

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 20, 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 from the meeting held May 23, 2024

Documents:

[2024.05.23 PC MINUTES.PDF](#)

- 1.B. Approve JZ 24 PUD 113.mi1: Minor Amendment to PUD 113 Overlay, amending the minimum side yard setbacks for interior lots lines. General Location: 106th & Elgin

Documents:

1. [SR.JZ24-PUD 113.MI1.PC06202024.STONEBLUFF.PDF](#)
 2. [STONE BLUFF PUD MINOR AMENDMENT.PDF](#)
 3. [DOD AND RESTRICTIVE COVENANTS.PDF](#)

- 1.C. Approve JZ 24 PUD 116.mi2: request for a minor amendment to PUD 116 Overlay to amend the front build lines for certain lots. General Location: 101st & Harvard

Documents:

1. [SR.JZ 24 PUD 116.MI2.FRAZIER MEADOWS.PDF](#)
 2. [FRAZIERMEADOWSPLAT.PDF](#)

- 1.D. Approve Final Plat for Riverfront South Centre. General Location: "K" Pl and 5th St

Documents:

1. SR.RIVERFRONT SOUTH CENTRE FINAL PLAT.PDF
- 2 RIVERFRONT SOUTH CENTRE PLAT DOC.PDF
3. ROW DEDICATION A1.PDF
3. ROW DEDICATION A2.PDF
4. UE.TRAIL E A1.PDF
4. UE.TRAIL E A2.PDF
5. ROW DEDICATION A1.PDF
5. ROW DEDICATION A2.PDF

- 1.E. Approve Plat 24-02: Final Plat for 121 Elm commercial. General Location: 121st & Elm

Documents:

1. SR.121ELMCOMMERCIAL.PC.06.20.24.PDF
2. 121ST ELM FINAL PLAT COMMERCIAL.PDF

- 1.F. Note in the minutes that JZ 24-691, a zone change to RS-3 at 938 W "C" St, has been withdrawn by the applicant.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 24-692 - A request by David Roberson for a rezoning from RS-1 (Residential) to LC (Local Commercial) and for a Comprehensive Land Use Map amendment to Local Commercial. General Location: 1123 W Main St

Documents:

1. SR.JZ24-692.PC06202024.ROBERSON.PDF
2. JZ 24-692 PUBLIC NOTICE.PDF

4. JZ 24 PUD 149: Request by Tanner Consulting for approval zone change from AG (Agriculture) to RS-3 (Residential) with Planned Unit Development 149 Overlay District. General Location: 131st & Harvard

Documents:

1. SR.PUD 149.RIVERFALLS.PC.PDF
- 2A. RIVER FALLS PUD REV 1.PDF
- 2B. RIVER FALLS PROPOSED SITE PLAN.PDF
3. JZ-24-PUD-149.PDF
4. RC BECKETT (30).PDF
5. RC EASTLEIGH (30).PDF
6. RC HOLLY (30).PDF

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MAY 23, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on May 23, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Amy Bors
Craig Bowman
Ray Stephens
Chair Scott West

Absent

Greg Nixon
Rob Sellers

Business

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

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the meeting held on April 18, 2024
 - B. Approve Final Plat for Ragland Plaza Amended. General Location: E of 9th St, between Main St and E "B" St
 - C. Approve JL 23-396: Request by the City of Jenks and Robbie Butler for a minor subdivision. General Location: 120 E "A" St
 - D. Approve parking for new Jenks Fire Station (Institutional | Government Use) on property owned by the City of Jenks. General Location: 208 N Elm
 - E. Approve parking and deferred development standards for property (Institutional | Government Use) owned by the City of Jenks. General Location: 10596 S Peoria Ave.

Scott West pulled Item 1.E. Gina Wilson made a motion to approve Item 1.A – 1.D. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Bowman, Stephens, West

NAY: None

Motion carried.

Consideration and appropriate action relating to items removed from the Consent Agenda
Planning Marcaé introduced Item 1.E and answered questions. *Craig Bowman left at 7:23 p.m.* Ray Stephens made a motion to approve Item 1.E with 125 parking spots. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Stephens, West

NAY: None

2. Motion carried.

Other Business

1. Planning Update –Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 7:24 p.m.

To	Chair Scott West and Planning Commission
Hearing Date	June 20, 2024
Case Number	JZ 24-PUD 113 Minor Amendment No. 1 (Stone Bluff)
Location	1098 West 106th Street South
Request	<i>Discussion and Recommendation of a Minor Amendment request for PUD 113 Overlay District</i>

Staff Report	Preparer Marcaé Hilton
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Attachments	Preparer
Zoning Map	INCOG

Background Information

STAFF COMMENTARY

This PUD overlay was approved on September 17, 2018, for a single-family gated neighborhood. As approved, the underlying zoning is RS-1. The lots were sized to meet or exceed the minimum RS-1 bulk and area standards in the Zoning Code at the time of approval and range from ½ acre to ¾ acre. The entry will not change, it has a divided center median and separate ingress and egress gates. The original PUD set forth strict development standards, including minimum masonry and square footage requirements that ensure the development is in harmony with the surrounding properties.

The property was platted in 2019 as “Stone Bluff”. Staff has worked with the ownership over the years and have been kept abreast of the issues which have kept the subdivision from moving forward in the development process. The applicant (developer representative) is requesting to amend the following development standards: Minimum Side Yard Setback:

Current Setback:	Requested Setback
One 15ft, Other 15FT	One-15FT, Other-10FT

ZONING	RS1(Single-family Residential) & PUD 113 (Overlay District)
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REQUEST	Amend the side yard setback to 15/10
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PLAT DATA	6 Lots, 1 Block, 3 Reserves
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	No. 6879, Date 09-27-2019
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ADDRESS	East of Elm south of 106 th Street
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**Stone Bluff
PUD-113 Minor Amendment**

Platted in 2019, Stone Bluff (PUD-113) is a private single-family residential neighborhood consisting of 6 approximately 1/2-acre lots in the City of Jenks. The original PUD set forth strict development standards, including minimum masonry and square footage requirements, that help ensure the development is in harmony with the surrounding properties.

In order to provide future home builders more flexibility while building, this minor PUD amendment seeks to adjust the minimum side yard building setbacks for interior lot lines.

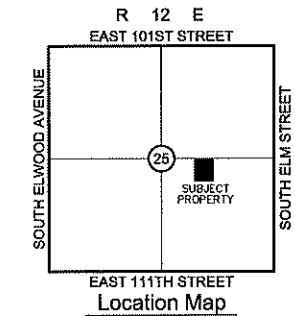
Except as specifically provided herein, no other changes are proposed by this minor amendment.

Request a PUD Minor Amendment to update the following Development Standards:

Minimum Side Yard Setback: One - 15FT, Other - 10FT (*previously 15 FT/15FT per PUD-113*)

PRELIMINARY PLAT
STONE BLUFF

THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4), OF THE SOUTHEAST QUARTER (SE/4), OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN NORTH (18N), RANGE TWELVE EAST (12E), TULSA COUNTY, STATE OF OKLAHOMA,



SIX (6) LOTS IN ONE BLOCK (1)
AND TWO (2) RESERVES
CONTAINING 5.00 ACRES.

DEVELOPER
JJ RANGER LLC
427 S. BOSTON AVE STE 400
TULSA, OKLAHOMA 74114

ENGINEER
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS,
INC
200 EAST BRADY STREET
TULSA, OK 74103
(918) 594-5859
OKLAHOMA CA #1460
EXP DATE 6/30/19

SURVEYOR
BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 918-476-7484
RPLS 1558, CA #44502
EXPIRES 6/30/2019
wade@bennettsurveying.com

LEGAL DESCRIPTION

A TRACT OF LAND BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4), OF THE SOUTHEAST QUARTER (SE/4), OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN NORTH (18N), RANGE TWELVE EAST (12E), TULSA COUNTY, STATE OF OKLAHOMA, THENCE EAST A DISTANCE OF 440 FEET EAST TO THE POINT OF TRUE BEGINNING, THENCE SOUTH 495 FEET TO A POINT, THENCE EAST 440 FEET TO A POINT, THENCE NORTH 495 FEET TO A POINT, THENCE WEST 440 FEET TO THE POINT OF BEGINNING, CONTAINING FIVE (5) ACRES, MORE OR LESS.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON: THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.
- THE PROPERTY DESCRIBED HEREON CONTAINS 5.00 ACRES, MORE OR LESS.
- THE PROPERTY DESCRIBED HEREON CONTAINS NO MARKED PARKING SPACES.
- THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 400209 D363L, AS LAST REVISED OCTOBER 16, 2012.
- ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. UNDERGROUND UTILITY LINES WERE FLAGGED AND LOCATED PER ONE CALL TICKET NO. 17071014312895.
- ADDRESS: 1009 WEST 106TH STREET SOUTH.

LEGEND
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
P/E PERCEASEMENT
B/L BUILDING SETBACK LINE
-560- ADDRESS

LOT AREA		
LOT #	AREA (SF)	AREA (ACRE)
1	21,888	0.502
2	30,284	0.695
3	31,788	0.730
4	28,391	0.652
5	23,963	0.551
6	26,157	0.600
RES B	6,777	0.156
RES A	7,919	0.182

SUBDIVISION STATISTICS					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.30	25.00	090°03'58"	S43°41'04"W	35.38
C2	38.87	25.00	088°05'05"	S46°44'25"W	35.07
C3	47.06	76.00	035°28'42"	S19°05'30"E	46.31
C4	16.08	26.00	035°26'32"	S19°04'12"E	15.83
C5	30.77	25.00	070°31'44"	S01°35'14"W	28.87
C6	91.57	50.00	104°55'38"	S63°56'00"E	79.30
C7	51.02	50.00	058°27'34"	S44°22'25"E	48.83
C8	42.60	50.00	048°49'16"	S09°16'00"W	41.33

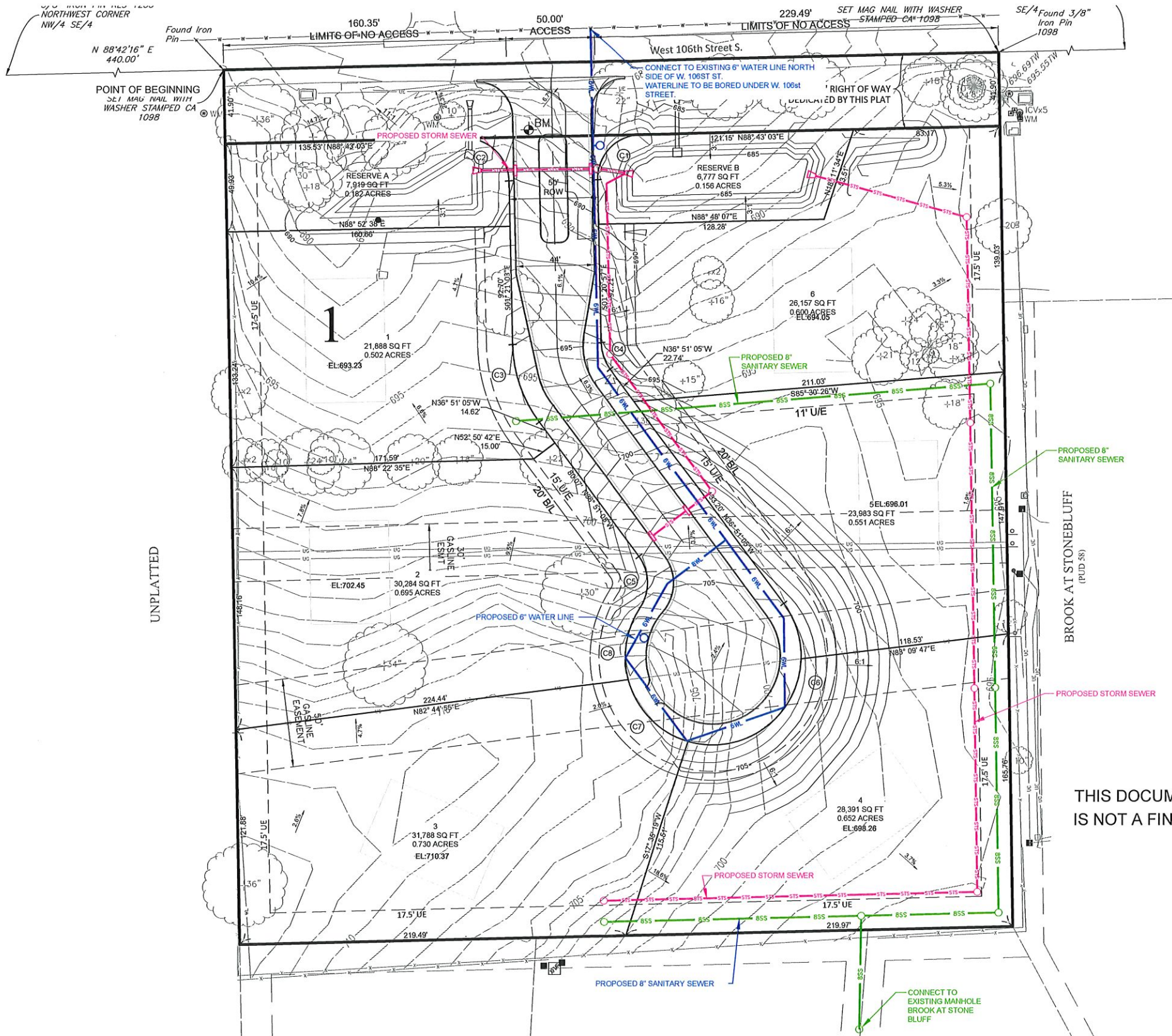
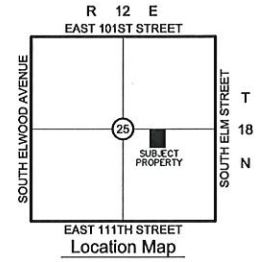
PRELIMINARY IMPROVEMENTS PLAN

STONE BLUFF

THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4), OF THE SOUTHEAST QUARTER (SE/4), OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN NORTH (18N), RANGE TWELVE EAST (12E), TULSA COUNTY, STATE OF OKLAHOMA,

Legend

EM	ELECTRIC METER
GM	GAS METER
GUY	GUY WIRE DOWN
GV	GAS VALVE
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
UC	UNDERGROUND CABLE
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
XFMR	TRANSFORMER



30 0 15 30 60

1"=30'

<u>DEVELOPER</u>	<u>ENGINEER</u>
JJ RANGER LLC, 427 S. BOSTON AVE STE 400 TULSA, OKLAHOMA 74114	WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC 200 EAST BRADY STREET TULSA, OK 74103 (918) 584-5858 OKLAHOMA CA #1460 EXP DATE 6/30/19

SURVEYOR
BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 918-476-7484
RPLS 1556, CA #4502
EXPIRES 6/30/2019
wade@bennettsurveying.com

THIS DOCUMENT IS PRELIMINARY IN NATURE AND
IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

UTILITY STATEMENT



Stone Bluff
Preliminary Improvements Plan
August 7, 2018

To	Planning Commission
Hearing Date	June 20, 2024
Case Number	JZ 21 PUD 116.MI2 Minor Amendment No. 2 to PUD 116 Overlay
Request	Discussion and possible approval of PUD 116 Minor Amendment
Location	NW Corner of East 131st Street and South Harvard Avenue
Applicant	Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD Amendment

Preparer

Robert Bell, Bell Land Use, INCOG

Background Information

STAFF COMMENTARY | The current amended *PUD 116* overlay district and zoning was approved by the City Council on April 20, 2021. Before 2021, the original application for PUD 116 was approved May 21, 2019 as a single-family residential subdivision “Frazier Meadows” which is being built in two phases. The plat was preliminarily approved with PUD 116; however, the City Engineer and other Staff required the street alignment be shifted off the utility easement running diagonal across the parcel. The realignment of 130th Street triggered an amendment to PUD 116 and a revised Final Plat.

This request is for a lot which is currently under construction, there is a house being built in Frazier Meadows that has a footing encroaching into the build-line. They mistakenly lined the footing up with the build-line of the homes to the south, which are in a straight line. The build-line on Lot 14 of Block 1 curves to match the roadway.

Request	Lot 14, Block 1 Build line adjustment from Front Setback (25) to (15) to cure the encroachment. No other elements of PUD 116 are being amended.
City Council	Ward 5 Donna Ogez
Current Zoning	PUD 116 Overlay District RS-2
Intended Use	Single-family Residential

STR	Section 05, Township 17, Range 13
Comprehensive Plan	Medium Intensity Single-family
General Location	Northwest Corner of 131 st and Harvard
Plat data	Frazier Meadows Phase 1
	No. 7026, 03/21/2022
	101 Lots
	8 Blocks
Site Area	32.51 Acres
Appearance District	None
Public Comment	None at the time of this staff report



Figure 1: Snippet of Plat showing curve of front setback line.

Zoning Surrounding:

North:	PUD 127 Overlay District RS2 Frazier Falls
South:	PUD 49 RS2 Providence Hills
West:	AG Agriculture-Undeveloped & RS-1 Single-family Sunrise Ridge
East:	RS-1 (One home built) & SUP 119 (Church)

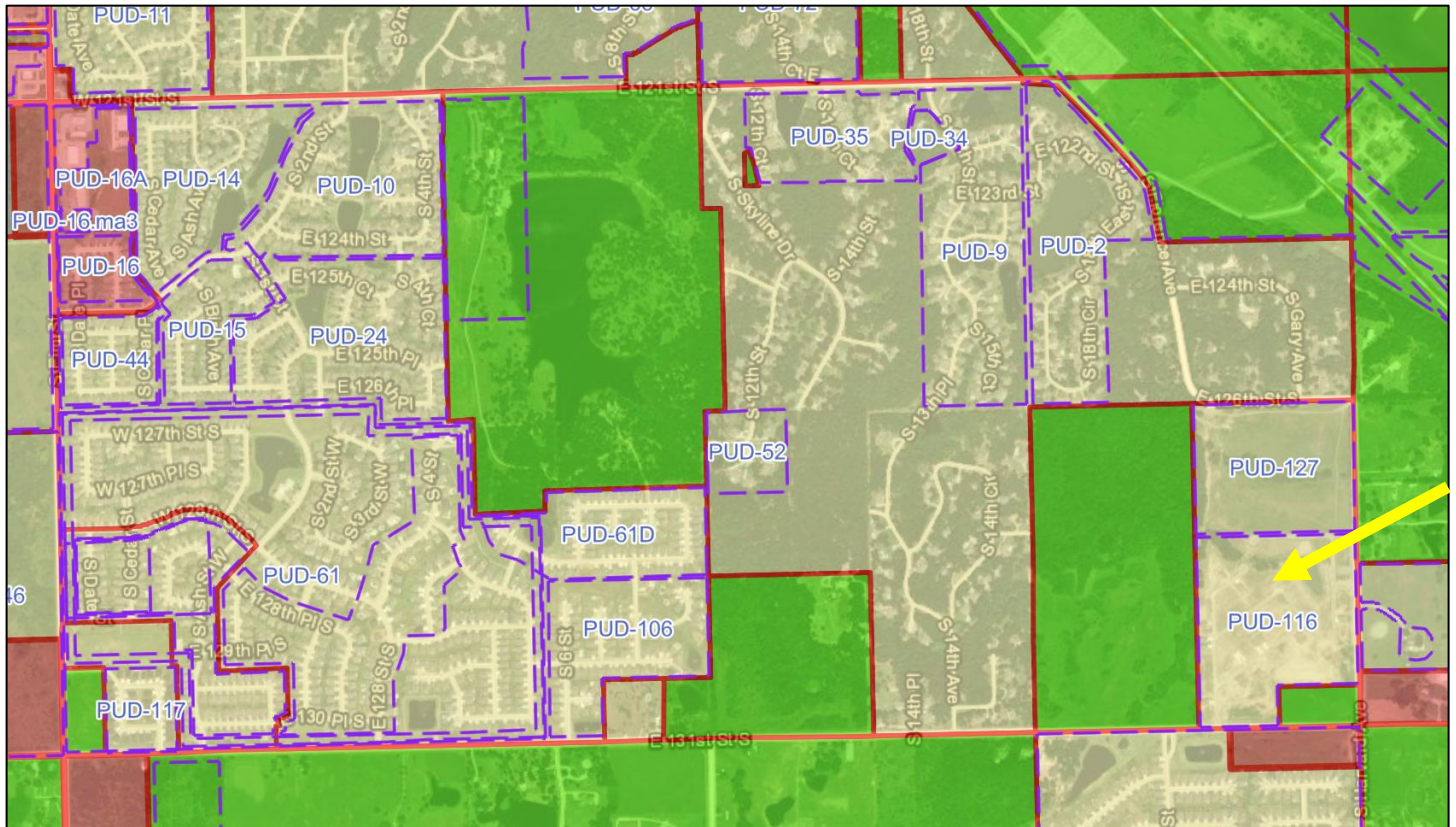


Figure 2: ZONING MAP

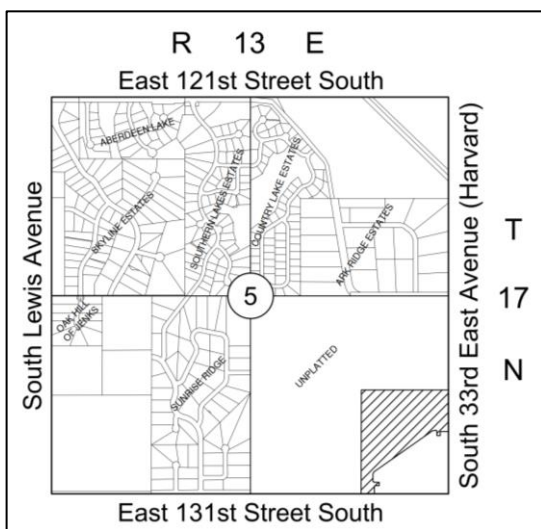


Figure 3: Site Map

EVALUATION | The Frazier Meadows subdivision is well underway. Approving this request will allow the home builder to continue the home construction without any potential cloud to the title.

