

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JANUARY 18, 2024
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 December 13, 2023

Documents:

[2023.12.13 PC MINUTES.PDF](#)

- 1.B. Approve JL 24-391: Request by Lowell Keely for a lot split. General Location: 401E "D" St

Documents:

1. [SR.JL 24-391 - 401 E D ST.PDF](#)
 2. [JL 24-391NATION ADDITION.PDF](#)

- 1.C. Approve JL 24-392: A request by Dan Guterman for a lot combination. General Location: 11462 S Union Ave

Documents:

1. [SR.JL 24-392 - 11462 S UNION.PDF](#)
 2. [JL 24-392 SITE PLAN.PDF](#)

- 1.D. JZ 24 PUD 100.MI1: Request by Jack Taber for a Minor Amendment to PUD 100. General Location: 801 E 103rd St

Documents:

1. SR.JZ 24 PUD100MI1.01.18.24.PDF
2. PUD 100. JZ 24 PUD 100 MINOR AMENDMENT.PDF
3. JZ 24 PUD100MI1.PUD 100 UPDATED DRAFT.PDF
4. TPOLEGAL.PDF
5. TPO LAND SWAP EXHIBIT.PDF
- 6.TPO DOD.PDF
7. PUD 100.TPO11.16.2015.PDF

- 1.E. Plat Amendment: Request by Jack Taber for approval of Tulsa Premium Outlets Amended Plat. General Location: 801 E 103rd St S

Documents:

1. TULSA PREMIUM OUTLETS FINAL PLAT.PDF
2. TULSA PREMIUM OUTLETS AMENDED FINAL PLAT DOD.PDF

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 23-688: Request by Charles Crow for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location 424 W 111th St
Applicant Amended Request: AG (Agriculture) to OM (Office Medium)

Documents:

1. SR.JZ 23-688CROW01.18.24.PDF
2. PUBLIC NOTICE - JZ 23-688 [424 W 111TH ST].PDF
3. REQUEST TO REZONE 424 PROPERTY.PDF
- 4A.GILSTRAP OPPOSITION EMAIL.PDF
- 4B.VALLEY VIEW RIDGE HOA LETTER TO HILTON RE JZ 23-688.PDF
- 4C. BRIDLE RIDGE HOA LETTER TO HILTON JZ 23-688.PDF

4. JZ 24 PUD 148: Request by Amy Prosser for rezoning to RS-3 (Single Family Residential) with Planned Unit Development 148 overlaid. General Location: 111th St and 33rd W Ave

Documents:

1. SR.JZ 24 PUD 148.01.18.24.PDF
2. THE RESERVE AT SOUTHERN WOODS_PUD_FINAL_REV1.PDF
3. JZ 24 PUD 148 PUBLIC NOTICE (2912 W 111TH ST).PDF
4. SURVEY.THE RESERVE AT SOUTHERN WOODS.PDF

5. JZ 24 PUD 110.MA1 - Request by Robert Bell for a Major Amendment to PUD 110 to redefine Phase 1 and 2, and define new boundaries. General Location: 1901 E 91st St

Documents:

1. SR.JZ 24 PUD 110MA1.01.18.24.PDF
2. PUD 110 AMENDMENT FINAL.PDF
3. SITE PLAN PHASE I.PDF
- 3.A SITE PLAN PHASE I.PDF
4. PUD 110 FINAL AS APPROVED.PDF
5. JZ-24 PUD-110.MA1.PDF

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

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

The Jenks Planning Commission was called to order at 6:03 p.m. on December 13, 2023, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Amy Bors
Craig Bowman
Greg Nixon
Chair Scott West

Absent

Gina Wilson
Ray Stephens

Business

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 - A. Approve minutes of the regular meeting held on November 15, 2023
 - B. Approve Final Plat for Harvard Oaks. General Location: 135th and Harvard
 - C. Approve JL 23-390, an application by Kelsey Pierce for a lot split and combination. General Location: 4769 E 131st St, Bixby
 - D. Approve Preliminary Plat for Pine Ridge. General Location: 141st and Elm

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

YEA: Bors, Nixon, West

NAY: None

NO VOTE CAST: Bowman¹

Motion carried.

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

¹ Name was not called during the roll call by mistake.

3. Approve Preliminary Plat for 121st and Elm Complex by AAB Engineering. General Location: 121st and Elm. Scott West made a motion to continue Item 3 to the next meeting. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried. Item continued.

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 Planning Director Marcaé Hilton introduced Item 4 and answered questions. Andrew Shank (representing the applicant) addressed the Commission and answered questions. Aaron Morgan (404 W “B” St) and Lorie McClain (W “B” St) gave public comments. Greg Nixon made a motion to approve Item 4. Amy Bors seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried.

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 Planning Director Marcaé Hilton introduced Item 5 and answered questions. Robert Bell (applicant) addressed the Commission and answered questions. The following individuals gave public comments on the item:

- Janet *last name not heard* (131st St)
- Amy Barnes (13152 S Norfolk)
- Kathleen Maddox (13153 S Norfolk)
- Mark McGwire (35093 W 191st St, Bristow) – part of engineering team

Amy Bors made a motion to approve Item 5. Scott West seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried.

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 Greg Nixon made a motion to continue Item 6 to the next Planning Commission. Scott West seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried. Item continued.

7. JZ 23 PUD 98.ma3: Request by Alan Betchan 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 Planning Director Marcaé Hilton introduced Item 7 and 8 and answered questions. Alan Betchan (applicant) addressed the Commission and answered questions. Leonard McCollough (applicant) addressed the Commission to answer questions. Amy Bors made a motion to approve Item 7. Greg Nixon seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried.

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 Amy Bors made a motion to approve Item 8. Greg Nixon seconded the motion. A roll call vote of members was taken as follows.

YEA: Bors, Bowman, Nixon, West

NAY: None

Motion carried.

9.

Planning Update – Planning Director Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 7:32 p.m.

To	Planning Commission
Hearing Date	January 18, 2024
Case Number	JL 24 - 391
Request	Lot Split
Location	401 E "D" St.
Applicant	Lowell Keely

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ Survey

Preparer

White Surveying

Background Information

STAFF COMMENTARY | Lowell Keely has applied for a lot split to undue a previous combination of the parcel, reverting back to the original drawn lines on the Nation ADDN Plat. Staff is unable to find the original combination, due to when it likely occurred. The earliest filed document related to this lot with Tulsa County is from 1988 and lists the legal as lots 10 and 11. There are also no records of the combination in the City's files.

PLANNING DATA

REQUEST	Lot Split
ZONING	(RS-3) Residential
INTENDED USE	Residential
PARCEL ID (Hill)	60800831906060
PLAT	Nation ADDN (#2237) LTS 10 & 11 BLK 3
OWNER	Thrive Property Group IV LLC
ADDRESS	401 E "D" ST N
TR_SEC	8319
ACRES	0.65

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.*

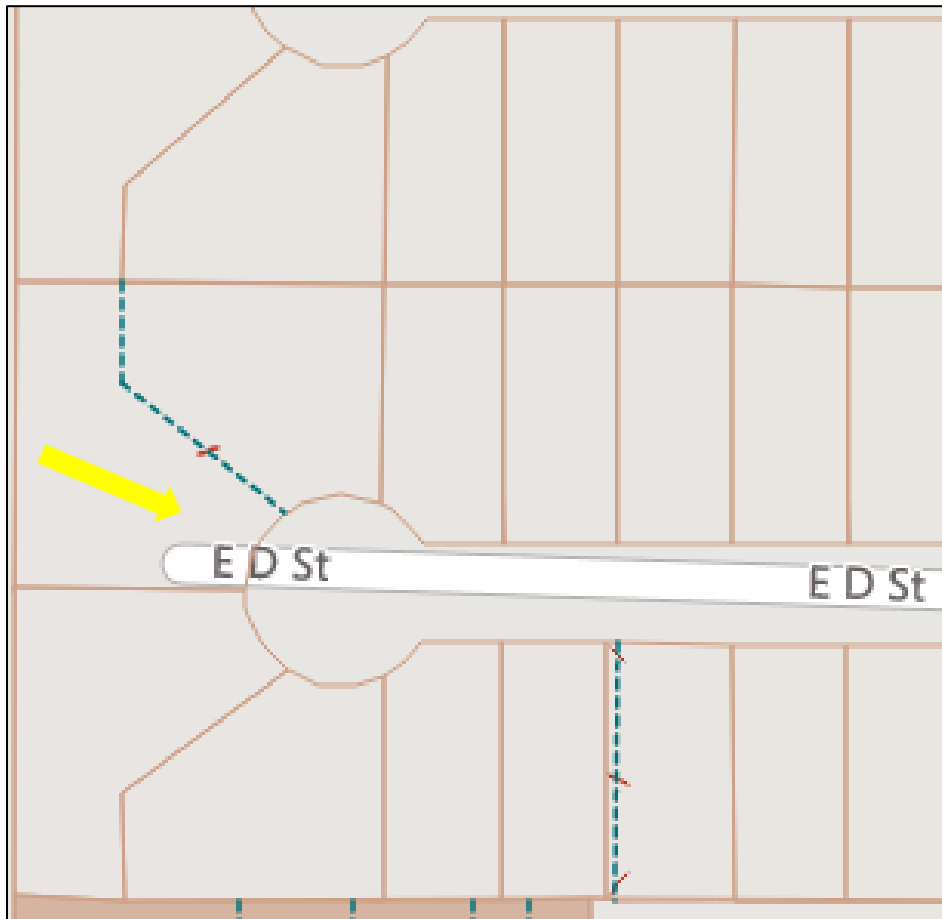


Figure 1 | Assessor's map of the parcel in question | Dotted line shows split location

Evaluation | This split is to reverse a previous combination on the parcel, reverting to the lot lines on the original plat. The house that is currently built on the property would be entirely in the new western lot. The remaining eastern lot meets all the bulk and dimension standards listed in the UDO for RS-3 (Sec. 16-3-1).

Recommendation | *Staff and TAC recommend conditional approval of JL 24-391 with the following conditions:*

1. Deeds are filed with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.

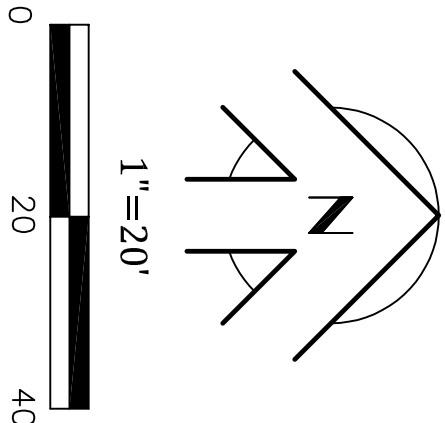
GENERAL NOTES

THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) AND THE WEST LINE OF LOT 10, BLOCK 3, NATION ADDITION BEING N 01°04'09" W. THE PROPERTY DESCRIBED HEREON CONTAINS 0.66 ACRES, MORE OR LESS. THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSES FOR LAND PROFESSIONAL ENGINEERS AND LAND SURVEYORS. FM = FIELD MEASURED COURSE. PLAT = RECORDED PLAT COURSE. ADDRESS: 401 E D STREET, JENKS, OK

LEGEND

- FENCE
- M/P METERING POINT
- CB CHORD BEARING
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- CONCRETE
- ASPHALT

BEFORE YOU DIG, CALL OKE FOR LOCATION OF UNDERGROUND UTILITIES. DIAL 811



INSTRUMENT NOTES

(X) DENOTES INSTRUMENT SHOWN ON SURVEY. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 23-01375W, DATED SEPTEMBER 28, 2023, REVISION NO. OCTOBER 9, 2023. THE ITEMS FROM SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ORDINANCE NO. 1612 IN FAVOR OF THE CITY OF JENKS FILED 03/24/2023 AS DOCUMENT NO. 2023022497 INCLUDES THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND NOT PLOTTABLE.
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE PLAT AND DEED OF DEDICATION FOR NATION ADDN FILED 6/26/1957 AS PLAT NO. 2165, IN THE OFFICE OF THE TULSA COUNTY CLERK, OR IN ANY OTHER INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C), SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO NOT PROVIDE FOR EXPRESS FORFEITURE OR REVERSION THEREOF DO INCLUDE THE SUBJECT PROPERTY. NOTE: PLAT NO. 2165 IS EADS ADDITION, NOT NATION ADDN. NATION ADDITION IS A RESUBDIVISION OF PART OF EADS ADDITION AND ADJACENT SECTIONAL TRACTS.
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE PLAT AND DEED OF DEDICATION FOR NATION ADDN FILED 12/18/1958 AS PLAT NO. 2237, FILED IN THE OFFICE OF THE TULSA COUNTY CLERK, OR IN ANY OTHER INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS AND RESTRICTIONS VIOLATE 42 USC 3604(C), SAID COVENANTS, CONDITIONS AND RESTRICTIONS DO NOT PROVIDE FOR EXPRESS FORFEITURE OR REVERSION THEREOF DO AFFECT THE SUBJECT PROPERTY, ARE BLANKET IN NATURE AND NOT PLOTTABLE, EXCEPT AS SHOWN.

BOUNDARY SURVEY

INVOICE NO.: STK 23-112845
CLIENT: OKLAHOMA SECURED TITLE
THRIVE PROPERTY GROUP, LLC

LEGAL DESCRIPTION:

LOTS TEN (10) AND ELEVEN (11), BLOCK THREE (3), NATION ADDITION, A SUBDIVISION TO THE TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S STATEMENT

I, JOHN L. LIBBY, JR., CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION AND THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS OF THE STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

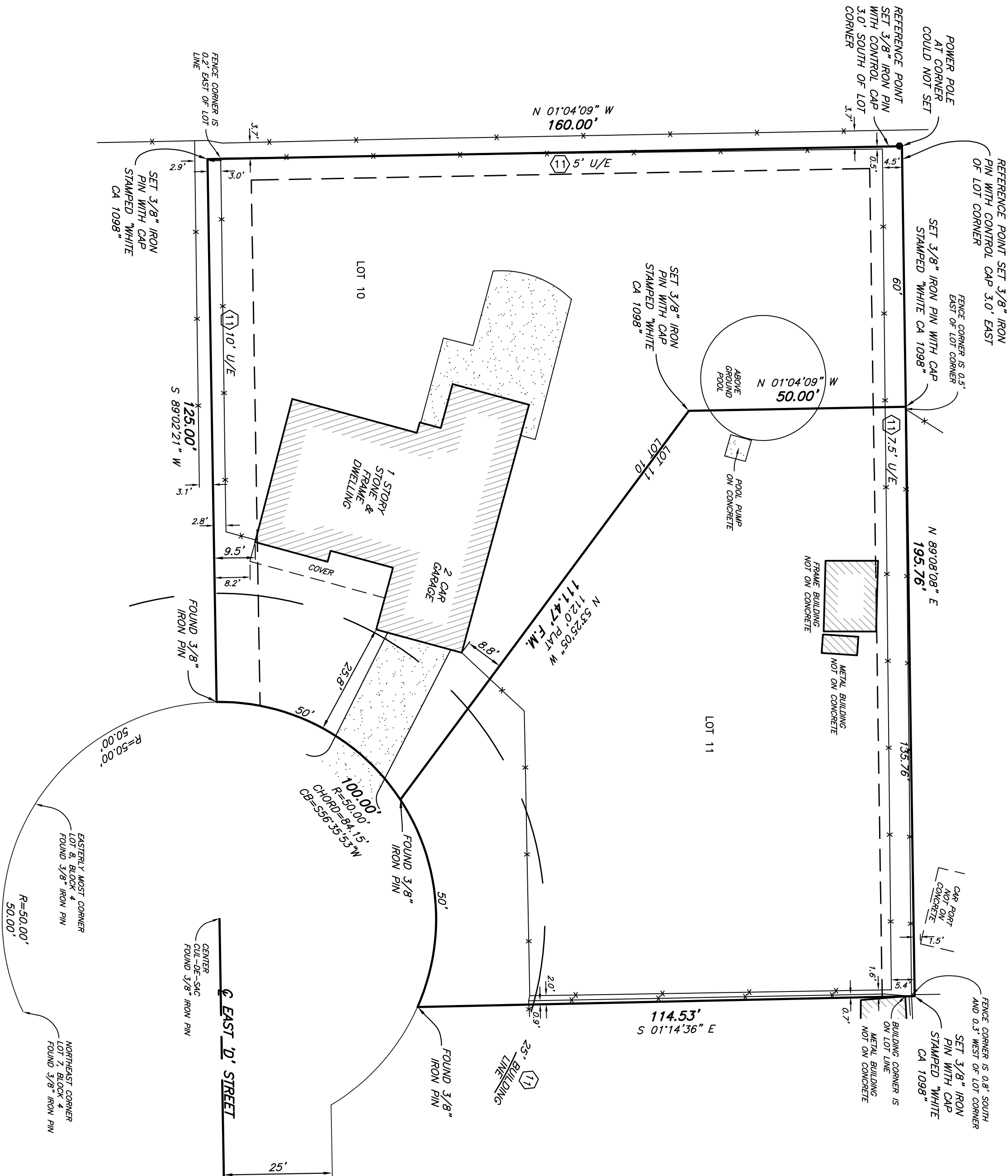
WHITE SURVEYING COMPANY
CERTIFICATE OF
AUTHORIZATION NO. CA1098



BY: *John L. Libby, Jr.* DATE: 11/15/23
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1806

WHITE SURVEYING COMPANY
providing land surveying services since 1940

9936 E. 56th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	January 18, 2024
Case Number	JL 24 - 392
Request	Lot Combination
Location	11462 S Union Ave
Applicant	Daniel Guterman

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ Site Plan

Preparer

Select Design

Background Information

STAFF COMMENTARY | The applicant brought this lot combination request to the City in order to fit their future development plans for the site.

PLANNING DATA

REQUEST	Lot Combination
ZONING	(CS) Commercial Shopping PUD 97
INTENDED USE	Commercial

PARCEL ID	60679823407590
PLAT	JENKS LANDING AMENDED (REPLAT LOT 1 & PART OF LOT 3 BLOCK 1 JENKS LANDING) (60679) LTS 4 BLK 1
OWNER	MAPLEOAK INVESTMENTS INC
ADDRESS	11462 S Union Ave
TR_SEC	8234
ACRES	1.23

PARCEL ID	60679823407580
PLAT	JENKS LANDING AMENDED (REPLAT LOT 1 & PART OF LOT 3 BLOCK 1 JENKS LANDING) (60679) LTS 3 BLK 1
OWNER	DASH LAND CO LLC
ADDRESS	11450 S Union Ave
TR_SEC	8234

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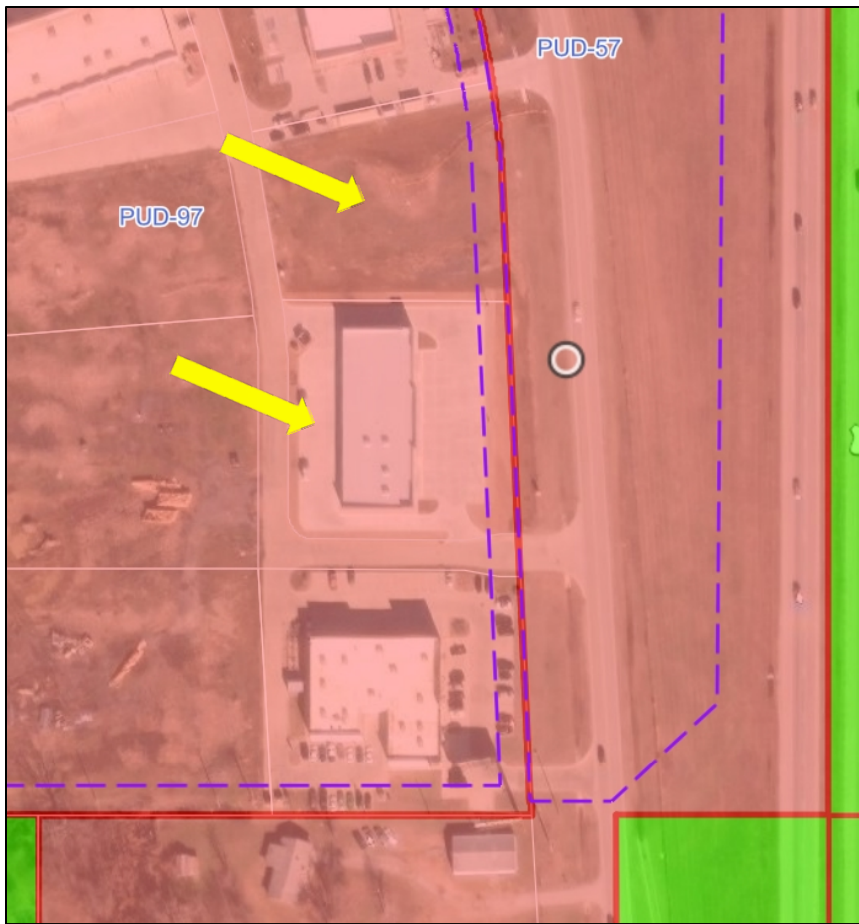


Figure 1 | Zoning map of the two parcels

Staff Evaluation & Recommendation

Evaluation | Staff has met with the applicant about their request, and has no reason to deny the combination.

Recommendation | *Staff and TAC recommend conditional approval of JL 24-392 with the following conditions:*

1. Deeds are filed with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.

To	Planning Commission
Hearing Date	January 18, 2024
Case Number	JZ 24 PUD 100 MI1
Request(s)	Minor Amendment to PUD 100 (Planned Unit Development Overlay District) Plat & Deed of Dedication Amendment, and review if additional dedications
Location	South of 101 ST and west of the Arkansas River (Lewis)
Applicant	Jack Tabor, TEP

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ RELEVANT PUD 100 DOCUMENTS

Preparer

TEP, SIMON OUTLET, INCOG, STAFF

Background Information

STAFF COMMENTARY | Tulsa Premium Outlets is scheduled to open in the summer of 2024, staff is working with the development team to clean up the plat and PUD 100 (Overlay District) to better align with changes in the project as it has progressed. This property was rezoned to RTC (Riverfront Tourist Commercial) when the UDO was adopted. There will be approximately 10 (ten) easements filed by separate instrument. In addition, the plat is being amended to add additional blocks, reduce the northern build line and amend the Deed of Dedication language to omit the PUD 100 language.

PLANNING DATA

REQUEST Minor Amendment to PUD 100 (Planned Unit Development District Overlay) (See Draft PUD for details).

- Reduce Northerly boundary setback from 100 ft and 25 ft to 17.5 ft.
- Remove Section 5 of the PUD, "Number of signs Maximum Copy Area per Face and Maximum Heights for each type of sign listed in the table below are approximations only and are subject to further review as formal plans for the development progress."
- Other PUD language as needed to match development plans and Plat Amendment.

Plat Amendment to "Tulsa Premium Outlets"

- Reduce Northerly boundary setback from 100 ft and 25 ft to 17.5 ft.
- Remove PUD language from Deed of Dedication.
- Add additional Lots

CURRENT ZONING PUD 100 and RTC (RIVERFRONT TOURIST COMMERCIAL)
ZONING CASE # JZ-580

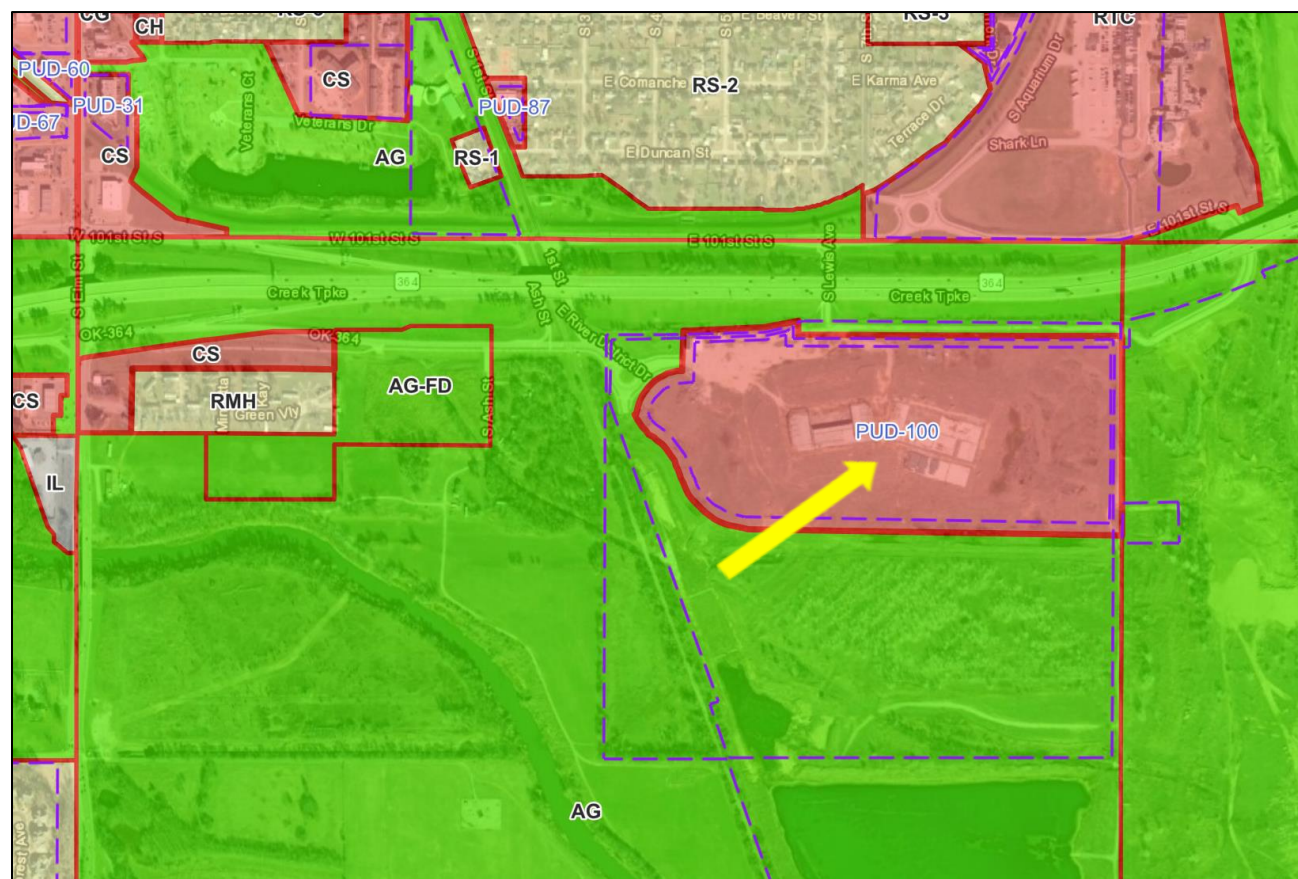
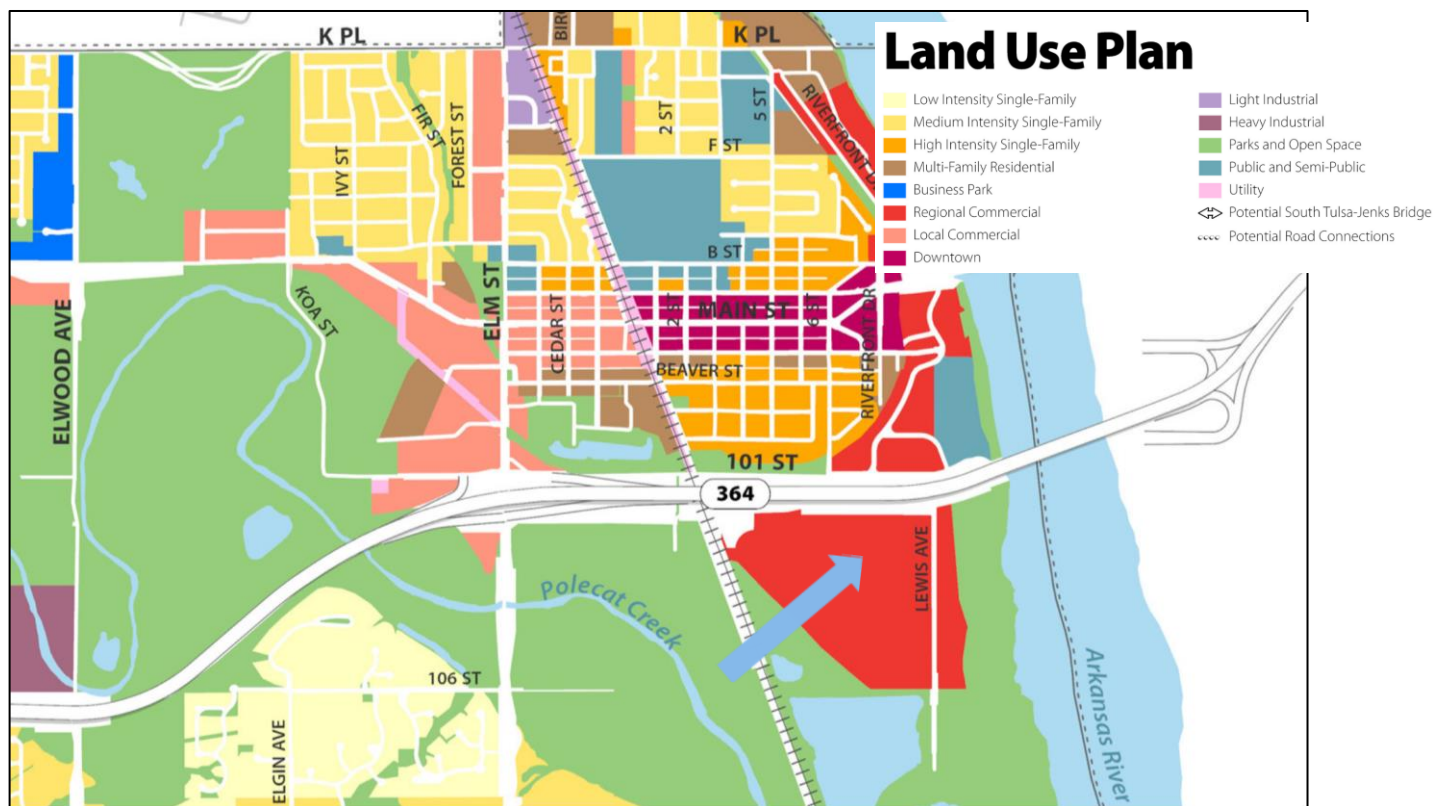
ORDINANCE	1389
SUBDIVISION NAME	TULSA PREMIUM OUTLETS
PARCEL ID	60973833054000
LEGAL	LOT 1 BLOCK 1
OWNER	TULSA PREMIUM OUTLETS LLC
PROP_ADD	801 E 103 ST S
TR_SEC	8330
GROSS ACRES	51.09
LEGEND	COMMERCIAL
ACRES	52.69
ABROGATING	ORDINANCE 1374 SUP 105 (SPECIFIC USE PERMIT) ORDINANCE 1321 SUP 98 (SPECIFIC USE PERMIT)
PUBLIC COMMENT	Staff received one or two calls with concern about runoff, traffic and general questions about the requested new zoning.

SUMMARY NEXT STEPS

1. Land Swap | Get Row Dedication on Agenda | Chris Cloyde
 - a. CC January 16, 2024
 1. Need dedication documents for review by City Attorney and City Engineer
 1. Convert easement (green) to SPG fee ownership.
 2. Transfer current land in Yellow to SPG Fee ownership.
 3. Provide SPG easement for use of the Red portion of the former Lewis Ave.
 - a. PC not required (details included as FYI)
3. Plat Amendment | Marcae Hilton, Director of Planning
 - a. Application from TEP
 - b. TAC January 5, 2024
 - c. PC January 18, 2024
 - d. CC February 6, 2024
4. Dedication of Easements by Separate Instrument | Chris Cloyde, Director of Engineering
 - a. CC February 6, 2024
 - b. PC not required (details included as FYI)
 - c. Chris Cloyde will put on Agenda
 - d. Can they be filed prior to filing of plat?
 - e. Can document number be added to face of plat?
5. PUD 100 Amendment | Marcae
 - a. Build line along northern boundary. (17.5 ft)
 - b. Signage
 - c. RESIDENTIAL USE | Major Amendment to be done in the future

Multi-family requires a 30 day notice
 - a. PUD language stripped from Plat

Addendum will be linked to County land records.
Addendum will take place of PUD language in DOD.
Addendum | To be filed by separate instrument like and easement.



Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Regional Commercial.

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.

(Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § VII, 10-17-2023)

Recommendation | *Staff recommends conditional approval of JZ 24 PUD 100MI Minor Amendment to PUD 100 (Planned Unit Development Overlay District).*

Conditions of Approval

1. *Review and approve Staff version of amended PUD Document for release to Public.*
2. *Use Plat/PUD filing process set up with Tulsa County for PUD to be filed by separate instrument.*
3. *Resubmit Plat Face with Build line reflecting 17.5 along the northern boundary.*
4. *Provide Land Swap Deed language for approval.*
5. *Continue to work with Staff to finalize all the dedications by "Separate Instrument".*

**Minor Amendment to
PUD 100**

Tulsa Premium Outlets

Jenks, Oklahoma



Tulsa Engineering & Planning Associates
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621

1/11/2024

I. NARRATIVE

The “Tulsa Premium Outlets” Planned Unit Development (PUD 100) was approved by the Jenks City Council on December 21, 2015. This Minor Amendment to PUD 100 affects the proposed “Tulsa Premium Outlets Amended” subdivision.

This Minor Amendment to PUD 100 is submitted to request one minor revision to the original PUD. The requested modifications is as follows:

- 1). Reduce the northerly boundary set back from 100' feet to the 17.5' Building Line and Utility Easement shown along the northerly boundary of the proposed final plat of “Tulsa Premium Outlets Amended”.**
- 2). Remove from Section 5 of the Pud the following, "Note: Number of Signs, Maximum Copy Area per Face, and Maximum Heights for each type of sign listed in the table below are approximations only and are subject to further review as formal plans for the development progress."**
- 3). Amend other sections of the PUD 100 as submitted to the City of Jenks and identified in PUD 100 Minor Amendment No. 1.**

TULSA PREMIUM OUTLETS
PUD 100 MINOR AMENDMENT NO. 1
JZ 24-PUD 100MI1

DRAFT

Steve Shea, Vice President

(Marcae Hilton, City Planner prepared first draft)

Planning Commission | January 18, 2024

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I. Proposed Development Concept

This application is for **PUD 100 Minor Amendment No. 1 Planned Unit Development Overlay District and Amended Plat** approval applies to 51.09 acres of undeveloped land (hereinafter referred to as the “Site”) located at the southwest quadrant of the intersection of Creek Turnpike (Highway 364) and South Lewis Avenue in the City of Jenks, Oklahoma. The property is bordered to the north by the Creek Turnpike right-of-way, to the west by Union Pacific Railroad, to the south by undeveloped property within the River Entertainment/Tourism District, and to the east by Lewis Avenue and undeveloped property within the River District.

Originally, the Site is zoned ‘AG’ Agriculture District, as shown in Exhibit 1: Existing Zoning Map. The subject property was designated Development Sensitive – No Specific Land Uses by the Jenks Comprehensive Plan at that time and is located within the Regional Commercial Land Use Plan as adopted in 2020 and previously identified as the Riverfront Entertainment/Tourism District. On **April 2022, the property was rezoned to RTC Riverfront Tourist Commercial District** and the Planned Unit Development overlay district that governs the entirety of the Development Area, as defined in Exhibit 2: Development Areas.

The boundaries of Development Areas ‘A’ and ‘B’ shown in Exhibit 2 remain conceptual in nature. The proposed development concept within Development Area ‘A’ is a retail outlet shopping center to be called Tulsa Premium Outlets. The project is expected to comprise approximately 401,000 SF of gross leasable area and maintain at least a 5.0/1000 parking ratio. The Development Area will have approximately 2,400 linear feet of frontage along Creek Turnpike and approximately 950 linear feet of frontage on S. Lewis Avenue. The Project and any lots therein may be served by public or private streets or both. The outparcels, as defined in Development Area ‘B’, may either be developed concurrently with the shopping center or as part of a future phase. The location(s) of Area ‘B’ are subject to change as plans for the Site advance past conceptual stages. Exhibits 3, 4, and 5 show the project’s conceptual site plan as well as aerial views depicting how the project will fit in with the surrounding area.

The Project, was rezoned April 2022, to RTC Riverfront Tourist Commercial District. The approved overlay Planned Unit Development district (PUD 100) was originally approved by the City of Jenks Planning Commission and Jenks City Council per Ordinance No. 1389. The PUD is intended to govern each phase of development within the entire Development Area. The PUD was submitted to establish a conceptual site plan with designation of development areas, allocation of uses, intensity of uses, and development standards and conditions for each phase of

development. The goal of the guidelines outlined in this document is to ensure that the Site is developed as a community-oriented, upscale, pedestrian-friendly, amenity-rich destination within the Riverfront Entertainment/Tourism District. Exhibits 6, 7, and 8 provide conceptual renderings and elevations for the Project.

JZ 24-PUD 100 Minor Amendment No. 1 is submitted with the following highlights:

- a. Reduce Northerly boundary setback from 100 ft and 25 ft to 17.5 ft.
- b. Remove Section 5 of the PUD, "Number of signs Maximum Copy Area per Face and Maximum Heights for each type of sign listed in the table below are approximations only and are subject to further review as formal plans for the development progress."
- c. Other PUD language as needed to match development plans and Plat Amendment.
- d. Align PUD language and Plat Amendment

II. Development Standards

Gross Land Area: 51.09 acres (2,224,901 SF)

****Permitted Uses:**

- a) Use Unit 1. Area Wide Uses by Right, limited to Storm Detention Facility, Open Space Landscape Buffering, Street Signage, Thoroughfare and Utility Lines;
- b) Use Unit 10. Off-Street Parking Areas;
- c) Use Unit 11. Offices, Studios;
- d) Use Unit 12. Eating Places other than Drive-Ins;
- e) Use Unit 13. Convenience Goods and Services;
- f) Use Unit 14. Shopping Goods and Services;
- g) Use Unit 19. Hotel, Motel and Recreation Facilities;
- h) Use Unit 21. Business Signs, Outdoor Advertising and Billboards, limited to Business Signs advertising the project and the business and activities located thereon;
- i) And uses customarily accessory to permitted principal uses*

*Outdoor Special Events - Outdoor special events may be permitted. Outdoor special events may include, but are not limited to, outdoor music, sale of alcoholic beverages, erection of tents and other activities customarily associated with festivals, sidewalk sales, charity run/walks, and other similar outdoor events.

