks progressively numbered,
 - ☐ A topographic map of the subdivided area with contour lines having two-feet contour intervals based on United States Coastal and Geodetic Survey datum,
 - ☐ Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - ☐ Conforms to Subdivision Regulations for design and layout, exception in PUD
 - ☐ Connects with current and anticipated future abutting development(s), Private streets and no connection.
 - ☐ Lot dimensions and shapes facilitate private use and infrastructure placement,
 - ☐ Takes advantage of existing environmental features of the property,
 - ☐ *Underground Mines.* The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.

- (i) The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.
- (ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.
- (iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.
- (b) *Additional Engineering Review Items:*
 - ☐ Are all lots serviced with public street access?
 - ☐ Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?
 - ☐ Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?
 - ☐ Are all lots serviced with water and are adequate easements dedicated for water?
 - ☐ Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer? No, this will be an aerobic site.
 - ☐ Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.
 - ☐ Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.
 - ☐ If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?
 - ☐ Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.
- (c) *Recommendation by the Planning Commission.* The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.
- (d) *Action by City Council.* The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

RECOMMENDATION | *Staff recommends conditional approval of the request for Pine Ridge Preliminary Plat.*

Conditions of Approval:

Add to the preliminary plat any missing information from the subdivision regulations in the UDO.

Add LNA and Access to face of plat.

Add the following per the UDO to the face of the Preliminary Plat: pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,

See Section 19-5-1 of the City Code for details on private streets.

See Section 18-4-3 of the City Code for details on (Private Sewage Disposal).

See Section 16-8-8 of the UDO (Street Design Standards).

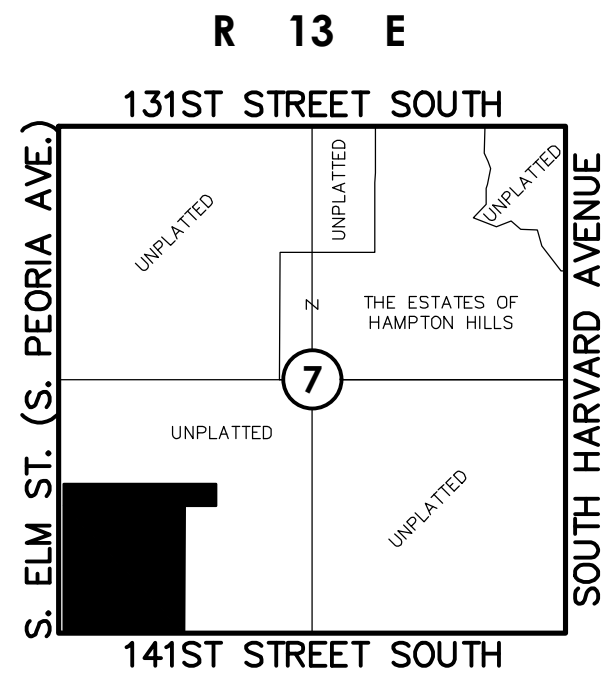
See Section 16-8-7 of the UDO (Circulation and Connectivity) for private street entrance requirements.

Preliminary Plat
PUD-145
Pine Ridge

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP THIRTEEN (13) NORTH, RANGE SEVENTEEN (17) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

TRL, LLC
DOC# 2015083825

Arthritis Land Company, LLC
DOC# 202205729



Location Map

Scale: 1"= 2000'

SUBDIVISION CONTAINS:

FIFTY ONE (51) LOTS
IN SIX (6) BLOCKS
WITH FIVE (5) RESERVE AREAS
GROSS SUBDIVISION AREA: 46.453 ACRES

ADD LNA
AND
ACCESS
AS
NEEDED

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) MAG SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
(B) MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH BY VIRTUE OF RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

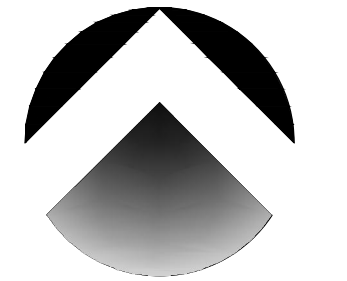
Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	47.12'	30.00'	90°00'00"	N43°50'38"E	42.43'
2	47.12'	30.00'	90°00'00"	N46°09'22"W	42.43'
3	39.27'	25.00'	90°00'00"	N46°09'22"W	35.36'
4	39.27'	25.00'	90°00'00"	N43°50'38"E	35.36'
5	20.57'	25.00'	47°08'50"	N22°25'03"E	20.00'
6	21.47'	25.00'	49°12'56"	N25°45'50"W	20.82'
7	99.94'	50.00'	114°31'38"	N11°16'22"W	84.12'
8	101.75'	50.00'	116°35'44"	N7°55'34"E	85.08'
9	17.64'	15.00'	67°22'48"	N34°50'46"E	16.64'
10	17.64'	15.00'	67°22'48"	N32°32'02"E	16.64'
11	256.44'	750.00'	19°35'25"	N79°02'55"E	255.19'
12	273.53'	800.00'	19°35'25"	N79°02'55"E	272.20'
13	241.17'	50.00'	276°21'46"	N87°48'35"E	66.68'
14	21.03'	25.00'	48°11'23"	N25°15'04"W	20.41'
15	162.65'	50.00'	186°22'46"	N43°50'38"E	99.85'
16	21.03'	25.00'	48°11'23"	N67°03'41"W	20.41'
17	30.77'	25.00'	70°31'44"	N53°34'46"E	28.87'
18	211.05'	50.00'	241°50'27"	N40°45'52"W	85.79'
19	47.21'	30.00'	90°09'41"	N46°14'12"W	42.49'

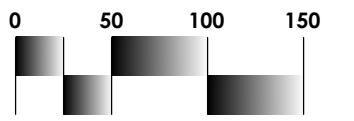
POINT OF COMMENCEMENT
SOUTHWEST CORNER SW/4
SECTION 7, T-17-N, R-13-E
FOUND MAG SPIKE

POINT OF BEGINNING

1257.38'
S 88°40'57" W
141st Street South



NORTH



Scale: 1"= 100'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
D/E	DRAINAGE EASEMENT
ESMT	EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
○	FOUND MONUMENT (SEE NOTE 2)
●	SET MONUMENT (SEE NOTE 2)

OWNER:
141 Peoria, LLC
MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918) 289-3595

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

DATE OF PREPARATION: November 13, 2023

Preliminary Plat
PUD-145
Pine Ridge

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP THIRTEEN (13) NORTH, RANGE SEVENTEEN (17) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT 141 PEORIA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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;

SAID TRACT CONTAINING 2,023,512 SQUARE FEET OR 46.453 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- MAG SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
- MAG NAIL FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.

AND THAT 141 PEORIA, LLC, HERINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "PINE RIDGE", A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (WHENEVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "PINE RIDGE" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHENEVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE).

SECTION I. STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND UTILITY EASEMENTS:

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY FOR SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH, ALL AS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, AND REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANY PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE:

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH RIGHTS-OF-WAY AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING

SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

- THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

- THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF OWNER OF THE LOT OR RESERVE AREA OR SUCH OWNER'S AGENTS OR CONTRACTORS.

- THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE:

- EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT OR RESERVE AREA.

- WITHIN THE UTILITY EASEMENTS, DRAINAGE EASEMENTS, AND STORMWATER DRAINAGE AND DETENTION EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF JENKS, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

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

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

- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

E. LOT SURFACE DRAINAGE:

ALL LOTS AND RESERVE AREAS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM WATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. EXCEPT AS OTHERWISE PROVIDED FOR STORMWATER DETENTION FUNCTIONS WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH LOT AND RESERVE AREA OWNER, THE HOMEOWNERS' ASSOCIATION, AND THE CITY OF JENKS, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS:

THE OWNER OF THE LOT OR RESERVE AREA DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. LIMITS OF NO ACCESS:

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED UPON REVIEW AND RECOMMENDATION BY THE JENKS PLANNING COMMISSION AND APPROVAL BY THE JENKS CITY COUNCIL, OR THEIR RESPECTIVE SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

H. STORMWATER DRAINAGE AND DETENTION EASEMENTS:

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS, STREETS, AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

- STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT MORE THAN TWO AND ONE-HALF (2 1/2) INCHES SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF JENKS. ALL OTHER LANDSCAPING SHALL REQUIRE THE APPROVAL OF THE CITY OF JENKS. FENCES, WALLS, AND ENTRY FEATURES SHALL BE PERMITTED ALONG THE PERIMETERS OF STORMWATER DRAINAGE AND DETENTION EASEMENTS, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, OR DISCHARGE OF STORMWATER THROUGH THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS.

- STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE LOTS AND RESERVE AREAS CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE OWNERS OF STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THEIR RESPECTIVE AREAS IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.

- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

- STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.

- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

- IN THE EVENT THE LOT OR RESERVE AREA OWNER CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE ALLOWANCE OF THE ACCUMULATION OF SILTATION, OR THE ALTERATION OF GRADE WITHIN A STORMWATER DRAINAGE AND DETENTION EASEMENT AREA, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY ACCUMULATED SILTATION OR OTHER OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OR RESERVE AREA OWNER CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF THE RESERVE AREAS AND/OR ASSIGNMENT OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT MAINTENANCE TO THE ASSOCIATION. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA CONTAINING STORMWATER DRAINAGE AND DETENTION EASEMENTS FAILS TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

- THE COVENANTS SET FORTH IN THIS SUBSECTION H. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

I. DRAINAGE EASEMENTS:

- THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL AND NON-EXCLUSIVE EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" OR "D/E" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

- DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF JENKS, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF JENKS, OKLAHOMA.

- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN A DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF JENKS, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF JENKS, OKLAHOMA.

- DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING SUCH EASEMENTS TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES, REMOVAL OF OBSTRUCTIONS AND SILTATION, AND CUSTOMARY GROUNDS MAINTENANCE, IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA FAILS TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE UNAPPROVED ALTERATION OF GRADE THEREIN, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY

ENTER THE DRAINAGE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY SAID LOT OR RESERVE AREA OWNER. IN THE EVENT THE LOT OR RESERVE AREA OWNER FAILS TO PAY THE COST OF MAINTENANCE, AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF JENKS, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

- THE COVENANTS SET FORTH IN THIS SUBSECTION I. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

J. OTHER USES WITHIN EASEMENTS

EACH LOT AND RESERVE AREA OWNER SHALL HAVE THE RIGHT TO USE THE UTILITY AND OTHER EASEMENTS SITUATED ON SUCH OWNER'S LOT OR RESERVE AREA IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF JENKS, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, OF THE RIGHTS GRANTED UNDER THIS DEDICATION.

SECTION II. RESERVE AREAS

A. GENERAL

- FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, ALL RESERVE AREAS ARE HEREBY DESIGNATED AND CREATED TO PROVIDE FOR CERTAIN PUBLIC PURPOSES AND PRIVATE USES AND IMPROVEMENTS AS FURTHER SPECIFIED HEREIN AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

- ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE RESERVE AREA OWNER, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF SUCH RESERVE AREA BY THE OWNER/DEVELOPER TO THE ASSOCIATION. FROM AND AFTER SAID DATE, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF THE PRIVATE STREETS AND VARIOUS OTHER IMPROVEMENTS AND RECREATIONAL FACILITIES. SEE SECTION IV. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

- IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PROPERLY MAINTAIN SUCH RESERVE AREA OR FACILITIES THEREIN LOCATED AS HEREIN PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

- IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA, OR THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

- THE CITY OF JENKS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PURCHASE ANY AND ALL RESERVE AREAS FROM THE OWNER THEREOF IN THE EVENT: (A) A COUNTY TREASURER'S CERTIFICATE OF TAX SALE BY ASSIGNMENT (THE TAX CERTIFICATE) IS ISSUED BY THE COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, AS THE RESULT OF UNPAID REAL PROPERTY TAXES COVERING ANY OR ALL SUCH RESERVE AREAS OF "PINE RIDGE"; AND (B) THE CITY OF JENKS BECOMES THE OWNER OF THE TAX CERTIFICATE OR REDEEMS THE TAX CERTIFICATE ACCORDING TO OKLAHOMA LAW.

- THE CITY OF JENKS SHALL HAVE SIXTY (60) DAYS AFTER SATISFACTION OF II.A.5(A) AND II.A.5(B) ABOVE TO PURCHASE ANY CONCERNED RESERVE AREA OF "PINE RIDGE" FROM THE OWNER THEREOF FOR THE SUM OF TEN DOLLARS (\$10.00). THE CONCERNED RESERVE AREA OWNER SHALL DELIVER A CONVEYANCE TO THE CITY UPON RECEIPT OF SAID PURCHASE PRICE.

B. RESERVE A

- RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN PINE RIDGE, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF CONSTRUCTING PRIVATE STREETS PROVIDING ACCESS TO AND FROM PUBLIC STREETS, FOR PROVIDING STORM SEWER AND OTHER DRAINAGE FACILITIES, FOR UTILITIES, AND FOR PROVIDING GATES AND RELATED ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING, SIGNAGE AND ENTRY FEATURES, SHELTER BUILDINGS OR STRUCTURES, LANDSCAPING, IRRIGATION, AND LIGHTING, AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, TO BE FORMED PURSUANT TO SECTION IV. HEREOF FOR THE PURPOSES OF THE OWNERSHIP, ADMINISTRATION, AND MAINTENANCE OF THE PRIVATE STREETS, DRAINAGE EASEMENTS, STORMWATER DETENTION, AND OTHER PRIVATE DRAINAGE FACILITIES, AND OTHER COMMON AREAS OF THE SUBDIVISION. RESERVE A, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ADDITIONALLY DEDICATED AS A UTILITY EASEMENT.

- THE OWNER/DEVELOPER HEREBY GRANTS TO THE CITY OF JENKS, OKLAHOMA, INCLUDING, WITHOUT LIMITATION, POLICE AND FIRE DEPARTMENTS, AND OTHER EMERGENCY RESPONSE AND GOVERNMENTAL AGENCIES HAVING JURISDICTION, THE UNITED STATES POSTAL SERVICE AND OTHER PARCEL DELIVERY SERVICES, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO THE REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE A AND TO OPERATE THEREON ALL NECESSARY VEHICLES AND EQUIPMENT.

- THE OWNER, FOR ITSELF, ITS SUCCESSORS, AND THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION IV. HEREOF, HEREBY COVENANTS WITH THE CITY OF JENKS,

OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND, INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN PRIVATE STREET SURFACING EXTENDING THE FULL LENGTH OF RESERVE A AND MEETING OR EXCEEDING CITY OF JENKS DESIGN STANDARDS FOR A RESIDENTIAL PUBLIC STREET.

- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER A PRIVATE STREET DEPICTED WITHIN RESERVE A WHICH WOULD INHIBIT ANY GOVERNMENTAL VEHICLE, INCLUDING BUT NOT LIMITED TO FIRE DEPARTMENT VEHICLES, FROM FREE USAGE OF THE PRIVATE STREETS.

- SECURE INSPECTION OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF JENKS, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF JENKS, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, SECURE CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE JENKS PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

C. RESERVES B AND C

- FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES B AND C ARE DESIGNATED AND CREATED TO PROVIDE FOR STORMWATER DRAINAGE AND DETENTION AND NEIGHBORHOOD AMENITIES AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION. SUCH NEIGHBORHOOD AMENITIES MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO: OPEN SPACE, PASSIVE AND ACTIVE RECREATION USES, PAVILION AND/OR OTHER PROTECTIVE BUILDINGS OR STRUCTURES, PLAYGROUNDS, AND OTHER USES, BUILDINGS, STRUCTURES, AND IMPROVEMENTS AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT, PROVIDED SUCH BUILDINGS, STRUCTURES, OR IMPROVEMENTS DO NOT CAUSE AN OBSTRUCTION OR IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE AREAS.

- FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS PERPETUAL, NON-EXCLUSIVE STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS RESERVES B AND C AS DEPICTED ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE OF THE SUBDIVISION.

D. RESERVES D AND E

- FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES D AND E ARE DESIGNATED AND CREATED TO PROVIDE FOR NEIGHBORHOOD PERIMETER LANDSCAPING, IRRIGATION, FENCING, LIGHTING, OPEN SPACE, PASSIVE RECREATION, OTHER NEIGHBORHOOD AMENITIES, AND OTHER USES AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND PERMITTED OR APPROVED BY THE CITY OF JENKS, AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

- SUPPLIERS OF WATER, SANITARY SEWER, STORM SEWER, COMMUNICATION, GAS, AND ELECTRIC SERVICES SHALL HAVE LICENSE TO CONSTRUCT UNDERGROUND CABLES OR LINES THROUGH RESERVES D AND E, AT ANGLES GENERALLY PERPENDICULAR TO THE STREET RIGHT-OF-WAY OF SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH AS DEDICATED BY THE ACCOMPANYING PLAT, AT LOCATIONS AS AGREED UPON BY THE OWNER AND SERVICE PROVIDER. UPON INSTALLATION OF SUCH UNDERGROUND CABLE OR LINE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE RESERVE AREA. FOR WATER, SANITARY SEWER, OR STORM SEWER LINES, THE EASEMENT SHALL COVER A STRIP OF SUFFICIENT WIDTH TO ALLOW REASONABLE SERVICE OF SUCH LINES. FOR ALL OTHER CABLES OR LINES, THE EASEMENT SHALL COVER A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE CABLE OR LINE.

E. INDEMNIFICATION OF OWNER AND CITY

- EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF JENKS, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, LIABILITIES, AND DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS.

- EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES THAT NEITHER THE OWNER/DEVELOPER NOR THE CITY OF JENKS, OKLAHOMA, SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Preliminary Plat
PUD-145
Pine Ridge

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP THIRTEEN (13) NORTH, RANGE SEVENTEEN (17) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) NO. 145 ("141ST AND ELM") (HEREINAFTER, "PUD-145") AS PROVIDED WITHIN SECTION 16-9-8 OF THE JENKS, OKLAHOMA UNIFIED DEVELOPMENT ORDINANCE, AND

WHEREAS, PUD-145 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF JENKS PLANNING COMMISSION ON NOVEMBER 15, 2023, AND APPROVED BY THE JENKS CITY COUNCIL ON DECEMBER 4, 2023, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. _____) APPROVED _____, AND

WHEREAS, PUD-145 REQUIRES THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF GLENPOOL, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND

WHEREAS, THE OWNER DESIRES TO ESTABLISH THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-145, AS APPROVED BY THE CITY OF JENKS, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-145 AS MAY BE SUBSEQUENTLY APPROVED.

2. APPLICABLE ORDINANCE

THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF JENKS UNIFIED DEVELOPMENT ORDINANCE AS SUCH PROVISIONS EXISTED ON OCTOBER 6, 2023 (APPLICATION FILING DATE).

B. DEVELOPMENT STANDARDS

1. DEVELOPMENT AREA : †

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 16-11-12.5, 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.

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. 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).

2. 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.

C.A. 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 LOOPE 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 1.2 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 TREAED 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.

3. 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.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION:

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN PINE RIDGE (THE "HOMEOWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO RESERVE AREAS, STORMWATER DRAINAGE, DETENTION, AND RETENTION EASEMENT AREAS, PRIVATE PARKS AND OTHER RECREATIONAL FACILITIES, ENTRY FEATURES, AND LANDSCAPING THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION BY THE OWNER OR THE ASSOCIATION BY THE OWNER OR ITS SUCCESSORS OR ASSIGNS AS FURTHER OUTLINED IN SECTION IV.F. THE OWNER/DEVELOPER MAY DISCHARGE MANAGEMENT CONTROL OF THE HOMEOWNERS' ASSOCIATION UPON OCCUPANCY OF 51% OF THE LOTS IN THE SUBDIVISION.

B. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE HOMEOWNERS' ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS:

THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL PRIVATE STREETS AND ALL OTHER RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE ASSOCIATION'S BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE ASSOCIATION. AN UNPAID ASSESSMENT SHALL BECOME A LIEN ON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS:

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE HOMEOWNERS' ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR, OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON ANY COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE HOMEOWNERS' ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE

WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

F. EXPANSION RIGHTS OF THE ASSOCIATION:

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE HOMEOWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF RESERVE AREAS, OTHER COMMON AREAS, AND STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER, UNTIL SUCH TIME AS THE OWNER RELINQUISHES THIS RIGHT TO THE HOMEOWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE HOMEOWNERS' ASSOCIATION.

G. REQUIRED MOWING OF VACANT LOTS:

THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE DEVELOPMENT 10 DAYS AFTER THE LOT OWNER HAS RECEIVED NOTICE FROM THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT SAID LOT IS IN VIOLATION OF JENKS CITY CODE SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH. THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH PARAGRAPH C. COVENANT FOR ASSESSMENTS.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT:

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, AND SECTION IV.G. REQUIRED MOWING OF VACANT LOTS ARE CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I., II., III., AND IV.G., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION IV. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, OR OWNERS OF ANY LOT WITHIN PINE RIDGE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE BENEFICIARIES AS SPECIFICALLY OUTLINED HEREIN TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING, OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS' ASSOCIATION OR AN OWNER OF A LOT, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN, OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION:

THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER/DEVELOPER, ITS GRANTEEES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SUBSECTION IV.G., AND THIS SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD-145 BY THE CITY OF JENKS, OKLAHOMA, AND RECORDING OF A CERTIFIED COPY OF THE APPROVED AMENDMENT DOCUMENT WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD-145 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF JENKS APPROVAL. THE COVENANTS CONTAINED WITHIN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) AND ANY OTHER PROVISION OF THIS DEED OF DEDICATION WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE JENKS PLANNING COMMISSION AND/OR THE CITY OF JENKS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER, WITHOUT THE APPROVAL OF THE CITY OF JENKS, UNTIL THE ASSOCIATION IS TURNED OVER TO THE LOT OWNERS, AFTER WHICH TIME SUCH AMENDMENT OR TERMINATION SHALL REQUIRE A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 60% OF THE LOTS WITHIN THE SUBDIVISION; PROVIDED THAT, DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION, ANY CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS SHALL BE CONTROLLED BY THAT INSTRUMENT EXECUTED BY THE OWNER. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

D. SEVERABILITY:

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

IN WITNESS WHEREOF, 141 PEORIA, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____ 2024.

BY: _____, [TITLE]

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AS [TITLE] OF 141 PEORIA, LLC, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF 141 PEORIA, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2024.

BY: _____
DAN E. TANNER
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024, BY DAN E. TANNER, AS A LICENSED LAND SURVEYOR.

03/08/2024
MY COMMISSION EXPIRES:

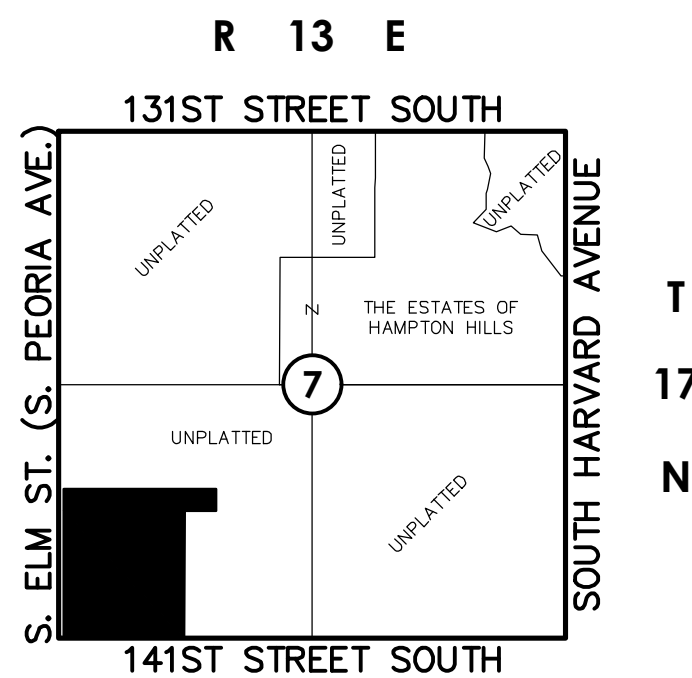
JENNIFER MILLER, NOTARY



Conceptual Utility Plan
PUD-145

Pine Ridge

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP THIRTEEN (13) NORTH, RANGE SEVENTEEN (17) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA



Location Map

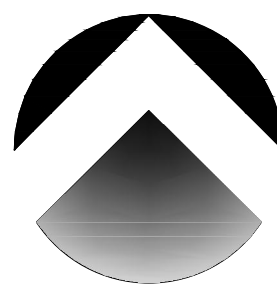
Scale: 1"= 2000'

SUBDIVISION CONTAINS:

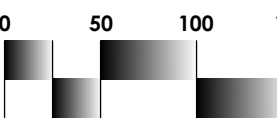
FIFTY ONE (51) LOTS
IN SIX (6) BLOCKS
WITH FIVE (5) RESERVE AREAS
GROSS SUBDIVISION AREA: 46.453 ACRES

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) MAG SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
(B) MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH BY VIRTUE OF RIGHTS-OF-WAY DEDICATED BY THIS PLAT.



NORTH



Scale: 1"= 100'
Tanner Consulting

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
D/E	DRAINAGE EASEMENT
ESMT	EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1/34	ADDRESS ASSIGNED
○	FOUND MONUMENT (SEE NOTE 2)
●	SET MONUMENT (SEE NOTE 2)

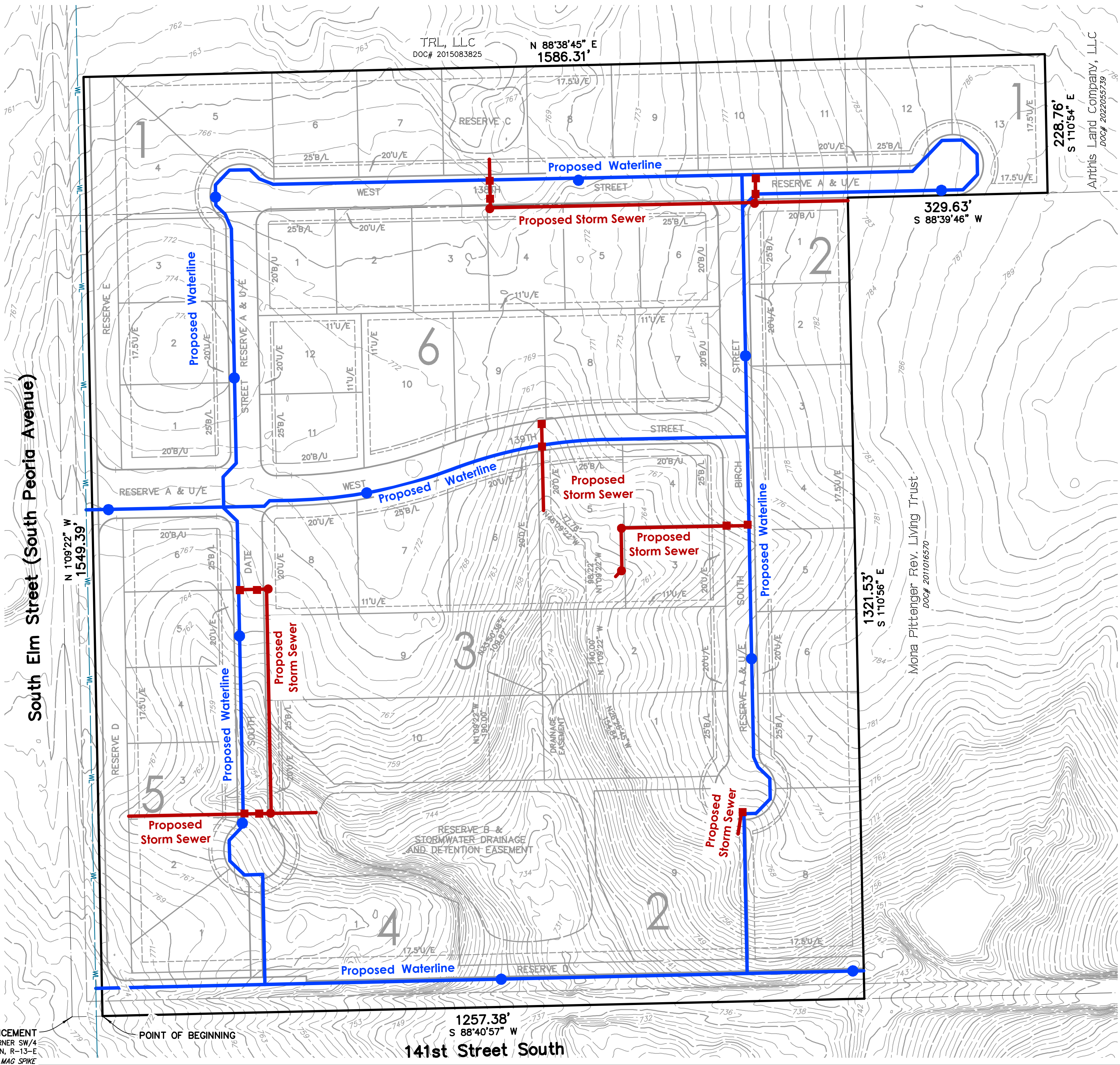
- FIRE HYDRANT
- STORM SEWER MANHOLE
- STORM SEWER INLET

OWNER:

141 Peoria, LLC
MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918) 289-3595

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



DATE OF PREPARATION: November 13, 2023

POINT OF COMMENCEMENT
SOUTHWEST CORNER SW/4
SECTION 7, T-17-N, R-13-E
FOUND MAG SPIKE

POINT OF BEGINNING

1257.38'
S 88°40'57" W
141st Street South

To	Planning Commission
Hearing Date	December 13, 2023
Case Number	Preliminary Plat 121 st Elm Complex
Request	Approval of a preliminary Plat for Single-family, Cottages/Townhomes, Commercial, Self-storage
Location	South of (121 ST Street S) between Elm and Elwood
Applicant	Alan Betchan, AAB Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 135
- ☐ Plat Documents

Preparer

PUD with Staff Comments
Alan Betchan, AAB Engineering

Background Information

STAFF COMMENTARY | AAB Engineering is representing a development group and has been approved to develop a 205-acre project with a mix of uses including residential, commercial, dense condominium style detached single-family residential, self-storage and amenities. There are 6 development areas including a large greenspace which protects a natural water feature. This 200-acre development was the first PUD processed under the new UDO. If the Preliminary Plat is conditionally approved, Staff has several comments which will need to be reconciled before moving forward with dirt work.

CC SUMMARY (2022.08.16) | **Approved with conditions.**

- Dispensaries are not allowed in the CS portion.
- Deed restrictions be placed on the areas with environmental issues.
- Sidewalks to be placed internally, along Elm, and along 121st St.
- Continue to work with staff to revise site plan and add additional access to west.
- Confirm the nodes and links.
- Must meet requirements not specified in PUD for residential development as stated in the UDO.
- Provide safe/adequate dedicated school bus pick-up location.

PC SUMMARY (2022.08.04) | 6-0-1 | Planning Director Marcaé Hilton presented the staff report and explained why the item was being brought back. Alan Betchan represented the developer and addressed the Commission about the application and answered questions. Commissioner John Brown made a motion to approve Item 3 per staff conditions, and with the condition that dispensaries not be allowed in the commercial area and a deed restriction be placed on the lots (reserve areas) with environmental issues. Craig Bowman seconded the motion. A roll call vote of members was taken as follows: **YEA:** Bowman, Randolph, Brown, Davis, Bors, West | **NAY:** None | Motion carried. Commissioner Beyer was not present during this case hearing.

STAFF UPDATE (22.08.01) | Following the Planning Commission (PC) public hearing and prior to finalizing the July 19, 2022 City Council agenda, staff discussed with the consultant the changes that were requested by staff and Planning Commission, as well as, requests to redistribute the development area square footages by the developer. Based on the UDO language Staff and the consultant for the developer agreed the item should be returned to PC for a new review before going to City Council for approval. Staff updated the changes from the July 07, 2022 PC hearing they are still in yellow highlights and red/black mark ups.

PC SUMMARY (2022.07.07) | 5-0-1 | The Planning Commission voted unanimously to approve the zone change and PUD 135 as presented. One PC member was absent at the time of voting. One citizen spoke and requested the impervious be enforced as written in the UDO.

PLANNING DATA

Citizen Comments	None, plats are not advertised.
Intended Use	Detached (Single-family Residential), detached and attached (Cottage/Townhomes), Commercial, Personal Storage Facility, passive and active recreation.
Current Zoning	PUD 135 RS3, RTH, CS, IM, AG
Parcel ID No. 1	972-01720-11-2610
STR	SECTION 1, TOWNSHIP 17, RANGE 12
Legal	W35.4 AC LT 2 & N44.4 AC OF E/2 NW SEC 1 17 12 79.8ACS
Gross Acres	80
Parcel ID No. 2	972-01720-10-0010
STR	SECTION 1, TOWNSHIP 17, RANGE 12
Legal	NE NE OR LT 1 E 5 A LT 2 & S/2 NE SEC 1 17 12
Gross Acres	125.5
Plat	121 st and Elm Complex
School System	Glenpool Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks NA
Council Ward	District 4

10. Where is the intended access for Reserve A?
11. Sheet 4, Block 28 Lot 2 has incorrect lot width.
12. Sheet 5, the Gross Land Area does not match the legal descriptions for the PUD.
13. Are the wells identified on the plat?
14. There are multiple other highlighted items in the attached Subdivision Standards.
 - a. A TIA is required under certain triggers, see UDO for details.

Chris Cloyde, City Engineer

1. One distance in the legal description (2572.62) does not match the distance on the face of the plat (2642.62),
2. Label the 100-Year Regulatory Floodplain (Zone A) on the face of the plat (SW Corner area),
3. The street names used don't match the street grid naming convention,
4. Label the building setback line(s) on Lots 1 and 2, Block 11,
5. The limits of no access are not labeled on Elm Street,
6. Street "T" and Street "A" are in the middle of the section and should be collector streets (60' ROW, 36' pavement),
7. In the DOD, remove references to Bixby and Broken Arrow in Section I, C, E, F, G and H.

Staff Comments and Conditions of Approval PUD 135

PUD Conditions of Approval | Letter

1. Dispensaries are not allowed in the CS portion.
2. Deed restrictions be placed on the areas with environmental issues.
3. Sidewalks to be placed internally, along Elm, and along 121st St.
4. Continue to work with staff to revise site plan and add additional access to west.
5. Confirm the nodes and links.
6. Must meet requirements not specified in PUD for residential development as stated in the UDO.
7. Provide safe/adequate dedicated school bus pick-up location.

PUD Comments/Conditions in Staff Report

1. *Items to be added to PUD language:*
 - *Minimum Square Feet, per development area?*
 - *Garage Setback (Code Requirement)*
2. *Items to be required by staff prior/during development:*
 - *Sidewalks required internally, along Elm, along 121st.*
 - *Continue to work with staff to revise site plan and add additional access to west.*
 - *Dedication of additional ROW should be done with immediate coordination with City Engineer.*
 - *Confirm nodes and links*
 - *Must meet requirements not specified in PUD for residential development as stated in the UDO.*
 - *Provide safe/adequate dedicated school bus pick up location.*
3. *Provide information showing conformance: (16-9-8) (C) 2. Modification of Standards. (addressed by applicant in "5. PUD 135 Additional Information)*
 - *Public Gathering Space*
 - *Sustainable Design*
 - *Landscape Conservation and Visual Enhancement*
 - *Mix of Uses*
 - *Affordability*
 - *Universal Design*

- High Quality Building Materials
- 4. Provide Information showing tangible benefits to the City or neighborhood: (16-9-8) (D) 2.-5. & 8. Standards for Review.
- 5. Questions from Staff
 - Phasing?
 - Subdivision Regulations | Make yourself familiar with the following:
 - 16-8-7. Traffic Impact Analysis
 - 16-8-8. Street Design Standards
 - 16-8-10. Anti-monotony Standards
 - 16-8-11. Parkland Provision
 - Irrigation of lots?
 - Tree plantings?
 - Address in HOA Covenants:
 - Short Term Rentals (allowed/not allowed)
 - Accessory dwelling units

**Sec. 16-8-2. General Subdivision Standards.*

(4) Street Designations and Names.

- (a) Street Designations. When the applicable conditions are met, the following designations shall be used for all streets:*

North/South Designations:

1. *Avenue: A North-South road longer than 500 feet.*
2. *Drive: A North-South curvilinear road of more than 500 feet in length.*
3. *?: A North-South curvilinear road of less or equal to 500 feet in length.*
4. *Terrace: A minor avenue.*
5. *Loop: A short avenue that begins and circles back to terminate on a North-South avenue.*

East/West Designations:

1. *Street: An East-West road longer than 500 feet.*
2. *Lane: An East-West curvilinear road of more than 500 feet in length.*
3. *?: An East-West curvilinear road of less or equal to 500 feet in length.*
4. *Place: A minor street.*
5. *Circle: A short street that begins and circles back to terminate on an East-West Street.*

Court: A cul-de-sac.

Boulevard: A road divided by a median.

Highway: A designated state or federal highway.

Interstate: A road of the highest order, characterized by limited access and wide right-of-way.

Recommendation | Staff recommends conditional approval noting the applicant is in agreement with the comments and understands the earth change permit will not be released until all outstanding comments and conditions are addressed.

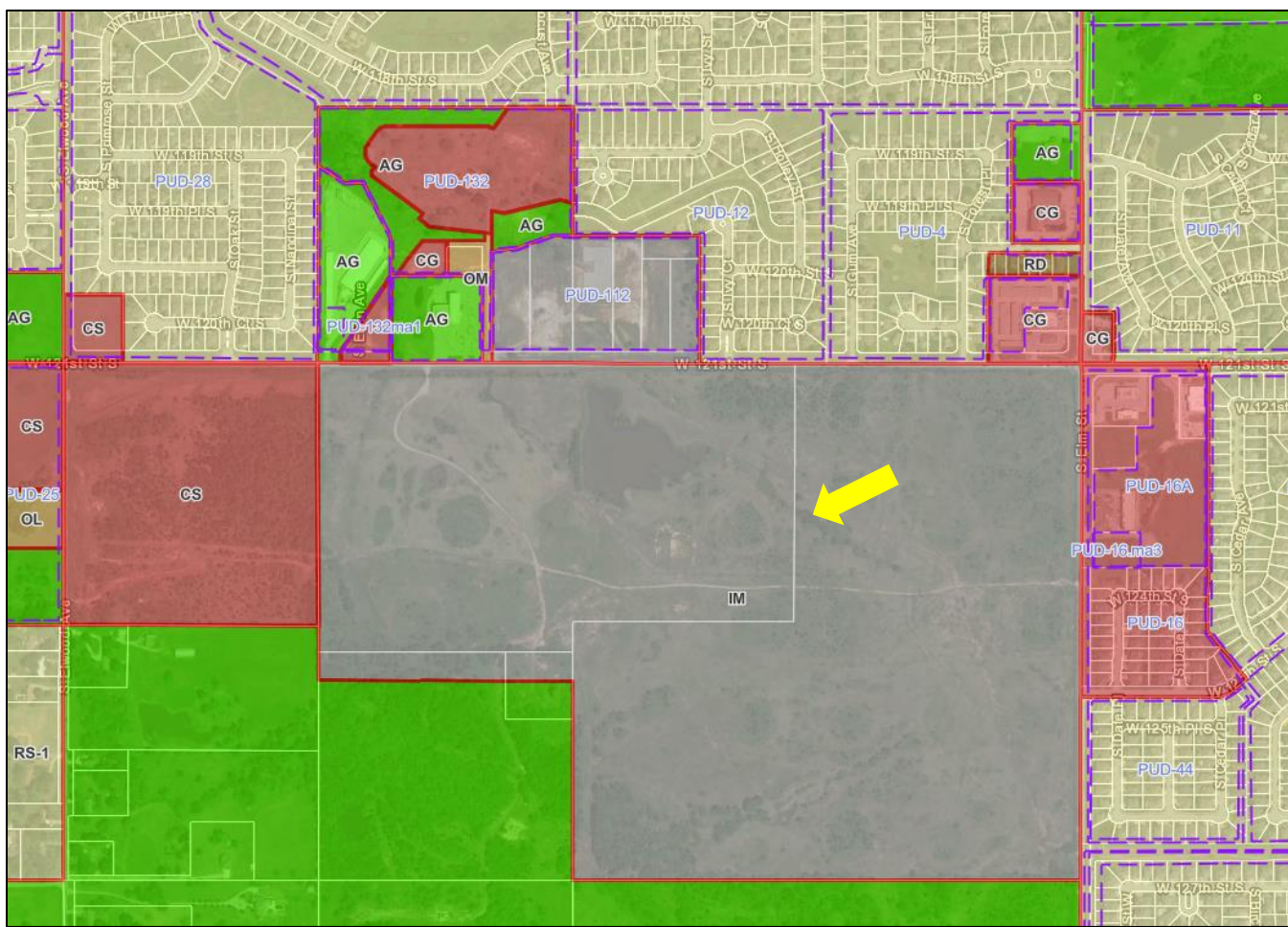


Figure 2: Zoning Map with Aerial View

121st & Elm Complex

Planned Unit Development #JZ-22 PUD-135

Prepared
July 29th 2022

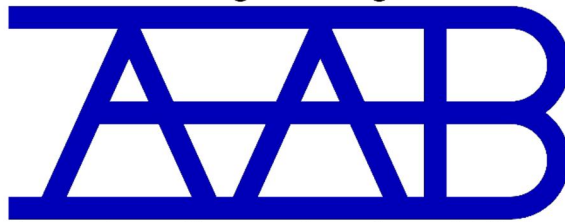
Location

Part of the Northwest Quarter (NW/4) & Northeast Quarter (NE/4) of Section One (1), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 205.64 +/- Acres.

Owner

Elm Crossing Development LLC
1420 W. Kenosha Street
Broken Arrow, OK 74012

Prepared By:
AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

121st & Elm Complex is a proposed development located on the southwest corner of South Elm Street and West 121st Street South. The proposed development encompasses approximately 205 acres abutted by residential development to the north, residential development to the east and undeveloped tracts to the south and west. Local commercial uses are located at the northwest and southeast corners of this arterial intersection. Exhibit B shows the subject property in relation to the existing and proposed surrounding developments. This PUD is a Planned Unit Development overlay of an existing IM zoned parcel. It is submitted in conjunction with rezoning applications to CS zoning, RTH zoning and RS-3 zoning; see Exhibit C for existing zoning map with proposed rezoning overlay. The project will be developed with six Development Areas largely modeling the bulk and area requirements of the underlying zoning. See attached Exhibit D for proposed development areas/conceptual site plan. Exhibit A includes legal descriptions of the overall PUD and each Development Area.

The proposed development plan contemplates multiple uses knit together to form a cohesive overall layout. The proposed commercial area is adjacent to the intersection capable of accommodating local retail commercial services to residents in the area. The proposed multi-family area or cottage home community allows for more intense residential use adjacent to commercial zoning. The development plan also includes an area for personal storage as a convenience to residents in the vicinity. Single-family residential development wraps the more intense uses proposed nearer the intersection.

The single-family development will include multiple lots sizes and price points to serve the diverse citizenry of Jenks. The proposed development will be branded collectively as a master planned community.

Development Standards

Development Area 'A' – Commercial

Development within Development Area A shall conform to the bulk and area requirements of the CS zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the CS zoning district excluding Hotel
Gross Land Area	5.79 acres 8.5
Maximum Impervious Surface Coverage	70%
Maximum Building Height	60 feet

Development Area 'B' – Cottage/Townhomes

Development within Development Area B shall conform to the bulk and area requirements of the RM-3 zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right or specific use within the RTH zoning district
Gross Land Area	16.75 acres 18.3
Maximum Impervious Surface Coverage	70%
Maximum Building Height	45 feet

Development Area 'C' – Personal Storage

Development within Development Area C shall conform to the bulk and area requirements of the IM zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	Personal Storage Facility
Gross Land Area	9.75 acres 4.8
Maximum Impervious Surface Coverage	85%
Maximum Building Height	60 feet
Minimum Side Yard	10 feet
Minimum Rear Yard	10 feet

Development Area 'D' – 50' Lots

Development within Development Area D shall conform to the bulk and area requirements of the RS-3 zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the RS-3 zoning district
Gross Land Area	65.72 acres 43.3
Minimum Lot Width	50 feet
Minimum Habitable Square Footage	1,200 Square Feet
Maximum Impervious Surface Coverage	70%

Development Area 'E' – 60' Lots

Development within Development Area D shall conform to the bulk and area requirements of the RS-3 zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the RS-3 zoning district
Gross Land Area	43.31 acres 35.1
Minimum Lot Width	60 feet
Minimum Habitable Square Footage	1,700 Square Feet
Maximum Impervious Surface Coverage	70%

Development Area 'F' – 70' Lots

Development within Development Area D shall conform to the bulk and area requirements of the RS-3 zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the RS-3 zoning district
Gross Land Area	47.31 acres 70.9
Minimum Lot Width	70 feet
Minimum Habitable Square Footage	1,800 Square Feet
Maximum Impervious Surface Coverage	70%

Amenities

Areas depicted as Community Space shall remain greenspace and parks except as necessary for community improvements. The proposed amenities will be constructed within Reserve A including:

- Community Pool
- Playground
- Walking path around existing pond

Architectural Requirements and Screening Standards

A 6 foot tall wood screening fence shall be constructed along the western boundary of Development Area A where it abuts a residentially zoned property.

All commercial buildings with the project shall be constructed of 75% masonry on all exterior faces. All other architectural requirements of the UDO shall still govern.

Minimum screening zoning width between Development Areas C & A shall be reduced to 10' due to the inward facing security measures prevalent within a personal storage facility. All required screening width between Development Area B & C may be wholly located within Development Area B. Buildings may be constructed as the screening fence required in Development Area C.

A=COMMERCIAL
B=COTTAGES
C=STORAGE

Drainage & Utilities

The site currently sheds stormwater runoff in a westerly direction. A portion of the site drains northwesterly to an unnamed tributary of Coal Creek. The southern portion of the site drains due west to a separate unnamed tributary of Polecat Creek. The project proposes to continue these drainage patterns and convert the existing pond to a stormwater detention facility. Proposed channel improvements will be contained within this drainage easement and will convey street and development runoff south to Coal Creek.

An existing 12" waterline runs north side of 121st and the east side of Elm. These lines will be connected to new internal lines that will be extended along the proposed street alignments. These lines will provide domestic water and fire service to the property.