RECOMMENDATION | *Staff recommends approval of PUD 116 Minor Amendment No. 2 for a reduction of a build line on Lot 14, Block 1.*



BLOCK 1 SQUARE FEET	
LOT NO.	SQ. FT.
1	8,756.68
2	7,560.00
3	7,560.00
4	7,560.00
5	7,560.00
6	7,560.00
7	8,460.00
8	7,560.00
9	7,560.00
10	7,560.00
11	7,560.00
12	9,360.01
13	7,560.00
14	7,068.73

BLOCK 2 SQUARE FEET	
LOT NO.	SQ. FT.
1	7,200.00
2	7,200.00
3	7,200.00
4	7,200.00
5	13,861.68
6	14,012.47
7	7,324.16
8	7,200.00
9	7,200.00
10	7,300.00
11	7,200.00
12	7,200.00
13	7,200.00
14	14,012.96
15	11,212.67
16	7,200.00
17	7,200.00
18	7,200.00
19	7,200.00
20	7,200.00
21	10,382.43
22	10,631.89
23	8,400.00

BLOCK 3 SQUARE FEET	
LOT NO.	SQ. FT.
1	9,724.71
2	7,800.00
3	7,800.00
4	7,800.00
5	7,800.00
6	7,800.00
7	7,800.00
8	7,800.00
9	7,800.00
10	7,800.00
11	9,063.73
12	10,189.70
13	8,765.11
14	8,765.11
15	8,765.11
16	8,765.11
17	8,765.11
18	8,765.11
19	8,765.11
20	8,765.11
21	8,765.11
22	8,765.11
23	16,279.72

BLOCK 4 SQUARE FEET	
LOT NO.	SQ. FT.
1	6,849.14
2	6,818.67
3	7,486.64
4	6,394.50
5	7,486.64
6	6,394.50
7	7,486.64
8	6,394.50
9	7,486.64
10	6,394.50
11	8,159.61
12	6,685.97

BLOCK 5 SQUARE FEET	
LOT NO.	SQ. FT.
1	10,781.39
2	6,963.73
3	7,200.00
4	6,250.00
5	7,200.00
6	10,104.68

BLOCK 6 SQUARE FEET	
LOT NO.	SQ. FT.
1	8,438.32
2	7,200.00
3	7,200.00
4	7,200.00
5	7,200.00
6	7,200.00
7	7,200.00

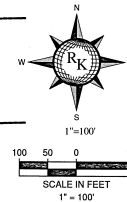
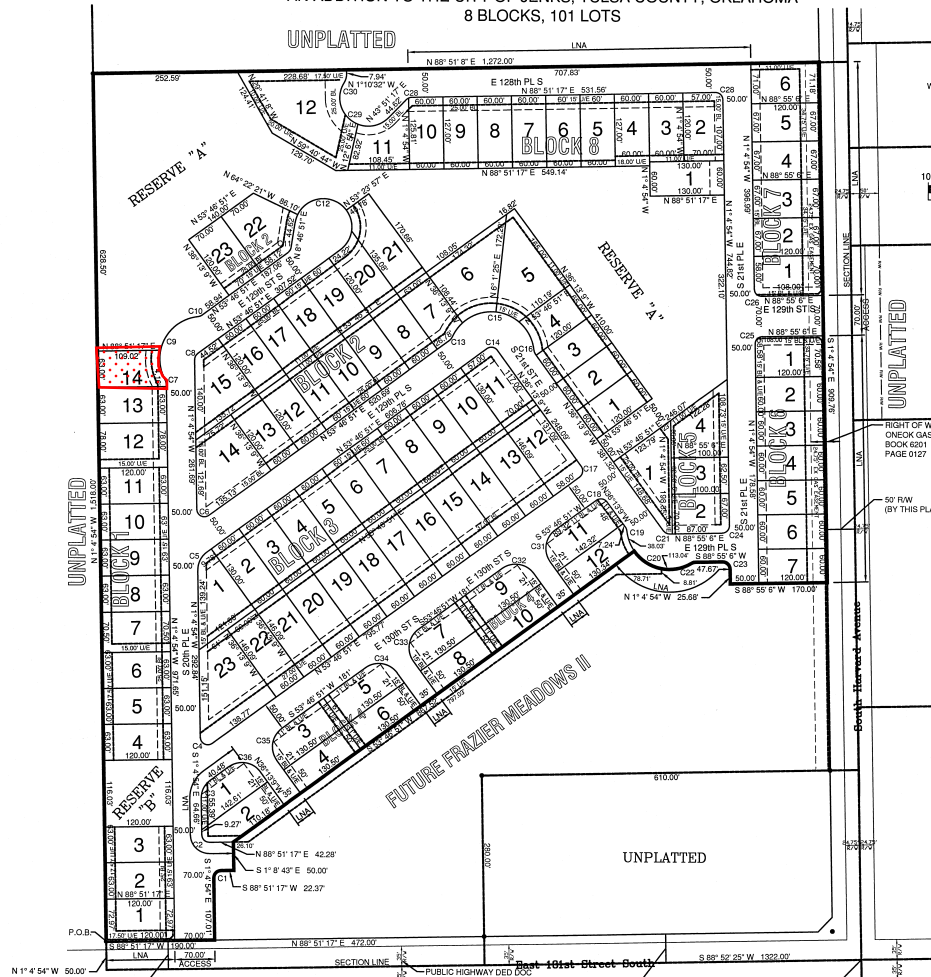
BLOCK 7 SQUARE FEET	
LOT NO.	SQ. FT.
1	8,369.10
2	8,040.00
3	8,040.00
4	8,040.00
5	8,040.00
6	8,530.25

BLOCK 8 SQUARE FEET	
LOT NO.	SQ. FT.
1	7,800.00
2	8,363.64
3	7,200.00
4	7,600.00
5	7,600.00
6	7,600.00
7	7,600.00
8	7,600.00
9	7,600.00
10	7,617.90
11	8,978.81
12	23,886.81

CURVE DATA TABLE			
NO.	RADIUS	CURVE LENGTH	CHORD LENGTH
C1	13.00	20.41	18.37
C2	13.00	20.43	18.39
C3	37.00	35.43	34.09
C4	13.00	20.39	18.35
C5	38.00	36.39	35.01
C6	13.00	20.39	18.35
C7	13.00	12.57	11.92
C8	13.00	12.45	11.89
C9	75.00	149.34	125.86
C10	13.00	6.87	6.79
C11	13.00	10.21	9.95
C12	50.00	196.39	192.39
C13	13.00	6.87	6.79
C14	13.00	20.42	18.38
C15	75.00	107.76	145.07
C16	13.00	6.87	6.79
C17	13.00	20.42	18.38
C18	13.00	20.42	18.38
C19	13.00	6.87	6.79
C20	75.00	151.07	126.79
C21	13.00	12.45	11.89
C22	13.00	20.42	18.38
C23	13.00	20.42	18.38
C24	13.00	20.42	18.38
C25	12.00	18.85	18.57
C26	12.00	18.85	18.57
C27	13.00	20.43	18.39
C28	13.00	10.21	9.95
C29	50.00	147.57	143.57
C30	25.00	14.87	14.67
C31	40.00	62.83	56.57
C32	40.00	62.83	56.57
C33	40.00	62.83	56.57
C34	40.00	62.83	56.57
C35	40.00	62.83	56.57
C36	40.00	62.83	56.57

FRAZIER MEADOWS I

PLANNED UNIT DEVELOPMENT NO. 116
PART OF THE SE/4 OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 13 EAST,
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA
8 BLOCKS, 101 LOTS



CERTIFICATE

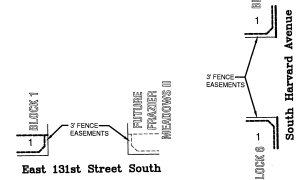
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$35,660.00 per trust receipt no. 17107 to be applied to 2022 taxes. This certificate is NOT to be construed as payment of 2022 taxes in full but is given in order that this plat may be filed on record. 2022 taxes may exceed the amount of the security deposit.

Dated: 03/21/2022
John M. Fetherill
Tulsa County Treasurer
By: [Signature]
Deputy

LEGAL DESCRIPTION

A TRACT OF LAND BEING IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4, SE/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE S88°52'25"W ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1322.00 FEET TO A POINT; THENCE N01°04'54"W FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N01°04'54"W FOR A DISTANCE OF 1518.00 FEET; THENCE S88°51'08"E FOR A DISTANCE OF 1272.00 FEET; THENCE S01°04'54"W FOR A DISTANCE OF 909.76 FEET; THENCE S88°55'06"W FOR A DISTANCE OF 170.00 FEET; THENCE N01°04'54"W FOR A DISTANCE OF 25.68 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.38 FEET, AND A CHORD BEARING OF N88°50'50"W FOR A DISTANCE OF 47.67 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 6.87 FEET, A CHORD DISTANCE OF 6.79 FEET, AND A CHORD BEARING OF S77°46'55"W; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, A LENGTH OF 133.94 FEET, A CHORD DISTANCE OF 102.64 FEET, AND A CHORD BEARING OF N78°10'34"W; THENCE S53°46'51"W FOR A DISTANCE OF 867.52 FEET; THENCE S01°04'54"W FOR A DISTANCE OF 30.00 FEET; AND A CHORD BEARING OF S77°46'55"W; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.41 FEET, A CHORD DISTANCE OF 18.37 FEET, AND A CHORD BEARING OF S45°51'17"W; THENCE S01°04'54"W FOR A DISTANCE OF 107.01 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 32.51 ACRES, MORE OR LESS.



LEGEND

- U/E = UTILITY EASEMENT
- W/E = WATER LINE EASEMENT
- L/E = LANDSCAPE EASEMENT
- R/W = RIGHT OF WAY
- BL = BUILDING LINE
- L/A = LIMITS OF NO ACCESS
- ACC = LIMITS OF ACCESS
- POB = POINT OF BEGINNING
 ODE = OVERLAND DRAINAGE EASEMENT | F/E = FENCING EASEMENT | P/RW = PIPE LINE RIGHT OF WAY | R/W DED = RIGHT OF WAY DEDICATION PER COVENANTS |

ENGINEER

RK and Associates, PLC
4815 South Harvard Ave. Ste. 290
Tulsa, Oklahoma 74135
Richard Kosman, P.E.
Phone: 918(277-4784)
rkosman@sboglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2022

SURVEYOR

Cliff Bennett, PLS
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, Oklahoma 74337
Phone: 918(935-0350)
cliff@bennettsurveying.com
Certificate of Authorization No. 4502
Expires June 30, 2022



FINAL PLAT

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Jenks City Council on 04/20/2022
MAYOR VICE MAYOR
CITY MANAGER

MONUMENT NOTES

3/8" IP WITH CAP
AT ALL LOT CORNERS

BENCHMARK

THE DATUM IS
NAVD88

OWNER

Frazier Meadows, LLC
10545 South Memorial Drive
Tulsa, Oklahoma 74133

FINAL PLAT

Deed of Dedication and Restrictive Covenants

Frazier Meadows I

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Frazier Meadows I, LLC, an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer," is the Owner/Developer of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE4, SE4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE 10TH MAIN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5, THENCE S88°52'25"W ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1322.00 FEET TO A POINT; THENCE N07°04'54"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N07°04'54"W FOR A DISTANCE OF 1518.00 FEET; THENCE N86°51'08"E FOR A DISTANCE OF 1272.00 FEET; THENCE S07°04'54"E FOR A DISTANCE OF 809.76 FEET; THENCE S88°50'09"W FOR A DISTANCE OF 170.00 FEET; THENCE N07°04'54"W FOR A DISTANCE OF 25.98 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A CHORD DISTANCE OF 20.42 FEET, A CHORD BEARING OF 18.38 FEET, AND A CHORD BEARING OF M84°04'54"W; THENCE S88°50'09"W FOR A DISTANCE OF 47.67 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 6.78 FEET, AND A CHORD BEARING OF S73°46'55"W; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 75.93 FEET, A LENGTH OF 15.01 FEET, A CHORD DISTANCE OF 120.78 FEET, AND A CHORD BEARING OF N83°39'01"W; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 93.00 FEET, A LENGTH OF 8.87 FEET, A CHORD DISTANCE OF 6.78 FEET, AND A CHORD BEARING OF N27°04'58"W; THENCE N89°13'09"W FOR A DISTANCE OF 67.24 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 19.92 FEET, A CHORD DISTANCE OF 18.03 FEET, A CHORD BEARING OF N82°20'33"W; THENCE N83°13'09"W FOR A DISTANCE OF 50.00 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.38 FEET, AND A CHORD BEARING OF N04°40'51"E; THENCE N83°13'09"W FOR A DISTANCE OF 731.00 FEET; THENCE S07°04'54"E FOR A DISTANCE OF 151.15 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.38 FEET, A CHORD DISTANCE OF 23.08 FEET, AND A CHORD BEARING OF S83°39'01"E; THENCE S84°57'24"E FOR A DISTANCE OF 20.37 FEET; THENCE S84°50'28"E FOR A DISTANCE OF 28.14 FEET; THENCE S85°58'45"W FOR A DISTANCE OF 40.00 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 37.00 FEET, A LENGTH OF 34.82 FEET, A CHORD DISTANCE OF 33.85 FEET, AND A CHORD BEARING OF S08°49'50"W; THENCE S07°04'54"E FOR A DISTANCE OF 67.10 FEET; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.43 FEET, A CHORD DISTANCE OF 18.39 FEET, AND A CHORD BEARING OF S48°04'46"E; THENCE N86°51'17"E FOR A DISTANCE OF 40.09 FEET; THENCE S07°04'54"E FOR A DISTANCE OF 50.00 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 20.37 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.41 FEET, A CHORD DISTANCE OF 18.37 FEET, AND A CHORD BEARING OF N83°13'09"W; THENCE S07°04'54"E FOR A DISTANCE OF 25.98 FEET; THENCE N88°51'17"E FOR A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 26.74 ACRES, MORE OR LESS.

And does hereby certify that the Owner/Developer has caused the same above described land to be surveyed, staked, plotted, dedicated and access rights reserved, and subdivided into Eight (8) Blocks, One Hundred (100) Lots, Reserves "A" & "B", and Streets in conformity with the accompanying plat and has designated the same as "Frazier Meadows I", an Addition to the City of Jenks, Tulsa County, State of Oklahoma (the "Subdivision").

Now, therefore, the Owner/Developer, for the purpose of providing for the orderly development of the Subdivision and for the purpose of insuring adequate restrictions for the mutual benefit of the Owner/Developer, its successors, grantees and assigns, and the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only, does hereby impose the following restrictions and covenants, which shall be covenants running with the land and which shall be enforceable by the Owner/Developer or owners of any property within the Subdivision and by the beneficiaries of the covenants set forth in Section 1 below, with respect to such covenants only.

Section 1 Streets and Utility Easements

1.1 The Owner/Developer does hereby dedicate for public the north and west 50 feet from the section lines associated with East 131st Street South and South Harvest Ave. use for streets and utility easements as depicted on the accompanying plat as "UE" or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transmission, gas lines, water lines and cable television lines, together with all things, including poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other improvements thereto, and the rights of ingress and egress to and from such facilities and equipment, and the easements aforesaid, provided, however, the Owner/Developer and its assigns hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, sewer lines, storm sewer lines, and other services, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services and/or storm sewer services to the areas included in the plat, provided the interior street easements depicted on the accompanying plat are herein designated as public access plat and maintenance purposes for the common use and benefit of the property owners within the residential subdivision. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each property owner and shall be enforceable by the City of Jenks, Oklahoma, and by the assignor of any affected utility service, that within the utility easements depicted on the accompanying plat, no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided; nothing therein shall be deemed to prohibit driveways, parking areas, cutting, fencing and landscaping that do not constitute an obstruction.

1.2 All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks.

1.1 Electric, Telephone, Cable Television and Other Utility Services

1.1.1 Street light poles and standards shall be served by underground cable. All supply lines in the Subdivision, including electric, telephone, cable television and gas lines shall be located underground. In the easement-ways dedicated for general utility services and in the public streets as depicted on the Plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easement-ways.

1.1.2 Underground service lines to all structures which may be located within the subdivision may be run from the nearest service pedestal, gas main or transformer to the point of usage determined by the location of construction of such structures as may be located upon the lot, provided that, upon installation of a service line to a particular building, the supplier of the service shall thereafter be deemed to have a definitive, permanent and effective right-of-way easement on the lot, covering a five-foot right-of-way extending 2.5 feet on each side of the service line, extending from the service pedestal, gas main or transformer to the service entrance on the structure. This easement shall terminate when said service line is no longer in use by the supplier.

1.1.3 The supplier of electric, telephone, cable television, gas and other utility services, through its agents and employees, shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television, or gas facilities or other utility services installed by the supplier of the utility service.

1.1.4 The owner of the lot shall be responsible for the protection of the underground electric, telephone, cable television, gas and other utility services and for the protection of the easement-ways for the installation of the construction activity which may interfere with the electric, telephone, cable television, gas and other utility service facilities. The supplier of service shall be responsible for ordinary maintenance of the underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors. Said alterations of grade and limitation of construction activities shall be limited to easements and does not apply to areas outside of the easements designated on the Plat.

1.1.5 The foregoing covenants concerning underground electric, telephone, cable television facilities and other services shall be enforceable by the supplier of the electric, telephone, cable television service or other services, and the owner of the lot agrees to be bound hereby.

1.1.6 The ONEOK Gas Transportation, L.L.C., 50 foot wide pipeline Right-of-Way as shown on the face of the plat and referenced by Book 6201 Page 1727 shall be for the exclusive use of the pipeline right-of-way holder and shall not be used by any other utility provider without written consent of the easement holder. No lake, pond, building or other structure of permanent nature may be constructed upon or over said easement without written consent of the easement holder.

1.2 Water and Sanitary Sewer Service

1.2.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on his lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main, or public sanitary sewer main. Waterlines less than 8" diameter and sanitary sewer lines less than 8" diameter are private service lines and the ownership, maintenance, repair, removal and/or replacement shall be the responsibility of the lot owner served by said service lines. 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. Further, each owner shall pay for damages or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors, including but not limited to damages, repair or relocation caused by the alteration of grade.

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

1.2.3 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 said 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.

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

1.3 Gas Service

1.3.1 The supplier of gas service shall at all times have right of access to all utility easements depicted on the attached plat, or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of gas facilities installed by the supplier of gas service.

1.3.2 The owner of each lot shall be responsible for the protection of the underground gas facilities located on their lot, and the alteration of grade or any construction activity which may interfere with the underground gas facilities shall be prohibited. The supplier of gas service shall be responsible for ordinary maintenance of the underground gas facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner of the lot or their agent or contractors.

1.3.3 The foregoing covenants concerning underground gas facilities shall be enforceable by the supplier of gas service, and the owner of the lot agrees to be bound hereby.

1.4 Landscaping and Other Improvements within Easements

1.4.1 The owner of the lot affected shall be responsible for the repair of any landscaping, paving, interior fencing or other improvements affected by necessary maintenance of water, sewer, natural gas, communication, cable television, or electric facilities within the utility easement areas depicted upon the accompanying plat, provided, however, the City of Jenks, Oklahoma or supplier of utility service shall use reasonable care in the performance of such activities.

1.4.2 The Frazier Meadows Homeowners Association shall be responsible for Perimeter Fencing along East 131st Street South & South Harvest Avenue including Entrance Fencing, Landscaping & Utilities associated with Entrance Signage, Lighting, Irrigation & Landscaping.

1.5 Streets

1.5.1 Minimum right-of-way width on the main collector street will be 50 feet. All streets shall be graded, base material applied and surface paved in accordance with the engineering design standards of the City of Jenks, to include curbs and gutters, street name signs in place, visual screens established, utilities and street lights installed, and drainage structures constructed in accordance with the approved plans on file in the office of the city engineer by the Owner/Developer, at its expense, and in compliance with the engineering design standards of the City of Jenks.

Section 2 Planned Unit Development Restrictions

2.1 "Frazier Meadows I" was filed as a planned unit development (Designated as PUD NO 116) which was approved by the City of Jenks City Council on MAY 23rd, 2021. The planned unit development provisions of the City of Jenks zoning code, require the establishment of covenants of record running to and enforceable by the City of Jenks, sufficient to assure the implementation and continued compliance with the City of Jenks zoning code. The Owner/Developer desires to establish restrictions for the purposes of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Jenks, Oklahoma.

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

2.1 Planned Unit Development Standards

2.1.1 Land area (net):	32.51 Acres
2.1.2 Permitted Uses:	Uses permitted as a matter of right in the <u>RES-2</u> (single family residential) zoning of the City of Jenks zoning code, along with customary and accessory uses, including but not limited to landscaping and other uses which may be incidental thereto. Except as Amended by the PUD as follows:
Maximum number of dwelling units:	101
Minimum lot width Block 1, 2, 3, 5, 6, 7 & 8:	40 ft.
Minimum lot width Block 4:	50 ft.
Minimum lot area:	6,200 sq. ft.
Minimum Livability Space:	16,000 sq. ft.
Maximum building height:	35 ft.

2.1.1 Minimum yard requirements:

BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, BLOCK 7, BLOCK 8	
Front yard	25 ft.
Front yard (BLOCK 3, LOTS 12 - 23)	37 ft.
Front yard (BLOCK 4, LOTS 1 - 12)	15 ft.
Front yard (BLOCK 5, LOTS 2 - 4)	15 ft.
Front yard (BLOCK 8, LOT 11)	15 ft.
Side yard	5 ft.
Exterior side yard	5 ft.
Rear yard	20 ft.
BLOCK 6, BLOCK 7	
Front yard	25 ft.
Front yard to garage	20 ft.
Side yard	5 ft.
Exterior side yard	5 ft.
Rear yard	35 ft.