****The Jenks Zoning Code was updated in April of 2022 and no longer recognizes Use Units. For specific correlation between Use Units and UDO Uses see the City Planner.**

Maximum Building Floor Area:

Use Units 11, 12, 13, 14, and 19 Excepting hotel/motel use	600,000 SF
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Use Unit 19 limited to hotel/motel uses Not to exceed 10 site acres	300,000 SF
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Maximum Building Coverage:	30% of net lot area
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Minimum Building Setbacks:

- | | |
|--|-------------------------------|
| a) From north boundary of Development Area | 17.5 feet (JZ 24 PUD 100 MI1) |
| b) From east boundary of Development Area | 20 feet |
| c) From south boundary of Development Area | 50 feet |
| d) From west boundary of Development Area | 20 feet |
| e) From interior lot line* | 10 feet |
| *if subdivided | |

Maximum Building Height:	90 feet**
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**Architectural features permitted to exceed maximum height with detailed site plan approval.

Off-Street Parking:	Per City Code for applicable Use Unit
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Minimum Landscape Area:	10% of net lot area
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III. Access and Circulation

The primary points of access to the Site, as shown in Exhibit 9: Access and Circulation, shall be provided by the construction of public frontage roads off of Creek Turnpike and 101st Street (Aquarium Drive). The frontage road construction is a joint venture project between the City of Jenks and the Oklahoma Turnpike Authority (OTA) and has been awarded for construction. It is expected to be completed by early 2017. Vehicles travelling on Creek Turnpike from the east or west will exit at the Elm Street interchange and access the Site via the new frontage road system. Vehicles travelling from the north will access the site via 101st Street (Aquarium Drive), using the 7th Street underpass or the new frontage road connection

beneath the Arkansas River Bridge. Another point of access will be provided from 7th Street via the existing underpass crossing Creek Turnpike.

A public roadway immediately south of the Site shall be constructed as part of the development. This new public roadway, 103rd Street, will consist of an 80' wide right-of-way with a minimum 40' of pavement and will connect the east and west termination of the City/OTA project. Lewis Avenue will also be reconstructed to a three-lane section along the project's eastern frontage. The City/OTA project includes construction of a round-a-bout at the western edge of the Site, which will facilitate efficient distribution of traffic into and out of the Site and surrounding developable properties.

An interior private street shall be constructed to serve as a "loop" road and run around the perimeter of the outlet center. Internal roads shall be designed to promote the safe passage of vehicles and pedestrians. Roads and drive aisles shall be defined by raised curbs with adjacent walkways or landscaping. Entry points to the center should be designed to establish a "sense of arrival" and may include monument sign elements in an architectural style similar to the building(s). Way-finding signs and lighting throughout the private loop road and drive aisles will guide customers to designated parking areas.

The Site shall cater to the pedestrian experience. Trails, walkways, sidewalks, courtyards, promenades, plazas, green spaces, and other amenities shall be strategically integrated throughout the development to enhance the walkability and create a community-oriented atmosphere. Sidewalks interior to the Site will connect any public sidewalks/trail to the shopping center. A minimum 10' wide sidewalk/trail will be constructed adjacent to the new public roadway, 103rd Street, and will connect the western portion of the Site with any future River District development properties to the south and east. The sidewalks will provide excellent connectivity, as they will eventually link up to the Aquarium Trail, which ultimately connects to the Jenks Riverwalk.

IV. Landscaping and Screening

The landscape for the development will be an integral component of the character and quality of the design. Not only will the landscaping details add to the visual appeal of the development, but they will also help in spatial definition, wayfinding and effective site circulation. All landscaping features throughout the Planned Unit Development shall meet the requirements of Chapter 16: Appearance Review District of the City Zoning Code.

Open spaces within the development shall be enhanced with amenities including, but not limited to, benches, tables, chairs, public art, landscaping, bicycle racks, fountains, or other similar features. All landscape details will be complementary with the architectural design of the buildings and other amenities. Landscaping features shall be utilized along roads and entryways to facilitate place-making. Opportunities to provide shaded walkways and seating areas will be optimized throughout the site. Landscaping will not create any isolated areas and will, instead, allow clear views throughout the site. Landscaping shall also include a variety of plant species to provide a mixture of heights and colors throughout the year.

Landscaping will be coordinated/integrated with any proposed “low impact development” techniques incorporated in to the Site’s design.

Because the Site does not abut residential developments, screening fences are not proposed on the Site’s perimeter. However, service court areas shall be screened by a decorative wall or other means, and the feature may incorporate landscaping. The height of the screen feature shall be sufficient to screen service vehicles, utilities, receptacles, and other ancillary equipment.

V. Signage

The development's signage program will provide a visual layer between the built environment, the community, and the pedestrian that will brand, inform, direct, and provide for a memorable shopping experience.

Signage placement will consider project architectural facades and unique building forms and details to enhance, complement, and create a balance in the overall building design.

Signage illumination will provide a soft, even, face, halo, or combination face and halo lighting effect. Designed with the environment in mind, this sophisticated illumination will utilize a friendly low voltage/LED standard throughout the development. Control mechanisms will ensure a uniform consistency throughout the entire sign program.

A variety of high quality materials and finishes, including automotive grade paints, brushed and polished metals, textured materials, and patina finishes will ensure a sense of durability and a high level of design.

In addition to the City of Jenks’ Sign Code Section 1021, Use Unit 21: Business Signs, Outdoor Advertising and Billboards, the following sign types shall be permitted:

- a) Pylon Sign
- b) Monument Sign
- c) Wall Sign
- d) Vehicular Directional Sign
- e) Parking Identification Sign
- f) Bus Plaza/Bus Stop Sign
- g) Group Check In Sign
- h) Service Court Sign
- i) Project/Construction Sign
- j) Projecting/Canopy Sign
- k) Light Pole Banner Sign
- l) Informational Sign
- m) Pole Sign
- n) Free Standing Sign
- o) Projecting Signs

The table below provides a brief description of each of the sign types. The Pylon Project Identification Sign characterized in the table may utilize LED digital message technology. Additionally, Project Identification Signs may be either onsite or offsite.

Note: Number of Signs, Maximum Copy Area per Face, and Maximum Heights for each type of sign listed in the table below are approximations only and are subject to further review as formal plans for the development progress.

Sign	Type	Locations where signs are permitted	Number of signs	Maximum Copy Area Per Face (square feet)	Maximum Height (feet above grade)	Illumination
Project Identification with or without Tenant Identification	Pylon (double-sided face)		1	750 (double-sided LED digital message up to 350 sq ft is permitted in addition for 1,100 sq ft total)	90	Internally illuminated, routed and push through / individual channel letters with either face or halo-illuminated or a combination of both. Structure to be illuminated with external ground up lights

Sign	Type	Locations where signs are permitted	Number of signs	Maximum Copy Area Per Face (square feet)	Maximum Height (feet above grade)	Illumination
Project Identification with or without Tenant Identification	Monument (double-sided face)		1 at each entrance roadway	150 per location	17	Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both. Structure to be illuminated with external ground up lights.
Project Identification	Wall	On towers or other architectural features	As needed	200 per location *excluded from 20% total exterior building wall surface area		Internally illuminated, routed and push through / individual channel letters with either face or halo illuminated or a combination of both.
Tenant	Wall	Towers/Special Feature Buildings/Exterior Walls facing Freeway/Non-Freeway Roadways	Not limited	20% of total exterior building wall surface area. Signs interior of the building entry ways are excluded from max allowable sign area calculation.		Internally illuminated, routed push through / individual channel letters with either face or halo illuminated or a combination of both.
Vehicular Directional	Pole Sign	Key parking lot intersections and drive aisles	Not limited	12	7	Non-illuminated Reflective vinyl
Parking lot Identification	Pole Sign (3 sign faces per location)	Mounted to parking area light poles	1 per pole	9		Non-illuminated Reflective vinyl
Bus Plaza Identification sign	Wall (single sided face)	At bus shelter	3	50		Internally illuminated, routed and push through / individual channel letters with either face or halo illuminated or a combination of both.
Bus Stop	Pole	At bus stop/bus parking area	3 at bus stop and 2 at bus parking area	8	9	Non-illuminated Reflective vinyl

Sign	Type	Locations where signs are permitted	Number of signs	Maximum Copy Area Per Face (square feet)	Maximum Height (feet above grade)	Illumination
Delivery/Service Area Identification	Pole/Wall	At delivery/service area entrances	4 per service area	9	9	Non-illuminated Reflective vinyl
Project/Construction	-	-	3	150	45	Non-illuminated Reflective vinyl
Informational	-		Not limited	40		Non-illuminated
Group Check In	Pole/Wall		As Needed	8		Non-illuminated Reflective vinyl
Regional Court Identification	Free Standing	At entrance plaza to courtyards	7	20	14	Internally illuminated, routed push through / individual channel letters with either face or halo illuminated or a combination of both
Outlot Tenant Ground Signage	Monument (double-sided face)		1 per Outlot Tenant	100	10	Internally illuminated, routed and push through / individual channel letters with either face or halo illuminated or a combination of both. Structure to be illuminated with external ground up lights.
Outlot Tenant Wall Signage	Wall	Buildings/Exterior Walls facing Freeway/Non-Freeway Roadways	Not Limited	20% of total exterior building wall surface area for Outlot Tenant's Building		Internally illuminated, routed push through / individual channel letters with either face or halo illuminated or a combination of both.
Outlot Tenant Wayfinding Signage	Pole/Wall	Key parking lot intersections and drive aisles	Not Limited	10	7	Non-illuminated Reflective vinyl

Per the below diagram, signs located within the orange shaded zones are considered interior to the center and shall not be subject to any dimensional regulations or limits regarding the number and locations of such signs. Further, any signs located within the orange interior zones shall be excluded from the 20% total exterior building sign area calculation.

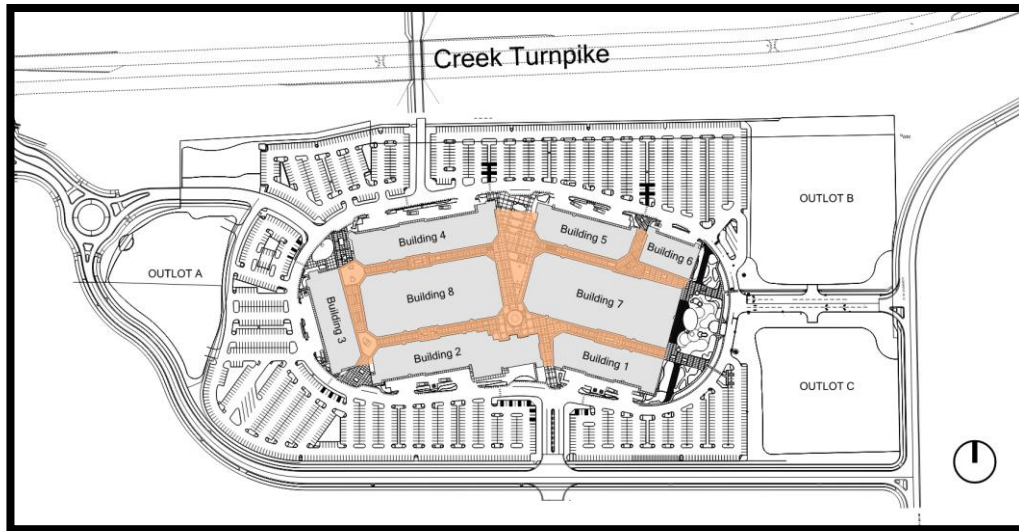


Figure 1: Site Plan updated for JZ 24 PUD 100 MI1 | Note: Diagram is conceptual and demonstrates the imaginary line that separates exterior regulated signage from interior non-regulated signage.

During the period of construction, but in no event exceeding 18 months, a maximum of three signs advertising the construction of the Premium Outlets improvements may be erected on the perimeter street frontage of Development Area; provided such a sign shall not exceed 400 square feet of display surface area. Such a sign shall not exceed 15 feet in height, and illumination, if any, shall be by constant light. After the initial 18-month period of construction of improvements, each construction sign shall be reduced to a height not to exceed eight feet, and display surface area shall be reduced to eight square feet.

VI. Lighting

The lighting scheme at the development will complement the architectural style of the buildings and also be coordinated with the style of the street furniture, creating a consistent theme and look throughout. The types of lighting anticipated are as follows:

- **Parking Field Illumination** - Light standards shall not exceed 35 feet in height and shall be hooded and directed downward and away from the north boundary (Creek Turnpike) of the project. A photometric analysis will be performed to confirm lighting levels at the north property boundaries are zero.
- **Walkway Illumination** - Pedestrian-scale vertical lamps will be distributed along the walkways to visually enhance the pedestrian experience and increase user safety.
- **Building Illumination** - Wall sconces will be attached to the vertical piers that separate retail units, and will also be placed at building corners. Sconces will have a complimentary

style and color to the vertical lamps. Additional building-mounted lights will emphasize architectural features. Building mounted lights shall be directed downward and away from the east and north boundary of the project.

VII. Site Analysis

Topographically, the existing Site is relatively flat and grass covered. Exhibit 10: Site Plan with Topography shows the Site's existing conditions.

As shown in Exhibit 11: Existing Soils Map, the Site predominantly consists of two types of soil: Latanier clay, which belongs to Hydrologic Soil Group "D;" and Severn very fine sandy loam, which belongs to Hydrologic Soil Group "B." Both soils are found in areas of flat slopes (0-3 percent) and in areas "occasionally" flooded.

The Site is situated within the Wilmott Creek Watershed, which is tributary to the Arkansas River. The general drainage pattern at the property consists of runoff flowing from the northwest to the southeast into Wilmott Creek, which crosses the southern portion of the Site. A previously approved CLOMR (Case No. 10-6-1378R approved September 13, 2011) and Flood Study for the River District indicates the Wilmott Creek will be realigned to the western edge of the property into a man-made channel that will also serve as the drainage path for bypass flows from Polecat Creek.

Drainage plans are still preliminary and is subject to change as the Site's design advances. The western half of the proposed development shall discharge into the new drainage bypass channel for the realigned Wilmott Creek and Polecat Creek. This new drainage channel is expected to start from the existing Union Pacific Railroad trestle, located immediately west of the Site, and extend south to the existing pond at the edge of the River District property. Storm water on the eastern portion of the proposed development is expected to drain to the Arkansas River likely through a combination of enclosed sewers and open drainage channels extending south along S. Lewis Avenue and then east to the discharge point.

As part of the previously approved CLOMR and Flood Study for the River District, the City of Jenks established minimum elevations for both commercial and residential developments: the minimum finish floor elevation for commercial development shall be 1 foot above the 300-year flood event, which is elevation 616.00. As such, the proposed retail outlet center shall have a minimum finish floor elevation at or above elevation 617.00.

An existing 24" high pressure gas transmission line crosses through the center of the property from the southwest to the northeast. This gas main will be relocated to the perimeter of the property to accommodate the proposed development. There are also two existing 10" abandoned gas mains that cross through the property; these will be removed to accommodate the proposed development.

Offsite extensions of gas, electric, water, telecommunications, and sewer are required to serve the project. Exhibit 12: Existing and Proposed Utilities provides a visual representation of the current and proposed utility locations. Gas lines on the north side of the Creek Turnpike shall be extended south to service the Site. The Site currently does not have electric service; however, an existing overhead transmission line runs along the east side of Lewis Avenue. Three phase electric and telecommunications shall be extended along the new frontage road from Elm Street. A 12" water main shall be installed along the proposed new public roadway (103rd Street), extending from the existing 10" water main along Lewis Avenue and running to the limits of the City/OTA frontage road project located at the western edge of the Site. A looped 8" water main system shall be provided on the property, circulating the perimeter of the outlet center. Sanitary sewer service shall be provided using an existing 16" sanitary force main located along the west side of Union Pacific Railroad. An 8" gravity sanitary sewer will be constructed on the Site, extending along the new 103rd Street to the southwest corner of the property, where a public sanitary lift station is expected to be constructed. A new 6" sanitary force main shall extend west from the new lift station, beneath the relocated drainage channel and existing railroad, and connect to the existing 16" public force main. Utility extensions shall be coordinated between all agencies, the City of Jenks, the Oklahoma Turnpike Authority and adjacent property owners.

VIII. Subdivision

Upon completion of the initial platting, which will set forth the allocation of floor area, division of lots may occur by approved lot split application, in accordance with Jenks Subdivision Regulations. Subdivision may be subject to further approval by the City of Jenks Planning Commission as a minor amendment to the PUD (reference Section IX below) establishing the floor area allocations and confirming the existence of any necessary cross parking and mutual access easements.

IX. Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated. However, the allocation shall not exceed 10% of the initial allocation of the lot to which the transfer of floor area is to be made. Such a transfer would require approval of a PUD minor amendment.

X. Detailed Site Plan Review

Development Areas 'A' and 'B,' as shown in Exhibit 2, may be developed concurrently or in separate phases as determined by market forces and the project's developer. No building permit shall be issued until a Planned Unit Development detailed site plan of the proposed improvements has been submitted to the City of Jenks and approved as being in compliance with the development concept and the development standards.

XI. Platting Requirements

Development Areas 'A' and 'B,' as shown in Exhibit 2, may be developed concurrently or in separate phases as determined by market forces and the project's developer. No building permit shall be issued until the development phase for which a permit is sought has been included in a subdivision plat submitted to and approved by the City of Jenks Planning Commission, the City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development conceptual site plan, and the City of Jenks shall be a beneficiary thereof. **Currently an Amended Plat has been submitted to reflect the changes to the PUD through JZ 24 PUD 100 MI1.**

XII. Tentative Schedule of Development

Development of the project is anticipated to open summer 2024 assuming market conditions permit.

XIII. Legal Description

Please see Exhibit 13: ALTA and Exhibit 14: Legal Description.

Legal for Tulsa Premium Outlets Amended

A tract of land located in the NE/4 of Section 30, T-18-N, R-13-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the northeast corner of Section 30, an ODOT Brass Cap;

Thence S 00°07'09" W toward the east quarter corner of Section 30, a 5/8" Steel Pin/No Cap, a distance of 476.63 feet;

Thence N 89°52'51" W a distance of 44.75 feet to the "Point of Beginning", being on the southerly Right of Way for "101st Place South" as recorded in the Tulsa County Clerk's office in Book 5580, Page 1845;

Thence S 00°07'09" W along a line that is 44.75 feet measured perpendicularly from the east line of the NE/4 of Section 30, a distance of 291.20 feet to a non-tangent curve to the left;

Thence along a non-tangent curve to the left with a central angle of 13°05'40", a radius of 586.50 feet, an arc length of 134.04 feet, a chord bearing of S 06°39'59" W and a chord length of 133.75 feet to a point that is 60.00 feet measured perpendicularly from the east line of the NE/4 of Section 30;

Thence S 00°07'09" W and tangent to the previous curve and along a line that is 60.00 feet measured perpendicularly from the east line of the NE/4 of Section 30, a distance of 196.42 feet;

Thence S 89°52'51" E a distance of 12.00 feet to a point that is 48.00 feet measured perpendicularly from the east line of the NE/4 of Section 30;

Thence S 00°07'09" W along a line that is 48.00 feet measured perpendicularly from the east line of the NE/4 of Section 30, a distance of 355.84 feet to a tangent curve to the right;

Thence along a tangent curve to the right with a central angle of 91°03'54", a radius of 30.00 feet, an arc length of 47.68 feet, a chord bearing of S 45°39'06" W and a chord length of 42.82 feet;

Thence N 88°48'57" W and tangent to the previous curve, a distance of 1796.84 feet to a tangent curve to the right;

Thence along a tangent curve to the right with a central angle of 68°24'07", a radius of 383.33 feet, an arc length of 457.64 feet, a chord bearing of N 54°36'53" W and a chord length of 430.94 feet;

Thence N 20°24'49" W and tangent to the previous curve, a distance of 40.66 feet to a tangent curve to the left;

Thence along a tangent curve to the left with a central angle of 37°14'57", a radius of 334.67 feet, an arc length of 217.58 feet, a chord bearing of N 39°02'18" W and a chord length of 213.76 feet to a tangent reverse curve to the right;

Thence along a tangent reverse curve to the right with a central angle of 34°27'55", a radius of 254.33 feet, an arc length of 152.99 feet, a chord bearing of N 40°25'49" W and a chord length of 150.69 feet;

Thence S 88°48'52" E and not tangent to the previous curve, a distance of 6.16 feet to a non-tangent curve to the right;

Thence along a non-tangent curve to the right with a central angle of 80°05'40", a radius of 250.00 feet, an arc length of 349.48 feet, a chord bearing of N 46°24'31" E and a chord length of 321.71 feet;

Thence N 01°04'11" E and not tangent to the previous curve, a distance of 205.63 feet to the southerly Right of Way for the "Creek Turnpike" as recorded in the Tulsa County Clerk's office in Book 5376, Page 441;

Thence N 87°55'09" E along the southerly Right of Way for the "Creek Turnpike", a distance of 411.51 feet;

Thence N 78°53'59" E along the southerly Right of Way for the "Creek Turnpike", a distance of 175.37 feet to the westerly Right of Way for "101st Place South" as recorded in the Tulsa County Clerk's office in Book 5580, Page 1845;

Thence S 00°12'35" W along the westerly Right of Way for "101st Place South", a distance of 69.39 feet;

Thence S 89°47'25" E along the southerly Right of Way for "101st Place South", a distance of 1125.00 feet;

Thence S 89°47'27" E along the southerly Right of Way for "101st Place South", a distance of 479.17 feet to the "Point of Beginning".

Said tract contains 2,224,901 square feet or 51.0767 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°07'09" W along the east line of the NE/4 of Section 30, T-18-N, R-13-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

OWNER
Tulsa Premium Outlets, L.L.C.
a Delaware limited liability company
c/o Simon Premium Outlets
60 Columbia Road
Building B, 3rd Floor
Morristown, NJ 07960
(973) 228.6111

PLANNED UNIT DEVELOPMENT No. 100

Tulsa Premium Outlets Amended

SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
Phone: 918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021

A re-subdivision of Lot 1, Block 1, Tulsa Premium Outlets, a Subdivision in the City of Jenks,
being part of the NE/4 of Section 30, Township 18 North, Range 13 East of the Indian Base and
Meridian, Tulsa County, State of Oklahoma

"Point of Commencement"

Found CDS1 Brass Cap
The Northeast Corner of Section
30, T-18-N, R-13-E, Tulsa
County, State of Oklahoma

"Point of Beginning"

L1

Creek Turnpike

801 East 103rd Street South
Lot 1, Block 1
2,224,901 SF
51.0767 Acres

LEGEND



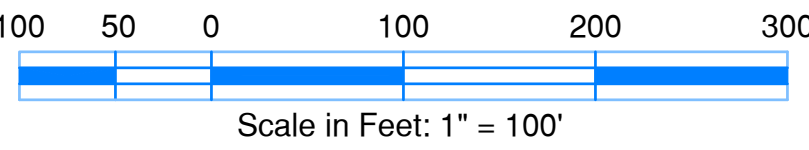
EXISTING JENKS R.O.W. CONVEY TO TPO



EXISTING STATUTORY R.O.W. CONVEY AS PERPETUAL EASEMENT TO TPO



EXISTING RIVER DISTRICT PROPERTY TO CONVEY TO JENKS
THEN JENKS CONVEYS ALL OR PORTION THEREOF TO TPO



Tulsa Premium Outlets Amended
Date of Preparation: December 28, 2019
Sheet 1 of 2

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Granter, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT "A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____ 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

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

My Commission Expires:

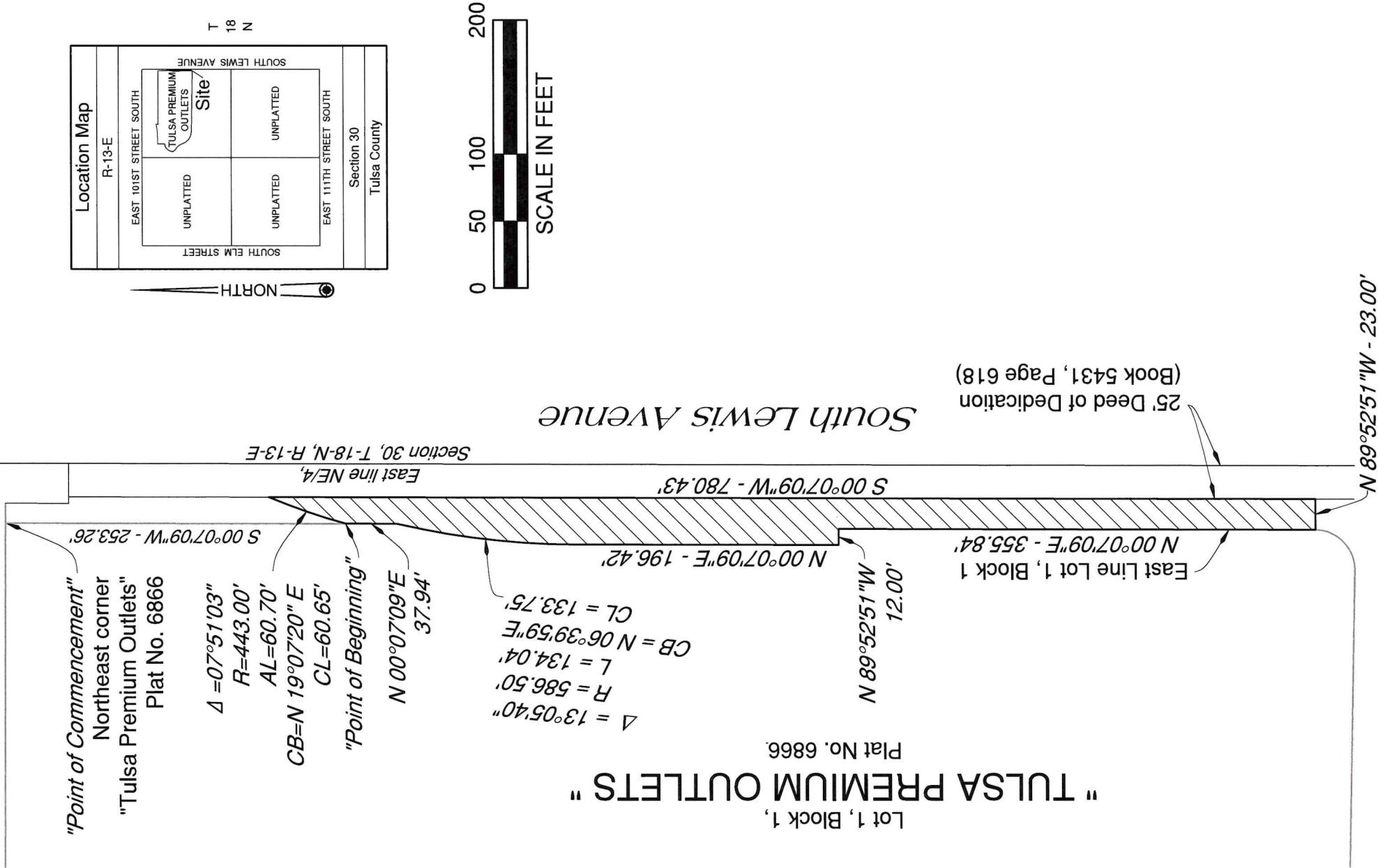
Date

Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks Date

Exhibit "A"



DEED OF DEDICATION



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 100'
Date: 12/01/2023

Exhibit "A"

Legal Description

A tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the northeast corner of Lot 1, Block 1, "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to Plat No. 6866, as filed in the office of the Tulsa County Clerk; Thence S 00°07'09" W, along the east line of said Lot 1, a distance of 253.26 feet to the "Point of Beginning"; Thence along a non-tangent curve to the right with a central angle of 07°51'03", a radius of 443.00 feet, an arc length of 60.70 feet, a chord bearing of N 19°07'20" E and a chord length of 60.65 feet to a point on the west line of Dedication, Book 5431, Page 618, as recorded in the office of the Tulsa County Clerk; Thence S 00°07'09" W, along said west line, a distance of 780.43 feet; Thence N 89°52'51" W a distance of 23.00 feet to a point on the east line of said Lot 1; Thence N 00°07'09" E, along said east line, a distance of 355.84 feet; Thence continuing along said east line, N 89°52'51" W a distance of 12.00 feet; Thence continuing along said east line, N 00°07'09" E a distance of 196.42 feet; Thence continuing along said east line, along a tangent curve to the right with a central angle of 13°05'40", a radius of 586.50 feet, an arc length of 134.04 feet, a chord bearing of N 06°39'59" E and a chord length of 133.75 feet; Thence continuing along said east line, N 00°07'09" E a distance of 37.94 feet to the "Point of Beginning".

Said tract contains 20,396 square feet or 0.4682 acres.

The non-astronomical bearings for said tract is based on an assumed bearing of South 00°07'09" West along the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East according to the U.S. Government Survey thereof.

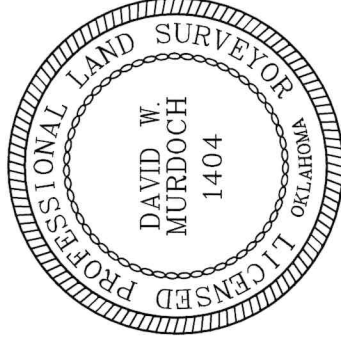
Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.


David W. Murdoch, P.L.S.
2023.12.01 13:53:48
-06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/L.S. Renewal Date June 30, 2025



Job No: 15-030.02

Scale: N/A

Date: 12/01/2023

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Granter, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT "A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____ 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

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

My Commission Expires:

Date

Notary Public

Notary Number: _____

ACCEPTED BY: _____

City of Jenks

Date

DEED OF DEDICATION
DOC. #1015065633

Lot 1, Block 1,
"TULSA PREMIUM
OUTLETS"
Plat No. 6866

DEED OF DEDICATION

"Point of Beginning"

Point of Commencement
NE Corner NE/4, Section 30,
T-18-N, R-13-E

East line NE/4, Section 30,
T-18-N, R-13-E

25' Deed of Dedication
(Book 5431, Page 618)

SOUTH LEWIS AVENUE

Scale: 1"=300'

North Arrow

Inset Map: Section 30, Tulsa County, showing the site location relative to East 101st Street South, East 111th Street South, South Elm Street, and South Lewis Avenue.

Tulsa Engineering & Planning Associates
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Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

G:\15-030\MiscDwgs\Offsite Easements\DOD\04 15-030 103rd DOD Updated.dwg, 12/04/2023 - 9:21 AM

3

Exhibit "A"

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	88°56'07"	55.00'	85.37'	N 44°20'54"W	77.06'
C2	68°24'08"	466.67'	557.13'	N 54°36'53"W	524.63'
C3	37°14'55"	265.33'	172.49'	N 39°02'17"W	169.47'
C4	40°30'29"	318.57'	225.23'	N 37°34'14"W	220.57'
C5	34°27'55"	254.33'	152.99'	S 40°25'49"E	150.69'
C6	37°14'57"	334.67'	217.58'	S 39°02'18"E	213.76'
C7	68°24'07"	383.33'	457.64'	S 54°36'53"E	430.94'
C8	91°03'54"	30.00'	47.68'	N 45°39'06"E	42.82'

Line Table			
Line #	Bearing	Distance	
L1	N 89°52'51"W	25.00'	

Legal Description			
Line #	Bearing	Distance	
L2	S 00°07'09"W	200.08'	

A Tract of Land contained within the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East; Thence South 00°07'09" West, along the East line of said Northeast Quarter (NE/4), a distance of 1452.96 feet; Thence North 89°52'51" West a distance of 25.00 feet to the "Point of Beginning", said point being on the West line of Deed of Dedication, Book 5431, Page 618;

Thence South 00°07'09" West, along said West line, a distance of 200.08 feet; Thence North 89°52'51" West a distance of 23.00 feet; Thence North 00°07'09" East a distance of 35.51 feet to a tangent curve to the left; Thence along said tangent curve to the left, having a central angle of 88°56'07", a radius of 55.00 feet, an arc length of 85.37 feet, a chord bearing of North 44°20'54" West for a chord distance of 77.06 feet to a point that is 80.00 feet perpendicularly distant of the Southerly line of Lot One (1), Block One (1), Tulsa Premium Outlets Addition, an addition to the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866; Thence North 88°48'57" West, parallel to said South Line, a distance of 1761.17 feet to a tangent curve to the right; Thence along said tangent curve to the right, having a central angle of 68°24'08", a radius of 466.67 feet, an arc length of 577.13 feet, a chord bearing of North 54°36'53" West for a chord distance of 524.63 feet; Thence North 20°24'49" West, a distance of 42.61 feet to a tangent curve to the left;



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 19-141
Scale: N/A
Date: 12/04/2023

Exhibit "A"

(Continued from Page 2)

Thence along said tangent curve to the left, having a central angle of 37°14'55", a radius of 265.33 feet, an arc length of 172.49 feet, a chord bearing of North 39°02'17" West for a chord distance of 169.47 feet to a reverse curve to the right; Thence along said reverse curve to the right, having a central angle of 40°30'29", a radius of 318.57 feet, an arc length of 225.23 feet, a chord bearing of North 37°34'14 West for a chord distance of 220.57 feet to a point on the South line of Deed of Dedication, Document No. 1015065633; Thence South 88°48'52" East, along the said South line, a distance of 73.86 feet to a point on the Westerly line of said Lot One (1) to a non-tangent curve to the left; Thence along said Westerly line, on a non-tangent curve to the left, having a central angle of 34°27'55", a radius of 254.33 feet, an arc length of 152.99 feet, a chord bearing of South 40°25'49" East for a chord distance of 150.69 feet to a reverse curve to the right; Thence continuing along said Westerly line on a reverse curve to the right, having a central angle of 37°14'57", a radius of 344.67 feet, an arc length of 217.58 feet, a chord bearing of South 39°02'18" East for a chord distance of 213.76 feet; Thence continuing along said Westerly line, South 20°24'49" East a distance of 40.66 feet to a tangent curve to the left; Thence continuing along said Westerly line, on a tangent curve to the left having a central angle of 68°24'07", a radius of 383.33 feet, an arc length of 457.64 feet, a chord bearing of South 54°36'53" East for a chord distance of 430.94 feet to a point on the Southerly line of said Lot One (1); Thence South 88°48'57" East, along said Southerly line, a distance of 1796.84 feet to a tangent curve to the left; Thence along the Southeasterly line of said Lot One (1) on a tangent curve to the left, having a central angle of 91°03'54", a radius of 30.00 feet, an arc distance of 47.68 feet, a chord bearing of North 45°39'06" East for a chord distance of 42.82 feet to a point on the Easterly line of said Lot One (1) and the Westerly Right-of-Way line of South Lewis Avenue; Thence South 89°52'51" East a distanced of 23.00 feet to the "Point of Beginning" . Containing 217,913 square feet or 5.0026 acres.

The non-astronomical basis of bearings is the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

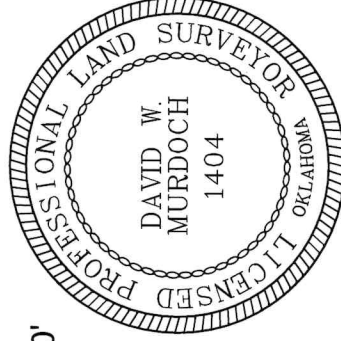
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.12.04 09:23:14 -06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621





Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Granter, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT "A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____ 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

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

My Commission Expires:

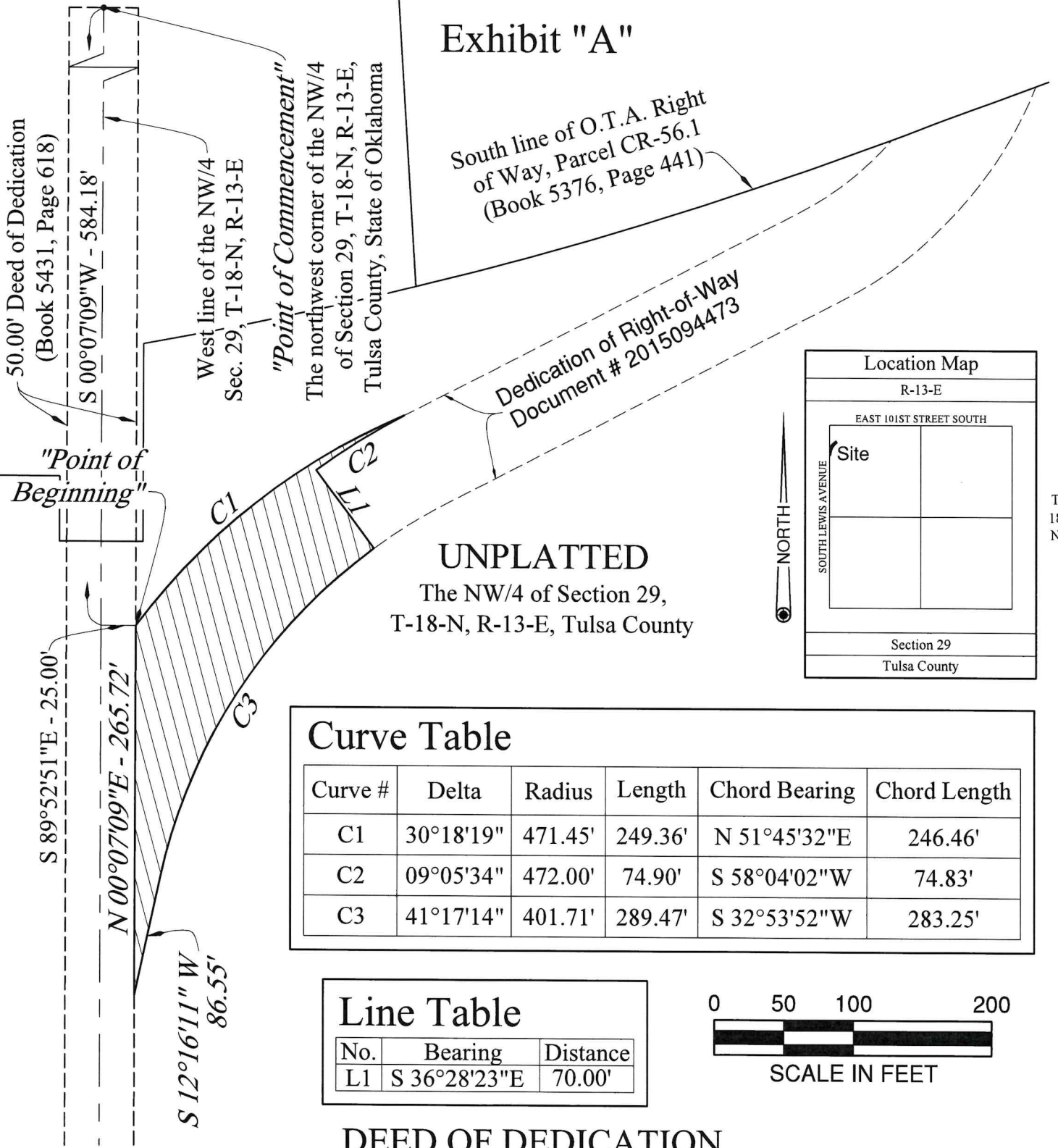
Date

Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks Date

Exhibit "A"

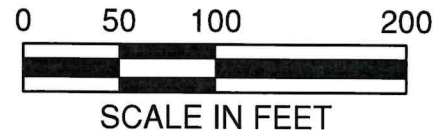


Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	30°18'19"	471.45'	249.36'	N 51°45'32"E	246.46'
C2	09°05'34"	472.00'	74.90'	S 58°04'02"W	74.83'
C3	41°17'14"	401.71'	289.47'	S 32°53'52"W	283.25'

Line Table

No.	Bearing	Distance
L1	S 36°28'23"E	70.00'



DEED OF DEDICATION

Page 1 of 2



Tulsa Engineering & Planning Associates
 9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
 Phone: 918-252-9621 Fax: 918-340-5999
 Civil Engineering, Land Surveying, Land Planning
 Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030
 Scale: 1"=100'
 Date: 12/04/2023

Exhibit "A"

Legal Description

A tract of land contained within the NW/4 of the of Section 29, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing the northwest corner of the NW/4 of said Section 29, T-18-N, R-13-E; Thence S 00°07'09" W, along the west line of said NW/4; a distance of 584.18 feet; Thence S 89°52'51" E a distance of 25.00 feet to a point on the east line of a 50.00 foot Deed of Dedication, Book 5431, Page 618, as filed in the office of the Tulsa County Clerk and the "Point of Beginning"; Thence along a non-tangent curve to the right with a central angle of 30°18'19", a radius of 471.45 feet, an arc length of 249.36 feet, a chord bearing of N 51°45'32" E and a chord length of 246.46 feet to a point on the northerly line of Dedication of Right-of-way, Document Number 2015094473, as filed in the office of the Tulsa County Clerk; Thence along the northerly line of said Right-of-Way, on a tangent curve to the left with a central angle of 09°05'34", a radius of 472.00 feet, an arc length of 74.90 feet, a chord bearing of S 58°04'02" W and a chord length of 74.83 feet; Thence S 36°28'23" E, along the westerly line of said Right-of-Way, a distance of 70.00 feet; Thence along a non-tangent curve to the left with a central angle of 41°17'14", a radius of 401.71 feet, an arc length of 289.47 feet, a chord bearing of S 32°53'52" W and a chord length of 283.25 feet; Thence S 12°16'11" W a distance of 86.55 feet to a point on the east line of said Deed of Dedication, Book 5431, Page 618; Thence N 00°07'09" E, along said east line a distance of 265.72 feet to the "Point of Beginning".