There are sanitary sewer manholes on the north side of 121st. Sanitary sewer extensions will be constructed from the existing line(s) to serve the development.

Other utility services are currently provided to the site and will continue to be provided via underground services.

Access and Circulation

Each Development Area will have direct connection to 121st Street or Elm Street. The residential development areas will be connected internally, and the entire development will be walkable. Appropriate Limits of No Access (LNA) will be imposed by the future plat(s).

Environmental Analysis

This site was formerly used petroleum storage facility but has since gone through a environment remediation process. The site has further been studied by the developer and has received a no REC determination for the majority of the property. Two locations were determined to have a higher VOC content then allowed by public standards. These areas are recommended to be left as natural greenspace by the report. The proposed layout accommodates those areas.

The site generally slopes from the east to the west. The existing blue line, located primarily on the adjacent property to the south, clips the southwest corner of the PUD area. This blue line will be preserved via dedication of a Reserve Area. The Tulsa County Soils survey defines the onsite soils as Okemah-Parsons-Pharoah complex, Dennis-Radley complex, and Dennis silt loam, of varying grades. Generally, these soils provide little issue to construction of a project as proposed. A geotechnical engineer will be contracted to perform a soils analysis for the project.

Except for a small area of Zone A associated with the above reference blue line, the site lies within Zone X (area of minimal flood hazard).

The attached Exhibit E depicts an aerial of the existing site as well as topography.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Jenks Subdivision Regulations.

UDO vs PUD Matrix

CORRECT (50)

Standard	CS	PUD D.A."A"	RTH	PUD D.A."B"	IM	PUD D.A."C"	RS3	PUD D.A."D"	RS2	PUD D.A."E"	RS1	PUD D.A."F"
Lot Standards (Minimum)												
Lot Area (sqft)	n/a	n/a	6,900	6,900	n/a	n/a	5,000	5,000	8,000	8,000	10,000	10,000
Lot Area / DU (sqft)			2,300	2,300			5,000	5,000	8,000	8,000	10,000	10,000
Lot Width (ft)	n/a	n/a	60	60	n/a	n/a	45	52	55	60	70	70
Yard Setbacks (Minimum)												
Front (ft)	0	0	15	15	50	50	20 (3)	20 (3)	20 (3)	20 (3)	35	35
Exterior Side (ft)	0	0	15	15	50	50	15 (3)	15 (3)	15 (3)	15 (3)	35	35
Interior Side (ft)	10	10	10 (2)	10 (2)	50	10	5	5	5	5	15 (1)	15 (1)
Rear (ft)	10	10	20	20	50	10	20	20	20	20	25	25
Building Standards (Maximum)												
Height (ft)	60	60	35	45	60	60	35	35	35	35	35	35
Impervious Surface Coverage	70%	70%	60%	70%	70%	85%	60%	70%	40%	70%	35%	70%
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.												
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.												
(3) Garages shall be setback a minimum of 25 feet from the front property line.												

Exhibit A

Legal Descriptions

CS TRACT – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 01°09'14" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1080.89 FEET; THENCE SOUTH 88°55'20" WEST, A DISTANCE OF 310.00 FEET; THENCE NORTH 01°09'14" WEST, A DISTANCE OF 1080.81 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 88°54'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; CONTAINING 335,064 SQUARE FEET OR 7.69 ACRES.

RTH TRACT – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 88°54'21" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 966.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'46" EAST, A DISTANCE OF 295.83 FEET; THENCE SOUTH 65°07'38" EAST, A DISTANCE OF 408.20 FEET; THENCE SOUTH 01°04'01" EAST, A DISTANCE OF 606.21 FEET; THENCE SOUTH 88°55'20" WEST, A DISTANCE OF 226.55 FEET; THENCE NORTH 00°00'03" EAST, A DISTANCE OF 99.99 FEET; THENCE NORTH 66°21'33" WEST, A DISTANCE OF 926.81 FEET; THENCE NORTH 01°08'56" WEST, A DISTANCE OF 592.89 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 88°54'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 705.78 FEET TO THE POINT OF BEGINNING. CONTAINING 765,018 SQUARE FEET OR 17.56 ACRES.

IM TRACT – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 88°54'21" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°09'14" EAST, A DISTANCE OF 1080.81 FEET; THENCE SOUTH 88°55'20" WEST, A DISTANCE OF 296.87 FEET; THENCE NORTH 01°04'01" WEST, A DISTANCE OF 606.21 FEET; THENCE NORTH 65°07'38" WEST, A DISTANCE OF 408.20 FEET; THENCE NORTH 00°01'46" WEST, A DISTANCE OF 295.83 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 88°54'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 656.95 FEET TO THE POINT OF BEGINNING. CONTAINING 460,542 SQUARE FEET OR 10.57 ACRES.

RS-3 TRACT – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN LOT THREE (3), THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION ONE (1); THENCE NORTH 88°55'59" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1321.74 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3) AND THE POINT OF BEGINNING. THENCE CONTINUING NORTH 88°55'59" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1321.76 FEET TO THE NORTHEAST CORNER OF SAID LOT THREE (3); THENCE NORTH 88°54'21" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 970.94 FEET; THENCE SOUTH 01°08'56" EAST, A DISTANCE OF 592.89 FEET; THENCE SOUTH 66°21'33" EAST, A DISTANCE OF 926.81 FEET; THENCE SOUTH 00°00'03" WEST, A DISTANCE OF 99.99 FEET; THENCE NORTH 88°55'20" EAST, A DISTANCE OF 833.42 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 01°09'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 1569.31 FEET TO THE SOUTHEAST CORNER OF THEREOF; THENCE SOUTH 88°36'03" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 2642.62 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°10'36" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1204.71 FEET; THENCE SOUTH 88°36'03" WEST, A DISTANCE OF 1321.52 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4); THENCE NORTH 01°11'11" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (SE/4 NW/4) AND THE WEST LINE OF SAID LOT THREE (3), A DISTANCE OF 1467.23 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3) AND THE POINT OF BEGINNING. CONTAINING 7,396,879 SQUARE FEET OR 169.81 ACRES.

Exhibit B

Surrounding Areas
for
121st & ELM

New connections added. Additional connections to the west may be required by staff, alignment to north from RTH, CS and IM should align with existing development

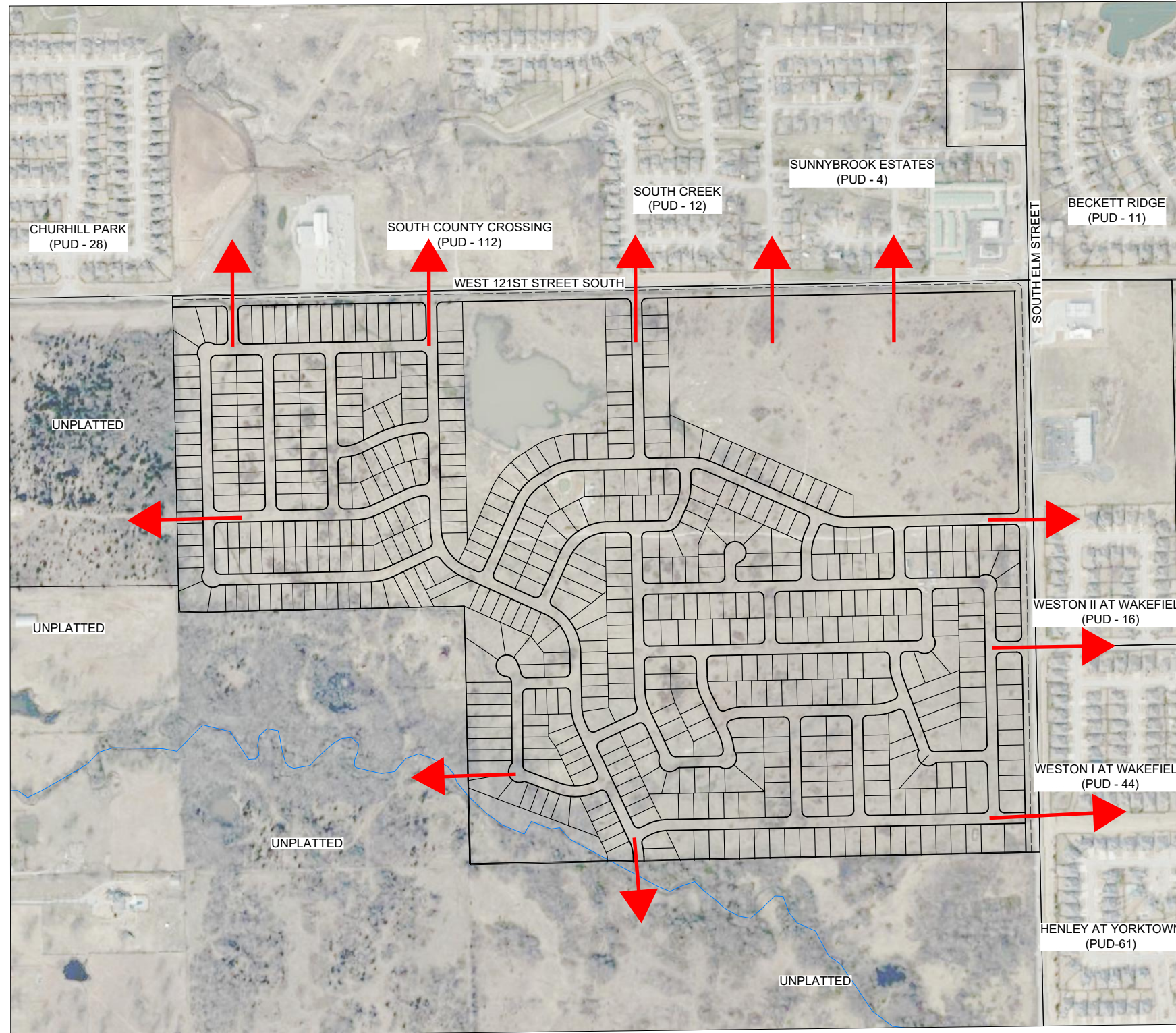
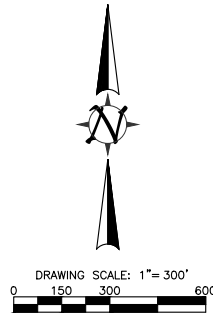
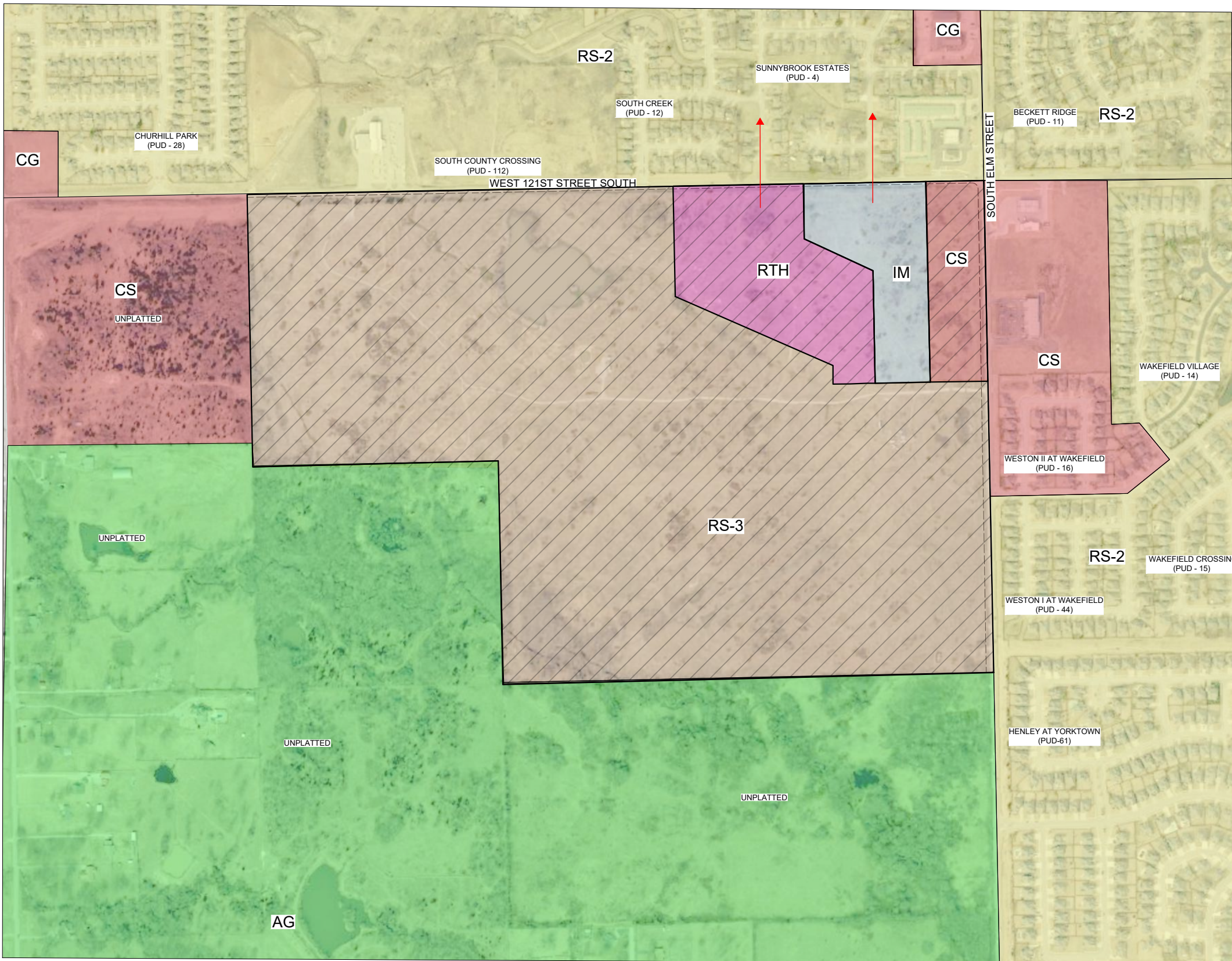
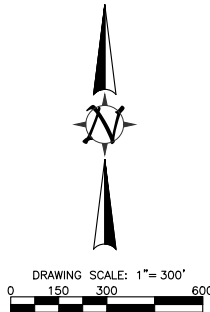


Exhibit C
Zoning
for
121st & ELM



LEGEND

- | | |
|---|------------------------------|
|  | AGRICULTURE ZONING |
|  | COMMERCIAL ZONING |
|  | RESIDENTIAL 2 ZONING |
|  | RESIDENTIAL 3 ZONING |
|  | RESIDENTIAL TOWN HOME ZONING |
|  | INDUSTRIAL ZONING |
|  | PROPOSED ZONING |

AAB Engineering, LLC

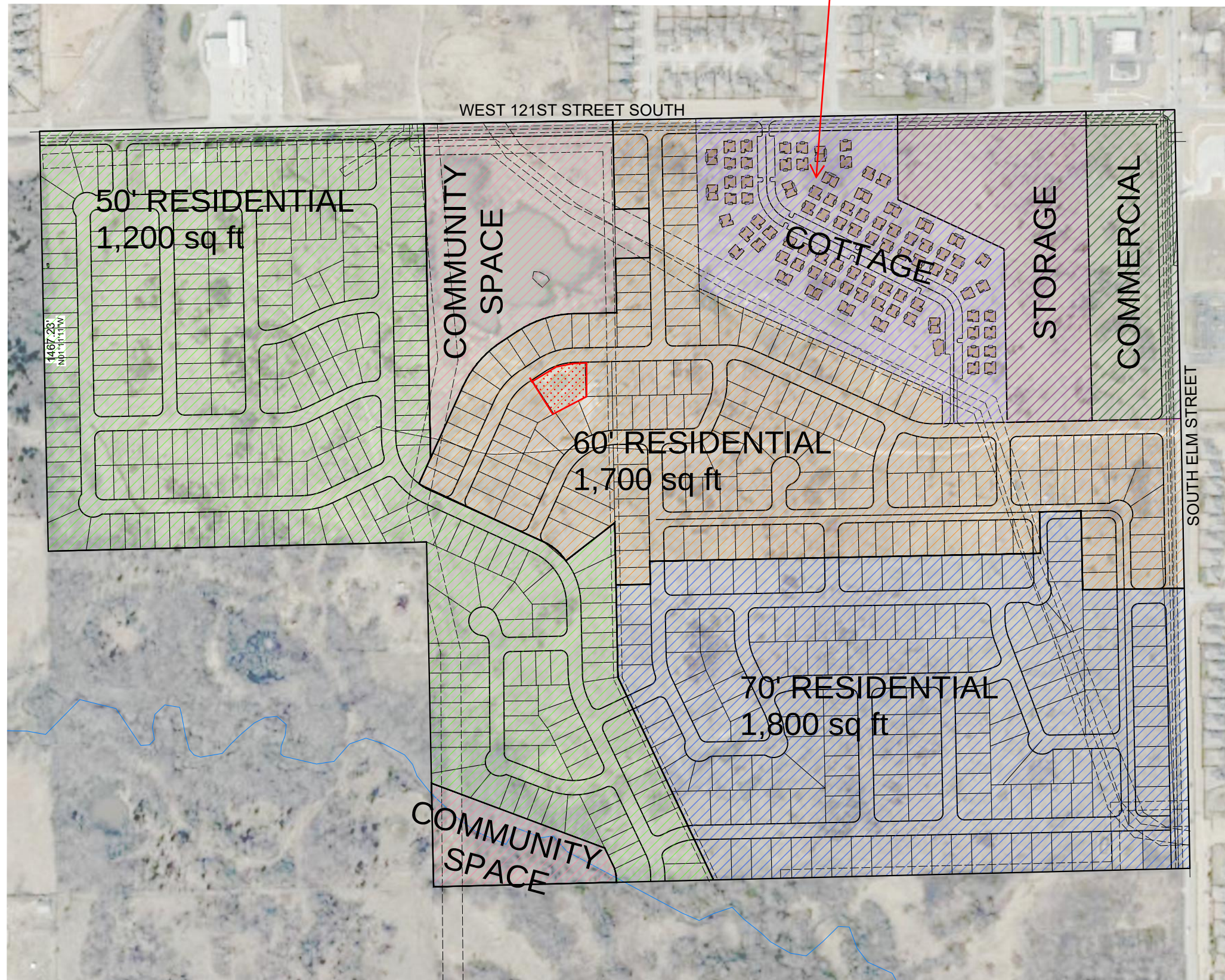
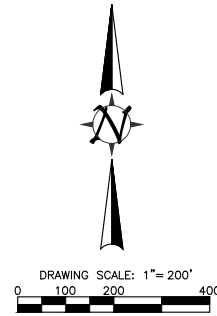


PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2024
Office: (918) 514-4283 Fax: (918) 514-4288



Exhibit D
Conceptual Development Plan
for
121st & ELM

common ownership
common maintenance

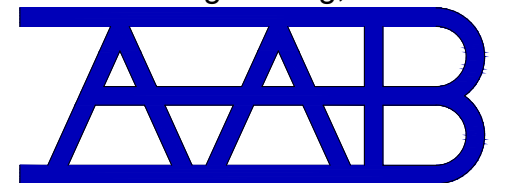


LEGEND

	DEVELOPMENT AREA A - COMMERCIAL - 5.79 ACRES	8.5
	DEVELOPMENT AREA B - COTTAGE HOMES - 16.75 ACRES	18.3
	DEVELOPMENT AREA C - STORAGE - 9.75 ACRES	
	DEVELOPMENT AREA D - 50' LOT MINIMUM - 65.72 ACRES	RS3/43
	DEVELOPMENT AREA E - 60' LOT MINIMUM - 43.31 ACRES	RS2/35.1
	DEVELOPMENT AREA F - 70' LOT MINIMUM - 47.31 ACRES	RS1/70.9
	COMMUNITY SPACE - 14.97 ACRES	NO CHANGE

LINKS / NODES/
CONNECTIVITY INDEX?

AAB Engineering, LLC



Engineering • Surveying • Land Planning

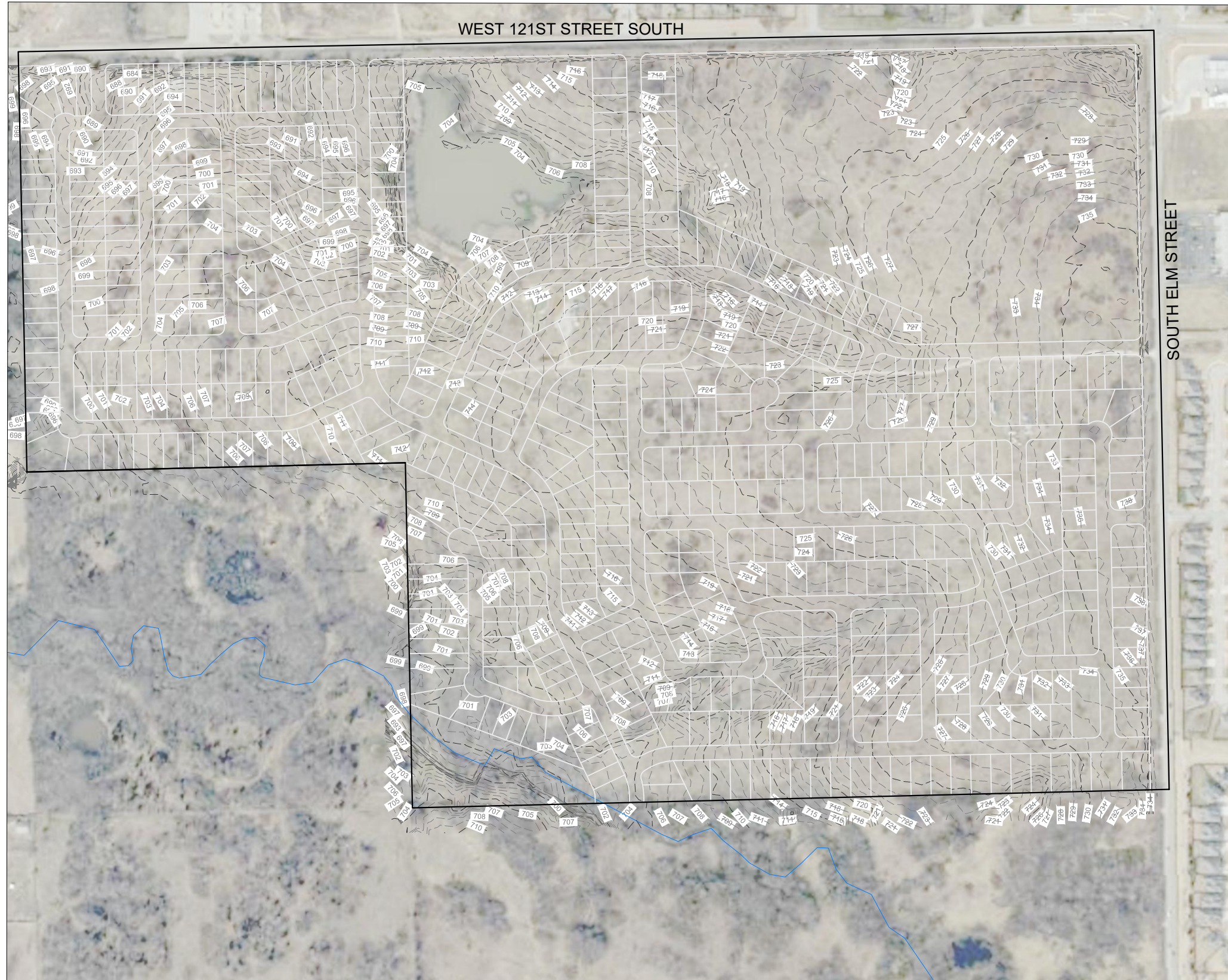
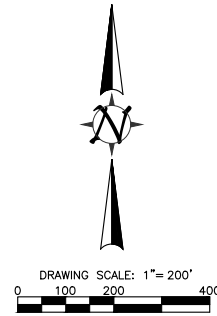
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2024
Office: (918) 514-4283 Fax: (918) 514-4288



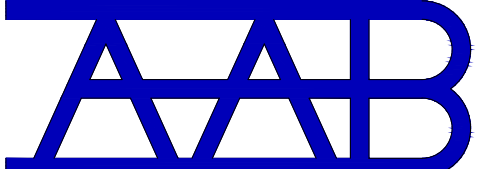
Exhibit E

Existing Topo & Aerial
for

121st & ELM



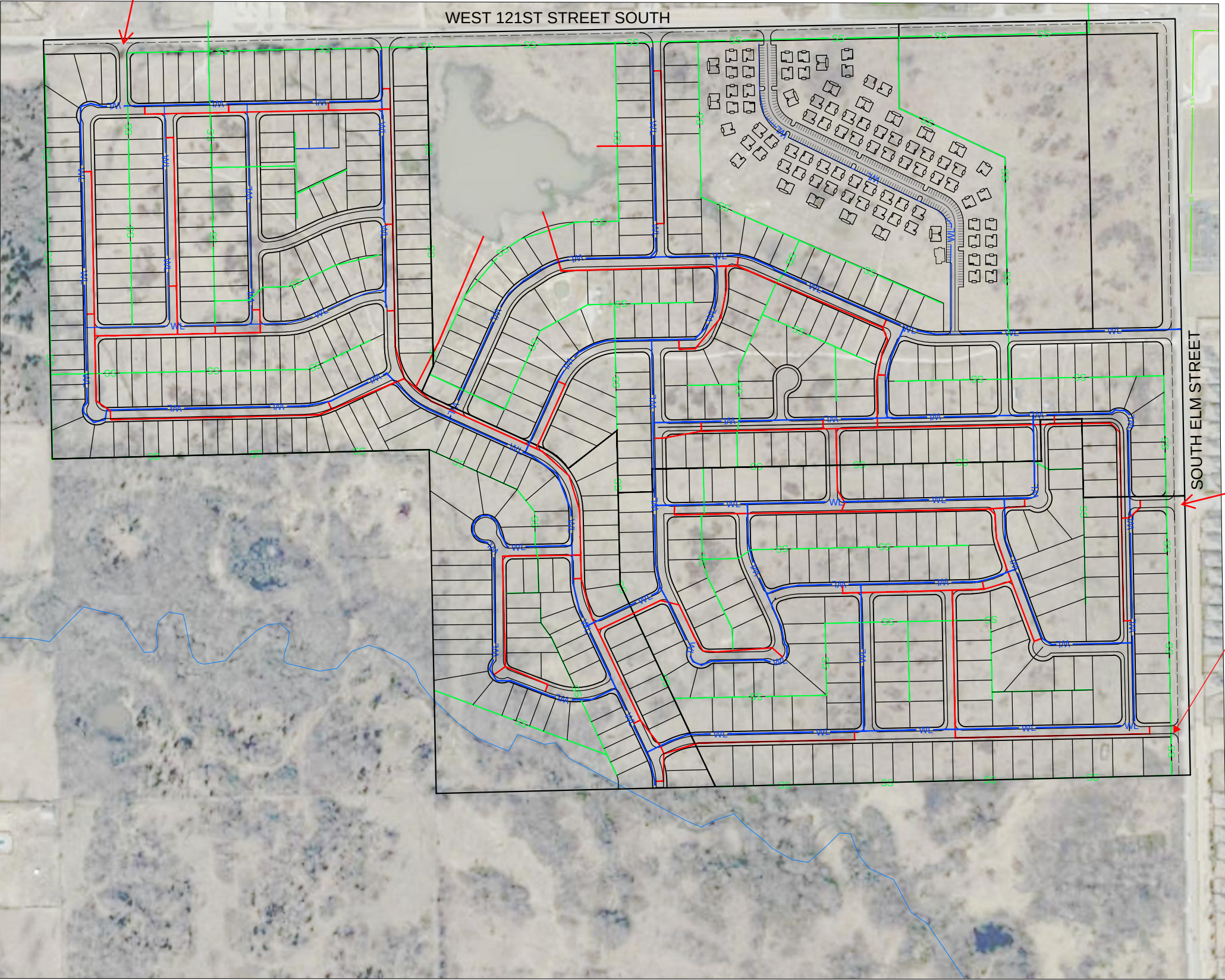
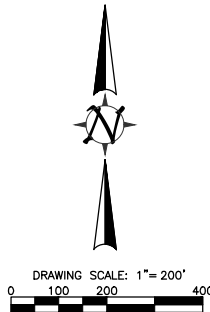
AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2024
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit F
Conceptual Improvement Plan
for
121st & Elm

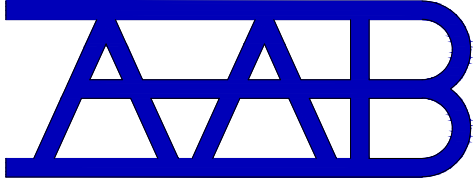


LEGEND

- WL PROPOSED WATERLINE
- PROPOSED STORM SEWER
- SS PROPOSED SANITARY SEWER

NUMBER OF LINKS = 62
NUMBER OF NODES = 48
CONNECTIVITY INDEX = 1.29 > 1.2

AAB Engineering, LLC

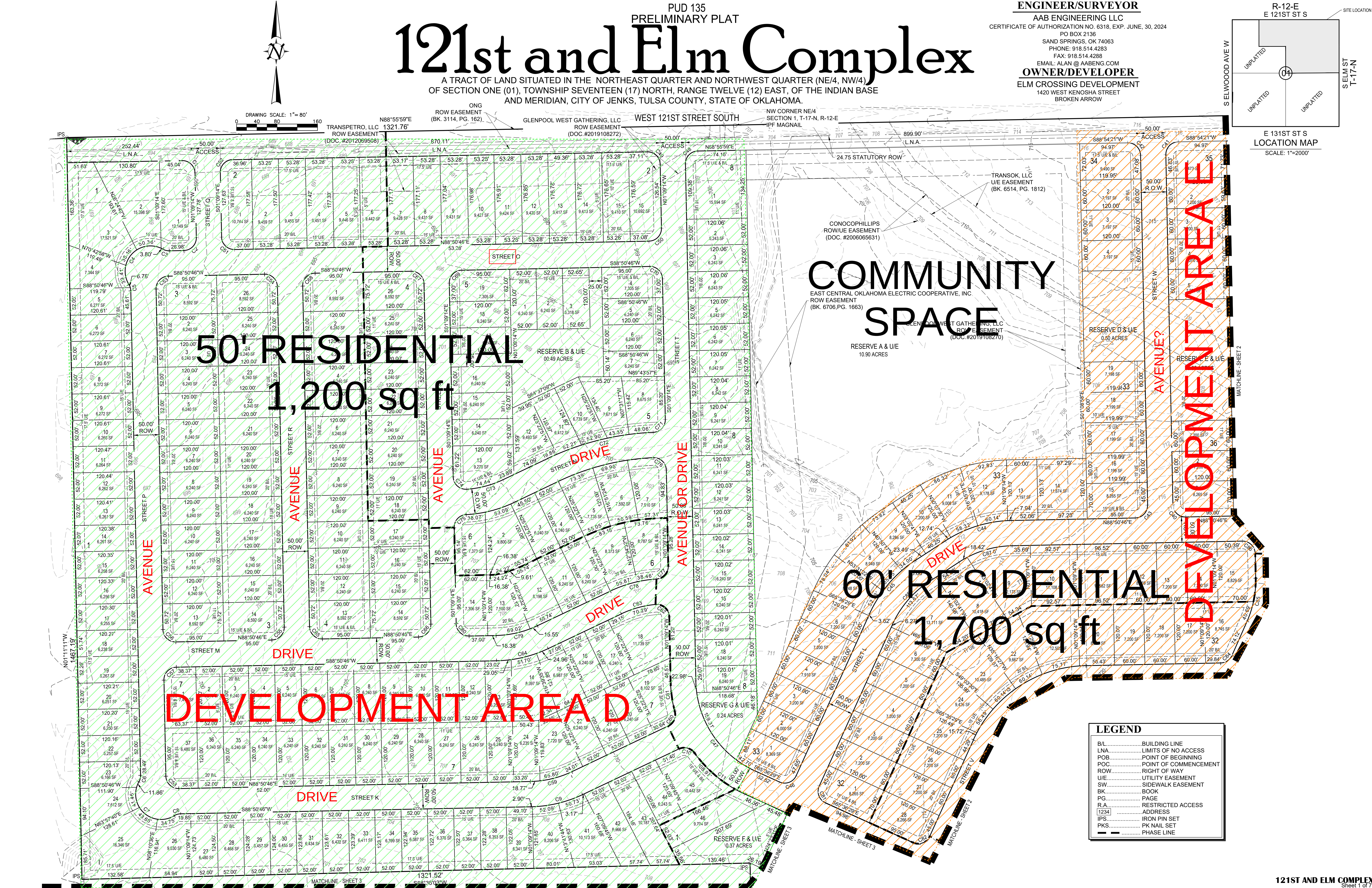


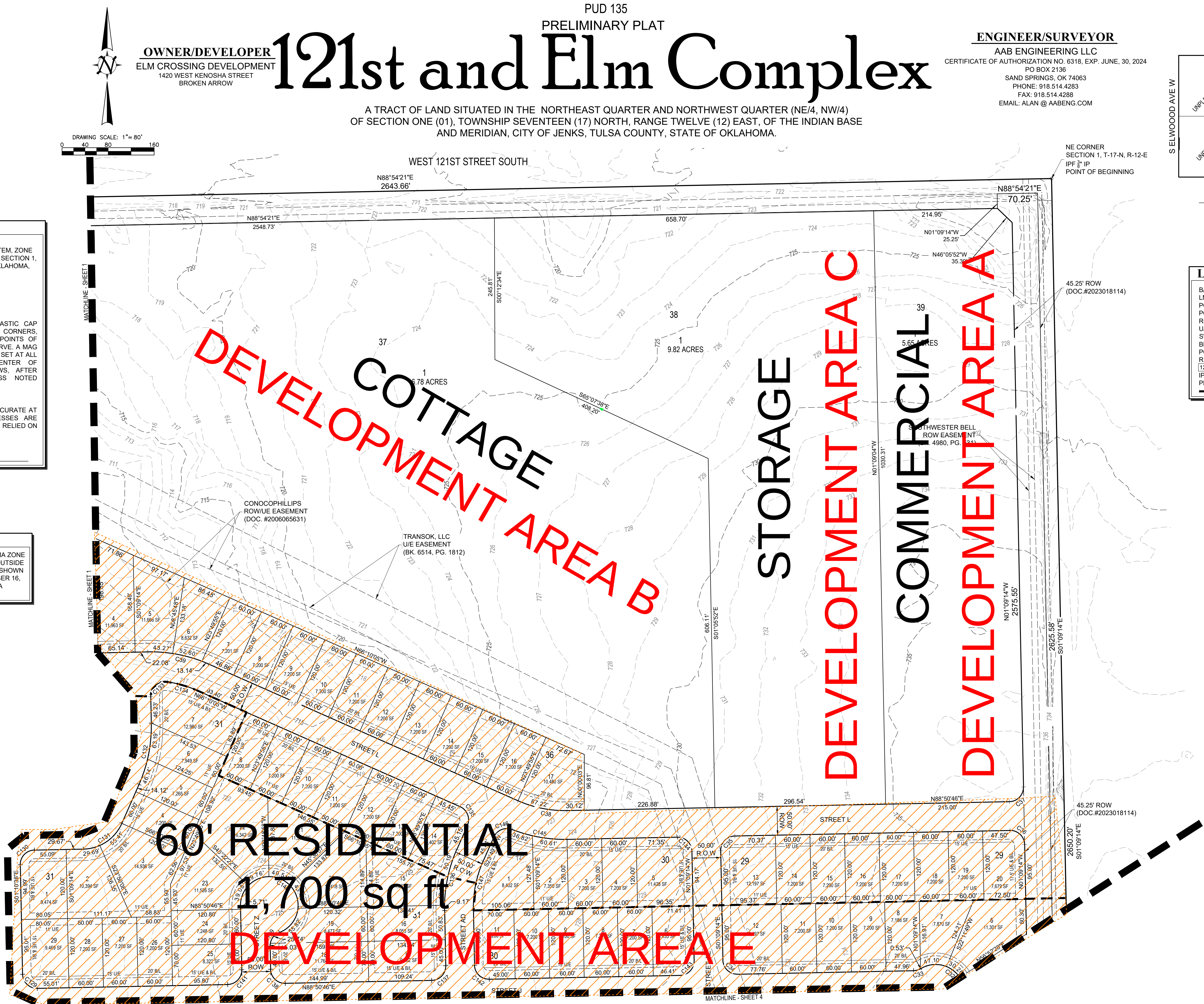
Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2024
Office: (918) 514-4283 Fax: (918) 514-4288



PLAT DATE: Tue, 07 Nov 2023. FILE: P:\17201\121ST AND ELM COMPLEX\121ST AREA





SUBDIVISION DATA

BASIS OF BEARINGS
OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 3501 NORTH, NORTH LINE OF THE S/2 NW/4 OF SECTION 1, T-17-N, R-12-E TULSA COUNTY, STATE OF OKLAHOMA, BEARING OF N 88°54'21" E

LAND AREA
8,837,745 SF ± / 202.89 ACRES ±

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE. A MAG NAIL WITH WASHER STAMPED "CA6318" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS. AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

DETENTION DETERMINATION
DETENTION DETERMINATION NUMBER: _____

FLOODPLAIN

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM PANEL "40143C0426L" DATED OCTOBER 16, 2012 AS WELL AS OUT OF THE CITY OF TULSA REGULATORY FLOODPLAIN.

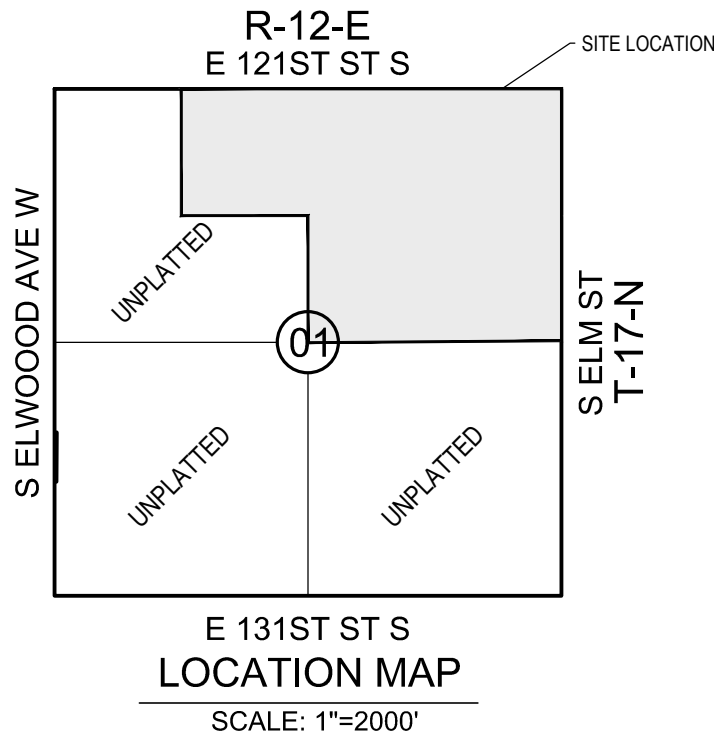
OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW

PUD 135
PRELIMINARY PLAT

121st and Elm Complex

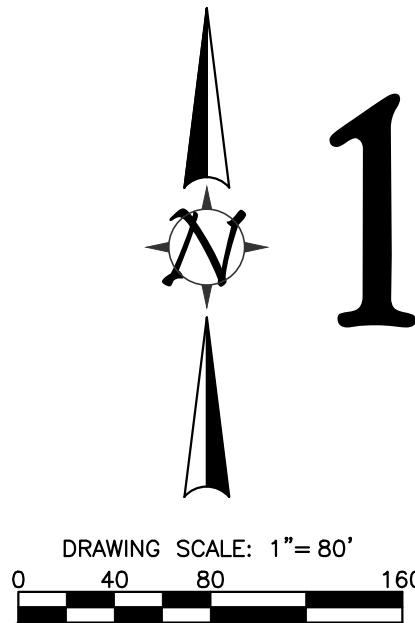
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4) OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM



LEGEND

B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
SW.....	SIDEWALK EASEMENT
BK.....	BOOK
PG.....	PAGE
R.A.....	RESTRICTED ACCESS
1234.....	ADDRESS
IPS.....	IRON PIN SET
PKS.....	PK NAIL SET
.....	PHASE LINE



PUD 135
PRELIMINARY PLAT

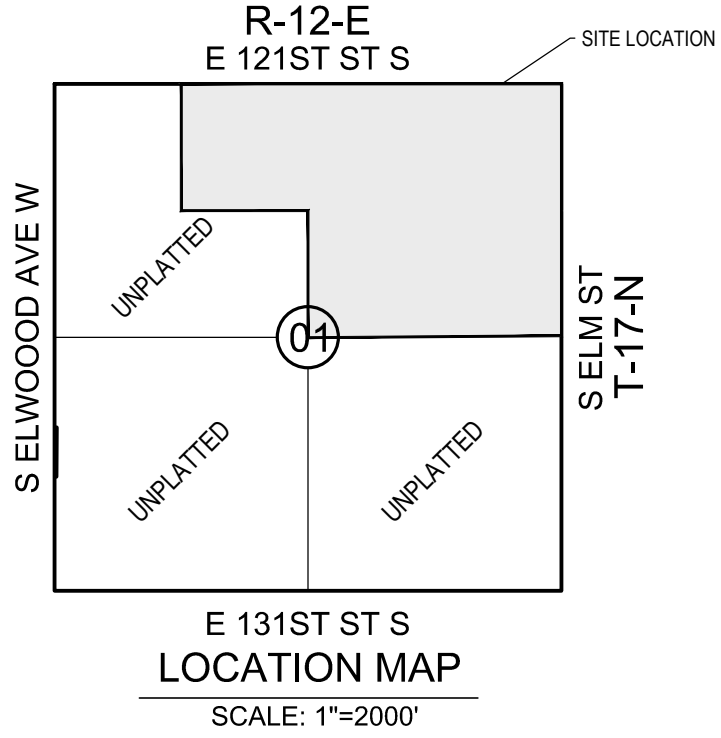
121st and Elm Complex

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4) OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

GLENPOOL WEST GATHERING, LLC
ROW EASEMENT
(DOC.#2019108270)

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW



SUBDIVISION STATISTICS	
SUBDIVISION CONTAINS SIX HUNDRED AND FOURTEEN (614) LOTS IN THIRTY-NINE (39) BLOCKS AND NINE (9) RESERVE AREAS. CONTAINING 202.89 ACRES	
BLOCK 1.....	8.07 ACRES - 46 LOTS
BLOCK 2.....	3.52 ACRES - 16 LOTS
BLOCK 3.....	3.97 ACRES - 26 LOTS
BLOCK 4.....	3.97 ACRES - 26 LOTS
BLOCK 5.....	3.61 ACRES - 19 LOTS
BLOCK 6.....	2.42 ACRES - 14 LOTS
BLOCK 7.....	5.64 ACRES - 37 LOTS
BLOCK 8.....	2.95 ACRES - 19 LOTS
BLOCK 9.....	8.15 ACRES - 36 LOTS
BLOCK 10.....	5.59 ACRES - 28 LOTS
BLOCK 11.....	0.43 ACRES - 2 LOTS
BLOCK 12.....	5.18 ACRES - 22 LOTS
BLOCK 13.....	1.27 ACRES - 8 LOTS
BLOCK 14.....	5.51 ACRES - 25 LOTS
BLOCK 15.....	2.55 ACRES - 12 LOTS
BLOCK 16.....	3.83 ACRES - 17 LOTS
BLOCK 17.....	2.03 ACRES - 10 LOTS
BLOCK 18.....	0.88 ACRES - 4 LOTS
BLOCK 19.....	4.00 ACRES - 15 LOTS
BLOCK 20.....	4.67 ACRES - 22 LOTS
BLOCK 21.....	4.69 ACRES - 12 LOTS
BLOCK 22.....	1.77 ACRES - 9 LOTS
BLOCK 23.....	2.83 ACRES - 13 LOTS
BLOCK 24.....	1.02 ACRES - 5 LOTS
BLOCK 25.....	1.54 ACRES - 9 LOTS
BLOCK 26.....	1.54 ACRES - 7 LOTS
BLOCK 27.....	1.87 ACRES - 10 LOTS
BLOCK 28.....	1.87 ACRES - 9 LOTS
BLOCK 29.....	3.71 ACRES - 20 LOTS
BLOCK 30.....	2.09 ACRES - 11 LOTS
BLOCK 31.....	6.18 ACRES - 29 LOTS
BLOCK 32.....	5.59 ACRES - 28 LOTS
BLOCK 33.....	3.45 ACRES - 19 LOTS
BLOCK 34.....	0.69 ACRES - 4 LOTS
BLOCK 35.....	0.86 ACRES - 5 LOTS
BLOCK 36.....	3.15 ACRES - 17 LOTS
BLOCK 37.....	16.79 ACRES - 1 LOT
BLOCK 38.....	9.82 ACRES - 1 LOT
BLOCK 39.....	5.66 ACRES - 1 LOT
RESERVE A.....	11.11 ACRES
RESERVE B.....	0.43 ACRES
RESERVE C.....	3.40 ACRES
RESERVE D.....	0.50 ACRES
RESERVE E.....	0.66 ACRES
RESERVE F.....	0.37 ACRES
RESERVE G.....	0.24 ACRES
RESERVE H.....	0.52 ACRES
RESERVE I.....	0.42 ACRES

DEVELOPMENT
AREA D

50' RESIDENTIAL
1,200 sq ft

60' RESIDENTIAL
1,700 sq ft
DEVELOPMENT
AREA E

70' RESIDENTIAL
1,800 sq ft
DEVELOPMENT
AREA F

LEGEND	
B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
SW.....	SIDEWALK EASEMENT
BK.....	BOOK
PG.....	PAGE
R.A.....	RESTRICTED ACCESS
[1234].....	ADDRESS
IPS.....	IRON PIN SET
PKS.....	PK NAIL SET
---	PHASE LINE

EAST CENTRAL OKLAHOMA ELECTRIC COOPERATIVE, INC
U/E
(BK. 6143, PG. 554)