2.1.4 Foundation/Stem walls: Foundation and stemwalls shall be covered with brick, stone, stucco or other materials approved in writing by the Architectural Committee. No exposed stem walls.

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

2.1.6 Interior fencing or walls shall not extend beyond each corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. Exterior fences along South Harvest Ave. & East 131st Street shall be established with Masonry or Rock Piles.

2.1.7 All Single Family Dwelling Units shall have a minimum of 1,600 square feet of finished heated living area.

Section 3 Surface Drainage

3.1 Surface Drainage - Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from private streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his/her lot. The foregoing covenants set forth in this sub-section shall be enforceable by any affected lot owner by the City of Jenks, Oklahoma.

Section 4 Reserve Areas, Perimeter Fencing and Landscaping

4.1 Reserve Area "A"

4.1.1 For the common use and benefit of the owners of lots within the subdivision and for the benefit of the City of Jenks, OK, the owner/developer does hereby establish and grant perpetual utility and drainage easement on, over, and across Reserve "A" except for areas constructed with Swimming Pool and Community Center. Reserve "A" shall also be used for Clubhouse, Swimming Pool, Community Center, Open Green Space, Walkways and Vehicle Parking.

4.1.2 In the event the Owner/Developer or the Homeowners Association, after receipt of a statement of costs, fails to pay the cost of maintenance applicable to Reserve "A" above set forth, the City of Jenks, OK, may file of record a copy of the statement of costs. Thereafter, the costs shall be a lien against each residential lot within Frazier Meadows I. Provided, however, the lien against each residential lot shall be limited to 1/148th of the costs. The City of Jenks or the Jenks Public Works Authority may then collect such costs by adding such costs to residential lot owner's water billing fees within Frazier Meadows I.

4.1.3 A lien established as above provided may be foreclosed by the City of Jenks, Oklahoma.

4.1.4 In addition to above described purposes and restrictions of Reserve "A", this area shall additionally serve as recreational open space for residents of Frazier Meadows I, and access to utilities.

4.1.5 Clubhouse & Community Center shall meet the same Design Requirements of the Houses and be of compatible Architectural Design.

4.2 Reserve Area "B"

4.2.1 For the common use and benefit of the owners of lots within the subdivision and for the benefit of the City of Jenks, OK, the owner/developer does hereby establish and grant perpetual utility and drainage easement on, over, and across Reserve "B". Reserve "B" shall also be used as a recreational open space Playground and/or Dog Park.

4.2.2 In the event the Owner/Developer or the Homeowners Association, after receipt of a statement of costs, fails to pay the cost of maintenance applicable to Reserve "B" above set forth, the City of Jenks, OK, may file of record a copy of the statement of costs. Thereafter, the costs shall be a lien against each residential lot within Frazier Meadows I. Provided, however, the lien against each residential lot shall be limited to 1/148th of the costs. The City of Jenks or the Jenks Public Works Authority may then collect such costs by adding such costs to residential lot owner's water billing fees within Frazier Meadows I.

4.2.3 A lien established as above provided may be foreclosed by the City of Jenks, Oklahoma.

4.2.4 In addition to above described purposes and restrictions of Reserve "B", No Buildings shall be constructed in this area.

4.2.5 Fencing

4.3 Conveyance and Maintenance of All Reserve Areas

4.3.1 All Reserve Areas shown on the accompanying Plat are reserved for subsequent conveyance to a Homeowners Association comprised of the owners of residential lots within the subdivision as set forth under Section 6. The Homeowners Association shall perform all maintenance to be deemed necessary to the intended purpose of each Reserve Area. Maintenance shall be at the cost of the applicable Homeowners Association as set forth under Section 6.

Section 5 Limits of No Access

5.1 The Owner/Developer and each owner of a lot hereby relinquishes rights of vehicular ingress or egress from any portion of the property within the bounds designated as "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or released by the Jenks planning committee, or its successor, or as otherwise provided by the statutes and laws of the State of Oklahoma pertaining thereto.

Section 6 Homeowners Association

6.1 Frazier Meadows Homeowners Association: The Owner/Developer shall cause to be formed in conjunction with "Frazier Meadows I" an association of the owners of the lots within this plat hereinafter referred to as the "Frazier Meadows Homeowners Association" to be established in accordance with the statutes of the State of Oklahoma, and to be formed for the general purposes of maintaining the common areas including, but not without limitation, common areas, landscaping, fencing, reserve, detention facilities, and enhancing the value, desirability and attractiveness, as well as the maintenance of the right of way along and adjacent to the property along 131st Street.

6.2 Membership: Every person or entity who is a record of the fee interest of a lot shall be a member of the Frazier Meadows Homeowners Association. Membership shall be mandatory and apportioned to and may not be separated from the ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership to the Frazier Meadows Homeowners Association as of the date of its incorporation, or as in time of the date of recording of the deed, whichever occurs last.

6.3 Covenant of Assessment: The owner and each subsequent owner of a lot, by acceptance of a deed therefor, covenants and agrees to pay to the Frazier Meadows Homeowners Association dues and assessments to be established by the Owner/Developer or the board of directors in accordance with a declaration to be executed and recorded by the Owner/Developer prior to the conveyance of a lot. Notwithstanding anything herein to the contrary, Owner/Developer shall not be obligated to pay any assessment on any lot within Frazier Meadows owned by the Owner/Developer until the Class B Membership as provided in the By-Law of the Homeowners Association shall have terminated.

6.4 Uniform Rate of Assessment: Both annual and special assessments shall be fixed at a uniform rate for each lot, provided, however, that Lots owned by the Developer shall not be subject to assessment during Developer's ownership of the Lot.

6.5 Certificate of Assessment: The Homeowners Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Homeowners Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Homeowners Association as to the status of assessments on a Lot is binding upon the Homeowners Association as of the date of its issuance.

6.6 Non-payment Remedies: An assessment which is not paid when due shall be delinquent and shall constitute a lien on the Lot against which the assessment is made. If the assessment is not paid within 30 days after the due date, the assessment shall bear interest from the date of delinquency at a rate of interest per annum as set by the Board of Directors from time to time, not to exceed the maximum rate of interest allowed by law, and the Homeowners Association may bring an action at law against the owner personally obligated to pay the same, or foreclose its lien against the property, or any interest, and costs, and reasonable attorney's fees of any such action shall be added to the amount of the assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas, or abandonment of his Lot.

6.7 Certain Rights of the Association: Without limitation of such powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a property owner, of the various covenants set forth within this document, and shall have the right to enforce the covenants to the same extent as a property owner.

Section 7 Architectural Committee and Private Restrictions

7.1.1 An Architectural Committee will be formed to review and approve any structure to be built on any lot and shall also be responsible for interpreting the development and construction standards contained herein. The Owner/Developer and his appointed shall be the designated Architectural Committee. If the Owner/Developer is unable to fulfill this duty, his designated heirs and assigns will serve as the Architectural Committee. The Owner/Developer or committee may appoint additional members. At a point agreeable to Owner/Developer, a duly elected Architectural Committee shall be formed consisting of members of the Frazier Meadows I Homeowners Association. No building, fence, tree-planting, mailbox or any other improvements or structures may be commenced, erected, constructed or placed on any lot in the Subdivision without the written approval of the Architectural Committee. The architectural plans to be submitted and approved in accordance herewith shall be submitted in duplicate and shall include, at a minimum, the following as applicable, with regard to each improvement to be constructed on any lot in the Subdivision, which shall be approved in writing prior to submission to the City of Jenks for a Building Permit.

- i) An accurate site plan including structure designs
- ii) All square footage shall be stated on the building plans submitted to the Architectural Committee;
- iii) Any other plans or information requiring the approval of the City or the Jenks Planning Commission pursuant to Section II of this Deed of Dedication;
- iv) Details regarding the composition of all roofing and external building materials, including color schemes;
- v) Drainage and grading plans, and
- vi) Any other plans or details required by the Architectural Committee.

In passing upon such plans, specifications, plot plans, drainage and grading plans, the Architectural Committee may take into consideration the suitability of the proposed building or other structures and of the material of which it is to be built to the site upon which it is proposed to erect the same, the harmony between the surrounding trees and lots and the effect of the building or other structures as planned on the view from the adjacent or neighboring lots.

7.1.2 In the event of the death or resignation of any member of the above named committee, the remaining member or members shall have authority to fill any vacancy or vacancies created by the death or resignation of any one of the named members, and shall newly appointed member shall have the same authority hereunder as their predecessors, as above set forth. In the event the Architectural Committee fails to approve or disapprove any such plans, specifications, materials and plot plans submitted as herein required within twenty (20) days after such submission, such approval shall not be required and this covenant shall be deemed to have been fully complied with. The Architectural Committee's purpose is to promote good design and compatibility within the subdivision and is in the review of plans or determination of any waiver as heretofore authorized, may take into consideration the nature and character of its proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected, and the harmony thereof with the surrounding area.

7.1.3 The Architectural Committee shall not be liable for any approval, disapproval, or failure to approve hereunder, and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading, drainage, or code violations. The approval or disapproval or the failure to approve any building plans shall not be deemed a waiver of any restriction, unless the Architectural Committee is hereinafter authorized to grant the particular waiver.

7.2 Carports are not permitted.

7.3 FENCING:

7.3.1 All fencing plans including material must be pre-approved by the Architectural Committee.

7.3.2 Fences may not exceed 6 feet in height, except developer-installed perimeter fences.

7.3.3 Interior fencing or walls shall not extend beyond each corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 7.5' of the property line. There shall be concrete curbing along the entire length of the subdivision perimeter fencing. Fence to be capped and trimmed and built using steel posts.

7.3.4 Perimeter fencing along Harvest Avenue and East 131st Street shall be completed prior to release of any occupancy permits.

7.4 DRIVEWAYS:

7.4.1 Driveway width shall not exceed the overall width of the garage. Building plans and/or all requests must be approved by Architectural Committee.

7.4.2 Driveways are required on each lot, and shall be constructed of all weather surface such as concrete, brick, or other masonry materials acceptable to the Architectural Committee. Driveways must extend from street to garage door opening.

7.5 Pre-existing Buildings: No pre-existing off-site pre-built residence or building may be moved onto any lot, provided however, that the Owner/Developer of the subdivision, may maintain a sales office in the subdivision for the sale of lots in the subdivision.

7.6 Out Buildings: No outbuildings or accessory buildings are allowed without the written permission from the Architectural Committee. If approved by the Architectural Committee, all outbuildings and accessory buildings must be constructed utilizing the same exterior materials, design and colors as the primary residence.

7.7 Pools: Above ground swimming pools are prohibited. Pools must be in-ground with tops in or above ground. Lots with in-ground swimming pools shall have sufficient security fencing as required by City of Jenks Code or any other city, county, state or other law or regulation applicable thereto. Swimming pool ancillary equipment shall be shielded from view from the street and adjacent lots.

7.8 Antennas: No exterior radio or television tower, aerial or antenna shall be located upon any lot, provided however, a satellite dish no greater than 3 feet in diameter may be installed with the approval of the Architectural Committee, provided further, no more than one satellite dish shall be installed upon each lot and shall be located only on the active side and shall not be visible from the street. The location of any such satellite dish must be approved by the Architectural Committee and shall be, whenever possible, such that the satellite dish is not visible from any public or private street.

7.12 Roof Mounted Equipment: Roof mounted equipment, including mechanical, or air conditioning is not allowed. This provision excludes satellite dishes and solar equipment.

7.13 Recreational Vehicles: No campers, boats, trailers, motor homes or other recreational vehicles or inoperative vehicles shall be parked or stored in the Subdivision for a period to exceed 48 hours except within an enclosed garage which garage door must be closed except for normal operation for entering and exiting the garage. Pre-approval must be obtained for temporary storage exceeding 48 hours.

7.14 Athletic and Recreational equipment: Basketball goals allowed in driveway no greater than 10 feet from garage (side of drive by garage), swing sets, soccer goals, trampolines or other playground equipment are not allowed in the front yards or side yards without written consent of Architectural Committee. These items may be placed in the back yard if the yard area is enclosed with an appropriate fence, as described in Section 2.2 - General.

7.15 Clean Lots: Each lot shall be maintained in a neat and orderly manner free of clutter, rubbish, trash or other debris and shall be cut, trimmed and free of weeds or tall grass. Grass and landscaping shall be maintained on a regular basis. Trash containers, except during periods of collection, shall be stored out of view from the public and from adjoining property owners. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any lot.

7.16 Clothes Lines: Exposed clothes line poles or outdoor clothes drying apparatus are not permitted on any lot.

7.17 Upkeep: All structures, landscaping, and improvements shall be maintained in good condition and in good repair at all times. In case of a dispute concerning these matters, the decision of the Architectural Committee or the officers and directors of the Homeowners Association shall be final.

7.18.1 Signs: No sign shall be displayed to public view on any lot other than those announcing the sale of the home or lot by the homeowner, developer, builder, or a realtor. These signs shall not exceed standard size. Political and school-related signs less than four (4) square feet are allowed as per the City of Jenks sign ordinance. Any other exception must be approved by the Architectural Committee.

7.18.2 Signs: One entry identification sign on each side of the entry and a double-sided center island sign. The maximum display surface shall be 32 square feet per sign surface.

7.19 Mailbox: So long as a rural type mailbox is in use under this plat by the United States Postal Service, all mailboxes and mailbox pedestals shall conform in design to the specific plan approved by the Architectural Committee and the location and design shall conform to the specifications of the United States Postal Service. The mailbox shall be positioned so that the front face is approximately 6 inches from the face of the curb and 6 feet from the inside edge of a driveway. "Inside edge" shall mean the edge of the driveway that borders the largest contiguous lot area. The bottom height of the mailbox shall be 38 inches from street level. A mailbox may be located on an adjacent property if required by Post Office Rules. All mailboxes shall be architecturally congruent with the house and must be approved by the Architectural Committee.

7.20 Rooftop Protrusions: Sheet metal, aluminum vents, fire liner terminals, chimney caps, and other rooftop protrusions shall be painted to match shingles.

7.21 Roof Material: Roofing shall be self-sealing 30 year Altiss or similar Weatherwood composition shingles, metal or slate tile or equivalent providing, however, in the event such roofing should hereinafter not be reasonably available, alternative roofing of comparable quality shall be permitted upon a determination by the Architectural Committee that the proposed alternative is of comparable or better quality of a design and quality which is compatible with the roofing first described.

7.22 Roof Pitch: Residences shall have a roof pitch of at least 4:12 over 80% of the roof area. Provided, however, the Architectural Committee may waive this restriction for an area of the roof not to exceed 20%. This criteria is primarily intended for dormers and back covered patios.

7.23 Storage and Materials: No lot shall be used for the storage of materials for greater than thirty (30) days prior to the start of construction. Construction shall be complete within twelve (12) months. The owner of the lot shall be responsible for maintaining the lot in a neat and orderly condition at all times.

7.24 Drainage: Each property owner shall consult and follow the final grading plan filed at the City of Jenks. It is the responsibility of the property owner to ensure their lot is graded in accordance with said grading plan. If it is discovered that a lot has not been graded properly, the non-compliant property owner must make immediate changes to bring said lot into compliance with the drainage plan.

7.25 Retaining Walls: Retaining walls shall be brick, stone, stucco or decorative concrete block. The Architectural Committee shall make final decisions on materials authorized for use in retaining walls.

7.26 Washing out of Concrete Trucks or Concrete Spills: Ready mix concrete trucks may wash out only at a location approved by Owner/Developer. Property owners shall be responsible to other property owners for assuring that concrete delivered to their lot remains on their lot. The property owner shall be held responsible for cleanup if concrete delivered to a lot is spilled or washed onto streets or other lots.

7.27 Garbage: Garbage and trash cans shall be concealed from street view, except within 24 hours of outside collection.

7.28 Animals: Common household pets may be kept provided that they are not bred or maintained for commercial purposes, and so long as they do not pose a threat or create a nuisance to the neighbors. All pets shall be restrained in such a manner to prevent them entering upon neighboring lots. When outside the lot in which the pet resides, or in the common areas of the subdivision, all pets are to be accompanied by their Owner or Owner's family member or guest and are to be on a leash. The pet's owner is responsible for the immediate removal and proper disposal of all excrement outside of the Owner's lot including the common areas of the Subdivision. Barking dogs may be considered a nuisance.

7.29 Windows: All window frames and doors shall be either wood, fiberglass, vinyl clad wood, vinyl or aluminum.

7.30 Noise: No noxious, loud, annoying or offensive activity shall be carried out upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7.31 Guttering: Home guttering shall disperse water in the same direction as the natural water flow of the lot. Whenever possible, guttering shall direct water toward the street or toward natural drainage flow of the lot. Full guttering is required for all homes. Tight lines shall be used as necessary to divert water so as to not affect adjacent properties and shall be directed to the street where possible.

7.32 Erosion Control: The owner of each lot shall be responsible at all times for the maintenance of appropriate erosion control measures as required by the City of Jenks policies.

7.33 Utility Transformers: All transformers and similar equipment located on a lot shall be screened from view where reasonably possible.

7.34 Law Compliance: The disposal of hazardous substances anywhere with the Frazier Lakes Estates community that might contaminate or impact the lake (Reserve A) and soil content of surrounding or neighboring properties is prohibited. Each owner shall promptly and properly comply with all federal, state, county or local law, statute, ordinance, rules and regulations regarding use and occupancy of owner's property and construction and maintenance of any improvements thereon, including but not limited to, applicable zoning, land use and health and safety issues.

7.35 Leasing: In the event an owner leases their residence, the owner has an affirmative duty to notify the tenant of the existence of the Frazier Meadows I Homeowners Association, and the terms and conditions of the restrictive covenants set forth herein. The owner shall provide a copy of the covenants to the tenant. The owner shall insure that the tenant complies with the covenants and requirements herein, and shall provide the undersigned Owner/Developer and the then president of the Homeowners Association with the name and phone number of the tenant and the address and phone number where the property owner can be contacted in the event any problems regarding compliance with the covenants or other requirements set forth herein occur. Owner acknowledges he/she is aware that compliance with the terms and conditions of the covenants is the owner's ultimate responsibility regardless of any agreement between the owner and the tenant and any action or inaction on the part of the tenant.

7.36 Garages: Enclosed garages providing for a minimum of two automobiles shall be built on each lot.

7.37 Landscaping: All lots shall be sodded and landscaped within 30 days of occupancy or 60 days after the final inspection whichever occurs first.

7.38 Minimum Trees: If a lot does not have a minimum of 1 existing tree in what will be the front yard the property owner/builder, within six (6) months of completion of construction, shall plant one 2 1/2" caliper tree (measured six inches from the base of the tree) in the number required to meet the minimum specified above.

7.39 These restrictive covenants, together with the other documents incorporated herein by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provision herein contained shall not serve to render the balance of this instrument void or unenforceable, and the same shall be hereafter construed as if such 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, covenant, or condition, at any time or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy, or constitute a modification of these restrictions and protective covenants. In matters pertaining to the appearance of specific homes or the overall appearance of the subdivision, the Architectural Committee shall be responsible for interpreting these covenants, or deciding the standard to be used in the event a covenant becomes invalid or unenforceable.

7.40 The Owner/Developer reserves the right, in its sole discretion and without prejudice of any of the owners of any other lot at any times, so long as it is the owner of one or more lots, to amend, revise or abolish any one or more of the above covenants and restrictions contained in this Section 7 by instrument duly executed and acknowledged by it as Owner/Developer and filed in the County Clerk's office of Tulsa County, Oklahoma. Subsequent to the formation of the Frazier Meadows I Homeowners Association, the Owner/Developer may assign this reservation to the Association. However, the By-Laws and Certificate of Incorporation of the Association shall provide that a (any) covenant shall not be changed or abolished unless approved by sixty (60) percent of the members of the Association.

Section 8 Enforcement, Duration, Amendment and Termination

8.1 The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner/Developer, 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 herein provided. If any owner, or its successors or assigns shall violate any of the covenants herein, it shall be liable 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.

8.2 The covenants contained within Section 1 - Streets and Utility Easement, Section 2 - Planned Unit Development Restrictions, Section 3 - Surface Drainage, Section 4 - Reserve Areas Perimeter Fencing and Landscaping, Section 5 - Limits of No Access, and Section 6 - Frazier Meadows I Homeowners Association herein may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision and approved by the Jenks Planning Commission and the Jenks City Council. All other covenants may be amended or terminated by a written instrument signed and acknowledged by the owners of at least sixty percent (60%) of the lots in the Subdivision. PROVIDING, HOWEVER, that so long as the Owner/Developer owns any lot in the Subdivision any such amendment must be approved in writing by the Owner/Developer. The Owner/Developer may delegate its right to approve any such amendment to the Architectural Committee. Any such amendment shall be effective from and after the date it is properly executed and recorded in the Office of the County Clerk of Tulsa County, Oklahoma.

8.3 At any time prior to the termination of the Class B Membership in the Homeowners Association as set forth in the By-Laws of the Homeowners Association, the Owner/Developer may specifically assign its rights and obligations hereunder in the capacity of "Owner/Developer" and the successor shall succeed to such rights and obligations as if original designated Owner/Developer hereunder.

8.4 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 _____, 2022 or as subsequently amended.

Owner's Certificate and Dedication

In witness whereof, the undersigned Owner/Developer has caused this instrument to be executed this 17th day of Feb, 2022.