Said tract contains 21,199 square feet, or 0.4857 acres.

The non-astronomical basis of bearings is the west line of the Northwest Quarter (Nw/4) of Section Twenty-Nine (29), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

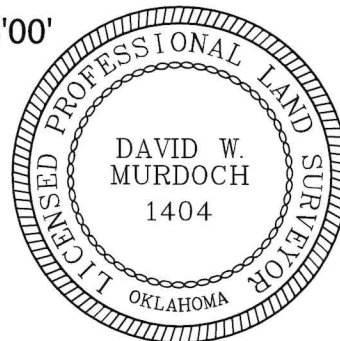
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.12.04 08:22:05 -06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



Page 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 12/04/2023

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT"A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____, 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

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

My Commission Expires:

Date

Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks Date

Exhibit "A"

"Point of Commencement"
The northwest corner of the NW/4
of Section 29, T-18-N, R-13-E,

West line of the NW/4
Sec. 29, T-18-N, R-13-E

S 00°07'09"W - 523.54'

L1 N 00°07'09" E
142.41'

S 89°52'51"E - 25.00'

"Point of Beginning"

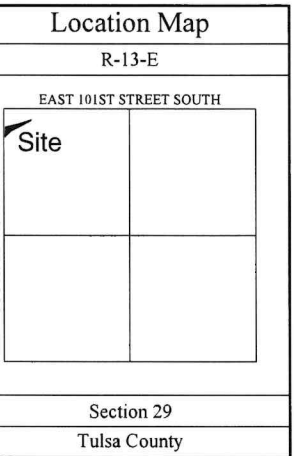
West Line
Deed of Dedication
(Book 5431, Page 618)

South line of O.T.A. Right of
Way, (Book 5376, Page 441)

N 69°43'23" E
20.81'

C1

S 62°37'06" W 318.89'
Dedication of Right-of-Way
Document # 2015094473



UNPLATTED

The NW/4 of Section 29, T-18-N,
R-13-E, Tulsa County

Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	10°06'30"	3054.79'	538.94'	N 74°42'40" E	538.24
C2	21°36'44"	228.66'	86.25'	S 51°48'46" W	85.74'
C3	30°18'19"	471.45'	249.36'	S 51°45'32" W	246.46'

Line Table

No.	Bearing	Distance
L1	S 89°52'51" E,	5.00'
L2	N 00°07'09" E	60.69'

0 50 100 200



SCALE IN FEET

DEED OF DEDICATION

Page 1 of 2



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030

Scale: 1"=100'

Date: 11/30/2023

Exhibit "A"

Legal Description

A tract of land contained within the NW/4 of the of Section 29, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing the northwest corner of the NW/4 of said Section 29, T-18-N, R-13-E; Thence S 00°07'09" W, along the west line of said NW/4, a distance of 523.54 feet to a point on the south line of Oklahoma Turnpike Authority Right-of-Way, Book 5376, Page 441, as filed in the office of the Tulsa County Clerk; Thence S 89°52'51" E, along said Right-of-Way, a distance of 25.00 feet to a point on the east line of Deed of Dedication, Book 5431, Page 618, as filed in the office of the Tulsa County Clerk and the "Point of Beginning"; Thence along said Right-of-Way, Book 5376, Page 441, the following four (4) courses: S 89°52'51" E a distance of 5.00 feet; N 00°07'09" E a distance of 142.41 feet; Along a non-tangent curve to the left with a central angle of 10°06'30", a radius of 3054.79 feet, an arc length of 538.94 feet, a chord bearing of N 74°42'40" E and a chord length of 538.24 feet; Thence N 69°43'23" E a distance of 20.81 feet to a point on the northwesterly line of Dedication of Right-of-Way, Document No. 2015094473, as recorded in the office of the Tulsa County Clerk; Thence along said Dedication, on a non-tangent curve to the right with a central angle of 21°36'44", a radius of 228.66 feet, an arc length of 86.25 feet, a chord bearing of S 51°48'46" W and a chord length of 85.74 feet; Thence continuing along said Dedication, S 62°37'06" W a distance of 318.89 feet; Thence along a non-tangent curve to the left with a central angle of 30°18'19", a radius of 471.45 feet, an arc length of 249.36 feet, a chord bearing of S 51°45'32" W and a chord length of 246.46 feet to a point on the east line of said Deed of Dedication, Book 5431, Page 618; Thence N 00°07'09" E, along said east line, a distance of 60.69 feet to the "Point of Beginning".

Said tract contains 42,022 square feet or 0.9647 acres.

The non-astronomical basis of bearings contained herein is the west line of the Northwest Quarter (NW/4) of Section Twenty-Nine (29), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

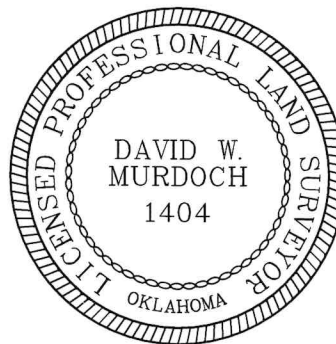
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.12.01 14:25:08 -06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



Page 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 11/30/2023

RIGHT-OF-WAY DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Granter, in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer and convey to the CITY OF JENKS, hereinafter called City, its successors and assigns, a perpetual RIGHT-OF-WAY DEDICATION described as:

SEE EXHIBIT "A"

The Granter, in consideration of mutual benefits and other valuable consideration, does hereby dedicate to the City for roadway, drainage, utility location and all related appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023

Robert A. Burk
Authorized Manager

Before me the undersigned, a Notary Public within and for said County and State, on this _____ day of _____ 2023, personally appeared Robert A. Burk, to me known to be the identical person within and foregoing instrument as the free and voluntary act and deed of said Robert A. Burk for the uses and purposes therein set forth.

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

My Commission Expires:

Date

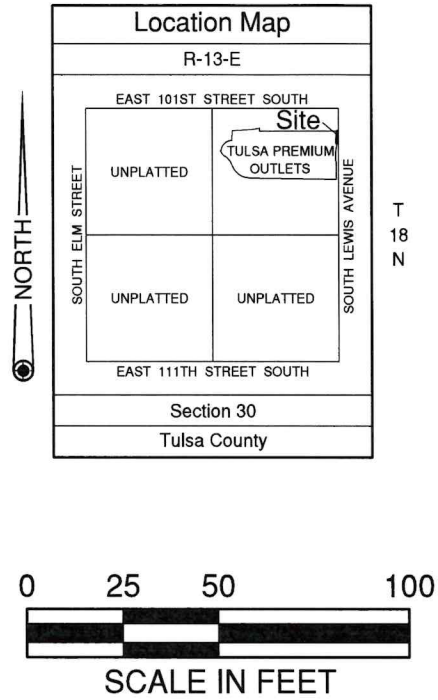
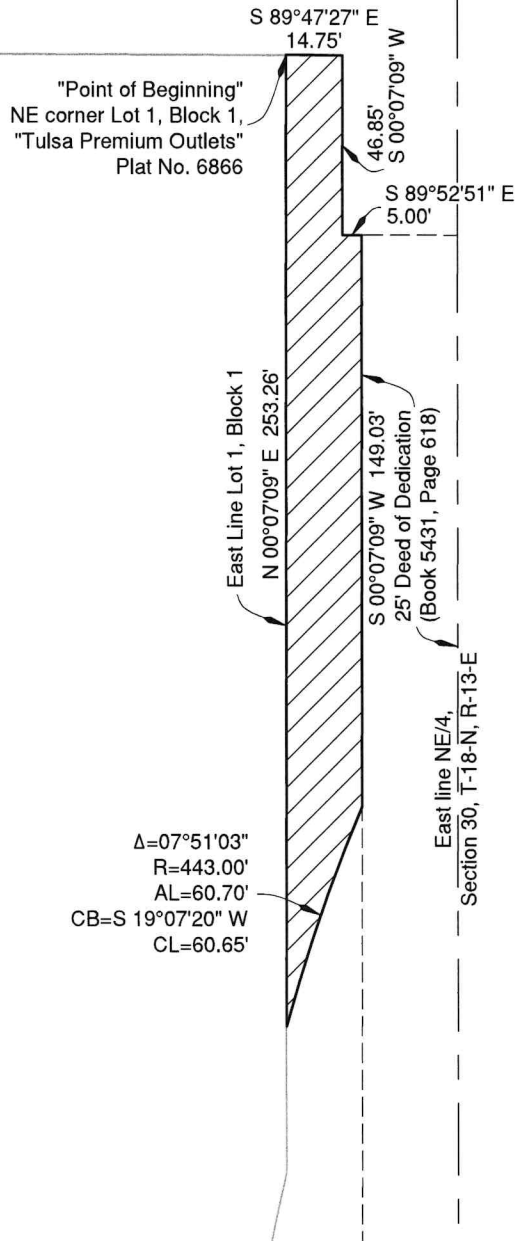
Notary Public

Notary Number: _____

ACCEPTED BY: _____
City of Jenks Date

Exhibit "A"

Lot 1, Block 1, "TULSA PREMIUM OUTLETS" Plat No. 6866



DEED OF DEDICATION

Page 1 of 2



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030

Scale: 1" = 50'

Date: 12/04/2023

Exhibit "A"

Legal Description

A tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Beginning at the northeast corner of Lot 1, Block 1, "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to Plat No. 6866, as filed in the office of the Tulsa County Clerk; Thence S 89°47'27" E a distance of 14.75 feet; Thence S 00°07'09" W a distance of 46.85 feet; Thence S 89°52'51" E a distance of 5.00 feet to a point on the west line of Deed of Dedication, recorded in Book 5431, Page 618, in the office of the Tulsa County Clerk; Thence S 00°07'09" W, along said west line, a distance of 149.03 feet; Thence along a non-tangent curve to the left with a central angle of 07°51'03", a radius of 443.00 feet, an arc length of 60.70 feet, a chord bearing of S 19°07'20" W and a chord length of 60.65 feet to a point on the east line of said Lot 1, Block 1; Thence N 00°07'09" E, along said east line, a distance of 253.26 feet to the "Point of Beginning".

Said tract contains 4,159 square feet or 0.0955 acres.

The non-astronomical bearings for said tract is based on an assumed bearing of S 00°07'09" W along the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East according to the U.S. Government Survey thereof.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

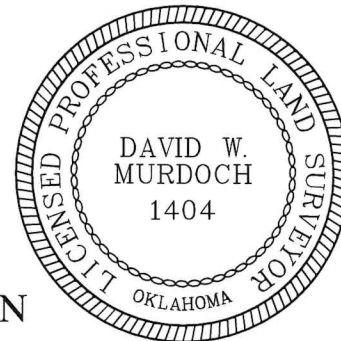


David W. Murdoch, P.L.S.
2023.12.04 08:54:46 -06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com

Telephone: (918) 252-9621



DEED OF DEDICATION

Page 2 of 2



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030

Scale: N/A

Date: 12/04/2023

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual UTILITY EASEMENT described as:

SEE EXHIBIT "A"

Conditions of this Easement:

1. The Grantor(s) do(es) hereby dedicate for public use the above described area as an 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 and rights-of-way for the uses and purposes aforesaid.
2. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement. This restriction shall be enforceable by the City of Jenks, Jenks Public Works Authority and the supplier of any affected utility service.
3. The property owner shall be responsible for the protection of the underground service facilities located on his property and shall prevent the alteration of grade or any construction activity which would interfere with the gas, electric, telephone or cable television facilities. The suppliers of all utilities shall be responsible for ordinary maintenance of underground facilities and shall at all times, with their employees and agents have the right of access to this easement way.
4. The City of Jenks or its successors and their employees and agents shall at all times have right of access to all easement ways for the purpose of installing, maintaining, removing or replacing any portion of underground water, sewer or storm sewer facilities.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

RIVER DISTRICT DEVELOPMENT, LLC
an Oklahoma limited liability company

By: _____
Rober A. Burk
Authorized Manager

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 _____, 2023, personally appeared Rober A. Burk, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires:

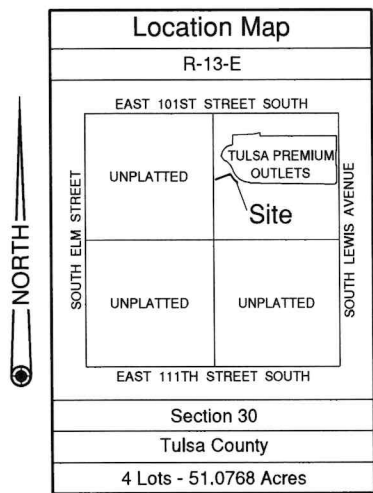
Date

Notary Public
Notary Number: _____

ACCEPTED BY: _____
City of Jenks

Date

Exhibit "A"



Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	32°48'02"	466.67'	267.13'	N 72°24'56" W	263.53'
C2	26°59'29"	40.00'	18.84'	N 37°33'22" W	18.67'
C3	23°44'58"	486.67'	201.73'	N 39°10'38" W	200.29'
C4	30°53'07"	466.67'	251.56'	S 40°34'22" E	248.52'

"Point of Commencement"

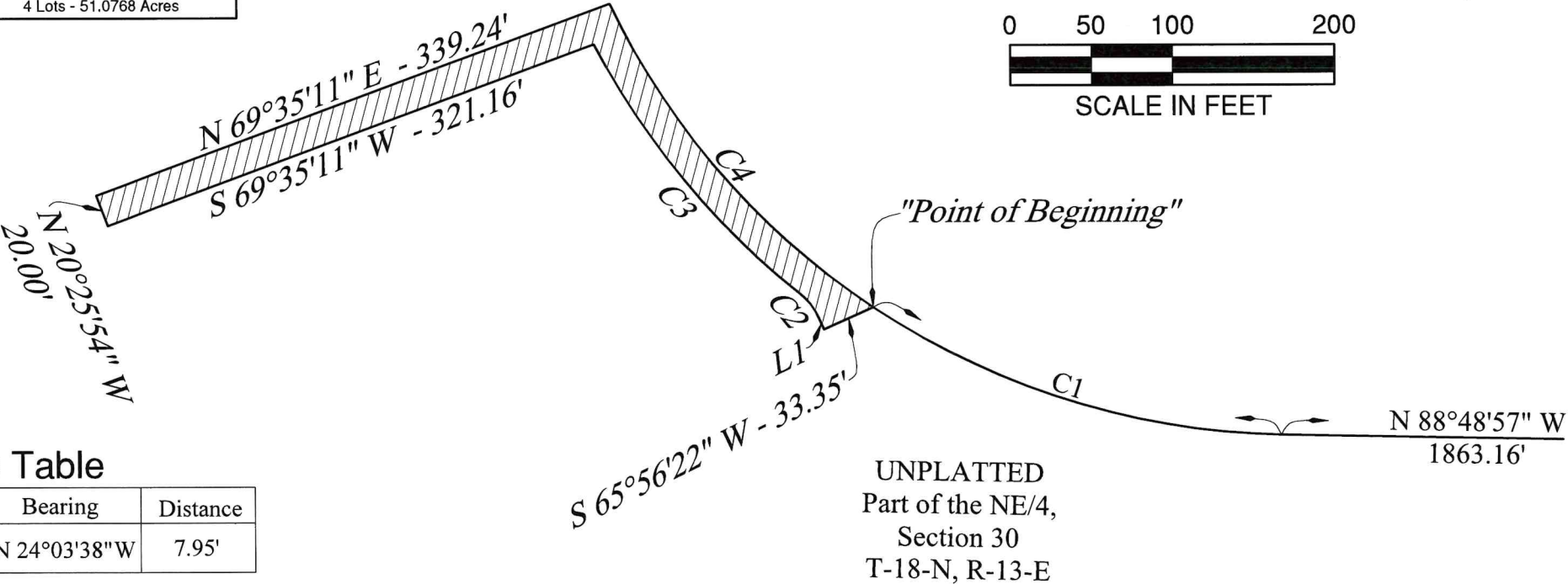
NE Corner NE/4,
Section 30,
T-18-N, R-13-E

East line NE/4, Section 30,
T-18-N, R-13-E

S 00°07'09" W - 1564.43'

South Lewis Avenue

Sheet 1 of 2



Line Table

No.	Bearing	Distance
L1	N 24°03'38" W	7.95'



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

FORCE MAIN EASEMENT



Job No: 15-030
Scale: 1"=100'
Date: 12/04/2023

Exhibit "A"

Legal Description

A Tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows: Commencing at the Northeast corner of Said Northeast Quarter (NE/4); Thence South 00°07'09" West along the East line of said Northeast Quarter (NE/4) a distance of 1564.43 feet; Thence North 88°48'57" West a distance of 1863.16 feet to a tangent curve to the right; Thence along a tangent curve to the right with a central angle of 32°48'02", a radius of 466.67 feet, an arc length of 267.13 feet, a chord bearing of North 72°24'56" West and a chord length of 263.53 feet to the "Point of Beginning"; Thence South 65°56'22" West a distance of 33.35 feet; Thence North 24°03'38" West a distance of 7.95 feet to a tangent curve to the left; Thence along a tangent curve to the left having a central angle of 26°59'29", a radius of 40.00 feet, an arc length of 18.84 feet, a chord bearing of North 37°33'22" West and a chord length of 18.67 feet to a tangent curve to the right; Thence along a tangent curve to the right having a central angle of 23°44'58", a radius of 486.67 feet, an arc length of 201.73 feet, a chord bearing of North 39°10'38" West and a chord length of 200.29 feet; Thence South 69°35'11" West a distance of 321.16 feet; Thence North 20°25'54" West a distance of 20.00 feet; Thence North 69°35'11" East a distance of 339.24 feet to a non-tangent curve to the left; Thence along a non-tangent curve to the left having a central angle of 30°53'07", a radius of 466.67 feet, an arc length of 251.56 feet, a chord bearing of South 40°34'22" East and a chord length of 248.52 feet to the "Point of Beginning".

Said Tract contains 11,528 square feet, or 0.2646 acres.

The non-astronomical basis of bearings is the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

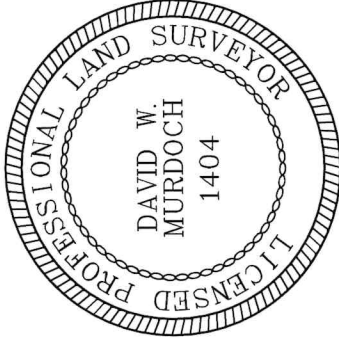
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.12.04 09:32:52
-06'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



FORCE MAIN EASEMENT

Sheet 2 of 2



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030

Scale: N/A

Date: 12/04/2023

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual UTILITY EASEMENT described as:

SEE EXHIBIT "A"

Conditions of this Easement:

1. The Grantor(s) do(es) hereby dedicate for public use the above described area as an 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 and rights-of-way for the uses and purposes aforesaid.
2. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement. This restriction shall be enforceable by the City of Jenks, Jenks Public Works Authority and the supplier of any affected utility service.
3. The property owner shall be responsible for the protection of the underground service facilities located on his property and shall prevent the alteration of grade or any construction activity which would interfere with the gas, electric, telephone or cable television facilities. The suppliers of all utilities shall be responsible for ordinary maintenance of underground facilities and shall at all times, with their employees and agents have the right of access to this easement way.
4. The City of Jenks or its successors and their employees and agents shall at all times have right of access to all easement ways for the purpose of installing, maintaining, removing or replacing any portion of underground water, sewer or storm sewer facilities.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

RIVER DISTRICT DEVELOPMENT, LLC
an Oklahoma limited liability company

By: _____
Rober A. Burk
Authorized Manager

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 _____, 2023, personally appeared Rober A. Burk, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires:

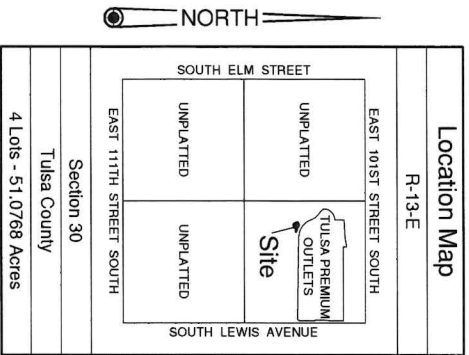
Date

Notary Public
Notary Number: _____

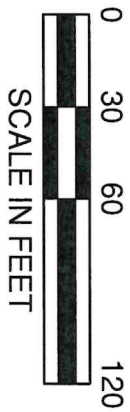
ACCEPTED BY: _____
City of Jenks

Date

Exhibit "A"

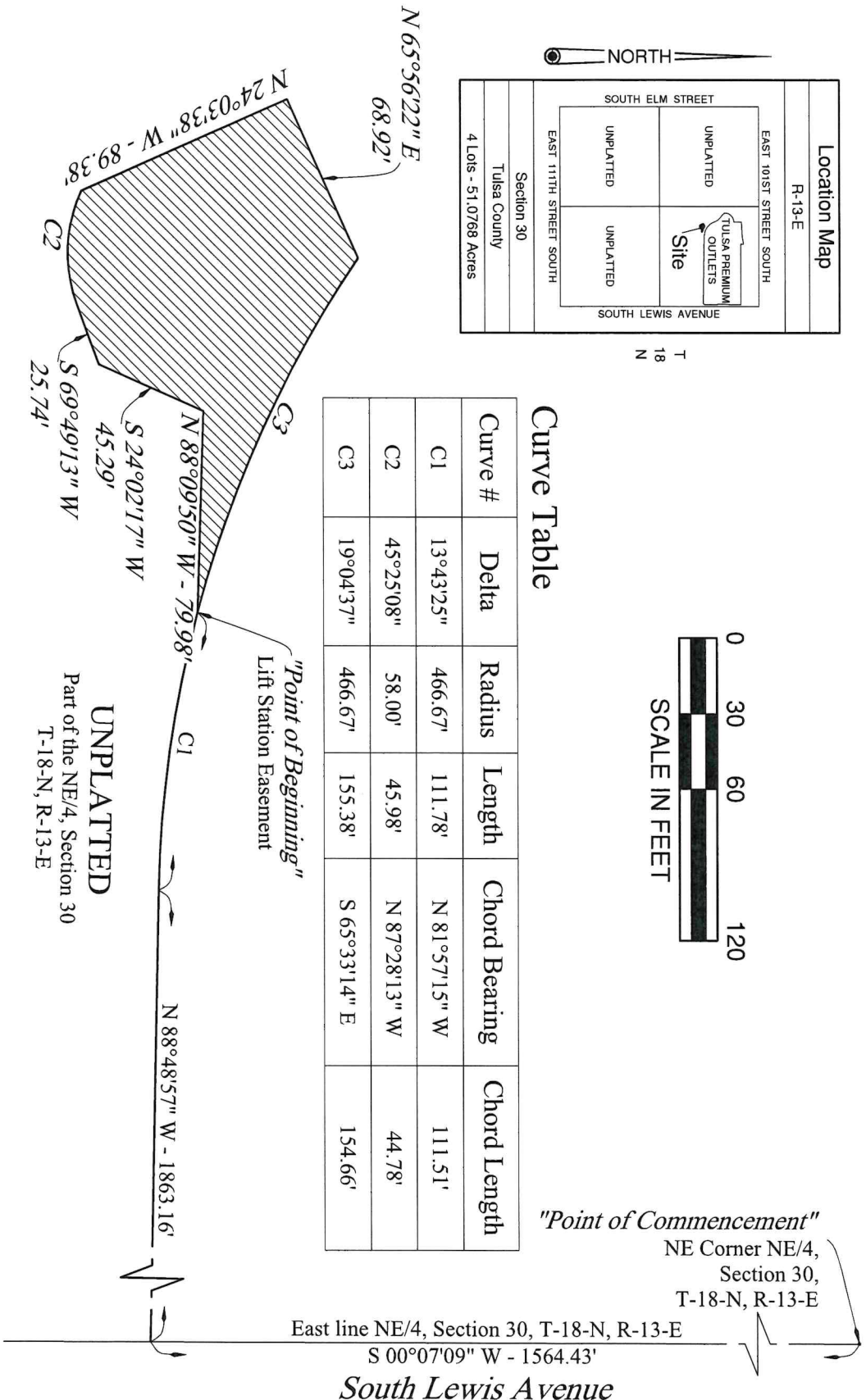


T
18
N



Curve Table

Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	13°43'25"	466.67'	111.78'	N 81°57'15" W	111.51'
C2	45°25'08"	58.00'	45.98'	N 87°28'13" W	44.78'
C3	19°04'37"	466.67'	155.38'	S 65°33'14" E	154.66'



LIFT STATION EASEMENT

Sheet 1 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030
Scale: 1" = 60'
Date: 6/14/2023

Exhibit "A"

Legal Description

A Tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); Thence South 00°07'09" West, along the East line of said Northeast Quarter (NE/4), a distance of 1564.43 feet; Thence North 88°48'57" West a distance of 1863.16 feet to a tangent curve to the right; Thence along said tangent curve to the right with a central angle of 13°43'25", a radius of 466.67 feet, an arc length of 111.78 feet, a chord bearing of North 81°57'15" West and a chord length of 111.51 feet to the "Point of Beginning"; Thence North 88°09'50" West a distance of 79.98 feet; Thence South 24°02'17" West a distance of 45.29 feet; Thence South 69°49'13" West a distance of 25.74 feet to a tangent curve to the right; Thence along said tangent curve to the right with a central angle of 45°25'08", a radius of 58.00 feet, an arc length of 45.98 feet, a chord bearing of North 87°28'13" West and a chord length of 44.78 feet; Thence North 24°03'38" West a distance of 89.38 feet; Thence North 65°56'22" East a distance of 68.92 feet to a non-tangent curve to the left; Thence along said non-tangent curve to the left with a central angle of 19°04'37", a radius of 466.67 feet, an arc length of 155.38 feet, a chord bearing of South 65°33'14" East and a chord length of 154.66 feet to the "Point of Beginning".

Said Tract contains 10,664 square feet, or 0.2448 acres.

The non-astronomical basis of bearings is the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

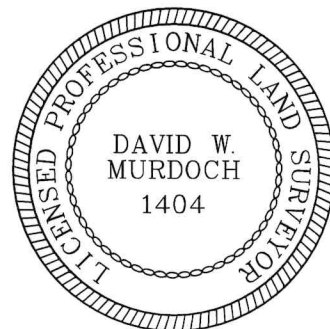
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.06.30 11:55:47 -05'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



LIFT STATION EASEMENT

Sheet 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 6/14/2023

OVERLAND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company** hereinafter called Grantor(s), in consideration of the special benefits to the reminder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, Oklahoma, hereinafter called Grantee or City of Jenks, its successors and assigns, a perpetual OVERLAND DRAINAGE EASEMENT described as:

SEE "EXHIBIT A"

Conditions of this easement:

1. For the common use and benefit of the owner of the subject property and for the benefit of the City of Jenks, Oklahoma, the owner hereby dedicate to the public and establishes and grants perpetual easements on, over, and across those areas designated as Overland Drainage Easement for the purposes of permitting the flow, conveyance, detention, and discharge of storm water runoff from the subject property and surrounding lands to include public roadways.
2. The Overland Drainage Easement Area is hereby established with an access easement to the City of Jenks, their agents, or contractors for the sole purpose of maintaining the storm water detention and drainage facilities and associated appurtenances located within the Overland Drainage Easement.
3. Drainage facilities constructed in the overland drainage easement shall be in accordance with the adopted standards of the City of Jenks, Oklahoma and the plans and specifications shall be approved by the Jenks City Engineer prior to installation.
4. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement without the approval of the Jenks City Engineer. This restriction shall be enforceable by the City of Jenks and/or Jenks Public Works Authority.
5. The overland drainage easement areas shall be maintained by the owner of the realty upon which the overland drainage easement is located at the owner's cost in accordance with the standards prescribed by the City of Jenks. In the event the owner of realty over which the overland drainage easement is located should fail to properly maintain the easement area or in the event of the placement of an obstruction within the easement area or the alteration of the grade or contour thereon, the City of Jenks and/or the Jenks Public Works Authority or its designated contractor may enter the easement area and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereon shall be paid by the owner of the realty. In the event the owner fails to pay the cost of the maintenance after completion of the maintenance and receipt to a statement of costs, the City of Jenks may institute an action to recover the same, including attorney fees and costs incurred.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

By **RIVER DISTRICT DEVELOPMENT, LLC**
an Oklahoma limited liability company

By: _____
Robert A. Burk
Authorized Manager

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

This instrument was acknowledged before me this _____ day of _____ 2023, by Robert A. Burk as Authorized Manager of **RIVER DISTRICT DEVELOPMENT, LLC**.

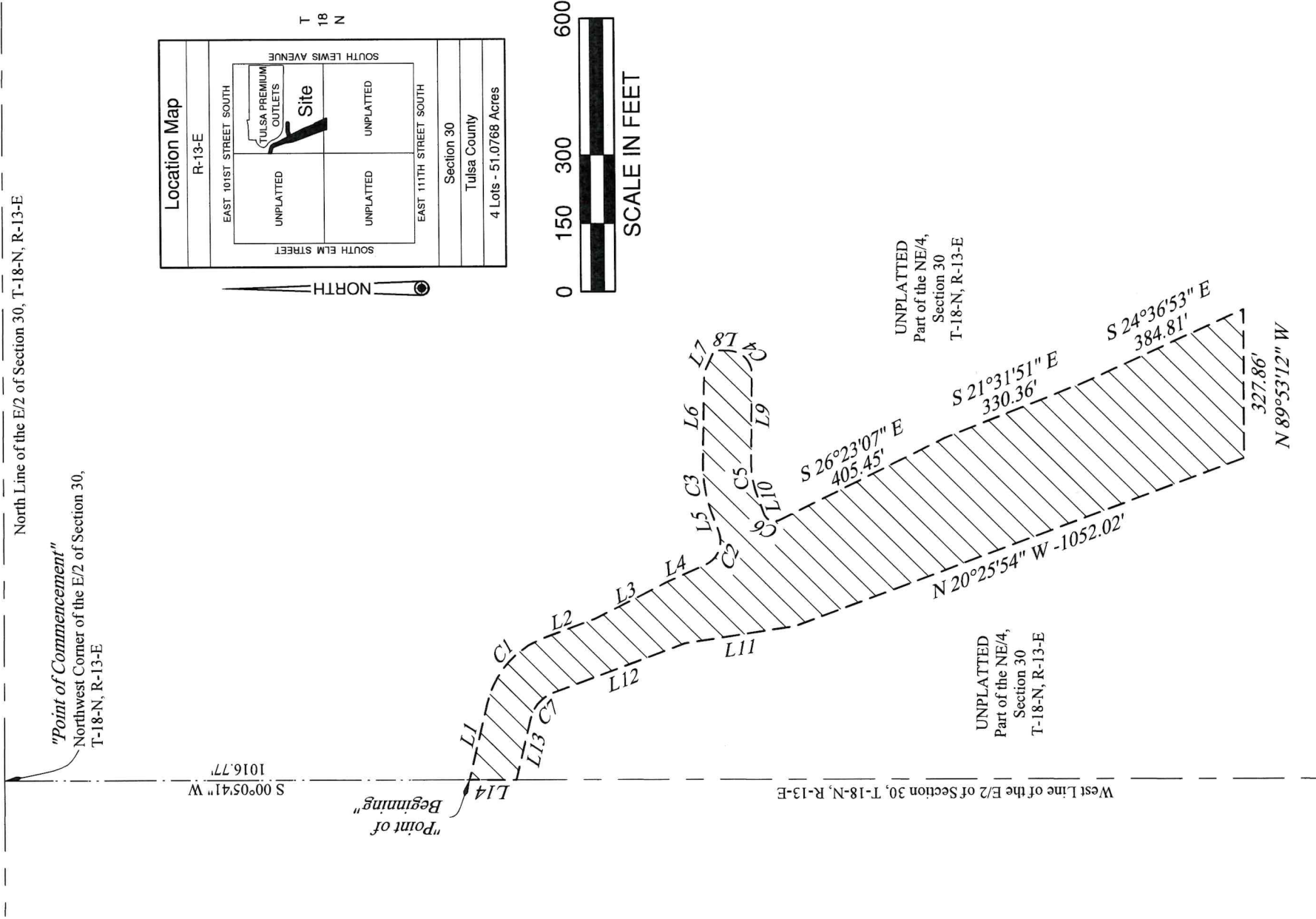
GIVEN under my hand and seal of office the day and year above written.

My Commission Expires: _____
Date _____ Notary Public

My Notary No. _____
Accepted by City of Jenks on this _____ day of _____, 2010.

City of Jenks Title

Exhibit "A"



DRAINAGE EASEMENT

Sheet 1 of 3



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030
Scale: 1"=300'
Date: 6/14/2023

Exhibit "A"

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	56°14'16"	200.00'	196.31'	S 48°29'25"E	188.52'
C2	86°13'32"	58.00'	87.29'	S 67°04'01"E	79.28'
C3	20°17'45"	302.50'	107.15'	N 81°02'10"E	106.59'
C4	89°34'47"	50.00'	78.17'	S 45°58'26"W	70.45'
C5	16°49'19"	202.00'	59.31'	S 82°21'10"W	59.09'
C6	97°09'54"	24.78'	42.02'	S 21°37'18"W	37.16'
C7	56°14'16"	80.00'	78.52'	N 48°29'25"W	75.41'

Line Table			
No.	Bearing	Distance	
L1	S 76°36'33"E	175.20'	
L2	S 20°22'17"E	119.43'	
L3	S 26°47'38"E	175.89'	
L4	S 23°57'16"E	93.36'	
L5	N 69°49'13"E	49.69'	
L6	S 88°48'57"E	199.18'	
L7	S 65°37'02"E	54.02'	
No.	Bearing	Distance	
L8	S 01°11'03"W	32.87'	
L9	N 89°14'10"W	197.24'	
L10	S 70°12'15"W	56.95'	
L11	N 08°43'46"W	245.94'	
L12	N 20°22'17"W	309.66'	
L13	N 76°36'33"W	138.20'	
L14	N 00°05'41"E	102.75'	

DRAINAGE EASEMENT



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 6/14/2023

Exhibit "A"

Legal Description

A tract of land contained within the East-Half (E/2) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the northwest corner of the East-Half (E/2) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East; Thence South 00°05'41" West along the west line of said East-Half (E/2) a distance of 1016.77 feet to the "Point of Beginning";

Thence South 76°36'33" East a distance of 175.20 feet; Thence along a tangent curve to the right, having a radius of 200.00 feet, a central angle of 56°14'16", a chord bearing of South 48°29'25" East, a chord length of 188.52 feet for an arc length of 196.31 feet; Thence South 20°22'17" East a distance of 119.43 feet; Thence South 26°47'38" East a distance of 175.89 feet; Thence South 23°57'16" East a distance of 93.36 feet; Thence along a tangent curve to the left, having a radius of 58.00 feet, a central angle of 86°13'32", a chord bearing of South 67°04'01" East, a chord length of 79.28 feet for an arc length of 87.29 feet; Thence North 69°49'13" East a distance of 49.69 feet; Thence along a tangent curve to the right, having a radius of 302.50 feet, a central angle of 20°17'45", a chord bearing of North 81°02'10" East, a chord length of 106.59 feet for an arc length of 107.15 feet; Thence South 88°48'57" East a distance of 199.18 feet; Thence South 65°37'02" East a distance of 54.02 feet; Thence South 01°11'03" West a distance of 32.87 feet; Thence along a tangent curve to the right, having a radius of 50.00 feet, a central angle of 89°34'47", a chord bearing of South 45°58'26" West, a chord length of 70.45 feet for an arc length of 78.17 feet; Thence North 89°14'10" West a distance of 197.24 feet; Thence along a tangent curve to the left, having a radius of 202.00 feet, a central angle of 16°49'19", a chord bearing of South 82°21'10" West, a chord length of 59.09 feet for an arc length of 59.31 feet; Thence South 70°12'15" West a distance of 56.95 feet; Thence along a tangent curve to the left, having a radius of 24.78 feet, a central angle of 97°09'54", a chord bearing of South 21°37'18" West, a chord length of 37.16 feet for an arc length of 42.02 feet; Thence South 26°23'07" East a distance of 405.45 feet; Thence South 21°31'51" East a distance of 330.36 feet; Thence South 24°36'53" East a distance of 384.81 feet; Thence North 89°53'12" West a distance of 327.86 feet; Thence North 20°25'54" West a distance of 1052.02 feet; Thence North 08°43'46" West a distance of 245.94 feet; Thence North 20°22'17" West a distance of 309.66 feet; Thence along a tangent curve to the left, having a radius of 80.00 feet, a central angle of 56°14'16", a chord bearing of North 48°29'25" West, a chord length of 75.41 feet for an arc length of 78.52 feet; thence North 76°36'33" West a distance of 138.20 feet to a Point on the west line of said East-Half (E/2); Thence North 00°05'41" East, along said west line, a distance of 102.75 feet to the "Point of Beginning".