DRAWING SCALE: 1"=80'
0 40 80 160

PUD 135
PRELIMINARY PLAT

121st and Elm Complex

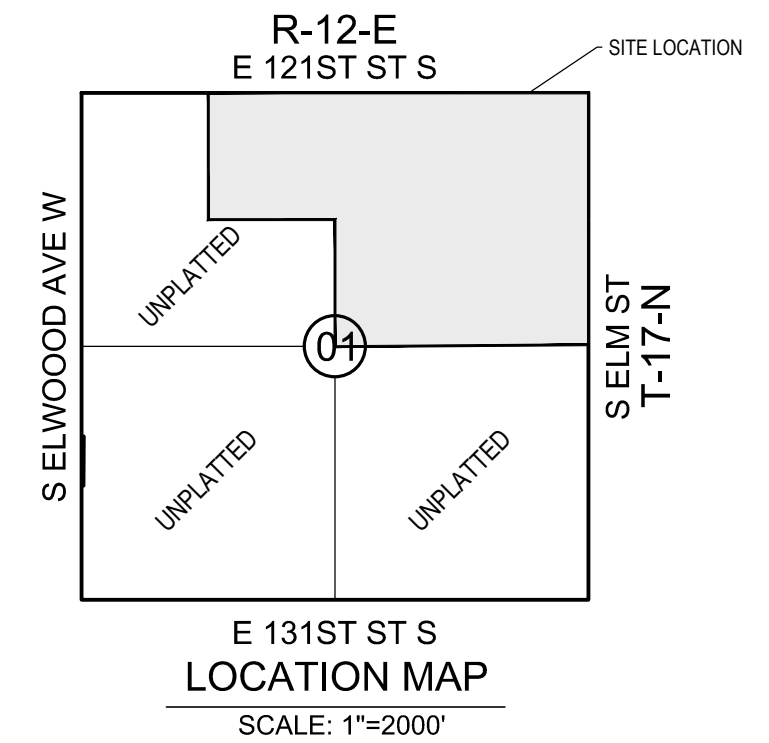
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4)
OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE
AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENG.COM

OWNER/DEVELOPER

ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW



DEVELOPMENT AREA E

60' RESIDENTIAL 1,700 sq ft

DEVELOPMENT AREA F

70' RESIDENTIAL 1,800 sq ft

CONTACTS

MUNICIPAL AUTHORITY CITY OF JENKS 211 N ELM STREET JENKS, OK 74037	
UTILITY OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-834-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
AT&T 1403 S. LEWIS TULSA, OK 74104 918-712-1803	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918-286-4658

LEGEND

B/L.....BUILDING LINE
LNA.....LIMITS OF NO ACCESS
POB.....POINT OF BEGINNING
POC.....POINT OF COMMENCEMENT
ROW.....RIGHT OF WAY
U/E.....UTILITY EASEMENT
SW.....SIDEWALK EASEMENT
BK.....BOOK
PG.....PAGE
RA.....RESTRICTED ACCESS
[1234].....ADDRESS
IPS.....IRON PIN SET
PKS.....PK NAIL SET
.....PHASE LINE

PUD 135
CURVE TABLE

121st and Elm Complex

OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4)
OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE
AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2016
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

CURVE TABLE

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	39.232	25.000	35.33	S46°06'37"E
C2	39.270	25.000	35.36	S43°50'46"W
C3	13.293	25.000	13.14	N75°55'15"W
C4	131.713	50.000	96.80	S43°50'46"W
C5	13.293	25.000	13.14	S16°23'13"E
C6	13.293	25.000	13.14	S14°04'45"W
C7	131.713	50.000	96.80	S46°09'14"E
C8	13.293	25.000	13.14	N73°36'47"E
C9	105.710	250.000	104.92	N76°43'58"E
C10	34.699	25.000	31.98	N75°37'07"W
C11	129.816	250.000	128.36	N50°43'56"W
C12	224.486	200.000	212.89	N33°27'10"W
C13	39.270	25.000	35.36	N43°42'09"E
C14	34.415	25.000	31.76	S51°51'37"E
C15	59.466	273.872	59.35	S18°56'12"E
C16	208.790	49.532	85.13	N35°09'55"E
C17	35.536	25.000	32.62	N45°45'41"W
C18	16.741	25.000	16.43	N18°45'47"E
C19	127.211	50.000	95.57	N34°56'21"W
C20	16.741	25.000	16.43	N88°38'28"W
C21	206.939	250.529	201.11	S86°51'17"W
C22	39.270	25.000	35.36	N70°20'21"W
C23	74.602	175.000	74.04	N13°21'59"W
C24	58.333	225.000	58.17	N8°34'52"W
C25	30.868	25.000	28.94	N19°21'50"E
C26	119.068	200.000	117.32	N71°47'28"E
C27	39.270	25.000	35.36	S46°09'14"E
C28	39.270	25.000	35.36	N46°09'14"W
C29	39.270	25.000	35.36	N43°50'46"E
C30	39.270	25.000	35.36	S46°09'14"E
C31	13.293	25.000	13.14	S14°04'45"W
C32	131.316	50.000	96.70	S45°55'35"E
C33	13.095	25.000	12.95	N73°50'26"E
C34	39.270	25.000	35.36	S46°09'14"E
C35	39.270	25.000	35.36	S43°50'46"W
C36	39.270	25.000	35.36	N46°09'14"W
C37	39.270	25.000	35.36	S43°50'46"W
C38	87.217	200.000	86.53	N78°39'39"W
C39	109.021	250.000	108.16	N78°39'39"W
C40	39.270	25.000	35.36	N46°09'14"W
C41	39.296	25.000	35.37	N43°52'34"E
C42	39.244	25.000	35.34	S46°07'26"E
C43	39.270	25.000	35.36	S43°50'46"W
C44	139.150	250.000	137.36	S72°54'03"W
C45	142.084	250.000	140.18	S40°40'25"W
C46	39.270	25.000	35.36	S69°23'31"W

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C47	224.988	200.000	213.31	N33°22'51"W
C48	39.308	25.000	35.38	N43°53'23"E
C49	39.239	25.000	35.33	S46°07'08"E
C50	39.270	25.000	35.36	S43°50'46"W
C51	39.270	25.000	35.36	N46°09'14"W
C52	39.308	25.000	35.38	N43°53'23"E
C53	39.270	25.000	35.36	S43°50'46"W
C54	39.270	25.000	35.36	N46°09'14"W
C55	39.270	25.000	35.36	N43°50'46"E
C56	39.270	25.000	35.36	S46°09'14"E
C57	39.270	25.000	35.36	S43°50'46"W
C58	39.270	25.000	35.36	S46°09'14"E
C59	84.568	200.000	83.94	N76°43'58"E
C60	34.699	25.000	31.98	N24°51'25"E
C61	60.001	250.000	59.86	N8°01'46"W
C62	41.058	25.000	36.60	N48°12'11"W
C63	70.262	200.000	69.90	S74°41'01"W
C64	105.710	250.000	104.92	S76°43'58"W
C65	39.270	25.000	35.36	S46°09'14"E
C66	39.270	25.000	35.36	N43°50'46"E
C67	39.270	25.000	35.36	N46°09'14"W
C68	39.270	25.000	35.36	S43°50'46"W
C69	39.270	25.000	35.36	S43°50'46"W
C70	39.270	25.000	35.36	N46°09'14"W
C71	38.716	25.000	34.96	N43°12'43"E
C72	216.380	540.000	214.93	N76°05'55"E
C73	74.439	200.000	74.01	N75°16'55"E
C74	40.536	25.000	36.24	S47°36'17"E
C75	38.464	25.000	34.78	S42°55'23"W
C76	39.942	25.000	35.83	N46°55'28"W
C77	38.133	25.000	34.54	N42°32'34"E
C78	94.824	250.013	94.26	N75°22'26"E
C79	84.568	200.000	83.94	N76°43'58"E
C80	39.270	25.000	35.36	S46°09'14"E
C81	39.270	25.000	35.36	S20°36'29"E
C82	39.270	25.000	35.36	N69°23'31"E
C83	281.235	250.000	266.64	N56°37'09"E
C84	28.368	25.000	26.87	N56°20'21"E
C85	87.217	200.000	86.53	S11°20'21"W
C86	39.270	25.000	35.36	N46°09'14"W
C87	111.320	200.000	109.89	S72°54'03"W
C88	113.667	200.000	112.14	S40°40'25"W
C89	37.001	25.000	33.72	S18°23'39"E
C90	224.991	200.003	213.31	S56°37'09"W
C91	20.420	13.003	18.39	N46°09'55"W
C92	83.622	249.997	83.23	N10°45'32"W

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C93	19.291	13.003	17.57	N22°09'35"E
C94	20.425	13.003	18.39	S70°20'21"E
C95	94.413	225.003	93.72	S13°19'06"E
C96	260.794	250.019	249.13	S30°54'32"E
C97	39.270	25.000	35.36	N46°17'51"W
C98	38.888	25.000	35.08	S44°08'26"W
C99	30.122	25.000	28.33	S34°56'21"E
C100	166.901	200.658	162.13	N86°40'30"E
C101	39.270	25.000	35.36	N19°39'39"E
C102	115.393	275.000	114.55	N13°19'06"W
C103	39.270	25.000	35.36	S19°39'39"W
C104	39.270	25.000	35.36	S70°20'21"E
C105	105.529	250.000	104.75	N76°45'12"E
C106	39.270	25.000	35.36	N43°50'46"E
C107	39.270	25.000	35.36	N46°09'14"W
C108	67.603	200.000	67.28	S79°09'46"W
C109	41.389	25.000	36.82	S22°03'05"W
C110	88.762	250.000	88.30	S15°12'19"E
C111	12.506	25.000	12.38	S19°21'54"E
C112	131.804	50.000	96.82	S41°49'19"W
C113	12.433	25.000	12.31	N76°54'24"W
C114	17.161	25.000	16.83	S69°10'53"W
C115	126.044	50.000	95.22	N58°15'55"W
C116	17.161	25.000	16.83	N5°42'43"W
C117	39.254	25.000	35.34	N70°21'29"W
C118	28.701	25.000	27.15	S58°15'55"E
C119	41.036	25.000	36.58	N41°49'22"E
C120	70.428	200.000	70.06	N15°17'19"W
C121	105.592	250.000	104.81	N13°16'36"W
C122	39.260	25.000	35.35	N46°09'55"W
C123	39.280	25.000	35.36	S43°50'05"W
C124	84.474	200.000	83.85	S13°16'36"E
C125	39.260	25.000	35.35	N46°09'55"W
C126	39.270	25.000	35.36	S43°50'46"W
C127	39.270	25.000	35.36	S46°09'14"E
C128	39.280	25.000	35.36	N43°50'05"E
C129	39.260	25.000	35.35	S46°09'55"E
C130	39.280	25.000	35.36	S43°50'05"W
C131	85.104	75.000	80.61	S56°20'21"W
C132	109.327	250.005	108.46	N11°18'15"E
C133	43.375	25.000	38.14	S48°33'02"W
C134	54.374	200.000	54.21	N73°57'24"W
C135	39.270	25.000	35.36	N21°10'05"W
C136	109.021	250.000	108.16	S11°20'21"W
C137	39.270	25.000	35.36	N43°50'46"E
C138	39.270	25.000	35.36	S46°09'14"E

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C139	30.774	25.000	28.87	S34°06'38"W
C140	218.628	50.000	81.65	S55°53'22"E
C141	39.270	25.000	35.36	N43°50'46"E
C142	39.270	25.000	35.36	S46°09'14"E
C143	39.270	25.000	35.36	N43°50'46"E
C144	39.270	25.000	35.36	N46°09'14"W
C145	97.436	250.025	96.82	N79°49'54"W
C146	38.180	25.000	34.58	S67°34'57"W
C147	88.048	200.023	87.34	S11°13'16"W
C148	39.270	25.000	35.36	N43°50'46"E
C149	39.270	25.000	35.36	S46°09'14"E
C150	39.270	25.000	35.36	S43°50'46"W
C151	39.270	25.000	35.36	N46°09'14"W
C152	92.218	250.000	91.70	S78°16'44"W
C153	67.681	200.000	67.36	S79°09'06"W
C154	39.270	25.000	35.36	S24°27'25"W
C155	92.218	250.000	91.70	S78°16'44"W
C156	39.270	200.000	67.36	S79°09'06"W
C157	39.270	25.000	35.36	S24°27'25"W
C158	84.602	250.000	84.20	S10°50'54"E
C160	39.270	25.000	35.36	S46°09'14"E
C161	39.270	25.000	35.36	N43°50'46"E
C162	39.270	25.000	35.36	N46°09'14"W
C163	39.270	25.000	35.36	S43°50'46"W
C164	39.270	25.000	35.36	N43°50'46"E
C165	39.270	25.000	35.36	N46°09'14"W
C166	39.270	25.000	35.36	S43°50'46"W
C167	39.270	25.000	35.36	S46°09'14"E
C168	16.529	25.000	16.23	N69°54'19"E
C169	127.736	50.000	95.73	S55°50'54"E
C170	16.529	25.000	16.23	S1°36'08"E
C171	39.270	25.000	35.36	S65°32'35"E
C172	84.602	250.000	84.20	N79°09'06"E
C173	30.810	25.000	28.90	S55°50'54"E
C174	39.270	25.000	35.36	N43°50'46"E
C175	39.270	25.000	35.36	N46°09'14"W
C176	39.270	25.000	35.36	S43°50'46"W
C177	13.293	25.000	13.14	S16°23'13"E
C178	131.713	50.000	96.80	S43°50'46"W
C179	13.293	25.000	13.14	N75°55'15"W
C180	39.270	25.000	35.36	S43°50'46"W
C181	64.600	200.000	64.32	S10°24'25"E
C182	39.270	25.000	35.36	S43°50'46"W
C183	39.270	25.000	35.36	S46°09'14"E
C184	39.270	25.000	35.36	N43°50'46"E

ROT DATE: Tue, 07 Nov 2023 FILE: P:\171201-121ST AND ELM COMPLEX\121ST & ELM - BASE

OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW

KNOW ALL MEN BY THESE PRESENTS:
ELM CROSSING DEVELOPMENT, LLC, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) AND THE NORTHWEST QUARTER (NW/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 01°09'14" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 2650.20 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 88°36'03" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 24.75 FEET; THENCE NORTH 01°09'14" WEST, A DISTANCE OF 2625.58 FEET; THENCE SOUTH 88°54'21" WEST, A DISTANCE OF 70.25 FEET; THENCE SOUTH 01°09'14" EAST, A DISTANCE OF 25.25 FEET; THENCE SOUTH 46°05'52" EAST, A DISTANCE OF 35.39 FEET; THENCE SOUTH 01°09'14" EAST, A DISTANCE OF 2575.55 TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 88°36'03" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2572.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 01°10'36" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1204.71 FEET; THENCE SOUTH 88°36'03" WEST, A DISTANCE OF 1321.52 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER (E/2 NW/4); THENCE NORTH 01°11'11" WEST ALONG SAID WEST LINE, A DISTANCE OF 1467.23 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 88°55'59" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1321.76 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 88°54'21" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 2643.66 FEET TO THE POINT OF BEGINNING. CONTAINING 8,837,745 SQUARE FEET OR 202.89 ACRES.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 180 LOTS IN 36 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "121ST AND ELM COMPLEX", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "121ST AND ELM COMPLEX" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "121ST AND ELM COMPLEX."

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) BEING SOUTH 01°09'14" EAST.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

- A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS
- THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT". FOR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF JENKS FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY ALL UTILITY LINES, INCLUDING WATER LINES AND SEWER LINES, EXCLUDING GAS LINES AND GAS SERVICE LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICE, SEWER SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.
- B. UTILITY SERVICE
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THE OWNER'S AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.
- C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE
1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT.
2. WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF BIXBY WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
4. THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH I.C. SHALL BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY

PUD 135
PRELIMINARY PLAT

121st and Elm Complex

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4) OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

- D. GAS SERVICE
1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.
- E. SURFACE DRAINAGE
- EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF BIXBY.
- F. RESERVE AREAS A, B, C, D, E, F, G, H, AND I
1. THE USE OF RESERVE AREAS A,B,C,D,E,F,G,H, AND I SHALL BE LIMITED TO USE AS OPEN SPACE, LANDSCAPING, OVERLAND DRAINAGE, DETENTION AND UTILITY EASEMENTS AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.
2. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE A (STORMWATER DETENTION EASEMENT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
3. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
4. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE STORMWATER DETENTION EASEMENT NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY JENKS, OKLAHOMA.
5. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER OF THE RESERVE PROVIDED FOR IN THIS DEED OF DEDICATION, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
- a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
- b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
- d. CLEANING OF SILTATION AND VEGETATION FROM CHANNELS SHALL BE PERFORMED TWICE YEARLY.
6. LANDSCAPING, APPROVED BY THE CITY OF JENKS, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DETENTION EASEMENT.
7. IN THE EVENT THE OWNER OF THE RESERVE SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER OF RESERVE A, B, AND C.
- G. PAVING AND LANDSCAPING WITHIN EASEMENTS
- THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF BIXBY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- H. CERTIFICATE OF OCCUPANCY RESTRICTIONS
- NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF BIXBY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER AND STORM SEWER SYSTEMS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF BIXBY, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION OF EACH SECTION OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT.
- I. LIMIT OF NO ACCESS
- THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST 121ST STREET SOUTH AND SOUTH ELM STREET WITHIN THE BOUNDS DESIGNATED "LNA" OR "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

"121ST AND ELM COMPLEX" WAS SUBMITTED AS PLANNED UNIT DEVELOPMENT, DESIGNATED AS JZ-22 PUD-135, AND WAS APPROVED BY THE JENKS PLANNING COMMISSION ON AUGUST 4, 2022 AND APPROVED BY THE CITY COUNCIL ON AUGUST 16, 2022.

OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL BENEFIT OF OWNER/DEVELOPER, ITS SUCCESSORS IN TITLE AND THE CITY OF JENKS, OKLAHOMA.

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

THEREFORE, OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE BY OWNER, ANY PERSON OWNING A LOT IN "121ST AND ELM COMPLEX" AND BY THE CITY OF JENKS AS HEREINAFTER SET FORTH.

DEVELOPMENTS STANDARDS

1. DEVELOPMENT AREA A (COMMERCIAL- BLOCK 39

DEVELOPMENT WITHIN DEVELOPMENT AREA A SHALL CONFORM TO THE BULK AND AREA REQUIREMENTS OF THE CS ZONING DISTRICT AS ESTABLISHED IN THE CITY OF JENKS ZONING CODE AS IT EXISTS ON THE DATE OF APPROVAL, EXCEPT AS HEREINAFTER MODIFIED.

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2016
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

PERMITTED USES: ALL USES PERMITTED BY RIGHT WITHIN THE CS ZONING DISTRICT EXCLUDING HOTEL.

GROSS LAND AREA: 5.79 ACRES 7.69

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 70%

MAXIMUM BUILDING HEIGHT: 60 FEET

2. DEVELOPMENT AREA B (COTTAGE/TOWNHOMES- BLOCK 37)

DEVELOPMENT WITHIN DEVELOPMENT AREA B SHALL CONFORM TO THE BULK AND AREA REQUIREMENTS OF THE RM-3 ZONING DISTRICT AS ESTABLISHED IN THE CITY OF JENKS ZONING CODE AS IT EXISTS ON THE DATE OF APPROVAL, EXCEPT AS HEREINAFTER MODIFIED.

PERMITTED USES: ALL USES PERMITTED BY RIGHT OR SPECIFIC USE WITHIN THE RTH ZONING DISTRICT.

GROSS LAND AREA: 16.75 ACRES 17.56

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 70%

MAXIMUM BUILDING HEIGHT: 45 FEET

3. DEVELOPMENT AREA C (PERSONAL STORAGE- BLOCK 38)

DEVELOPMENT WITHIN DEVELOPMENT AREA C SHALL CONFORM TO THE BULK AND AREA REQUIREMENTS OF THE IM ZONING DISTRICT AS ESTABLISHED IN THE CITY OF JENKS ZONING CODE AS IT EXISTS ON THE DATE OF APPROVAL, EXCEPT AS HEREINAFTER MODIFIED.

PERMITTED USES: PERSONAL STORAGE FACILITY

GROSS LAND AREA: 9.75 ACRES 10.57

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 85%

MAXIMUM BUILDING HEIGHT: 60 FEET

MINIMUM SIDE YARD: 10 FEET

MINIMUM REAR YARD: 10 FEET

4. DEVELOPMENT AREA D (50' LOTS- BLOCKS 1-11, AND BLOCKS 13 AND 22)

DEVELOPMENT WITHIN DEVELOPMENT AREA D SHALL CONFORM TO THE BULK AND AREA REQUIREMENTS OF THE RS-3 ZONING DISTRICT AS ESTABLISHED IN THE CITY OF JENKS ZONING CODE AS IT EXISTS ON THE DATE OF APPROVAL, EXCEPT AS HEREINAFTER MODIFIED.

PERMITTED USES: ALL USES PERMITTED BY RIGHT WITHIN THE RS-3 ZONING DISTRICT.

GROSS LAND AREA: 65.72 ACRES 169.81 ACRES | RS-3 | PUD 135 LEGAL

MINIMUM LOT WIDTH: 50 FEET 156.34 ACRES | PER PLAT

MINIMUM HABITABLE SQUARE FOOTAGE: 1,200 SQUARE FEET

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 70%

5. DEVELOPMENT AREA E (60' LOTS- BLOCKS 18,23,25,27,29, AND 30-36)

DEVELOPMENT WITHIN DEVELOPMENT AREA E SHALL CONFORM TO THE BULK AND AREA REQUIREMENTS OF THE RS-3 ZONING DISTRICT AS ESTABLISHED IN THE CITY OF JENKS ZONING CODE AS IT EXISTS ON THE DATE OF APPROVAL, EXCEPT AS HEREINAFTER MODIFIED.

PERMITTED USES: ALL USES PERMITTED BY RIGHT WITHIN THE RS-3 ZONING DISTRICT

GROSS LAND AREA: 43.31 ACRES

MINIMUM LOT WIDTH: 60 FEET

MINIMUM HABITABLE SQUARE FOOTAGE: 1,700 SQUARE FEET

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 70%

6. DEVELOPMENT AREA F (70' LOTS- BLOCKS 12,14-21,24,26,AND 28)

DEVELOPMENT WITHIN DEVELOPMENT AREA F SHALL CONFORM TO THE BULK AND AREA REQUIREMENTS OF THE RS-3 ZONING DISTRICT AS ESTABLISHED IN THE CITY OF JENKS ZONING CODE AS IT EXISTS ON THE DATE OF APPROVAL, EXCEPT AS HEREINAFTER MODIFIED.

PERMITTED USES: ALL USES PERMITTED BY RIGHT WITHIN THE RS-3 ZONING.

GROSS LAND AREA: 47.31 ACRES

MINIMUM LOT WIDTH: 70 FEET

MINIMUM HABITABLE SQUARE FOOTAGE: 1,800 SQUARE FEET

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 70%

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4)
OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE
AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2016
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
 FAX: 918.514.4288
 EMAIL: ALAN @ AABENG.COM

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN '121ST AND ELM COMPLEX' TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF '121ST AND ELM COMPLEX'. THE DETAILS OF ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED OR TO BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "121ST AND ELM COMPLEX" SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.

EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "121ST AND ELM COMPLEX" SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE FENCE EASEMENT AND OTHER COMMON AREAS OF THE SUBDIVISION.

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, PUBLIC STREETS, EASEMENTS AND UTILITIES, SECTION II, PLANNED UNIT DEVELOPMENT, RESTRICTIONS, AND SECTION IV, HOMEOWNERS ASSOCIATION ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTIONS I, II, AND III SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF BIXBY, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN THIS DOCUMENT, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THIS PHASE II SUBDIVISION OF THE CITY OF BIXBY, OKLAHOMA ANY ACTION AT LAW, OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES IN ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE CITY OF BIXBY PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF BIXBY CITY COUNCIL.

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

ELM CROSSING DEVELOPMENT, LLC

BY: _____
GLENN SHAW, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____, GLENN SHAW, MANAGER OF ELM CROSSING, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

J. JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "121S AND ELM COMPLEX" AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1318

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOV 25, 2023
COMMISSION NUMBER: 19011877

 **ALAN ANDREW BETCHA**
Notary Public
State of Oklahoma
Commission #19011877
Expires: Nov. 25, 2023

Add Signature lines for City of Jenks.

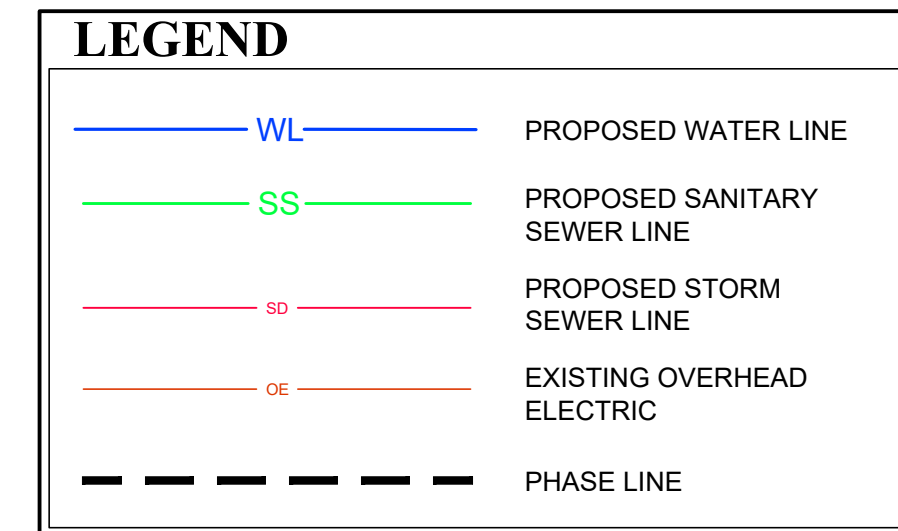
CONCEPTUAL UTILITY

ENGINEER/SURVEYOR

OWNER/DEVELOPER

R-12-E
121ST ST S

SITE LOCATION

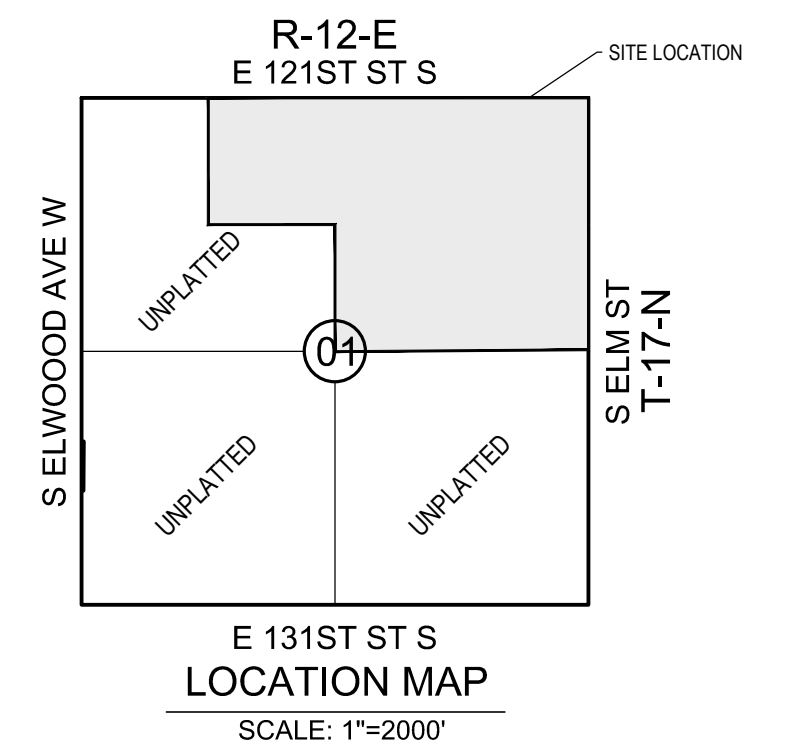


OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW

OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW

ENGINEER/SURVEYOR

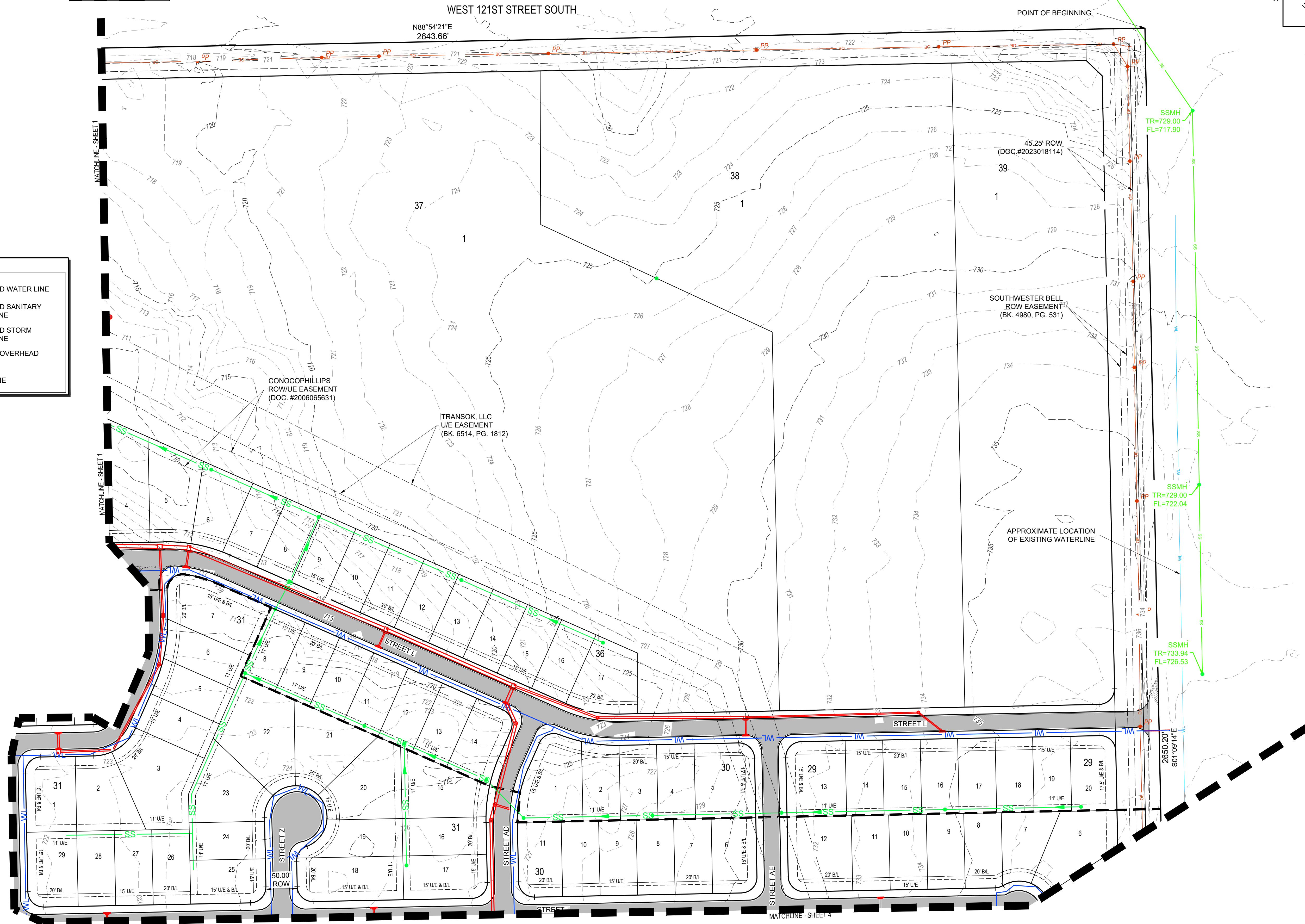
AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
 PO BOX 2136
 SAND SPRINGS, OK 74063
 PHONE: 918.514.4283
 FAX: 918.514.4288
 EMAIL: ALAN @ AABENG.COM

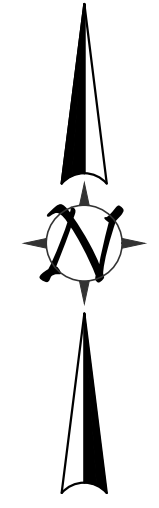


DRAWING SCALE: 1" = 80'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 40, 80, and 160, representing feet.

	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING OVERHEAD ELECTRIC
	PHASE LINE





DRAWING SCALE: 1"=80'
0 40 80 160

CONCEPTUAL UTILITY

121st and Elm Complex

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4)
OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE
AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

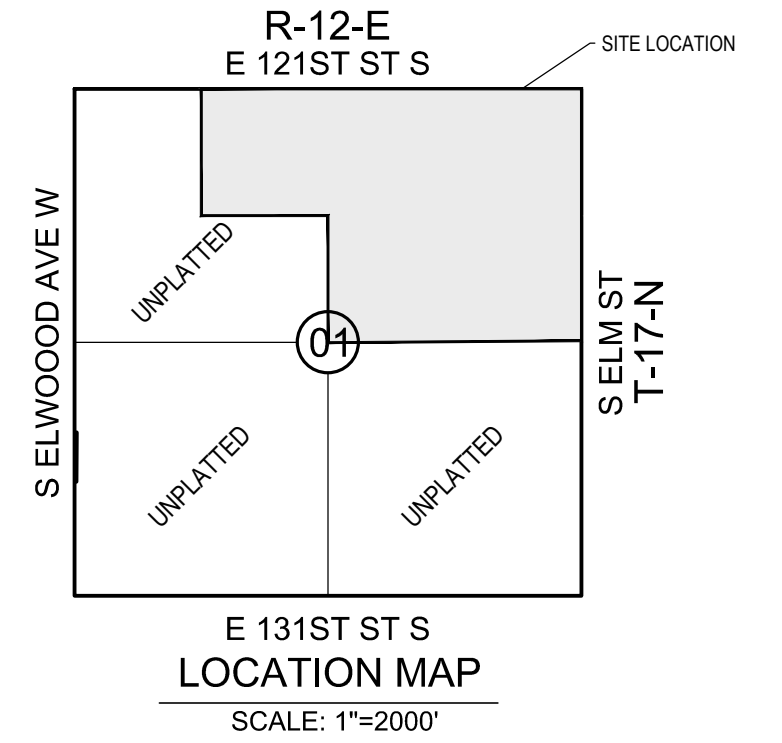
GLENPOOL WEST GATHERING, LLC
ROW EASEMENT
(DOC.#2019108270)

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

OWNER/DEVELOPER

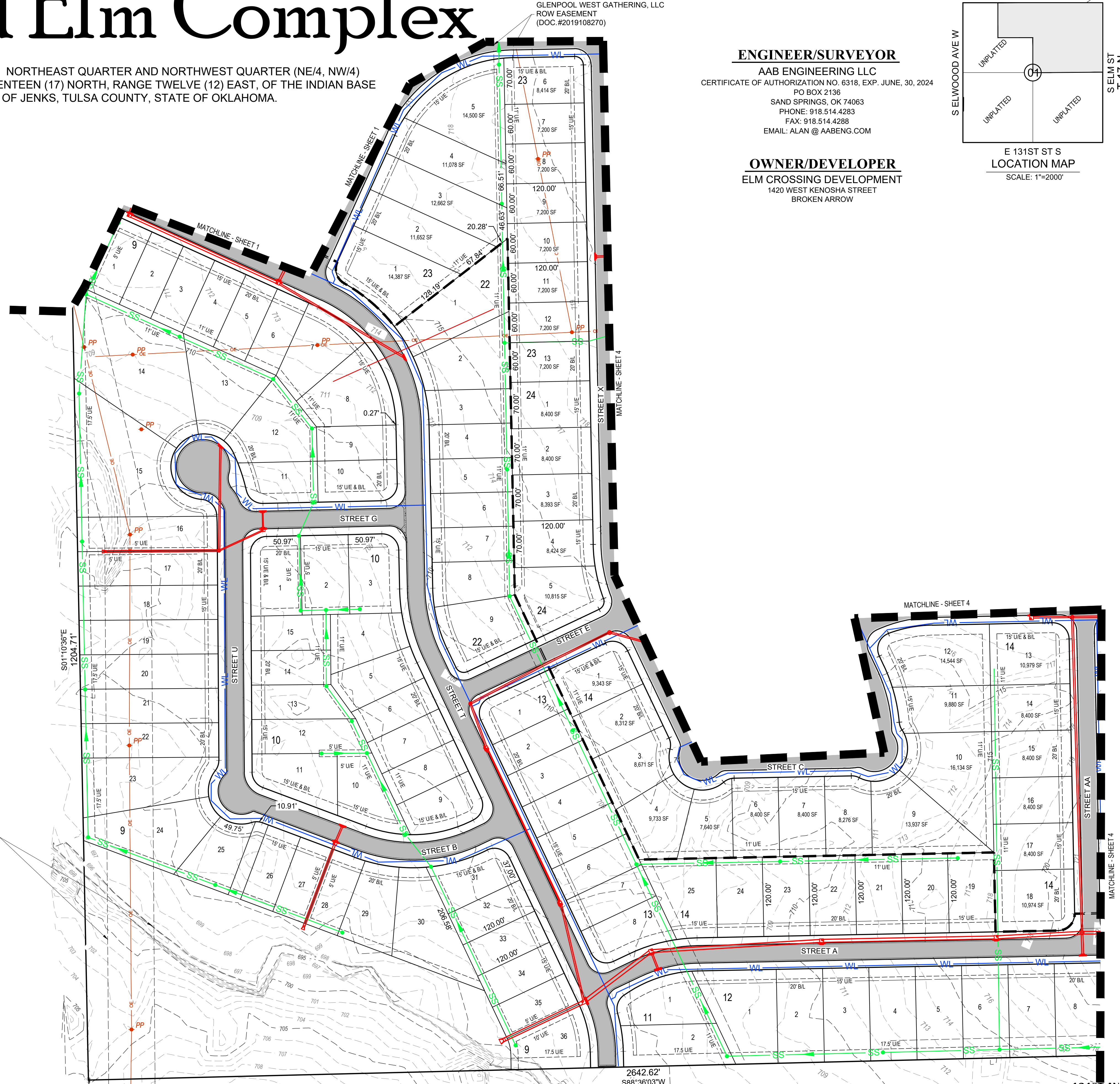
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW



LEGEND

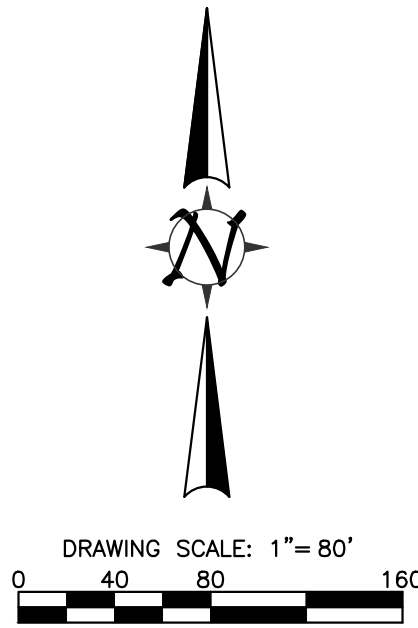
- WL PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER LINE
- SO PROPOSED STORM SEWER LINE
- OE EXISTING OVERHEAD ELECTRIC
- PHASE LINE

EAST CENTRAL OKLAHOMA ELECTRIC COOPERATIVE, INC
U/E
(BK. 6143, PG. 554)



2642.62'
S88°36'03"W

PLAT DATE: Tue, 07 Nov 2023 FILE: P:\1201\121ST AND ELM COMPLEX\121ST & ELM - BASE



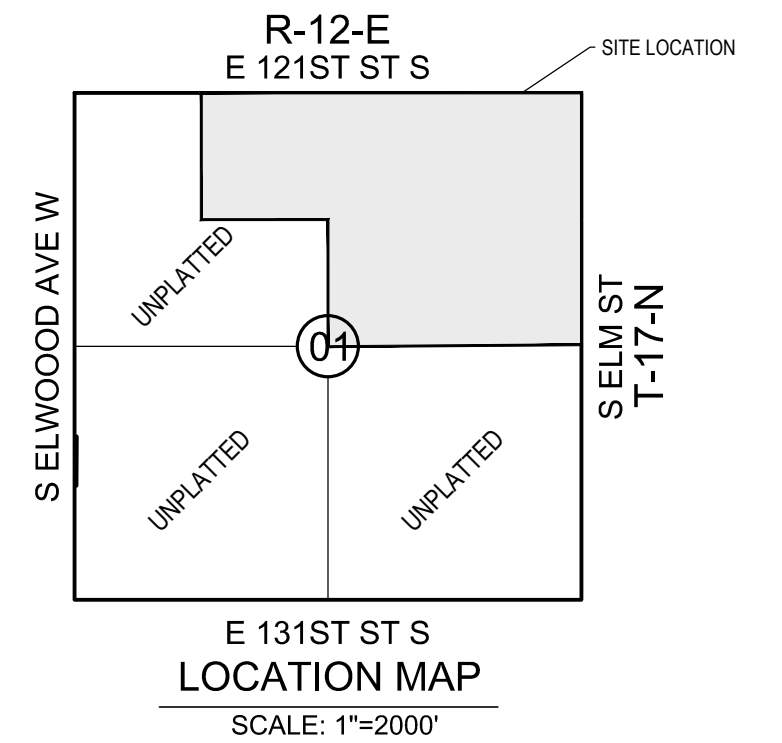
PRELIMINARY PLAT

121st and Elm Complex

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4) OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENG.COM

OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW



SOUTHWESTER BELL
ROW EASEMENT
(BK. 4980, PG. 531)

TRANSOK, LLC
U/E
(BK. 6514, PG. 1812)

CONOCOPHILLIPS
ROW/EASEMENT
(DOC. #2006065631)

LEGEND	
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING OVERHEAD ELECTRIC
	PHASE LINE

CONTACTS

MUNICIPAL AUTHORITY
CITY OF JENKS
211 N ELM STREET
JENKS, OK 74037

UTILITY
OKLAHOMA NATURAL GAS COMPANY
2319 W. EDISON ST.
TULSA, OK 74127
918-834-8000

PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-888-216-3523

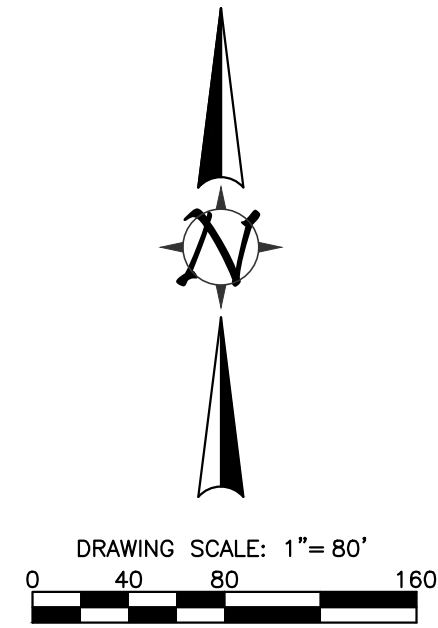
AT&T
1403 S. LEWIS
TULSA, OK 74104
918-712-1803

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
918-286-4658

APPROXIMATE LOCATION
OF EXISTING WATERLINE

GLENPOOL WEST GATHERING, LLC
ROW EASEMENT
(DOC. #201908272)

76 links
60 nodes
1.26 connectivity index



121st and Elm Complex

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4)
OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE
AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

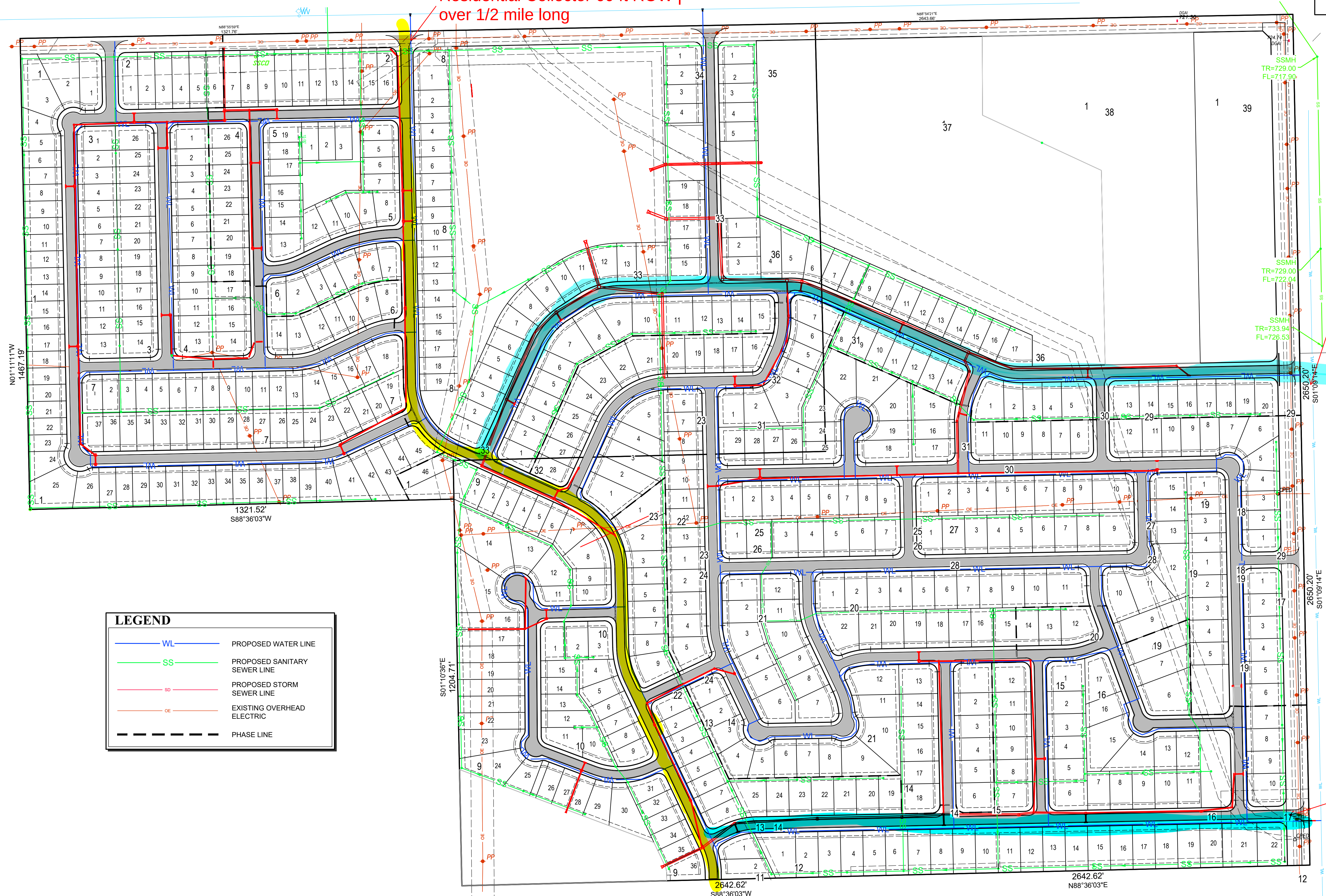
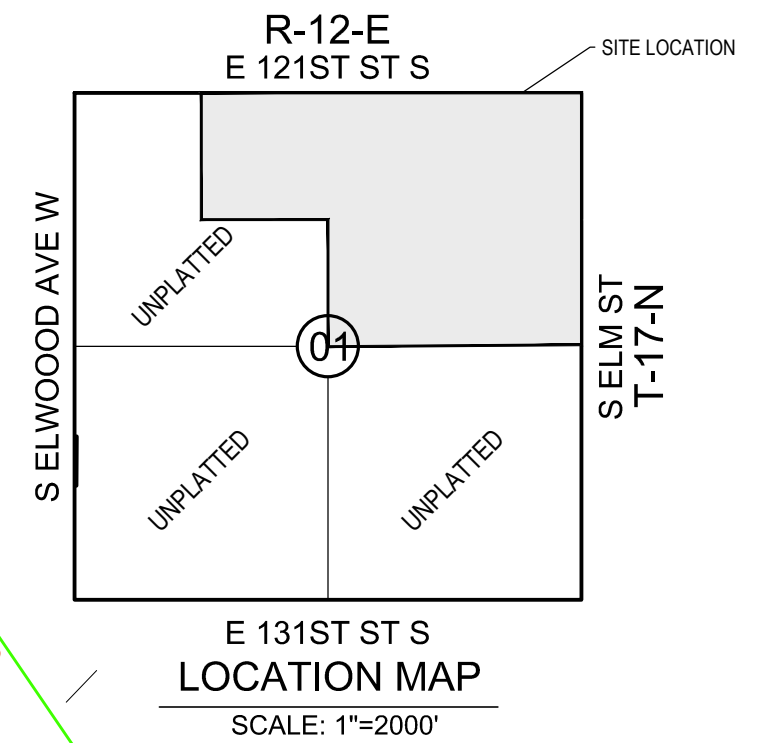
Residential Collector 60 ft ROW |
over 1/2 mile long