Frazier Meadows I, LLC,
an Oklahoma limited liability company

by Charles Wolmenshauer
Charles Wolmenshauer, Managing Member

State of Oklahoma)
County of Tulsa) ss

Before me, the undersigned, a notary public in and for said county and state, on this 10th day of July, 2022, personally appeared Charles Wolmenshauer to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument, as its managing member and acknowledged to me that he executed the same as his free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

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

Marilyn Matthews
Notary Signature

My commission no. _____

Expires _____



Certificate of Survey

I, Cliff Benner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated hereon as Frazier Meadows I, an addition to the City of Jenks, Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as of this date, signed and sealed this 17th day of Feb, 2022.

Cliff Benner
Surveyor Signature

Registered Professional Land Surveyor
Oklahoma No. 1815



State of Oklahoma)
County of Tulsa) ss

Before me, the undersigned, a notary public in and for said county and state, on this 17th day of Feb, 2022, personally appeared Cliff Benner to me known to be the identical person who subscribed his/her name as registered land surveyor to the foregoing certificate, as his/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 written.

R. Wade Benner
Notary Signature

My commission no. 15062441

Expires 06-21-2024



To	Chair, Scott West and Planning Commissioners
Hearing Date	June 20, 2024
Case Number	Riverfront South Centre Final Plat
Request	Approval of Final Plat
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

☐ Plat Documents

Preparer

Wallace Engineering

Background Information

PRELIMINARY PLAT - PLANNING COMMISSION SUMMARY | Approved at regularly scheduled hearing on April 18, 2024, (Consent Agenda) 7-0-0. Approved at the May 07, 2024, City Council meeting.

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 was taken, triggering a major amendment to PUD 110 which was approved February 06, 2024. The PUD Amendment redefined the three Development Areas A, B, and C defining the site plan as Phase I and Phase II. The approved amendment only outlined the development criteria of Phase I. Phase I is recognized as Development Area B of the original PUD 110. This plat represents Phase I (Development Area B).

PLANNING DATA

ZONING

PUD 110 (MA1) | (Planned Unit Development District Overlay) (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
PLAT DATA	24.51 Acres 1,067,693 SF 1 Block, 2 Lots Lot 1 6.89 Acres Lot 2 15.32 Acres ROW Dedication by Plat 1.45 Acres ROW Dedication by Separate Instrument 0.85 Acres
TAC	MAY 24, 2024 No new comments Staff: Chris Cloyde, City Engineer Why didn't they do 50 feet of ROW dedication and 20 feet of utility and trail easement dedication across the full frontage of the site on East "K" Place (91st Street)? There appears to be a gap of 5.25 feet in ROW dedication on the western portion of street frontage. <i>Justin DeBruin (applicant): The 5.25' gap is a reference to us showing the existing statutory ROW. We can remove this if it causes confusion.</i>
TAC	APRIL 3, 2024 Aaron Smith PSO Trans Right of Way Agent <i>I reviewed the plat and I do not see any issues with any AEP Transmission Lines or see any AEP Transmission line on the exhibits.</i> Angela Hughes COX Land Use Agent <i>Please find the plat release letter attached for Riverfront South Centre.</i>
PUBLIC COMMENT	None, plats are not advertised.

Land Use Plan

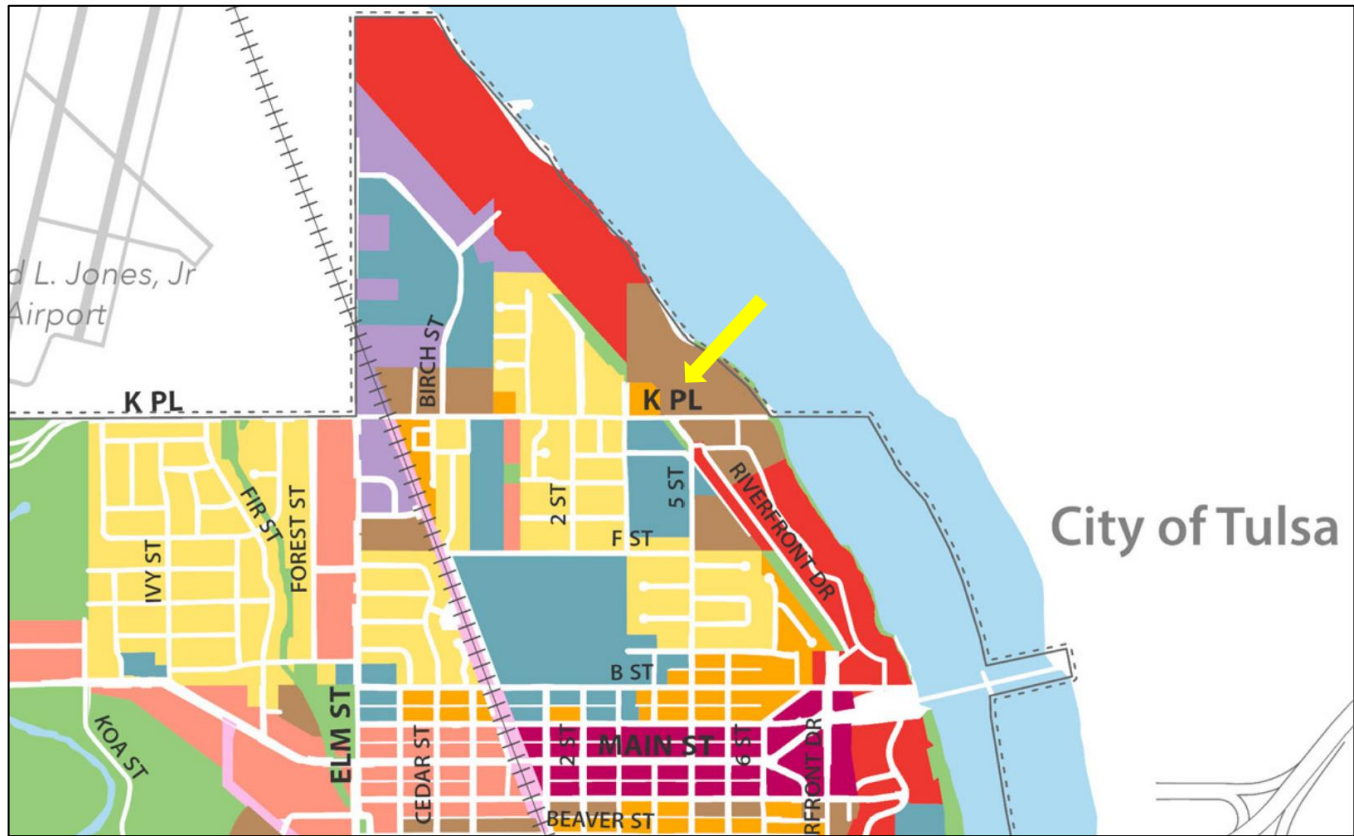


Figure 1: Comprehensive Land Use Map

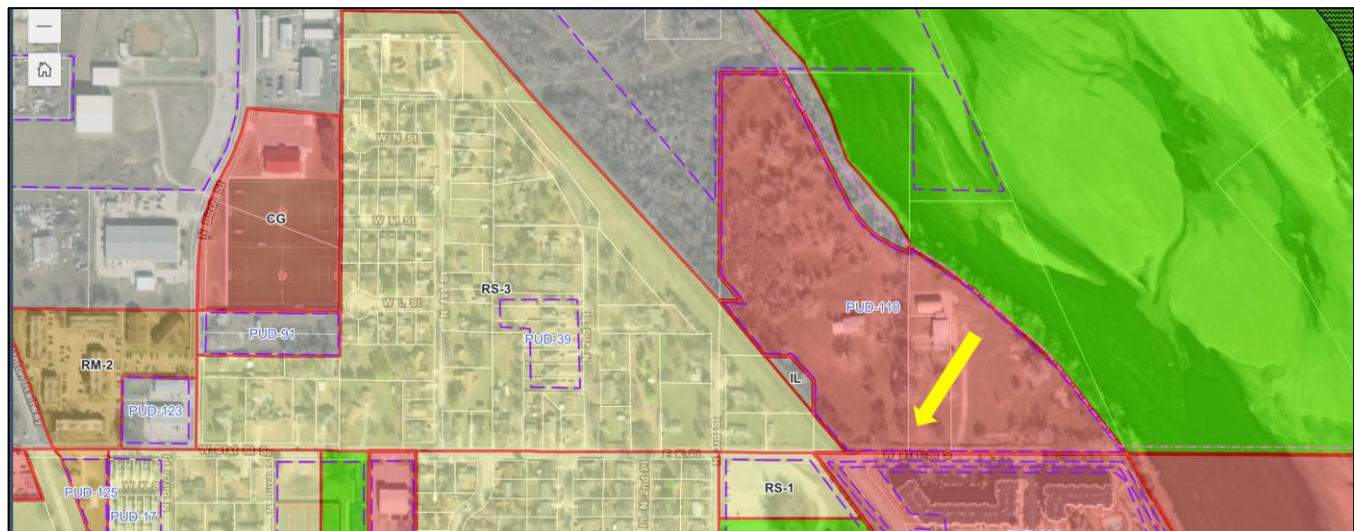


Figure 2 | Zoning map of the parcels in question

Evaluation | This request is compatible with the Comprehensive Plan, Land Plan designation of Multi-family Residential and the approved PUD 110 MA1.

(E) Major Subdivisions.

- (1) Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).*
- (2) Major Subdivision Review Criteria.*
 - (a) Comprehensive Plan Alignment. The Major 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 Major Subdivision is consistent with the provisions of the UDO and the governing district.*
- (3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.*
- (4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.*
 - (a) The conference provides the City the opportunity to describe the community's vision to the applicant.*
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.*
 - (c) Preplatting Conference. The mandatory discussion is for following:*
 - Lot dimensions and area conform with UDO requirements and Comprehensive Plan,*
 - General topography of the tract,*
 - Existing adjoining developments,*
 - Existing streams, floodplains, and storm drainage (if any),*
 - Existing public and private utilities and easements,*
 - Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).*
 - Proposed layout of streets, lots and blocks,*
 - Proposed subdivision name,*
 - Name, address and telephone of tract landowner and subdivider,*
 - Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.*
- (5) Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.*
 - (a) Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:*

- ☐ *The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,*
 - ☐ *The date of preparation of the plat, north arrow, and scale (written and graphic presentation),*
 - ☐ *Key or location map showing location of subdivisions within the mile section,*
 - ☐ *An accurate legal description of the property,*
 - ☐ *The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
 - ☐ *The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*
 - ☐ *The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,*
 - ☐ *The location and description of all existing structures, water bodies and watercourses,*
 - ☐ *The areas subject to flooding based upon the regulatory flood plain boundary,*
 - ☐ *The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,*
 - ☐ *The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,*
 - ☐ *All proposed lots progressively numbered and building setback lines,*
 - ☐ *Blocks progressively numbered,*
 - ☐ *A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,*
 - ☐ *Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - ☐ *Conforms to Subdivision Regulations for design and layout,*
 - ☐ *Connects with current and anticipated future abutting development(s),*
 - ☐ *Lot dimensions and shapes facilitate private use and infrastructure placement,*
 - ☐ *Takes advantage of existing environmental features of the property,*
 - ☐ *Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*
- (i) *The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.*
- (ii) *The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer*

Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.

(iii) All mine entrances shall be sealed and closed to the specifications of the City Engineer.

(b) Additional Engineering Review Items:

- ☐ *Are all lots serviced with public street access?*
- ☐ *Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?*
- ☐ *Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?*
- ☐ *Are all lots serviced with water and are adequate easements dedicated for water?*
- ☐ *Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?*
- ☐ *Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.*
- ☐ *Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.*
- ☐ *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?*
- ☐ *Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.*

(c) Recommendation by the Planning Commission. The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to approve, approve with modifications, or deny the Major Subdivision preliminary plat based on the applicable review criteria. The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.

(d) Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

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

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

- ☐ *The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.*
- ☐ *The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.*

- ☐ *The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.*
- ☐ *The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.*
- ☐ *The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.*
- ☐ *The size in acres and total number of lots in the subdivision.*
- ☐ *The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.*
- ☐ *Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:*
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,*
 - (ii) The boundary lines of the land being subdivided fully dimensioned,*
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,*
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,*
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,*
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,*
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,*
 - ☐ *Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,*
 - (i) The location of the base line and base line monuments,*
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - (iii) Conforms to Subdivision Regulations for design and lay-out,*
 - (iv) Minimizes likely development cost for Owner's development goals,*
 - (v) Connects with current and anticipated future abutting development(s),*
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,*
 - (vii) Takes advantage of existing environmental features of the property.*
 - ☐ *Additional Engineering Checklist Items: See section (5)(b).*

(b) Record Plat Document Review Requirements.

- ☐ *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*
- ☐ *The following certifications shall be shown on the record plat:*
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
 - (ii) The certificate for release of mortgage for land dedicated to the public.*
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.*

- (v) *The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.*
- (vi) *The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.*
- (vii) *The certificate by the County Treasurer that all land taxes have been paid on the property.*
- (c) *Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.*
- (d) *Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.*
- (e) *Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.*
- (7) *Time Limit. The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.*
- (8) *Vacated Plats. The vacation of a plat by District Court action or by written instrument as provided by Title 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.*
- (9) *Platting Waiver. The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat.*

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

Recommendation | *Staff and TAC recommend conditional approval of Riverfront South Centre Final Plat.*

Conditions of approval:

1. *Prepare the PUD document to be filed by separate instrument at time of Final Plat filing.*
2. *Before the building permit will be approved:*
 - a. *Formal Site Plan approval is required for each phase of development.*
 - b. *Fire Marshal shall approve the site plan prior to building permit submittal.*
3. *Trail ROW will be dedicated during platting.*
4. *Other*
 - a. *Detention to be reviewed and approved by City Engineer.*
 - b. *Public utilities and public roadways on-site must be designed and built according to UDO and subdivision regulations.*
5. *Staff recognizes the PUD site plan was not the final site plan for this application.*
6. *Floodplain considerations for the development will meet or exceed UDO standards and be approved by the City Engineer.*
7. *Adhere to any additional comments or conditions approved by the City Council and required by the UDO.*

FINAL PLAT

RIVERFRONT SOUTH CENTRE

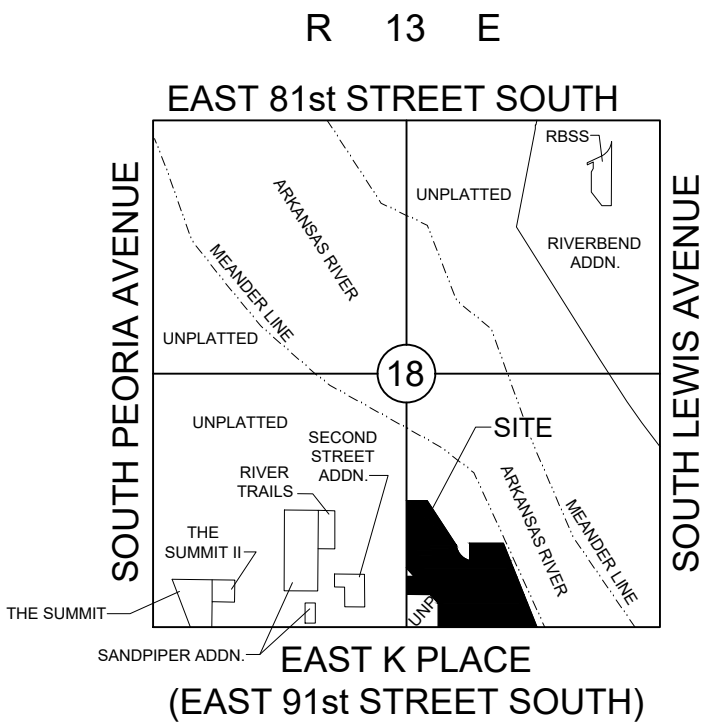
PUD-110

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH,
RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
William Stuart Price II Irrevocable Trust
FBO William Stuart Price II
2 East 6th Street PH 6
Tulsa, Oklahoma, 74119-1249
CONTACT: _____

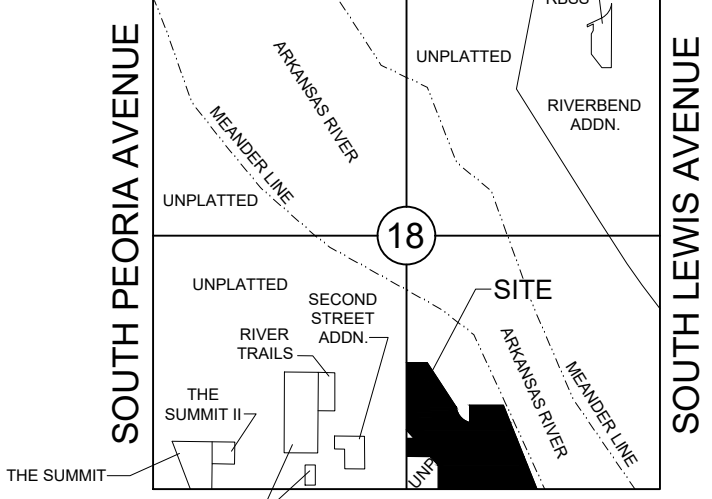
ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
JORDAN RODICH P.E.
jordan.rodich@wallace.design

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design



R 13 E

EAST 81st STREET SOUTH



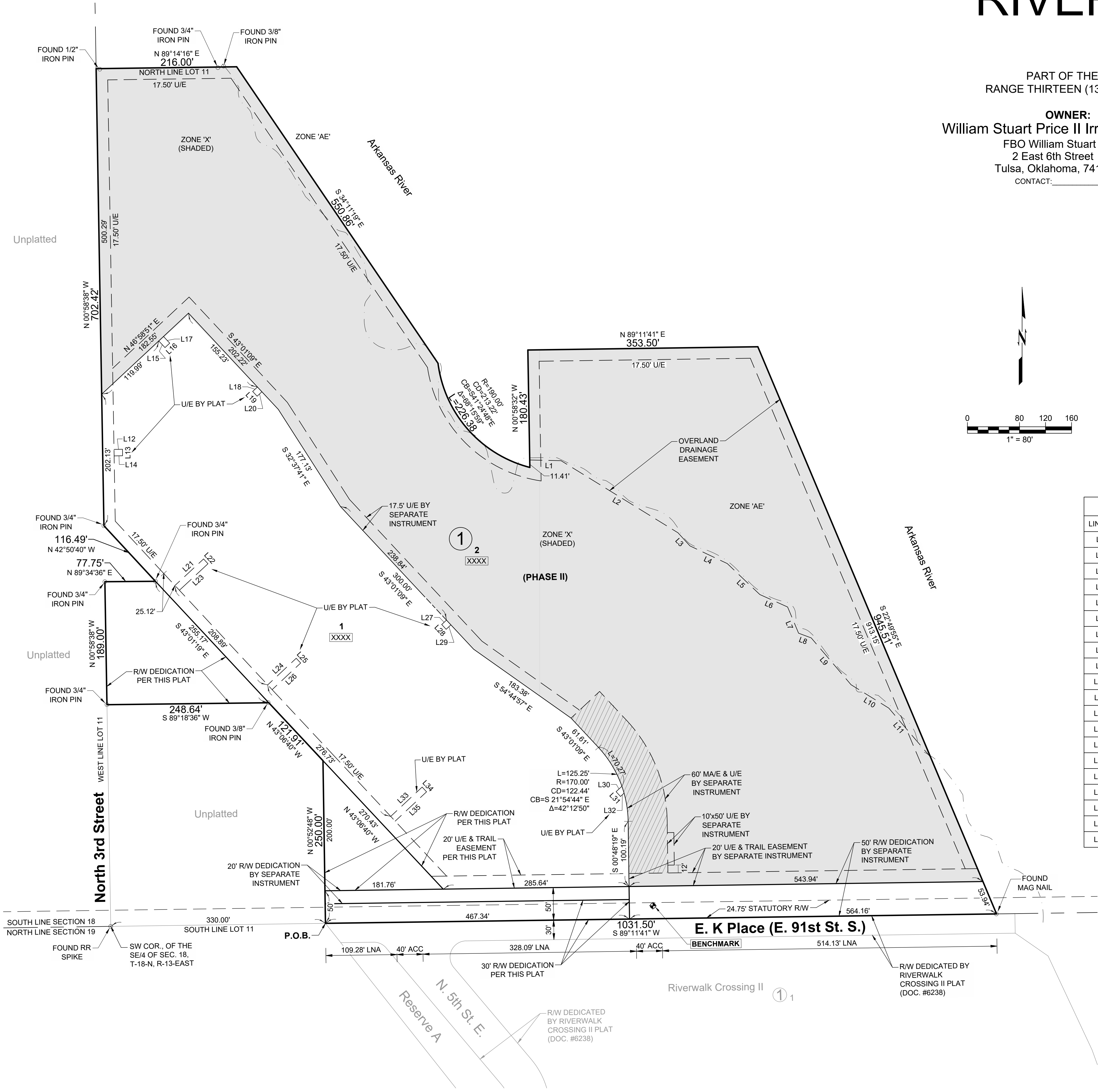
EAST K PLACE
(EAST 91st STREET SOUTH)

Location Map

SCALE: 1"=2000'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	48.11'	S 88°44'37" E
L2	211.26'	S 58°21'11" E
L3	27.21'	S 42°19'24" E
L4	63.44'	S 64°39'31" E
L5	69.04'	S 46°27'36" E
L6	46.78'	S 65°52'12" E
L7	43.66'	S 22°42'14" E
L8	20.72'	S 69°33'35" E
L9	94.44'	S 40°23'32" E
L10	68.32'	S 58°12'35" E
L11	99.19'	S 40°23'53" E
L12	13.00'	N 89°01'22" E
L13	10.00'	S 0°58'38" E
L14	13.00'	S 89°01'22" W
L15	14.00'	S 43°01'09" E
L16	10.00'	N 46°58'51" E
L17	14.00'	N 43°01'09" W
L18	10.00'	S 46°58'51" W
L19	10.00'	S 43°01'09" E
L20	10.00'	N 46°58'51" E

LINE TABLE		
LINE #	LENGTH	BEARING
L21	60.02'	N 47°09'20" E
L22	10.00'	S 42°50'40" E
L23	59.98'	S 47°09'20" W
L24	60.00'	N 46°58'41" E
L25	10.00'	S 43°01'19" E
L26	60.00'	S 46°58'41" W
L27	10.00'	S 46°58'51" W
L28	10.00'	S 43°01'09" E
L29	10.00'	N 46°58'51" E
L30	12.29'	S 46°58'01" W
L31	10.00'	S 43°01'59" E
L32	7.51'	N 46°58'01" E
L33	66.00'	N 46°58'51" E
L34	10.00'	S 43°01'09" E
L35	66.00'	S 46°58'51" W



LEGEND	
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
---	= FLOODPLAIN LINE
XXXX	ADDRESS
////	ON-SITE MUTUAL ACCESS EASEMENT (MA/E)
■	PHASE II
①	BLOCK NUMBER
2	LOT NUMBER
●	IRON PIN SET
○	IRON PIN FOUND

SUBDIVISION STATISTICS	
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK.	
SUBDIVISION CONTAINS 1,067,693 SF (24.51 ACRES)	
LOT 1 CONTAINS 300,459 SF (6.89 ACRES)	
LOT 2 CONTAINS 667,188 SF (15.32 ACRES)	
R/W DEDICATED BY PLAT CONTAINS 62,995 SF (1.45 ACRES)	
R/W DEDICATED BY SEP. INST. CONTAINS 37,050 SF (0.85 ACRES)	
PROPERTY ZONED PUD-110	

MONUMENTATION	
MONUMENTATION FOUND AS NOTED.	
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.	