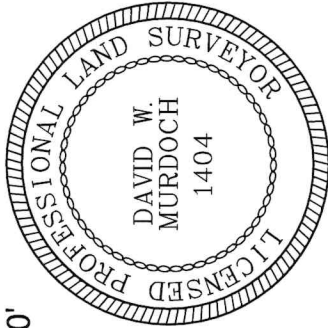
Said tract contains 453,150 square feet, or 10.4029 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of South 00°05'41" West along the west line of the East-Half (E/2) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

Certificate

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.


David W. Murdoch, P.L.S. No. 1404
E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



DRAINAGE EASEMENT

Sheet 3 of 3



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 6/14/2023

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual UTILITY EASEMENT described as:

SEE EXHIBIT "A"

Conditions of this Easement:

1. The Grantor(s) do(es) hereby dedicate for public use the above described area as an 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 and rights-of-way for the uses and purposes aforesaid.
2. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement. This restriction shall be enforceable by the City of Jenks, Jenks Public Works Authority and the supplier of any affected utility service.
3. The property owner shall be responsible for the protection of the underground service facilities located on his property and shall prevent the alteration of grade or any construction activity which would interfere with the gas, electric, telephone or cable television facilities. The suppliers of all utilities shall be responsible for ordinary maintenance of underground facilities and shall at all times, with their employees and agents have the right of access to this easement way.
4. The City of Jenks or its successors and their employees and agents shall at all times have right of access to all easement ways for the purpose of installing, maintaining, removing or replacing any portion of underground water, sewer or storm sewer facilities.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

RIVER DISTRICT DEVELOPMENT, LLC
an Oklahoma limited liability company

By: _____
Rober A. Burk
Authorized Manager

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 _____, 2023, personally appeared Rober A. Burk, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires:

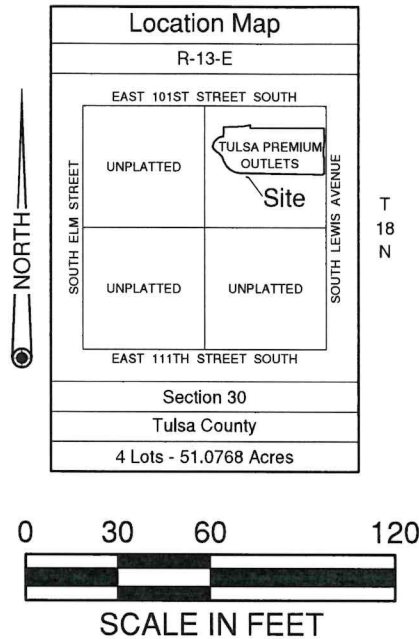
Date

Notary Public
Notary Number: _____

ACCEPTED BY: _____
City of Jenks

Date

Exhibit "A"



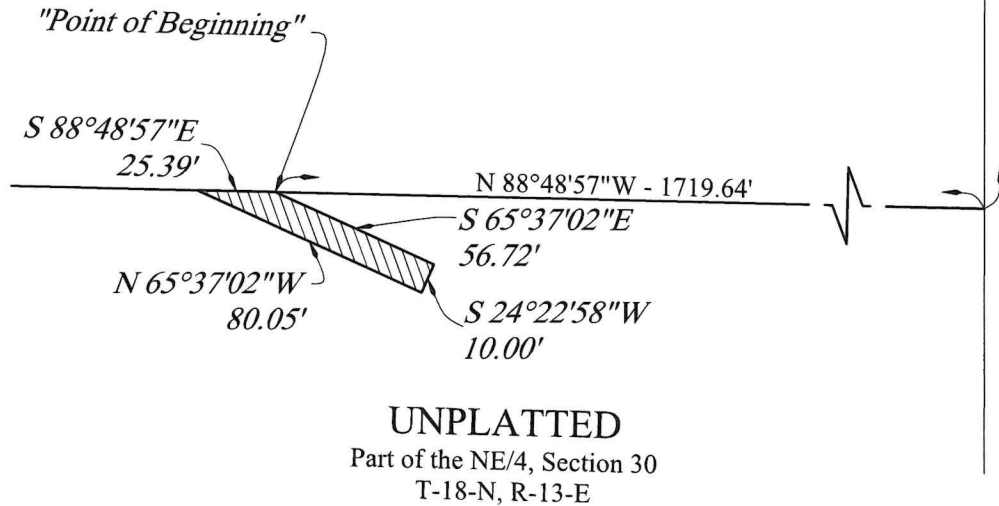
"Point of Commencement"

NE Corner NE/4,
Section 30,
T-18-N, R-13-E

East line NE/4, Section 30, T-18-N, R-13-E

S 00°07'09" W - 1564.43'

South Lewis Avenue



UTILITY EASEMENT

Sheet 1 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030
Scale: 1" = 60"
Date: 6/14/2023

Exhibit "A"

Legal Description

A Tract of land contained within the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter (NE/4); Thence South 00°07'09" West, along the East line of said Northeast Quarter (NE/4), a distance of 1564.43 feet; Thence North 88°48'57" West a distance of 1719.64 feet to the " Point of Beginning" ; Thence South 65°37'02" East a distance of 56.72 feet; Thence South 24°22'58" West a distance of 10.00 feet; Thence North 65°37'02" West a distance of 80.05 feet; Thence South 88°48'57" East a distance of 25.39 feet to the " Point of Beginning" .

Said Tract contains 684 square feet, or 0.0157 acres.

The non-astronomical basis of bearings is the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, as being South 00°07'09" West.

Certificate

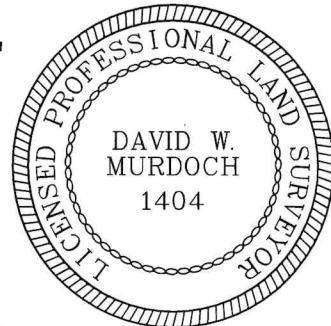
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.
2023.06.30 12:56:33 -05'00'

David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621



UTILITY EASEMENT

Sheet 2 of 2



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Job No: 15-030
Scale: N/A
Date: 6/14/2023

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That RIVER DISTRICT DEVELOPMENT, LLC, an Oklahoma limited liability company, hereinafter called Grantor(s), in consideration of the special benefits to the remainder of the tract, the sufficiency of which is hereby acknowledged, does hereby grant, bargain, transfer, and convey to the City of Jenks, hereinafter called Grantee, its successors and assigns, a perpetual UTILITY EASEMENT described as:

SEE EXHIBIT "A"

Conditions of this Easement:

1. The Grantor(s) do(es) hereby dedicate for public use the above described area as an 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 and rights-of-way for the uses and purposes aforesaid.
2. The property owner is restricted from installing, erecting, constructing, building or placing any building or structure or other above or below ground structure on, over or across the above described easement. This restriction shall be enforceable by the City of Jenks, Jenks Public Works Authority and the supplier of any affected utility service.
3. The property owner shall be responsible for the protection of the underground service facilities located on his property and shall prevent the alteration of grade or any construction activity which would interfere with the gas, electric, telephone or cable television facilities. The suppliers of all utilities shall be responsible for ordinary maintenance of underground facilities and shall at all times, with their employees and agents have the right of access to this easement way.
4. The City of Jenks or its successors and their employees and agents shall at all times have right of access to all easement ways for the purpose of installing, maintaining, removing or replacing any portion of underground water, sewer or storm sewer facilities.

IN WITNESS WHEREOF, the said Grantor(s) has/have executed this document on this _____ day of _____, 2023.

RIVER DISTRICT DEVELOPMENT, LLC
an Oklahoma limited liability company

By: _____
Rober A. Burk
Authorized Manager

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 _____, 2023, personally appeared Rober A. Burk, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires:

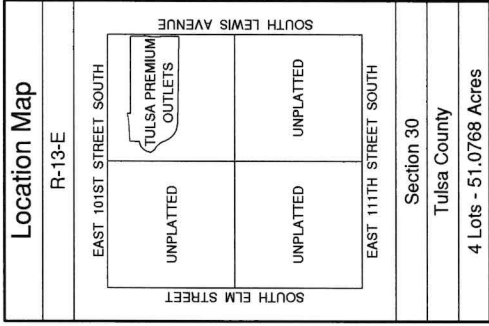
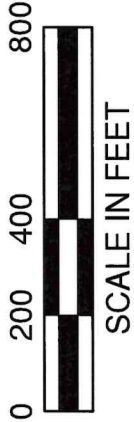
Date

Notary Public
Notary Number: _____

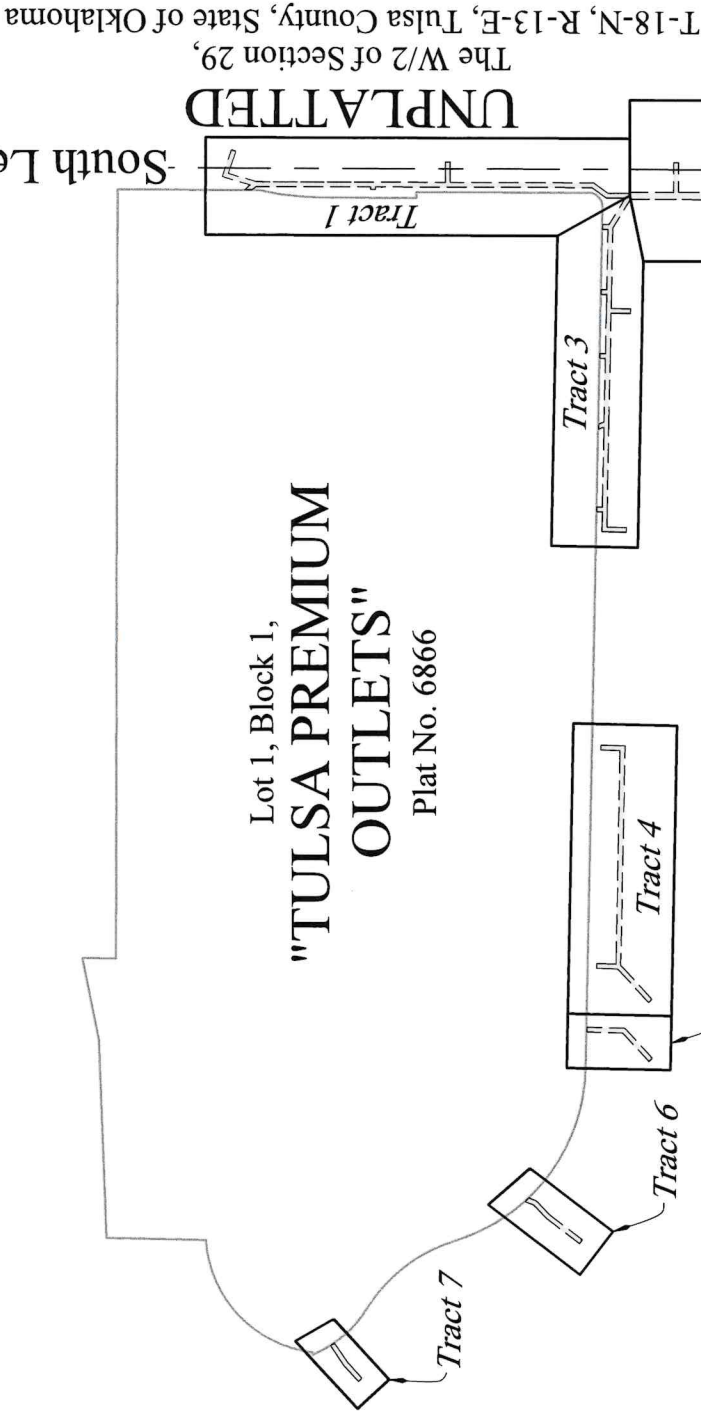
ACCEPTED BY: _____
City of Jenks

Date

Exhibit "A"



East 101st Street South



UNPLATTED
The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

KEY MAP - ALL EASEMENT TRACTS, 1 THROUGH 7
STORM SEWER EASEMENT



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 400'
Date: 12/04/2023
Sheet 1 of 11

Exhibit "A"

East 101st Street South

"Point of Commencement"
The northeast corner of
Section 30, T-18-N, R-13-E,
Tulsa County, State of Oklahoma

The W/2 of Section 29,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

UNPLATTED
The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

Lot 1, Block 1,
"TULSA PREMIUM
OUTLETS"

Plat No. 6866



S 00°07'09"W - 1538.31'
South Lewis Avenue

Tract 1
Easement
N 00°07'09"E
245.03'
10.00'
D
The west line of Section 29,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma
S 70°42'58"E - 38.51'
S 70°42'58"E - 15.74'
W 08°54'45"W - 18.50'
L4
L4

MATCHLINE A

STORM SEWER EASEMENT



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 100'
Date: 12/04/2023
Sheet 2 of 11

Exhibit "A"

MATCHLINE A

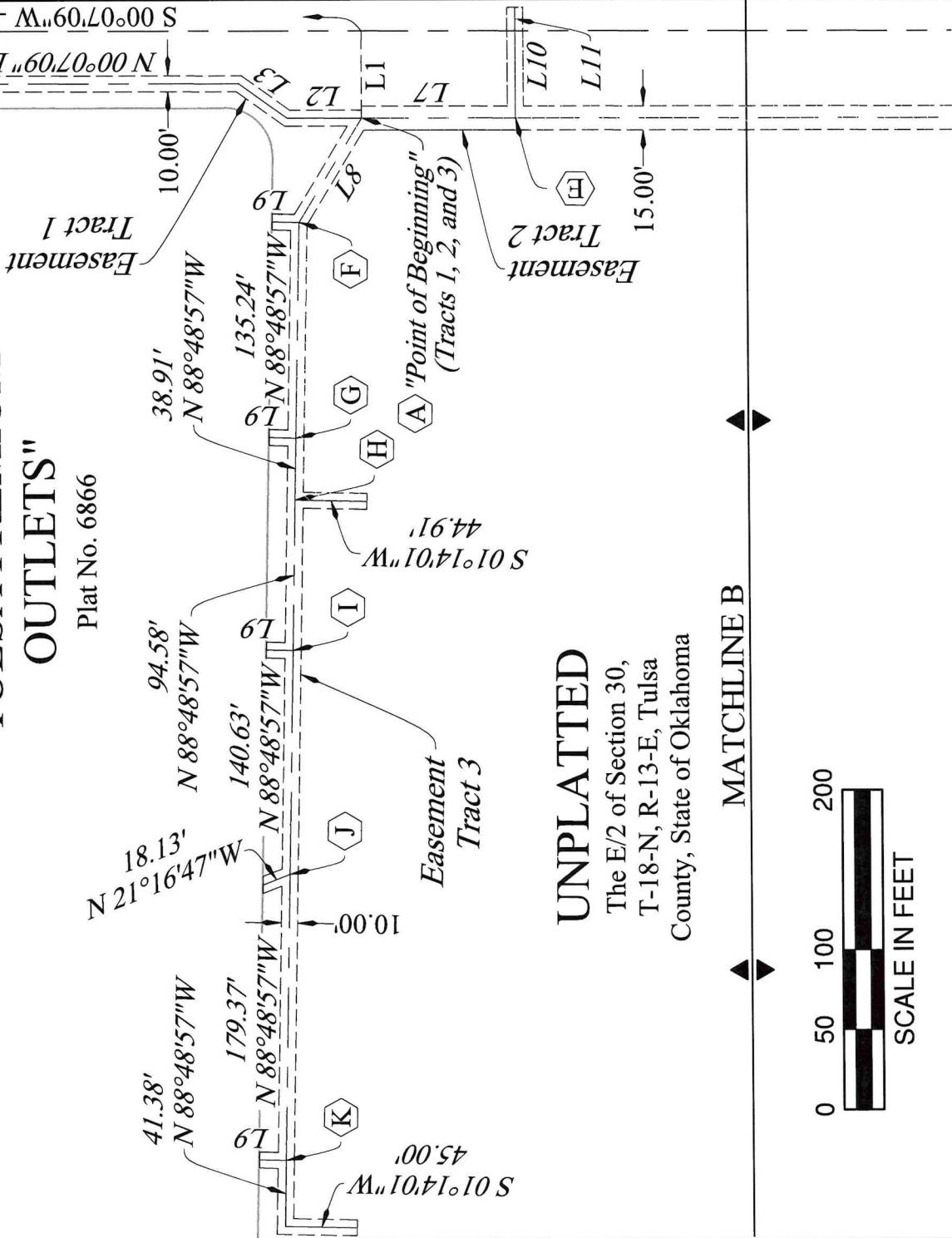
Line Table

No.	Bearing	Distance
L1	N 89°52'51"W	54.50'
L2	N 00°07'09"E	46.58'
L3	N 35°41'46"E	37.17'
L4	N 16°27'17"E	64.91'
L5	S 89°56'04"E	32.87'
L6	S 89°56'04"E	14.83'

No.	Bearing	Distance
L7	S 00°07'09"W	96.32'
L8	N 58°48'57"W	76.27'
L9	N 01°11'03"E	16.75'
L10	S 89°59'29"E	54.50'
L11	S 89°59'29"E	14.84'

Lot 1, Block 1,
"TULSA PREMIUM
OUTLETS"

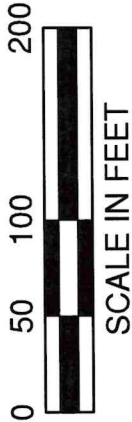
Plat No. 6866



UNPLATTED

The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

MATCHLINE B



STORM SEWER EASEMENT



Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 100'
Date: 12/04/2023
Sheet 3 of 11

MATCHLINE B

UNPLATTED
The W/2 of Section 29,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

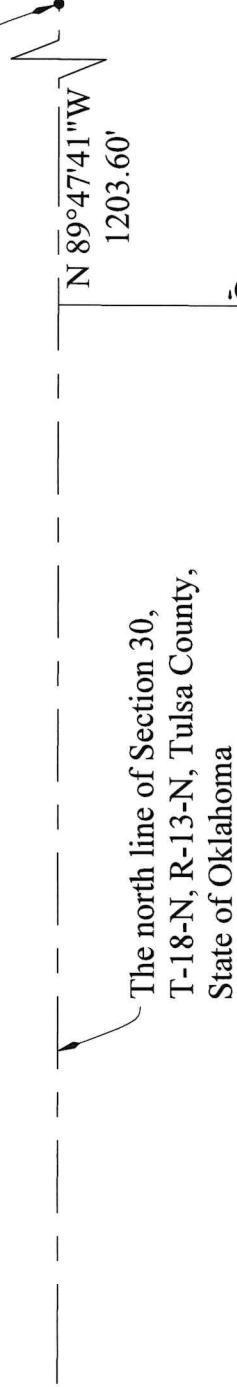
Easement - Tract 2



Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025

Exhibit "A"

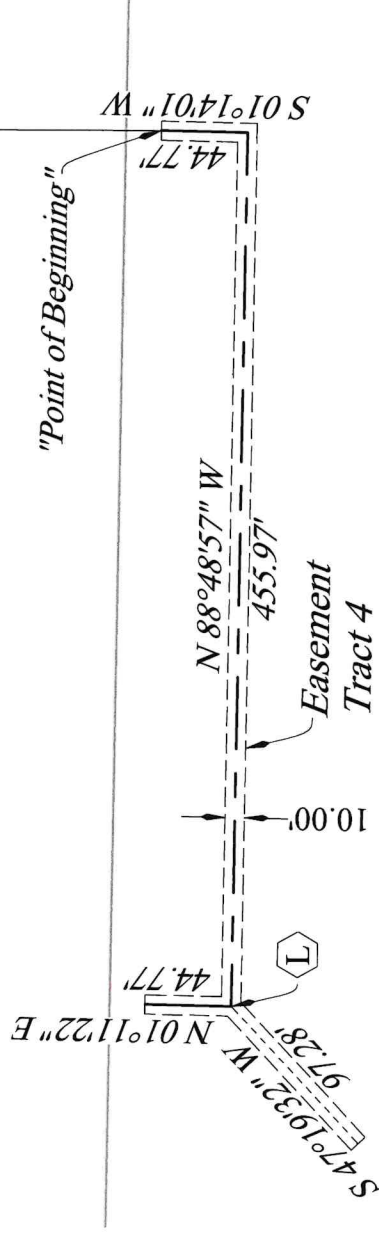
"Point of Commencement"
The northeast corner of Section
30, T-18-N, R-13-N, Tulsa
County, State of Oklahoma



The north line of Section 30,
T-18-N, R-13-N, Tulsa County,
State of Oklahoma

S 00°12'19\"/>

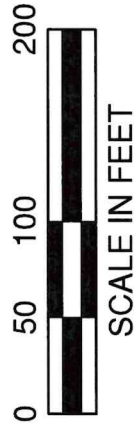
Lot 1, Block 1, "TULSA PREMIUM OUTLETS" Plat No. 6866



"Point of Beginning"

UNPLATTED

The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma



STORM SEWER EASEMENT



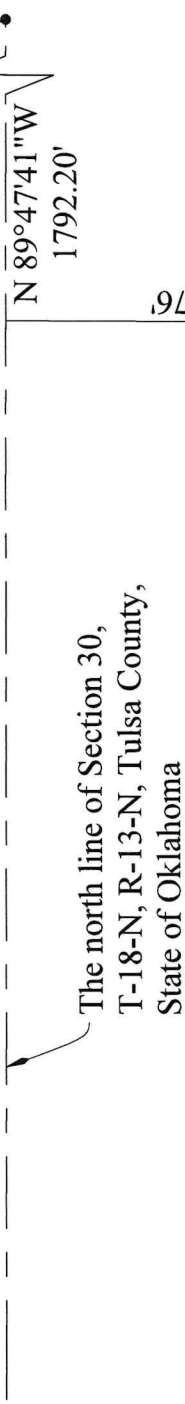
Tulsa Engineering & Planning Associates
9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-340-5999
Civil Engineering, Land Surveying, Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2025



Job No: 15-030.02
Scale: 1" = 100'
Date: 12/04/2023
Sheet 5 of 11

Exhibit "A"

"Point of Commencement"
The northeast corner of Section
30, T-18-N, R-13-N, Tulsa
County, State of Oklahoma



N 89°47'41"W
1792.20'

S 00°12'19"W - 1453.76'

Lot 1, Block 1,
"TULSA PREMIUM
OUTLETS"

Plat No. 6866

"Point of Beginning"

UNPLATTED

The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma

S 01°11'03" W
75.84'

10.00'

S 47°26'36" W

Easement
Tract 5

83.00'



STORM SEWER EASEMENT



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Job No: 15-030.02
Scale: 1" = 40'
Date: 12/04/2023
Sheet 6 of 11

Exhibit "A"

"Point of Commencement"
The northeast corner of Section
30, T-18-N, R-13-N, Tulsa
County, State of Oklahoma

The north line of Section 30,
T-18-N, R-13-N, Tulsa County,
State of Oklahoma

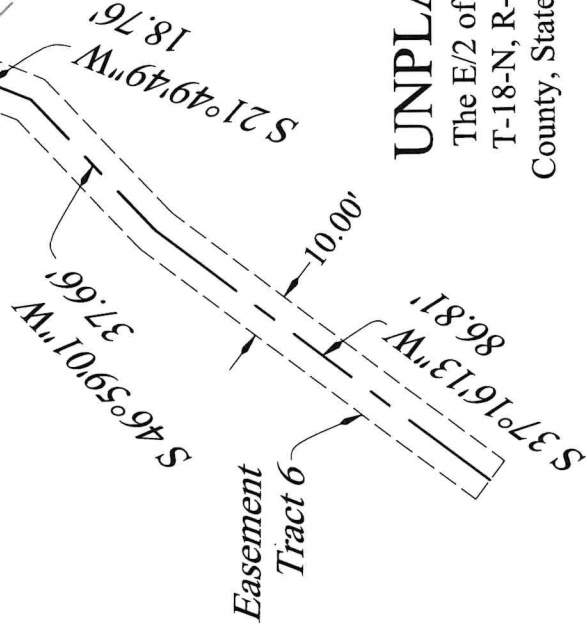
N 89°47'41"W
2147.26'

S 00°12'19"W - 1329.95'

"TULSA PREMIUM
OUTLETS"

Lot 1, Block 1,
Plat No. 6866

"Point of Beginning"



UNPLATTED
The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma



SCALE IN FEET

STORM SEWER EASEMENT



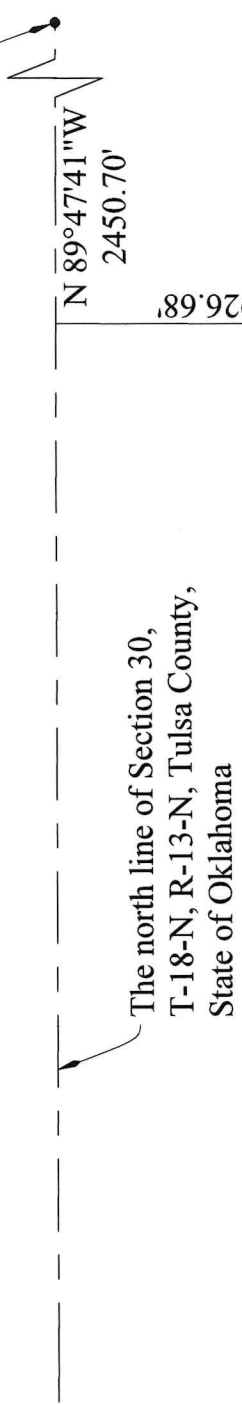
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Job No: 15-030.02
Scale: 1" = 40'
Date: 12/04/2023
Sheet 7 of 11

Exhibit "A"

"Point of Commencement"
The northeast corner of Section
30, T-18-N, R-13-N, Tulsa
County, State of Oklahoma



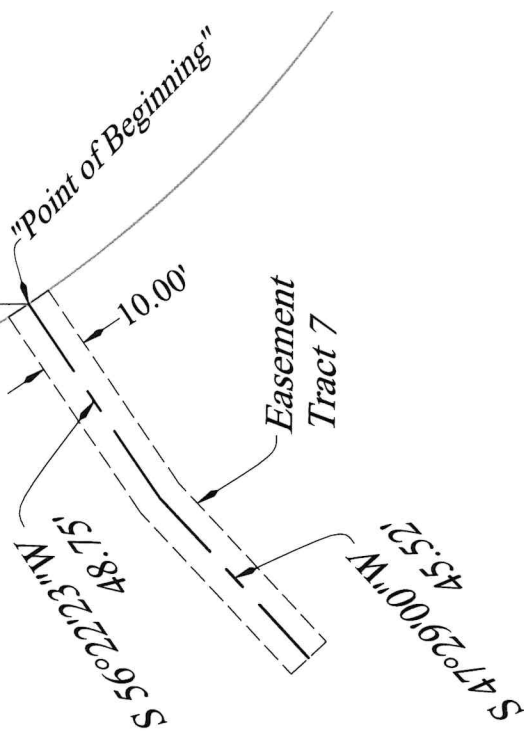
The north line of Section 30,
T-18-N, R-13-N, Tulsa County,
State of Oklahoma

S 00°12'19\"W - 926.68'

N 89°47'41\"W
2450.70'

"TULSA PREMIUM
OUTLETS"
Lot 1, Block 1,
Plat No. 6866

UNPLATTED
The E/2 of Section 30,
T-18-N, R-13-E, Tulsa
County, State of Oklahoma



Easement
Tract 7



SCALE IN FEET

STORM SEWER EASEMENT



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Exhibit "A"

Legal Description for Storm Sewer Easements

Tracts of land being of various widths contained within the East-Half (E/2) of Section Thirty (30) and the West-Half (W/2) of Section Twenty-nine (29), all in Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tracts being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence South 00°07'09" West, along the East line of said Section Thirty (30), a distance of 1538.31 feet; Thence North 89°52'51" West a distance of 54.50 feet to "Point A" and the "Point of Beginning";

Tract 1:

Beginning at aforesaid "Point A" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 00°07'09" East a distance of 46.58 feet; Thence North 35°41'46" East a distance of 37.17 feet; Thence North 00°07'09" East a distance of 299.93 to "Point B"; Thence continuing North 00°07'09" East a distance of 155.36 to "Point C"; Thence continuing North 00°07'09" East a distance of 245.03 feet to "Point D"; Thence North 16°27'17" East a distance of 64.91 feet; Thence South 70°42'58" East a distance of 15.74 feet to a point on the West line of said Section Twenty-Nine (29); Thence continuing South 70°42'58" East a distance of 38.51 feet to a Point of Termination; Thence Beginning at aforesaid "Point B" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence South 89°56'04" East a distance of 32.87 feet to a point on the West line of said Section Twenty-Nine (29); Thence continuing South 89°56'04" East a distance of 14.83 feet to a Point of Termination; Thence Beginning at aforesaid "Point C" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence South 89°50'29" West for a distance of 10.04 feet to a Point of Termination; Thence Beginning at aforesaid "Point D" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 39°49'45" West a distance of 18.50 feet to a Point of Termination, said point being on the East line of Lot One (1), Block One (1), Tulsa Premium Outlets Addition, an subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866;

Tract 2:

Beginning at aforesaid "Point A" for a 15.00 foot wide tract of land being 7.50 feet on each side of the following described centerline; Thence South 00°07'09" West a distance of 96.32 to "Point E"; Thence continuing South 00°07'09" West a distance of 1017.09 feet to "Point M"; Thence on a centerline of a 30.00 foot wide tract of land being 15.00 feet on each side, South 79°03'29" East a distance of 55.30 feet to a point on the West line of said Section Twenty-Nine (29); Thence continuing South 79°03'29" East a distance of 89.00 feet to a Point of Termination; Thence Beginning at aforesaid "Point E" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence South 89°59'29" East a distance of 54.50 feet to a point on the West line of said Section Twenty-Nine (29); Thence continuing South 89°59'29" East a distance of 14.84 feet to a Point of Termination. Thence Beginning at aforesaid "Point M", on a centerline of a 30.00 foot wide tract of land being 15.00 feet on each side, North 79°03'29" West a distance of 61.46 feet to a Point of Termination.

(Continued on Sheet 10)



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Job No: 15-030.02

Scale: N/A

Date: 12/04/2023

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(Continued from Sheet 9)

Exhibit "A"

Tract 3:

Beginning at aforesaid "Point A" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 58°48'57" West a distance of 76.27 to "Point F"; Thence North 88°48'57" West a distance of 135.24 feet to "Point G"; Thence continuing North 88°48'57" West a distance of 38.91 to "Point H"; Thence continuing North 88°48'57" West a distance of 94.58 to "Point I"; Thence continuing North 88°48'57" West a distance of 140.63 to "Point J"; Thence continuing North 88°45'57" West a distance of 179.37 feet to "Point K"; Thence continuing North 88°45'57" West a distance of 41.38 feet; Thence South 01°14'01" West a distance of 45.00 feet to a Point of Termination; Thence Beginning at aforesaid "Point F" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'03" East a distance of 16.75 feet to a Point of Termination, said point being on the South line of said Lot One (1); Thence Beginning at aforesaid "Point G" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'03" East a distance of 16.75 feet to a Point of Termination, said point being on the South line of said Lot One (1); Thence Beginning at aforesaid "Point H" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence South 01°11'03" East a distance of 16.75 feet to a Point of Termination; Thence Beginning at 01°14'01" West a distance of 44.91 feet to a Point of Termination; Thence Beginning at aforesaid "Point I" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'03" East a distance of 16.75 feet to a Point of Termination, said point being on the South line of said Lot One (1); Thence Beginning at aforesaid "Point J" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 21°16'47" West a distance of 18.13 feet to a Point of Termination, said point being on the South line of said Lot One (1); Thence Beginning at aforesaid "Point K" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'03" East a distance of 16.75 feet to a Point of Termination, said point being on the South line of said Lot One (1).

Tract 4:

A tract of land being 10.00 feet in width contained within the East-Half (E/2) of said Section Thirty (30), the centerline of said tract being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence North 89°47'41" West along the North line of said Section Thirty (30), a distance of 1203.60 feet; Thence South 00°12'19" West a distance of 1481.99 to the "Point of Beginning"; Thence South 01°14'01" West a distance of 44.77 feet; Thence North 88°48'57" West a distance of 455.97 to "Point L"; Thence South 47°19'32" West a distance of 97.28 feet to a Point of Termination. Thence Beginning at aforesaid "Point L" for a 10.00 foot wide tract of land being 5.00 feet on each side of the following described centerline; Thence North 01°11'22" East for a distance of 44.77 feet to a Point of Termination.

Tract 5:

A tract of land being 10.00 feet in width contained within the East-Half (E/2) of said Section Thirty (30), the centerline of said tract being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence North 89°47'41" West along the North line of said Section Thirty (30), a distance of 1792.20 feet; Thence South 00°12'19" West a distance of 1453.76 to the "Point of Beginning", said point being on the South line of Lot One (1), Block One (1), "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866; Thence South 01°11'03" West a distance of 75.84 feet; Thence South 47°26'36" West a distance of 83.00 feet to a Point of Termination.

(Continued on Sheet 11)



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Date: 12/04/2023

Sheet 10 of 11

(Continued from Sheet 10)

Exhibit "A"

Tract 6:

A tract of land being 10.00 feet in width contained within the East-Half (E/2) of said Section Thirty (30), the centerline of said tract being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence North 89°47'41" West, along the North line of said Section Thirty (30), a distance of 2147.26 feet; Thence South 00°12'19" West a distance of 1329.95 feet to the "Point of Beginning", said point being on the Southwest line of Lot One (1), Block One (1), "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866; Thence South 21°49'49" West a distance of 18.76 feet; Thence South 46°59'01" West a distance of 37.66 feet; Thence South 37°16'13" West a distance of 86.81 feet to a Point of Termination.

Tract 7:

A tract of land being 10.00 feet in width contained within the East-Half (E/2) of said Section Thirty (30), the centerline of said tract being more particularly described as follows: Commencing at the Northeast corner of said Section Thirty (30); Thence North 89°47'41" West, along the North line of said Section Thirty (30) a distance of 2450.70 feet; Thence South 00°12'19" West a distance of 926.68 to the "Point of Beginning", said point being on the Southwest line of Lot One (1), Block One (1), "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to recorded Plat No. 6866; Thence South 56°22'23" West a distance of 48.75 feet; Thence South 47°29'00" West a distance of 45.52 feet to a Point of Termination.

The sidelines of said tracts of land to be shortened or extended as required as to create a contiguous boundary at the points of beginning and termination.

Said tracts contain a combined 51,691 square feet or 1.1867 acres.

The non-astronomical basis of bearings for said tracts is South 00°07'09" West along the East line of the Northeast Quarter (NE/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

SURVEYOR'S CERTIFICATE:

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



David W. Murdoch, P.L.S.

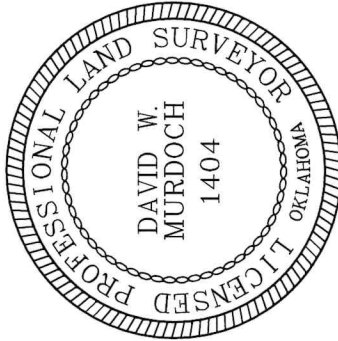
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David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com

Telephone: (918) 252-9621



Tulsa Engineering & Planning Associates

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Job No: 15-030.02

Scale: N/A

Date: 12/04/2023

Sheet 11 of 11

TULSA PREMIUM OUTLETS

JENKS, OKLAHOMA

PLANNED UNIT DEVELOPMENT 100
NOVEMBER 16, 2015

This document is believed to be the approved "PUD 100"

Marcaé Hilton
Marcaé Hilton

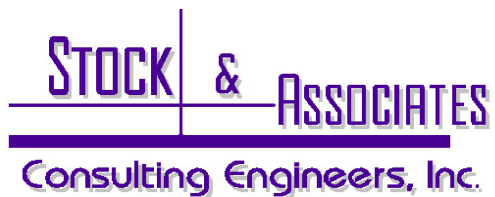


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- II. DEVELOPMENT STANDARDS
- III. ACCESS AND CIRCULATION
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- IX. TRANSFER OF ALLOCATED FLOOR AREA
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 - B. Exhibit 2 – Development Areas
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 - G. Exhibit 7 – Conceptual Main Court
 - H. Exhibit 8 – Conceptual Elevations
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 - K. Exhibit 11 – Existing Soils Map
 - L. Exhibit 12 – Existing and Proposed Utilities
 - M. Exhibit 13 – ALTA Survey
 - N. Exhibit 14 – Legal Description

I. Proposed Development Concept

This application for Planned Unit Development zoning and Preliminary Site Plan approval applies to 51.09 acres of undeveloped land (hereinafter referred to as the “Site”) located at the southwest quadrant of the intersection of Creek Turnpike (Highway 364) and South Lewis Avenue in the City of Jenks, Oklahoma. The property is bordered to the north by the Creek Turnpike right-of-way, to the west by Union Pacific Railroad, to the south by undeveloped property within the River Entertainment/Tourism District, and to the east by Lewis Avenue and undeveloped property within the River District.

Currently, the Site is zoned ‘AG’ Agriculture District, as shown in Exhibit 1: Existing Zoning Map. The subject property is designated Development Sensitive – No Specific Land Uses by the Jenks Comprehensive Plan and is located within the Riverfront Entertainment/Tourism District. The intention is to rezone the Site to ~~CS – Commercial Shopping Center~~ District and overlay such zoning with a Planned Unit Development that governs the entirety of the Development Area, as defined in Exhibit 2: Development Areas.

The boundaries of Development Areas ‘A’ and ‘B’ shown in Exhibit 2 remain conceptual in nature. The proposed development concept within Development Area ‘A’ is a retail outlet shopping center to be called Tulsa Premium Outlets. This project is expected to comprise approximately 401,000 SF of gross leasable area and maintain at least a 5.0/1000 parking ratio. The Development Area will have approximately 2,400 linear feet of frontage along Creek Turnpike and approximately 950 linear feet of frontage on S. Lewis Avenue. The Project and any lots therein may be served by public or private streets or both. The outparcels, as defined in Development Area ‘B,’ may either be developed concurrently with the shopping center or as part of a future phase. The location(s) of Area ‘B’ are subject to change as plans for the Site advance past conceptual stages. Exhibits 3, 4, and 5 show the project’s conceptual site plan as well as aerial views depicting how the project will fit in with the surrounding area.