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4285
EMAIL: ALAN@AABENG.COM

OWNER/DEVELOPER

ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW



LEGEND

- WL PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER LINE
- SO PROPOSED STORM SEWER LINE
- OE EXISTING OVERHEAD ELECTRIC
- PHASE LINE

residential Collector 60 ft ROW |
over 1/2 mile long

residential Collector 60 ft ROW |
over 1/2 mile long

121st and Elm Complex

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE1/4, NW1/4)
OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE
AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

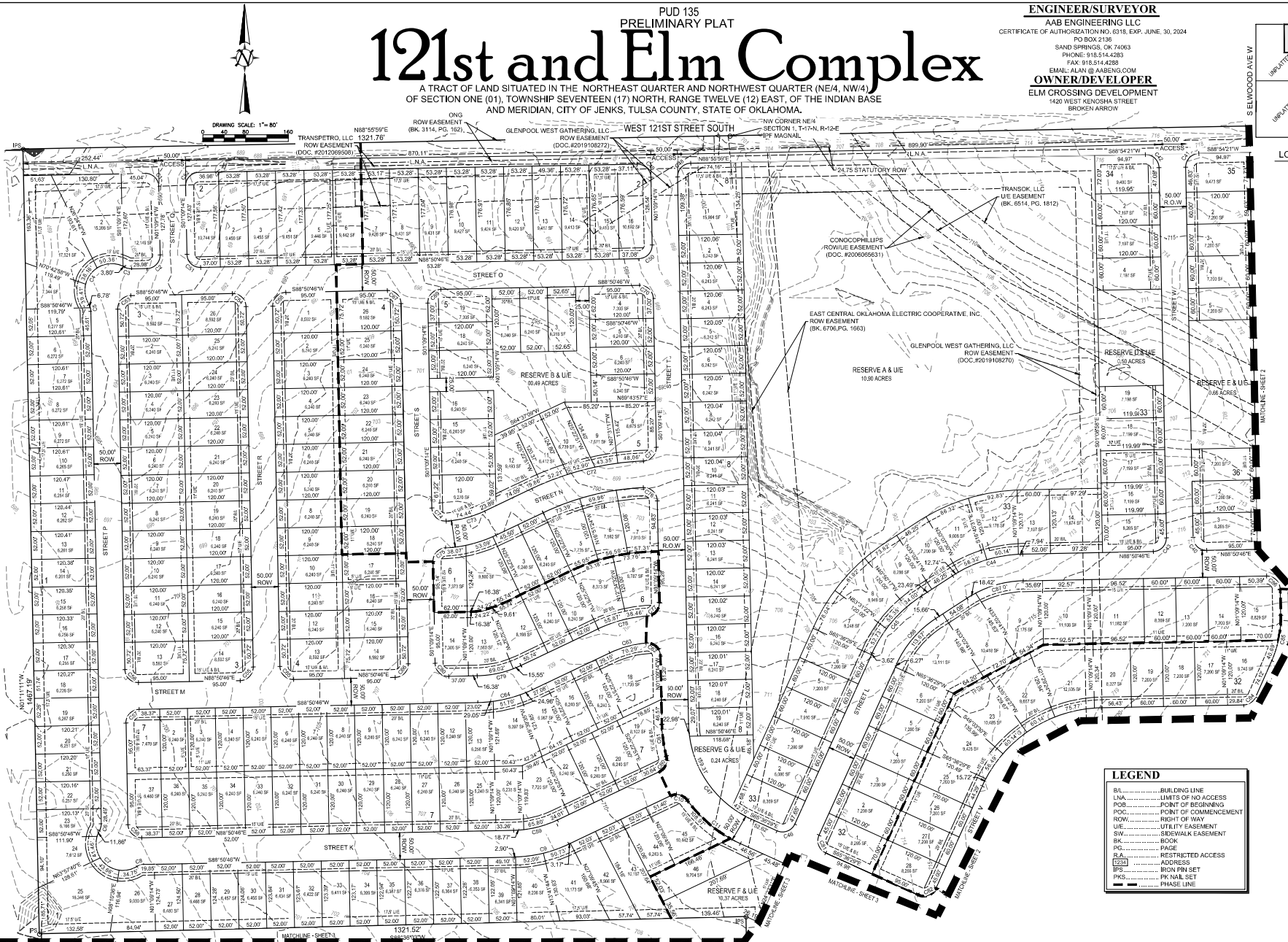
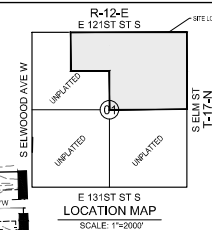
PUD 135
PRELIMINARY PLAT

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2198
SAND SPRINGS, OK 74063

OWNER/DEVELOPER

ELM CROSSING DEVELOPMENT
1420 WEST KENDISHA STREET
BROKEN ARROW





OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENDISH STREET
BROKEN ARROW

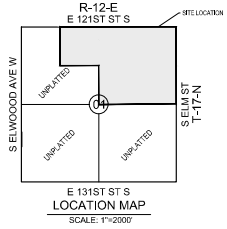
PUD 135
PRELIMINARY PLAT

121st and Elm Complex

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6316, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENGINEERING.COM

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE4, NW4)
OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE
AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.



DRAWING SCALE: 1"=80'

SUBDIVISION DATA

BASIS OF BEARINGS
OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 3501 NORTH, NORTH LINE OF THE S/2 NW/4 OF SECTION 1, T-17N, R-12E, TULSA COUNTY, STATE OF OKLAHOMA, BEARING OF N 88°54'21"E

LAND AREA
8,837.745 SF / 202.89 ACRES±

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "C68318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, A MAG NAIL WITH WASHER STAMPED "C68318" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

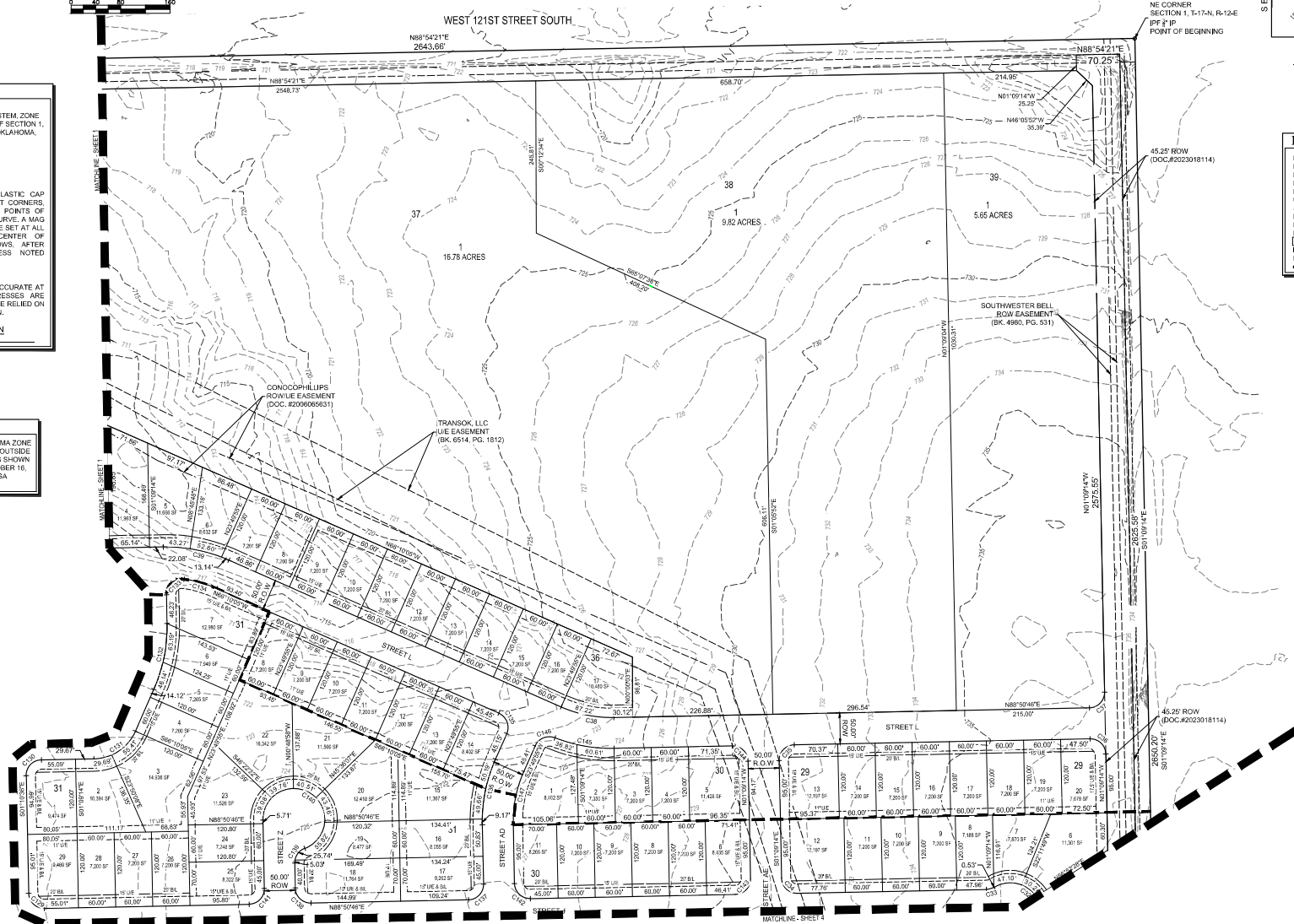
ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

DETENTION DETERMINATION
DETENTION DETERMINATION NUMBER:

FLOODPLAIN

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL "401530202" DATED OCTOBER 16, 2012 AS WELL AS OUT OF THE CITY OF TULSA REGULATORY FLOODPLAIN.

LEGEND	
BL	BUILDING LINE
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT
SW	SIDEWALK EASEMENT
BK	BOOK
PG	PAGE
R.A.	RESTRICTED ACCESS
1214	ADDRESS
IPS	IRON PIN SET
PKS	PK NAIL SET
---	PHASE LINE





PUD 135
PRELIMINARY PLAT

121st and Elm Complex

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER AND NORTHWEST QUARTER (NE/4, NW/4)
OF SECTION ONE (01), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE
AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

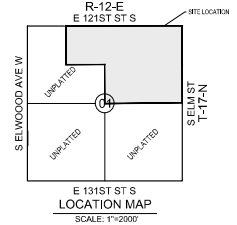
GLENPOOL WEST GATHERING, LLC
ROW EASEMENT
(DOC#0119168270)

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 63118, EXP. JUNE, 30, 2024
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM

OWNER/DEVELOPER

ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW



SUBDIVISION STATISTICS	
SUBDIVISION CONTAINS SIX HUNDRED AND FOURTEEN (614) LOTS IN THIRTY-THREE (33) BLOCKS AND NINE (9) RESERVE AREAS.	
CONTAINING 202.89 ACRES	
BLOCK 1.....	8.07 ACRES - 46 LOTS
BLOCK 2.....	3.52 ACRES - 16 LOTS
BLOCK 3.....	3.87 ACRES - 26 LOTS
BLOCK 4.....	3.97 ACRES - 26 LOTS
BLOCK 5.....	3.81 ACRES - 19 LOTS
BLOCK 6.....	2.42 ACRES - 14 LOTS
BLOCK 7.....	5.64 ACRES - 37 LOTS
BLOCK 8.....	2.86 ACRES - 19 LOTS
BLOCK 9.....	8.15 ACRES - 36 LOTS
BLOCK 10.....	5.59 ACRES - 28 LOTS
BLOCK 11.....	0.43 ACRES - 2 LOTS
BLOCK 12.....	5.18 ACRES - 22 LOTS
BLOCK 13.....	1.27 ACRES - 8 LOTS
BLOCK 14.....	5.51 ACRES - 25 LOTS
BLOCK 15.....	2.55 ACRES - 12 LOTS
BLOCK 16.....	3.83 ACRES - 17 LOTS
BLOCK 17.....	2.03 ACRES - 10 LOTS
BLOCK 18.....	0.68 ACRES - 4 LOTS
BLOCK 19.....	4.00 ACRES - 15 LOTS
BLOCK 20.....	4.67 ACRES - 22 LOTS
BLOCK 21.....	4.89 ACRES - 12 LOTS
BLOCK 22.....	1.77 ACRES - 9 LOTS
BLOCK 23.....	2.33 ACRES - 13 LOTS
BLOCK 24.....	1.02 ACRES - 5 LOTS
BLOCK 25.....	1.54 ACRES - 9 LOTS
BLOCK 26.....	1.54 ACRES - 7 LOTS
BLOCK 27.....	1.87 ACRES - 10 LOTS
BLOCK 28.....	1.87 ACRES - 9 LOTS
BLOCK 29.....	3.71 ACRES - 20 LOTS
BLOCK 30.....	2.09 ACRES - 11 LOTS
BLOCK 31.....	6.18 ACRES - 29 LOTS
BLOCK 32.....	5.59 ACRES - 28 LOTS
BLOCK 33.....	3.45 ACRES - 19 LOTS
BLOCK 34.....	0.89 ACRES - 4 LOTS
BLOCK 35.....	0.86 ACRES - 5 LOTS
BLOCK 36.....	3.15 ACRES - 17 LOTS
BLOCK 37.....	15.79 ACRES - 1 LOT
BLOCK 38.....	9.82 ACRES - 1 LOT
BLOCK 39.....	5.86 ACRES - 1 LOT
RESERVE A.....	11.11 ACRES
RESERVE B.....	0.49 ACRES
RESERVE C.....	3.40 ACRES
RESERVE D.....	0.50 ACRES
RESERVE E.....	0.60 ACRES
RESERVE F.....	0.37 ACRES
RESERVE G.....	0.34 ACRES
RESERVE H.....	0.52 ACRES
RESERVE I.....	0.42 ACRES

LEGEND	
BL.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
POS.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
UE.....	UTILITY EASEMENT
SW.....	SIDEWALK EASEMENT
BK.....	BLOCK
PG.....	PAGE
LA.....	RESTRICTED ACCESS
LOC.....	ADDRESS
IPS.....	IRON PIN SET
PK.....	PK NAIL SET
PH.....	PHASE LINE

EAST CENTRAL OKLAHOMA ELECTRIC COOPERATIVE, INC
U/E
(BK. 6143, PG. 654)

121st and Elm Complex

ENGINEER/SURVEYOR

OWNER/DEVELOPER

R-12-E
E 121ST ST S

SITE LOCATION

S ELMWOOD AVE W

UNP-ATTED

UNP-ATTED

UNP-ATTED

S ELM ST
1-17-N

E 131ST ST S

LOCATION MAP

SCAN F. 3/1/2007

LEGEND

BA.....	BUILDING LINE
LN.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
SW.....	SIDEWALK EASEMENT
BK.....	BOOK
PG.....	PAGE
R.A.....	RESTRICTED ACCESS
1234.....	ADDRESS
IPS.....	IRON PIN SET
PKS.....	PK NAIL SET
.....	PHASE LINE

CONTACTS	
MUNICIPAL AUTHORITY	
CITY OF JENKS 211 N ELM STREET JENKS, OK 74037	
UTILITY	
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST. TULSA, OK 74127 918-634-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST. TULSA, OK 74119 1-888-216-3523
AT&T 1403 S. LEWIS TULSA, OK 74104 918-712-1803	COX COMMUNICATIONS 118-111 EAST 51ST STREET TULSA, OK 74145 918-286-4658

To	Planning Commission
Hearing Date	December 13, 2023
Case Number	JZ 23-PUD 147 – Tulsa Girls Home
Request	PUD (Planned Unit Development) over a CH (Commercial Heavy) Zone
Location	332 W. “B” Street
Applicant	Nathalie Cornett

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD Document
- ☐ Public Notice

Preparer

Nathalie Cornett, Eller and Detrich
INCOG and Staff

Background Information

STAFF COMMENTARY | This property was first developed in 1915 in the Jenks Original Town (plat). The applicant plans to add 4 additional dwelling units in a creative approach to the mixed-use development of the property. The site most recently was occupied as an office, self-storage (mini storage), and residential. Per the submitted plans, the smaller house will remain an office while the larger house will remain residential, both receiving minor renovations. The PUD allows for the storage to be demolished, and (4) four additional dwellings to be added. The property was likely rezoned to CH (Commercial Heavy) to allow for the mini-storage and 0' build line. When the UDO was adopted, the CH designation became a legacy district, nothing can be zoned CH. The standards and allowed uses follow the CG (Commercial General) zoning regulations.

PLANNING DATA

REQUEST	PUD 147
ZONING	(CH) Commercial Heavy
INTENDED USE	Office and Residential
PARCEL ID	60525831904790
LEGAL	LTS 7 THRU 12 BLK 51 (Jenks-Original Town)
OWNER	PROJECT ORPHANS PROPERTIES INC
ADDRESS	322 W B ST N
PUBLIC COMMENT	No comments received at time of report.

HIGH INTENSITY SINGLE-FAMILY

The high intensity single-family land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complementary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multi-family and nonresidential uses.

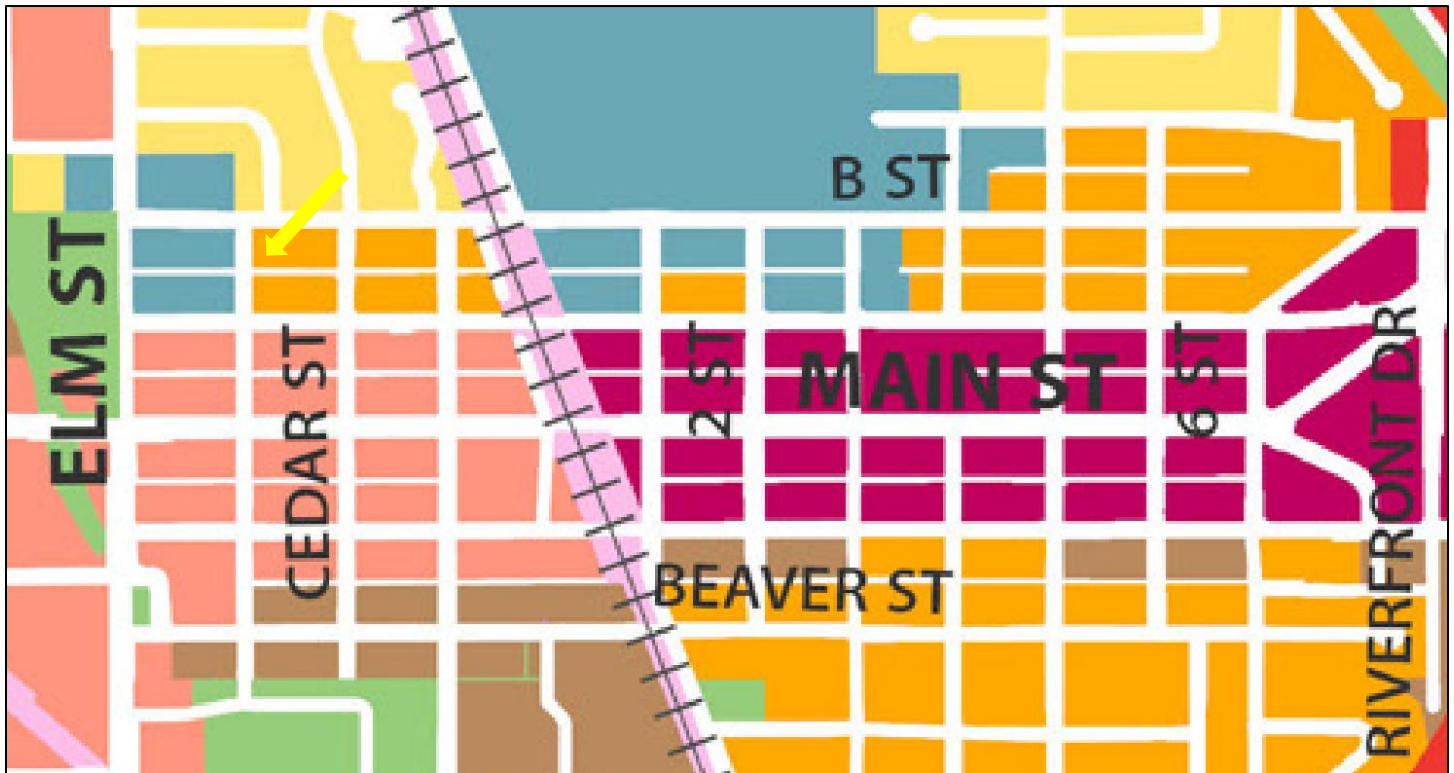


Figure 1: High Intensity Single-Family

Land Use Plan



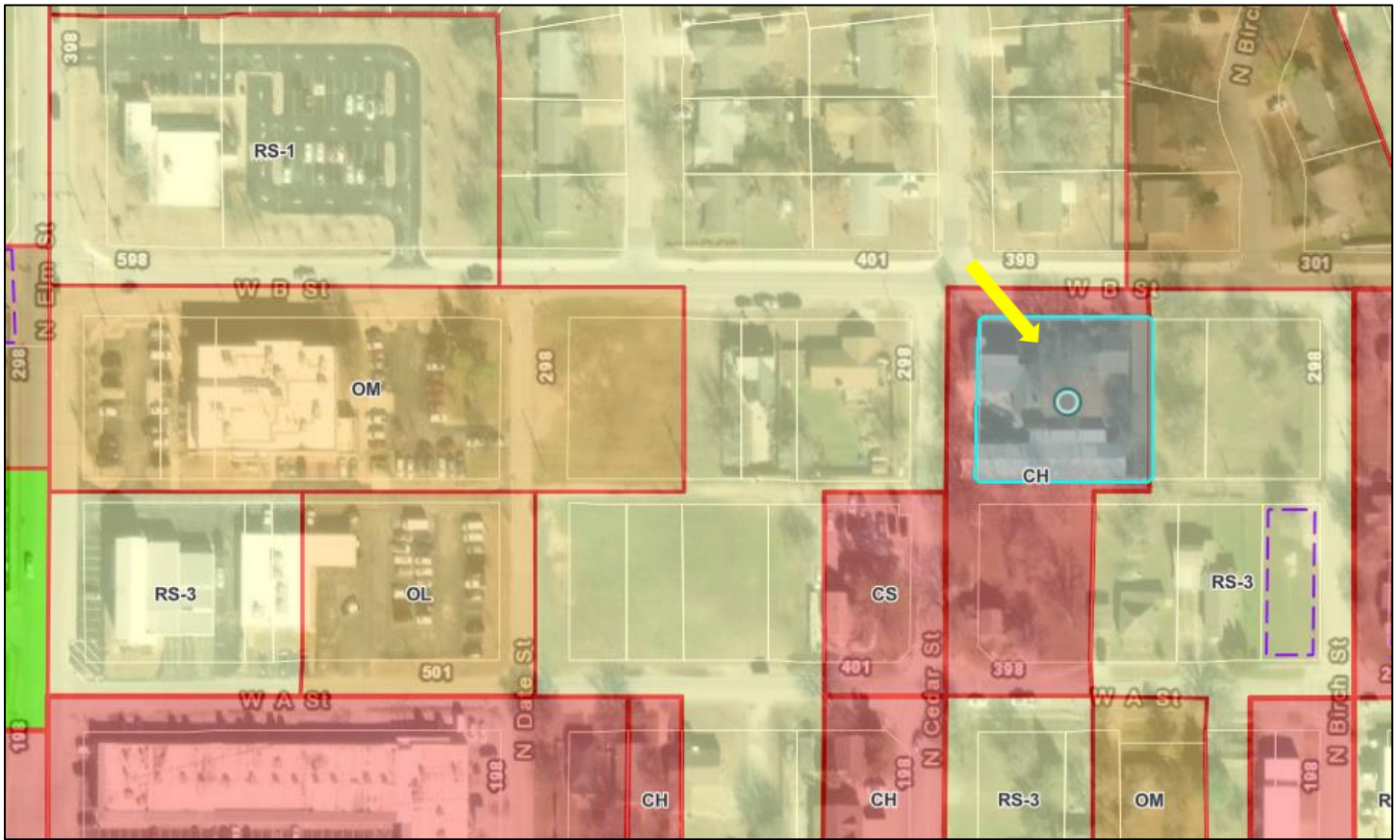


Figure 2 | Zoning map of the parcel in question

Staff Evaluation & Recommendation

Evaluation | The site will not require platting but at the time of new construction the developer will work with the City engineer for earth change permit and will meet all the standards of the (UDO) Unified Development Ordinance and/or PUD 147. If there is a conflict between the Development Standards and the UDO, the Development Standards shall apply. If a provision is not addressed by the PUD, the UDO standards will be applied.

Table 16-3-1 (B): Nonresidential District Bulk and Dimensional Standards			Table 16-3-1 (A): Residential District Bulk and Dimensional Standards	
Standard	CG	PUD 147	Standard	RM3
Lot Standards (Minimum)				
Lot Area (acres)	n/a	n/a	Lot Area (sqft)	20,000
Lot Width (ft)	n/a	n/a	Lot Area/DU (sqft)	1,000
-			Lot Width (ft)	100
Yard Setbacks (Minimum, unless otherwise stated)				
Front (ft)	25	10	Front (ft)	10
Front, maximum (ft)	60	-	-	-
Exterior Side (ft) (3)	25	5	Exterior Side (ft)	10

Exterior Side, maximum (ft)	60	-	-	-
Interior Side (ft) (3)	10 (1)	2	Interior Side (ft)	10 (2)
Rear (ft) (3)	10 (1)	10	Rear (ft)	10
Building Standards (Maximum)				
Height (ft)	60	35	Height (ft)	45
Impervious Surface Coverage	70%	30% Dedicated to landscaping	Impervious Surface Coverage	70%
Notes				
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.			(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.			(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.			(3) Garages shall be setback a minimum of 25 feet from the front property line.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.				

Sec. 16-3-4. Permitted, Conditional, Special Exception, and Specific Uses.

(A) *The following key is to be used in the interpretation of Table 16-3-4(B) and Table 16-3-4(C) below:*

- (1) **Permitted Uses.** Uses which are marked as "P" in the tables shall be allowed subject to all applicable regulations of this UDO.
- (2) **Conditional Uses.** Uses which are marked as "C" in the tables shall be allowed upon the approval of a Conditional Use Permit as detailed in section 16-9-3(D).
- (3) **Special Exception Uses.** Uses which are marked as "SE" in the tables shall be allowed upon the approval of a Special Exception as detailed in section 16-9-6.
- (4) **Specific Uses.** Uses which are marked as "S" in the tables shall be allowed upon the approval of a Specific Use Permit as detailed in section 16-9-7.
- (5) **Temporary Uses.** Uses which are marked "T" in the tables shall be allowed upon the approval of a Temporary Use Permit as detailed in section 16-9-3(G).
- (6) **Prohibited Uses.** A blank space in the tables indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this UDO.
- (7) **Uses Not Listed.** If a proposed use is not listed in the tables, the City Planner shall determine if the use is substantially similar to a use listed on the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
- (8) **Additional Regulation.** If a use has use specific standards they are referenced in this column. Use specific standards shall apply to permitted, special exception, and specific uses.
- (9) **Site Plan Review Requirements.** The site plan review requirements shall be required for applications as specified in section 16-9-3(C).

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses			
Use	Additional Regulation	CG	PUD
Residential Uses		CG	
Residential, above ground floor		P	P
Multifamily Building, less than 8 Units		S	P
Institutional and Utility Uses		CG	
Government Uses, indoor		P	P
Government Uses, outdoor	16-5-3(A)	S	-
Wireless Communication Facility	16-5-3(B)	S	S
Wireless Communication Facility, Small Cell	16-5-3(B)	C	C
Retail Uses		CG	

Adult Uses	16-5-4(A)	S	
Convenience Store		P	N
General Retail, less than 10,000 sqft	16-5-4(B)	P	P
General Retail, 10,000 sqft—49,999 sqft	16-5-4(C)	P	N
General Retail, 50,000 or more sqft	16-5-4(D)	P	N
Multitenant Shopping Center	16-5-4(E)	P	N
Pawn Shop		S	-
Service Uses		CG	
Acute Care Center		P	N
Business Park	16-5-5(A)		-
Check Cashing/Pay Day Loan Store		S	-
Commercial Animal Boarding	16-5-5(B)	P	N
General Service, less than 10,000 sqft	16-5-5(C)	P	P
General Service, 10,000—49,999 sqft	16-5-5(D)	P	N
General Service, 50,000 sq ft or more	16-5-5(E)	P	N
Hospital		S	-
Medical/Dental Office		P	P
Personal Storage Facility	16-5-5(F)	S	-
Professional Office		P	P
Professional Office, above ground floor		P	P
Tattoo Parlor		S	-
Veterinary Clinic/Animal Hospital		P	N
Lodging Uses		CG	
Hotel		P	P
Motel		S	-
Short-Term Rental	16-5-6(B)		-
Eating/Drinking Uses		CG	
Bar/Tavern		P	N
Brewery/Winery/Distillery, micro		P	P
Brewery/Winery/Distillery, tasting room		P	P
Coffee/Tea Shop	16-5-7(A)	P	P
Food Truck Court	16-5-7(B)	S	-
Restaurant, delivery/carry out only		P	P
Restaurant, fast casual		P	P
Restaurant, sit down		P	N
Entertainment Uses		CG	
Archery/Gun Range		S	-
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	P	Y
General Entertainment, indoor, 10,000 sqft—49,999 sqft	16-5-8(B)	P	N
General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)	P	N
General Entertainment, outdoor	16-5-8(D)	S	-
Vehicle Related Uses		CG	
Autobody Repair		S	-
Car Wash	16-5-9(A)	P	N
Fuel Sales	16-5-9(B)	P	N
Gas Station With Mini-Mart		P	N
Service Station		P	N
Trucking Establishment	16-5-9(C)		-
Vehicle Sales and Rental		S	-
Industrial Uses		CG	
Brewery/Winery/Distillery		S	-

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



Figure 3: Google Street View



Figure 4: Google Street View



Figure 5: Google Street View of "Self-Storage"

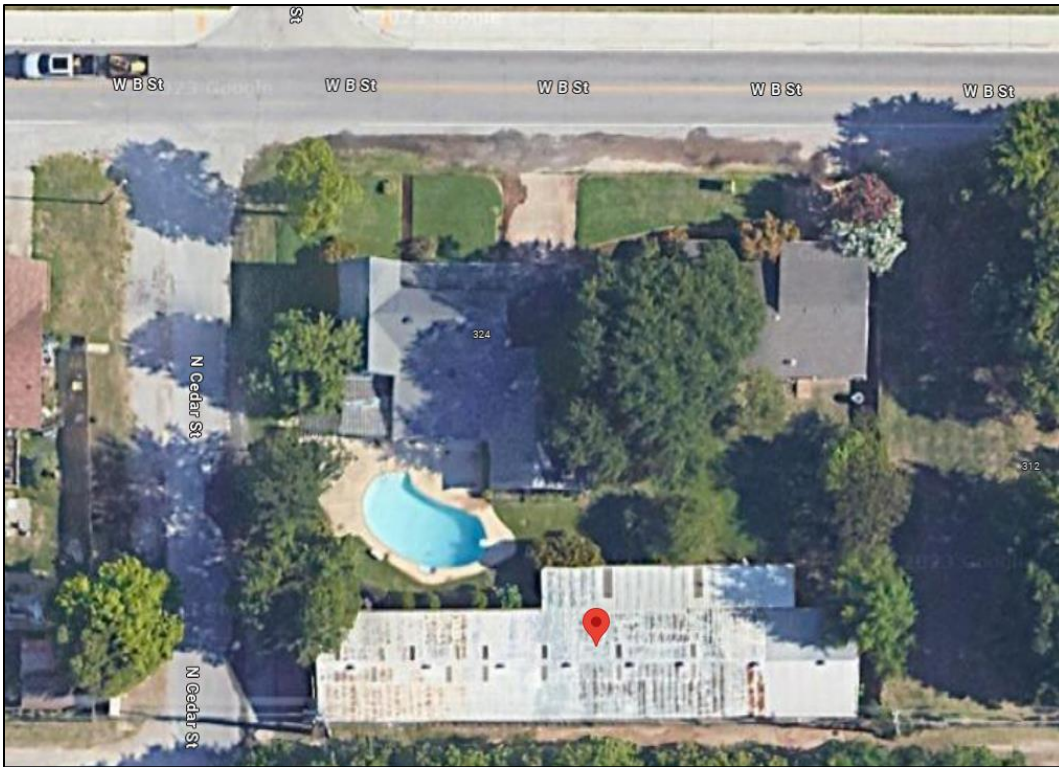
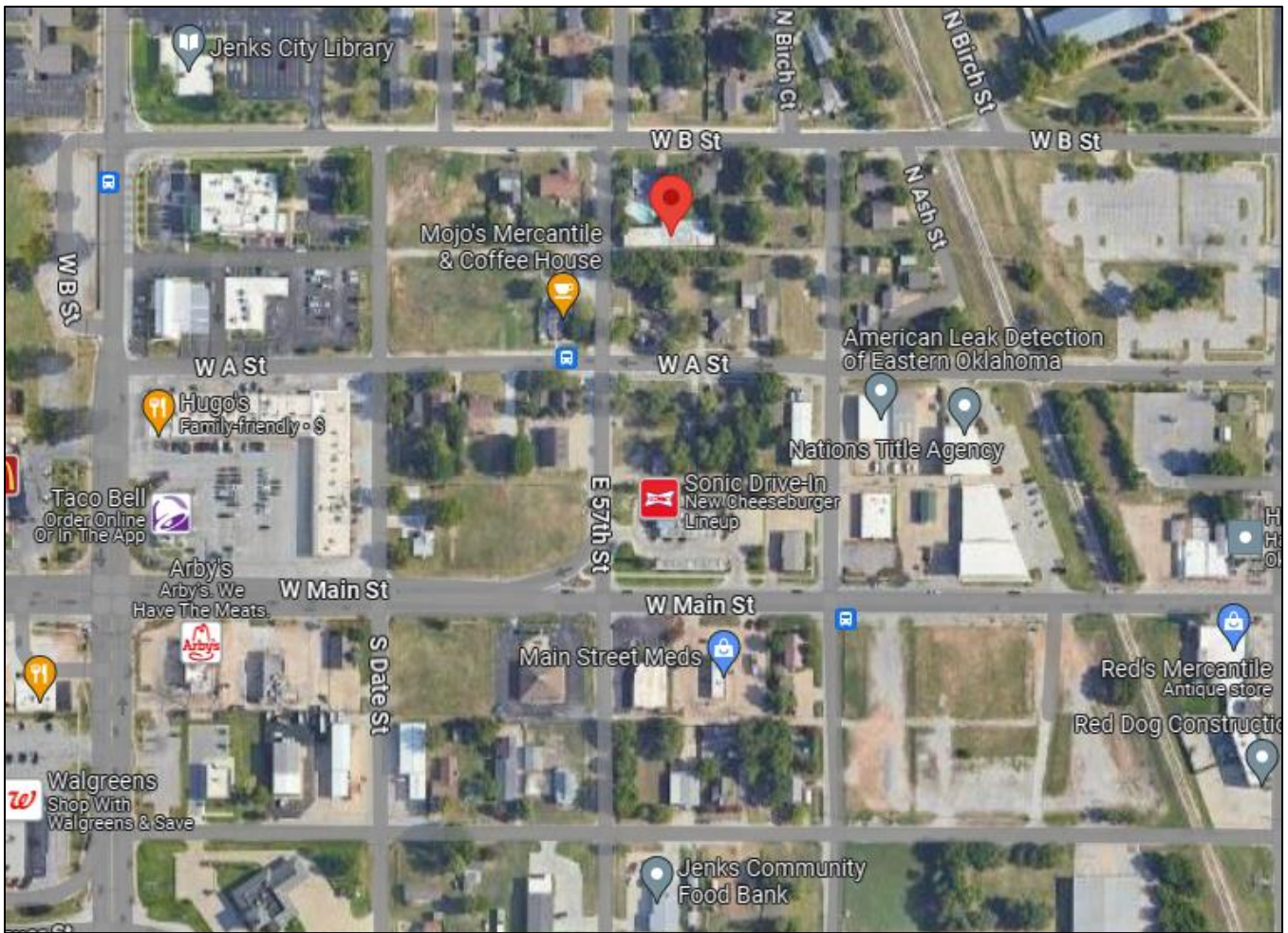


Figure 6: Google Aerial Photo



Recommendation | *Staff recommends approval of JZ 23-PUD 147 to add a restrictive overlay to the Commercial Heavy-Legacy District zoning.*

PUD No. 147

Tulsa Girls Home

**Approximately 0.5 Acres at the Southeast Corner of
West B Street and North Cedar Street, Jenks, Oklahoma**



Applicant:
Eller & Detrich, P.C.
2727 East 21st St., Ste. 200
Tulsa, OK 74114

Property Owner:
Project Orphans
Properties, Inc.
7315 S. Lewis Ave.
Tulsa, OK 74136

Consultant:
AAB Engineering
200 N. McKinley
Sand Springs, OK 74063

November 2023

INDEX

	Page
I. DEVELOPMENT STATEMENT	3
II. DEVELOPMENT CONCEPT	4
III. DEVELOPMENT STANDARDS	5
IV. SITE PLAN REVIEW	6

List of Exhibits

<u>Exhibit "A"</u>	-	Aerial Photograph
<u>Exhibit "B"</u>	-	Existing Zoning
<u>Exhibit "C"</u>	-	Conceptual Site Plan
<u>Exhibit "D"</u>	-	Legal Description

I. DEVELOPMENT STATEMENT

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

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

II. DEVELOPMENT CONCEPT

The Project is located on approximately 0.5 acres on the south side of West B Street, just one block east of Jenks City Hall and the Jenks Library. A mix of residential, light commercial, and civic uses surround the property and the mixed-use Project is compatible and consistent with the development pattern in the area.

Exhibit “A” is an **Aerial Photograph** that shows the location of the Project.

The PUD proposes a mixed-use development with residential and office uses. The purpose of the PUD is to create a regulatory framework for the development of the Project to maintain the existing office use and preserve the existing historical residence on the Property, built in 1915 in Jenks Original Town, while adding four additional dwelling units in a creative approach to the mixed-use development of the property.

As shown on **Exhibit “B”**, **Existing Zoning**, the site is currently zoned CH – Commercial High-Intensity Legacy District.

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

The Project is a corner lot with access off West B Street and North Cedar Street. Additionally, a public alleyway abuts the rear, south boundary of the property. Vehicular access will be from West B Street and the alleyway, which will be improved and paved in accordance with the City’s standards.

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

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

III. DEVELOPMENT STANDARDS

These Development Standards supersede and replace all applicable UDO requirements. If there is a conflict between these Development Standards and the UDO, the Development Standards shall apply. Except as set forth herein, the standards of the CH – Commercial High-Intensity Legacy District provided in the UDO shall apply.

LAND AREA:

Approximately 0.48 Acres

PERMITTED USES:

The following Principal uses shall be permitted as set forth in the table below, along with Uses Customarily Accessory to the listed Permitted Principal Uses. Uses marked “P” shall be permitted by right; Uses marked “C” shall be permitted by Conditional Use Permit; Uses marked “S” shall be permitted by Special Exception; Uses marked “T” shall be permitted by Temporary Use Permit.

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses			
Use	Additional Regulation	CG	PUD-147
Residential Uses		CG	
Residential, above ground floor		P	P
Multifamily Building, less than 8 units		S	P
Institutional and Utility Uses		CG	
Government Uses, indoor		P	P
Wireless Communication Facility	16-5-3(B)	S	S
Wireless Communication Facility, Small Cell	16-5-3(B)	C	C
Retail Uses		CG	
General Retail, less than 10,000 sq. ft.	16-5-4(B)	P	P
Service Uses		CG	
General Service, less than 10,000 sq. ft.	16-5-5(C)	P	P
Medical/Dental Office		P	P
Professional Office		P	P
Professional Office, above ground floor		P	P
Lodging Uses		CG	
Hotel		P	P
Eating/Drinking Uses		CG	
Brewery/Winery/Distillery, micro		P	P
Brewery/Winery/Distillery, tasting room		P	P
Coffee/Tea Shop	16-5-7(A)	P	P
Restaurant, delivery/carry out only		P	P
Restaurant, fast casual		P	P
Entertainment Uses		CG	
General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	P	P
Accessory Uses		CG	
Accessory Building	16-5-12(A)	P	P
Accessory Structure	16-5-12(D)	P	P
Donation Drop Box	16-5-12(E)	P	P

Home Based Business	16-5-12(H)	C	C
Solar Energy Collection System, canopy	16-5-12(L)	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P
Temporary Uses		CG	
Carnival/Fair		T	T
Construction Related		T	T
Farmers Market		T	T
Flea Market		T	T
Food Truck	16-5-13(A)	T	T
Outdoor Dining	16-5-13(B)	T	T
Outdoor Activity/Operation, temporary		T	T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T	T
Seasonal Sales	16-5-13(E)	T	T

MINIMUM BUILDING SETBACKS:

From the North property boundary (West B Street)	10 Feet
From the West property boundary (North Cedar Street)	5 Feet
From the South property boundary (Public Alleyway)	10 Feet
From the East property boundary	
Existing Office	2 Feet
All Other Structures	10 Feet

MAXIMUM BUILDING HEIGHT: 35 Feet

MAXIMUM NUMBER OF RESIDENTIAL BUILDINGS:

The Project shall be permitted to have up to five (5) detached residential buildings, as shown on the Conceptual Site Plan.

OFF-STREET PARKING:

There shall be a minimum of sixteen (16) parking spaces to serve the Project.

SIGNS:

Project signage shall comply with the provisions of the UDO as permitted in the CH – Commercial High-Intensity Legacy District.

LANDSCAPING REQUIREMENTS:

A minimum of thirty percent (30%) of the total net area of the Project shall be improved and maintained with internal landscaping and/or preserved as existing open space. Landscaped areas calculated toward the minimum 30% may include the building foundation zone, parking area perimeter and interior zones, and transition zones; provided, however, each such zone shall not be subject to the applicable UDO requirements except as set forth herein.

The property owner will preserve all existing mature trees on the property unless such trees are unhealthy or pose a safety risk and need to be removed.

Detail Landscape Plans shall be submitted at the time of Site Plan review.

NO OUTSIDE STORAGE:

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

IV. SITE PLAN REVIEW

No Building Permit will be issued for any new building within the Project until a Detail Site Plan and Detail Landscape Plan have been submitted to the City of Jenks and approved as being in compliance with these approved PUD Development Standards.