BENCHMARK	
PK NAIL IN PAVEMENT	
NORTHING=381960.789	
EASTING=2570464.446	
ELEV=617.01	

BASIS OF BEARINGS	
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE	
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.	
VERTICAL DATUM NAVD 1988	

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

FLOODPLAIN NOTE	
FEMA FIRM MAP NO. 40143C0362L, WITH A MAP REVISION DATE	
OF OCTOBER 16, 2012, FOR TULSA COUNTY, OKLAHOMA AND	
INCORPORATED AREAS, SHOWS SUBJECT PROPERTY TO BE IN	
FLOOD ZONES "AE" AND "X" (SHADED).	

SURVEYOR'S LAST SITE VISIT:	
JANUARY 9, 2024	

FINAL PLAT
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED
BY THE JENKS CITY COUNCIL ON:

MAYOR-VICE MAYOR

THE APPROVAL IS VOID IF THE ABOVE SIGNATURE IS
NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

\\civil-server\projects\2340861 - Jenks Apartments\Dwg\PRODUCTION\Plat\2340861 DOD.dwg PLOT:5/6/24 ORIG SIZE:24"X36"

FINAL PLAT

RIVERFRONT SOUTH CENTRE

PUD-110

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

WILLIAM STUART PRICE II IRREVOCABLE TRUST, HEREINAFTER REFFERED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE/4), ALSO KNOWN AS LOT ELEVEN (11), OF SECTION EIGHTEEN (18), 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT ELEVEN (11), 330.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH 00°52'48" WEST A DISTANCE OF 250.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE JENKS LEVEE SYSTEM; THENCE NORTH 43°06'40" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 121.91 FEET; THENCE SOUTH 89°18'36" WEST A DISTANCE OF 248.64 FEET TO A POINT ON THE WEST LINE OF LOT ELEVEN (11); THENCE NORTH 00°58'38" WEST ALONG SAID WEST LINE A DISTANCE OF 189.00 FEET; THENCE NORTH 89°34'36" EAST A DISTANCE OF 77.75 FEET TO THE NORTHEASTERLY PROPERTY LINE OF THE JENKS LEVEE SYSTEM; THENCE NORTH 42°50'40" WEST ALONG SAID PROPERTY LINE A DISTANCE OF 116.49 FEET TO THE WESTERLY LINE OF LOT ELEVEN (11); THENCE NORTH 00°58'38" WEST ALONG SAID WEST LINE A DISTANCE OF 702.42 FEET TO THE NORTHWEST CORNER OF LOT ELEVEN (11); THENCE NORTH 89°14'16" EAST ALONG THE NORTH LINE OF LOT ELEVEN (11) A DISTANCE OF 216.00 FEET TO A POINT ON THE WESTERLY HIGH BANK OF THE ARKANSAS RIVER; THENCE SOUTH 34°11'19" EAST ALONG THE HIGH BANK OF THE ARKANSAS RIVER FOR A DISTANCE OF 550.86 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE HIGH BANK OF THE ARKANSAS RIVER ON A CURVE TO THE LEFT WITH A RADIUS OF 190.00 FEET FOR A DISTANCE OF 226.38 FEET, SAID CURVE HAVING A CHORD THAT BEARS SOUTH 41°24'48" EAST FOR A DISTANCE OF 213.22 FEET, TO A POINT THAT IS 691.72 FEET NORTH AND 648.13 FEET EAST OF THE SOUTHWEST CORNER OF LOT ELEVEN (11); THENCE NORTH 00°58'32" WEST A DISTANCE OF 180.43 FEET; THENCE NORTH 89°11'41" EAST FOR A DISTANCE OF 353.50 FEET; THENCE SOUTH 22°49'55" EAST FOR A DISTANCE OF 945.51 FEET TO THE SOUTHEAST CORNER OF LOT ELEVEN (11); THENCE SOUTH 89°11'41" WEST ALONG THE SOUTH LINE OF LOT ELEVEN (11) FOR A DISTANCE OF 1031.50 FEET TO THE POINT OF BEGINNING, CONTAINING 24.51 ACRES MORE OR LESS.

SECTION I. STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND / OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT, THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENT 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 AN 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 THAT DO NOT CONSTITUTE AN OBSTRUCTION.

WHERE PUBLIC ROW IS BEING DEDICATED WEST OF LOT 1, BLOCK 1, ACCESS TO SAID LOT, VIA AN ACCESS DRIVE, SHALL BE GUARANTEED WITH PROPER APPROVALS THROUGH THE CITY OF JENKS DURING THE TIME PRIOR TO A PUBLIC ROADWAY BEING CONSTRUCTED IN THE ROW. LIMITS OF ACCESS / NO ACCESS SHALL ALSO BE DEPICTED ON THE FINAL PLAT, PRESERVING THE RIGHT TO ACCESS AT THE TIME A PUBLIC ROADWAY IS CONSTRUCTED IN THIS PUBLIC ROW.

B. UNDERGROUND SERVICE

- OVERHEAD LINES MAY BE LOCATED ALONG THE PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE 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 EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
- 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 STREETS SHOWN ON THE PLAT OF THE SUBDIVISION, SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
- 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 SERVICE LINE TO A PARTICULAR STRUCTURE. THE SUPPLIER OF SERVICE SHALL, THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP, EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- 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 OF THE SUBDIVISION OR PROVIDE 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 RESERVE THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- THE OWNER OF EACH 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 EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

C. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE THROUGH IT'S AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION, GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR IT'S AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. WATER, SEWER, AND STORM SEWER SERVICE

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

E. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF RIVERFRONT SOUTH CENTRE SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

F. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. MUTUAL ACCESS EASEMENT

THE AREA DEPICTED AS "MA/E" (MUTUAL ACCESS EASEMENT) UPON THE ACCOMPANYING PLAT, IS HEREBY ESETABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM EAST 91" STREET AND BETWEEN ADJOINING PROPERTY. SUCH EASEMENT SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE CITY OF JENKS, EACH AFFECTED LOT OWNER(S), EACH OF THE LOT OWNERS WITHIN RIVERFRONT SOUTH CENTRE, ALL OF THEIR GUESTS AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER(S) PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE PLAT.

H. SANITARY SEWER EASEMENT

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER HEREBY DEDICATES TO THE PUBLIC, AND HEREIN ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "SS/E" OR "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWERS, TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

I. OVERLAND DRAINAGE EASEMENTS

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
- DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF JENKS, OKLAHOMA.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BY ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF JENKS, OKLAHOMA.
- OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT AT THE OWNER'S EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF JENKS, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF JENKS, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

L. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO "K" PLACE (EAST 91" STREET SOUTH) WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS OR ASSIGNS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

SECTION II - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "RIVERFRONT SOUTH CENTRE" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (PUD 110) AS PROVIDED WITHIN THE UDO (UNIFIED DEVELOPMENT ORDINANCE), PUD 110 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON JANUARY 18, 2024 AND BY THE JENKS CITY COUNCIL ON JANUARY ____, 2024; AND

WHEREAS, PUD 110 AND SUBSEQUENT PUD AMENDMENTS ESTABLISH THE ALLOWED USES AND DEVELOPMENT STANDARDS.

WHEREAS, THE DETAILS AND SUBSEQUENT PUD AMENDMENTS CAN BE FOUND AT THE CITY OF JENKS, OKLAHOMA.

SECTION III -- PROPERTY OWNER AND COMMERCIAL USE TENANTS' ASSOCIATION

A. FORMATION OF THE RIVERFRONT SOUTH CENTRE PROPERTY OWNER AND COMMERCIAL USE TENANTS' ASSOCIATION

THE OWNER SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE LOT OWNERS AND COMMERCIAL USE TENANTS OF THE LOTS WITHIN RIVERFRONT SOUTH CENTRE TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE GENERAL COMMON AREAS OF THE SUBDIVISION, INCLUDING BUT WITHOUT LIMITATION PEDESTRIAN EASEMENT AREAS, COMMON LANDSCAPING, SIGNAGE, AND FENCING AREAS, SITE ENTRY AND AESTHETIC FEATURES, MUTUAL ACCESS EASEMENTS, AND OTHER COMMON SUBDIVISION IMPROVEMENTS THAT BENEFIT ALL PROPERTY OWNERS AND COMMERCIAL USE TENANTS WITHIN RIVERFRONT SOUTH CENTRE.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS RECORD OWNER OR COMMERCIAL USE TENANT WITHIN RIVERFRONT SOUTH CENTRE SHALL BE A MEMBER OF THE RIVERFRONT SOUTH CENTRE PROPERTY OWNER AND COMMERCIAL USE TENANTS' ASSOCIATION. MEMBERSHIP SHALL BE MANDATORY AND SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OR COMMERCIAL LEASE OF A LOT OR STRUCTURE(S) UPON A LOT.

C. ASSESSMENT

EVERY PERSON OR ENTITY WHO IS RECORD OWNER OR COMMERCIAL USE TENANT WITHIN RIVERFRONT SOUTH CENTRE SHALL BE SUBJECT TO A PERIODIC ASSESSMENT BY THE RIVERFRONT SOUTH CENTRE PROPERTY OWNER AND COMMERCIAL USE TENANTS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE GENERAL COMMON AREAS OF THE SUBDIVISION.

D. MUTUAL ACCESS EASEMENT AND PEDESTRIAN EASEMENT

- IN THE EVENT THE PROPERTY OWNER AND COMMERCIAL USE TENANTS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE ACCESS ROADS AND THE PEDESTRIAN TRAIL FACILITIES THEREON LOCATED AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE PROPERTY OWNER AND COMMERCIAL USE TENANTS' ASSOCIATION.
- IN THE EVENT THE PROPERTY OWNER AND COMMERCIAL USE TENANTS' ASSOCIATION FAILS TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COST SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE ADDITION. SUCH COST OF MAINTENANCE SHALL BECOME A LIEN ON ALL THE LOTS, WHICH MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA; OR THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE LOT OWNERS AND COMMERCIAL USE TENANTS WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS, AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOT WITHIN RIVERFRONT SOUTH CENTRE SHALL VIOLATE ANY OF THE COVENANTS HERIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OR COMMERCIAL USE TEANANT OF A LOT, OR THE PROPERTY OWNERS TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY THE PROPERTY OWNERS OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREECH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS 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 LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERSHIP IN RIVERFRONT SOUTH CENTRE AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

FINAL PLAT

RIVERFRONT SOUTH CENTRE

PUD-110

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF: WILLIAM STUART PRICE II IRREVOCABLE TRUST, HAS EXECUTED THIS INSTRUMENT THIS ____DAY OF _____, 2024.

OWNER

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2024,

BY _____, AS _____.

NOTARY PUBLIC

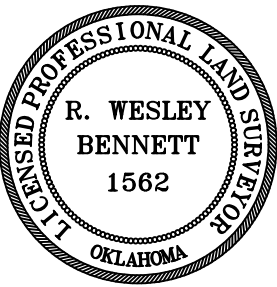
MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED 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 RIVERFRONT SOUTH CENTRE, 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.



R. WESLEY BENNETT, PLS
OK PLS 1562

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

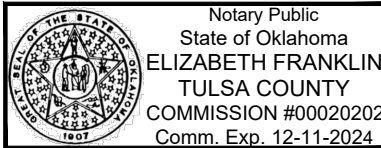
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____DAY OF _____, 2024, PERSONALLY APPEARED R. WESLEY BENNETT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-11-2024

MY COMMISSION NUMBER: 00020202

[SEAL]



Right of Way Dedication

Exhibit "A"

SHEET 1 OF 2

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF THE SE/4 OF SAID SECTION EIGHTEEN (18); THENCE N89°11'41"E AND ALONG THE SOUTH LINE OF SAID SECTION EIGHTEEN (18) FOR A DISTANCE OF 797.34 FEET TO THE **POINT OF BEGINNING** (P.O.B.); THENCE N00°48'19"W FOR A DISTANCE OF 50.00 FEET; THENCE N89°11'41"E FOR A DISTANCE OF 543.94 FEET; THENCE S22°49'55"E FOR A DISTANCE OF 53.94 FEET; THENCE S89°11'41"W FOR A DISTANCE OF 564.16 FEET TO THE **POINT OF BEGINNING** (P.O.B.). SAID TRACT CONTAINING 0.64 ACRES MORE OR LESS.

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501).

SURVEYOR'S CERTIFICATE

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF APRIL 2024.



R. WESLEY BENNETT, P.L.S.
OKLAHOMA NO. 1562
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025

SURVEYOR'S LAST SITE VISIT: JANUARY 9, 2024



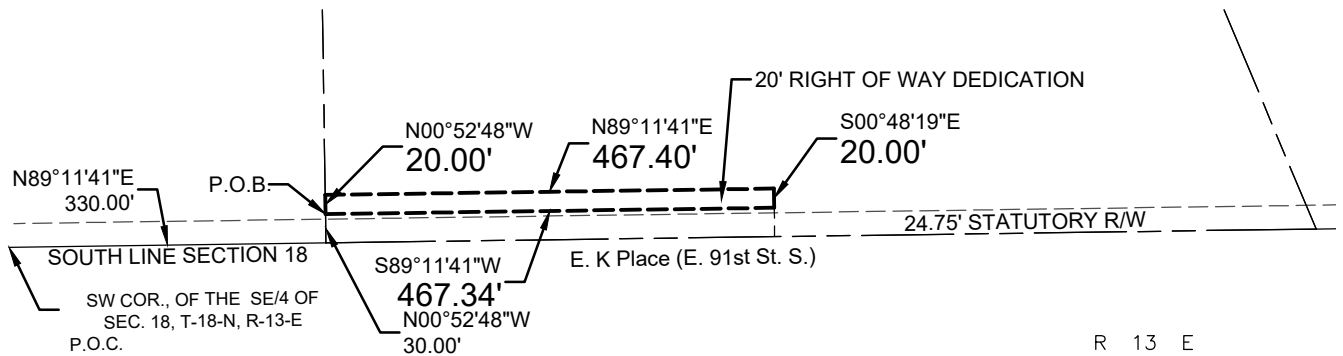
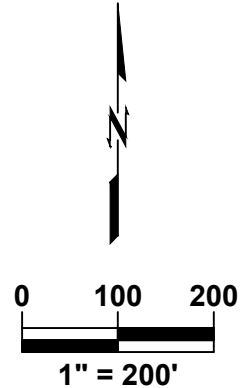
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PLAT OF SURVEY
Right of Way Dedication
Exhibit "A"

SHEET 2 OF 2

A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION
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CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.



LEGEND

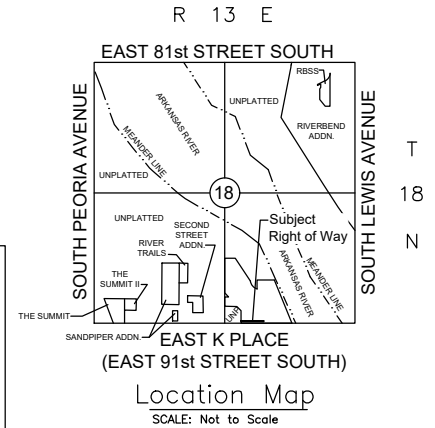
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Utility and Trail Easement

Exhibit "A"

SHEET 1 OF 2

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BASIS OF BEARINGS

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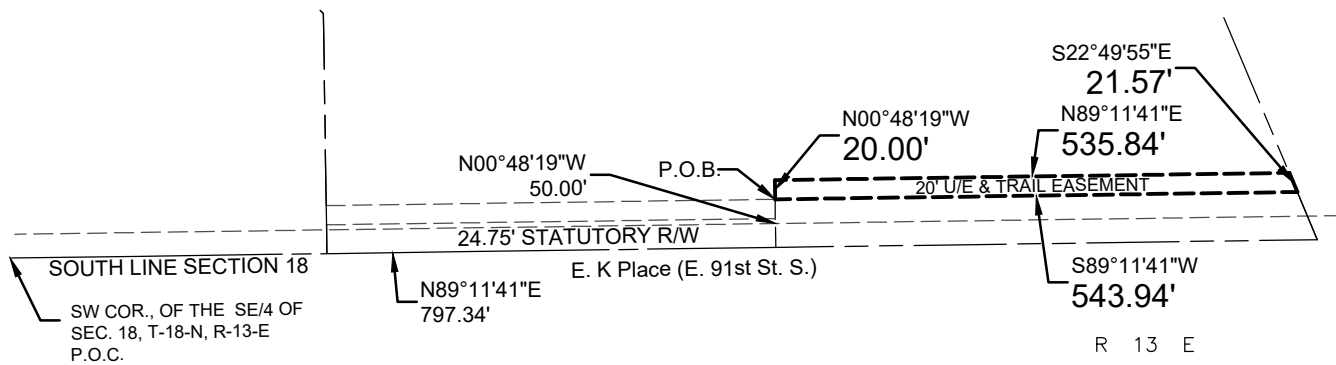
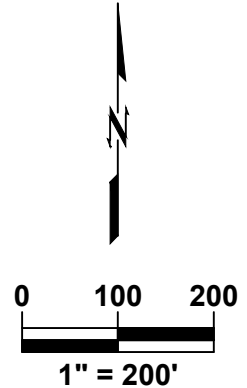
PLAT OF SURVEY

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CERTIFICATION

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Right of Way Dedication

Exhibit "A"

SHEET 1 OF 2

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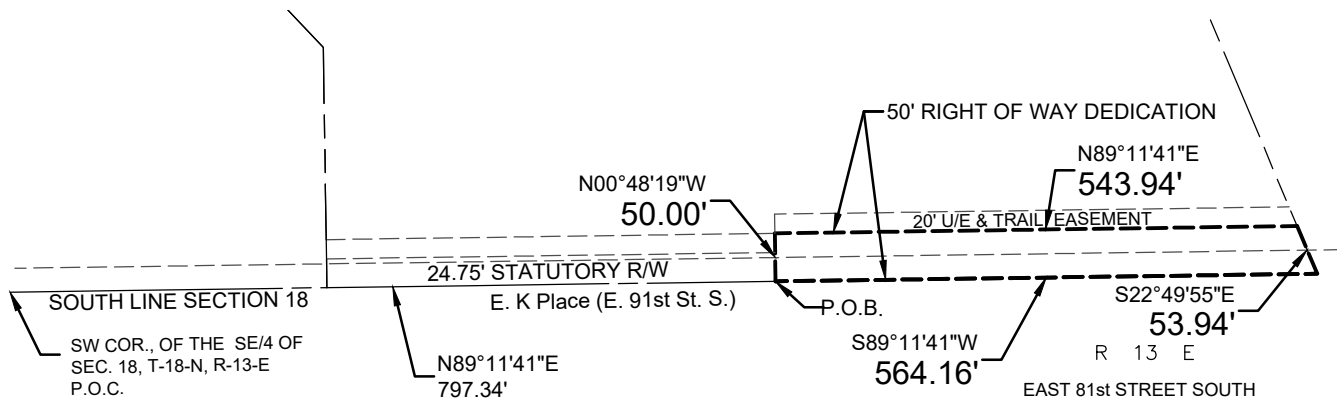
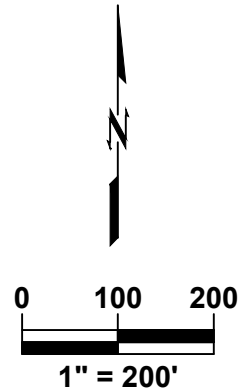
PLAT OF SURVEY

Right of Way Dedication

Exhibit "A"

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To	Scott West and Planning Commission
Hearing Date	June 20, 2024
Case Number	Preliminary/Final Plat 121 st Elm Commercial
Request	Approval of a Final Plat for Commercial Use (PUD 135)
Location	South of (121 ST Street S) between Elm and Elwood
Applicant	Alan Betchan, AAB Engineering

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

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

☐ Plat Documents	Alan Betchan, AAB Engineering
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Background Information

STAFF COMMENTARY

PC Summary | PC voted 6-1-0 to approve an amended version of the preliminary plat request at the regularly scheduled meeting held on March 21, 2024, with City Council approving it on April 02, 2024.