To support the Project, the Applicant proposes that the Site be rezoned to ~~CS – Commercial Shopping Center~~ District overlaid by this Planned Unit Development, which PUD, if approved by the City of Jenks Planning Commission, is intended to govern each phase of development within the entire Development Area. This PUD is submitted to establish a conceptual site plan with designation of development areas, allocation of uses, intensity of uses, and development standards and conditions for each phase of development. The goal of the guidelines outlined in this document is to ensure that the Site is developed as a community-oriented, upscale, pedestrian-friendly, amenity-rich destination within the Riverfront

Entertainment/Tourism District. Exhibits 6, 7, and 8 provide conceptual renderings and elevations for the project.

II. Development Standards

Gross Land Area: 51.09 acres (2,224,901 SF)

Permitted Uses:

- a) Use Unit 1. Area Wide Uses by Right, limited to Storm Detention Facility, Open Space Landscape Buffering, Street Signage, Thoroughfare and Utility Lines;
- b) Use Unit 10. Off-Street Parking Areas;
- c) Use Unit 11. Offices, Studios;
- d) Use Unit 12. Eating Places other than Drive-Ins;
- e) Use Unit 13. Convenience Goods and Services;
- f) Use Unit 14. Shopping Goods and Services;
- g) Use Unit 19. Hotel, Motel and Recreation Facilities;
- h) Use Unit 21. Business Signs, Outdoor Advertising and Billboards, limited to Business Signs advertising the project and the business and activities located thereon;
- i) And uses customarily accessory to permitted principal uses*

*Outdoor Special Events - Outdoor special events may be permitted. Outdoor special events may include, but are not limited to, outdoor music, sale of alcoholic beverages, erection of tents and other activities customarily associated with festivals, sidewalk sales, charity run/walks, and other similar outdoor events.

Maximum Building Floor Area:

Use Units 11, 12, 13, 14, and 19

Excepting hotel/motel use 600,000 SF

Use Unit 19 limited to hotel/motel uses

Not to exceed 10 site acres 300,000 SF

Maximum Building Coverage: 30% of net lot area

Minimum Building Setbacks:

a)	From north boundary of Development Area	100 feet
b)	From east boundary of Development Area	20 feet
c)	From south boundary of Development Area	50 feet
d)	From west boundary of Development Area	20 feet
e)	From interior lot line*	10 feet
	*if subdivided	

Maximum Building Height: 90 feet**

**Architectural features permitted to exceed maximum height with detailed site plan approval.

Off-Street Parking: Per City Code for applicable Use Unit

Minimum Landscape Area: 10% of net lot area

III. Access and Circulation

The primary points of access to the Site, as shown in Exhibit 9: Access and Circulation, shall be provided by the construction of public frontage roads off of Creek Turnpike and 101st Street (Aquarium Drive). The frontage road construction is a joint venture project between the City of Jenks and the Oklahoma Turnpike Authority (OTA), and has been awarded for construction. It is expected to be completed by early 2017. Vehicles travelling on Creek Turnpike from the east or west will exit at the Elm Street interchange and access the Site via the new frontage road system. Vehicles travelling from the north will access the Site via 101st Street (Aquarium Drive), using the 7th Street underpass or the new frontage road connection beneath the Arkansas River Bridge. Another point of access will be provided from 7th Street via the existing underpass crossing Creek Turnpike.

A public roadway immediately south of the Site shall be constructed as part of the development. This new public roadway, 103rd Street, will consist of an 80' wide right-of-way with a minimum 40' of pavement and will connect the east and west termination of the City/OTA project. Lewis Avenue will also be reconstructed to a three-lane section along the project's eastern frontage. The City/OTA project includes construction of a round-a-bout at the western edge of the Site, which will facilitate efficient distribution of traffic into and out of the Site and surrounding developable properties.

An interior private street shall be constructed to serve as a “loop” road and run around the perimeter of the outlet center. Internal roads shall be designed to promote the safe passage of vehicles and pedestrians. Roads and drive aisles shall be defined by raised curbs with adjacent walkways or landscaping. Entry points to the center should be designed to establish a “sense of arrival” and may include monument sign elements in an architectural style similar to the building(s). Way-finding signs and lighting throughout the private loop road and drive aisles will guide customers to designated parking areas.

The Site shall cater to the pedestrian experience. Trails, walkways, sidewalks, courtyards, promenades, plazas, green spaces, and other amenities shall be strategically integrated throughout the development to enhance walkability and create a community-oriented atmosphere. Sidewalks interior to the Site will connect any public sidewalks/trail to the shopping center. A minimum 10’ wide sidewalk/trail will be constructed adjacent to the new public roadway, 103rd Street, and will connect the western portion of the Site with any future River District development properties to the south and east. The sidewalks will provide excellent connectivity, as they will eventually link up to the Aquarium Trail, which ultimately connects to the Jenks Riverwalk.

IV. Landscaping and Screening

The landscape for the development will be an integral component of the character and quality of the design. Not only will the landscaping details add to the visual appeal of the development, but they will also help in spatial definition, wayfinding and effective site circulation. All landscaping features throughout the Planned Unit Development shall meet the requirements of Chapter 16: Appearance Review District of the City Zoning Code.

Open spaces within the development shall be enhanced with amenities including, but not limited to, benches, tables, chairs, public art, landscaping, bicycle racks, fountains, or other similar features. All landscape details will be complementary with the architectural design of the buildings and other amenities. Landscaping features shall be utilized along roads and entryways to facilitate place-making. Opportunities to provide shaded walkways and seating areas will be optimized throughout the site. Landscaping will not create any isolated areas and will, instead, allow clear views throughout the site. Landscaping shall also include a variety of plant species to provide a mixture of heights and colors throughout the year.

Landscaping will be coordinated/integrated with any proposed “low impact development” techniques incorporated in to the Site’s design.

Because the Site does not abut residential developments, screening fences are not proposed on the Site's perimeter. However, service court areas shall be screened by a decorative wall or other means, and the feature may incorporate landscaping. The height of the screen feature shall be sufficient to screen service vehicles, utilities, receptacles, and other ancillary equipment.

V. Signage

The development's signage program will provide a visual layer between the built environment, the community, and the pedestrian that will brand, inform, direct, and provide for a memorable shopping experience.

Signage placement will consider project architectural facades and unique building forms and details to enhance, complement, and create a balance in the overall building design.

Signage illumination will provide a soft, even, face, halo, or combination face and halo lighting effect. Designed with the environment in mind, this sophisticated illumination will utilize a friendly low voltage/LED standard throughout the development. Control mechanisms will ensure a uniform consistency throughout the entire sign program.

A variety of high quality materials and finishes, including automotive grade paints, brushed and polished metals, textured materials, and patina finishes will ensure a sense of durability and a high level of design.

In addition to the City of Jenks' Sign Code Section 1021, Use Unit 21: Business Signs, Outdoor Advertising and Billboards, the following sign types shall be permitted:

- a) Pylon Sign
- b) Monument Sign
- c) Wall Sign
- d) Vehicular Directional Sign
- e) Parking Identification Sign
- f) Bus Plaza/Bus Stop Sign
- g) Group Check In Sign
- h) Service Court Sign
- i) Project/Construction Sign
- j) Projecting/Canopy Sign

- k) Light Pole Banner Sign
- l) Informational Sign
- m) Pole Sign
- n) Free Standing Sign

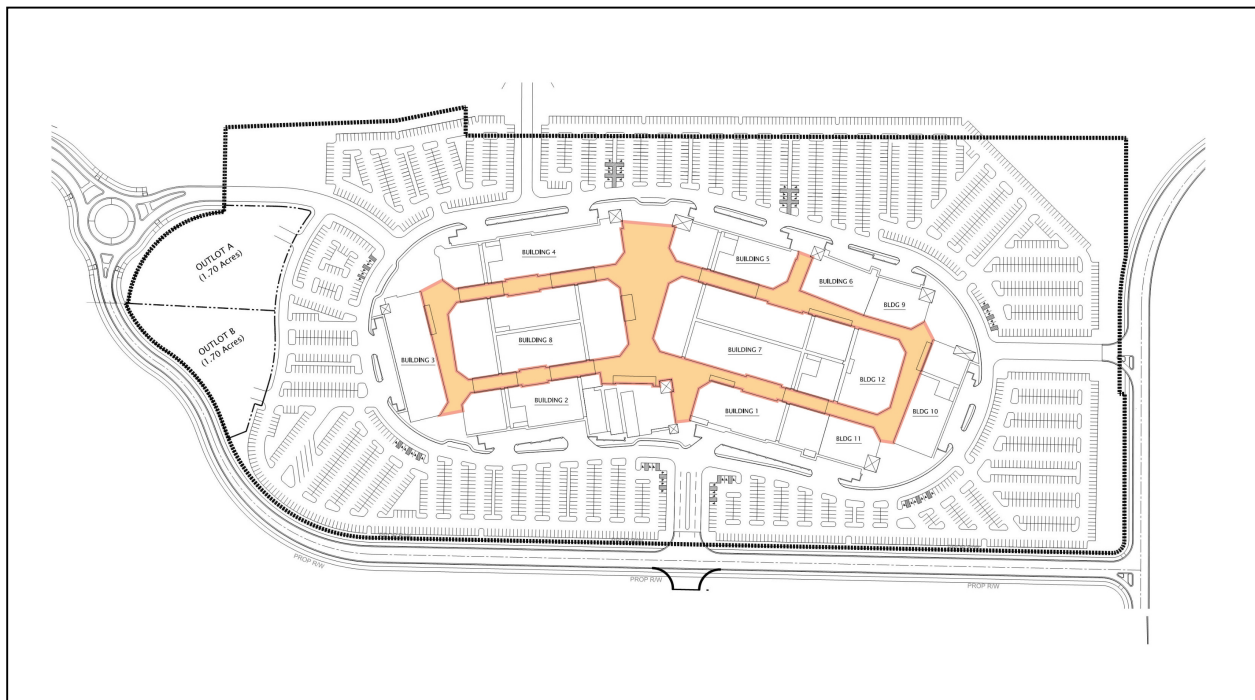
The table below provides a brief description of each of the sign types. The Pylon Project Identification Sign characterized in the table may utilize LED digital message technology. Additionally, Project Identification Signs may be either onsite or offsite.

Note: Number of Signs, Maximum Copy Area per Face, and Maximum Heights for each type of sign listed in the table below are approximations only and are subject to further review as formal plans for the development progress.

Sign	Type	Locations where signs are permitted	Number of signs	Maximum Copy Area Per Face (square feet)	Maximum Height (feet above grade)	Illumination
Project Identification	Pylon (double-sided face)		1	750 (LED digital message is separate – TBD)	90	Internally illuminated, routed and push through / individual channel letters with either face or halo-illuminated or a combination of both. Structure to be illuminated with external ground up lights
Project Identification	Monument (double-sided face)		1 at each entrance roadway	150	17	Internally illuminated, routed and push through / individual channel letters with either face of halo-illuminated or a combination of both. Structure to be illuminated with external ground up lights.
Project Identification	Wall	On towers or other architectural features	As Needed	200 *excluded from 20% total exterior building wall surface area		Internally illuminated, routed and push through / individual channel letters with either face or halo illuminated or a combination of both.

Sign	Type	Locations where signs are permitted	Number of signs	Maximum Copy Area Per Face (square feet)	Maximum Height (feet above grade)	Illumination
Tenant	Wall	Towers/Special Feature Buildings/Exterior Walls facing Freeway/Non-Freeway Roadways		20% of total exterior building wall surface area. Signs interior of the building entry ways are excluded from max allowable sign area calculation.		Internally illuminated, routed push through / individual channel letters with either face or halo illuminated or a combination of both.
Vehicular Directional	Pole Sign	Key parking lot intersections and drive aisles	As needed	12	7	Non-illuminated Reflective vinyl
Parking lot Identification	Pole Sign (3 sign faces per location)	Mounted to parking area light poles	As needed	9		Non-illuminated Reflective vinyl
Bus Plaza Identification sign	Wall (single sided face)	At bus shelter	2	50		Internally illuminated, routed and push through / individual channel letters with either face or halo illuminated or a combination of both.
Bus Stop	Pole	At bus stop/bus parking area	2 at bus stop and 2 at bus parking area	8	9	Non-illuminated Reflective vinyl
Delivery/Service Area Identification	Pole/Wall	At delivery/service area entrances	4 per service area	9	9	Non-illuminated Reflective vinyl
Project/Construction	-	-	3	150	45	Non-illuminated Reflective vinyl
Informational	-		As needed	40		Non-illuminated
Group Check In	Pole/Wall		As Needed	8		Non-illuminated Reflective vinyl
Regional Court Identification	Free Standing	At entrance plaza to courtyards	7	20	12	Internally illuminated, routed push through / individual channel letters with either face or halo illuminated or a combination of both

Per the below diagram, signs located within the yellow zones are considered interior to the center and shall not be subject to any dimensional regulations or limits regarding the number and locations of such signs. Further, any signs located within the yellow interior zones shall be excluded from the 20% total exterior building sign area calculation.



Note: Diagram is conceptual and demonstrates the imaginary line that separates exterior regulated signage from interior non-regulated signage. Actual geometry may vary.

During the period of construction, but in no event exceeding 18 months, a maximum of three signs advertising the construction of the Premium Outlets improvements may be erected on the perimeter street frontage of the Development Area; provided such a sign shall not exceed 400 square feet of display surface area. Such a sign shall not exceed 15 feet in height, and illumination, if any, shall be by constant light. After the initial 18-month period of construction of improvements, each construction sign shall be reduced to a height not to exceed eight feet, and display surface area shall be reduced to eight square feet.

VI. Lighting

The lighting scheme at the development will complement the architectural style of the buildings and also be coordinated with the style of the street furniture, creating a consistent theme and look throughout. The types of lighting anticipated are as follows:

- **Parking Field Illumination** – Light standards shall not exceed 35 feet in height and shall be hooded and directed downward and away from the north boundary (Creek Turnpike)

of the project. A photometric analysis will be performed to confirm lighting levels at the north property boundaries are zero.

- Walkway Illumination – Pedestrian-scale vertical lamps will be distributed along the walkways to visually enhance the pedestrian experience and increase user safety.
- Building Illumination – Wall sconces will be attached to the vertical piers that separate retail units, and will also be placed at building corners. Sconces will have a complimentary style and color to the vertical lamps. Additional building-mounted lights will emphasize architectural features. Building mounted lights shall be directed downward and away from the east and north boundary of the project.

VII. Site Analysis

Topographically, the existing Site is relatively flat and grass covered. Exhibit 10: Site Plan with Topography shows the Site's existing conditions.

As shown in Exhibit 11: Existing Soils Map, the Site predominantly consists of two types of soil: Latanier clay, which belongs to Hydrologic Soil Group "D;" and Severn very fine sandy loam, which belongs to Hydrologic Soil Group "B." Both soils are found in areas of flat slopes (0-3 percent) and in areas "occasionally" flooded.

The Site is situated within the Wilmott Creek Watershed, which is tributary to the Arkansas River. The general drainage pattern at the property consists of runoff flowing from the northwest to the southeast into Wilmott Creek, which crosses the southern portion of the Site. A previously approved CLOMR (Case No. 10-6-1378R approved September 13, 2011) and Flood Study for the River District indicates that Wilmott Creek will be realigned to the western edge of the property into a man-made channel that will also serve as the drainage path for bypass flows from Polecat Creek.

Drainage plans are still preliminary and is subject to change as the Site's design advances. The western half of the proposed development shall discharge into the new drainage bypass channel for the realigned Wilmott Creek and Polecat Creek. This new drainage channel is expected to start from the existing Union Pacific Railroad trestle, located immediately west of the Site, and extend south to the existing pond at the edge of the River District property. Storm water on the eastern portion of the proposed development is expected to drain to the Arkansas River likely through a combination of enclosed sewers and open drainage channels extending south along S. Lewis Avenue and then east to the discharge point.

As part of the previously approved CLOMR and Flood Study for the River District, the City of Jenks established minimum elevations for both commercial and residential developments: the minimum finish floor elevation for commercial development shall be 1 foot above the 300-year flood event, which is elevation 616.00. As such, the proposed retail outlet center shall have a minimum finish floor elevation at or above elevation 617.00.

An existing 24" high pressure gas transmission line crosses diagonally through the center of the property from the southwest to the northeast. This gas main will be relocated to the perimeter of the property to accommodate the proposed development. There are also two existing 10" abandoned gas mains that cross through the property; these will be removed to accommodate the proposed development.

Offsite extensions of gas, electric, water, telecommunications, and sewer are required to serve the project. Exhibit 12: Existing and Proposed Utilities provides a visual representation of the current and proposed utility locations. Gas lines on the north side of the Creek Turnpike shall be extended south to service the Site. The Site currently does not have electric service; however, an existing overhead transmission line runs along the east side of Lewis Avenue. Three phase electric and telecommunications shall be extended along the new frontage road from Elm Street. A 12" water main shall be installed along the proposed new public roadway (103rd Street), extending from the existing 10" water main along Lewis Avenue and running to the limits of the City/OTA frontage road project located at the western edge of the Site. A looped 8" water main system shall be provided on the property, circulating the perimeter of the outlet center. Sanitary sewer service shall be provided using an existing 16" sanitary force main located along the west side of Union Pacific Railroad. An 8" gravity sanitary sewer will be constructed on the Site, extending along the new 103rd Street to the southwest corner of the property, where a public sanitary lift station is expected to be constructed. A new 6" sanitary force main shall extend west from the new lift station, beneath the relocated drainage channel and existing railroad, and connect to the existing 16" public force main. Utility extensions shall be coordinated between all agencies, the City of Jenks, the Oklahoma Turnpike Authority and adjacent property owners.

VIII. Subdivision

Upon completion of the initial platting, which will set forth the allocation of floor area, division of lots may occur by approved lot split application, in accordance with Jenks Subdivision Regulations. Subdivision may be subject to further approval by the City of Jenks Planning Commission as a minor amendment to the PUD (reference Section IX below) establishing the

floor area allocations and confirming the existence of any necessary cross-parking and mutual access easements.

IX. Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated. However, the allocation shall not exceed 10% of the initial allocation of the lot to which the transfer of floor area is to be made. Such a transfer would require approval of a PUD minor amendment.

X. Detailed Site Plan Review

Development Areas 'A' and 'B,' as shown in Exhibit 2, may be developed concurrently or in separate phases as determined by market forces and the project's developer. No building permit shall be issued until a Planned Unit Development detailed site plan of the proposed improvements has been submitted to the City of Jenks and approved as being in compliance with the development concept and the development standards.

XI. Platting Requirements

Development Areas 'A' and 'B,' as shown in Exhibit 2, may be developed concurrently or in separate phases as determined by market forces and the project's developer. No building permit shall be issued until the development phase for which a permit is sought has been included in a subdivision plat submitted to and approved by the City of Jenks Planning Commission, the City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development conceptual site plan, and the City of Jenks shall be a beneficiary thereof.

XII. Tentative Schedule of Development

Development of the project is anticipated to begin in the spring of 2016 and is projected to be completed in the fall of 2017, assuming market conditions permit.

XIII. Legal Description

Please see Exhibit 13: ALTA and Exhibit 14: Legal Description.

Tulsa Premium Outlets, L.L.C.

(973) 228.6111

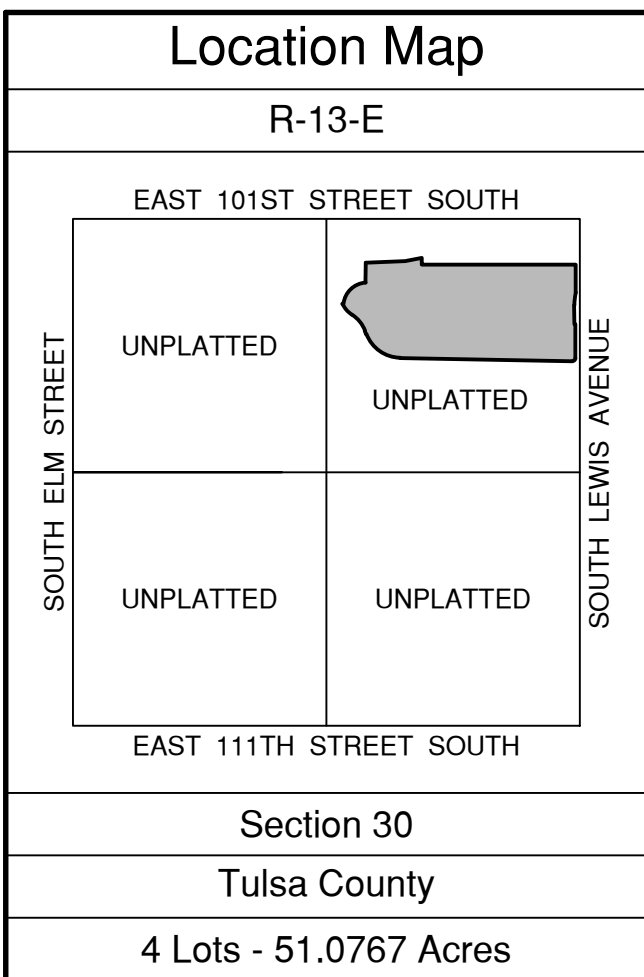
A re-subdivision of Lot 1, Block 1, Tulsa Premium Outlets, a Subdivision in the City of Jenks, being part of the NE/4 of Section 30, Township 18 North, Range13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

Tulsa Engineering & Planning Associates, Inc.

Phone: 918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 53
RENEWAL DATE: JUNE 30, 2025

Found ODOT Brass Cap
The Northeast Corner of Section
30, T-18-N, R-13-E, Tulsa
County, State of Oklahoma



 = Area to be Dedicated per this Plat

B = Chord Bearing Doc. = Document
L = Chord Length U/E = Utility Easement

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 5" 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 CA 5" 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 CA 5" 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.

The non-astronomic bearings for this survey are based on an assumed bearing of S 00°07'09" W along the east line of the NE/4 of Section 30, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

A "MAG" nail in top of the curb between the sidewalk and the grassy area in the northwest quadrant of the traffic circle.

ELEVATION = 617.51 NAVD 1988

Areas located within Limits of Flood Zone "AE" per FIRM Map No. 40143C0364L, with a Map Revision Date of October 16, 2012 for Community No. 400209, are located within LOMR-F, Case No.:16-06-3510X, Dated July 18, 2016.

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by
the Jenks City Council

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

CITY MANAGER

Tulsa Premium Outlets Amended
Date of Preparation: December 04, 2023
Sheet 1 of 3

TULSA PREMIUM OUTLETS
AMENDED

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT TULSA PREMIUM OUTLETS, LLC, a Delaware limited liability company, c/o Simon Premium Outlets, 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:

Are-subdivision of Lot 1, Block 1, "Tulsa Premium Outlets", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6866, being more particularly described as follows:

Commencing at the northeast corner of said Section 30;

Thence S 00°07'09" W, along the east line of said NE/4, a distance of 476.63 feet;

Thence N 89°52'51" W a distance of 44.75 feet to the "Point of Beginning", said point being on the southerly Right of Way for "101st Place South" as recorded in the Tulsa County Clerk's office in Book 5580, Page 1845;

Thence S 00°07'09" W along a line that is 44.75 feet measured perpendicularly from the east line of said NE/4, a distance of 291.20 feet to a non-tangent curve to the left;

Thence along said non-tangent curve to the left with a central angle of 13°05'40", a radius of 586.50 feet, an arc length of 134.04 feet, a chord bearing of S 06°39'59" W and a chord length of 133.75 feet to a point that is 60.00 feet measured perpendicularly from the east line of said NE/4;

Thence S 00°07'09" W and tangent to the previous curve and along a line that is 60.00 feet measured perpendicularly from the east line of said NE/4, a distance of 196.42 feet;

Thence S 89°52'51" E a distance of 12.00 feet to a point that is 48.00 feet measured perpendicularly from the east line of said NE/4;

Thence S 00°07'09" W along a line that is 48.00 feet measured perpendicularly from the east line of said NE/4, a distance of 355.84 feet to a tangent curve to the right;

Thence along said tangent curve to the right with a central angle of 91°03'54", a radius of 30.00 feet, an arc length of 47.68 feet, a chord bearing of S 45°39'06" W and a chord length of 42.82 feet;

Thence N 88°48'57" W and tangent to the previous curve, a distance of 1796.84 feet to a tangent curve to the right;

Thence along said tangent curve to the right with a central angle of 68°24'07", a radius of 383.33 feet, an arc length of 457.64 feet, a chord bearing of N 54°36'53" W and a chord length of 430.94 feet;

Thence N 20°24'49" W and tangent to the previous curve, a distance of 40.66 feet to a tangent curve to the left;

Thence along said tangent curve to the left with a central angle of 37°14'57", a radius of 334.67 feet, an arc length of 217.58 feet, a chord bearing of N 39°02'18" W and a chord length of 213.76 feet to a tangent reverse curve to the right;

Thence along said tangent reverse curve to the right with a central angle of 34°27'55", a radius of 254.33 feet, an arc length of 152.99 feet, a chord bearing of N 40°25'49" W and a chord length of 150.69 feet;

Thence S 88°48'52" E and not tangent to the previous curve, a distance of 6.16 feet to a non-tangent curve to the right;

Thence along said non-tangent curve to the right with a central angle of 80°05'40", a radius of 250.00 feet, an arc length of 349.48 feet, a chord bearing of N 46°24'31" E and a chord length of 321.71 feet;

Thence N 01°04'11" E and not tangent to the previous curve, a distance of 205.63 feet to the southerly Right of Way for the "Creek Turnpike" as recorded in the Tulsa County Clerk's office in Book 5295, Page 800 and Book 5376, Page 441;

Thence N 87°55'09" E, along said southerly Right of Way, a distance of 411.51 feet;

Thence N 78°53'59" E along said southerly Right of Way, a distance of 175.37 feet to the westerly Right of Way for "101st Place South" as recorded in the Tulsa County Clerk's office in Book 5580, Page 1845;

Thence S 00°12'35" W along said westerly Right of Way, a distance of 69.39 feet;

Thence S 89°47'25" E along the southerly Right of Way of said "101st Place South", a distance of 1125.00 feet;

Thence S 89°47'27" E along said southerly Right of Way, a distance of 479.17 feet to the "Point of Beginning".

Said tract contains 2,224,901 square feet or 51.0767 acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°07'09" W along the east line of the NE/4 of Section 30, T-18-N, R-13-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

As Owner, I hereby certify that I have caused the above described land to be surveyed, divided, mapped, dedicated and access rights reserved as presented on the plat and has designated the subdivision as "TULSA PREMIUM OUTLETS AMENDED", a subdivision in the City of Jenks, Tulsa County, Oklahoma.

SECTION I. STREETS, EASEMENTS AND UTILITIES

1.1 Public Street and Utility Easements

The Owner does hereby dedicate for public use the street as depicted on the accompanying plat as South Lewis Avenue and the utility easements as depicted on the accompanying plat as "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 hereby reserves to itself, and to its 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 including but not limited to furnishing water and/or sewer services to the area included in the plat. The Owner herein imposes a restrictive covenant, which covenant shall be binding on the lot owner and shall be enforceable by the City of Jenks, Oklahoma, 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 Overhead poles may be located along the east perimeter of the subdivision along South Lewis Avenue as necessary, if located in utility easements, for the purpose of the supply of underground service. Street light poles or standards may be served by underground cable, and except as provided in the immediately preceding sentence, all electric and communication supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. The Owner does hereby restrict the utility easements shown and designated on the accompanying plat to a single supplier of electrical service.

1.2.2 All supply lines in the subdivision including electric, telephone, cable television and gas lines shall be located underground in the easements reserved for general utility services and the public street shown on the plat of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.

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

1.2.4 The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the subdivision or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it. The supplier of electric, telephone, cable television also reserves the perpetual right, privilege and authority to cut down, trim, or treat any trees and undergrowth on said easement.

1.2.5 The owner of the lot in the subdivision shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas facilities. The supplier of service will be responsible for ordinary maintenance of underground facilities, but the owner of the lot in the subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors. The foregoing covenants concerning underground facilities shall be enforceable by the supplier of electric, telephone, cable television or gas service.

1.3 Water and Sewer Service

1.3.1 The owner of the lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on the lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, public sanitary sewer main, or 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 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 of Jenks, or its successors, will be responsible for ordinary maintenance of public water main, or public sanitary sewer main, but the owner of the lot will pay for damage or relocation of such facilities cause or necessitated by acts of the owner or his agents or contractors.

1.3.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their 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 of Jenks or its successors, and the owner of the lot agrees to be bound hereby.

1.4 Surface Drainage

The lot shall receive and drain, in an unobstructed manner, the storm and surface waters from adjacent lots and drainage areas of higher elevation and from public streets and easements. The lot owner 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 his lot. The foregoing covenants set forth in this subsection shall be enforceable by the lot owner and by the City of Jenks, Oklahoma.

SECTION II.

PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD 100)

2.1 Approval

The PUD Overlay District was created to visually represent areas of the community that are governed by and approved Planned Unit Development as detailed in Section 16-9-8 of the UDO. Upon approval of a Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay. "Tulsa Premium Outlets, PUD 100" development is part of an approved Planned Unit Development (PUD) Overlay District. PUD 100 was affirmatively recommended by the Jenks Planning Commission on December 10, 2015, and approved by the Jenks City Council on December 21, 2015.

2.2 Amendment(s)

Any PUD Overlay District amendments transpiring after December of 2023 shall be as processed as provided within Section 16-9-8 (J) Amendments to Approved Planned Unit Development of the Unified Development Ordinance (UDO) of the City of Jenks.

2.3 Filing of a New PUD and/or Amendment(s)

The City of Jenks, in order to provide an accurate record of the approved established covenants identified in the approved Ordinance and detailed in the development criteria and standards of the PUD Overlay District does require that all approved PUD documents (Minor and Major) be filed by "Separate Instrument" as an addendum to the Deed of Dedication of the Plat of Record with the Tulsa County Clerk and separate instrument document shall be available to the public at the City of Jenks Planning Department per City of Jenks policy.

2.4 PUD Overlay District Document Access

Regarding developments governed by a PUD Overlay District, prior to any site development or design contract the City of Jenks or perform a title search for the approved Plat addendum document.

2.5 Enforcement

The City of Jenks requires for PUD Overlay District subdivision development the establishment of covenants of record inuring to the and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation of and continued compliance with the approved PUD and any future amendments.

SECTION III.
ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

3.1 Enforcement and Duration

The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If the undersigned Owner, or its successors or assigns shall violate any of the covenants hereon, it shall be lawful for the City of Jenks or any persons owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

3.2 Amendment

The provisions contained within Section I. Streets, Easements and Utilities may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the lot, and with the approval of the City of Jenks, Oklahoma. The provisions of any such instrument amending or terminating covenants shall be effective from and after the date it is properly recorded.

3.3 Severability

These restrictive covenants, together with the other documents incorporated by reference, shall construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provisions herein contained shall not serve to render the balance of this instrument void, or unenforceable, and the same shall be thereafter construed as if such phrase, clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor, or any successor in title, to enforce any given restriction or covenant, or conditions at any time, or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy nor a modification of these restrictions and protective covenants.

3.4 Definitions

In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks Zoning Code as the same existed on September 28, 1972 or as subsequently amended.

IN WITNESS WHEREOF, TULSA PREMIUM OUTLETS, LLC, a Delaware limited liability company executed this instrument this ___ day of _____, 2024.

TULSA PREMIUM OUTLETS, LLC
a Delaware limited liability company
c/o Simon Premium Outlets

Danielle De Vita, as Vice President of
Simon Premium Outlets, Inc., the Manager
of Tulsa Premium Outlets, LLC

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 _____, 2024, personally appeared Danielle De Vita, as Vice President of Simon Premium Outlets, Inc., the Manager of Tulsa Premium Outlets, LLC, a Delaware limited liability company; and she acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public
My commission No. is _____
My commission expires _____

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 "TULSA PREMIUM OUTLETS AMENDED", 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.

Witness my hand and seal this ___ day of _____, 2024.

David W. Murdoch,
Registered Professional Land Surveyor
Oklahoma No. 1404

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 _____, 2024, personally appeared David W. Murdoch, to me known to be the identical person who subscribed his name as Registered Professional Land Surveyor to the foregoing Certificate of Survey and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2024

Tulsa Premium Outlets Amended

Date of Preparation: January 12, 2024 Sheet 3 of 3

To	Planning Commission
Hearing Date	January 18, 2024 continued from December 13, 2023
Case Number	JZ 23-688 – Crow
Request	Rezoning from AG (Agriculture) to CS (Commercial Shopping) Applicant Amended Request: AG (Agriculture) to OM (Office Medium)
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 could allow for (OM) Office Medium, (LC) Local Commercial or (CS) Commercial Shopping zoning. The item was continued during the December 13th hearing per the applicant and upon recommendation from Staff knowing the applicant would not be present at the hearing.

PLANNING DATA

REQUEST	(OM) Office Medium
CURRENT ZONING	(AG) Agriculture
INTENDED USE	Office and other uses allowed by right in OM.
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 the following emails from residents 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

From: Yvonne Collett <mycollett@gmail.com>

Sent: Wednesday, December 13, 2023 4:53 PM

To: Brandon Macy <bmacy@jenksok.org>; Marcae Hilton <mhilton@jenksok.org>

Subject: 111th and Elm

There is a proposed zoning change for the small acreage at 111th and Elm. The prospective interest is medical development.

This property abuts 3 residential neighborhoods and sits on a very narrow two lane road- there's not enough space to widen the road.

I have concerns about developing here as my neighborhood is Victoria Pond. Please provide more information.

Thank you, M. Yvonne Collett mycollett@gmail.com

From: Amy Baranco <jeffandamybaranco@gmail.com>

Sent: Wednesday, December 13, 2023 12:26 PM

To: Brandon Macy <bmacy@jenksok.org>; Marcae Hilton <mhilton@jenksok.org>

Subject: Case JZ-23-688-Crow

Hello,

As a resident in the Haddington Heights neighborhood on 111th & Elm, I am hoping that this rezoning does not pass. Elm and 111th is already a disaster in the evenings with traffic and this rezoning to commercial will just make a big problem even worse. I urge anyone voting on this to wait in the line of cars that goes miles on Elm one evening.

Thank you, Amy Baranco

From: Michelle Williamson <mich1rene@sbcglobal.net>

Sent: Wednesday, December 13, 2023 11:09 AM

To: Marcae Hilton <mhilton@jenksok.org>; Brandon Macy <bmacy@jenksok.org>

Subject: Oppose zoning change

My family is opposed to the zoning change at 424 W 111 St to commercial.

My home backs up to this location. The property in question is completely surrounded by residential neighborhoods. The frontage road is a dead end street. It is very narrow with a steep drop off on the north side of the road adjacent to the property.

If this property is rezoned to commercial it will open it to all kinds of possible businesses that will have a detrimental effect on these neighborhoods. Such possibilities could include a gas station, another strip mall, a dispensary or even a salvage yard. Since my neighborhood, Bridle Ridge sits higher than this property, whatever goes in will be very visible from families living there.

There is no economic reason for Jenks to zone this property commercial. There is already plenty of office space along Elm and Main. I doubt it would be successful so far away from main roads. It will not produce much tax revenue for Jenks.

Please do not approve zoning this property to commercial. Thank you, Michelle Williamson

From: Terri L. Wallace <TWallace@BarberBartz.com>

Sent: Wednesday, December 13, 2023 9:59 AM

To: Marcae Hilton <mhilton@jenksok.org>; Brandon Macy <bmacy@jenksok.org>

Subject: Rezoning of 424 W 111th St. S., Jenks - Opposed

I am opposed to the rezoning of the property at 424 W. 111th Place S. in Jenks. The property abuts residential properties on three sides. The fourth side is along a narrow two lane road, with no sidewalks. It is inconsistent with the surrounding area. I would request that the zoning change be denied.

Travis and Terri Wallace 313 W. 111th Place., Jenks

From: Jeff Gilstrap <jsgilstrap@gmail.com>

Sent: Wednesday, January 10, 2024 2:32 PM

To: Marcae Hilton <mhilton@jenksok.org>

Subject: Re: Objection to JZ 23-688

Ms. Hilton,

Please find a letter attached outlining the Valley View Ridge HOA objections to the proposed rezoning application **JZ 23-688**.

At least one of our board members, Spencer Pittman is planning to attend the 1/18 public meeting scheduled for next week. If you would please make this letter available in the record for this meeting, I would greatly appreciate it!