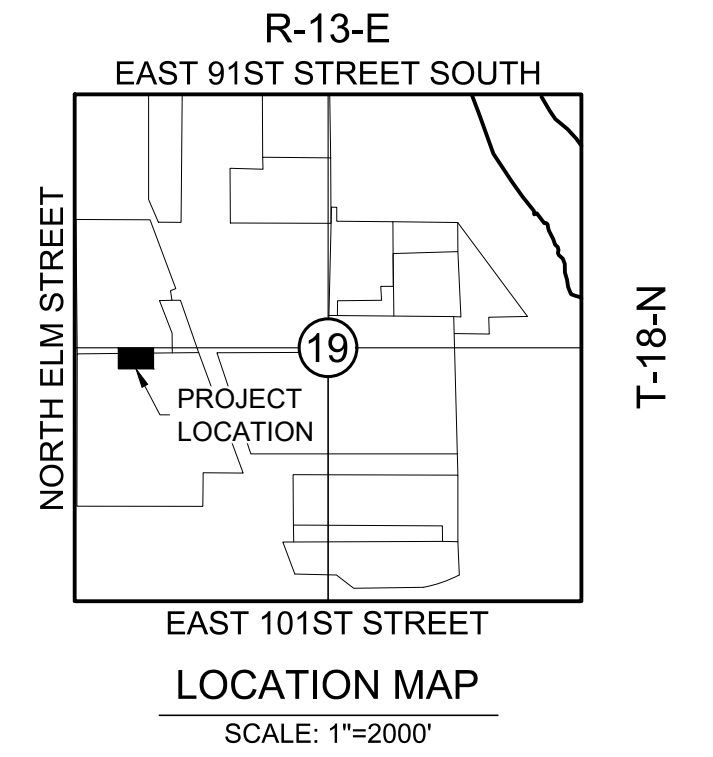
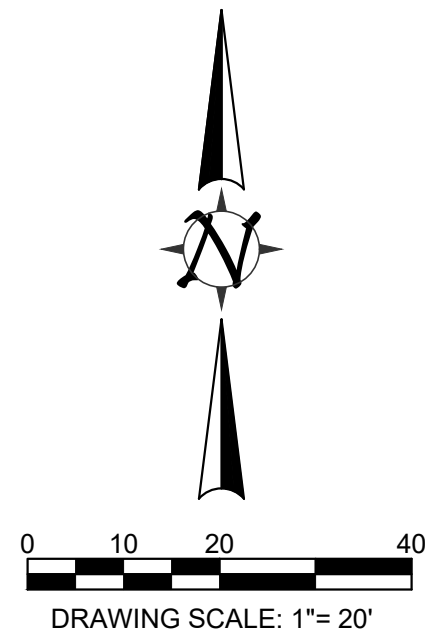


Exhibit A

Site Aerial

Tulsa Girls Home



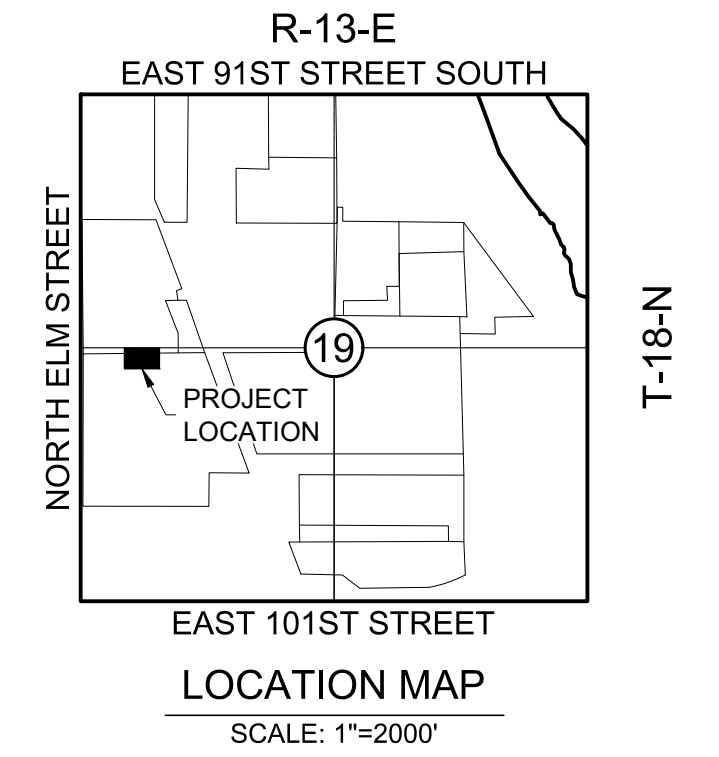
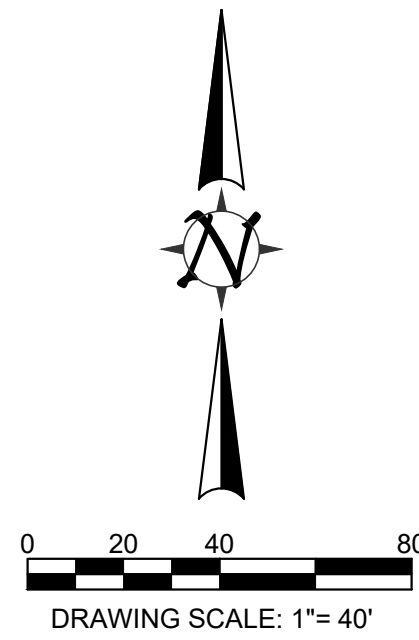
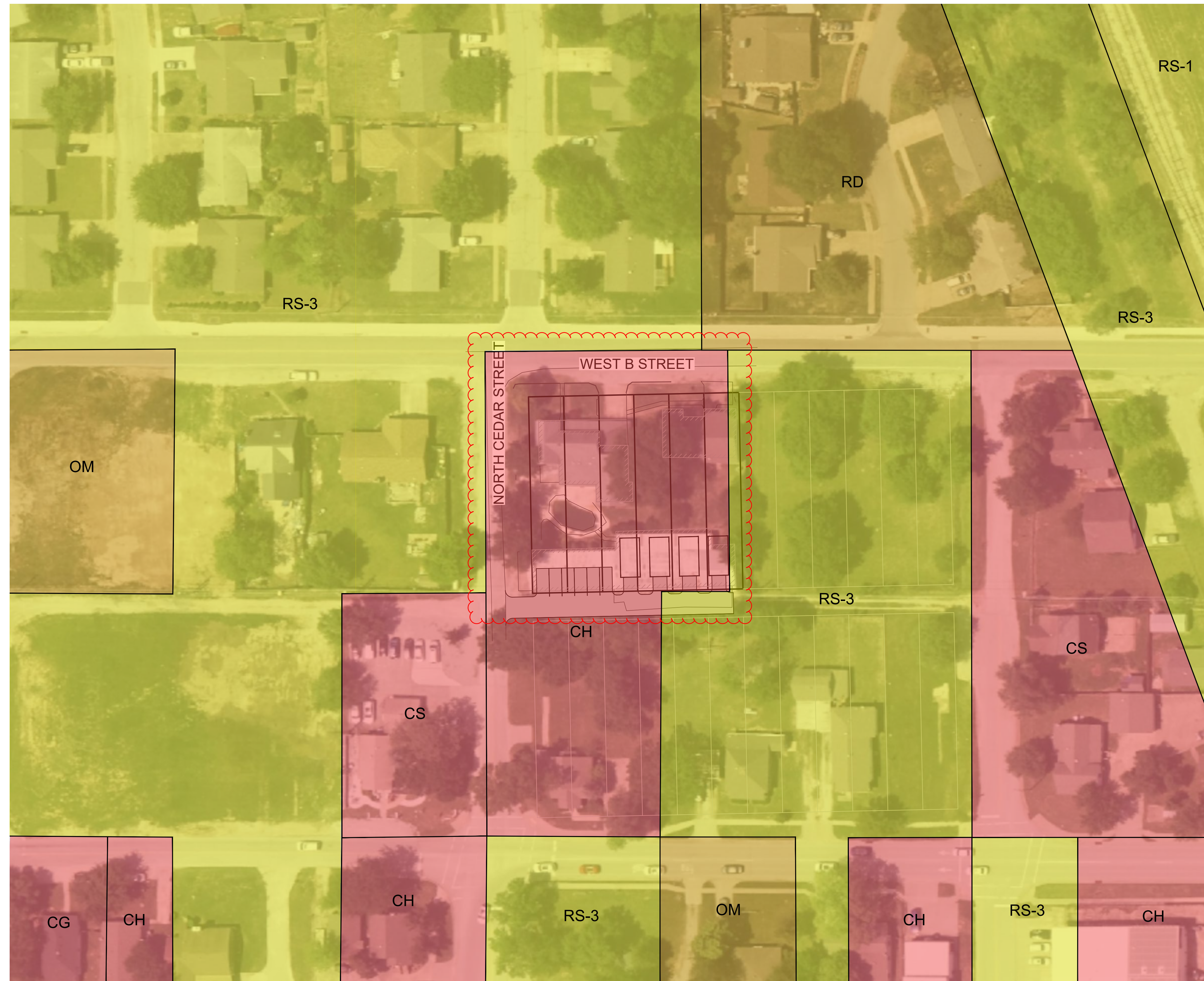


Exhibit B
Existing Zoning

Tulsa Girls Home

LEGEND

-  ZONED COMMERCIAL (CH)
-  ZONED COMMERCIAL (CS)
-  ZONED COMMERCIAL (CG)
-  ZONED MULTI-FAMILY RESIDENTIAL (RS-3)
-  ZONED SINGLE-FAMILY RESIDENTIAL (RS-1)
-  ZONED MULTI-FAMILY RESIDENTIAL (RD)
-  ZONED OFFICE (OM)



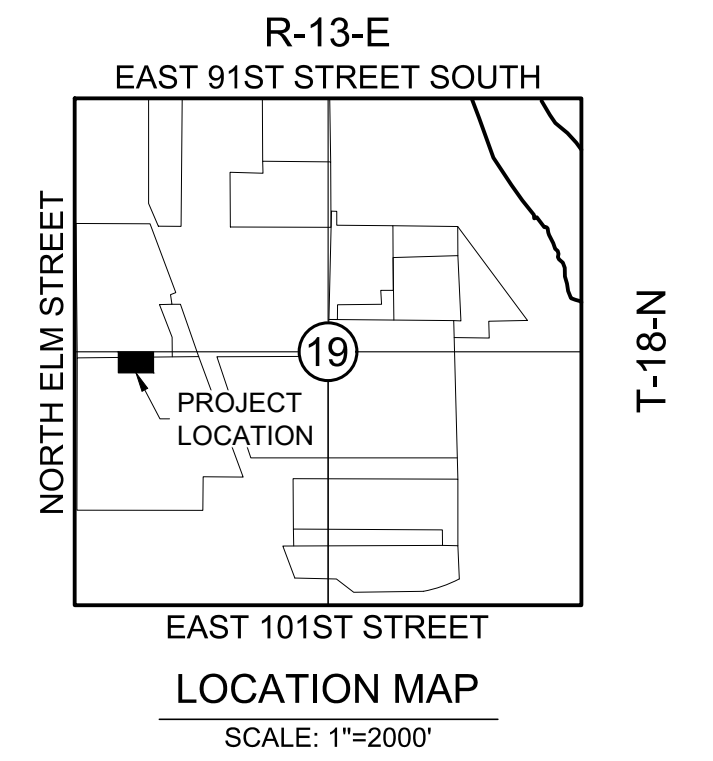
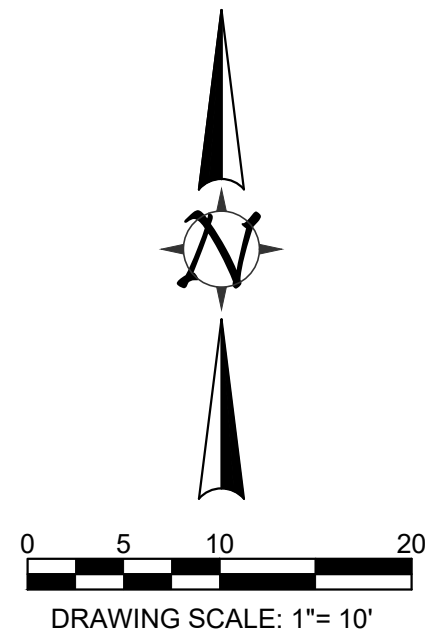


Exhibit C

Conceptual Site Plan

Tulsa Girls Home

NORTH CEDAR STREET

WEST B STREET

20'X9' PARKING SPOT (TYP.)

150.00'
N88°48'24"E

10.71'

2.29'

94.81'

102.00'

9

8

7

77.12'

S01°11'38"E
140.00'

93.41'

6.55'

12

11

10

POOL

140.00'
N01°11'36"W

2.58'

63.00'

64.04'

392 SF

392 SF

392 SF

392 SF

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

10.00'

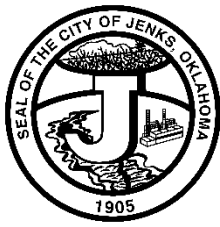
10.00'

10.00'

Exhibit “D”

Legal Description

Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Fifty-one (51), Original Town of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. DC-87.



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 147

Request: Planned Unit Development

Request by Nathalie Cornett for a Planned Unit Development to allow for Residential and Office uses.

Legal Description: Lots Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block Fifty-one (51), Original Town of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat No. DC-87.

General Location: 322 W B St

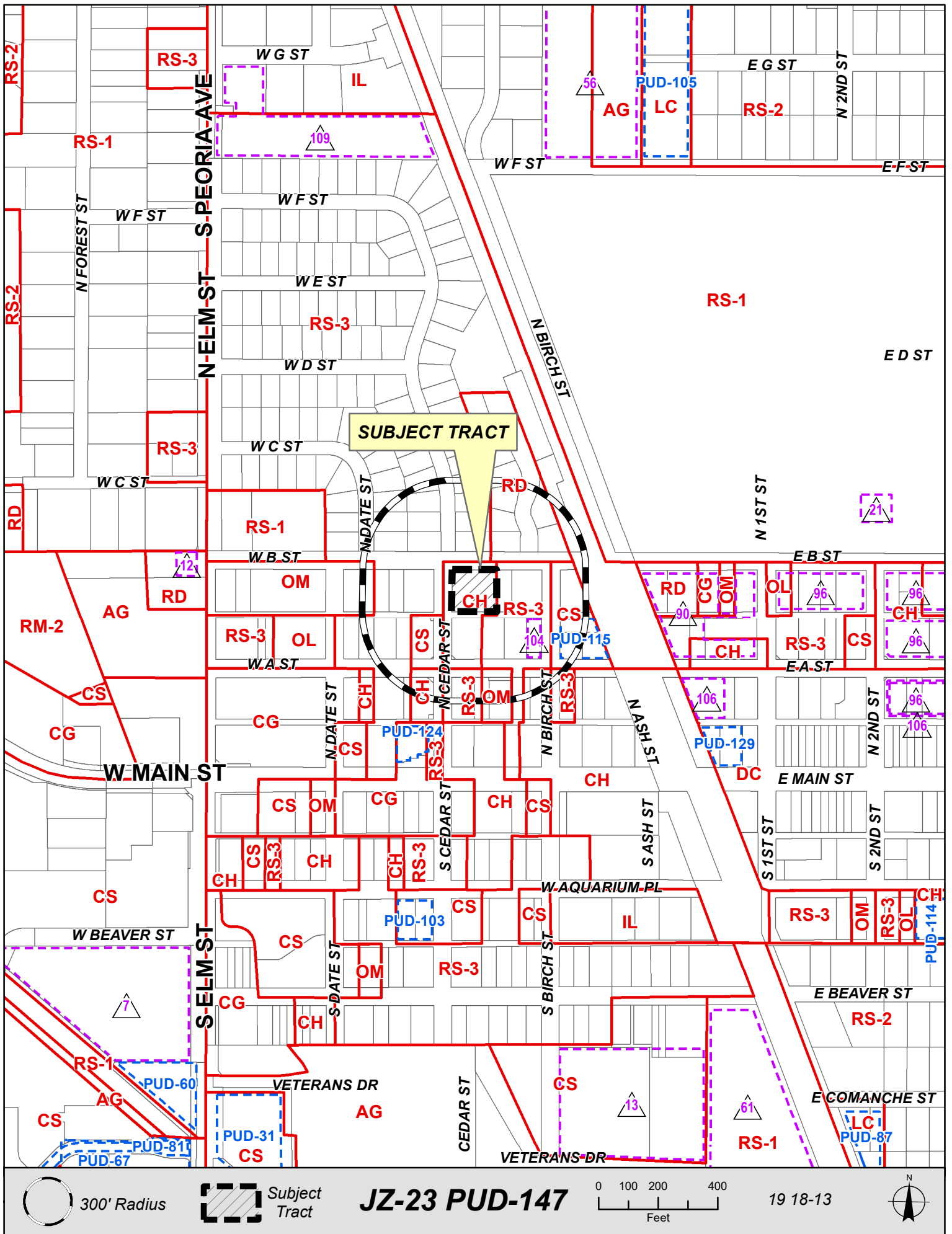
Hearing Date: 13 December 2023 at 6 p.m.

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 November 2023.

Marcae Hilton, Secretary
Jenks Planning Commission



To	Planning Commission
Hearing Date	December 13, 2023
Case Number	JZ 23 PUD 146 Glenwood Ridge
Request	Approval of rezoning from AG (Agriculture) to CS (Commercial Shopping) and RS3 (Single-family Residential) with PUD (Planned Unit Development) overlay
Applicant	Bell Land Use
Location	North of 131 st Street and west of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD Documents

Preparer

Bell Land Use

Background Information

SITE SUMMARY | This general area of south Jenks has been in the Jenks fence line but was never annexed until the December 05, 2023 City Council meeting. The applicant represents the ownership group. This parcel was previously part of a land allotment with many descendants. The ownership has worked with staff to get the needed Elm Street ROW (Right of Way) for the City expansion project. This 120-acre project will be built in three (3) phases with Commercial on the hard corner.

SITE SUMMARY:

ANNEXATION | CITY COUNCIL SUMMARY: Approved, December 05, 2023

PROJECT DETAILS

REQUEST REZONE & PUD | AG (Agriculture) to RS3 (Single-family Residential) & CS (Commercial Shopping) with Planned Unit Development (PUD 146) overlay
Three Phases/Project Areas in PUD 146

- Two RS-3 (Residential Single-family)
 - Phase 1 | 43.52 Acres | Starter Homes
 - 53 Foot Lots
 - Phase 2 | 55.20 Acres | Luxury living with minimal maintenance
 - 55 Foot Lots
- One CS (Commercial) | Possible future Amendment to ask for High Density residential (Multi-family)
 - Phase 3 | 21.81 Acres

- High Intensity Residential | 12 Acres
- Commercial 8 Acres

ZONING AG (Agriculture)

COMP PLAN Land Use Plan | Commercial Shopping and Medium Intensity Single-family Residential

ASSESSOR DATA

PARCEL 97201720168210

LEGAL N/2 SE & SE SE SEC 1 17 12 120ACS

OWNER 131 ELM LLC

TR_SEC 7201

ACRES 120.00

UDO 16-9-8 C.1.b | C.2. Qualification and exception

FOCAL POINTS Natural Landscaping

AMENITIES To be identified in detail during platting must meet requirements of UDO and Subdivision Regulations

OIL WELLS Identify active/inactive wells and follow the standards of the UDO other regulations.

Standard	Phase 1	RS3	Phase 2 Future PUD Major Amendment	Phase 3 Future PUD Major Amendment	CS Commercial Shopping
Project Area (Acres)	43.52	NA	55.20	21.81	NA
Lot Area (sqft)	5,000	5,000			6,900
Lot Area/DU (sqft)	5,000	5,000			3,450
Lot Width (ft)	50	45			60
Front (ft)	25	20 (3)			20
Exterior Side (ft)	5	15 (3)			20
Interior Side (ft)	5	5			10 (2)
Rear (ft)	20	20			20
Height (ft)	35	35			35
Impervious Surface Coverage	40%	60%			60%
Permitted Uses	Single-Family		Single-Family	Commercial and some High Intensity Residential	
Minimum House Size	1400 sq ft				
Masonry	100%				

PUBLIC COMMENT | One person came in and asked for a copy of the PUD.

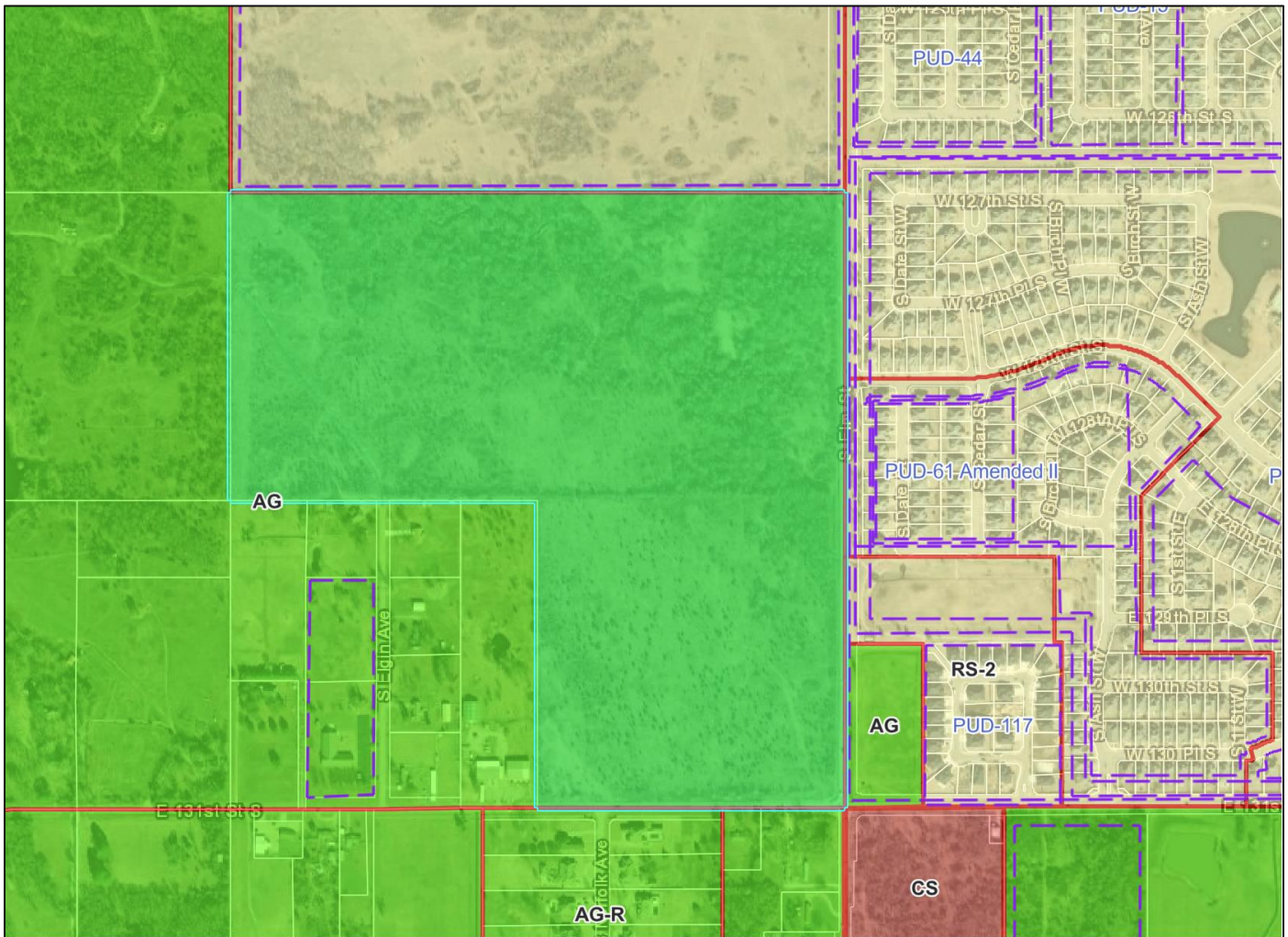


Figure 1" INCOG Zoning Map

Zoning:

North: (AG) Agriculture

South: (AG) Agriculture

West: (AG) Agriculture

East: Yorktown Subdivision(s) | Single-Family Residential

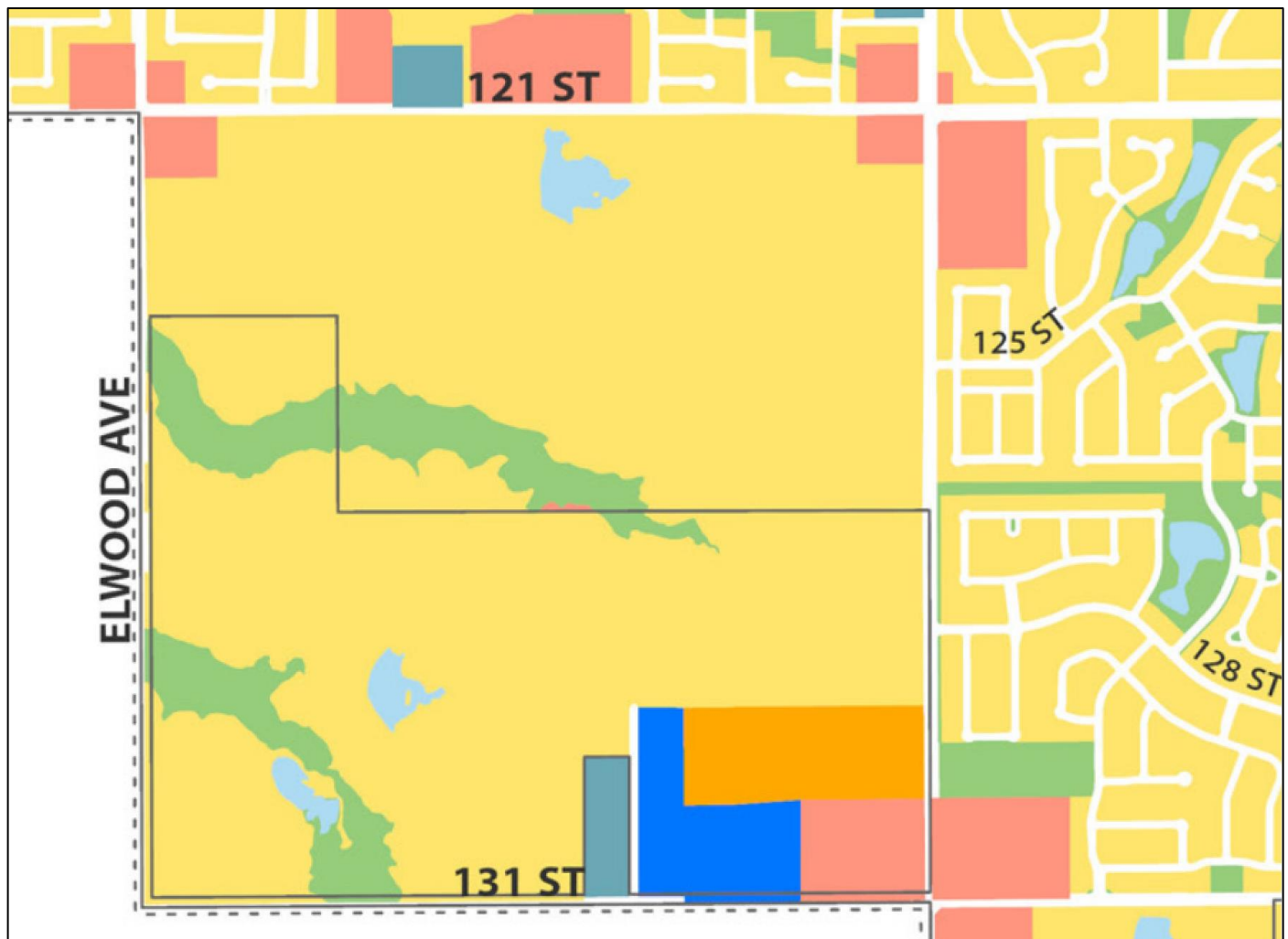
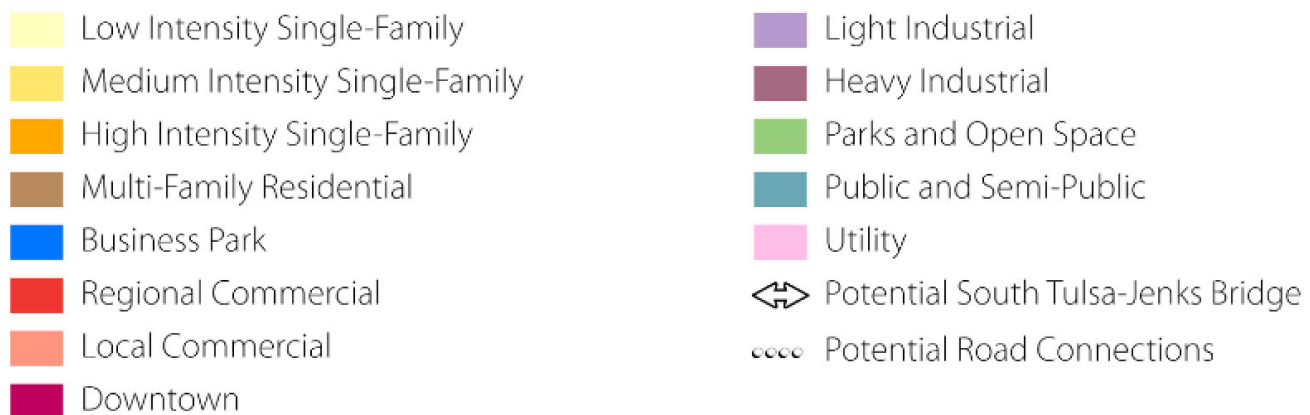


Figure 2: Horizon Jenks Land Use Plan | Medium Intensity Single Family + High Intensity Single Family + Local Commercial

Land Use Plan



STAFF COMMENTS | *The PUD as submitted meets the intent and spirit of the UDO. (TAC) Technical Advisory Committee provided no initial comments. The developer and applicant have worked to establish a mix of uses that will provide starter homes, high end retirement homes and space for future commercial development, as stated in the PUD there is a plan for high intensity residential. The PUD 146 does not provide Phase 2 and Phase 3 with a detailed site plan or standards, which was an intentional choice. Staff is comfortable with the project and the PUD as presented. The next phases will require an amended PUD or new PUD, therefore all the additional information for Phase 2 and Phase 3 will be provided for the project area at a future date.*

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 conditional approval of the request for rezoning from AG (Agriculture) to RS-3 (Residential Single-family) & CS (Commercial Shopping) with the PUD 146 overlay detail for Phase 1.*

1. *Follow the UDO and City Code as related to Oil and Gas wells and drilling*
 - a. *Sec. 16-9-7. - Specific Use Permit*
 - b. *ARTICLE 7. - OIL AND GAS*
 - c. *Other Requirements.*
2. *There must be a Residential Collector running N/S which connects with 121st Elm Complex.*
3. *Consider addressing accessory Dwelling Units in the private covenants, the City of Jenks does allow for them, but does not regulate private covenants.*
4. *Follow the Subdivision Regulations for development.*
5. *Section 6 of the UDO will lay out additional details of development unless specified in PUD 146, the applicant must meet all the elements of the UDO.*

Glenwood Ridge
A Single-Family Residential
Development
Jenks Oklahoma

Planned Unit Development Number _____

Northwest Corner of East 131st Street South and South Elm Avenue

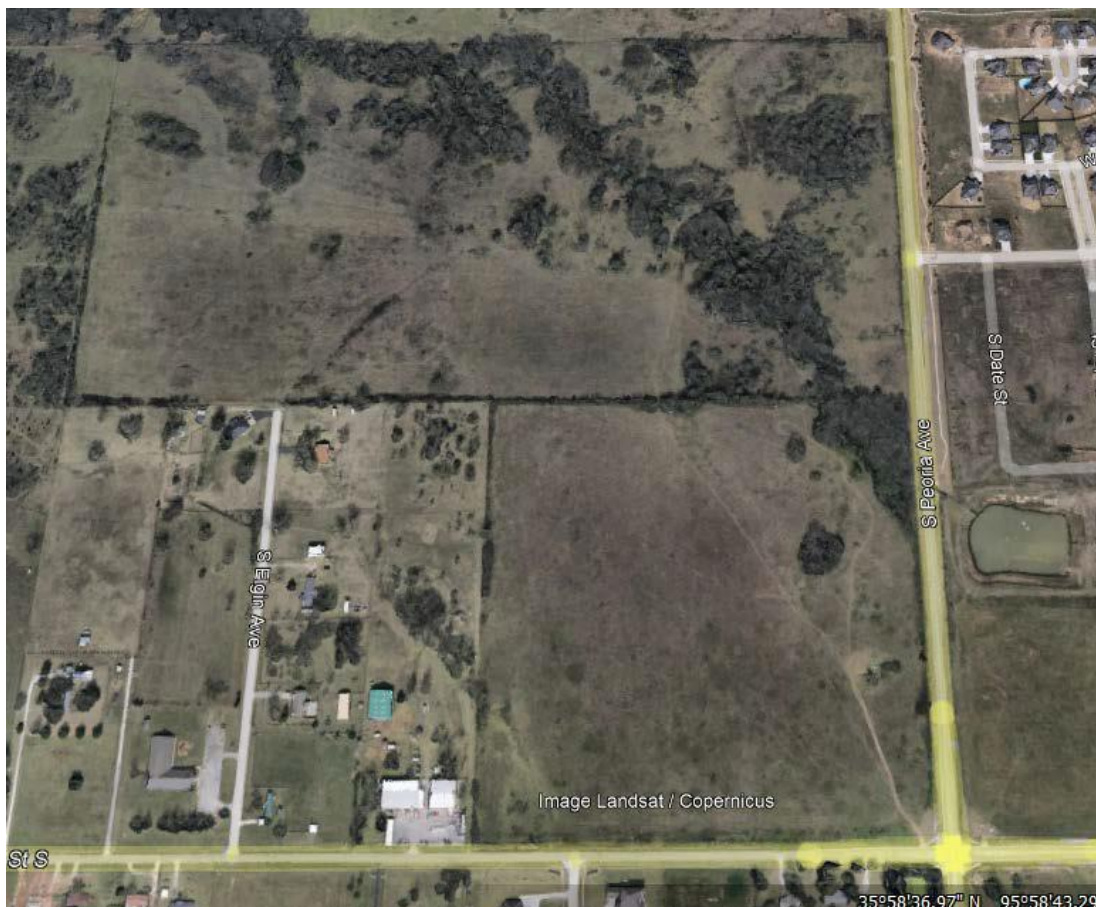


TABLE OF CONTENTS

	Page
I. Development Concept	3
II. Development Standards	5
III. Existing Zoning and Comprehensive Plan	6
IV. Utilities	6
V. Perimeter Fencing	6
Exhibit A	Planned Unit Development Legal
Exhibit B	Phase I Legal
Exhibit C	Phase II Legal
Exhibit D	Phase III Legal
Exhibit E	Site and Plat Design
Exhibit F	Comprehensive Plan
Exhibit G	Existing Area Zoning

Glenwood Ridge

I. Development Concept

Glenwood Ridge is an approximate 120.50-acre parcel of ground that is designed to meet the housing needs as specified by the Jenks Comprehensive Plan and is intended to address some of the areas of the housing market deficiencies identified within the city.

Glenwood Ridge, Planned Unit Development is identified by legal description and shown as Exhibit A. Glenwood Ridge is to be developed with three distinct phases. Each phase is designed to address defined development specifications as outlined by the Development Concept . Due to the need to identify zoning for financing purposes, Phases 2 and 3 are requested to be established with an underlying zoning that will be updated with PUD Criteria in future amendments to the Planned Unit Development. Phase 1 will be established with PUD criteria that will allow that part of the development to move forward with platting.

The natural features of this property are not only a part of its beauty but also present the greatest challenges to incorporate the proper land use design and yield to meet the design of the Jenks Comprehensive Plan. The north eighty acres of the property is home to a Blue Line Stream that flows from Elm Street to the northwest corner of the property. Areas of the northwest corner are also designated as being within the 100-year floodplain. A large detention facility is planned near the southeast corner of phase 1. The stream and the detention facility affect the layout of proper access and therefore have an effect on the land use area designations of the property.

The Jenks Comprehensive Plan specifies the south 10 acres of the property for local commercial and approximately 15 acres adjacent to the north as High Intensity Residential. The remaining 95 acres is designated by the Plan as medium density residential.

Phase 1, as defined by the attached legal description identified as Exhibit B, will be designed to provide a starter home product that is currently not present in the Jenks Market. This housing will be designed to maintain the quality style housing that the community is accustomed with a price point starting around \$300,000. The underlying zoning will be RS-3 with a specification that it is restricted to single family use. The medium intensity plan designation supports the RS-3 Zone. The criteria for the houses in phase 1 is defined by the development standards for Phase 1 of the PUD. The attached Exhibit E shows an overall site plan for the 120 acres. Access limitations created by the storm water and natural features of the property a second access point for Phase 1 and 2 of the tract is necessary from 131st Street South. A Comprehensive Plan allows for design associated with the characteristics of the land and therefore the Planned Unit Development is specifying the west 300 feet of the SE/4 SE/4 of the section as an RS-3 Zone and a part of Phase 1.

Phase 2 will be developed for individuals that want luxury but want less maintenance. This development will be targeted toward citizens looking for luxury living on a smaller scale. The citizen that wants high end features with a low maintenance lifestyle. The characteristics of this property will be ideal to create walking trails and community areas. The lot size will require at a minimum an RS-3 zoned lot to provide detached patio homes or garden homes with less livability space to maintain. The specifics of this area will require greater thought and engineering related to the natural features of the property and determinations of gated roads and HOA specifications, etc. The Planned Unit Development will establish an underlying RS-3 zone with the criteria and understanding that an

amendment to the PUD is required to be submitted to establish the development criteria related to Phase 2.

Phase 3 presents a diverse set of challenges. As previously identified, the Comprehensive Plan designates approximately 10 acres for local commercial and 15 acres for High Density residential. The challenge, at this time, is identifying what the commercial product is and the proper higher density residential that should be located adjacent to it. These limitations make it difficult to establish the underlying zoning for a specific use. Recognizing the limitations related to the natural characteristics of the land a legal description of a 21.81 acre parcel has been provided as Exhibit D and is identified as Phase 3. The Planned Unit Development is requesting to establish Phase 3 with an underlying zone of CS (Commercial Shopping) with the understanding that an amendment to the PUD will be submitted that identifies up to 12 acres of phase 3 to a High-Density Residential Development. The amendment will establish the criteria related to the residential development and propose the type of housing to be approved for the area. Exhibit E provides for a conceptual layout for the Phase 3 of the development.

II. Development Standards Phase I

Permitted Uses:

The following uses shall be permitted:

Use Unit

Single Family Residential and customary accessory uses

Minimum Lot Width:	50 Feet
--------------------	---------

Setback front yard:	25 Feet
---------------------	---------

Setback side yards:	5/5 Feet
---------------------	----------

Rear Yard Setback:	20 Feet
--------------------	---------

Exterior Side yard setback:	10 Feet
-----------------------------	---------

Side entry garage from exterior side shall be 20 feet from the Property line.

Minimum Lot Area	5000 sq. ft.
------------------	--------------

Non Pervious Coverage	60%
-----------------------	-----

Maximum Permitted Building Height:	35 Feet
------------------------------------	---------

Minimum House Size: Single-Family Dwelling Units shall have a minimum of 1400 square feet of finished heated living area.

Masonry: The first floor of each dwelling will have 100% masonry, not including windows and beneath covered porches. No Steel, Aluminum or Plastic Siding shall be permitted on any Building or any Residential Lot.

Foundation/Stem walls: Foundation and stem walls shall be covered with brick, stone, stucco. No exposed stem walls.

Interior fencing: Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line.

Interior screening fences shall be 6" wood privacy fence. Lots that abut to the common area will require fencing to be approved by the HOA Architectural Committee.

Minimum Landscape: Each lot shall be sodded and Landscaped to include the planting of a minimum of one 2" caliper tree (measured six inches from the base of the tree). Sodding and landscaping shall be completed within 30 days of occupancy or final inspection.

The development will have a mandatory Homeowners Association for maintenance of common areas.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval with the required subdivision plat.

The drainage plan will require a hydrology report to determine the existing conditions of the area, detention facility needs of the tract and the effect of full development of the site.

III. Existing Zoning and Comprehensive Plan

The property is designated Medium Residential by the Jenks Comprehensive Plan and is currently zoned AG (Agricultural). A zone change application was submitted with the Planned Unit Development requesting an underlying zoning of RS-3 (Single Family Residential). Phase 2 will be rezoned RS-3 and Phase 3 will be rezoned to CS both phases established with a requirement that a PUD amendment shall be submitted to address the development characteristics of the independent phase.

IV. Utilities and Storm Water

Platting of the property will require submittal of a detailed drainage and utility plan to the City Engineer for Review and Approval.

V. Perimeter Fencing

The majority of the subdivision boundary that abuts Elm Street is adjacent to the common area and the large detention facility. The development is planning an extensive landscape plan to incorporate the water features into the streetscape from Elm Street. Only 8 residential lots have a common property line with the Elm Street Right of Way. The development will incorporate a masonry column every 100 feet and a perimeter fence to match the required internal fencing with a concrete footing for preservation.

EXHIBIT 'A'

The North Half of the Southeast Quarter (N/2 SE/4) and the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section One (1), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

EXHIBIT 'B'

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN (I. B. & M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION ONE (1); THENCE S88°37'10"W ALONG THE SOUTH LINE OF SAID SECTION ONE (1) A DISTANCE OF 1000.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°37'10"W ALONG THE SOUTH LINE OF SAID SECTION ONE (1) A DISTANCE OF 320.21 FEET; THENCE N01°09'19"W A DISTANCE OF 1324.52 FEET; THENCE N01°23'22"W A DISTANCE OF 415.23 FEET; THENCE N50°42'00"E A DISTANCE OF 654.38 FEET; THENCE N66°25'00"E A DISTANCE OF 98.93 FEET; THENCE N56°46'00"E A DISTANCE OF 284.23 FEET; THENCE N88°36'05"E A DISTANCE OF 476.06 FEET TO A POINT ON THE EAST LINE OF SAID SECTION ONE (1); THENCE S01°08'32"E ALONG THE SAID EAST LINE OF SECTION ONE (1) A DISTANCE OF 1383.41 FEET; THENCE S88°49'19"W A DISTANCE OF 1004.49 FEET; THENCE S01°22'50"E A DISTANCE OF 949.58 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 43.52 ACRES MORE OR LESS.

EXHIBIT 'C'

PHASE II

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN (I. B. & M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION ONE (1); THENCE S88°37'10"W ALONG THE SOUTH LINE OF SAID SECTION ONE (1) A DISTANCE OF 1320.76 FEET; THENCE N01°09'19"W A DISTANCE OF 1324.52 FEET TO THE POINT OF BEGINNING; THENCE S88°36'38"W A DISTANCE OF 1321.06 FEET; THENCE N01°10'05"W A DISTANCE OF 1324.31 FEET; THENCE N88°36'05"E A DISTANCE OF 2642.73 FEET TO A POINT ON THE EAST LINE OF SAID SECTION ONE (1); THENCE S01°08'32"E ALONG THE SAID EAST LINE OF SECTION ONE (1) A DISTANCE OF 320.00 FEET; THENCE S88°36'05"W A DISTANCE OF 476.06 FEET; THENCE S56°46'00"W A DISTANCE OF 284.23 FEET; THENCE S66°25'00"W A DISTANCE OF 98.93 FEET; THENCE S50°42'00"W A DISTANCE OF 654.38 FEET; THENCE S01°23'22"E A DISTANCE OF 415.23 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 55.20 ACRES MORE OR LESS.

EXHIBIT 'D'

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN (I. B. & M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION ONE (1); THENCE S88°37'10"W ALONG THE SOUTH LINE OF SAID SECTION ONE (1) A DISTANCE OF 1000.55 FEET; THENCE N01°22'50"W A DISTANCE OF 949.58 FEET; THENCE N88°49'19"E A DISTANCE OF 1004.49 FEET TO A POINT ON THE EAST LINE OF SAID SECTION ONE (1); THENCE S01°08'32"E ALONG THE SAID EAST LINE OF SECTION ONE (1) A DISTANCE OF 946.04 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 21.81 ACRES MORE OR LESS.