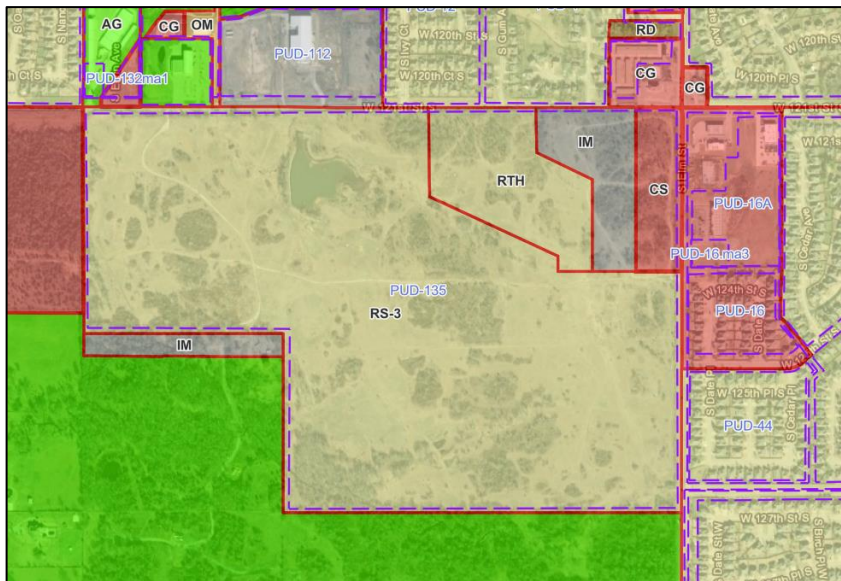
AAB Engineering is representing the development group, the project (JZ 22-PUD 135 Overlay District) was conditionally approved August 16, 2022, by City Council to develop a 205-acre project with a mix of uses including residential, [commercial](#), dense condominium style detached single-family residential, self-storage and amenities. There are 6 development areas including a large greenspace which protects a natural water feature. This 200-acre development was the first PUD processed under the new UDO.

This Plat is for the commercial area on the east side of the development adjacent to Elm and south of 121st. It is 1 (one) block with 2 (two) lots, with access being on Elm. There is a limit of no access on 121st St. This plat is regulated by the approved conditions of PUD 135.

JZ 22-PUD 135 | CC SUMMARY (2022.08.16) | **Approved with conditions.**

- Dispensaries are not allowed in the CS portion.
- Deed restrictions be placed on the areas with environmental issues.
- Sidewalks to be placed internally, along Elm, and along 121st St.
- Continue to work with staff to revise site plan and add additional access to west.

Citizen Comments	None, plats are not advertised.
Intended Use	Detached (Single-family Residential), detached and attached (Cottage/Townhomes), Commercial , Personal Storage Facility, passive and active recreation.
Current Zoning	PUD 135 (Overlay District) RS3, RTH, CS, IM, AG
Parcel ID No. 2	972-01720-10-0010 (NE Corner of this parcel)
STR	SECTION 1, TOWNSHIP 17, RANGE 12
Legal	NE NE OR LT 1 E 5 A LT 2 & S/2 NE SEC 1 17 12
Gross Acres	120.39
Plat	Preliminary Plat: 121 st and Elm Complex Final Plat: 121 Elm Commercial 5.66 Acres 246,985 SF 1 Block, 2 Lots
School System	Glenpool Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks, the PUD overlay details will be filed by separate instrument along with the plat.
Council Ward	District 3 Craig Murray



Staff Evaluation & Recommendation

Page 2 | 5

UDO LANGUAGE

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

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

- ☐ The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.
- ☐ The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
- ☐ The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
- ☐ The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
- ☐ The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
- ☐ The size in acres and total number of lots in the subdivision.
- ☐ The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
- ☐ Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
 - ☐ Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,
- (i) The location of the base line and base line monuments,
- (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
- (iii) Conforms to Subdivision Regulations for design and lay-out,
- (iv) Minimizes likely development cost for Owner's development goals,
- (v) Connects with current and anticipated future abutting development(s),
- (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
- (vii) Takes advantage of existing environmental features of the property.

- Additional Engineering Checklist Items: See section (5)(b).

(b) Record Plat Document Review Requirements.

- Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.
- The following certifications shall be shown on the record plat:
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.
 - (ii) The certificate for release of mortgage for land dedicated to the public.
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
 - (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
 - (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
 - (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.

(c) Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.

(d) Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.

(e) Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.

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

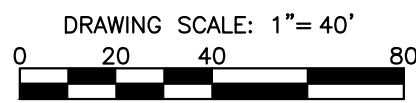
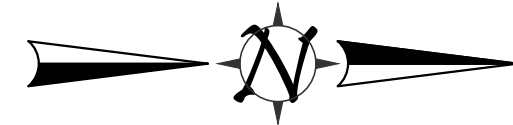
(Ord. No. 1581 , § II, 4-5-2022; Ord. No. 1624 , § VI, 10-17-2023)

Recommendation | *Staff recommend conditional approval of the final plat, noting the applicant is in agreement with the comments.*

TAC AND STAFF SUMMARY | 121st Elm Commercial Final Plat | May 24, 2024 | No Comments

Staff Comments and Conditions of Approval PUD 135

1. Dispensaries are not allowed in the CS portion.
2. Sidewalks to be placed internally and along Elm, and along 121st St.
3. The City of Jenks does not include PUD language in the Deed of Dedication, follow the policy for filing the PUD language with Tulsa County.
4. Additional comments from Staff: *Make yourself familiar with the Subdivision Regulations.*



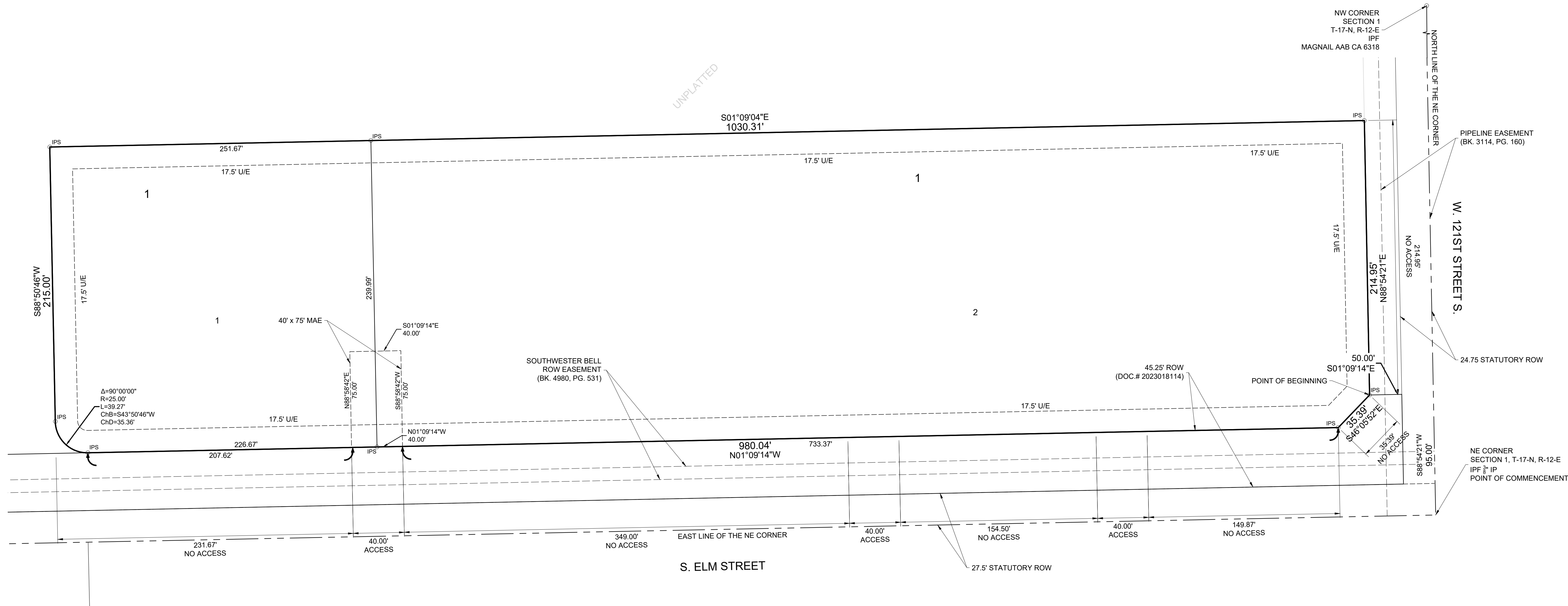
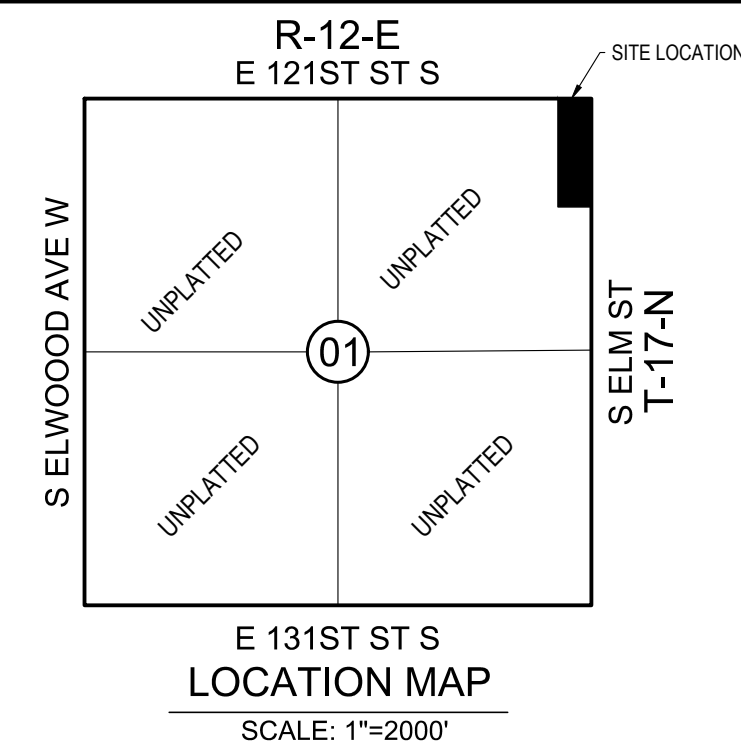
OWNER/DEVELOPER
ELM CROSSING DEVELOPMENT
1420 WEST KENOSHA STREET
BROKEN ARROW

PUD 135
FINAL PLAT

121 Elm Commercial

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

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



LEGEND	
ROW.....	RIGHT OF WAY
MAE.....	MUTUAL ACCESS EASEMENT
U/E.....	UTILITY EASEMENT
BK.....	BOOK
PG.....	PAGE
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET

SUBDIVISION DATA	
BASIS OF BEARINGS OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 3501 NORTH, NORTH LINE OF THE S/2 NW/4 OF SECTION 1, T-17-N, R-12-E TULSA COUNTY, STATE OF OKLAHOMA, BEARING OF N 88°54'21\"/>	
LAND AREA 246,985 SF ± / 5.66 ACRES ±	
MONUMENTATION A 3/8\"/>	
ADDRESSES ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.	

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

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK CONTAINING 5.67 ACRES

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

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

121 Elm Commercial

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

ENGINEER/SURVEYOR

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

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

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

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

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4) : THENCE SOUTH
88°54'21" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 95.00
FEET; THENCE SOUTH 01°09'14" EAST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF
WEST 121ST STREET SOUTH AND THE POINT OF BEGINNING; THENCE SOUTH 46°05'52" EAST A DISTANCE
OF 35.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH ELM STREET; THENCE SOUTH 01°09'14" EAST
ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 980.04 FEET TO A POINT OF CURVE; THENCE ON
A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 43°50'46" WEST A
DISTANCE OF 39.27 FEET; THENCE SOUTH 88°50'46" WEST A DISTANCE OF 215.00 FEET; THENCE NORTH
01°09'04" WEST A DISTANCE OF 1030.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 121ST STREET
SOUTH; THENCE NORTH 88°54'51" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 214.95
FEET TO THE POINT OF BEGINNING, CONTAINING 246.773 SQUARE FEET OR 5.665 ACRES, MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND
SUBDIVIDED INTO 2 LOTS IN 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS
DESIGNATED THE SUBDIVISION AS "121 ELM COMMERCIAL", A SUBDIVISION IN THE CITY OF JENKS, TULSA
COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "121 ELM COMMERCIAL" OR THE "SUBDIVISION").

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE
3501 NORTH) WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) BEING NORTH 88°54'21" EAST.

SECTION I. UTILITIES

- A. **UTILITY EASEMENTS**
THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED ON THE
ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF
CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL
PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION
LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION
LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES,
METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER
APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY
EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO
CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES,
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE,
OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY
EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER
SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT,
WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY
OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE
UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER
ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF
THE UTILITY EASEMENTS SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING
HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND
CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.
- B. **WATER, SANITARY SEWER, AND STORM SEWER SERVICE**
1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS,
SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.
2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE
FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER
MAIN, SANITARY SEWER MAIN OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE
JUDGMENT OF THE CITY OF JENKS, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER
MAIN, OR STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY
MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE
LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED
BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.
4. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO
ALL UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN
THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING
ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
5. IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER
DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE
ALTERATION OF GRADE, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER
AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY
REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE
PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER
COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS,
OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE
TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY WITHIN THE
SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS,
OKLAHOMA.

- C. **PAVING AND LANDSCAPING WITHIN EASEMENTS**
THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE
REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY
MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS,
COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED
UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, OR
THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH
ACTIVITIES.
- D. **CERTIFICATE OF OCCUPANCY RESTRICTIONS**
NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE
CITY OF JENKS, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS,
WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE
SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING,
THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE
CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING
THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE
WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A
BUILDING WITHIN AN AUTHORIZED PHASE MAY BE ISSUED UPON THE COMPLETION AND ACCEPTANCE OF
THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR
TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT,
NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF
OCCUPANCY.
- E. **UTILITY SERVICE**
1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY
BE LOCATED WITHIN THE EASEMENTS ABUTTING THE RIGHT-OF-WAY OF WEST 121ST STREET AND
SOUTH ELM STREET. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR
UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES
INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED
UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE
RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE
PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE
LOCATED IN GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE
SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER
TO THE POINT OF USE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE
UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A
PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A
DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT
STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS
MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS
AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN
ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF
INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC,
TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY
SERVICE.
4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND
SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE
OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE
TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR
ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE
OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF LOT THE OWNER OR THE
LOT OWNER'S AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE
ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO
BE BOUND BY THESE COVENANTS.
- F. **GAS SERVICE**
1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE
RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR
IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING
ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS
FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER
CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS
SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT
OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS
OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE
GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.
- G. **LIMITS OF NO ACCESS**
THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION
OF THE PROPERTY ADJACENT TO WEST 121ST STREET AND SOUTH ELM STREET. WITHIN THE BOUNDS
DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS
MAY BE AMENDED OR RELEASED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE
APPROVAL OF THE CITY OF JENKS, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND
LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS
ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.
- H. **SURFACE DRAINAGE**
EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE
STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT
OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS
WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE
OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE
BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

- I. **SIDEWALKS**
SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN
ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JENKS, OKLAHOMA, AND ALL SUCH
SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY
PERMIT FOR BUILDING ON A GIVEN LOT. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE
WITH THE STANDARDS OF THE CITY OF JENKS ENGINEERING DESIGN STANDARDS.
- J. **MUTUAL ACCESS EASEMENT**
MUTUAL ACCESS EASEMENTS, DEPICTED AS "MAE" OR "MUTUAL ACCESS EASEMENT" ON THE
ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND
PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN
THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED
LOT OWNER, THE IMMEDIATELY ADJOINING PROPERTIES, THEIR GUESTS, AND INVITEES, AND SHALL BE
APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE
SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL
TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION. ALL LOTS SHALL HAVE
UNRESTRICTED CROSS ACCESS BETWEEN LOTS WITHIN THE SUBDIVISION ALONG ALL DRIVE ISLES AND
ACCESS WAYS IN WHATEVER CONFIGURATION AS THEY EXIST ON THOSE LOTS. EACH LOT OWNER, OR
TENANT OF A LOT, AT IT'S SOLE EXPENSE, WILL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND
REPLACEMENT OF THE MUTUAL ACCESS EASEMENT ON IT'S LOT.
- K. **STORMWATER**
STORMWATER DETENTION FOR THIS DEVELOPMENT IS PROVIDED IN THE PRIVATE FACILITY
DOWNSTREAM.
- L. **LANDSCAPE STANDARDS**
FOLLOWING COMPLETION OF PLANNING, THE PROPERTY OWNER IS RESPONSIBLE FOR LONG-TERM
HEALTH AND MAINTENANCE OF ALL PLANT MATERIAL ON SITE. DEAD OR DYING PLANT MATERIAL SHALL
BE REPLACED. ALL TREES MUST BE PLANTED AT LEAST FIVE FEET (5') AWAY FROM ALL UNDERGROUND
UTILITIES.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

- A. **ENFORCEMENT**
THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE
BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I.
UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING
THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE
TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF JENKS OKLAHOMA, IN ANY JUDICIAL ACTION
BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE
DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW
IS HEREBY WAIVED.
- B. **DURATION**
THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL
AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, UNLESS
TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
- C. **AMENDMENT**
THE COVENANTS CONTAINED WITHIN SECTION I. UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY
TIME BY WRITTEN INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH
THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING
COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS, OKLAHOMA. ANY SUCH AMENDMENT OR
TERMINATION SHALL BE EFFECTIVE AS OF THE DATE THE WRITTEN INSTRUMENT IS RECORDED IN THE
RECORDS OF THE TULSA COUNTY CLERK.
- D. **SEVERABILITY**
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER,
JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF
THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN
FULL FORCE AND EFFECT.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

"121ST AND ELM COMPLEX" WAS SUBMITTED AS PLANNED UNIT DEVELOPMENT, DESIGNATED AS JZ-22
PUD-135, AND WAS APPROVED BY THE JENKS PLANNING COMMISSION ON AUGUST 4, 2022 AND
APPROVED BY THE CITY COUNCIL ON AUGUST 16, 2022. OWNER/DEVELOPER DESIRES TO ESTABLISH
RESTRICTIONS FOR THE PURPOSE OF ACHIEVING AN ORDERLY DEVELOPMENT FOR THE MUTUAL
BENEFIT OF OWNER/DEVELOPER, ITS SUCCESSORS IN TITLE AND THE CITY OF JENKS, OKLAHOMA. THE
PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF JENKS ZONING CODE REQUIRE THE
ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF JENKS,
OKLAHOMA SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT
DEVELOPMENT AND AMENDMENTS THERETO. THEREFORE, OWNER/DEVELOPER DOES HEREBY IMPOSE
THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE
LAND AND SHALL BE BINDING UPON OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE BY
OWNER, ANY PERSON OWNING A LOT IN "121ST AND ELM COMPLEX" AND BY THE CITY OF JENKS AS
HEREINAFTER SET FORTH.

1. ALL LOTS SHALL CONFORM TO THE BULK AND AREA REQUIREMENTS OF THE CS ZONING DISTRICT AS
ESTABLISHED IN THE CITY OF JENKS ZONING CODE AS IT EXISTED ON THE DATE OF APPROVAL, EXCEPT
AS HEREINAFTER MODIFIED.

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

MAXIMUM IMPERVIOUS SURFACE COVERAGE: 70%
MAXIMUM BUILDING HEIGHT: 60 FEET

IN WITNESS WHEREOF: ELM CROSSING DEVELOPMENT, LLC, HAS EXECUTED THIS INSTRUMENT THIS
____ DAY OF _____, 2024.

ELM CROSSING DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
GLENN SHAW, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2024, BY
GLENN SHAW, AS MANAGER OF ELM CROSSING DEVELOPMENT, LLC.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
COMMISSION NUMBER:

CERTIFICATE OF SURVEY

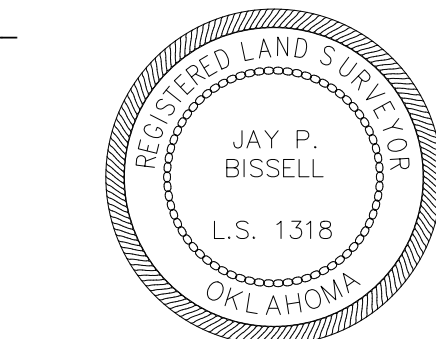
I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY
CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE
DESIGNATED HEREIN AS "121ST AND ELM COMPLEX COMMERCIAL", A SUBDIVISION IN THE CITY OF JENKS,
TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY
AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY
THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE
OF LAST SITE VISIT: 11/30/2019.

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

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____,
2024, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO
SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED
THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES: NOVEMBER 25, 2027
COMMISSION NUMBER: 19011877



ALAN ANDREW BETCHAN
Notary Public
State of Oklahoma
Commission #19011877
Expires: Nov. 25, 2027

Jenks | PC Staff Report



To	Chair Scott West and Planning Commission
Hearing Date	June 20, 2024
Case Number	JZ 24-692
Location	1123 W Main ST
Request	<i>Recommendation of a rezoning from RS1 (Single-Family) to LC (Local Commercial)</i>

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

Attachments	Preparer
Zoning Map	INCOG

Background Information

STAFF COMMENTARY

This request is from the owner, Mr. Roberson, he has been using this structure for office uses for over 10 years. Staff and the owner are unaware why the zoning was never changed. Approving this request will create a conforming use and allow for Local Commercial uses.