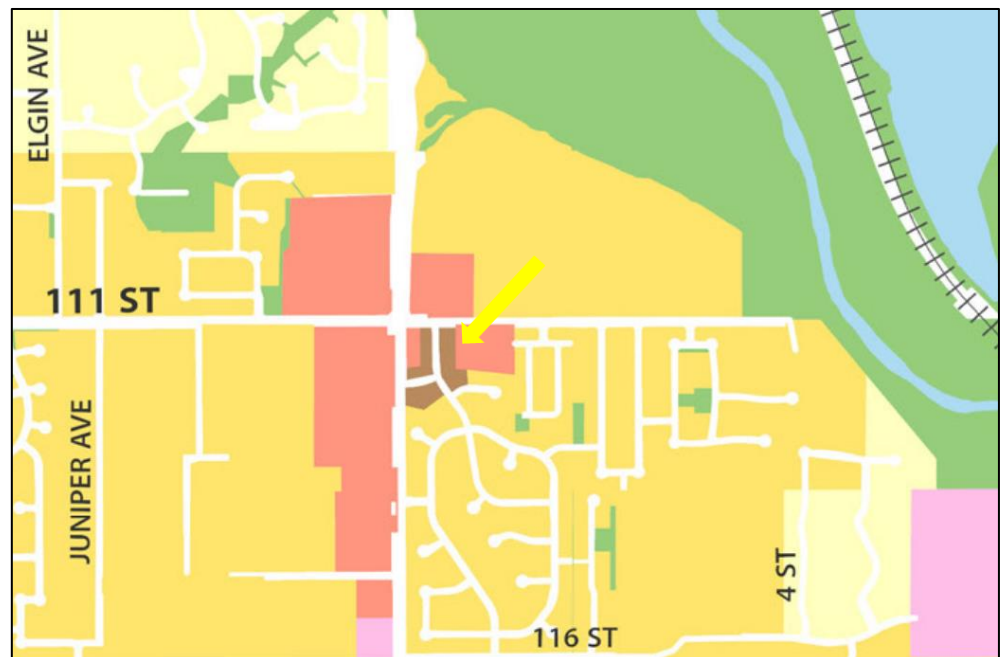
You can reach me at 918-270-3550 with any questions. Thanks! Jeff Gilstrap

President, Valley View Ridge HOA

(Letter included as background information)



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

Figure 1: Local Commercial Designation



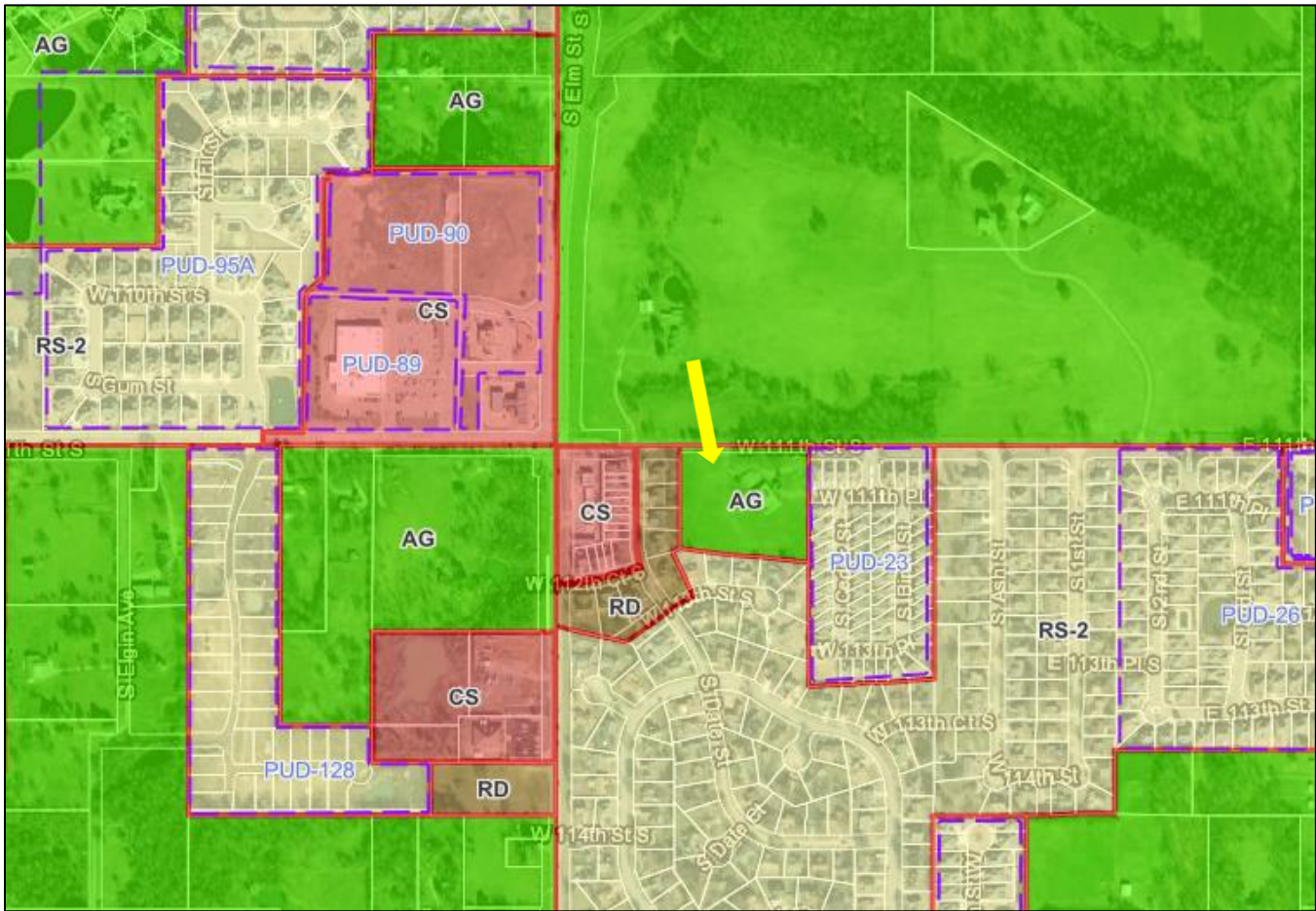


Figure 2 | Zoning map of the parcel in question

Staff Evaluation & Recommendation

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Local Commercial. The homestead will likely be razed for new construction. The site will require platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance.

(C) Office Districts.

(1) *General Purposes.* The Office Districts are designed to preserve and promote the development of efficient office facilities and to maximize the compatibility with other land uses by:

- (a) Achieve the economic development objectives of the Comprehensive Plan,
- (b) Establishing bulk and area controls,
- (c) Requiring off-street parking and loading facilities,
- (d) Establishing the several districts necessary to meet the need for a variety of office types, and
- (e) Controlling the number, area, location, and types of signs.

(2) *OL - Office Low Intensity District.* The OL District is designed to provide and preserve areas for standalone office buildings in proximity to the LC and CG Districts. The bulk and massing of development within the OL District is meant to be compatible with the bulk and massing of adjacent development in the LC or CG Districts.

(3) *OM - Office Medium Intensity District.* The OM District is designed to provide and preserve areas for business parks or corporate campuses in a master planned setting.

(D) Commercial Districts.

(1) *General Purposes. The Commercial Districts are designed to:*

(a) *Achieve the commercial objectives of the Comprehensive Plan,*

(b) *Meet the needs for the commercial services and goods of the trade area,*

(c) *Preserve and promote the development of efficient commercial facilities and encourage a compatible relationship between commercial facilities and other land uses and thoroughfares by:*

(I) *Differentiating the types and purposes of commercial activities,*

(II) *Establishing bulk and area controls,*

(III) *Requiring off-street loading and parking facilities,*

(IV) *Controlling the number, area, location, and types of signs, and*

(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	OM
Lot Standards (Minimum)			
Lot Area (acres)	n/a	n/a	n/a
Lot Width (ft)	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)			
Front (ft)	0	0	40
Front, maximum (ft)	10	n/a	n/a
Exterior Side (ft) (3)	0	0	40
Exterior Side, maximum (ft)	10	n/a	n/a
Interior Side (ft) (3)	10 (1)	10 (1)	20
Rear (ft) (3)	10 (1)	10 (1)	20
Building Standards (Maximum)			
Height (ft)	50	60	60
Impervious Surface Coverage	60%	70%	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.

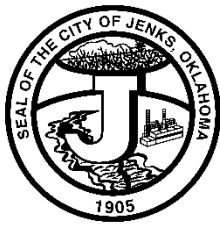


Figure 4: View from drive way.



Figure 5: Aerial View

Recommendation | Staff recommends approval of JZ 23-688 to rezone the property from AG (Agriculture) to OM (Office Medium).



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

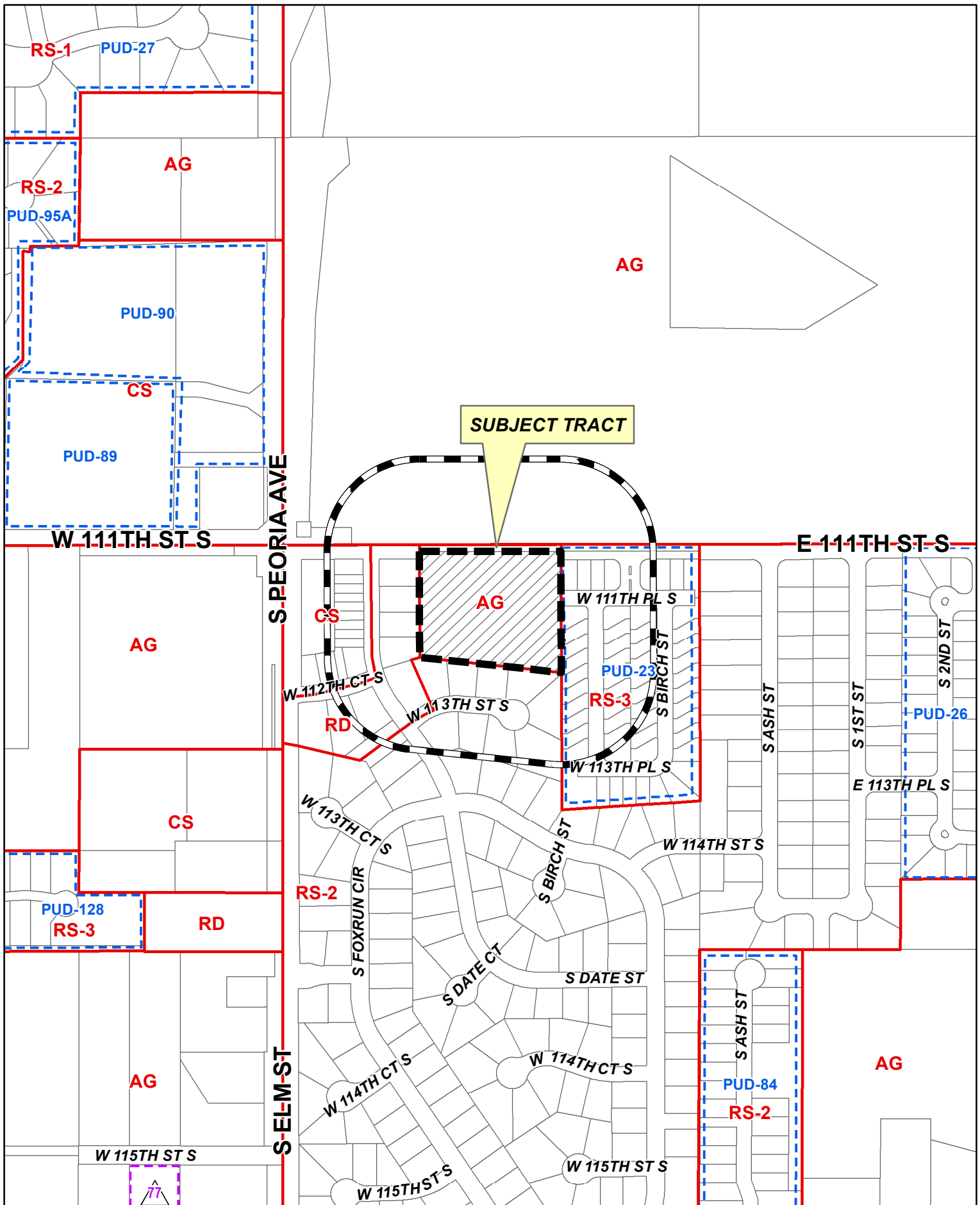
Hearing Date: 13 December 2023 at 6 p.m.

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

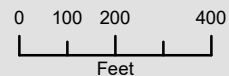


300' Radius



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 'C. Crow', with a long horizontal line extending to the right.

Rusty Crow

Owner

Camp Ridge LLC

Marcae Hilton

From: Jeff Gilstrap <jsgilstrap@gmail.com>
Sent: Wednesday, January 10, 2024 2:32 PM
To: Marcae Hilton
Subject: Re: Objection to JZ 23-688
Attachments: _20240110_Valley View Ridge HOA Letter to Hilton re JZ 23-688 (Final).pdf

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

Ms. Hilton,

Please find a letter attached outlining the Valley View Ridge HOA objections to the proposed rezoning application **JZ 23-688**.

At least one of our board members, Spencer Pittman is planning to attend the 1/18 public meeting scheduled for next week. If you would please make this letter available in the record for this meeting, I would greatly appreciate it!

You can reach me at 918-270-3550 with any questions.

Thanks!

Jeff Gilstrap
President, Valley View Ridge HOA

Re: JZ 23-688 (424 W 111th St) – City of Jenks Planning Commission

Dear Ms. Hilton,

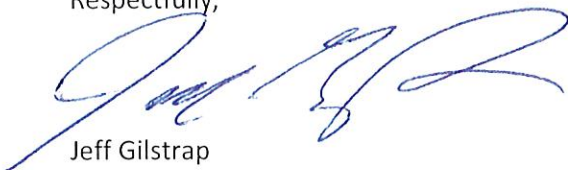
I serve as the President of the Homeowners Association of Valley View Ridge, which is located directly east of 424 W. 111th St., where the applicant seeks the zoning change from AG to CS (JZ 23-688). Article 16-2-2(D)(3) describes Commercial Shopping Center District (CS) as “designed to provide and preserve 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.”

Our HOA Board of Directors (“the Board”) recently held a meeting to discuss the proposed application. East 111th Street located to the east of Elm is a two-lane narrow road which leads to a dead end (Valley View Ridge is located immediately after the “No Outlet” sign). The applicant’s lot (and our neighborhood) is surrounded exclusively by residential zoning and is located to the immediate South of wholly undeveloped acreage. Today, traffic east of 111th and Elm is minimal and is exclusively used for traveling to and from residences because, except for a car wash at the intersection, there is neither existing commercial usage nor large-scale needs to serve daily Jenks shoppers east of 111th and Elm where the applicant’s lot is located. The Board also discussed the likely increase in traffic on Elm due to the intended development of the “Cal Ripken Experience” located north of our neighborhood and applicant’s lot. Additional commercial development adjacent to dense residential neighborhoods, in addition to this newer large development, will further exacerbate traffic issues, even with the widening of local roadways.

While the Board recognizes the fiscally positive aspects of expansion of the City, the Board has unanimously concluded that in light of the current infrastructure, definition and scope of CS, and the current non-auto oriented environment of the surrounding area, namely dense residential, **the Board of Valley View Ridge objects to the application of JZ 23-688.**

Should the City of Jenks choose to vote against our objection and approve developing a commercial property at this location, the Board strongly requests that zoning be changed to Local Commercial (LC) and that any commercial construction or use be delayed until the successful completion of pending Elm Street improvements and intersection improvements at 111th and Elm. Construction or occupancy of this site prior to these improvements presents a significant traffic safety risk and would further complicate traffic control efforts during the project. Furthermore, the Board would kindly request that the city install additional “No Outlet” signage further west along 111th street (closer to Elm) to prevent unintended commercial traffic from proceeding into the residential area and to the dead end at the eastern end of 111th Street.

Respectfully,



Jeff Gilstrap

President, Valley View Ridge HOA

Marcae Hilton

From: Terri L. Wallace <TWallace@BarberBartz.com>
Sent: Tuesday, January 16, 2024 3:18 PM
To: Brandon Macy; Marcae Hilton
Subject: zoning change at 424 W 111 St to Office Medium

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

As President of the Bridle Ridge Homeowners' Association, I wanted to express our neighborhood's opposition to the proposed zoning change. I was recently contacted by James Ferris at Moyers Martin regarding his client, Mr. Crow's amended application to rezone the property to Office Medium (rather than his previous application requesting Commercial Shopping).

Our neighborhood abuts the subject property to the east, and it is situated at an elevated position to the property. Our homes overlook the property. The subject property in question is surrounded by residential neighborhoods on three sides and agricultural land to the north. The frontage road is a very narrow two land road with a steep drop off on the north side of the road.

The proposed zoning change would bring additional traffic to an already congested intersection, would subject neighborhoods to additional traffic on a narrow two land road, and would NOT be in line with the other properties which surround it.

Our neighborhood vehemently opposes the zoning change.

Respectfully,
Terri Wallace, President
BridleRidge HOA

To	Planning Commission
Hearing Date	January 18, 2024
Case Number	JZ 24 PUD 148
Request	Rezoning from AG (Agriculture) to RS-3 (Residential Single-family) & PUD 148 (Planned Unit Development Overlay District)
Location	South of 111th St and east of S. 33 rd W. Ave.
Applicant	Amy Prosser

Staff Report

Preparer | Marcaé Hilton

Attachments

- ✓ PUD 148 Document
- ✓ Public Notice

Preparer

Amian Homes LLC.
INCOG

Background Information

STAFF COMMENTARY | The Reserve at Southern Woods is a gated single-family community west of High-way 75 and south of 111th Street South. The project has (3) three development areas including large estates and small lot “Villas” dedicated to 55 (fifty-five) and older living. The Comprehensive Land Use Plan designates these parcels as Medium Intensity Single-family.

PLANNING DATA

REQUEST	RS-3 (Single-family Residential) PUD 148 (Planned Unit Development District Overlay)
CURRENT ZONING	(AG) Agriculture
INTENDED USE	Single-family Residential
ANNEXATION	January 16, 2024 (Pending)
PARCEL DATA	98234823416210
LEGAL	E699.34 W1230.34 N854.03 NW SEC 34 18 12 13.711ACS
OWNER	NO LIMITS LLC
PROP_ADD	2926 W 111 ST S
TR_SEC	8234
GROSS ACRES	13.71

PARCEL DATA

LEGAL	98234823471500 PRT N/2 NW BEG 794.30W NEC THEREOF TH S1322.36 W1101.83 N467.70 E477.33 N304.03 E475 N550 E150.93 POB LESS N50 THEREOF FOR RD SEC 34 18 12 18.030ACS
OWNER	CARTLEDGE ENERGY LLC (NOT UPDATED ON ASSESSOR DATA)
TR_SEC	8234

GROSS ACRES 18.03

PARCEL DATA 98234823416010

LEGAL PRT N/2 NW BEG 945.23W NEC THEREOF TH S550 W475 N550 E475 POB SEC 34 18 12 5.997ACS

OWNER GATES, CLETA & JOHNNIE RAY (NOT UPDATED ON ASSESSOR DATA)

PROP_ADD 2912 W 111 ST S

TR_SEC 8234

GROSS ACRES 6.00

PUBLIC COMMENT Staff received one or two calls with concern about runoff, traffic and general questions about the requested new zoning.

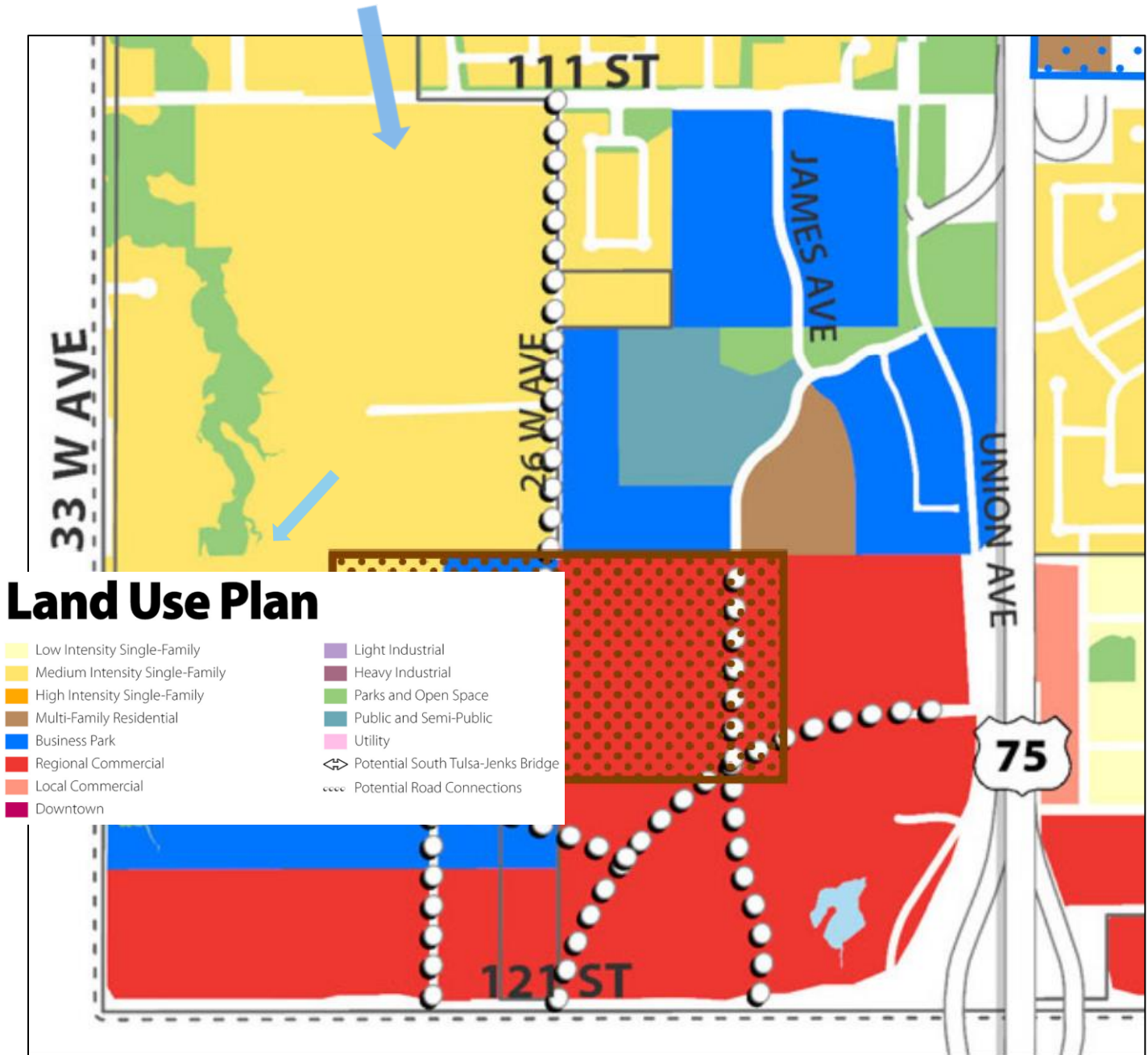


Figure 1: Medium Intensity Single-family Designation

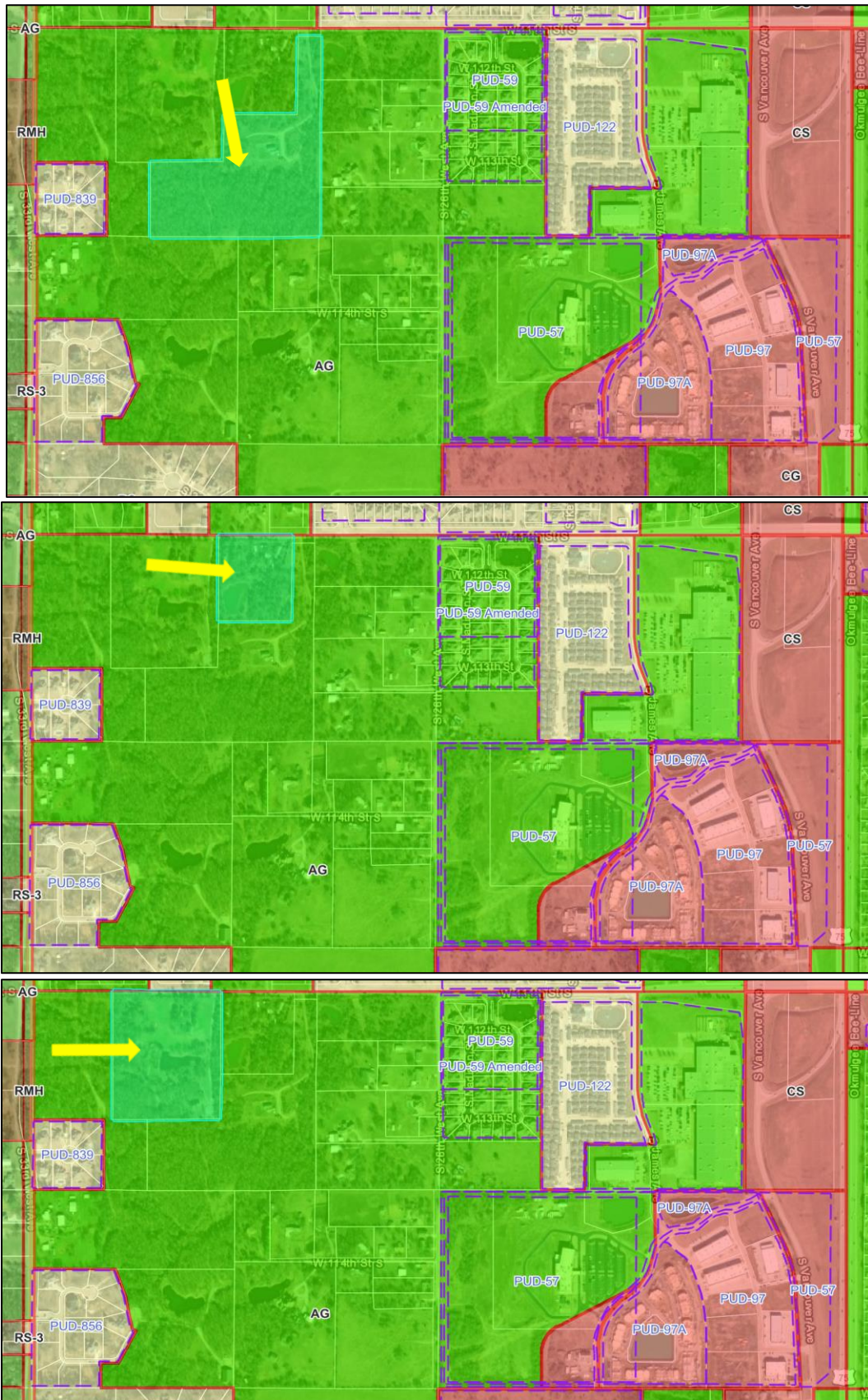


Figure 2 | Zoning map(s) of the parcel(s) in question

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Medium Intensity Single-family. The development will require platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards				
Standard	Estates	Reserve	Villas	RS3
Lot Area (sqft)	6,600	6,600	6,600	5,000
Lot Area/DU (sqft)	6,600	6,600	6,600	5,000
Lot Width (ft)	66	66	66	45
Front (ft) (with exceptions)	35	35	35	20 (3)
Exterior Side (ft)	25	10	5	15 (3)
Interior Side (ft)	10/10 (20)	5/5 (10)	5/5 (10)	5
Rear (ft)	20	20	20	20
Height* (ft)	35	35	35 (Single Story)	35
Impervious Surface Coverage	60	60	60	60%
Development Area (acres)	16.48 Acres	12.25 Acres	9.20 Acres	37.75 Acres
Masonry	85%	60%	75%	NA
Minimum/Max House Size	3200-10,000 sq ft	2800-4400 sq ft	1800-2800 sq ft	NA
Off Street Parking**	3 Car Garage	3 Car Garage	2 Car Garage	NA
Density Dwelling Units (DU) 95	14 DU	40 DU	41 DU	195 DU
Amenities	Gated (2), Pickle-ball, walking trails, pond with water feature, greenspace, playground, provisional bus stop			
*Height	Chimneys, cupolas, other architectural structures may extend to a maximum of 45 ft.			
**Parking	Garages shall be setback a minimum of 25 feet from the front property line.			

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.

(Ord. No. 1581 , § II, 4-5-2022; Ord. No. 1624 , § VII, 10-17-2023)

Recommendation | *Staff recommends conditional approval of JZ 24 PUD 148 (RS-3) Residential Single-family with Planned Unit Development Overlay District.*

Conditions of Approval:

Consider details of UDO Article 5 “Use Specific Standards”

Consider details of UDO Article 6 “Development Standards”

Consider details of UDO Article 8 “Subdivision Standards” including but not limited to:

16-8-10 Anti-Monotony Standards

16-8-11 Parkland Provision

The Reserve at Southern Woods (Villas & Estates)

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

(Three Separate Communities all under the same PUD, to be designed,
built and sold at the same time; will not phase)

Date Prepared ~ 1/3/2024



Zemanek Architecture + Design, PLLC
107 E. Main Street
Jenks, OK 4037



AMIAN Homes, LLC
124 N. 6th St.
Jenks, OK 74037

RS-3 – Single Family Residential Subdivisions

Prepared By:

Zemanek Architecture + Design, PLLC

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The Reserve at Southern Woods is a multifaceted, gated single family community sitting on nearly 40 acres of undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the south side of West 111th Street South, approximately a quarter mile west of highway 75. The property is surrounded by creeks, greenbelts and un-platted family parcels with Stonewood neighborhood located on the north side of 111th Street. This Planned Unit Development will have three distinctive areas of livability: all benefitting from the designer's master plan for the subdivision.

A homeowners' association will be created for the development and homeowners' dues will be established for the maintenance and sustainability of the subdivision and offered amenities. Those offered amenities include but are not limited to private roads within gated areas, curb and gutter, pond with water feature, green space, walking trails, pickleball and parks. Covenants for the neighborhood have been prepared to set forth minimum and maximum dwelling sizes, percentage of masonry, quality of construction, and other criteria which establish and maintain the quality and vision of this community.

The Reserve at Southern Woods will be a meticulously and professionally planned development with three distinctive communities, all working in unison together. The first community, as you approach from the East, will be The Reserve at Southern Woods (Villas) which will contain 41 lots within its own gated area and will be strategically marketed to the patriarch and matriarch of homeowners: the 55+ community. It will have privacy, intimacy, comradery, walkability, as well as masonry walls on much of the exterior to strategically create a divide from the other homes, while still enjoying chosen connection through combo locked walking gates. This will allow for easy access to neighbors and family alike, along with enjoyment of the other features and amenities within the 40 acres. The next community will be The Reserve at Southern Woods, which will facilitate a more family friendly driven approach to the overall community and will offer 40 lots. This community will enjoy a gated entry, bus stop directly outside the community with walking gate access, walking trails and recreational areas. The final piece to the community trifecta is the Reserve at Southern Woods (Estates), which sits on the most Western section of the parcel and enjoys the majority of greenbelt, creek and ponds views. This exclusive area is reserved for the 14 largest homesites and has an additional gate for added privacy and security.

Additional plans for the neighborhood include necessary detention facilities with fountains/aerators, preservation of existing mature trees where possible, masonry / iron screening walls with masonry columns along north property boundary and beyond, entry/exit gates with keypad, new tree plantings, as needed, sitting areas with benches, and substantial green space for the enjoyment of the residents in The Reserve at Southern Woods.

Land Area Vilas: 9.20 Acres

Land Area Reserve: 12.25 Acres

Land Area Estates: 16.48 Acres

Total Land Area: 37.75 Acres

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

Residential lot density calculation:

Maximum dwelling units allowed in RS-3 zoning district (1,644,390 / 8,400 square feet):..... 195

Maximum dwelling units (residential lots) allowed by this PUD:..... 95

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

* with the exception of Lot 3, Block 9 which shall be a minimum of thirty (30) feet

Do you see an issue with block 6 Lots 7, 8, 14, 15?

Minimum lot area: 6,600 square feet

Maximum structure height: 35 feet *

* with the exception of chimneys, cupolas, or other architectural structures which may extend to a maximum of 45 feet. In addition, The Reserve at Southern Woods Estates designated lots may extend to 45 feet on the structure itself.

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

*with the exception of The Reserve at Southern Woods Villas which will require (2) enclosed dwelling units ^{per}

Garage: Garages shall be setback a minimum of 25 feet from the front property line.

from Property line, please adjust setback request accordingly

~~Building setback from arterial street right-of-way 50 feet from the centerline of W. 111th St. S.~~

Front yard abutting a private street reserve area: 35 feet *

* with the exception of Block 9 which shall be a minimum of twenty-five (25) feet

Do you see an issue with block 6 Lots 7, 8, 14, 15?

Rear yard: 20 feet

Side yard interior:..... 5 feet*

Side yard exterior (Vilas): .. 5 feet*

Side yard exterior (Reserve): .. 10 feet*

Side yard exterior (Estates): .. 25 feet*

*No residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences, excluding the Reserve at Southern Woods Estates. These (14) lots require (20) feet total, (10) feet on each side.

All other yards abutting an arterial street: 15 feet *

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

Total Impervious cover: 4.62 Acres or 12%*

Vilas: 1.45 Acres or 16%

Reserve: 2.27 Acres or 18%

Estates: 1.26 Acres or 8%

* Impervious totals shown are for roads. Once development is completed, total impervious cover will not exceed 60%.

The Reserve at Southern Woods (Villas) 9.02 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 1800 sqft and a maximum sqft of 2800 sqft of finished heated living areas. Homes must be Single Story.

Masonry: All homes will be 75% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

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

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron, masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

The Reserve at Southern Woods (Reserve) 12.25 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 2800 sqft and a maximum sqft of 4400 sqft of finished heated living areas. *The seven designated single-story homes may be 2600sqft or larger.

Masonry: All homes will be 60% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

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

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron, masonry or wood fencing with steel posts, capped and stained. Stain color of fence must match neighborhood fence stain. Fence trak systems are acceptable.

The Reserve at Southern Woods (Estates) 16.48 Acres

Minimum and Maximum House Size: Single Family Dwelling Units Shall have a minimum of 3200 sqft and a maximum sqft of 10,000 sqft of finished heated living areas. One home site may sit on up to two lots. No three adjacent lots may be purchased for one home site.

Masonry: All homes will be 85% masonry, exclusive to stone, brick or stucco. No siding will be included in this masonry percentage. No vinyl siding will be permitted.

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

Interior Fencing: Interior fencing or walls shall not extend beyond each corner of the residence. Fencing shall be constructed of iron or masonry. No wood fences will be allowed, except for on the East side of the lots abutting adjacent community; The Reserve at Southern Woods. In addition, the two lots adjacent to the main access and Villas must be iron.

Signage ~ The Reserve at Southern Woods

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

Access and Circulation

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

Topography

The property consists of mostly wooded areas and with elevations ranging from 738 feet in the Southeast corner feet to 685 feet in the Northwest corner. Refer to Exhibit C.

Utilities and Drainage

Utilities are available at the across 111st. street on the Northeast corner of the development boundary. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

Environmental and Open Space Considerations

The property contains a natural creek along the West boundary of the property. This area contains a regulated flood zone. This area will be utilized for natural trails and green space, for use by residents.

There is an existing pond on the property which will be enhanced and used as the detention facilities. This pond will provide an amenity to wildlife and for neighborhood recreation opportunities. This open space will also contain landscaping and seating as part of the open space design. A broad variety of vegetation will be installed for the beautification and enjoyment of the residents.

Amenities

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

Site Plan Review

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

Platting Requirement

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

Anticipated Construction Schedule

The Reserve at Southern Woods anticipated construction schedule begins in April of 2024 and is expected to be complete and ready for lot sales in the late Fall of 2024.

TRACT A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA DESCRIBED BY METES AND BOUNDS BY COLLINS, LAND SURVEYOR # 1259 IN AND FOR THE STATE OF OKLAHOMA ON OCTOBER 15, 2014 AS FOLLOWS, TOW-WIT: THE EAST 699.34 FEET OF THE WEST 1230.34 FEET OF THE NORTH 854.03 FEET OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT B

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 00°04'04" E FOR A DISTANCE OF 1322.36 FEET; THENCE N 89°58'45" W FOR A DISTANCE OF 1101.83 FEET; THENCE N 00°08'03" W FOR A DISTANCE OF 467.70 FEET; THENCE N 89°04'42" E FOR A DISTANCE OF 477.33 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 304.03 FEET; THENCE S 89°19'04" E FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'19" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 150.93 FEET TO THE POINT OF BEGINNING.

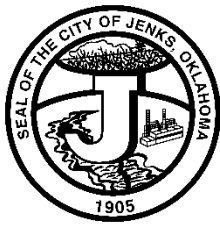
TRACT C

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 945.23 FEET TO THE POINT OF BEGINNING; THENCE S 00°07'19" E FOR A DISTANCE OF 550.00 FEET; THENCE N 89°19'04" W FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE NORTH LINE OF THE N/2 OF THE NW/4 OF SAID SECTION 34 FOR A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING.

Exhibits

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



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 24 PUD 148

Request: Rezone to RS-3 (Residential Single Family) with a Planned Unit Development overlay

Request by Amy Prosser for a Residential Planned Unit Development overlay with an underlying zoning of RS-3 (Residential Single Family)

Legal Description: TRACT A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA DESCRIBED BY METES AND BOUNDS BY COLLINS, LAND SURVEYOR #1259 IN AND FOR THE STATE OF OKLAHOMA ON OCTOBER 15, 2014 AS FOLLOWS, TOW-WIT: THE EAST 699.34 FEET OF THE WEST 1230.34 FEET OF THE NORTH 854.03 FEET OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT B

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34: THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 794.30 FEET TO THE POINT OF BEGINNING; THENCE S 00°04'04" E FOR A DISTANCE OF 1322.36 FEET; THENCE N 89°58'45" W FOR A DISTANCE OF 1101.83 FEET; THENCE N 00°08'03" W FOR A DISTANCE OF 467.70 FEET; THENCE N 89°04'42" E FOR A DISTANCE OF 477.33 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 304.03 FEET; THENCE S 89°19'04" E FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'19" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 150.93 FEET TO THE POINT OF BEGINNING.

TRACT C

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34; THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 945.23 FEET TO THE POINT OF BEGINNING; THENCE S 00°07' 19" E FOR A DISTANCE OF 550.00 FEET; THENCE N 89°19'04" W FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE NORTH LINE OF THE N/2 OF THE NW/4 OF SAID SECTION 34 FOR A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING.

General Location: 2912 W 111th St

Hearing Date: 18 January 2024 at 6 p.m.