EXHIBIT 'E'

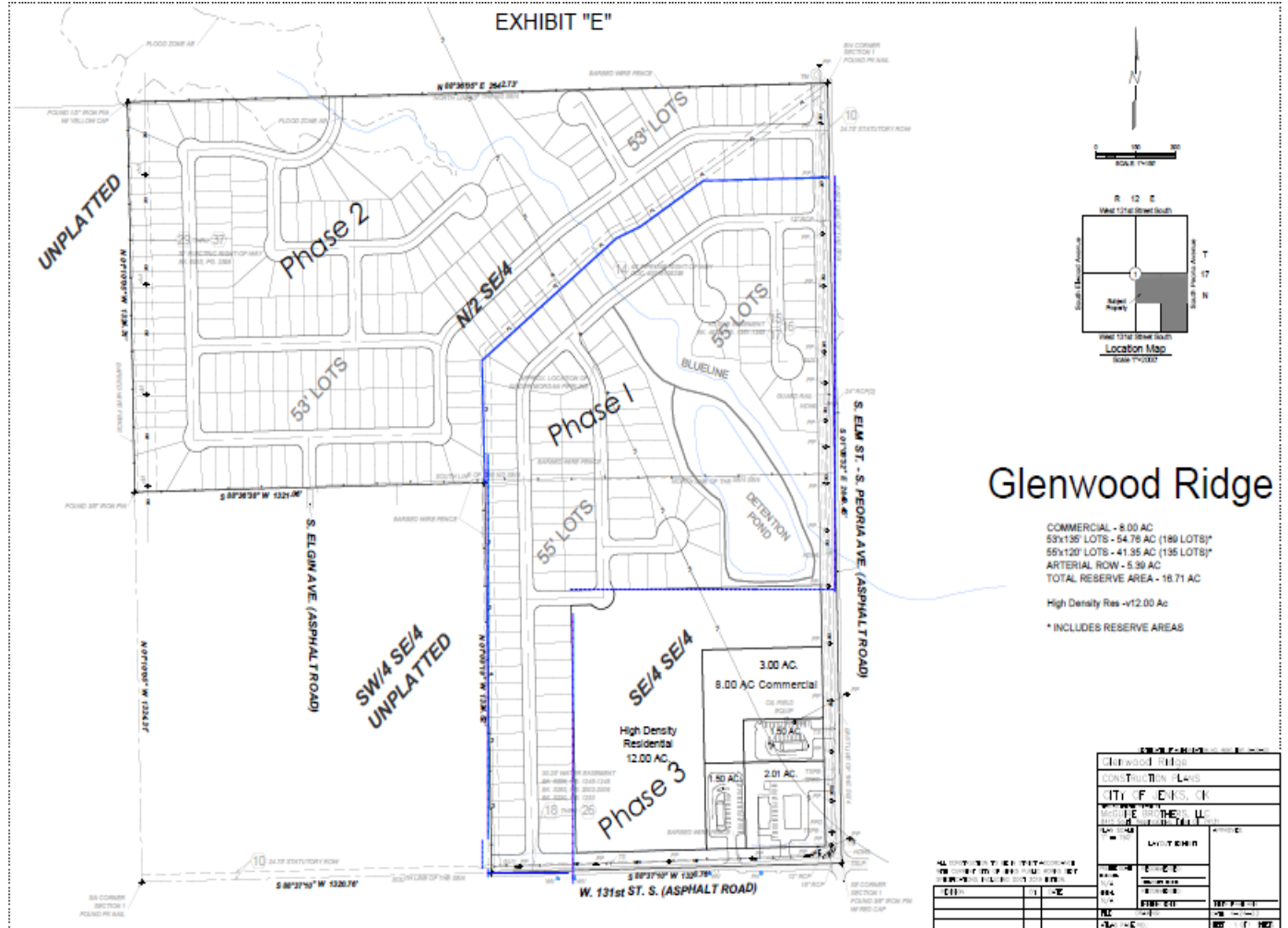


EXHIBIT “F”

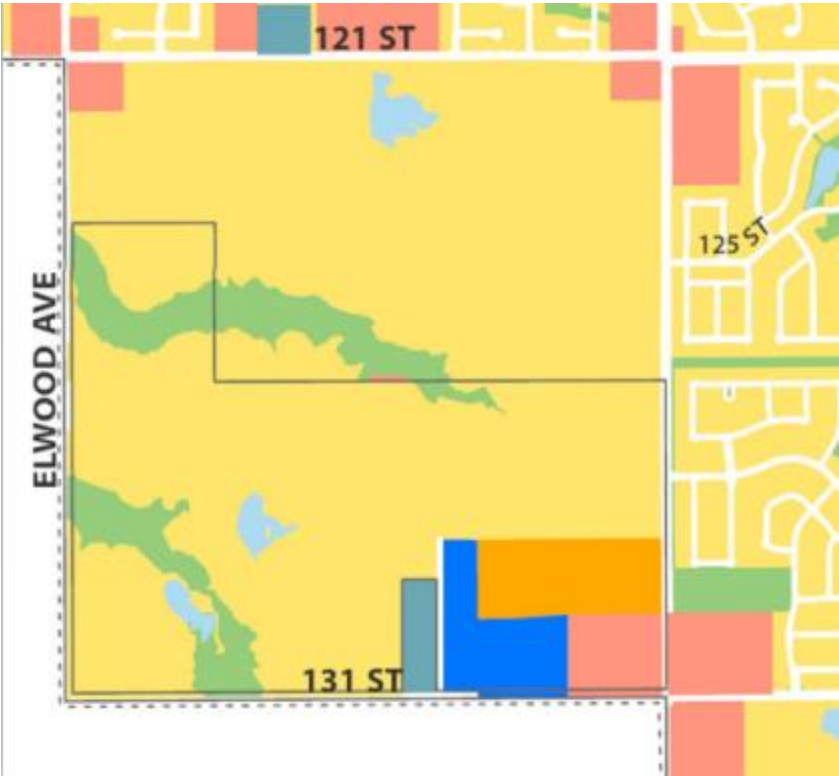
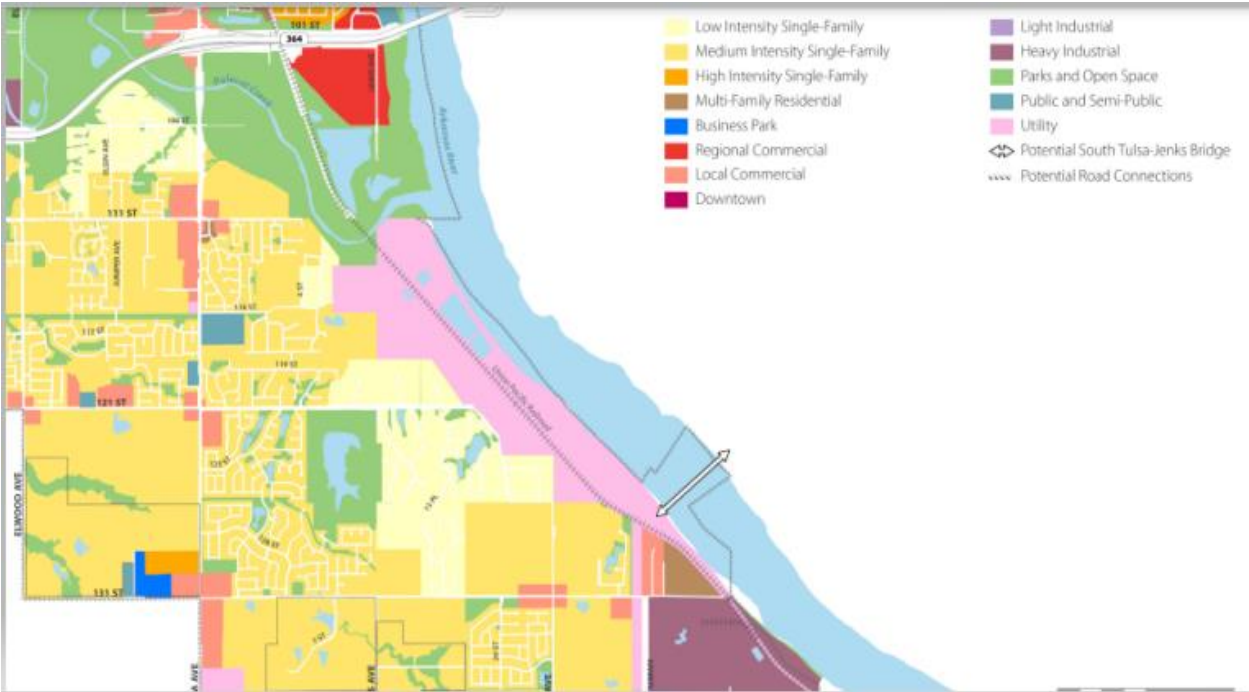
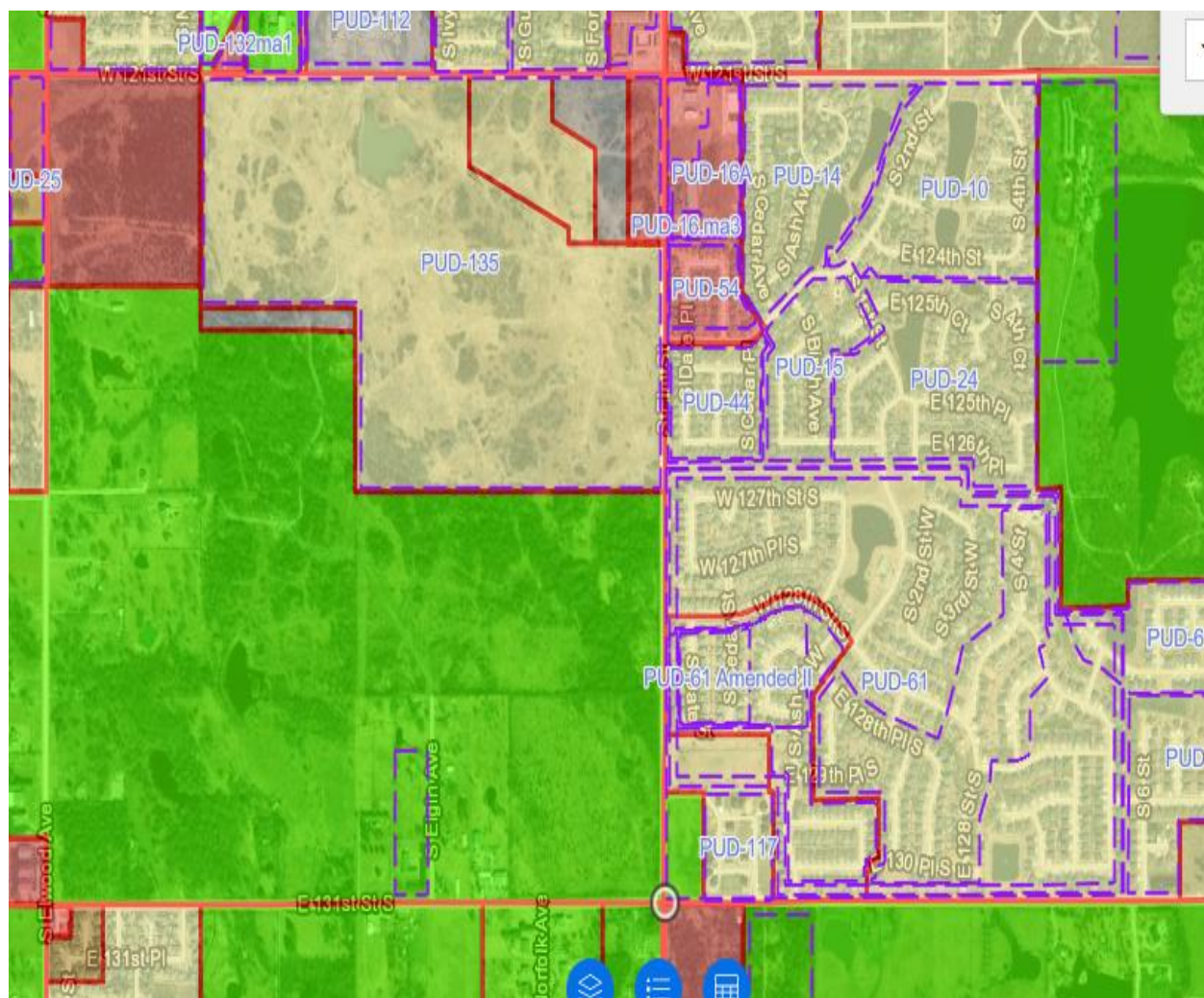
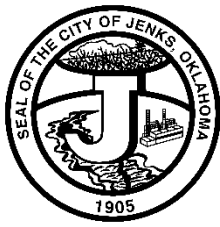


EXHIBIT “G”





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 146

Request: Planned Unit Development and Zone Change

Request by Robert Bell for a Planned Unit Development, and a change in the underlying zoning to RS-3 (Residential Single Family) and CS (Commercial Shopping)

Legal Description: The North Half of the Southeast Quarter (N/2 SE/4) and the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section One (1), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

General Location: 131st and Elm

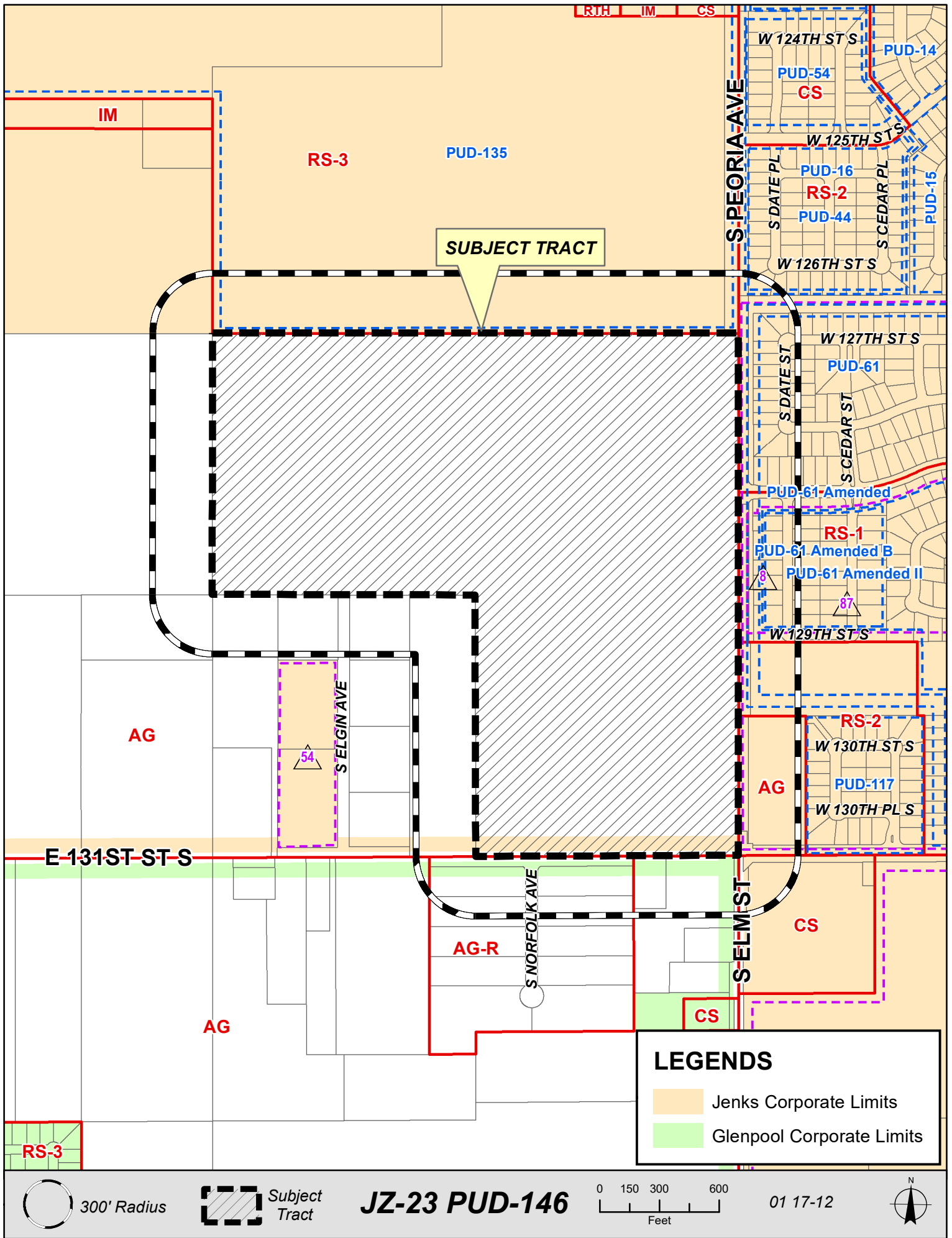
Hearing Date: 13 December 2023 at 6 p.m.

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 14 November 2023.

Marcae Hilton, Secretary
Jenks Planning Commission



To	Planning Commission
Hearing Date	December 13, 2023
Case Number	JZ 23-688 – Crow
Request	Rezoning from AG (Agriculture) to CS (Commercial Shopping).
Location	424 W 111th St
Applicant	Charles Crow

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Public Notice

Preparer

INCOG

Background Information

STAFF COMMENTARY | Mr. Crow has owned this property for a year or longer and has marketed it for commercial development, most interested parties are medical providers. The Comprehensive Land Use Plan designates the parcel as Local Commercial which allows for (LC) Local Commercial or (CS) Commercial Shopping zoning.

PLANNING DATA

REQUEST	(CS) Commercial Shopping
CURRENT ZONING	(AG) Agriculture
INTENDED USE	Commercial
LEGAL	PRT GOV LT 1 BEG 447.7E & 25S NWC GOV LT 1 TH E445.86 S386.61 NW469.34 N333.63 POB SEC 31 18 13
OWNER	CAMP RIDGE LLC
ADDRESS	424 W 111 ST S
TR_SEC	8331
ACRES	3.84
PUBLIC COMMENT	Staff received one email from a resident in opposition to the requested new zoning.

From: Lisa Almond <lisatalmond@gmail.com>

Sent: Saturday, November 18, 2023 08:29

Given that this property is very closely surrounded by Residential and on a narrow two lane road, I am opposed to approval of this request to change the zoning for this property to allow for "commercial shopping."

Lisa Almond, 11109 S. 3rd St., Jenks, OK 74037



Local Commercial Areas designated for local commercial are primarily located at intersections along Elm Street and 131st Street and are intended to provide for City serving retail and service uses such as grocery stores, pharmacies, doctors or dentist offices, banks, and other small scale and stand-alone developments serving the daily needs of nearby residents. The City should continue to reserve zones for the land use type at key intersections to ensure that new neighborhoods have easy access to daily shopping and service needs.

Land Use Plan

- | | |
|--------------------------------|------------------------------------|
| Low Intensity Single-Family | Light Industrial |
| Medium Intensity Single-Family | Heavy Industrial |
| High Intensity Single-Family | Parks and Open Space |
| Multi-Family Residential | Public and Semi-Public |
| Business Park | Utility |
| Regional Commercial | Potential South Tulsa-Jenks Bridge |
| Local Commercial | Potential Road Connections |
| Downtown | |

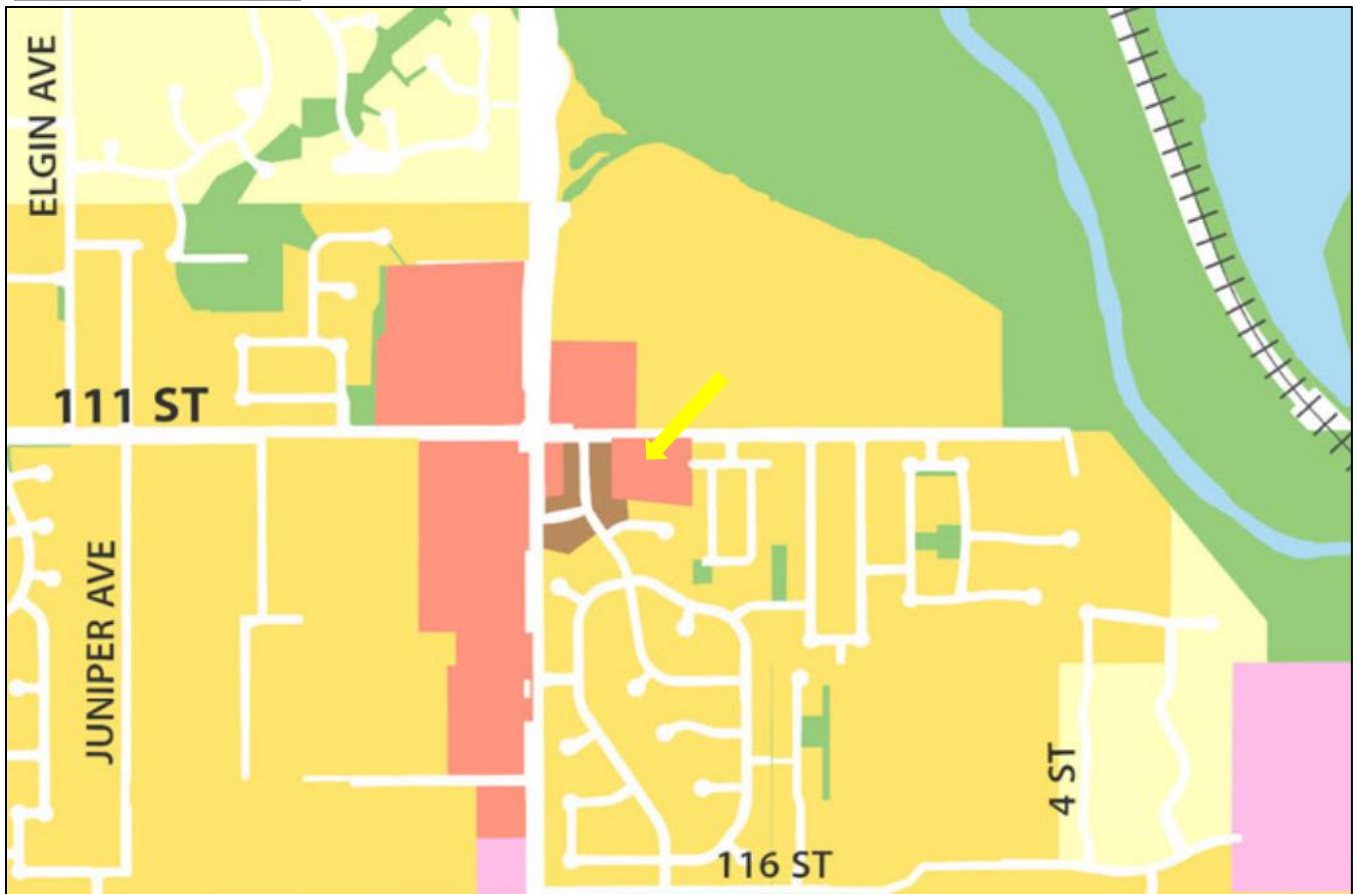


Figure 1: Local Commercial Designation

(V) *Protecting the character of commercial districts and their suitability for commercial uses.*

(2) *LC - Local Commercial District. The LC District is designed to provide and preserve areas at key high-traffic intersections in close proximity to residential neighborhoods to accommodate smaller-scale City serving retail and service uses that serve the daily shopping needs of nearby residents in a primarily pedestrian-oriented environment.*

(3) *CS - Commercial Shopping Center District. The CS District is designed to provide and preserve areas along highly visible and accessible road corridors to accommodate larger-scale City serving retail and service uses that serve the daily shopping needs of Jenks residents in a primarily auto-oriented environment.*

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		LC	CS
Lot Standards (Minimum)			
Lot Area (acres)		n/a	n/a
Lot Width (ft)		n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)			
Front (ft)		0	0
Front, maximum (ft)		10	n/a
Exterior Side (ft) (3)		0	0
Exterior Side, maximum (ft)		10	n/a
Interior Side (ft) (3)		10 (1)	10 (1)
Rear (ft) (3)		10 (1)	10 (1)
Building Standards (Maximum)			
Height (ft)		50	60
Impervious Surface Coverage		60%	70%
Notes			
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.			
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.			
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.			
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.			

Sec. 16-3-4. Permitted, Conditional, Special Exception, and Specific Uses.

- (A) The following key is to be used in the interpretation of Table 16-3-4(B) and Table 16-3-4(C) below:
- (1) **Permitted Uses.** Uses which are marked as "P" in the tables shall be allowed subject to all applicable regulations of this UDO.
 - (2) **Conditional Uses.** Uses which are marked as "C" in the tables shall be allowed upon the approval of a Conditional Use Permit as detailed in section 16-9-3(D).
 - (3) **Special Exception Uses.** Uses which are marked as "SE" in the tables shall be allowed upon the approval of a Special Exception as detailed in section 16-9-6.
 - (4) **Specific Uses.** Uses which are marked as "S" in the tables shall be allowed upon the approval of a Specific Use Permit as detailed in section 16-9-7.
 - (5) **Temporary Uses.** Uses which are marked "T" in the tables shall be allowed upon the approval of a Temporary Use Permit as detailed in section 16-9-3(G).
 - (6) **Prohibited Uses.** A blank space in the tables indicates that a use type is not allowed in the respective zoning district unless it is otherwise expressly allowed by other regulations of this UDO.
 - (7) **Uses Not Listed.** If a proposed use is not listed in the tables, the City Planner shall determine if the use is substantially similar to a use listed on the tables. If it is, they shall treat the use in the same manner as the substantially similar use. If not, the use shall be regarded as prohibited.
 - (8) **Additional Regulation.** If a use has use specific standards they are referenced in this column. Use specific standards shall apply to permitted, special exception, and specific uses.
 - (9) **Site Plan Review Requirements.** The site plan review requirements shall be required for applications as specified in section 16-9-3(C).

Use	Additional Regulation	OL	OM	LC	CS
Residential Uses		OL	OM	LC	CS
Community Group Home	16-5-2(B)	S	S	S	S
Multifamily Building, 8 units or more	16-5-2(C)	S	S	S	S
Multifamily Building, less than 8 units	16-5-2(C)	S	S	S	S
Multifamily Complex	16-5-2(D)	S	S	S	S
Re-Entry Facility		S	S	S	S
Residential, above ground floor		S	S	S	P
Residential Treatment Center	16-5-2(E)	S	S	S	S
Senior Housing, dependent		S	S	S	S
Senior Housing, independent		S	S	S	S
Single Family Detached					
Transitional Living Center	16-5-2(G)	S	S	S	S
Institutional and Utility Uses		OL	OM	LC	CS
Government Uses, indoor		P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S
Wireless Communication Facility	16-5-3(B)	S	S	S	S
Wireless Communication Facility, Small Cell	16-5-3(B)	C	C	C	C
Retail Uses		OL	OM	LC	CS
Adult Uses	16-5-4(A)				
Convenience Store				P	P
General Retail, less than 10,000 sqft	16-5-4(B)	P	P	P	P
General Retail, 10,000 sqft—49,999 sqft	16-5-4(C)			S	P

General Retail, 50,000 or more sqft	16-5-4(D)				P
Multitenant Shopping Center	16-5-4(E)			C	P
Pawn Shop					
Service Uses		OL	OM	LC	CS
Acute Care Center		P	P	S	P
Business Park	16-5-5(A)		P		
Check Cashing/Pay Day Loan Store					
Commercial Animal Boarding	16-5-5(B)				
General Service, less than 10,000 sqft	16-5-5(C)	P	P	P	P
General Service, 10,000 – 49,999 sqft	16-5-5(D)			S	P
General Service, 50,000 sq ft or more	16-5-5(E)				P
Hospital			S		S
Medical/Dental Office		P	P	P	P
Personal Storage Facility	16-5-5(F)				S
Professional Office		P	P	P	P
Professional Office, above ground floor		P	P	P	P
Tattoo Parlor					
Veterinary Clinic/Animal Hospital		S	S	S	P
Lodging Uses		OL	OM	LC	CS
Hotel					P
Motel					S
Short Term Rental	16-5-6(B)				
Eating/Drinking Uses		OL	OM	LC	CS
Bar/Tavern					
Brewery/Winery/Distillery, micro				S	P
Brewery/Winery/Distillery, tasting room				S	P
Coffee/Tea Shop	16-5-7(A)	P	P	P	P
Food Truck Court	16-5-7(B)			S	S
Restaurant, delivery/carry out only				S	P
Restaurant, fast casual				P	P
Restaurant, sit down				P	P
Entertainment Uses		OL	OM	LC	CS
Archery/Gun Range					
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)			P	P
General Entertainment, indoor, 10,000 sqft – 49,999 sqft	16-5-8(B)			S	P
General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)				P
General Entertainment, outdoor	16-5-8(D)				S
Vehicle Related Uses		OL	OM	LC	CS
Autobody Repair					S
Car Wash	16-5-9(A)				S
Fuel Sales	16-5-9(B)				P
Gas Station With Mini-Mart					P
Service Station					P

Trucking Establishment	16-5-9(C)				
Vehicle Sales and Rental					
Mining and Mineral Processing and Oil and Gas	Municipal Code				
Warehouse, distribution					
Warehouse, office	16-5-10(A)		S		
Warehouse, storage					
Medical Marijuana Uses		OL	OM	LC	CS
Medical Marijuana Commercial Grower	16-5-11(A)				
Medical Marijuana Education Facility	16-5-11(A)	P	P		
Medical Marijuana Dispensary	16-5-11(A)			P	P
Medical Marijuana Research Facility	16-5-11(A)				
Medical Marijuana Testing Laboratory	16-5-11(A)				
Medical Marijuana Processing Facility, Heavy	16-5-11(A)				
Medical Marijuana Processing Facility, Light	16-5-11(A)				
Accessory Uses		OL	OM	LC	CS
Accessory Building	16-5-12(A)	P	P	P	P
Accessory Dwelling	16-5-12(B)				
Accessory Retail	16-5-12(C)				
Accessory Structure	16-5-12(D)	P	P	P	P
Donation Drop Box	16-5-12(E)				P
Drive Through	16-5-12(F)				P
Home Based Business	16-5-12(H)	C	C	C	C
Outdoor Activity/Operation, permanent	16-5-12(I)				S
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)				S
Outdoor Storage, permanent	16-5-12(K)				
Solar Energy Collection System, canopy	16-5-12(L)	P	P	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P
Temporary Uses		OL	OM	LC	CS
Carnival/Fair					T
Construction Related		T	T	T	T
Farmers Market				T	T
Flea Market					T
Food Truck	16-5-13(A)			T	T
Outdoor Dining	16-5-13(B)	T	T	T	T
Outdoor Activity/Operation, temporary					T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)				T
Outdoor Storage, temporary					
Seasonal Sales	16-5-13(E)			T	T



Figure 3: Drone View of property

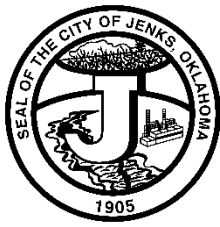


Figure 4: View from drive way



Figure 5: Aerial View

Recommendation | Staff recommends approval of JZ 23-688 to rezone the property from AG (Agriculture) to CS (Commercial Shopping).



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 23-688

Request: Zone Change

Request by Charles Crow for a zone change from AG (Agriculture) to CS (Commercial Shopping).

Legal Description: Subdivision: UNPLATTED (98331)
Legal: PRT GOV LT 1 BEG 447.7E & 25S NWC GOV LT 1 TH E445.86 S386.61 NW469.34
N333.63 POB SEC 31 18 13 2.84ACS
Section: 31 Township: 18 Range: 13

General Location: 424 W 111th St

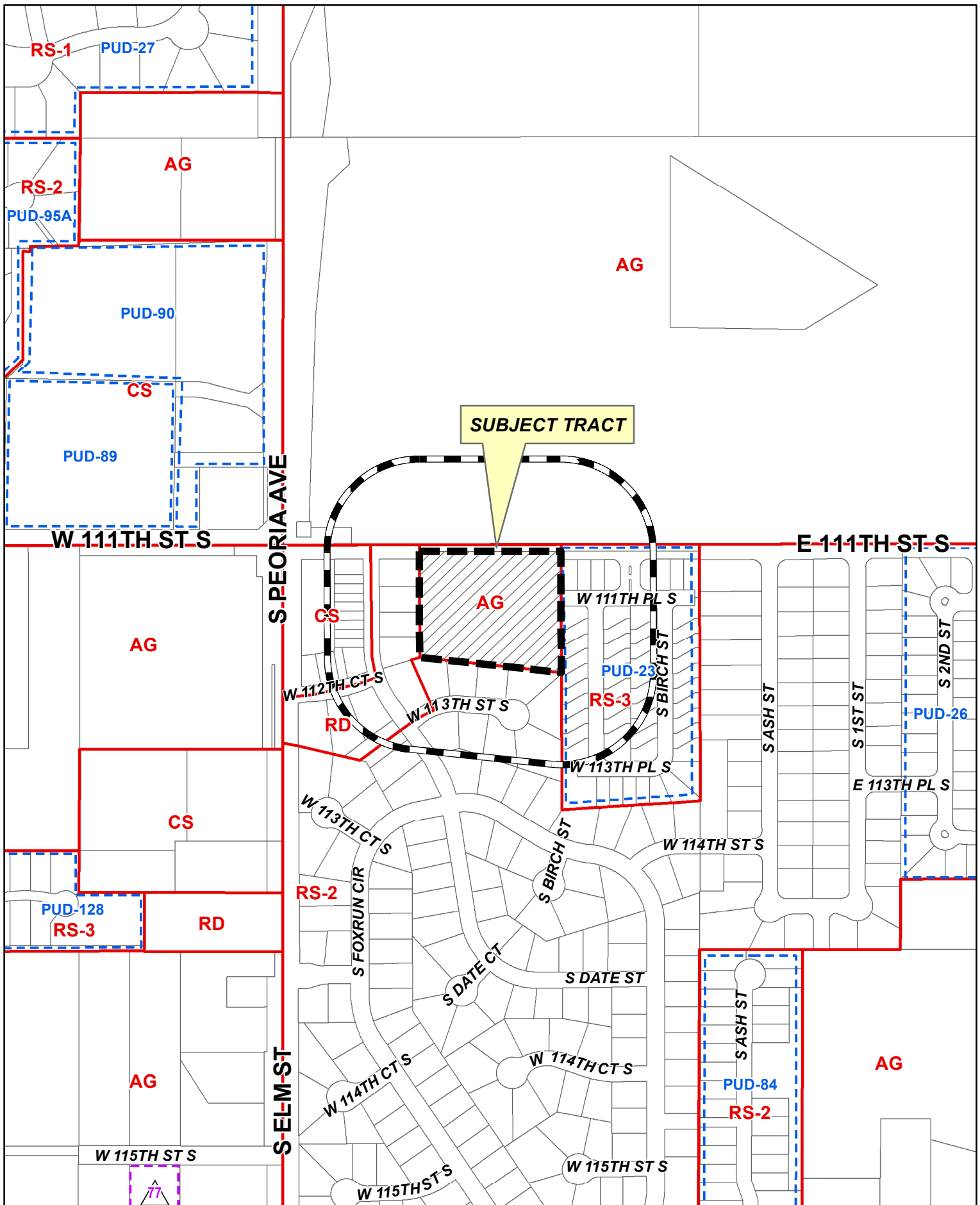
Hearing Date: 13 December 2023 at 6 p.m.

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 8 November 2023.

Marcae Hilton, Secretary
Jenks Planning Commission

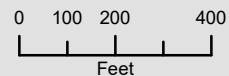


300' Radius



Subject
Tract

JZ 23-688



31 18-13



Camp Ridge LLC

Owasso, Oklahoma

918-628-1181

Mrs. Marcae' Hilton

City of Jenks

211 N Elm St

Jenks, Oklahoma 74037

Mrs. Hilton

Please be advised that Camp Ridge LLC has received interest to purchase our property at 424 W. 111 St. S., from investors, business owners and medical providers. Our goal is to have this property rezoned from Agriculture, to allow the property to be resold and developed for its highest and best use for this area.

I thank you and the city for your consideration of this application.

A handwritten signature in black ink, appearing to read 'CR' followed by a long horizontal stroke.

Rusty Crow

Owner

Camp Ridge LLC

To	Planning Commission
Hearing Date	December 13, 2023
Case	JZ 23 PUD 98.MA3 (2900 WEST MAIN DEVELOPMENT) JZ 23 689
Request	<i>Approval of Major Amendment No. 3 to PUD 98 (Lots 11, 12, 13, 16)</i> <i>Approval of Rezoning from CS to CG (Lots 11, 12, and part of 13)</i>
Location	Generally 237 South Franklin Street, south of Main Street

Staff Report

Preparer | Marcaé Hilton

Attachments
PUD Documents

Preparer
Alan Betchan, AAB Engineering

Background Information

STAFF COMMENTARY | “2900 West Main” development consists of 58.21 acres with 19 (nineteen) lots in 2 (two) blocks; to date it has been developed with office, sports training, retail and recently approved medical uses with a service station, along Main Street in accordance with Planned Unit Development (PUD) 98. Lot 16 (SOCO) is a gymnasium which was platted separately but is included in this amendment to clean up the exterior materials issue, created at the time the project was built, but to date does not follow the development standards of PUD 98. Major Amendment No. 3 is within Development Area “B” plus Lot 16, Block 1 of Development Area “A” and currently permits CS (Commercial Shopping) uses, warehousing, and wholesaling, but does not permit auto sales or place of assembly. The applicant has asked Lots 11, 12 and part of 13 be rezoned to CG (Commercial General) to allow for automotive uses, the PUD provides a better balance and for the current property and restricts the type of uses allowed in CG.

MAJOR AMENDMENT NO. 3 | This request is two part and requires two separate votes:

- 1. Rezoning of Lots 11, 12, and part of 13 from CS (Commercial Shopping) to CG (Commercial General), to allow for an innovative motorsports concept.**
 - a. Concept is a membership driven model providing services:
 - i. Rare, exotic, and collector automobiles
 - ii. Uses if approved will include:
 1. Storage of vehicles,
 2. light mechanical work,
 3. detailing,
 4. events,
 5. indoor automotive sales (by appointment only),
 6. automobile consignment.
- 2. Amendment to the Architectural Standards for 2900 W. Main (PUD 98) and the plat DOD.**

- a. **Current Language** | *“All Commercial buildings with the project shall be constructed of 75% masonry on all exterior faces”,*
- b. **Lot 16 of Block 1** | *“Exception to 75% masonry on all exterior faces”,* request to amend as follows:
 - i. Development Area A per PUD 98
 - ii. SOCO built in 2017 (structure does not meet the minimum masonry standard.
 - iii. Minimum masonry requirements on Lot 16 shall be reduced to the amount on the building as currently constructed.
 - iv. In the event the (SOCO) building is razed and new construction is proposed on Lot 16, all such new construction shall conform to the original 75% minimum masonry requirement of PUD 98.
- c. **New Proposed Language:** *“All exterior facades that directly abut and face a public right of way be constructed of no less than 75% masonry except those facades facing south toward Polecat Creek which shall either:*
 - i. Applies to all of Lot 11, 12, and 13
 - ii. Meet the minimum masonry requirement of 75%; or
 - iii. Be constructed of durable materials and include variations in height, articulation, material, and color, similar to those proposed in the PUD 98 Major Amendment No. 3 document “conceptual rendering”.
 1. This amendment provides more architectural freedom while protecting the development quality of the project and City of Jenks.
 2. Current 2900 W. Main ownership supports the amendment.
 - iv. Add regulations to be added to PUD 98 Major Amendment No. 3: Type C transition zone for landscaping be constructed between lots 10 and 14 and the proposed project.

MAJOR AMENDMENT NO. 2 | Approved | “Hospital Use”

CC SUMMARY | March 07, 2023 | Approved

PC SUMMARY | February 23, 2023 | Approved

NEW REQUEST(S):

Request	Approve Major Amendment No. 3 to PUD 98 for exclusive automotive and assembly uses and amend the façade requirements for specific lots. LEGAL Lots 11, 12, part of 13 and Lot 16 of BLK 1 Approve Rezoning to CG with PUD 98 Major Amendment No. 3. LEGAL Lots 11, 12, and part of 13
Public Comment	A few people have contacted the City. Sarah Koehling adjacent business had concerns about noise from vehicles and speeding, she has worked directly with the ownership, it is the understanding of Staff her concerns have been addressed.
General Location	North of 101 st Street between Franklin and Adams and south of Main.
OWNER	2900 WEST MAIN LLC C/O JAMES FERRIS
ADDRESS	TBD
TR_SEC	82239
STR	Section: 23, Township: 18N, Range: 12E
COMPREHENSIVE PLAN	Business Park
PLAT	2900 West Main
	Document No. 6724 Recorded 03/02/2017
ZONING	PUD 98 A CS (Commercial Shopping)

SURROUNDING ZONING North | CS (PUD 98) | Commercial, Residential and Office
 East | CS (PUD 98) (Commercial Shopping) Undeveloped
 South | CS (PUD 98) (Commercial Shopping) Undeveloped
 West | CS and CG (PUD 83) (Commercial Development) | Gateway

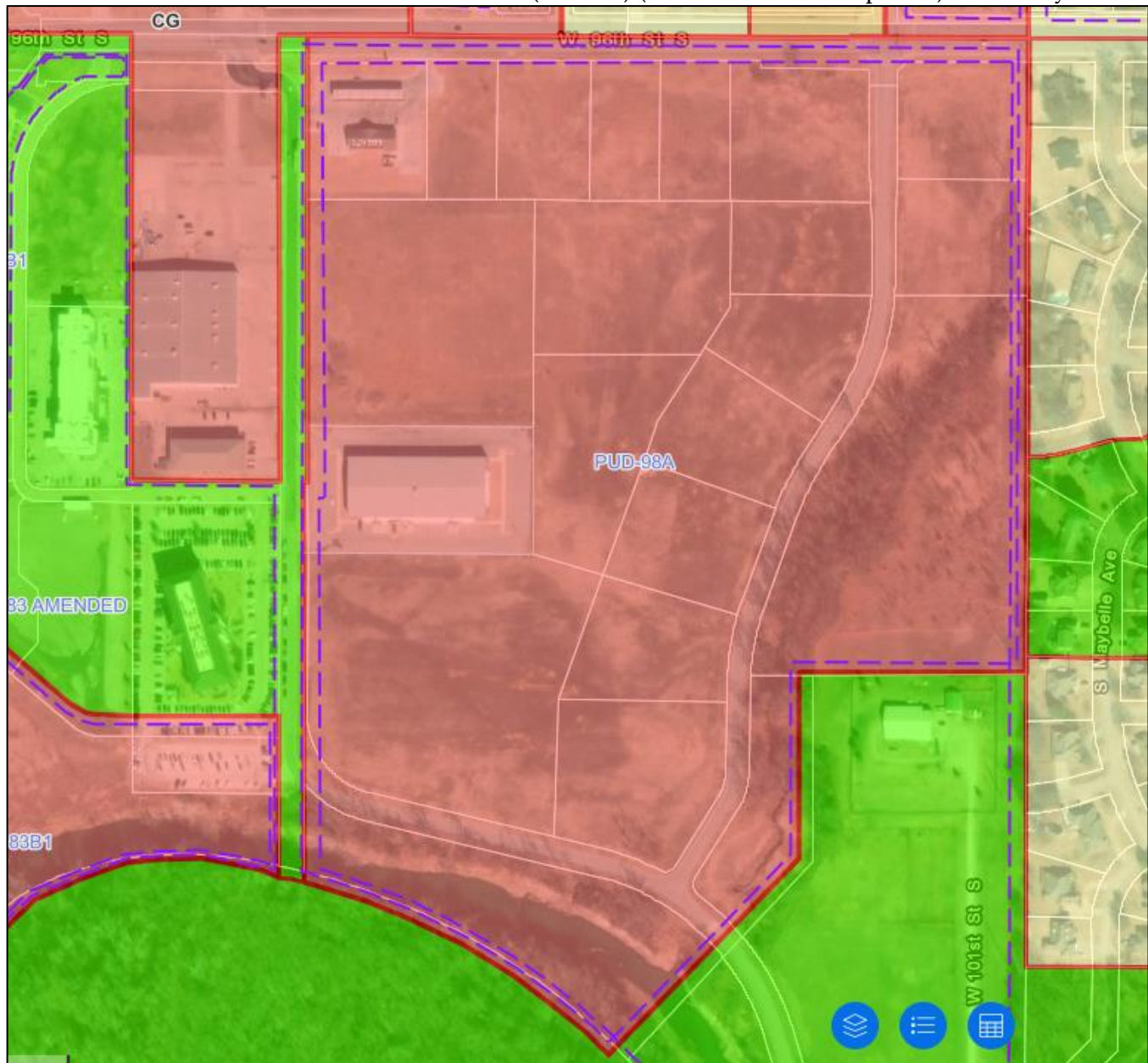


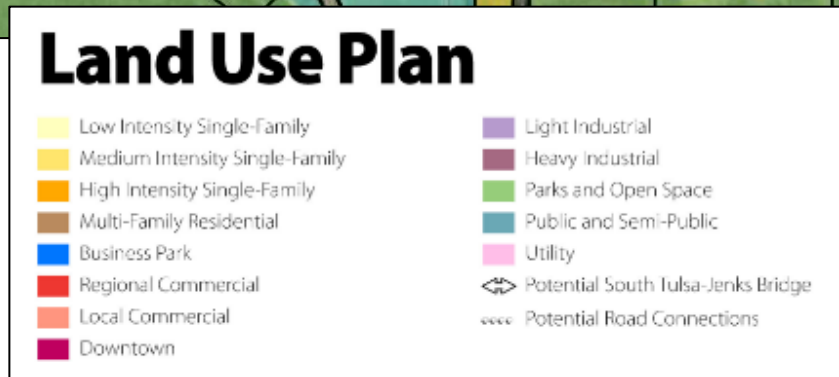
Figure 1: INCOG Zoning Map

Development Area A also sets out the maximum height for buildings within this area as **Six Store and/or 70 feet**. The developer would like to amend the PUD, as it relates to the lots listed, to reflect a maximum permitted height of **130' with no reference to a number of stories**. This portion of the site is well buffered from any surrounding residential properties and will be directly abutted by only commercial uses. The height request is supported by the developers of the yet undeveloped land to the south. All buildings will be **subject to FAA review** and approval regardless of the heights listed in the PUD.

Figure 2: Major Amendment No. 2



Figure 3: Current Land Use Map



Staff Evaluation & Recommendation

EVALUATION

JZ PUD 98 MA3 | Major Amendment No. 3: Approved to allow the applicant to move forward for the purpose of amending the façade requirements and to allow for Automotive Uses on a CG (Commercial General).

JZ 23 689 | Rezoning of Lots 11, 12 and part of 13 from CS (Commercial Shopping) to CG (Commercial General).

Conditions of Approval:

1. No other uses are allowed within the area rezoned to Commercial General.
2. All other standards of the UDO are applicable and will be implemented.
3. Formal site plan will be approved by staff prior to approval of earth change permit and building permit. They may run concurrently.

RECOMMENDATION

1. JZ 23 PUD 98 MA3 | Staff recommends approval of Major Amendment No. 3 to allow for automotive uses, assembly uses and amend the façade materials for specific lots.
2. JZ 23 689 | Staff recommends approval of rezoning Lots 11, 12 and part of 13 to allow for automotive uses.



AAB Engineering, LLC
PO Box 2136
200 N. McKinley Ave
Sand Springs, OK 74063
(918) 514-4283 phone / (918) 514-4288 fax

November 9, 2023

Mrs. Marcae Hilton
City of Jenks, Director of Planning
211 N. Elm St.
Jenks, OK 74037

Mrs. Hilton,
Planned Unit Development 98 was approved by the Jenks City Council on June 6, 2016. Our client is under contract to purchase Lots 11, 12 and a portion of 13 of Block 1 with the intent to construct an innovative Motorsports Collective concept. The project contemplates a membership driven model that celebrates and services the rare, exotic, and collector automobile community. This concept includes storage of vehicles, light mechanical work and detailing, membership networking events, an event center and limited indoor auto sales and consignment by appointment only. This major amendment is accompanied by a request for rezoning of the same parcels from CS to CG to accommodate the proposed amendments.

Development Area B of the PUD, which the above lots are wholly contained within, authorizes "All uses permitted by right within the CS zoning district and Use Unit 22 Warehousing and Wholesaling" which would not permit auto sales or place of assembly uses since those uses are only authorized in the CG district with a specific use permit (per the Unified Development Ordinance). As such we are requesting that auto sales and place of assembly be included as a permitted use within Development Area B for the lots specified above. Auto sales shall be limited to indoor sales by appointment only. Since the PUD Major Amendment process closely mirrors the specific use process a separate specific use approval should not be necessary.

Development Area B also sets out certain architectural requirements for building construction. One such requirement is "All commercial buildings with the project shall be constructed of 75% masonry on all exterior faces". We request that this section be amended to require that all exterior facades that directly abut and face a public right of way be constructed of no less than 75% masonry except those facades facing south toward Polecat Creek which shall either:

Meet the minimum masonry requirement of 75%; or

Be constructed of durable materials and include variations in height, articulation, material, and color, similar to those proposed in the attached conceptual renderings.

The standards allow for more architectural freedom while protecting the development quality of the project and the City of Jenks.

We have consulted with the current owner of lot 13 and request that the above architectural standards be applied to all of lot 13 not just the portion to be used as the Motorsports Collective.

We also request that the development standards be amended to require a Type C transition zone (as defined by the Landscape section of the Unified Development Ordinance) be constructed between lots 10 and 14 and the proposed project. The full transition zone shall be constructed with the initial phase of the development regardless of the physical location of that phase on the lots. This will serve to protect the existing and proposed uses north of the development from potential impacts of being adjacent to this use.