ZONING RS1(Single-family Residential)

REQUEST Rezone to LC (Local Commercial)

PARCEL ID 98224822401980

LEGAL W110 N165 S248 NE LESS S10 FOR RD & E15 N165 S248 NW LESS BEG
2648.48W & 93N SECR NE TH W15 N10 E124.93 S10 W110 TO POB SEC 24 18
12 .445AC

ADDRESS 1123 W MAIN LLC

STR 8224

ACRES 0.44

COMMENT No Public Comment at the time of this report

LAND USE MAP Local Commercial

COUNCIL WARD 1 | John Brown

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map. It is the desire of the City to see Main Street properties rezone to match the designated Land Use Plan.

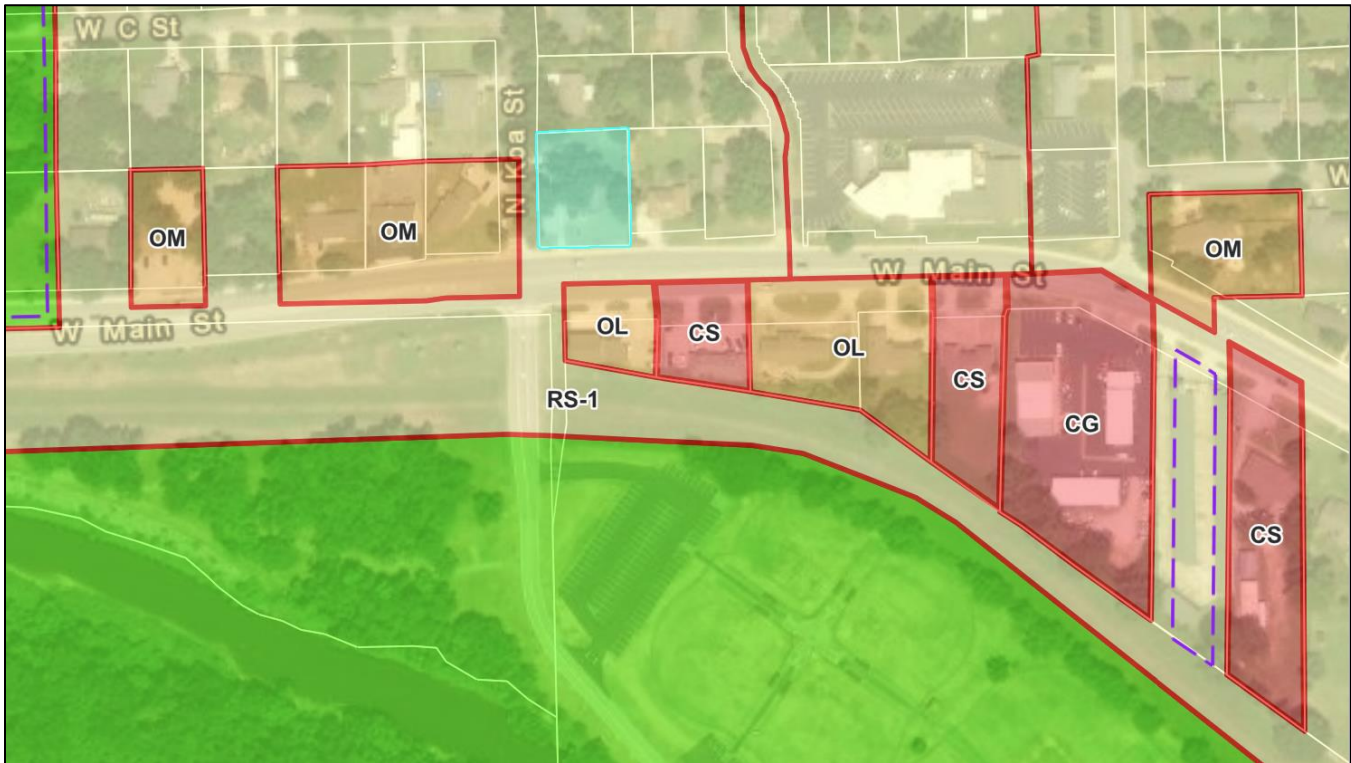


Figure 1: INCOG Zoning Map

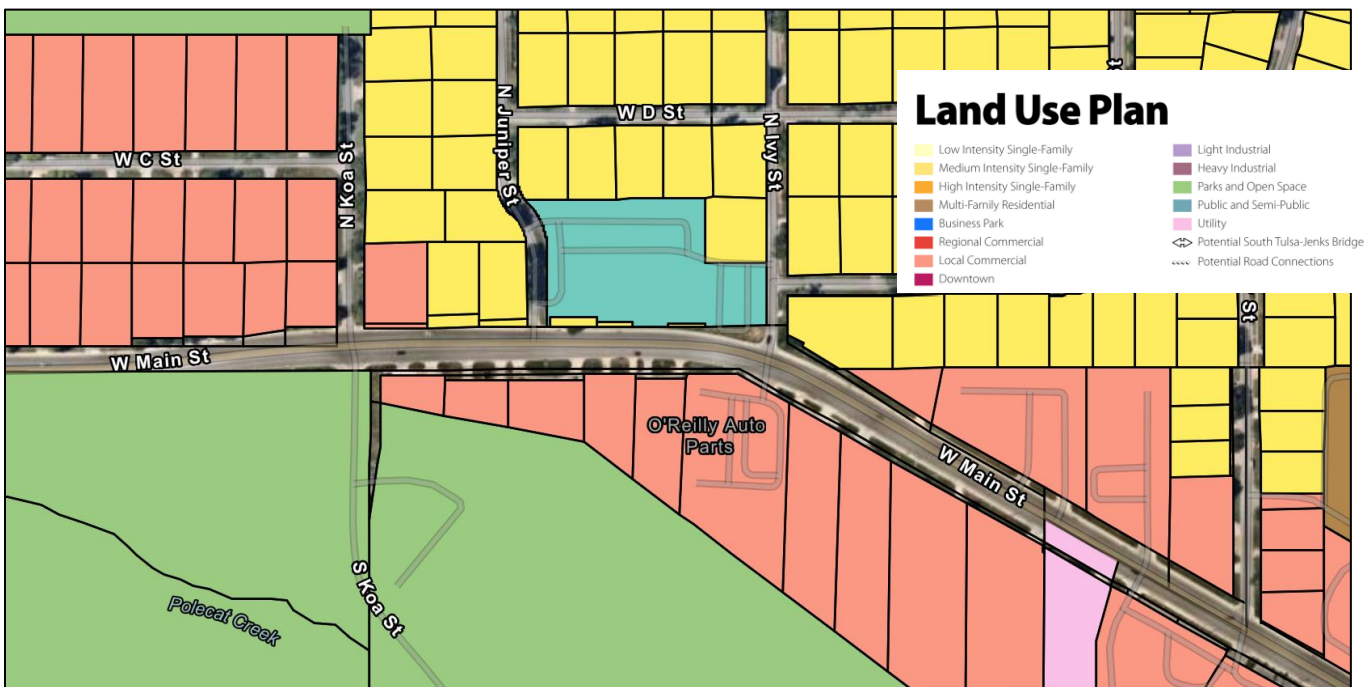
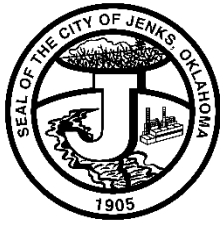


Figure 2: Comprehensive Land Use Plan



Figure 3: Web image of lot.

RECOMMENDATION | Staff recommends approval of this item as stated: Staff recommends approval of rezoning this property to LC (Local Commercial).



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 24-692 & PA 24-30
Request: Zone Change & Future Land Use Map Amendment

Request by David Roberson for a zone change from RS-1 (Residential) to LC (Local Commercial) and for a Comprehensive Land Use Map Amendment from Residential to Local Commercial

Legal Description: The West One hundred ten (110) feet of the North One hundred sixty-five (165) feet of the South Two hundred forty-eight (248) feet of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Twelve (12) East or the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof. AND

The East Fifteen (15) feet of the North One hundred sixty-five (165) feet of the South Two hundred forty-eight (248) feet of the Northwest Quarter

(W/4) of Section Twenty-four (24), 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.

Less and Except:

A tract of land lying in the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) and the Southwest Quarter or the Northeast Quarter (SW/4 NE/4), of Section Twenty-four (24), Township Eighteen (18) North, Range Twelve (12) East of the Indian Meridian, City or Jenks, Tulsa County, Oklahoma, and being more particularly described as follows:

COMMENCING at the Southeast corner of said NE/4, said point being marked by a #5 rebar pin located by Oklahoma Certified Corner Record, dated July 24, 2006, certified by R.L.S. #1432; Thence South 88°36'01" West, 2648.48 feet along the South line of the S/2 of the NE/4; Thence North 01°00'08" West, 93.00 feet to a point on the existing North Right-of-Way of Main Street as the POINT OF BEGINNING: Thence South 88°36'01" West, 15.00 feet; Thence North 01°00'08" West, 10.00 feet; Thence North 88°36'01" East, 124.93 feet; Thence South 01°23'59" East, 10.00 feet; Thence South 88°36'01" West, 110.00 feet to the POINT OF BEGINNING, containing 1250 square feet or 0.03 acres, more or less.

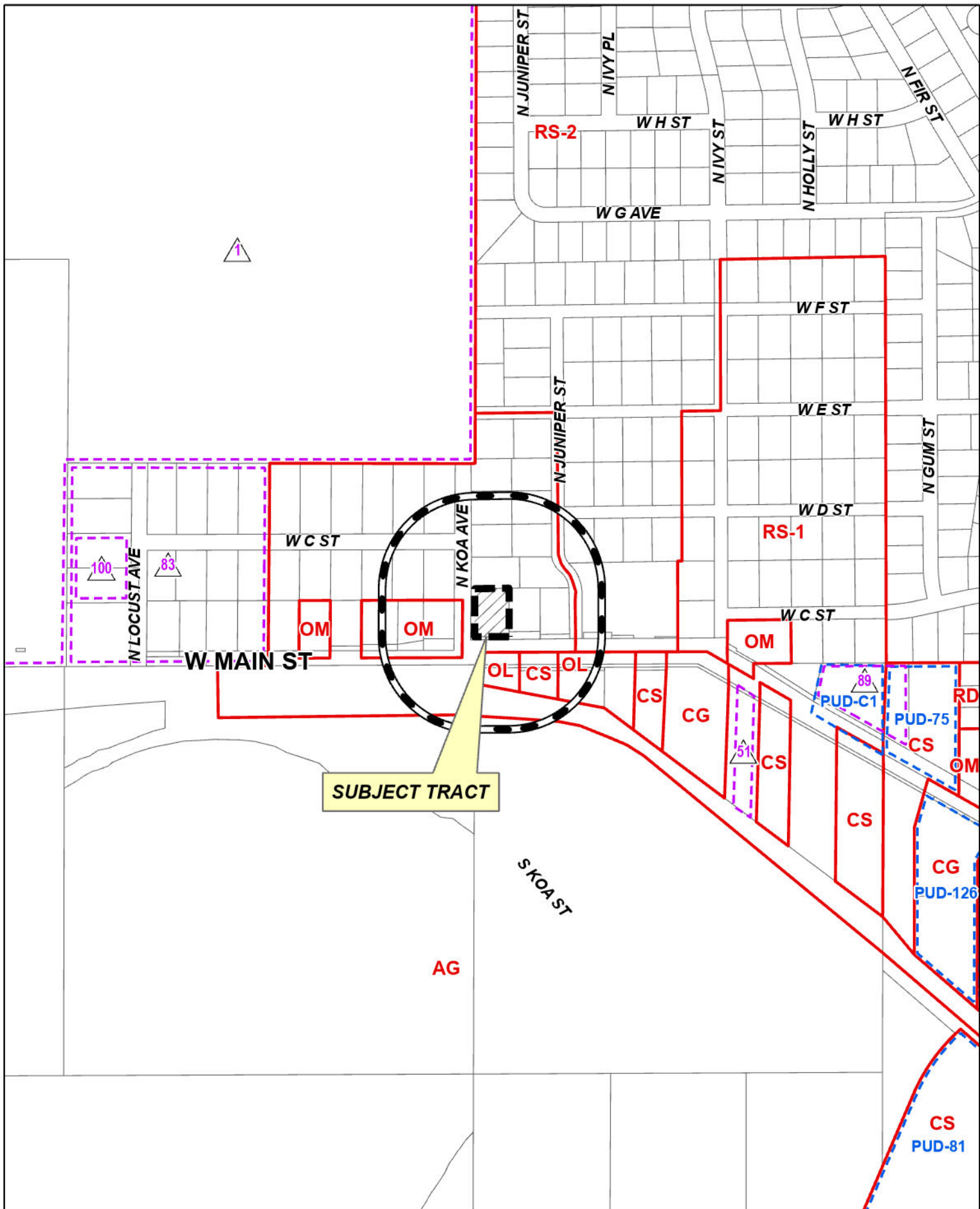
The South line of the NE/4 of Section 24 as herein described is taken to bear North 88°36'01" East, 2648.48 feet by ties to the OK State Plane Coordinate System, North Zone NAD83 (1993) and is the basis of hearing for this property description.

General Location: 1123 W Main St
Hearing Date: 20 June 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 28 May 2024.

Marcae Hilton, Secretary
Jenks Planning Commission



SUBJECT TRACT

AG



300' Radius



Subject
Tract

JZ 24-692

0 100 200 400
Feet

24 18-12



To	Chair, Scott West and Planning Commission
Hearing Date	June 20, 2024
Case Number	JZ 24 PUD 149
Request	Rezoning (RS3)/PUD Overlay (PUD 149) for Single-family Subdivision
Location	Corner south and east of 131 ST and Harvard
Applicant	Megan Pasco, Tanner Consulting

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 149
- ☐ INCOG Legal Notice

Preparer

Megan Pasco
INCOG

Background Information

STAFF COMMENTARY | Tanner Consulting is representing a development group seeking approval for a proposed 73± acre single-family development with a mix of lot and home sizes, and amenities. Approximately 18 acres (25%) have been dedicated to neighborhood parks, trails, and common areas. Staff has meet with the developer and the consultant/engineer on several occasions. The UDO requires residential development greater than (20) twenty-acres to be developed under the Planned Unit Development (PUD) process. The UDO provides PUD text which is to serve as a flexible framework and other text where the language has standard requirements; those sections have been identified under the evaluation portion of the report below.

PLANNING DATA

Intended Use	Detached residential, passive and active recreation.
Current Zoning	AG (Agriculture)
Requested Zonings	PUD 149 Overlay and RS-3 Zoning
Current Comp Plan	Medium Intensity Single-family and Local Commercial If approved, a comp plan amendment would need to be approved.
Parcel ID	9730-9730916010 (Part of this parcel)
STR	SECTION 9, TOWNSHIP 17, RANGE 13
Legal	See PUD 149 Page 2
Gross Acres	72.458

Plat	Unplatted Platting will be required
Citizen Comments	1 Staff has been contacted by one citizen, who lives north across the street
School System	Bixby Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or another document are not enforced by the City of Jenks NA
Council Ward	District 5 Donna Ogez
PUD Details	Multiple Reserve Area Uses (18 Acres) ○ Perimeter Fencing (When will this be built? Phased project (10 Year) screening built/installed per platted area.) ▪ Locations South Harvard and E. 131st Street South ○ Landscaped entries ○ Stormwater drainage and detention ○ Cluster Mailbox ○ Direct Benefit to Residents: ▪ Neighborhood Parks ▪ Trails ▪ Common area neighborhood Amenities ● North End-large common area reserve and playground ○ See Page 6 of PUD for sample of Playground and shade structure Number of proposed Lots: 370 Lot Sizes 30', 40' and 50' ○ Varied Architectural Styles ○ Varied Price Points Nodes/Links: Need to Adjust Applicant will provide updated document prior to PC. ○ 26 Nodes ○ 29 Links ○ 1.12 (UDO requires a minimum of 1.2) Dwelling Units per Acre: Medium Intensity (Comp Plan) (4) to (6) Dwelling Units (DU)/Acre ○ Number of DU's allowed per Gross Land Area (5.3) ○ PUD allows for maximum of 5.1 DU's

Table 16-3-1(A): Residential District Bulk and Dimensional Standards		
Gross Land Area:		72.458 Acres
Net Land Area:		72.485 Acres
Max No. of Lots		385 (370 designed)
Parking		Per UDO
Standard	RS3	PUD 149
Lot Standards (Minimum)		
Lot Area (sqft)	5,000	3,400 (Max 40% of lots) 30 ft lot 4,500 (Max 40% of lots) 40 ft lot 5,500 (Minimum of 20% Balance of lots) 50 ft lot
Lot Area/DU (sqft)	5,000	3,400 (Max 40% of lots) 30 ft lot 4,500 (Max 40% of lots) 40 ft lot 5,500 (Minimum of 20% Balance of lots) 50 ft lot
Lot Width (ft) †	45	30 (Max 40% of lots) 40 (Max 40% f lots) 50 (Minimum of 20% of lots)
Yard Setbacks (Minimum)		
Front (ft)	20 (3)	20
Exterior Side (ft)	15 (3)	15
Interior Side (ft)	5	5/5
Rear (ft)	20	20
Building Standards (Maximum)		
Height (ft)	35	35*
Impervious Surface Coverage	60%	70%
Notes		
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.		
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.		
(3) Garages shall be setback a minimum of 25 feet from the front property line.		
*PUD 149: Architectural features may extend max of 5 feet.		
† PUD 149: Applying current Lot Width Standards from the UDO regarding street frontage standards regardless of future changes in UDO.		

COMP PLAN AMENDMENTS | Amendments to this Comprehensive Plan may be initiated by the City or may be requested by private individuals or agencies.

Amendments shall be classified as major or minor: MAJOR AMENDMENTS Major amendments include: ~ A change in the Future Land Use Map consisting of 100 acres or more; ~ Any request for Industrial or Residential Manufactured Home Park; ~ A change in the Future Land Use Map from a residential category to a nonresidential category ~ A change in the Future Land Use Map from one residential category to another that jumps two density ranges (Example: Low Intensity Residential to Medium Intensity Residential). ~ Text changes that are in conflict with, or significantly alter the goals and policies of the Plan.

This parcel has the NE corner identified for commercial, this was done with the idea of a bridge coming on 131st Street. Staff does support the amendment from Local Commercial to Medium Intensity Residential. If this zoning is approved, staff will bring this Comp Plan request to PC for approval during the quarterly update.

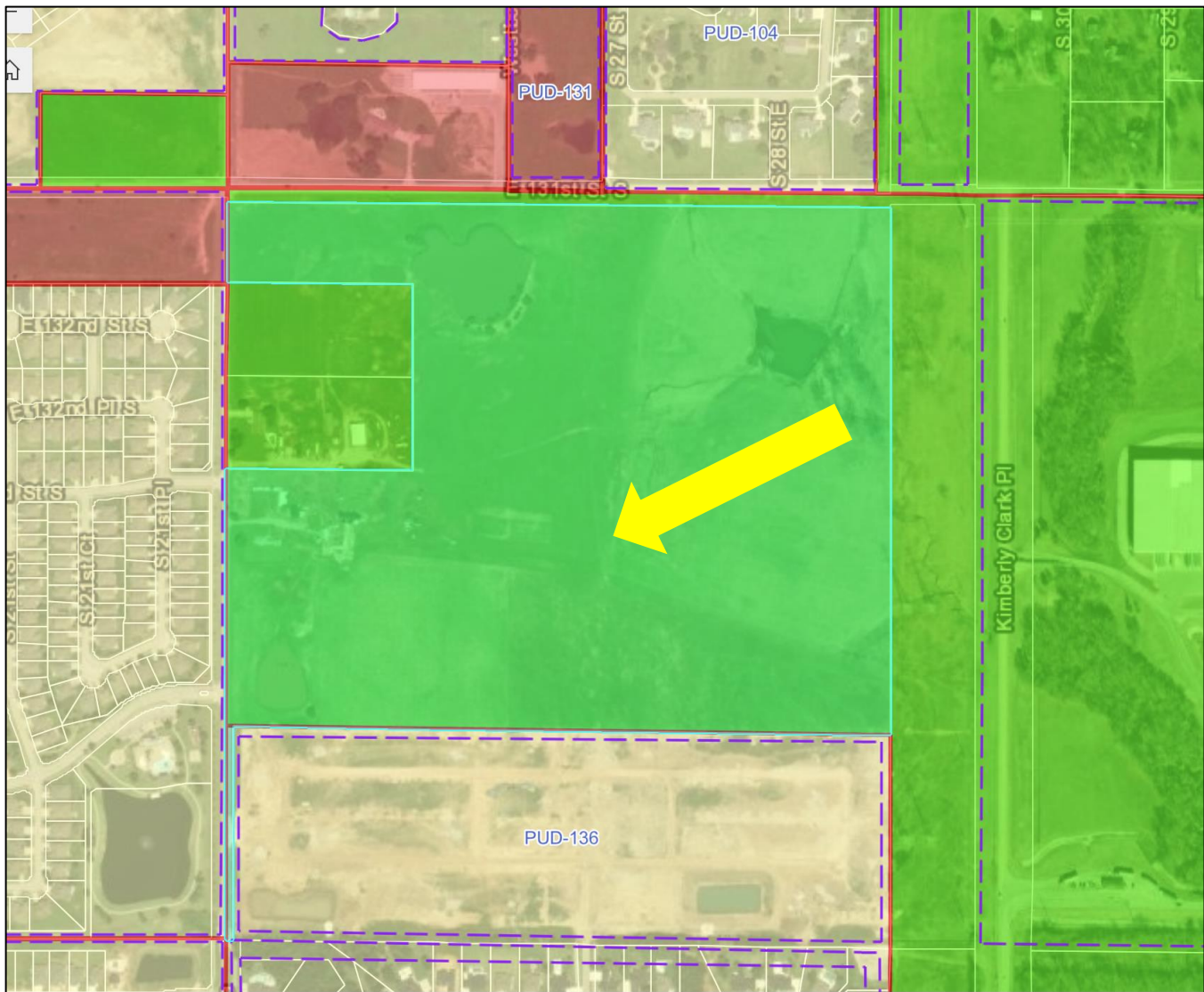


Figure 1: INCOG Zoning map of the parcel in question (not all of parcel is part of purchase). Refer to Site Plan for actual subdivision.