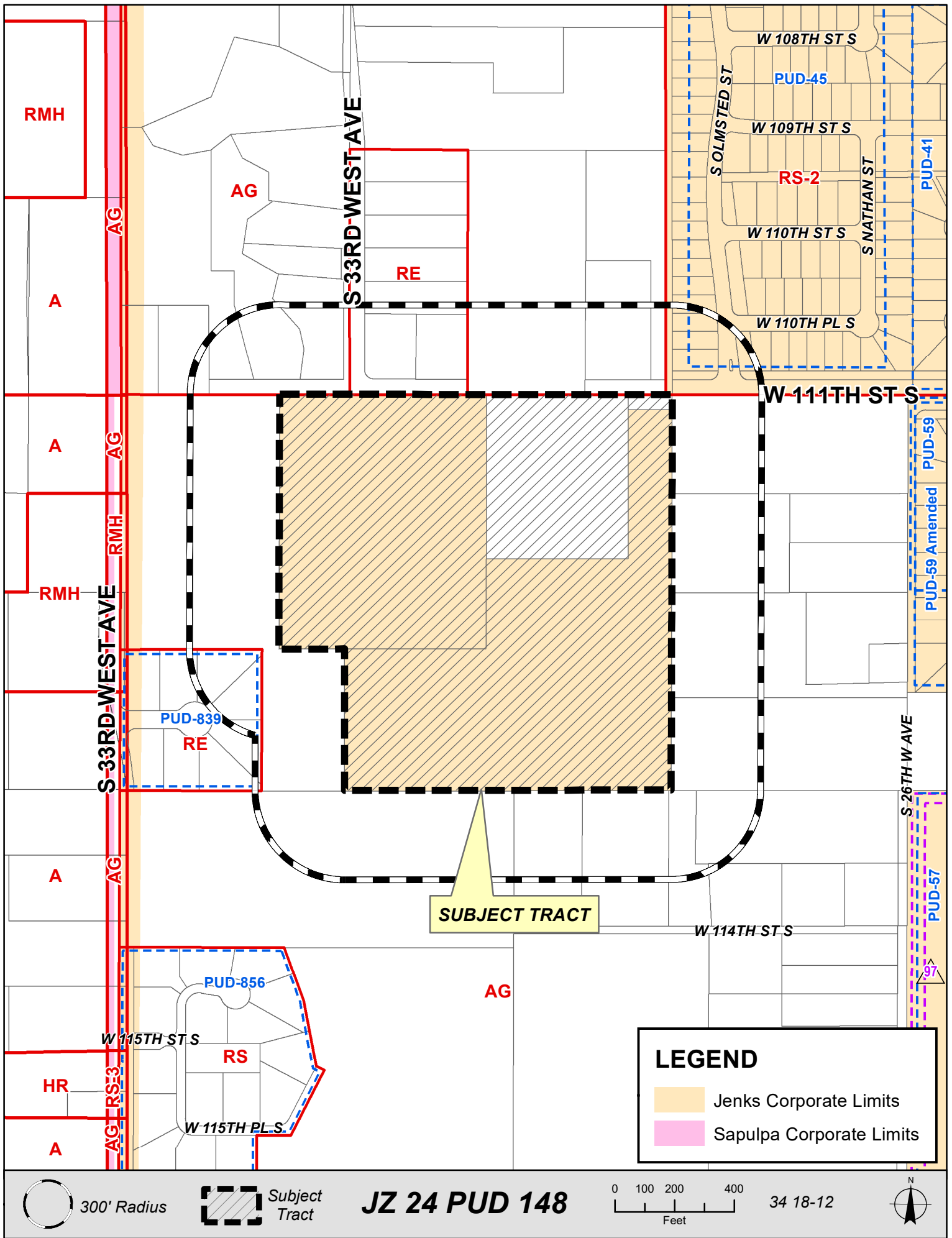
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

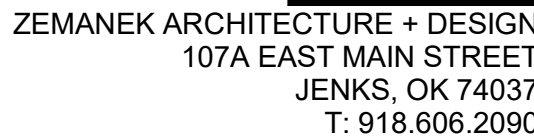
All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 21 December 2023.

A handwritten signature in cursive script, reading "Marcae Hilton", written in black ink over a horizontal line.

Marcae Hilton, Secretary
Jenks Planning Commission





zemanekad.com

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REVISIONS:

[illegible]

PROJECT NUMBER:

23025

SEAL:

**NOT FOR
CONSTRUCTION**

CONSULTANT:

§

AMIAN HOMES
THE RESERVE AT SO
1111th & 33rd W. Ave
Jenks, OK

ISSUE DATE:

12.10.23

SHEET NUMBER:

A100

EXISTING SURVEY



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



BOUNDARY

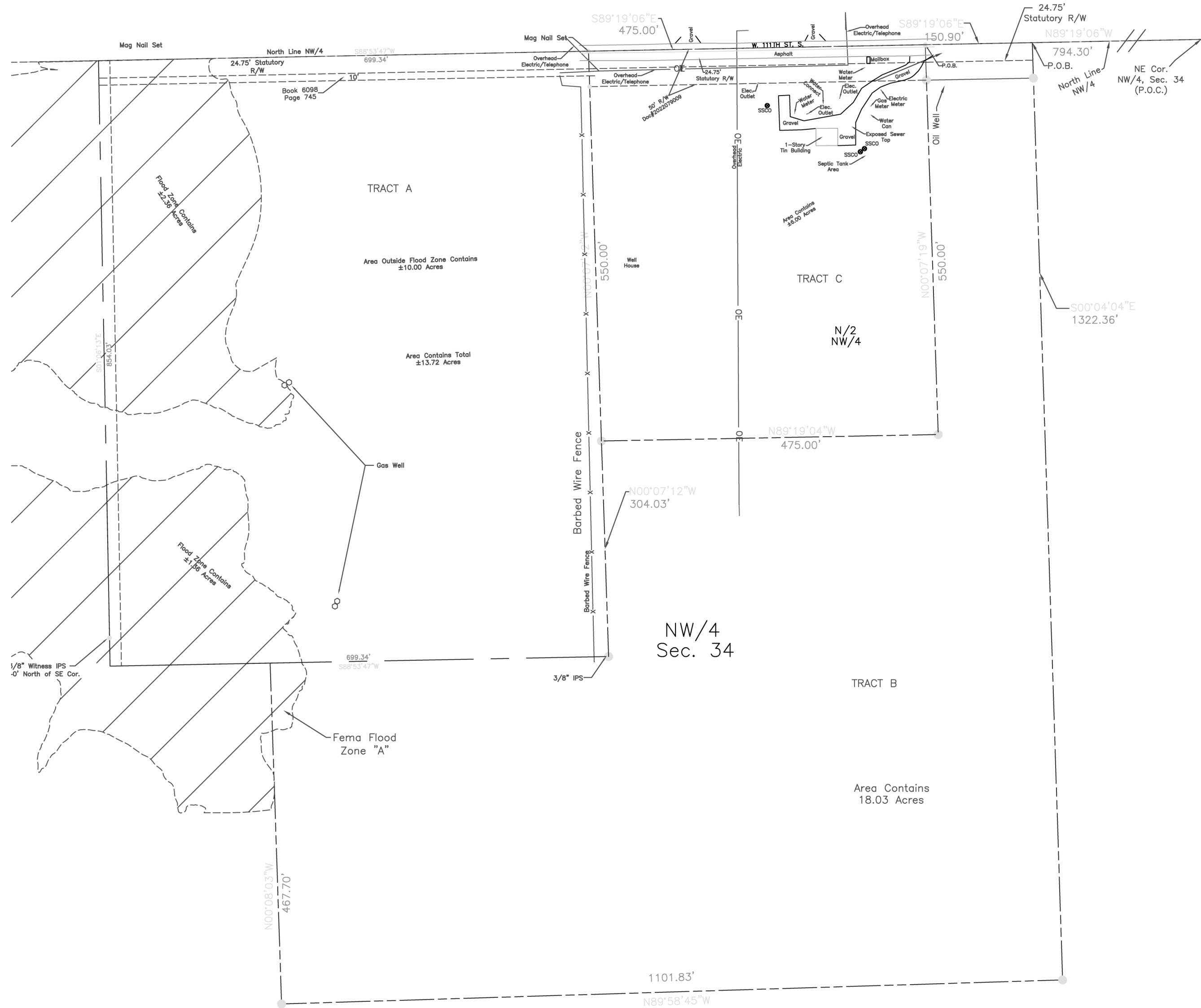
2912 and 2926 W. 111TH ST., JENKS, OK

REV	DESCRIPTION	DATE
DATE		11/01/23
PROJECT NO.		2340524
SHEET NAME		

DATE	11/01/23
PROJECT NO.	2340524
SHEET NAME	

EXHIBIT
SHEET NO.

1



CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

 BOUNDARY
 SECTION LINE
 EASEMENT

SET 3/8" IRON PIN WITH
"WALLACE CA 1460" CAP

TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA DESCRIBED BY METES AND BOUNDS BY COLLINS, LAND SURVEYOR # 1259 IN AND FOR THE STATE OF OKLAHOMA ON OCTOBER 31, 2014 AS FOLLOWS, TOW-WIT: THE EAST 699.34 FEET OF THE WEST 1230.34 FEET OF THE NORTH 854.03 FEET OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 34, THENCE N 89°19'06" W ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 1684.30 FEET; THENCE THE POINT OF BEGINNING; THENCE S 02°04'04" E FOR A DISTANCE OF 1322.36 FEET; THENCE N 85°58'45" W FOR A DISTANCE OF 1101.8 FEET; THENCE S 00°08'03" W FOR A DISTANCE OF 467.70 FEET; THENCE N 89°04'42" E FOR A DISTANCE OF 477.33 FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 304.03 FEET; THENCE S 89°19'04" E FOR A DISTANCE OF 475.00 FEET; THENCE N 00°07'19" W FOR A DISTANCE OF 550.00 FEET; THENCE S 89°19'06" E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 150.93 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

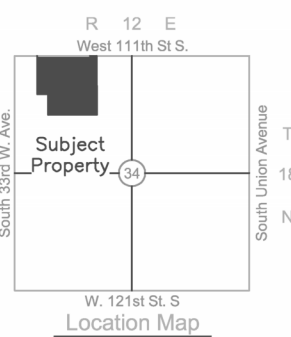
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FEET; THENCE N 00°07'12" W FOR A DISTANCE OF 550.00 FEET; THENCE
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34 FOR A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING.

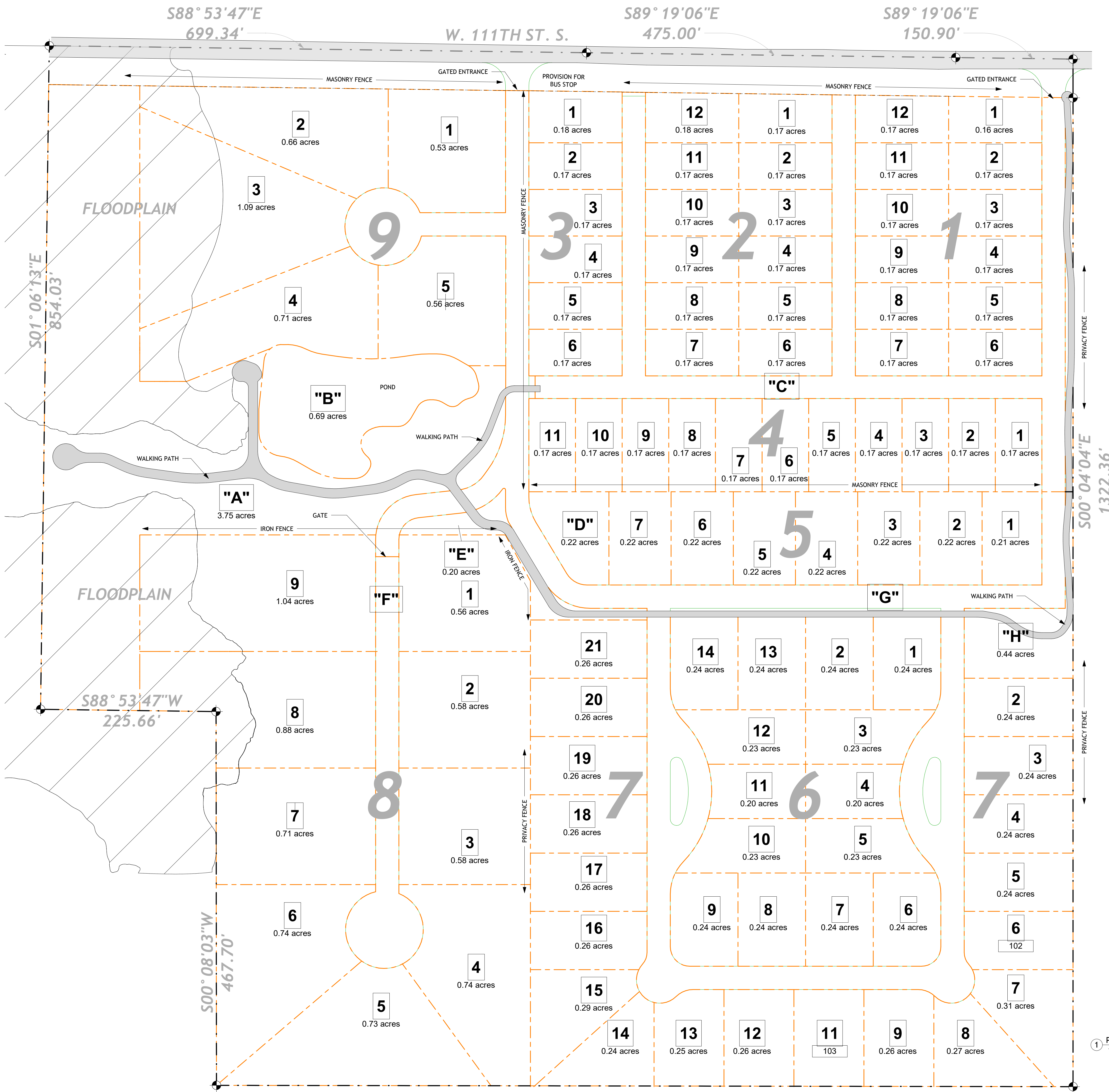
I, CLIFF BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAN OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF NOVEMBER, 2023.

Cliff Bennett

CLIFF BENNETT, R.P.L.S. No.1815
NOVEMBER 01, 2023
DATE OF STATEMENT





LOT INFO	
LOT	AREA
BLOCK 1	
1	0.16 acres
2	0.17 acres
3	0.17 acres
4	0.17 acres
5	0.17 acres
6	0.17 acres
7	0.17 acres
8	0.17 acres
9	0.17 acres
10	0.17 acres
11	0.17 acres
12	0.17 acres
BLOCK 1: 12	
BLOCK 2	
1	0.17 acres
2	0.17 acres
3	0.17 acres
4	0.17 acres
5	0.17 acres
6	0.17 acres
7	0.17 acres
8	0.17 acres
9	0.17 acres
10	0.17 acres
11	0.17 acres
12	0.18 acres
BLOCK 2: 12	
BLOCK 3	
1	0.18 acres
2	0.17 acres
3	0.17 acres
4	0.17 acres
5	0.17 acres
6	0.17 acres
BLOCK 3: 6	
BLOCK 4	
1	0.17 acres
2	0.17 acres
3	0.17 acres
4	0.17 acres
5	0.17 acres
6	0.17 acres
7	0.17 acres
8	0.17 acres
9	0.17 acres
10	0.17 acres
11	0.17 acres
BLOCK 4: 11	
BLOCK 5	
1	0.21 acres
2	0.22 acres
3	0.22 acres
4	0.22 acres
5	0.22 acres
6	0.22 acres
7	0.22 acres
BLOCK 5: 7	
BLOCK 6	
1	0.24 acres
2	0.24 acres
3	0.23 acres
4	0.20 acres
5	0.23 acres
6	0.24 acres
7	0.24 acres
8	0.24 acres
9	0.24 acres
10	0.23 acres
11	0.20 acres
12	0.23 acres
13	0.24 acres
14	0.24 acres
BLOCK 6: 14	

LOT INFO	
LOT	AREA
BLOCK 7	
2	0.24 acres
3	0.24 acres
4	0.24 acres
5	0.24 acres
6	0.24 acres
7	0.31 acres
8	0.27 acres
9	0.26 acres
11	0.26 acres
12	0.26 acres
13	0.25 acres
14	0.24 acres
15	0.29 acres
16	0.26 acres
17	0.26 acres
18	0.26 acres
19	0.26 acres
20	0.26 acres
21	0.26 acres
BLOCK 7: 19	
BLOCK 8	
1	0.56 acres
2	0.58 acres
3	0.58 acres
4	0.74 acres
5	0.73 acres
6	0.74 acres
7	0.71 acres
8	0.88 acres
9	1.04 acres
BLOCK 8: 9	
BLOCK 9	
1	0.53 acres
2	0.66 acres
3	1.09 acres
4	0.71 acres
5	0.56 acres
BLOCK 9: 5	
RESERVE	
"A"	3.75 acres
"B"	0.69 acres
"C"	1.29 acres
"D"	0.22 acres
"E"	0.20 acres
"F"	0.48 acres
"G"	2.82 acres
"H"	0.44 acres
RESERVE: 8	
TOTAL LOTS: 103	

ZEMANEK ARCHITECTURE + DESIGN
107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

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REVISIONS:		
No	Description	Date

PROJECT NUMBER:
23025

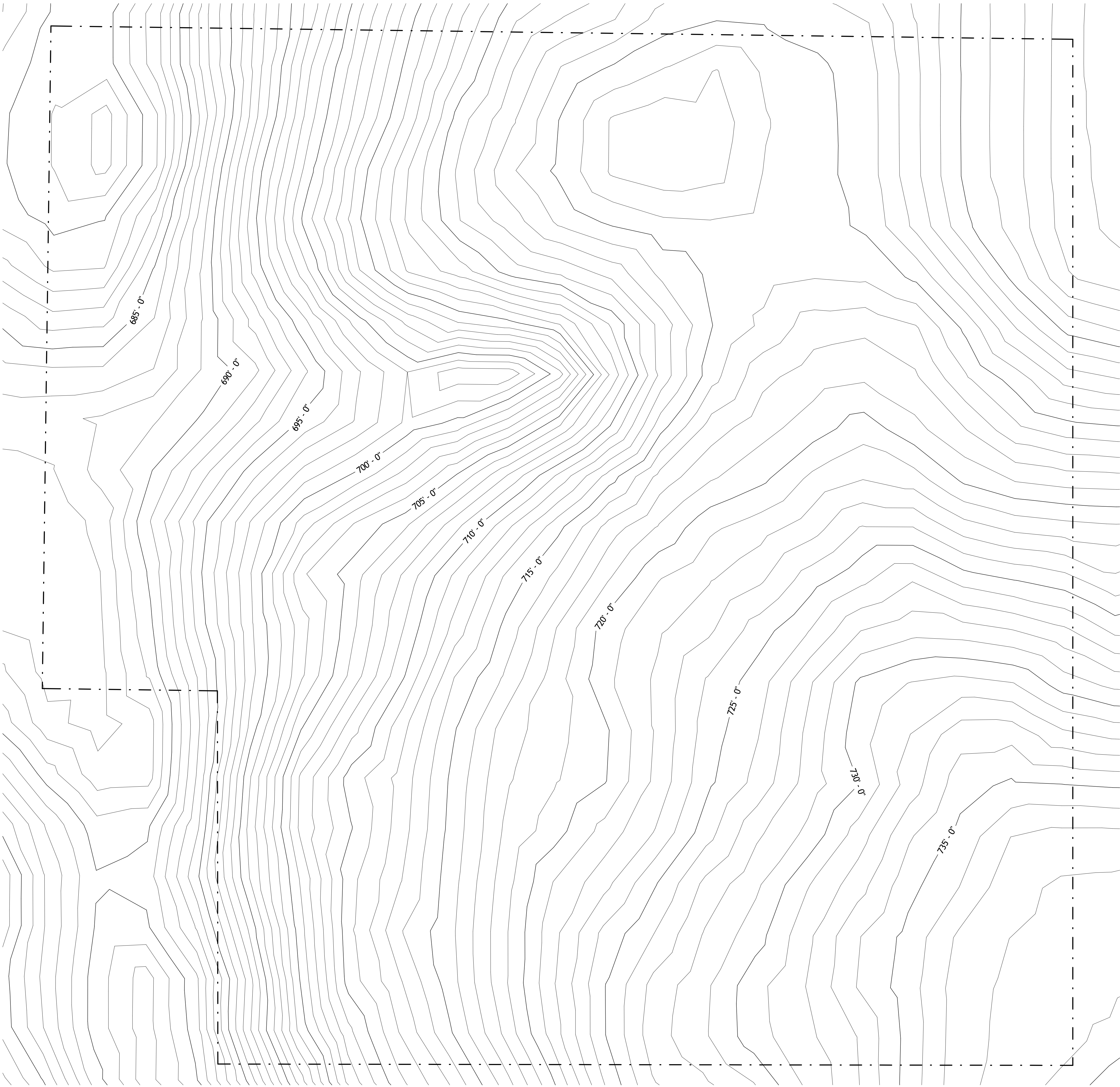
SEAL:
NOT FOR CONSTRUCTION
12.10.23

CONSULTANT:

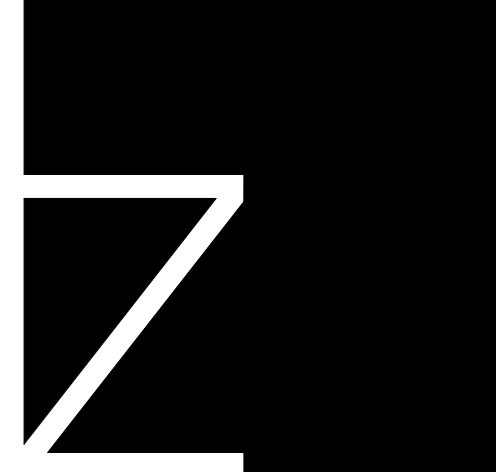
AMIAN HOMES
THE RESERVE AT SOUTHERN WOODS
1111th & 33rd W. Ave
Jenks, OK

ISSUE DATE:
12.10.23
SHEET NUMBER:
A101
LAYOUT

① PRELIM LAYOUT
1" = 60'-0"



TOPO NOTES
1. PRELIMINARY TOPO SHOWN. TOPO
DATA PULLED FROM INCOG WEBSITE



ZEMANEK ARCHITECTURE + DESIGN
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JENKS, OK 74037
T: 918.606.2090

zemanekad.com

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REVISIONS:		
No	Description	Date

PROJECT NUMBER:
23025

SEAL:
**NOT FOR
CONSTRUCTION**
12.10.23

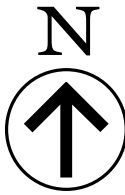
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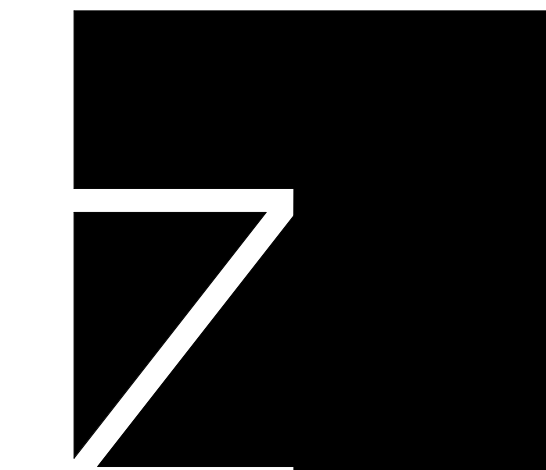
AMIAN HOMES
THE RESERVE AT SOUTHERN WOODS
1111th & 33rd W. Ave
Jenks, OK

ISSUE DATE:
12.10.23

SHEET NUMBER:
A102
EXISTING TOPO

① EXISTING TOPO
1" = 60'-0"





ZEMANEK ARCHITECTURE + DESIGN
107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

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REVISIONS:

No	Description	Date

PROJECT NUMBER:

23025

SEAL:

NOT FOR
CONSTRUCTION
12.10.23

CONSULTANT:

AMIAN HOMES
THE RESERVE AT SOUTHERN WOODS

1111th & 33rd W. Ave
Jenks, OK

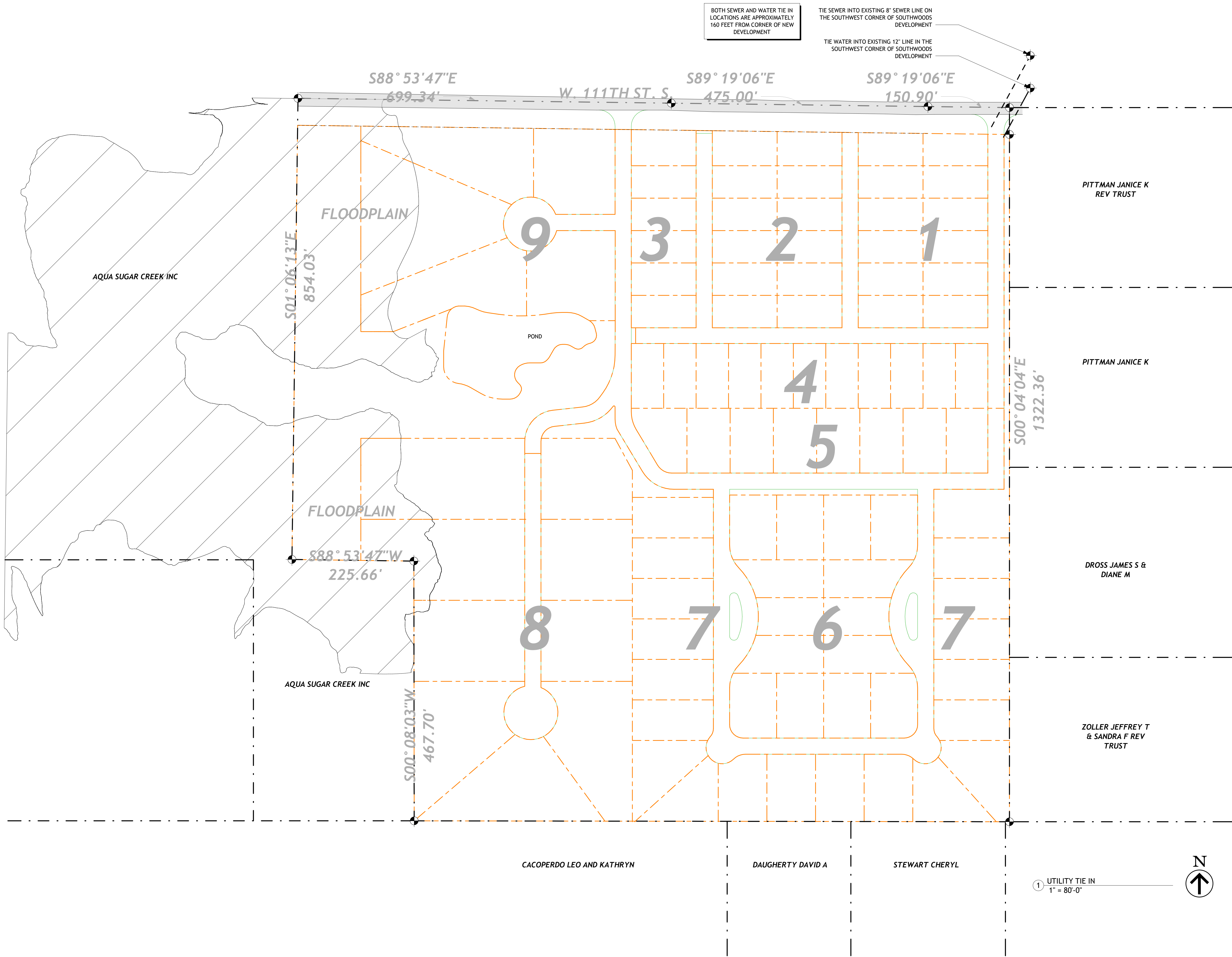
ISSUE DATE:

12.10.23

SHEET NUMBER:

A103

UTILITY TIE IN



To	Planning Commission
Hearing Date	January 18, 2024
Case Number	JZ 24 PUD 110MA1
Request	Major Amendment No.1 to PUD 110 (Planned Unit Development Overlay District)
Location	North of 91 st Street ("K"Place) and west of the Arkansas River
Applicant	Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Public Notice
- ☐ PUD 110 Major Amendment No. 1
- ☐ Original PUD 110

Preparer

INCOG
Robert Bell
Robert Bell

Background Information

STAFF COMMENTARY | This site was originally approved for a mix of uses, through Zoning Case JZ-617 PUD-110 | approved June 4, 2018, including but not limited to condominiums, apartments, and an assortment of retail. Since the approval no action has been taken, triggering a major amendment to PUD 110.

The UDO (Unified Development Ordinance) was approved in 2022 and states, "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."

The proposed amendment to PUD 110 recognizes the standards of the UDO, seeks to comply with the criteria to be brought back to the Planning Commission and City Council, and amends the site plan to create a more relevant project on the property.

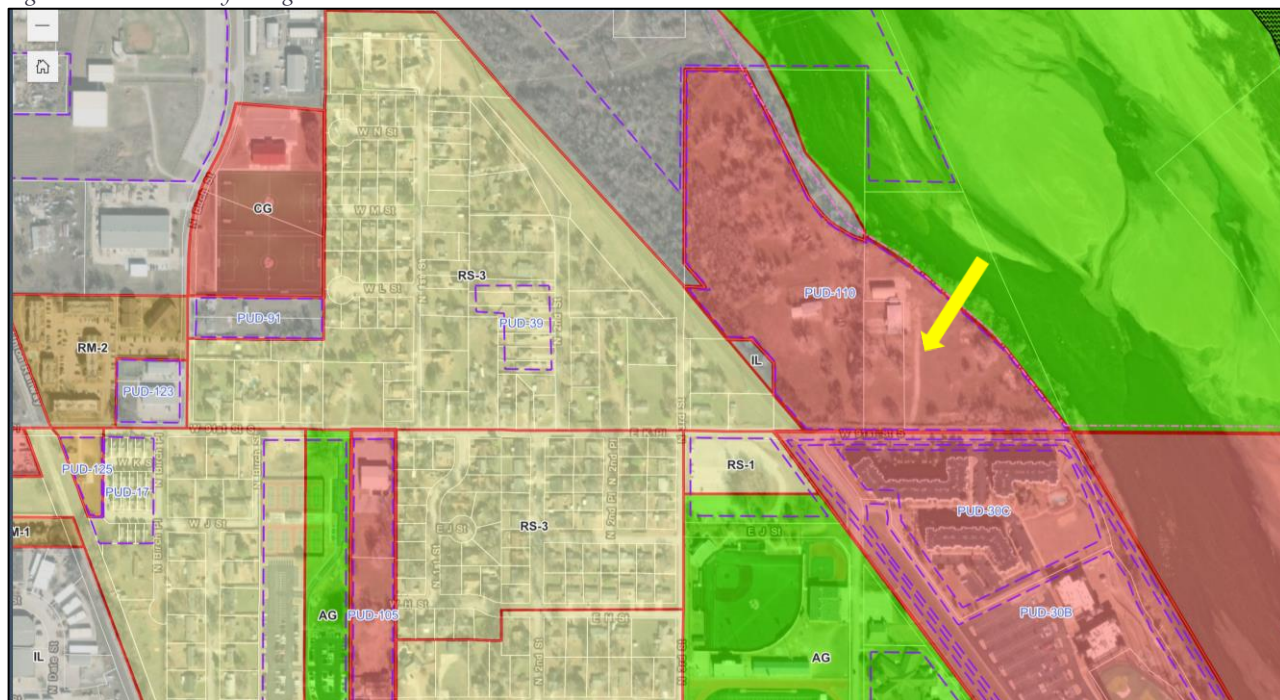
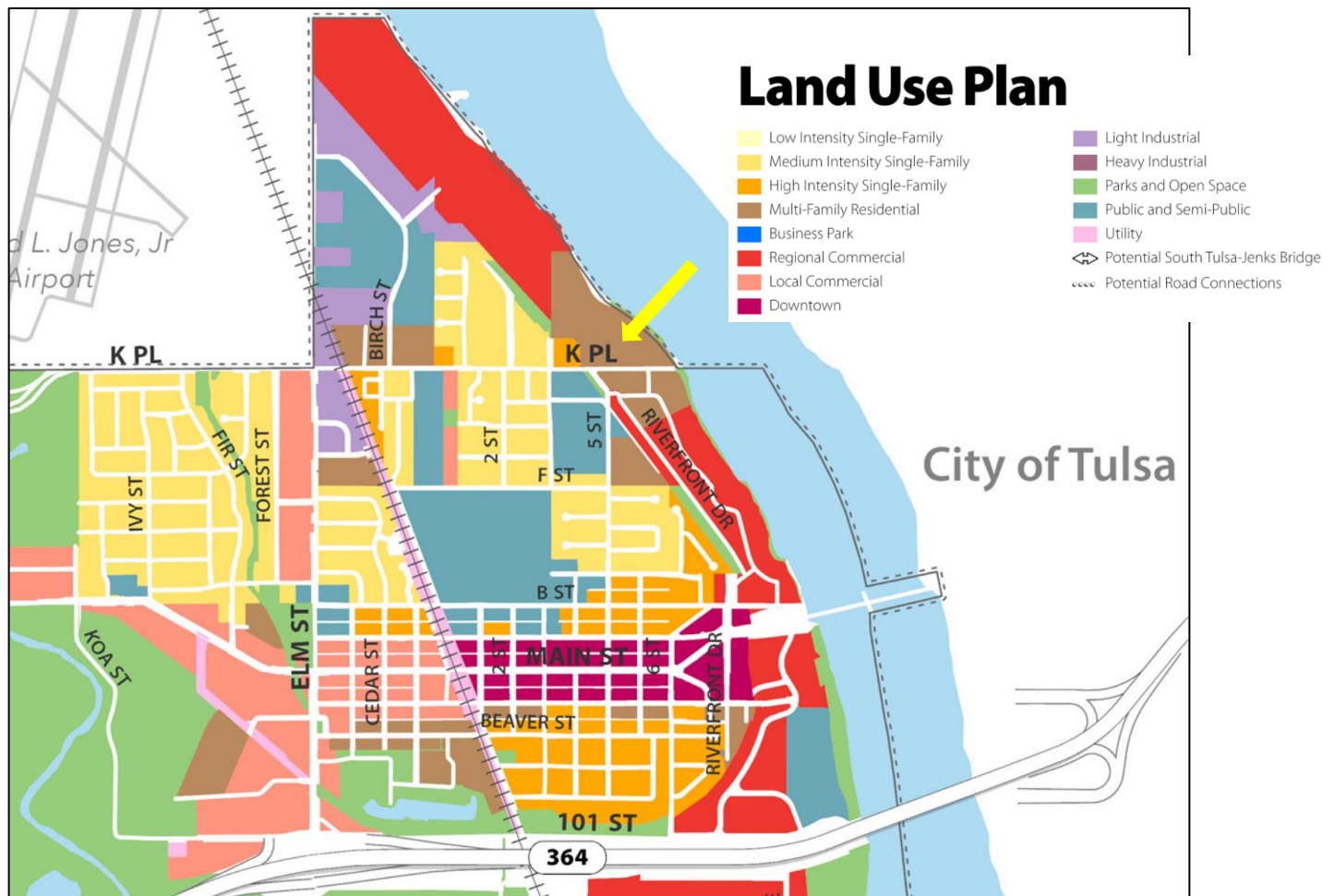
The PUD Amendment redefines the three Development Areas A, B, and C defining the site plan as Phase I and Phase II. This amendment will only be outlining the development criteria of Phase I. Phase I is recognized as Development Area B of the original PUD and is redefined by Exhibit A which includes a legal description and a general site plan.

PLANNING DATA

ORIGINAL PUD 110 | The concept is for a mixed-use development in three development areas:

- Area A: condominium building up to 12-stories high with a parking garage on the first two floors
- Area B: apartment buildings up to 75 feet high with up to 300 apartment units,
- Area C: building height up to 45 feet containing approximately 125,000 square feet of office space and 75,000 square feet of retail, restaurant, and entertainment.

ACRES	20.10
ORDINANCE	1454
ZONING CASE #	JZ-617 & PUD 110
MAJOR AMENDMENT #1	
PUD 110 MA1 REQUEST	Major Amendment No. 1 to PUD 110 (Planned Unit Development District Overlay)
CURRENT ZONING	(ROC) River Oriented Commercial (Legacy District) now follows the (RTC) River Tourist Commercial standards
INTENDED USE	Apartments & Mixed Use Development
PARCEL ID	98318831831710
LEGAL	PT GOV LT 11 BEG 330E SWC TH N250 NW121.91 W248.64 N189 E77.75 NW116.49 N702.42 E216 SELY APPROX 800 S696.07 W326 POB SEC 18 18 13 13.02ACS
OWNER	PRICE, WILLIAM STUART II
ADDRESS	487 E K PL N
TR_SEC	8318
GROSS ACRES	13.02
PARCEL ID	98318831833550
LEGAL	BEG 656E SWC SE TH N478.5 E150 S478.5 W150 POB SEC 18 18 13 1.65AC
OWNER	PRICE, WILLIAM STUART II IRREV TRUST
PROP_ADD	503 E K PL N
TR_SEC	8318
GROSS ACRES	1.65
PUBLIC COMMENT	Staff received one phone call asking about the river development notice.
RTC ZONING	<i>RTC - Riverfront Tourist Commercial District. The RTC District shall be limited to areas located within the Riverfront Subarea of the Jenks Comprehensive Plan. The district shall include those uses which make use of and provide waterfront amenities and riverfront activities. The type of use and site design should harmonize with the intended character of the waterfront area as established in the Riverfront Subarea Plan of the Jenks Comprehensive Plan.</i>
ROC ZONING	<i>ROC - River Oriented Commercial Legacy District. The ROC District shall be limited to the areas previously designated as River Oriented Commercial. The purpose of the District is to allow lodging, restaurants, and retail establishments designed to incorporate waterfront amenities and linkage to riverfront activities. Office uses may be considered accessory or compatible with River Oriented Commercial. Multiple-family residential uses may be utilized in the ROC as accessory or in conjunction with the commercial developments provided that they are designed at a second-floor height or greater. No property may be rezoned into the ROC Legacy District after the date of the adoption of this UDO.</i>



Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Multi-family Residential and is not too far removed from the original approved PUD. The site will require platting and full engineering and must meet all the elements of the (UDO) Unified Development Ordinance unless otherwise amended in the PUD standards.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards

<i>Standard</i>	RTC	MA1 PHASE 1	PUD 110 DEV. AREA B	RM-3
<i>Permitted No. of Dwelling Units</i>	(SUP)	150	300	20
<i>Lot Area (sqft)</i>	NA	8.4 / 365904	8.4 / 365904	20,000
<i>Lot Area/DU (sqft)</i>	NA	2,439	1220	1,000
<i>Lot Width (ft)</i>	NA	?	?	100
<i>Front (ft) Minimum – maximum (East- Facing Arkansas River)</i>	0 - 60	100	100	10
<i>Exterior Side (ft) Minimum – maximum (South “K” PL)</i>	0 - 60	10	25	10
<i>Interior Side (ft) (North)</i>	0	10	10	10(2)
<i>Rear (ft) (West – Levee)</i>	0	25	25	10
<i>Height (ft)</i>	85	60	60	45
<i>Impervious Surface Coverage</i>	70%	85%	85%	70%
<i>Parking offset from Street ROW</i>		5 ft		
<i>Parking Spaces per Housing Unit</i>	1.5/efficiency- 1 bedroom unit 2/2+ bedroom unit	1.7	Per Code	1.5/efficiency- 1 bedroom unit 2/2+ bedroom unit
<i>Notes</i>				
(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.				

Recommendation | *Staff recommends conditional approval of JZ 24 PUD 110 MA1 Major Amendment No. 1 for approved/nonactive PUD 110 Overlay District.*

Conditions of approval:

1. Meet requirements of the UDO unless excepted standards are approved in PUD Amendment.
2. Platting is required before building permit will be approved.
 - a. Formal Site Plan approval is required for each phase of development.
 - b. Fire Marshal shall approve site plan prior to building permit submittal.
 - c. Trail ROW will be dedicated during platting.
3. Engineering
 - a) Required additional width for Dedication of 91st Street ROW.
 - b) On-site detention.
 - c) Public utilities and public roadways on-site must be worked out.
 - d) The PUD site plan is not the final site plan for this application.
 - e) I agree with the verbiage on floodplain considerations for the development.
4. Adhere to any additional comments or conditions approved by City Council.