We have attached a conceptual site plan showing the proposed site configuration and elevations of the development.



AAB Engineering, LLC
PO Box 2136
200 N. McKinley Ave
Sand Springs, OK 74063
(918) 514-4283 phone / (918) 514-4288 fax

Lastly, 2900 West Main Lot 16 was an initial phase plat that was filed prior to the balance of the platting for 2900 West Main. This lot was purchased by South County Gymnastics which constructed their new building on it in 2017. The building was permitted and constructed with less than the 75% masonry façade requirement of the approved PUD which places it out of technical conformance with the PUD. In conjunction with the modifications of the masonry requirements on the balance of the PUD we are currently requesting we further request that the minimum masonry requirements on Lot 16 be reduced to the amount on the building as currently constructed. In the event the building is razed and new construction is proposed on that lot all such new construction shall conform to the original 75% minimum masonry requirement of the PUD.

Please let me know if you have any questions or need any additional information.

Respectfully,

A handwritten signature in black ink that reads 'Alan Betchan'.

Alan Betchan, P.E.
President
AAB Engineering, LLC

Enclosure

2900 West Main

Planned Unit Development #

Prepared
May 6, 2016

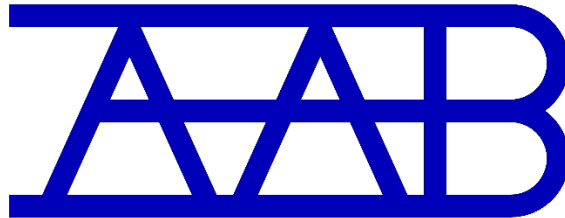
MAJOR AMENDMENT NO. 2
CC APPROVED | MARCH 07, 2023

MAJOR AMENDMENT NO. 3
PC DECEMBER 13, 2023

Location
Part of the Southwest Quarter (SW/4) of Section Twenty Three(23), Township Eighteen(18) North, Range Twelve(12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 61.24 +/- Acres.

Owner
2900 West Main Enterprises LLC
c/o James Farris
401S, Boston Ave, Suite 1100
Tulsa, OK 74103

Prepared By:
AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

2900 West Main is a proposed mixed used development located on the southeast corner of West 96th Street and Franklin Street. The proposed development encompasses approximately 63 acres abutted by Gateway Plaza on the west, Polecat Creek on the south, Gregory Circle Acres and Jenks Public Schools on the east, and 96st Street South on the north. Exhibit A shows the subject property in relation to the existing and proposed surrounding developments. This PUD is a Planned Unit Development overlay of an existing AG zoned parcel. It is submitted in conjunction with a rezoning application to CS zoning; see Exhibit E for existing zoning map with proposed rezoning overlay. The project will be developed with two Development Areas largely modeling the bulk and area requirements of the underlying zoning. See attached Exhibit B for proposed development areas/conceptual site plan and Exhibit F for the legal descriptions of the overall PUD and each development area.

The proposed development plan contemplates multiple pad development lots fronting 96th Street along the northern portion of Development Area A. The southern portions of Development Area A west of the proposed ~~Nogales~~ Ave allow for larger office, medical, and general commercial users while still accommodating some traditional pad development facing ~~Nogales~~. The portion of Development Area A east of Nogales is proposed as office/retail with height restrictions matching that of the CS district to protect and buffer the existing neighborhood.

Development Area B is uniquely allowed to develop with commercial uses or as a single senior citizen independent living development. If commercial development is utilized it will be developed under general CS zoning restrictions.

Development Standards

Development Area 'A'

Development within Development Area A shall conform to the bulk and area requirements of the CS zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the CS* zoning district and Use Unit 22 Warehousing and Wholesaling *MA2 Hospital Use Permitted
Gross Land Area	43.38 acres
Maximum Building Floor Area Ratio	0.60
Maximum Building Height (West of Nogales Ave Extension)	Six Stories and/or 70 feet *MA2 see request
Maximum Building Height (East of Nogales Ave Extension)	35 feet

Development Area 'B'

The intended use for this development area is expansion of the commercial development within Development Area A or the development of an independent living/patio home development concept. Any commercial development within this area shall conform to the bulk and area requirements of the CG zoning district as established in the City of Jenks Zoning code as it exists on the date of approval. Any residential development of this Area B shall adhere to the use and development regulations of RS-3 zoning as established in the City of Jenks Zoning code as it exists on the date of approval of this PUD, except as hereinafter modified. If any portion of Development Area B is developed using the CS development standards no portion of Development Area B shall be developed for residential uses.

Commercial Standards

Permitted uses:	All uses permitted by right within the CS zoning district and Use Unit 22 Warehousing and Wholesaling **MA3 Automotive Uses Permitted
Gross Land Area	19.83 acres
Maximum Building Floor Area Ratio	0.60
Maximum Building Height (West of Nogales Ave Extension)	35 feet
Maximum Building Height (East of Nogales Ave Extension)	35 feet

Development Area A also sets out the maximum height for buildings within this area as **Six Store and/or 70 feet**. The developer would like to amend the PUD, as it relates to the lots listed, to reflect a maximum permitted height of **130' with no reference to a number of stories**. This portion of the site is well buffered from any surrounding residential properties and will be directly abutted by only commercial uses. The height request is supported by the developers of the yet undeveloped land to the south. All buildings will be **subject to FAA review** and approval regardless of the heights listed in the PUD.

*MA2 | request

Senior Independent Living Center

Permitted uses:

Senior Independent Living Center

Gross Land Area

19.83 acres

Maximum Number of Dwelling Units

50

Minimum Lot Width

55 feet

Minimum Lot Size

6,000 square feet

Minimum Front Yard Setback

20 feet

Side Yard Adjoining a Lot

5 feet

Side Yard Adjoining a Street

15 feet

Architectural Requirements and Screening Standards

A 6 foot tall wood screening fence shall be constructed along the eastern boundary of Development Area A where it abuts a residentially zoned property. If Development Area B is developed with residential uses a 6' screening fence shall be constructed between Development Areas A & B.

All commercial buildings with the project shall be constructed of 75% masonry on all exterior faces. All residential buildings shall be constructed of 100% masonry to the first floor top plate excluding windows and covered porches

Drainage & Utilities

The majority of the site drains to the southeast to an unnamed tributary of Polecat Creek which drains south to Polecat Creek. Polecat Creek flows west to east along the southern property line of the development. The project proposes to continue these drainage patterns with the construction of a box culvert at the entrance along 96th Street that will route offsite flow from the north to a proposed drainage easement along the east side of Nogales Avenue. Proposed channel improvements will be contained within this drainage easement and will convey street and development runoff south to Polecat Creek.

An existing waterline runs east and west along the north side of 96th Street as well as north and south along the east side of Franklin Street. These lines will be connected to new internal lines that will be extended along the proposed street alignments. These lines will provide domestic water and fire service to the property.

An existing sanitary sewer line runs along the western property line and continues east and west through the southern portion of Development Area B. Sanitary sewer extensions will be constructed from the existing line to serve the development.

Other utility services are currently provided to the site and will continue to be provided via underground services. See attached Exhibit C for the conceptual improvements plan.

***JZ 23 MA3 | Minimum masonry requirements on Lot 16 shall be reduced to the amount on the building as currently constructed. In the event the (SOCO) building is razed and new construction is proposed on Lot 16, all such new construction shall conform to the original 75% minimum masonry requirement of PUD 98.**

Access and Circulation

Primary access to the development will be via the signalized intersection of Nogales Avenue and 96th Street South. Nogales Avenue will be extended to a proposed intersection with Franklin Avenue as shown in the conceptual development plan. Franklin Avenue will be extended for its current dead end to intersect with Nogales Avenue at the southeast corner of the site. It is anticipated that Nogales will eventually be continued south and connect to 101st Street South. Limits of No Access (LNA) will be imposed by the future plat along 96th Street except at shared entrances for the lots abutting 96th Street.

Lots within Development Area A will not be required to front a public street provided mutual access easements providing dedicated vehicular access to a public street are filed of record and all requirements of the City of Jenks Fire Marshal are met. Residential lots within Development Area B shall be accessed via private gated streets. Street/gate configuration and construction will be to City of Jenks standards.

Environmental Analysis

The site generally slopes from the west to east as well as north to south. The Tulsa County Soils survey defines the onsite soils as Okay loam, Okemah-Parsons-Pharoah complex, and Radley silt loam, of varying grades. These soils are typically well drained and provide little issue to construction of a project as proposed. A geotechnical engineer will be contracted to perform a soils analysis for the project.

The Polecat Creek floodplain extends along the southern portion of the property and backwaters the north-south unnamed tributary to Polecat Creek. Channel improvements for the unnamed tributary will contain the backwater to the proposed drainage easement. No fill will be placed within the floodway, however minor fills will be placed in the floodplain for the roadway improvements along the southern portion of the property and to contain the floodplain within the drainage easement.

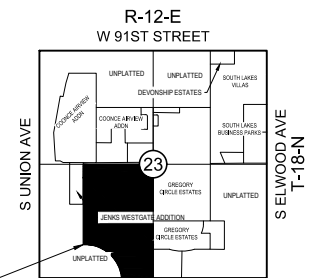
The attached Exhibit D depicts an aerial of the existing site as well as topography.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Jenks Subdivision Regulations.

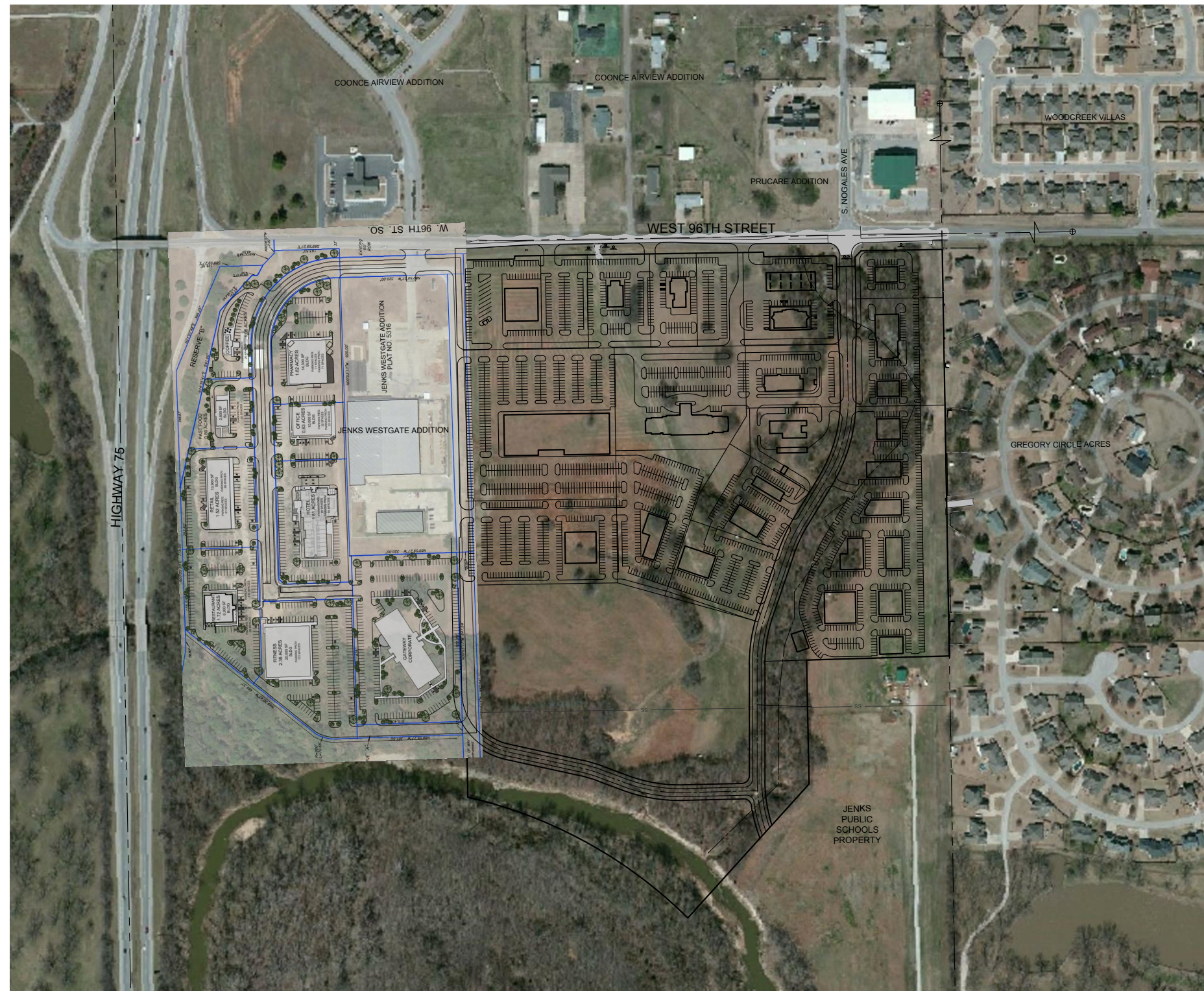
Schedule of Development

Development Construction is expected to begin in early summer 2016.



PROJECT LOCATION

LOCATION MAP
SCALE: 1"=2000'



AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063

OK CA#0318 Exp: June 30, 2016

KS CA#2292 Exp: Dec. 31, 2016

Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit B
Conceptual Site Plan & Development Areas
for
Main Street Jenks

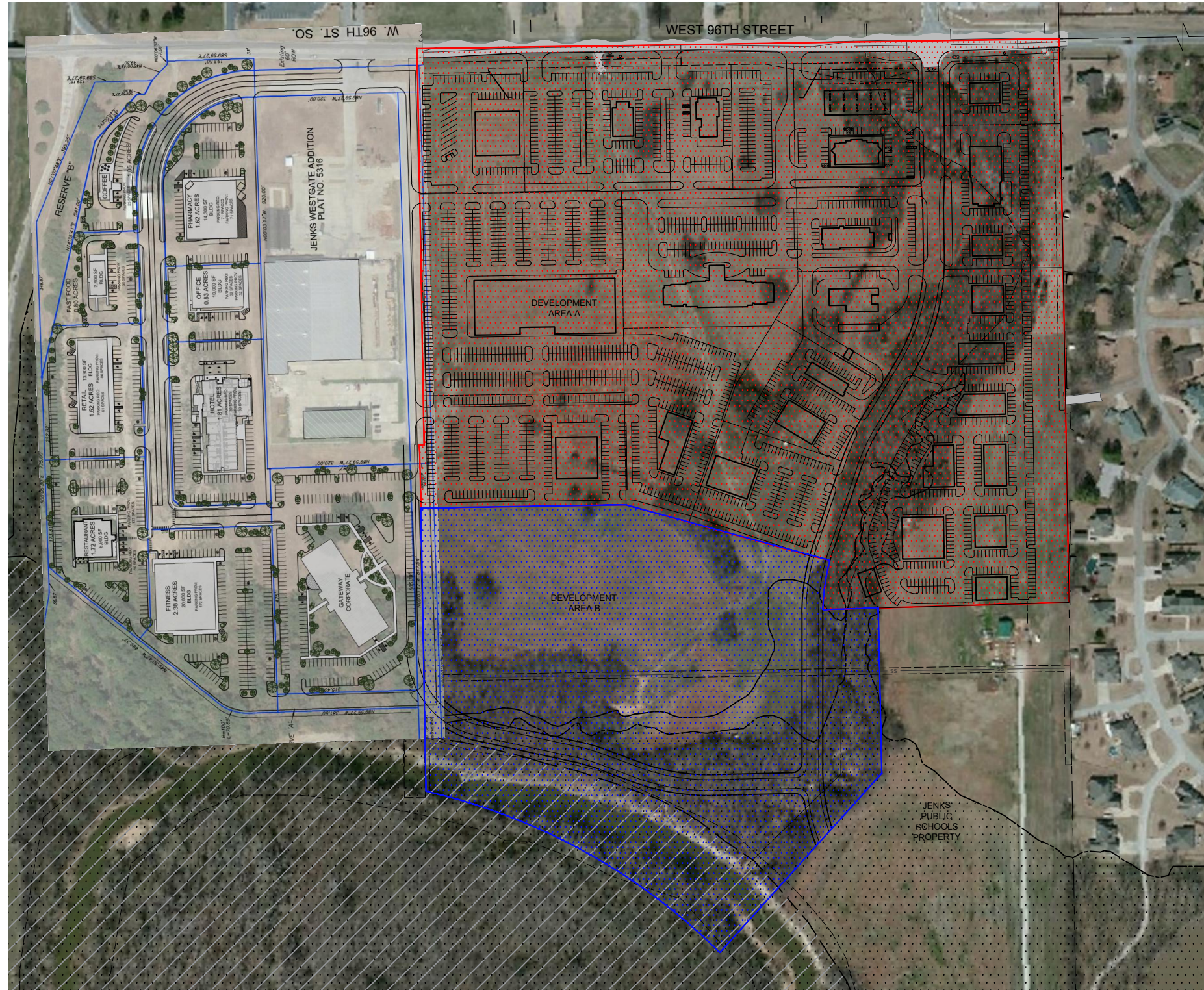
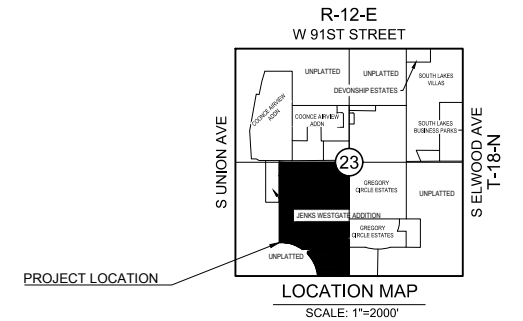
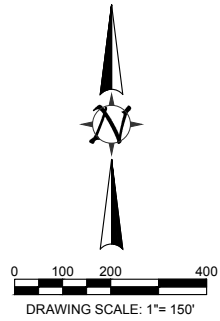


Exhibit C

Conceptual Improvements Plan for Main Street Jenks

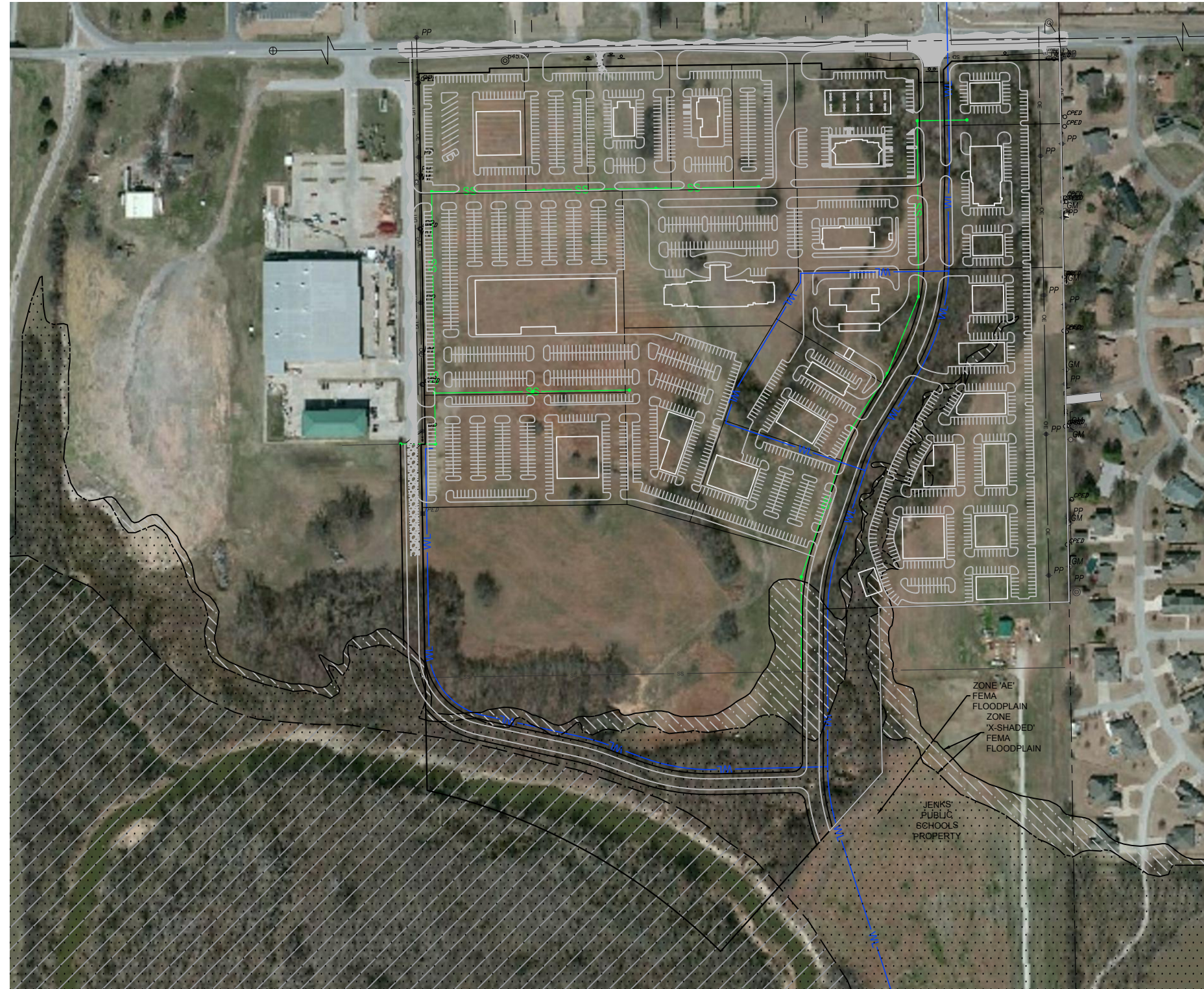
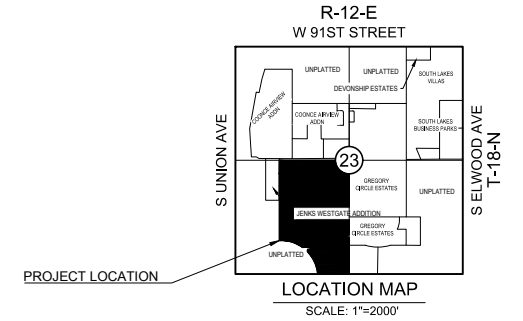
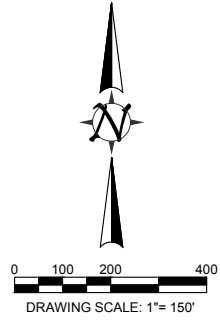


Exhibit D

Existing Topo & Aerial
for

Main Street Jenks

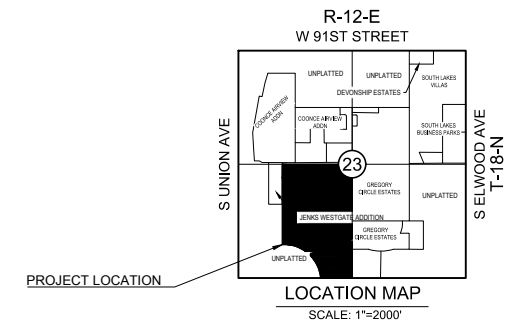
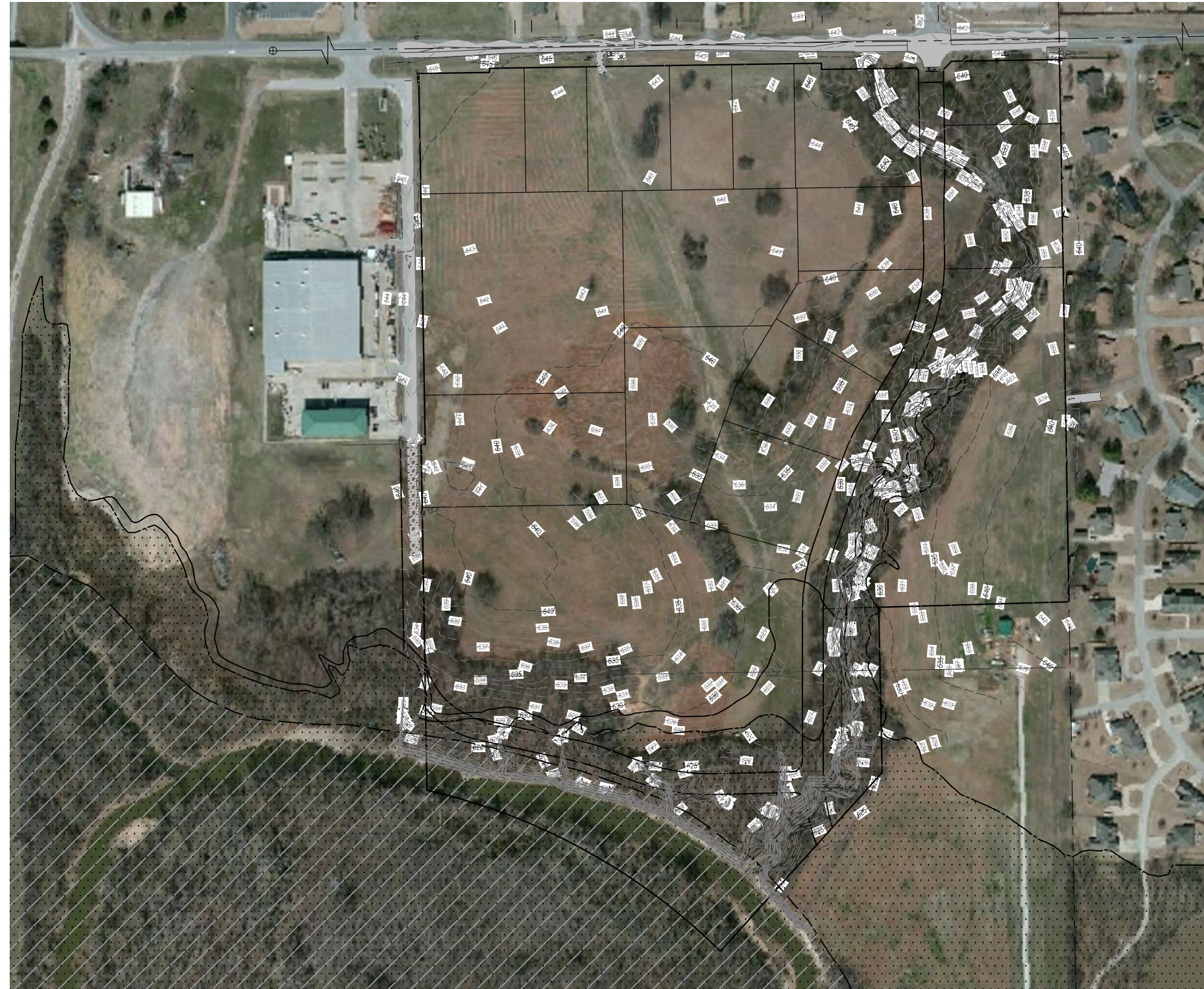
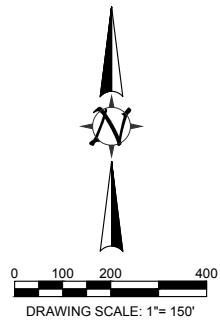
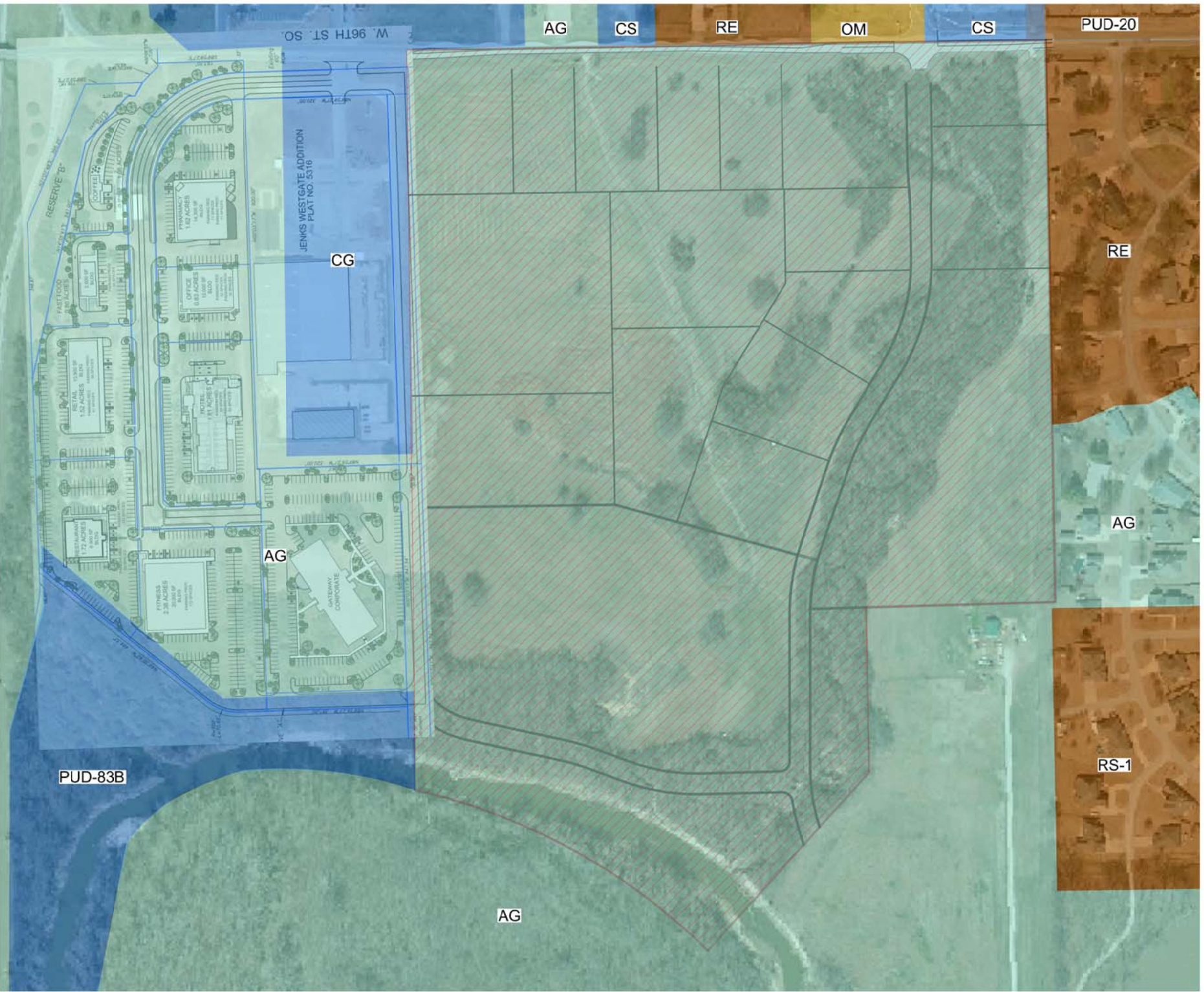
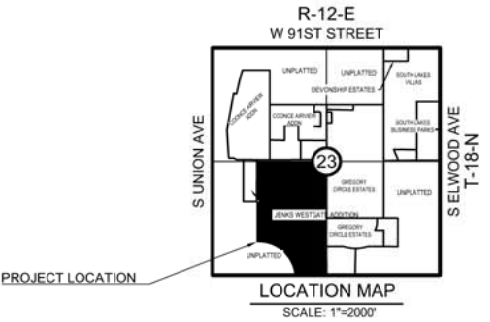




Exhibit E
Existing Zoning and Proposed Zoning
for
Main Street Jenks



LEGEND

 PROPOSED CS ZONING

PLOT DATE: Mon, 09 May 2016 FILE: P1101223-2000 WEST MAIN STREET MAIN STREET JENKS.PLD



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
P.O. Box 2156 Sand Springs, OK 74053
OK CARS318 Exp. June 30, 2016
NS CARS290 Exp. Dec 31, 2016
Office: (918) 514-4282 Fax: (918) 514-4288

Exhibit F

Legal Description
for

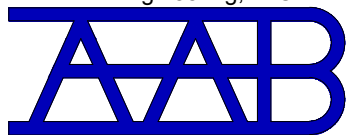
Main Street Jenks

A TRACT OF LAND THAT IS PART OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY OF THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF SW/4 OF SAID SECTION 23; THENCE S 00°03'17" E AND ALONG THE EAST LINE OF THE SW/4 OF SAID SECTION 23 FOR A DISTANCE OF 1355.92 FEET; THENCE S 89°17'20" W FOR A DISTANCE OF 458.56 FEET; THENCE S 00°15'12" E FOR A DISTANCE OF 398.01 FEET; THENCE S 43°04'46" W FOR A DISTANCE OF 580.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND A POINT ON THE TOP OF BANK OF POLECAT CREEK; SAID CURVE TURNING TO THE LEFT ALONG SAID TOP OF BANK THROUGH AN ANGLE OF 31°50'58". HAVING A RADIUS OF 1469.05 FEET FOR A LENGTH OF 816.61 FEET, AND WHOSE LONG CHORD BEARS N 60°18'28" W FOR A DISTANCE OF 806.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE AND A POINT ON AN EASTERLY RIGHT-OF-WAY AS DESCRIBED IN DOCUMENT NUMBER 2013104191; THENCE N 00°03'17" W AND ALONG SAID EASTERLY RIGHT OF WAY FOR A DISTANCE OF 833.12 FEET TO A POINT ON THE ROADWAY AND UTILITY EASEMENT AS DESCRIBED IN BOOK 6070 PAGE 2653 OF THE TULSA COUNTY CLERKS OFFICE. THENCE N 89°56'43" E AND ALONG SAID ROADWAY EASEMENT FOR A DISTANCE OF 10.00 FEET; THENCE N 00°03'17" W FOR A DISTANCE OF 952.97 FEET TO A POINT ON THE NORTH LINE OF THE SW/4 OF THE SAID SECTION 23; THENCE S 89°55'55" E ALONG THE NORTH LINE OF THE SW/4 OF THE SAID SECTION 23 FOR A DISTANCE OF 1,543.91 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2,753,362.40 SQUARE FEET OR 63.21 ACRES, MORE OR LESS.

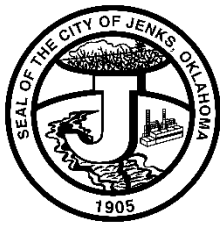
PLOT DATE: Fri, 06 May 2016 FILE: P:\1812\23-2900 WEST MAIN STREET\MAIN STREET_JENKS-PUD -LEGAL

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2016
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288



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 98.ma3

Request: PUD Amendment

Request by Alan Betchan for a major amendment to Planned Unit Development 98 to allow for automotive uses.

Legal Description: LOTS ELEVEN (11) , TWELVE (12), THIRTEEN (13) AND SIXTEEN (16), BLOCK ONE (1), 2900 WEST MAIN, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO 6724.

General Location: 313 S Franklin St

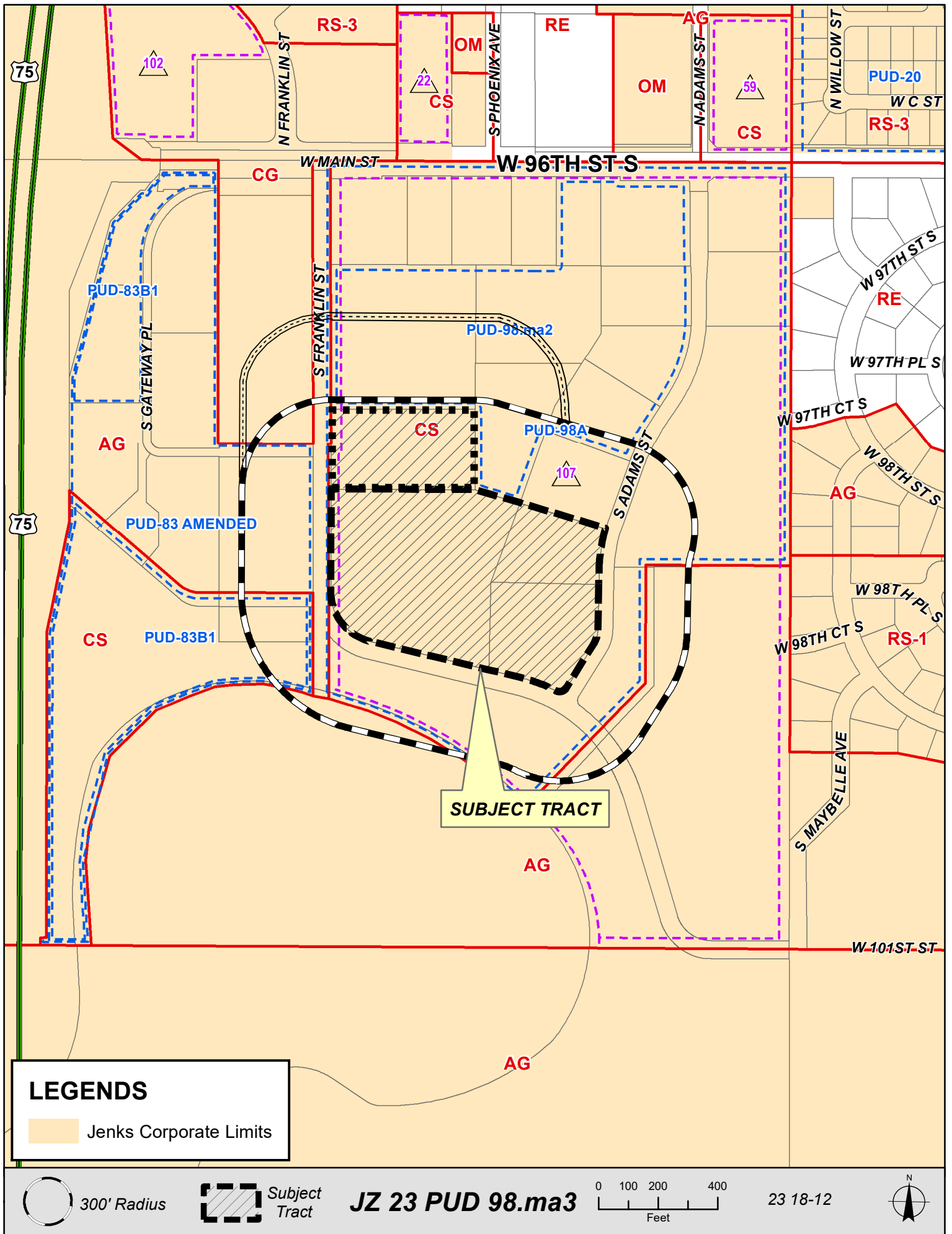
Hearing Date: 13 December 2023 at 6 p.m.

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 15 November 2023.

Marcae Hilton, Secretary
Jenks Planning Commission





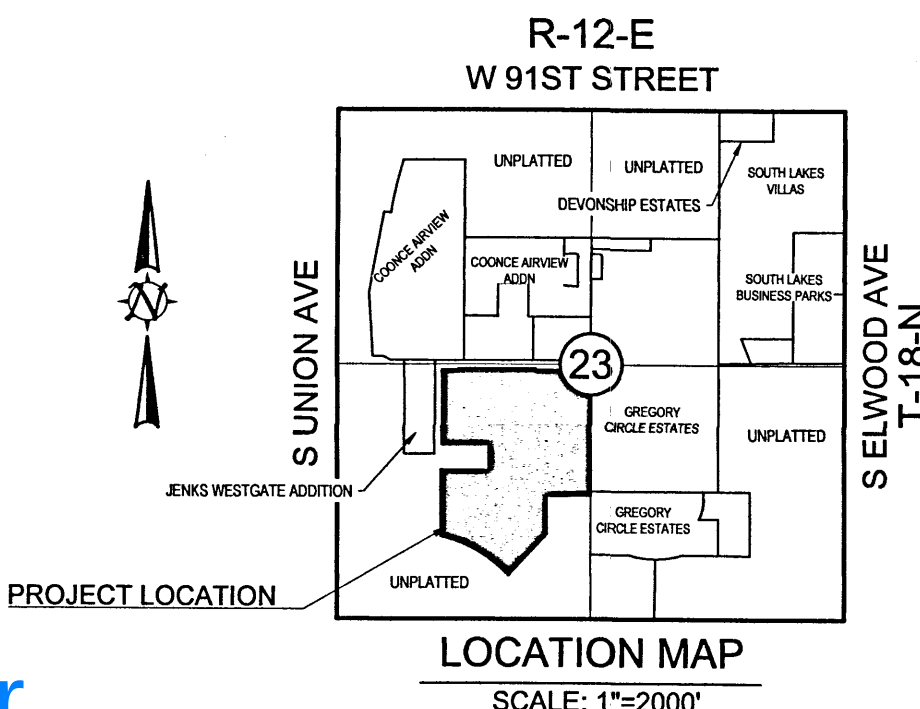
2900 West Main

PUD-98

AN ADDITION TO THE CITY OF JENKS, BEING A TRACT OF LAND LYING IN SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

OWNER:
2900 WEST MAIN, LLC
4942 EAST 73RD STREET
TULSA, OK 74136
PHONE: 918-582-5281
ATTN: JAMES FERRIS

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2018
PO BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM



CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$48,954.00 per trust receipt no. 14793 to be applied to 2017 taxes. This certificate is NOT to be construed as payment of 2017 taxes in full but is given in order that this plat may be filed for record. 2017 taxes may exceed the amount of the security deposit.

Dated: 03/01/2017
Dennis Sepler
Tulsa County Clerk
By: *Carol Ann Sepler*
Deputy

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS NINETEEN (19) LOTS IN TWO (2) BLOCKS AND TWO (2) RESERVE AREAS (58.21 TOTAL ACRES)

BLOCK 1..... 16 LOTS (36.69 ACRES)
BLOCK 2..... 3 LOTS (11.52 ACRES)
RESERVE A..... (1.93 ACRES)
RESERVE B..... (4.41 ACRES)

SUBDIVISION DATA

BENCHMARK

CHISELED BOX ON TOP OF CULVERT NORTH OF "WEST 96TH STREET". 70.58' NORTH AND 562.50' EAST OF NORTHWEST PROPERTY CORNER.

ELEV=643.66' (NAVD 88)

BASIS OF BEARINGS

GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH

MONUMENTATION

A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, UNLESS NOTED OTHERWISE.

FLOODPLAIN

PORTIONS OF PROPERTY ARE CONTAINED WITHIN THE 1% ANNUAL CHANCE (100-YEAR FLOOD ZONE AE) AND 0.2% ANNUAL CHANCE (ZONE X-SHADED) AS SHOWN ON FIRM PANEL "40143C0344L" DATED OCTOBER 16, 2012

UTILITY CONTACTS

WATER & SEWER
CITY OF JENKS WATER DEPARTMENT
211 N. ELM STREET
JENKS OK 74037
(918) 299-5363

PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-888-216-3523

OKLAHOMA NATURAL GAS COMPANY
2319 WEST EDISON STREET
TULSA, OK 74127
918-834-8000

BTC COMMUNICATIONS
11134 SOUTH MEMORIAL
BIXBY, OK 74008
(918) 366-8000

AT&T
(800) 464-7928

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
(918) 806-6000

Development Area A (PER PLAT): Block 1 Lots 1-10, 13, 14, 15,
Block 2 Lots 1-3

MA 2 | Major
Amendment/Hospital Area |
Block 1: Lots 5-9, 14, 15, 17

POC
NW COR. SW/4
SEC 23 T18N R12E

ROADWAY AND UTILITY EASEMENT
BK. 6070, PG. 2653

Development Area A | per PUD
SCRIVNERS ERROR IN PLAT

MAJOR AMENDMENT NO. 3
FACADE REQUIREMENTS
2900 WEST MAIN LOT 16
PUD-98
SOCO GYMNASIICS

MAJOR AMENDMENT NO. 3
FACADE REQUIREMENTS

Development Area B

LEGEND

B/L.....	BUILDING LINE
L.N.A.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
MAVE.....	MUTUAL ACCESS EASEMENT
BK.....	BOOK
PG.....	PAGE
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	10.49	210.000	2°51'45"
C2	10.49	210.000	2°51'45"
C3	9.49	190.000	2°51'45"
C4	9.49	190.000	2°51'45"
C5	266.64	475.000	32°09'45"
C6	294.70	525.000	32°09'45"
C7	113.70	525.000	12°24'30"
C8	102.87	475.000	12°24'30"
C9	171.87	525.000	18°45'27"
C10	155.51	475.000	18°45'27"
C11	53.85	100.000	30°51'19"
C12	80.78	150.000	30°51'19"
C13	37.13	25.000	85°05'49"
C14	37.13	25.000	85°05'49"
C15	132.09	560.000	13°30'52"
C16	329.81	500.000	37°47'38"
C17	133.04	560.000	13°36'42"
C18	158.28	235.000	38°35'27"
C19	234.15	175.000	76°39'47"

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the
Jenks City Council on 11/21/16
Kelly C. Varley
MAYOR - VICE MAYOR
This approval is void if the above signature is not
endorsed by the City Manager
[Signature]
CITY MANAGER

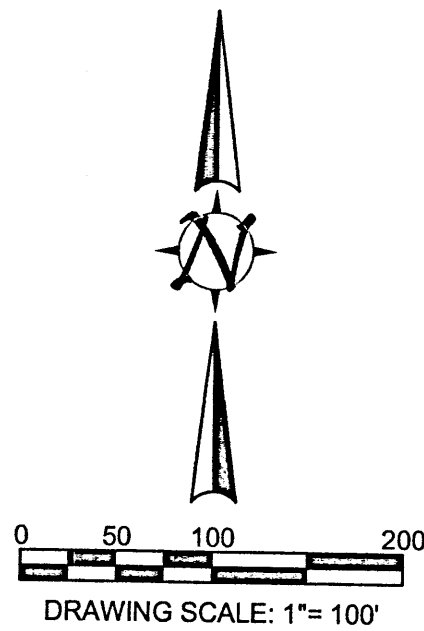


PUD-98

OWNER:
2900 WEST MAIN, LLC
4942 EAST 73RD STREET
TULSA, OK 74136
PHONE: 918-582-5281
ATTN: JAMES FERRIS

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2018
PO BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM

MATCH LINE SHEET 1



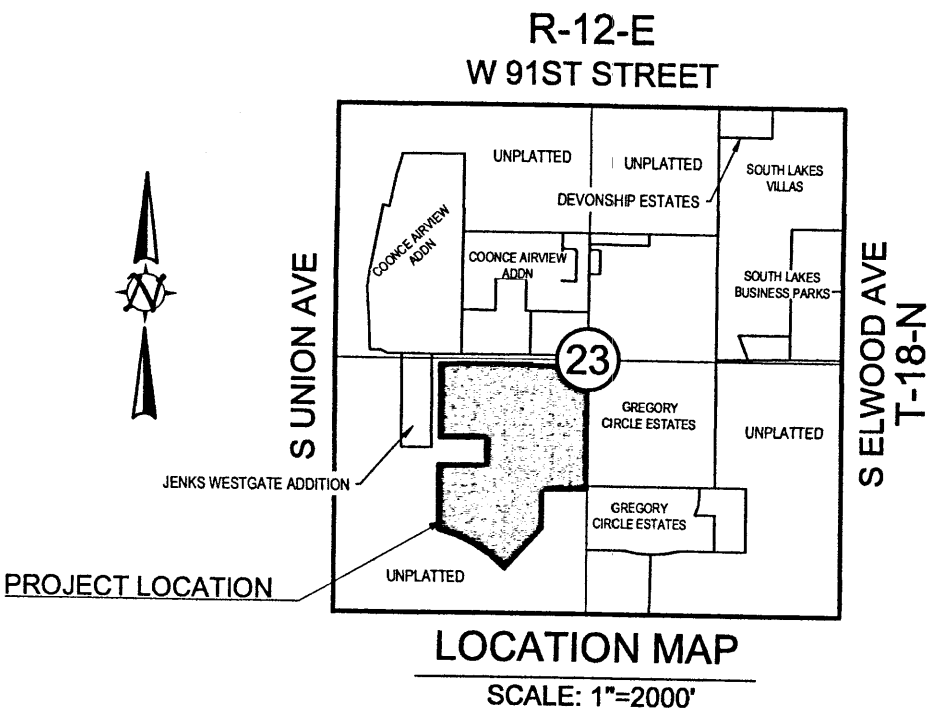
CERTIFICATE

I hereby certify that all real estate taxes involved in this plot have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$48,954.00 per trust certificate no.14793 to be applied to 2017 taxes. This certificate is NOT to be construed as payment of 2017 taxes in full but is given in order that this plot may be ~~affiliated~~ on record. 2017 taxes may exceed the amount of the security deposit.