JZ 24 PUD 110 MAJOR AMENDMENT NO. 1
PUD Amendment
of
RiverFront South Centre
Planned Unit Development Number 110

Zoning Case JZ-617 PUD-110 was completed on June 4, 2018. The Jenks zoning code update that happened earlier this year specified, “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.”

The proposed amendment to PUD 110 is to recognize the Unified Development Ordinance, to comply with the criteria to be brought back to the Planning Commission and City Council, and to recognize required changes due to a better understanding of the characteristics of the property.

The PUD Amendment redefines the three development areas identified as Development Areas A, B, and C to two areas defined as Phase I and Phase II. This amendment will only be outlining the development criteria of Phase I. Phase I is recognized as Development Area B of the original PUD and is redefined by Exhibit A which includes a legal description and a general site plan.

The subject property was rezoned to River Oriented Commercial with the approval of PUD 110 and is now recognized by the UDO as River Oriented Commercial Legacy District.

ROC - River Oriented Commercial Legacy District. The ROC District shall be limited to the areas previously designated as River Oriented Commercial. The purpose of the district is to allow lodging, restaurants, and retail establishments designed to incorporate waterfront amenities and linkage to riverfront activities. Office uses may be considered accessory or compatible with River Oriented Commercial. Multiple-family residential uses may be utilized in the ROC as accessory or in conjunction with the commercial developments provided that they are designed at a second-floor height or greater. No property may be rezoned into the ROC Legacy District after the date of the adoption of this UDO.

The UDO specifies that the bulk and dimensional standards for the RTC - Riverfront Tourist Commercial District shown in Table 16-3-1(B) shall apply to all parcels in the ROC - River Oriented Commercial Legacy District.

The following table bulk and dimensional standards for the RTC District shall apply to Phase 1 of PUD 110 unless specifically identified by the PUD. The approved standards for PUD 110 are specified following the table.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)										
Front (ft)	25	25	40	0	0	25	0	0	50	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Building Standards (Maximum)										
Height (ft)	35	50	60	50	60	60	85	85	60	60
Impervious Surface Coverage	n/a	60%	70%	60%	70%	70%	100%	70%	70%	70%

The following Development Standards were identified for Area B of PUD 110. The proposed Amendment is modifying area B to be identified as Phase I. The area of Phase I is being changed from along 91st Street to along the Jenks Levee with two access points to 91st Street. This change creates the need to modify certain Development Standards and renders one obsolete. These changes are identified in parenthesis and bolded.

Development Standards – Area “B” (Phase I)

Net Land Area: 8.4 Acres (**Size reduced-see Legal Description Exhibit A**)

Permitted Uses:

The following uses shall be permitted: Use Unit 5, Community Services, and Cultural and Recreational Facilities; Use Unit 8, Multi-Family Dwellings and Similar Uses; Use Unit 10, Off-Street Parking Areas; landscaped open space and uses customary and accessory to principle uses.

Maximum Permitted Number of Dwelling Units Development Area “A”^{"B"}: 300
(Dwelling Units Identified for Phase I 150)

Minimum Lot Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Land Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Setback from East “K” Place (91st Street): **South (Exterior Side)** 25 Feet
(Change to 10 Feet)

Minimum Setback from Riverfront Drive: **West (Rear)** 25 Feet
(Riverfront Drive is the road on Levee if constructed in future)

Minimum Setback from north property boundary: **North (Interior Side)** 10 Feet

Minimum Setback from normal highwater meander line of Arkansas River: 100 Feet
(Phase I not located near the Riverbank) East (Facing Arkansas River)

Minimum Off-Street Parking Setback from street r-o-w: 5 Feet

Off Street Parking: Per the applicable Use Unit of the Jenks Zoning Code
(Change to 1.7 spaces Per Housing Unit)

Maximum Permitted Building Height: 60 Feet

Architectural features, lighting requirements features are permitted to exceed maximum height with detail site plan approval; all plans shall be submitted to FAA for review and approval of height.

Minimum Landscaped Open Space: 15 %

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall not exceed 25 feet in height. Light standards located within Street right of ways shall not be less than 19 feet in height.

Note: The subject property is greater than 1 foot above the 100-year floodplain. Per Jenks Comprehensive Plan, all Commercial buildings shall be constructed at a height of 1 foot above a 306,000 cfs release of the Keystone Dam. The first habitable floor of any residential unit shall be eight feet above the 100-year floodplain.

There are specific development characteristics that will apply to Phase I as redefined by the Proposed Amendment. The following criteria shall be recognized as a part of Phase I.

1. Phase I is located along the Jenks Levee. The levee is within an easement controlled by Tulsa County with oversight by the US Army Corps of Engineers. The Levee Easement is 150 feet, 75 feet each side of the centerline of the Levee. Phase I at a minimum shall be located 75 feet from the centerline of the Jenks Levee. The Levee will be designated as a reserve area with specifications of the Levee placed in the associated plat of Phase I. The reserve area shall remain in the same ownership of the remainder of the property recognized as Phase II of the Planned Unit Development.
2. With the development of Riverwalk Crossing, it was determined by USACE that only a minimal rise would be acceptable on the designed freeboard of the Jenks Levee to a 350 cfs release of the Keystone Dam. This was a compromise from a requirement of zero rise. The Corps identified this as the 350-year floodplain. The City of Jenks had concern related to this requirement because the area in the same floodplain cross section located on the East side of the river should be held to the same standard and is not. The area within the 350-year flood plain located on the east side has the same effect to the Levee.

The Riverwalk project engineer submitted a design to the USACE that was determined to meet the minimum rise standard, but the City of Jenks never incorporated that as development criteria for the city.

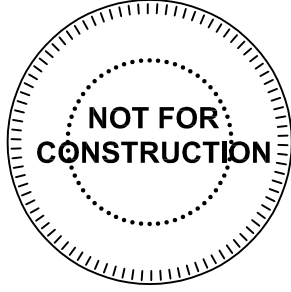
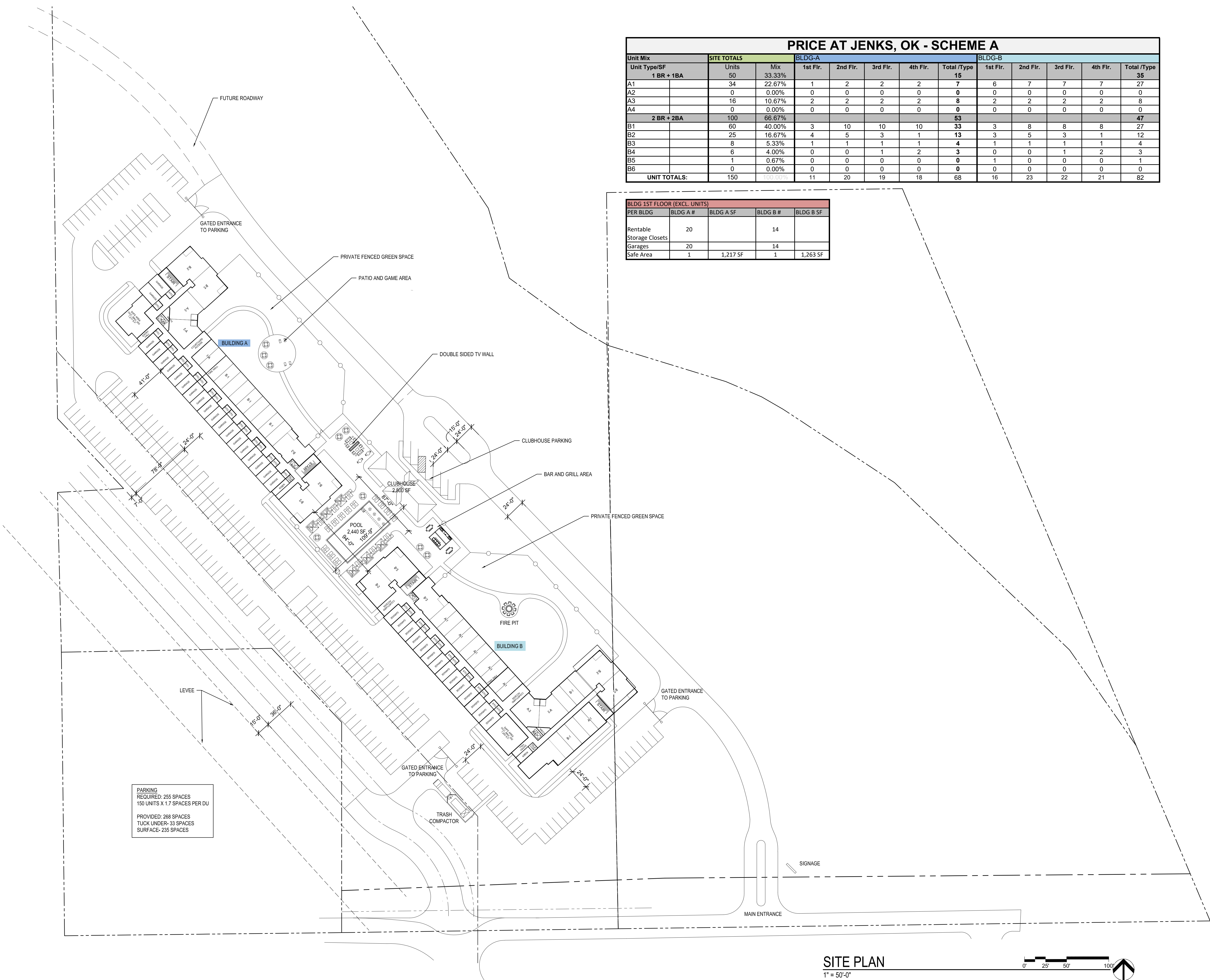
Recognizing the validity of the concern for the rise of floodwaters to the Levee it was later placed in the Comprehensive Plan that developments outside the Levee should maintain the existing conveyance area of the floodplain. The language appears to be removed in the new Comprehensive Plan.

- A. Phase I will utilize a borrow area on phase II for fill dirt to meet the height requirements as established by the Jenks Codes and specified in the Development Standards of the PUD. This will ensure that there is no change to the floodplain storage area of the property and comply with the development standards required by USACE.
 - B. There currently exist a 24-inch outfall storm water pipe to the river located in the right of way of 91st Street. Phase I will be established with storm water piping to be directed to a temporary small detention facility located in the Southeast corner of Phase II. This detention facility will allow proper metering for the 24-inch pipe to be continued to be utilized until development of Phase II, which will require the upsizing of the outfall pipe size. Proper easements for the piping and a temporary easement will be established for the detention facility.
3. It is expected that certain public infrastructure facilities will be in areas of Phase II. Easements by separate instruments will be established during the platting stage for phase I.

The development time frame will be on a very aggressive tract. It is expected that the required plat for Phase I will be submitted near the time of the Planning Commission Hearing for the PUD Amendment. It is expected that the official site plan for review, which will also include the elevations of the buildings will also be submitted for review at or near the same time. This will allow the earth change permit for the plat infrastructure and site development to occur at the same

time, which is necessary because of the fill activity related to the site. Being a normal occurrence for commercial development that sight development and building permit operations can be worked together it is expected that all will be underway by March 2024.

Phase II which incorporates Development Areas “A” and “C” of the original PUD will be defined in the PUD Amendment by legal description. The development criteria associated with Phase II is subject of to outside influences. Criteria associated with Phase II that hinders a final development design would include area roads and regional walking trails. Both along with proposed development will influence final storm water management and pipe sizing related to outfall.



A NEW MULTIFAMILY PROJECT FOR:

P.F.P.

JENKS, OKLAHOMA

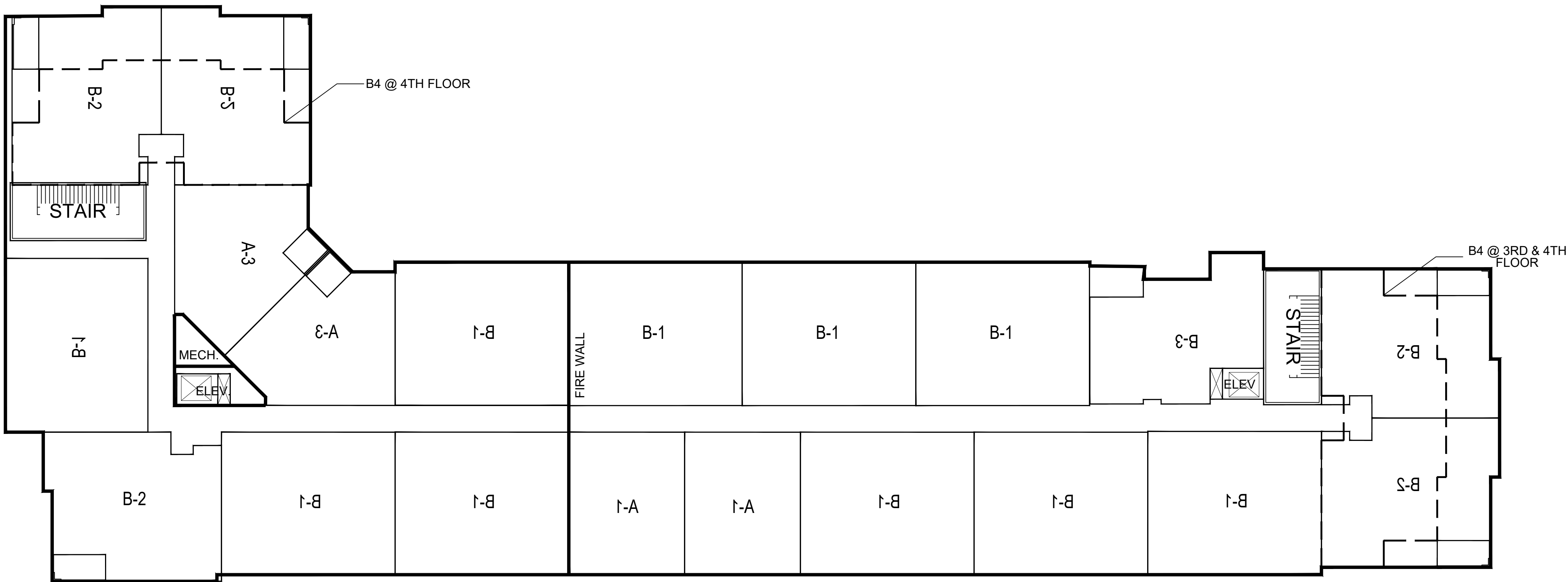
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JOB NO.
747823
DRAWN BY
MNK

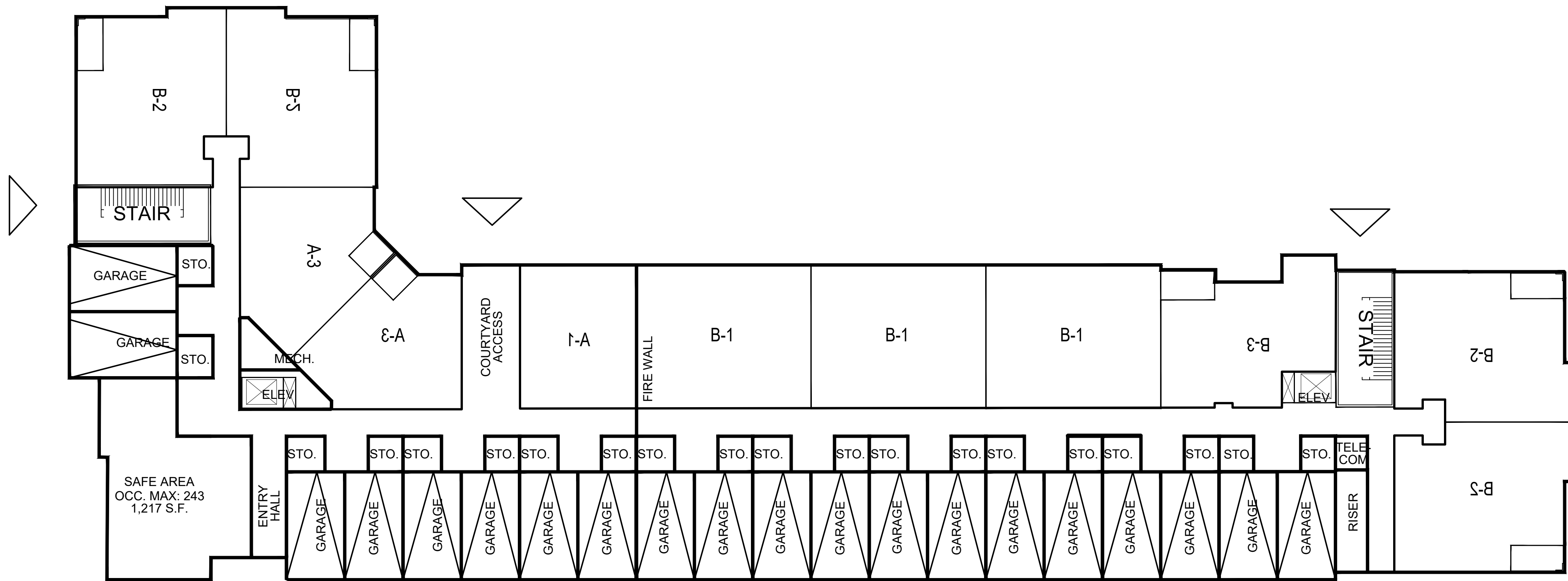
DATE
01.12.24

SHEET NAME
SITE PLAN

SHEET NO.
SP1.00

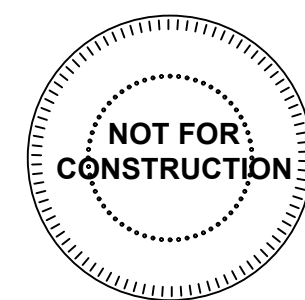


BUILDING A
2ND FLOOR PLAN (3RD & 4TH FLOOR SIMILAR)
1/16" = 1'-0"



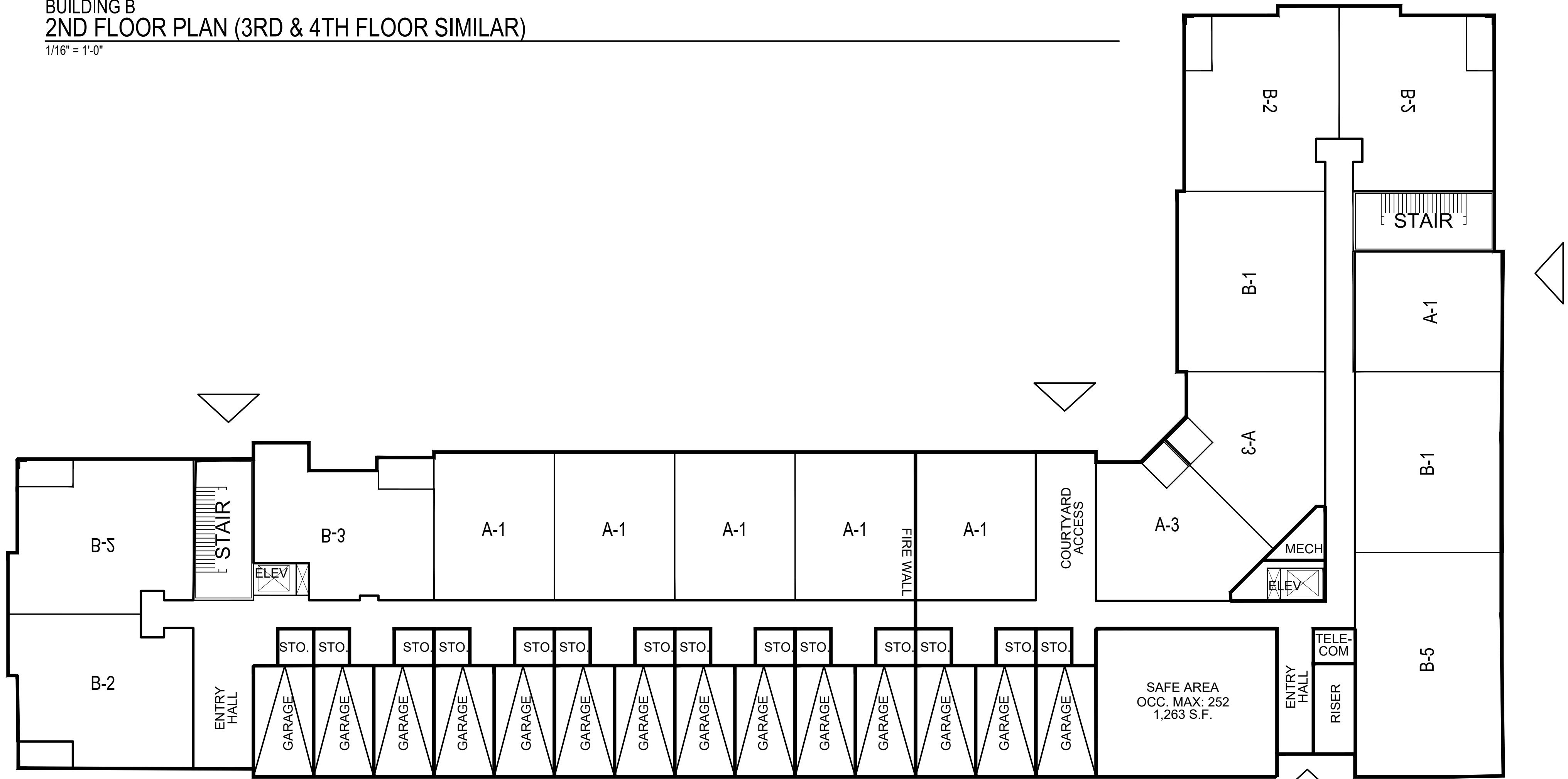
BUILDING A
FIRST FLOOR PLAN
1/16" = 1'-0"

68 DWELLING UNITS (121 BEDROOMS), 20 GARAGES
26,571 SF PER FLOOR (12,194 SF + 14,377 SF)





BUILDING B
2ND FLOOR PLAN (3RD & 4TH FLOOR SIMILAR)
1/16" = 1'-0"

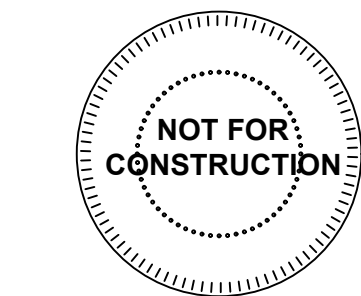
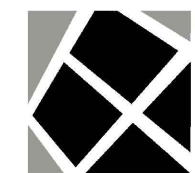


BUILDING B
FIRST FLOOR PLAN
1/16" = 1'-0"

82 DWELLING UNITS (129 BEDROOMS), 13 GARAGES
28,864 SQFT PER FLOOR (13,448 SF + 15,416 SF)



NSPJ



A NEW MULTIFAMILY PROJECT FOR:

P.F.P.
JENKS, OKLAHOMA

DRAWING RELEASE LOG

JOB No. 747823
DRAWN BY MNK
DATE 01.12.24

SHEET NAME
BUILDING B
CONCEPT FL PLANS
SHEET No.

A2

Exhibit "A"

Phase I Site Plan



RiverFront South Centre

Jenks Oklahoma

Planned Unit Development Number JZ-617 PUD 110

A Luxury High Rise Condominium & Mixed Use

Community on the Arkansas River

FINAL AS APPROVED JUNE 14, 2018 | Ordinance No. 1454



A Stuart Price Development

 Bell Land Use

GS Helms & Associates

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RIVERFRONT SOUTH CENTRE

I. Development Concept

Designed to be the catalyst for the continuation of the Jenks Entertainment District northward along the Arkansas River. The Riverfront South Centre will be an upscale mixed-use life style center anchored by an up to twelve story Luxury High Rise Condominium, an adjacent office complex, with supporting retail establishments, restaurants and an upscale apartment component.

The property is adjacent to the Arkansas River along its east boundary and the Jenks Levee to the west. East K Place (91st Street) separates the property from the existing Riverwalk apartments located to the south. The property to the north has been utilized for sand operations in the past. This property has also been identified as a necessary component to be included in the entertainment district to further the commercial component of the area for linkage to Elm Street and Possibly 71st Street with the consideration of a West Bank Arkansas River frontage road.

Live a lifestyle of ease and elegance unlike anything else in Jenks today. The saying that its not just where you live, it's how you live, is truly established when you combined a luxury condominium development into the City of Jenks market.



For purposes of phasing and design, Riverfront South Centre is separated into three development areas.

Development Area “A” provides for a luxury high rise condominium development up to 12 stories in height that will provide 60-100 privately owned residential units. Designs for parking garages on the first and second floor of the building will provide the necessary height requirements in this area as specified in the Jenks Comprehensive Plan.

Development Area “B” will provide up to 300 upscale apartments that will have direct access from East “K” Place and the extension of Riverfront Drive along the Jenks Levee. This provides two separate access points into the apartment area. Development Area “B” is considered an appropriate transition from the existing Riverwalk Apartments to the condominium complex to the north. Development Area “B” will allow for proper design and buffering from the existing uses to the private ownership structures on the property.

Development Area C will provide up to 125,000 square feet of office space. It is anticipated that a direct pedestrian access will exist between Development Area “B” and “C”. Final designs may include a common wall between the condominium development and the office complex. The exact boundary between Area “B” and Area “C” will be determined within the required plat of the property. Area “C” will also be allowed up to 75,000 square feet of retail development which will include authorization for restaurant facilities. This portion of Area “C” will not only be designed to support the needs of the residential components of the development but will be open to the public.

Accompanying the planned unit development application is an application for a zone change to River Oriented Commercial (ROC). The ROC District is limited to areas located within the Riverfront Entertainment Special District of the Jenks Comprehensive Plan. The purpose of the District is to allow lodging, restaurant facilities, and retail establishments designed to incorporate waterfront amenities and linkage to riverfront activities. Office uses may be considered accessory or compatible with River Oriented Commercial. Multiple Family Residential uses may be utilized in the ROC District as accessory or in conjunction with the commercial developments provided they are designed at a 2nd floor height or greater. The Jenks Zoning Code specifies that a Planned Unit Development Application is required in the ROC Zoning District for office and multi-family residential due to Mixed Use Requirements and to establish proper bulk and area requirements.

II. Development Standards – Area “A”

Net Land Area: 5.8 Acres

Permitted Uses:

The following uses shall be permitted: Use Unit 5, Community Services, and Cultural and Recreational Facilities; Use Unit 8, Multi-Family Dwellings and Similar Uses; Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices and Studios; Use Unit 12, Eating Places Other Than Drive-Ins; Use Unit 14, Shopping Goods and Services; Use Unit 19, Hotel, Motel and Recreation Facilities; landscaped open space and uses customary and accessory to principle uses. *

* Outdoor special events that would require a Specific Use Permit are permitted by right. Outdoor special events may include, but are not limited to outdoor music, sale of alcoholic beverages, erection of tents and other activities customarily associated with festivals, sidewalk sales, charity run/walks, and other similar outdoor events. If an event is expected to draw greater than 5000 people will be required to process that event through the City Special Event process.

Mixed Use Buildings and Lots:

Permitted uses, including but not limited to restaurants, commercial and residential uses, may be located within the same lot and/or within the same building and on the same or separate floor of a building.

Maximum Permitted Number of Dwelling Units Development Area “A”: 100

Maximum Permitted Office Space Floor Area in Development Area “A” & “C” in aggregate: 125,000 SF

Maximum Permitted Retail/Restaurant Floor Area in Development Area “A” & “C” in aggregate: 75,000 SF

Minimum Lot Area Per Dwelling Unit: Per RM-3 Zoning District for maximum Dwelling Units located on a single story

Minimum Land Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Setback from Riverfront Drive: 25 Feet

Minimum Setback from north property boundary: 10 Feet

Minimum Setback from internal property lines: 0 Feet

Minimum Setback from normal highwater meander line of Arkansas River: 100 Feet

Minimum Off-Street Parking Setback from street r-o-w: 5 Feet

Off Street Parking: Per the applicable Use Unit of the Jenks Zoning Code

Maximum Permitted Building Height: 12 Stories/150 Feet

Architectural features, lighting requirements features are permitted to exceed maximum height with detail site plan approval; all plans shall be submitted to FAA for review and approval of height

Minimum Landscaped Open Space: 15 %

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall no exceed 25 feet in height. Light standards located within Street right of ways shall not be less than 19 feet in height.

Note: The subject property is greater than 1 foot above the 100-year floodplain. Per Jenks Comprehensive Plan, all Commercial buildings shall be constructed at a height of 1 foot above a 306,000 cfs release of the Keystone Dam. The first habitable floor of any residential unit shall be eight feet above the 100-year floodplain.

III. Development Standards – Area “B”

Net Land Area: 8.4 Acres

Permitted Uses:

The following uses shall be permitted: Use Unit 5, Community Services, and Cultural and Recreational Facilities; Use Unit 8, Multi-Family Dwellings and Similar Uses; Use Unit 10, Off-Street Parking Areas; landscaped open space and uses customary and accessory to principle uses.

Maximum Permitted Number of Dwelling Units Development Area “A”: 300

Minimum Lot Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Land Area Per Dwelling Unit: Per RM-3 Zoning District

Minimum Setback from East “K” Place (91st Street): 25 Feet

Minimum Setback from Riverfront Drive: 25 Feet

Minimum Setback from north property boundary: 10 Feet

Minimum Setback from normal highwater meander line of Arkansas River: 100 Feet

Minimum Off-Street Parking Setback from street r-o-w: 5 Feet

Off Street Parking: Per the applicable Use Unit of the Jenks Zoning Code

Maximum Permitted Building Height: 60 Feet

Architectural features, lighting requirements features are permitted to exceed maximum height with detail site plan approval; all plans shall be submitted to FAA for review and approval of height

Minimum Landscaped Open Space: 15 %

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot

lighting shall no exceed 25 feet in height. Light standards located within Street right of ways shall not be less than 19 feet in height.

Note: The subject property is greater than 1 foot above the 100-year floodplain. Per Jenks Comprehensive Plan, all Commercial buildings shall be constructed at a height of 1 foot above a 306,000 cfs release of the Keystone Dam. The first habitable floor of any residential unit shall be eight feet above the 100-year floodplain.

IV. Development Standards – Area “C”

Net Land Area: 5.8 Acres

Permitted Uses:

The following uses shall be permitted: Use Unit 5, Community Services, and Cultural and Recreational Facilities; Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices and Studios; Use Unit 12, Eating Places Other Than Drive-Ins; Use Unit 14, Shopping Goods and Services; Use Unit 19, Hotel, Motel and Recreation Facilities; landscaped open space and uses customary and accessory to principle uses. *

* Outdoor special events that would require a Specific Use Permit are permitted by right. Outdoor special events may include, but are not limited to outdoor music, sale of alcoholic beverages, erection of tents and other activities customarily associated with festivals, sidewalk sales, charity run/walks, and other similar outdoor events. If an event is expected to draw greater than 5000 people will be required to process that event through the City Special Event process.

Mixed Use Buildings and Lots:

Permitted uses, including but not limited to restaurants, commercial and residential uses, may be located within the same lot and/or within the same building and on the same or separate floor of a building.

Maximum Permitted Office Space Floor Area in Development Area “C”: 125,000 SF

Maximum Permitted Retail/Restaurant Floor Area in Development Area “C”: 75,000 SF

Minimum Setback from Riverfront Drive: 25 Feet

Minimum Setback from internal property lines: 0 Feet

Minimum Setback from normal highwater meander line of Arkansas River: 100 Feet

Minimum Off-Street Parking Setback from street r-o-w: 5 Feet

Off Street Parking: Per the applicable Use Unit of the Jenks Zoning Code

Maximum Permitted Building Height: 75 Feet

Architectural features, lighting requirements features are permitted to exceed maximum height with detail site plan approval; all plans shall be submitted to FAA for review and approval of height

Minimum Landscaped Open Space: 15 %

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall no exceed 25 feet in height. Light standards located within Street right of ways shall not be less than 19 feet in height.

Note: The subject property is greater than 1 foot above the 100-year floodplain. Per Jenks Comprehensive Plan, all Commercial buildings shall be constructed at a height of 1 foot above a 306,000 cfs release of the Keystone Dam.

V. Development Area “A”, “B”, and “C” – Signage

1. General requirements:

- a. Commercial buildings will be limited to Channel (lettering and logo) wall signs
- b. Multi-family developments will be allowed one ground sign on the lot that they are located.
- c. South Riverfront Centre will be allowed a ground sign at the main entrance to the development that identifies the center and its business occupants.

2. Wall or canopy signs shall not exceed an aggregate display surface area of 1.5 square feet per each lineal foot of the building wall to which the sign or signs are affixed. Wall and canopy signs shall be further restricted as follows:

- a. A wall or canopy sign shall not extend above the top of the parapet or building wall on which it is located
- b. No wall or canopy sign may be located within 75 feet of an R district if viable from such district.

3. Ground signs shall not exceed an aggregate display surface area of two square feet per lineal foot of street frontage. Ground signs shall be further restricted as follows:

- a. No individual ground sign shall exceed 160 square feet of display surface area or 20 feet in height.
- b. No ground sign shall contain more than two sides. The two sides shall face in opposite directions. “Opposite” shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees.
- c. Ground signs shall maintain a minimum separation of 100 feet from any ground sign.
- d. No ground sign may be located within 75 feet of an RS zoning district if visible from such district.

4. Uniform center signage, including tenant directions signage, which promotes businesses within the development may be placed on any lot within the development regardless of whether the business advertised is located on that lot.

5. During the period of construction, but not exceeding 24 months, a maximum of two signs advertising the construction of South Riverfront Centre improvements may be erected on the perimeter street frontages of the development. These signs shall

not exceed 400 square feet of surface display area. Such sign shall not exceed fifteen feet in height illumination if any shall be by constant light.

VI. Access and Circulation

Development of South Riverfront Centre will require the extension of Riverfront Drive along the Jenks Levee for continuation to the north by future development of those properties located north of the subject site. Riverfront Drive should ultimately connect to Elm Street and possibly be a part of a river road system that was discussed in River Corridor Development Plan that is included in the Jenks Comprehensive Plan. This roadway will connect to East “K” Place (91st Street) at the intersection of 5th Street and “K” Place. It is anticipated that this roadway extension will require the addition of a stop sign on 5th Street creating a 3 way stop and allowing the traffic heading east on “K” Place to continue without stopping on “K” Place or connection to 5th Street. The subject property will be required to receive fill to comply with the develop guidelines of the Comprehensive Plan. The required fill will allow a slight realignment of the intersection to create a safe circulation of traffic.

The construction of Riverwalk Crossing required the extension of 5th Street along and upon the Jenks Levee. This was necessary for various reasons, but a critical condition of this roadway design is the required fill of the property. Without the incorporation of fill on the levee, an area between the fill and the levee would collect water and possibly undermine the levee system. It was identified during the approval of the Riverwalk development that the US Army Corp of Engineers had determined that the fill area in Tulsa known as Helmerich Park had altered the water course of the Arkansas River. This fill diverted the channel area of the River so that it stayed on the west bank and was eroding the west bank placing the Jenks Levee in jeopardy over time. It was determined that the fill placed on the levee protected the levee from this potential erosion.

The design of the Riverfront Drive would have the roadway move into the subject property to allow for proper alignment of the intersection then to transition back to the levee to continue the development standards that have been previously evaluated and determined to re-support the Levee System and to align the roadway for future extension to Elm Street.

The extension of Riverfront Drive along with the existing East “K” Place will allow two access points to the planned apartment complex of the development. The extension of Riverfront Drive provides access to the high-rise condominium. Internal circulation along with the existing and planned roadway will provide proper access and fire access for all structures within the development.

It is noted that a west bank walking trail from 71st Street to Riverwalk Crossing has been discussed and included in area Vision plans. Funding for this trail was also

included in recent bond issues for the low water dams. Riverfront South Centre will be designed with a 100 foot setback from the Arkansas River of which a portion of this area will be set aside for said use upon acquisition process by the visioning oversight and Tulsa County.

VII. Parking

In accordance with Section 950 of the Jenks Zoning Code, Off Street Parking and Loading will be provided as specified by the applicable use units on the lot containing the or in common areas. These common parking areas may be located throughout the PUD.

VIII. Drainage and Utilities

An eight (8") inch water line is currently located on the south side of East "K" Place. This line will be extended from the 5th Street intersection along the new Riverfront Drive and looped back through the development for connection on East "K" Place complying with the requirements for a commercial development.

With the construction of the Riverwalk Apartments an eight (8") inch sanitary sewer force main line was extended through the apartments to East "K" Place to be utilized with the installation of a Lift Station to service the subject property. With the platting of the subject tract the development will be required to evaluate the proposed flow from the subject development and the capacity of the receiving lift station located on Phase I of the Riverwalk Development. The proposed development will also be required to construct the lift station at a size that would allow future development to the north to utilize the system. Though the development would not be required to establish pumps that would service the future developments it would likely be required to install the wet well at size that would accommodate future development. It is requested that the platting of the subject tract access charges be established that property owners to the north be responsible for their pro rata share of this cost.

The subject development is adjacent to the Arkansas River. It is considered a benefit with properties adjacent to the River to allow direct drainage so that the storm water can be processed out of the City prior to upstream storm water entering the system. A detailed drainage plan will be submitted with the required plat. A detailed hydrology report will be prepared and submitted to the City of Jenks for approval during the platting process. This report shall establish the fill requirements associated with the one foot above 306,000 cubic feet per second release of the Keystone Dam.

IX. Existing Zoning and Comprehensive Plan

The property is currently zoned IL (Light Industrial) and is constructed with a small building that is utilized with a use similar to a contractor's equipment and storage yard.

The property is designated Development Sensitive by the Jenks Comprehensive Plan. On February 3, 2014 the subject property was included into the Jenks Riverfront Entertainment District by Resolution 571.

X. Site Plan Review

No building Permit with Riverfront South Centre shall be issued until a site plan to include building elevations has been approved by the Jenks Planning Commission as being in compliance with the planned unit development concept and development standards.

XI. Development areas may be developed in phases, and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Jenks Planning Commission and the Council of the City of Jenks, and duly filed of record. The required subdivision plat shall include covenants or record implementing the development standards of the approved planned unit development conceptual site plan.

XII. Initial construction is not anticipated to commence until spring or summer 2020. The specifics related to the condominium development as it relates to the covenants of the project and the building plans will require additional time to prepare. The interaction between the office and the condominium structure cannot be finalized until such documentation can be finalized. It is anticipated that Development Area “B” could be the initial phase commenced.