Dated: 03/01/2017
Dennis Semler
Tulsa County Treasurer
By: C. Semler 
Deputy

FLOODPLAIN

PORTIONS OF PROPERTY ARE CONTAINED WITHIN THE 1% ANNUAL CHANCE (100-YEAR FLOOD ZONE AE) AND 0.2% ANNUAL CHANCE (ZONE X-SHADED) AS SHOWN ON FIRM PANEL "40143C0344L" DATED OCTOBER 16, 2012



LEGEND

BL.....	BUILDING LINE
L.N.A.....	LIMITS OF NO ACCESS
POB.....	POINT OF BEGINNING
POC.....	POINT OF COMMENCEMENT
ROW.....	RIGHT OF WAY
U/E.....	UTILITY EASEMENT
MA/E.....	MUTUAL ACCESS EASEMENT
BK.....	BOOK
PG.....	PAGE
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	10.49	210.000	2°51'45"
C2	10.49	210.000	2°51'45"
C3	9.49	190.000	2°51'45"
C4	9.49	190.000	2°51'45"
C5	266.64	475.000	32°09'45"
C6	294.70	525.000	32°09'45"
C7	113.70	525.000	12°24'30"
C8	102.87	475.000	12°24'30"
C9	171.87	525.000	18°45'27"
C10	155.51	475.000	18°45'27"
C11	53.85	100.000	30°51'19"
C12	80.78	150.000	30°51'19"
C13	37.13	25.000	85°05'49"
C14	37.13	25.000	85°05'49"
C15	132.09	560.000	13°30'52"
C16	329.81	500.000	37°47'38"
C17	133.04	560.000	13°36'42"
C18	158.28	235.000	38°35'27"
C19	234.15	175.000	76°39'47"

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:
2900 WEST MAIN, LLC., HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS PART OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY OF THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

A TRACT OF LAND THAT IS PART OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY OF THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SOUTHWEST QUARTER (SW/4) OF SAID SECTION 23; THENCE NORTH 89°07'43" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) A DISTANCE OF 2649.33 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 23; THENCE SOUTH 00°59'48" EAST AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 23 FOR A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°59'48" EAST AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 23 FOR A DISTANCE OF 1305.92 FEET; THENCE SOUTH 88°20'49" WEST FOR A DISTANCE OF 458.56 FEET; THENCE SOUTH 01°11'43" EAST FOR A DISTANCE OF 398.01 FEET; THENCE SOUTH 42°08'15" WEST FOR A DISTANCE OF 580.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE AND A POINT ON THE TOP OF BANK OF POLECAT CREEK; SAID CURVE TURNING TO THE LEFT ALONG SAID TOP OF BANK THROUGH AN ANGLE OF 31°50'58", HAVING A RADIUS OF 1469.05 FEET FOR A LENGTH OF 816.61 FEET, AND WHOSE LONG CHORD BEARS NORTH 61°14'57" WEST FOR A DISTANCE OF 806.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE AND A POINT ON AN EASTERLY RIGHT-OF-WAY AS DESCRIBED IN DOCUMENT NUMBER 2013104191; THENCE NORTH 00°59'48" WEST AND ALONG SAID EASTERLY RIGHT OF WAY FOR A DISTANCE OF 681.11 FEET; THENCE NORTH 88°07'34" EAST A DISTANCE FOR A DISTANCE OF 493.38 FEET; THENCE NORTH 00°52'26" WEST FOR A DISTANCE OF 270.00 FEET; THENCE SOUTH 89°07'34" WEST FOR DISTANCE OF 483.96 FEET TO A POINT ON ROADWAY AND UTILITY EASEMENT AS DESCRIBED IN BOOK 6070 PAGE 2853 OF THE TULSA COUNTY CLERKS OFFICE; THENCE NORTH 00°59'48" WEST FOR A DISTANCE OF 775.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST 96TH STREET; THENCE NORTH 89°07'34" EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 170.48 FEET; THENCE NORTH 00°52'26" WEST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 89°07'34" EAST FOR A DISTANCE 799.88 FEET; THENCE SOUTH 00°52'26" EAST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 89°07'34" EAST FOR A DISTANCE OF 228.43 FEET; THENCE SOUTH 45°56'09" EAST FOR A DISTANCE OF 7.08 FEET; THENCE SOUTH 00°59'52" EAST FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 89°07'34" EAST FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 00°59'52" WEST FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 44°03'54" EAST FOR A DISTANCE OF 28.25 FEET; THENCE NORTH 89°07'34" EAST A DISTANCE OF 260.13 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2,535.641.55 SQUARE FEET OR 58.21 ACRES, MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 19 LOTS IN 2 BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "2900 WEST MAIN", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "2900 WEST MAIN" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "2900 WEST MAIN".

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

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

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
- WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF JENKS, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNERS' AGENTS AND/OR CONTRACTORS.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. RESERVES 'A' & 'B' (OVERLAND DRAINAGE EASEMENTS)

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL OVERLAND EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE "A" AND RESERVE "B" FOR THE PURPOSES OF PROTECTING AND PROVIDING ACCESS TO THE 100-YEAR FLOODPLAIN LOCATED WITHIN THE RESERVES. THE OVERLAND DRAINAGE EASEMENT IS HEREBY ESTABLISHED TO RECEIVE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS.
- RESERVE "A" AND RESERVE "B" SHALL REMAIN AS A NATURAL UNIMPROVED AREA PROVIDED REMOVAL OF UNDERBRUSH AND GROUND MAINTENANCE SHALL BE PERMITTED. SUPPLEMENTAL LANDSCAPING MAY BE PERMITTED IF IT DOES NOT IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE. "A" HAS BEEN GRANTED. NOTWITHSTANDING THAT THE OWNER OF RESERVE "A" AND RESERVE "B" SHALL MAINTAIN THE RESERVES AS A NATURAL UNIMPROVED AREA, THE OWNER SHALL COMPLY WITH ALL STATE STATUTES AND ORDINANCES OF THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, REGULATING THE EXISTENCE OF PUBLIC AND PRIVATE NUISANCES.
- THE OWNER OF RESERVE "A" AND RESERVE "B" SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVES. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE GRADE, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COST SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF A STATEMENT OF LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE OWNERS LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

2900 West Main

PUD-98

AN ADDITION TO THE CITY OF JENKS, BEING A TRACT OF LAND LYING IN SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

OWNER:
2900 WEST MAIN, LLC
4942 EAST 73RD STREET
TULSA, OK 74136
PHONE: 918-582-5281
ATTN: JAMES FERRIS

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2018
PO BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM

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

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, 2900 WEST MAIN WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS P.U.D. NO. 98 AS PROVIDED BY THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON JUNE 1, 2016), WHICH P.U.D. NO. 98 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON JUNE 1, 2016 AND BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA, ON JUNE 6, 2016; AND WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA; THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH. REFERENCES TO THE JENKS ZONING CODE IN THIS SECTION II SHALL MEAN THE JENKS ZONING CODE IN EFFECT AS OF JUNE 1, 2016, AND REFERENCES TO "USE UNITS" SHALL MEAN THE USE UNITS AS DEFINED THEREIN.

PUD-98 DEVELOPMENT AREA "A" DEVELOPMENT STANDARDS:

LOTS 1-10, 13, 14 & 15, BLOCK 1 AND LOTS 1-3, BLOCK 2	
GROSS LAND AREA	38.38 AC
A. PERMITTED USES	LOTS 1-10, 14-17 OF Block 1 LOTS 1-3 OF Block 2
USES PERMITTED AS A MATTER OF RIGHT WITHIN THE CS ZONING DISTRICT, ALONG WITH WAREHOUSING AND WHOLESALE AS DESCRIBED IN USE UNIT 22 OF THE JENKS ZONING CODE.	
B. MAXIMUM BUILDING FLOOR AREA RATIO	0.60
C. MAXIMUM BUILDING HEIGHT:	
WEST OF ADAMS STREET EXTENSION	70 FEET
EAST OF ADAMS STREET EXTENSION	35 FEET

PUD-98 DEVELOPMENT AREA "B" DEVELOPMENT STANDARDS:

LOTS 11, 12 & 13, BLOCK 1	
GROSS LAND AREA	19.83 AC
A. PERMITTED USES	
USES PERMITTED AS A MATTER OF RIGHT WITHIN THE CS ZONING DISTRICT, ALONG WITH WAREHOUSING AND WHOLESALE AS DESCRIBED IN USE UNIT 22 OF THE JENKS ZONING CODE.	
1.	IF DEVELOPMENT AREA "B" IS DEVELOPED FOR COMMERCIAL USES THE DEVELOPMENT CRITERIA AS IDENTIFIED IN DEVELOPMENT AREA "A" SHALL APPLY. RESIDENTIAL DEVELOPMENT OF AREA "B" IS RESTRICTED TO AND CONSIDERED A SENIOR INDEPENDENT RETIREMENT VILLAGE OR LIVING CENTER. THE UNDERLYING ZONING WOULD REMAIN CS BUT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WOULD BE ALLOWED WITHIN THE SENIOR INDEPENDENT RETIREMENT VILLAGE. THE PLANNED UNIT DEVELOPMENT ESTABLISHED THE PARAMETERS OF A MAXIMUM OF 50 SINGLE FAMILY RESIDENTIAL UNITS. MINIMUM LOT WIDTH SHALL BE 55 FEET, LOT SIZE SHALL BE 6,000. FRONT YARD SETBACK SHALL BE ESTABLISHED AT 20 FEET WITH SIDE YARDS MAINTAINING A 5 FOOT SETBACK, REAR YARD AND SIDE YARD ADJOINING A STREET SHALL BE ESTABLISHED AT 15 FEET. IF THE MULTIUNIT RESIDENTIAL COMPONENT IS ADDED FOR THE USE OF THE SENIOR LIVING CENTER THE MEDIUM INTENSITY PLAN DESIGNATION WOULD ALLOW UP TO 16 DWELLING UNITS PER ACRE, HOWEVER ONLY 13 ACRES WOULD BE AVAILABLE AFTER THE SINGLE FAMILY COMPONENT LIMITING THE NUMBER OF MULTIUNIT DWELLINGS TO NO GREATER THAN 208. ANY PROPOSED RESIDENTIAL DEVELOPMENT WOULD REQUIRE THAT THE SITE PLAN AND BUILDING ELEVATION BE APPROVED AS AN AMENDMENT TO PLANNED UNIT DEVELOPMENT 98.
B. MAXIMUM BUILDING FLOOR AREA RATIO	0.60
C. MAXIMUM BUILDING HEIGHT:	
WEST OF ADAMS STREET EXTENSION	70 FEET

DEVELOPMENT STANDARDS APPLICABLE TO DEVELOPMENT AREAS 'A' AND 'B'

- PUBLIC STREET FRONTAGE
LOTS 13 AND 14 SHALL NOT BE REQUIRED TO HAVE THE MINIMUM FRONTAGE PRESCRIBED BY THE CS DISTRICT. ACCESS TO THESE TRACTS WILL BE PROVIDED VIA MUTUAL ACCESS EASEMENTS RECORDED OF RECORD.
- SCREENING WALLS AND FENCES
A 6 FOOT TALL WOOD SCREENING FENCE ON A CONCRETE FOOTER SHALL BE CONSTRUCTED ALONG THE EASTERN BOUNDARY OF DEVELOPMENT AREA "A" WHERE IT IS ADJACENT TO GREGORY CIRCLE.
- MASONRY Amended in JZ 23 PUD 98MA3*
ALL COMMERCIAL BUILDING WITH THE PROJECT SHALL BE CONSTRUCTED OF 75% MASONRY ON ALL EXTERIOR FACES. THE 75% MASONRY REQUIREMENT WOULD ALSO BE REQUIRED FOR ANY MULTIUNIT RESIDENTIAL. ANY SINGLE FAMILY RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED OF 100% MASONRY THE FIRST FLOOR TOP PLATE EXCLUDING WINDOWS AND COVERED PORCHES. ALL COMMERCIAL BUILDINGS WITHIN THE DEVELOPMENT WILL REQUIRE APPROVAL THROUGH THE APPEARANCE REVIEW PROCESS.
- SIGNAGE
SIGNS SHALL BE LIMITED TO THE FOLLOWING:
 - THE DEVELOPMENT WILL ALLOW TWO MONUMENT SIGNS AT THE SIGNED ENTRANCES TO THE PROPERTY. THESE SIGNS SHALL COMPLY WITH THE JENKS ZONING CODE HEIGHT AND SIZE RESTRICTIONS AND WILL REQUIRE REVIEW AND APPROVAL THROUGH THE ARP (APPEARANCE REVIEW PROCESS) REVIEW
 - INDIVIDUAL TENANT WALL SIGNS MAY UTILIZE CHANNEL LETTERING AND WILL NOT REQUIRE ARP (APPEARANCE REVIEW PROCESS).
 - COMMERCIAL TENANTS ALONG MAIN STREET MAY HAVE GROUND SIGNS. THESE SIGNS, AND ALL OTHERS THAT ARE NOT CHANNEL LETTERING WILL REQUIRE AN APPEARANCE REVIEW PROCESS.

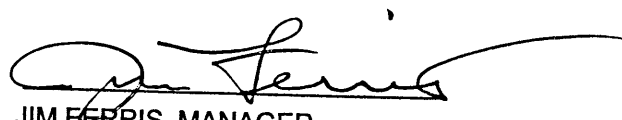
- TRASH
 - TRASH RECEPTACLES SHALL BE DESIGNED WITHIN COMPACTION AREAS BEHIND GATED ENCLOSURES OR BEHIND ROLL UP OR SERVICE DOORS WITHIN BUILDINGS.
 - TRASH RESEPTICLES SHALL NOT BE VISIBLE FROM ANY PEDESTRIAN OR VEHICULAR TRAVEL WAY
- PARKING
 - MINIMUM PARKING AREA SETBACK ADJOINING PUBIC STREETS OR PRIVATE STREETS SHALL BE 5 FEET.
 - PARKING SHALL BE PROVIDED AS REQUIRED FOR THE APPLICABLE USE UNIT AS SET FORTH IN THE JENKS ZONING CODE.
 - NO PARKING WILL BE ALLOWED WITHIN THE RIGHTS OF WAY ASSOCIATED WITH FRANKLIN AVENUE OR ADAMS STREET.
- LIGHTING
LIGHTING SHALL BE DESIGNED SO THAT THE LIGHT PRODUCING ELEMENTS AND POLISHED LIGHT REFLECTING ELEMENTS OF EXTERIOR LIGHT FIXTURES SHALL NOT BE EMITTED TOWARD THE RESIDENTIAL AREAS TO THE EAST. NO LIGHT STANDARD SHALL EXCEED 25 FEET IN HEIGHT, PROVIDED THAT LIGHT STANDARDS AT STREET INTERSECTIONS SHALL BE NO LESS THAN 19 FEET IN HEIGHT. LIGHTING ASSOCIATED WITHIN PUBLIC AND PRIVATE STREETS SHALL NOT BE SUBJECT TO SHIELDING REQUIREMENTS FOR THE INTENT OF THIS LIGHTING IS TO PROVIDE SAFETY ASSOCIATED WITH THE ROADWAYS.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

- ENFORCEMENT
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF JENKS OKLAHOMA. THE COVENANTS CONTAINED IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE JENKS ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA AND ANY OWNER OF A LOT WITHIN THE SUBDIVISION. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR THE CITY OF JENKS OR ANY OWNER OF A LOT TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE WAIVED.
- DURATION
THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- AMENDMENT
THE COVENANTS CONTAINED WITHIN SECTION I, UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE COVENANTS OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF JENKS, OKLAHOMA.
- SEVERABILITY
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

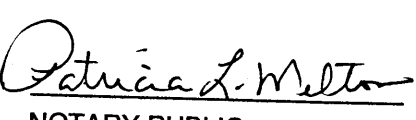
IN WITNESS WHEREOF: 2900 WEST MAIN, LLC. HAS EXECUTED THIS INSTRUMENT THIS 19TH DAY OF DECEMBER, 2016.

2900 WEST MAIN, LLC.

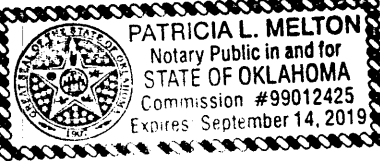
BY: 
JIM FERRIS, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 19TH DAY OF DECEMBER, 2016, PERSONALLY APPEARED JIM FERRIS, MANAGER OF 2900 WEST MAIN, LLC., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

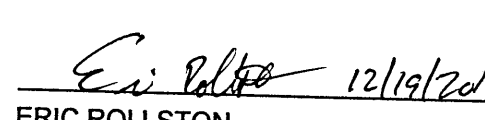

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-14-19
COMMISSION NUMBER: 99012425



CERTIFICATE OF SURVEY

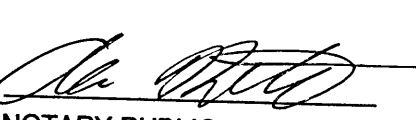
I, ERIC ROLLSTON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "2900 WEST MAIN" A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

 12/19/2016
ERIC ROLLSTON

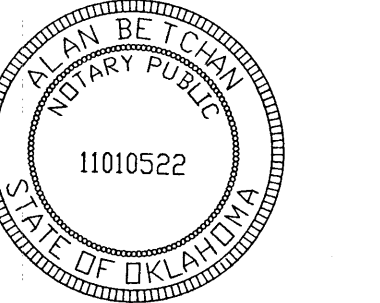
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1761

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 19TH DAY OF DECEMBER, 2016, PERSONALLY APPEARED ERIC ROLLSTON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.


NOTARY PUBLIC

MY COMMISSION EXPIRES: NOVEMBER 20, 2019
COMMISSION NUMBER: 11010522



*JZ 23 MA3 | Minimum masonry requirements on Lot 16 shall be reduced to the amount on the building as currently constructed. In the event the (SOCO) building is razed and new construction is proposed on Lot 16, all such new construction shall conform to the original 75% minimum masonry requirement of PUD 98.

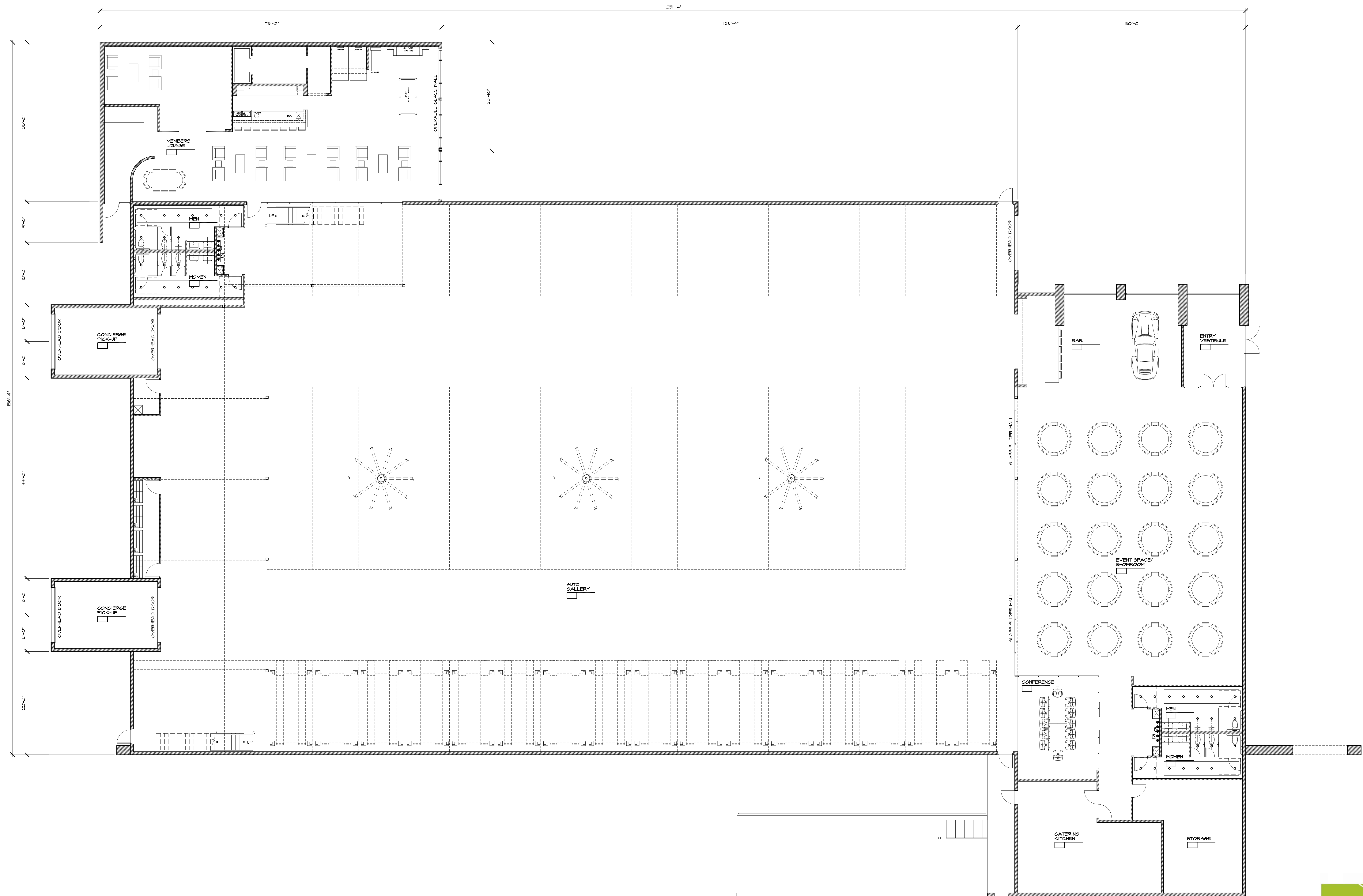


PROJECT DATA			
PHASE I			
BUILDING A	33,464 SF		
BUILDING B	4,680 SF	13 UNITS	
BUILDING C	4,320 SF	9 UNITS	
BUILDING D	5,080 SF	10 UNITS	
BUILDING E	3,240 SF	9 UNITS	
PHASE II			
BUILDING F	3,960 SF	11 UNITS	
BUILDING G	7,920 SF	22 UNITS	
BUILDING H	3,960 SF	11 UNITS	
BUILDING J	7,920 SF	22 UNITS	
BUILDING K	7,000 SF	10 RV UNITS	
BUILDING L	9,000 SF	12 RV UNITS	
PHASE III			
TO BE DETERMINED			
LAND AREAS			
LAND AREA-PHASE I & 2	5.54 ACRES	(241,283 SF)	
PHASE I FAR	0.22		
PHASE II FAR	0.37		
PARKING	68 SPACES		
	3 ACCESSIBLE SPACES		
	71 TOTAL SPACES		
LAND AREA- PHASE III	1.74 ACRES	(75,726 SF)	
PHASE III FAR	TBD		

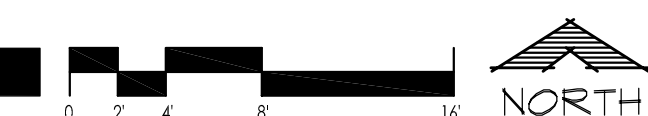
LEGEND	
	PHASE 1 - EVENT CENTER, CLUBHOUSE, STORAGE & OFFICES
	PHASE 1 - STORAGE UNITS
	PHASE 2 - STORAGE UNITS

SCHEMATIC SITE PLAN





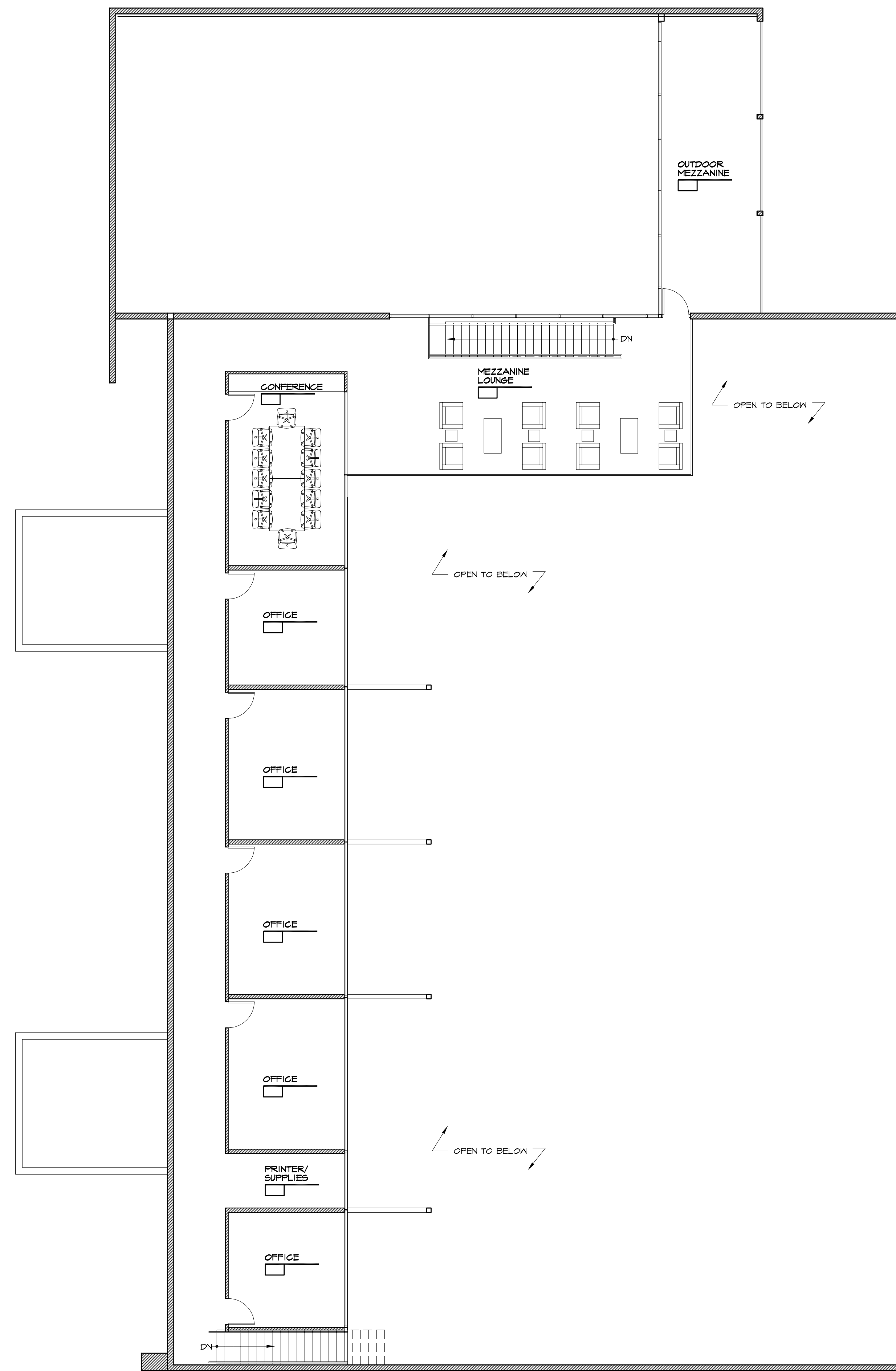
BUILDING A - SCHEMATIC MAIN FLOOR PLAN



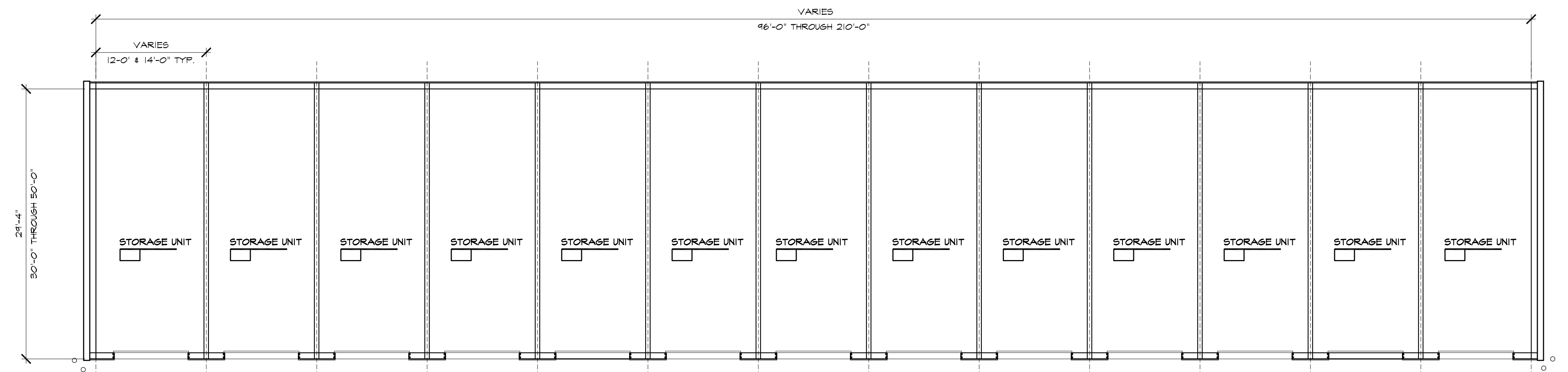
THIS DOCUMENT IS THE PROPERTY OF SWEA ARCHITECTS, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SWEA ARCHITECTS, P.C. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED. SWEA ARCHITECTS, P.C. IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION, INCLUDING BUT NOT LIMITED TO, THE LOSS OF PROFITS, REVENUE, OR ANY OTHER ECONOMIC LOSS, ARISING OUT OF THE USE OF THIS DOCUMENT.



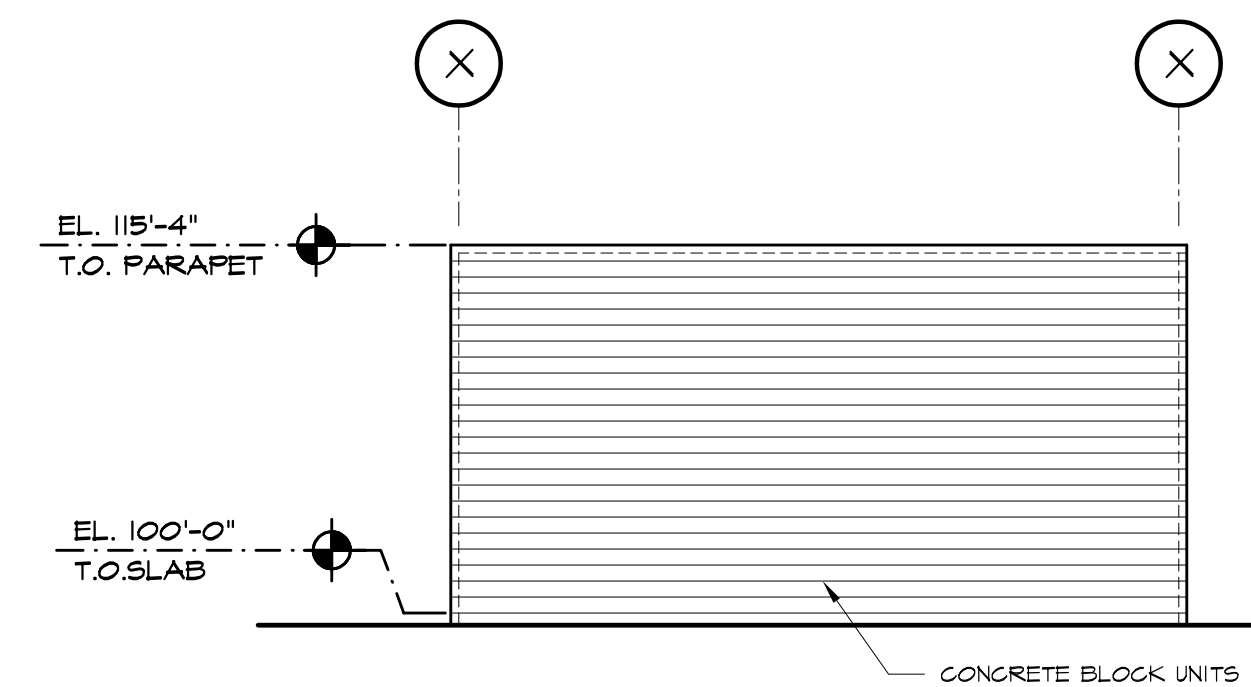
Stanton W. Espinosa
ARCHITECTS
STANTON W. ESPINOSA
3202 E. 21ST. ST. SUITE 200
TULSA, OK 74114
(918) 236-3990
WWW.SWEARCHITECTS.COM



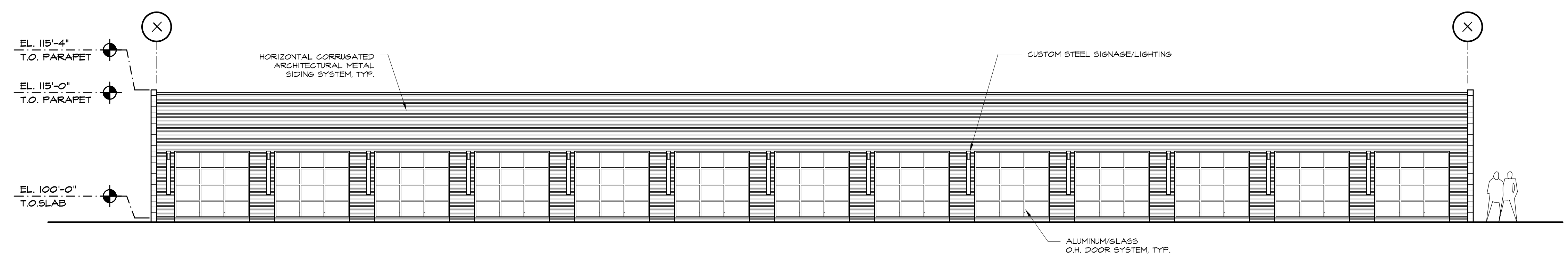
BUILDING A - SCHEMATIC UPPER FLOOR PLAN



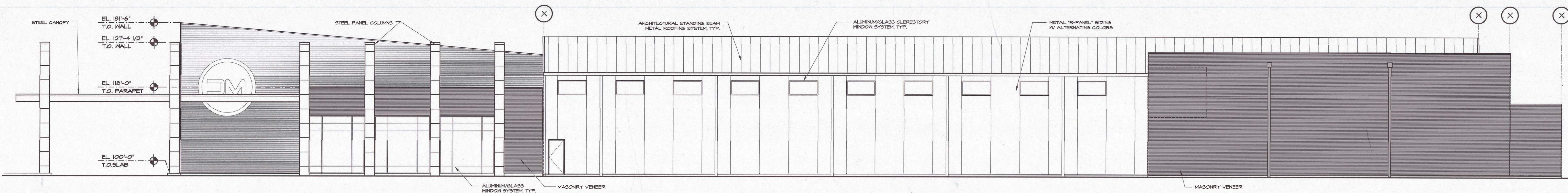
STORAGE UNIT - TYPICAL SCHEMATIC PLAN



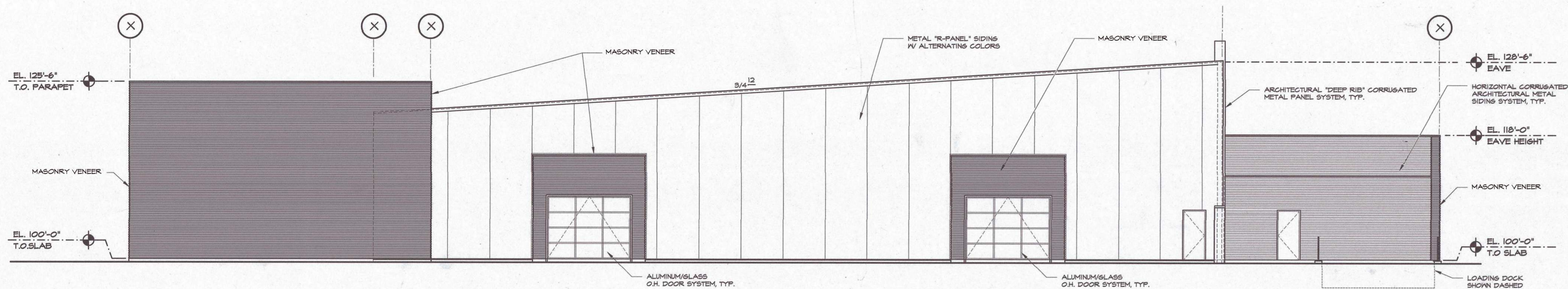
STORAGE UNIT - TYPICAL SIDE ELEVATION



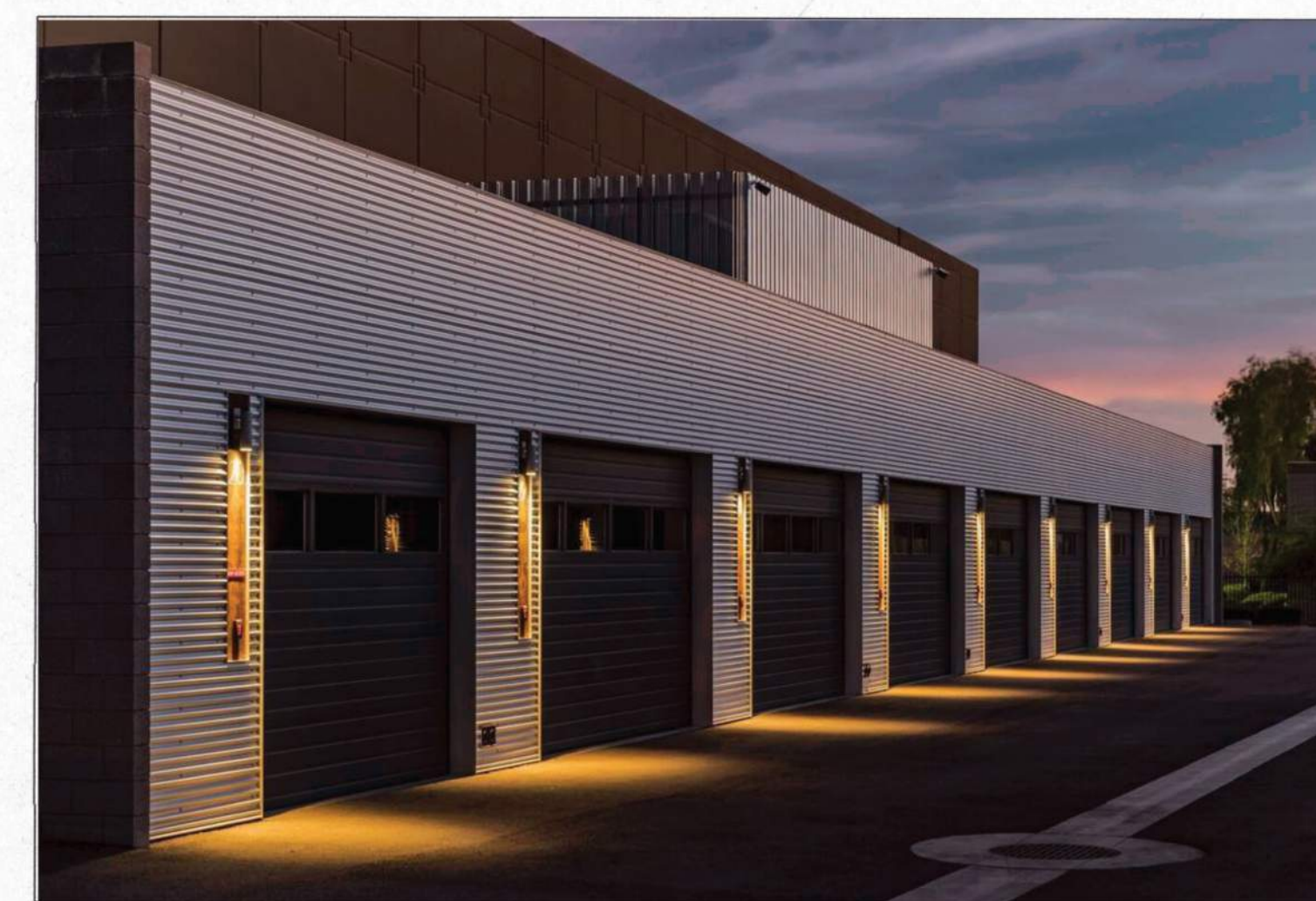
STORAGE UNIT - TYPICAL SCHEMATIC FRONT ELEVATION



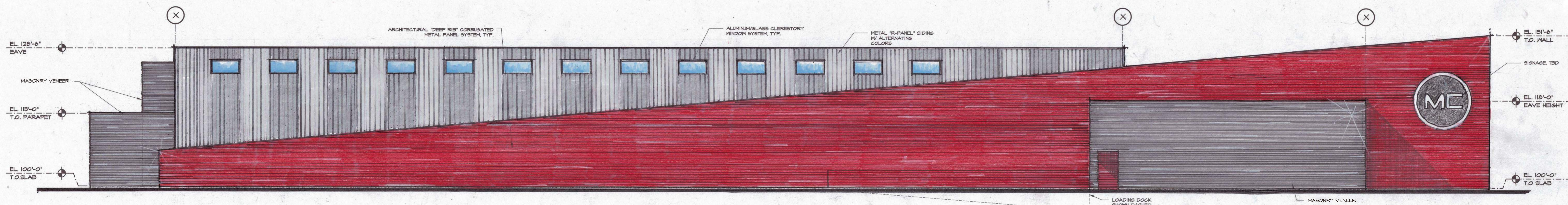
SOUTH ELEVATION



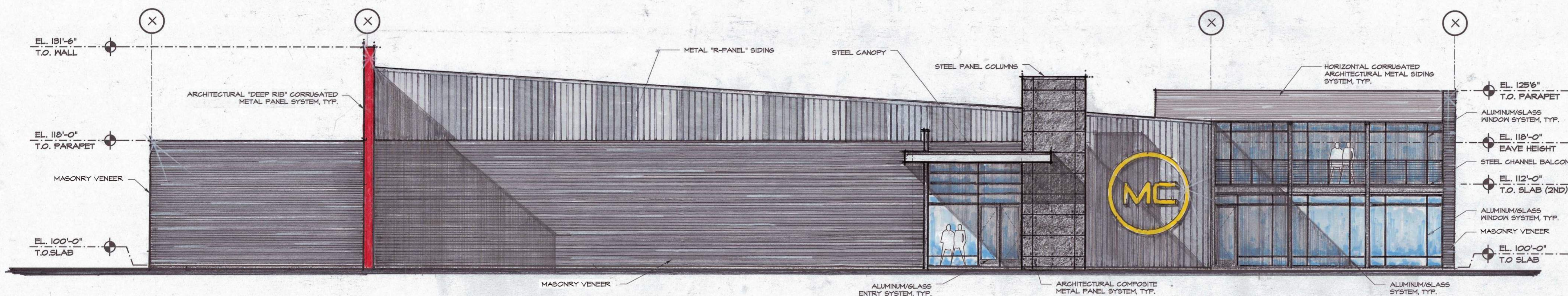
WEST ELEVATION



CORRUGATED METAL SIDING



SOUTH ELEVATION



EAST ELEVATION



MATERIAL EXAMPLES

MOTORSPORTS COLLECTIVE



STANTON W. ESPINOSA
3202 E. 21ST. ST. SUITE 200
TULSA, OK 74114
(918) 258-3900
WWW.SWEARCHITECTS.COM



PERSPECTIVE VIEW @ EAST ENTRY



PERSPECTIVE VIEW FROM THE EAST



PERSPECTIVE VIEW OF ENTRY



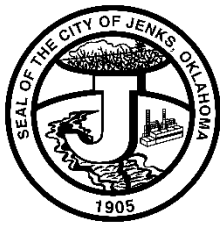
PERSPECTIVE VIEW FROM THE SOUTHEAST



PERSPECTIVE VIEW OF FOUNDERS ROW



PERSPECTIVE VIEW FROM THE NORTHEAST



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 23-689

Request: Zone Change

Request by Alan Betchan for a zone change from CS (Commercial Shopping) to CG (Commercial General)

Legal Description: LOTS ELEVEN (11) AND TWELVE (12), BLOCK ONE (1), 2900 WEST MAIN, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO 6724.

AND

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.

General Location: 313 S Franklin St

Hearing Date: 13 December 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 15 November 2023.

Marcae Hilton, Secretary
Jenks Planning Commission