Zoning:

North: CS (Commercial), (Residential) RS1/PUD 104 Overlay (Frazier Lakes Estates)

South: (Residential) RS2/PUD 136 Overlay (Harvard Oaks)

East: AG (Agriculture) PSO Easement

West: (Residential) RS2/PUD 49 Overlay (Providence Hills)

Staff Evaluation & Recommendation

Evaluation | UDO LANGUAGE | 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 twenty (20) acres shall be approved as a Planned Unit Development.
72.485
- (2) Developments including only single-family detached residential uses, are discouraged and may not be approved as a Planned Unit Development. Amenity Packages may be used to offset "only" single-family. *Project includes a mix of housing types and sizes, open space and trails. Staff believes the amenities as proposed are not equivalent to what has been approved and built in the City of Jenks. Consideration of alternative amenities has been requested.*
- (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. *Impervious Area Coverage is changed to make allowances for amenities such as pools and basketball courts on private lots. Engineering is required to be designed to the maximum allowed impervious rea coverage.*
- (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 (1) of the modification standards detailed in Section 16-9-8(C)(2) below. *How much green space is provided on the plan? 25% or 18 Acres*

- (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 eighty (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. [A Comp Plan amendment will be required.](#)
- (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. [\(Explain\)](#)
- (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. [\(Explain\)](#)

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. [\(Explain\)](#)
- (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. [\(Explain\)](#)
- (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. [\(Explain\)](#)
- (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. [\(Applicant has started the process.\)](#)
- (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. *(Staff has asked for connection to Kimberly Clark Place including sidewalks/trails adjacent to property, this will require coordination with PSO.)*

- (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. *(Staff has met with applicant several times while working through the project/PUD process.)*
- (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 ordinance, 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.**~~

- (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 (5) 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.*

Staff Comments and Conditions of Approval

1. Garage Setback (Code Requirement | Client is meeting the UDO)

2. Items to be required by staff prior/during development:
 - Sidewalks required internally, along Harvard, 131st
 - Internally | 4 ft sidewalks vs 5 ft | Requested exception to 16-8-8(C)(1).
 - Exterior | 5 ft per code
 - Sidewalks/trails and access across to Kimberly Clark Place, requires coordination with PSO
 - Sidewalks/Trails along Kimberly Clark Place may be coordinated with PSO or within the 200 FT ROW
 - Confirm nodes and links: 29/26 staff estimate, adjust according to code.
 - Must meet requirements not specified in PUD for residential development as stated in the UDO.
 - Street Trees | 1 per lot > UDO 1 per 40 ft. | 16-8-8(E)(1)(a).
 - Provide safe/adequate dedicated school bus pick up location.
3. Provide information showing conformance: (16-9-8) (C) 2. *Modification of Standards.*
 - Public Gathering Space
 - Sustainable Design
 - Landscape Conservation and Visual Enhancement
 - Mix of Uses
 - Affordability
 - Universal Design
 - High Quality Building Materials | will meet the requirements of the UDO. (16-9-8) (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.*
4. Provide Information showing tangible benefits to the City or neighborhood: (16-9-8) (D) 2.-5. & 8. *Standards for Review.*
5. Questions from Staff
 - Phasing? Yes 10-year project.
 - Subdivision Regulations | Make yourself familiar with the following:
 - 16-8-7. Traffic Impact Analysis this is required.
 - 16-8-8. Street Design Standards
 - 16-8-10. Anti-monotony Standards
 - 16-8-11. Parkland Provision
 - Irrigation of lots-required for trees and landscape areas.
 - Tree plantings.

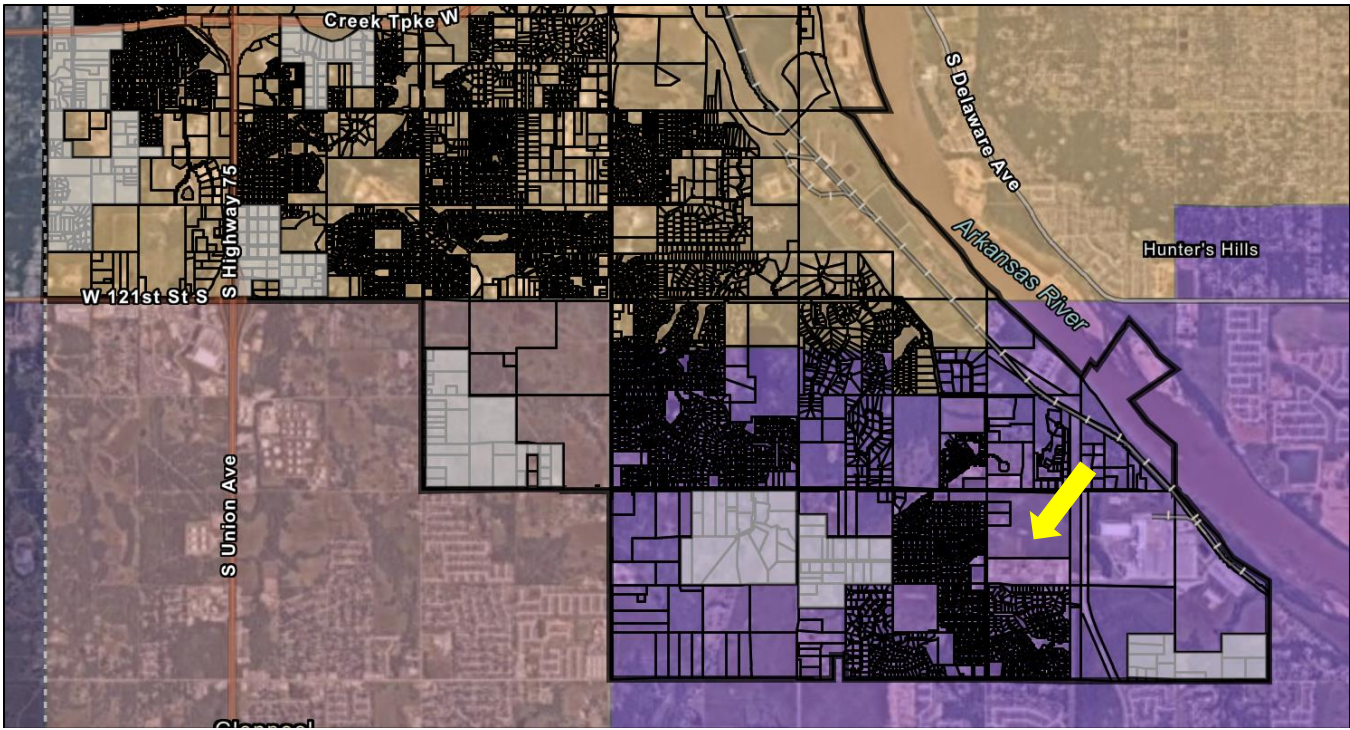


Figure 2: GIS Parcel Map of School Districts: Purple (Bixby), Tan (Jenks), Pink (Glenpool)

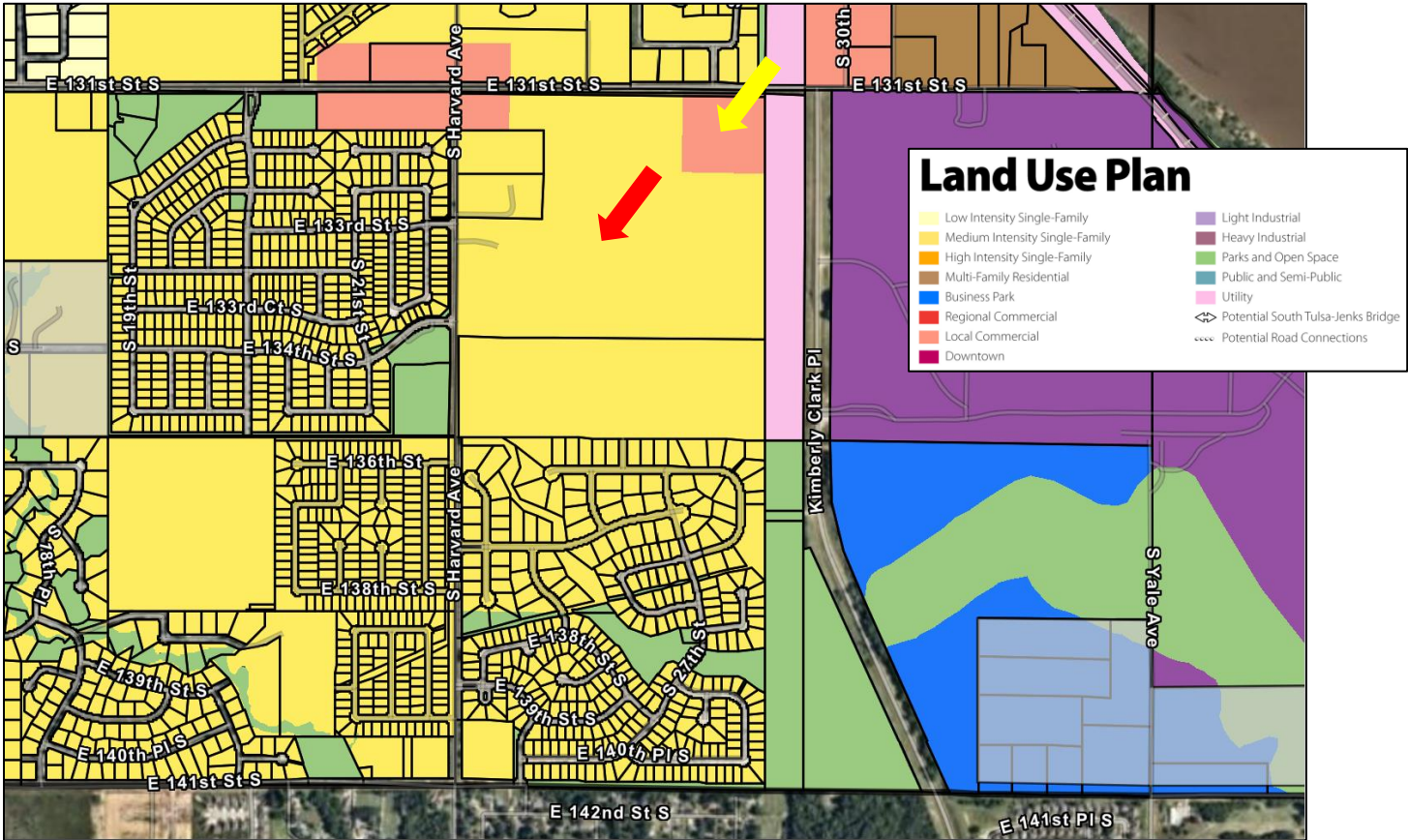
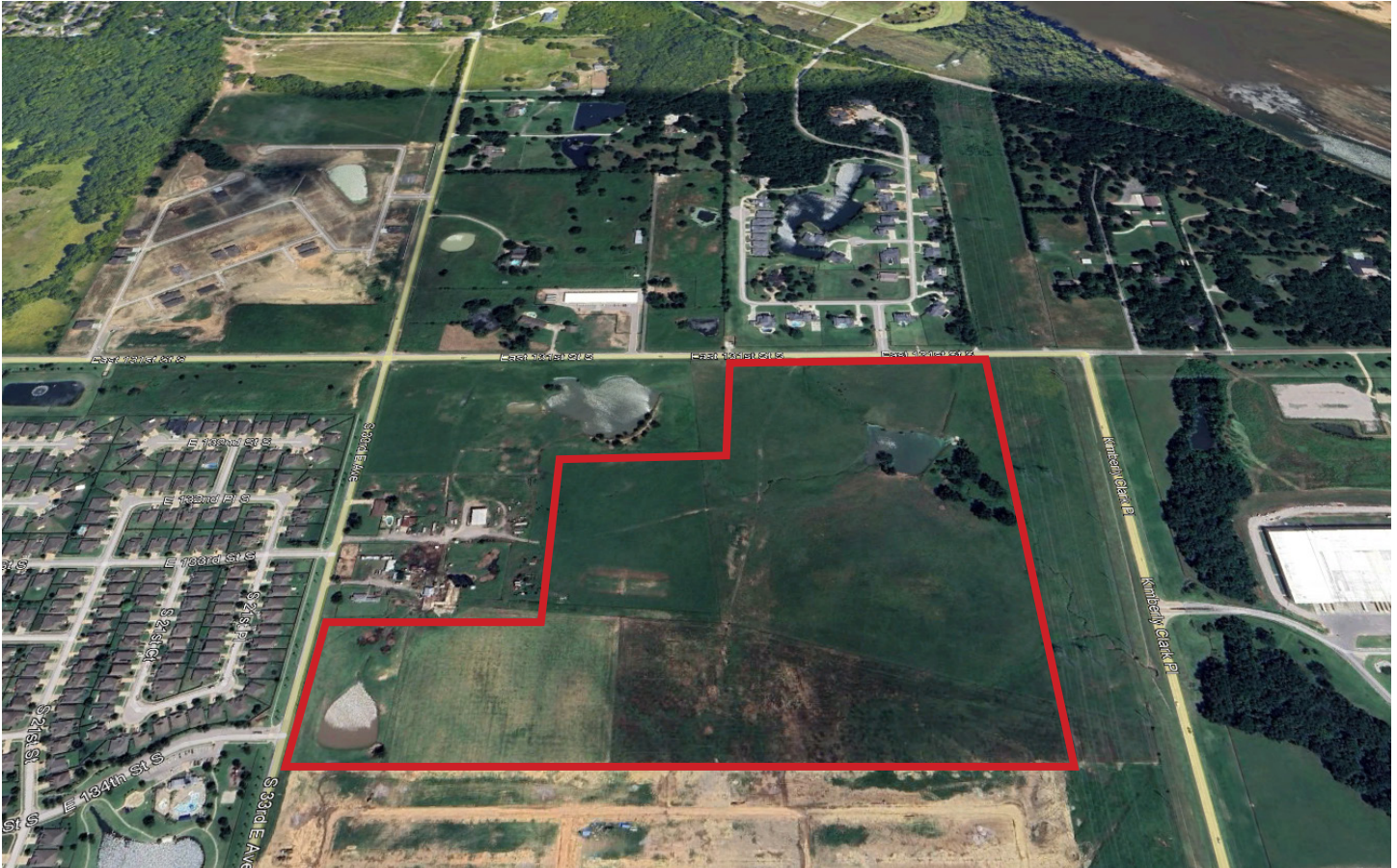


Figure 3: Medium Intensity Single-family and Commercial
Recommendation | Staff recommends the requested PUD 149 and rezoning be approved with conditions.

PUD-149

River Falls

APPROXIMATELY 72.458 ACRES
LOCATED SOUTH AND EAST OF THE SOUTHEAST CORNER OF 131ST ST S. AND S. HARVARD AVE.
JENKS, OKLAHOMA

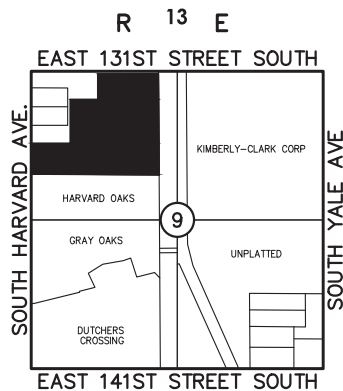
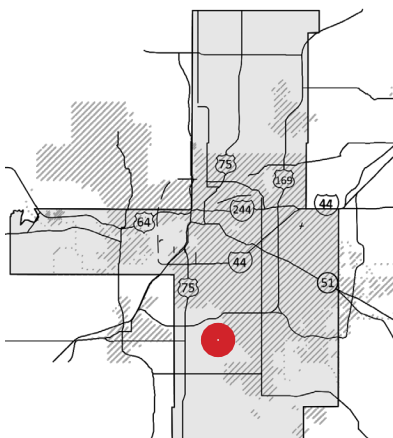


JUNE 2024

OWNER:
HAROLD LEON ROW
REVOCABLE FAMILY TRUST

DEVELOPER:
TULSA L DEV., LLC
4058 NORTH COLLEGE AVE
STE 300 BOX 9
FAYETTEVILLE, AR 72703
CONTACT: ZACK ROACH
ZACK.ROACH@RCH.COM

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
5323 S LEWIS AVE
TULSA, OK 74105
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Location Map



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I. PROPERTY DESCRIPTION

River Falls consists of 3,156,282 square feet (72.458 acres) in 1 development area, located south and east of the southeast corner of 131st Street South and South Harvard Avenue in the City of Jenks, Oklahoma, and is more particularly described with the following statement:

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4, THENCE SOUTH 1°06'16" EAST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°52'46" EAST AND PARALLEL WITH THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 1240.58 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°52'46" EAST AND CONTINUING PARALLEL WITH SAID NORTH LINE OF THE NW/4 FOR A DISTANCE OF 1101.61 FEET; THENCE SOUTH 1°07'46" EAST AND PARALLEL WITH THE EAST LINE OF THE NW/4 FOR A DISTANCE OF 1852.37 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF "HARVARD OAKS", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7124); THENCE SOUTH 89°14'46" WEST AND ALONG THE NORTH LINE OF SAID "HARVARD OAKS" FOR A DISTANCE OF 2343.04 FEET TO A POINT ON THE WEST LINE OF SAID NW/4; THENCE NORTH 1°06'16" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 565.00 FEET; THENCE NORTH 88°53'44" EAST FOR A DISTANCE OF 727.29 FEET; THENCE NORTH 1°06'16" WEST FOR A DISTANCE OF 805.00 FEET; THENCE NORTH 88°53'44" EAST FOR A DISTANCE OF 513.29 FEET; THENCE NORTH 1°06'16" WEST FOR A DISTANCE OF 467.72 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 3,156,282 SQUARE FEET OR 72.458 ACRES.

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

II. DEVELOPMENT CONCEPT

River Falls is a proposed Planned Unit Development (PUD) conceptually planned for 370 homesites on 72.458 acres located south and east of the southeast corner of 131st Street South and South Harvard Avenue in the City of Jenks, Oklahoma. As conceptually designed, River Falls will feature multiple reserve areas for neighborhood parks, trails, perimeter fencing, landscaped entries, stormwater drainage and detention, and other common area neighborhood amenities, totaling over 18 acres and more than 25% of the total site area. The proposed mixture of lots ranging in width from 30', 40', and 50' and greater will allow a variety of architectural styles and price points, creating a diverse neighborhood for a multitude of different home buyers.

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

This PUD is eligible for modification (UDO Sections 16-9-8.C.1.b / 16-9-8.C.2) as it qualifies for at least three (3) or four (4) prerequisite standards: (1) Will preserve and enhance the existing landscape, being the drainageway from the offsite pond to the onsite pond toward the north end of the property, by placing it in a common area reserve and providing for its perpetual care and maintenance, (2) will be comprised of a mixture of single-family residential and private, neighborhood park uses, (3) will feature a sustainable neighborhood design, clustering residential blocks and thereby preserving areas for drainage, and (4) provide affordability by the intended market for the homes, without necessarily enforcing affordability by deed restrictions called for in the UDO.

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

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

Focal points/centers will include the landscaped entries with entry signage, the large common area preserve with playground and cluster mailbox toward the north end of the site, and the other stormwater detention

reserve areas, which may also be used as neighborhood amenities. Uniform perimeter fences will be installed along South Harvard Avenue and East 131st Street South.

Efficient, cluster-styled neighborhood patterns and private ownership and caretaking of the preserved areas will ensure the protection of the public health, safety, and welfare.

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

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

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

The subject property is presently zoned AG Agricultural District. To facilitate this PUD, a companion application is being filed to rezone the site to RS3 Residential Single-Family High-Density District. The requested RS3 zoning district is in accordance with the existing "Medium Intensity Single-Family" designation of the "Horizon Jenks Comprehensive Plan" ("Comprehensive Plan"), "Land Use Plan" map. Chapter 5 of the Comprehensive Plan provides that this designation supports between four (4) and six (6) dwelling units (DUs) per acre. A maximum of 5.3 DUs per acre of gross land area is proposed by this PUD, and the conceptual site plan reflects only 5.1 DUs/Acre.

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

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

River Falls

EXHIBIT A

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF MAY 2, 2024



**Siteplan is conceptual and subject to change during platting and engineering process*

River Falls

EXHIBIT B

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF MAY 2, 2024



**Siteplan is conceptual and subject to change during platting and engineering process*

SITE PLAN KEY NOTES

1. SITTING AREA/TRAIL
2. TRAIL
3. DETENTION POND
4. COMMUNITY MAILBOX
5. PLAYGROUND AND SHADE STRUCTURE
6. PRESERVED VEGETATION



Example of Playground Equipment Quality

River Falls

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF MAY 2, 2024



**Siteplan is conceptual and subject to change during platting and engineering process*

SITE PLAN KEY NOTES

- 1. SITTING AREA/TRAIL
- 2. TRAIL
- 3. DETENTION POND
- 4. COMMUNITY MAILBOX



Example of Pond and Planting



III. DEVELOPMENT STANDARDS

Gross Land Area:	3,156,282 SF	72.458 AC
Net Land Area:	3,156,282 SF	72.458 AC
Permitted Uses: “Single-Family Detached” dwellings; “Community Garden”; “Private park” uses as a “Site Development Allowance,” to include common area facilities such as neighborhood parks, playgrounds, and recreational open spaces; subdivision identification monument signs at entries; and accessory uses as permitted in the RS3 Residential Single-Family High-Density District		
Maximum Number of Lots:	385	
Minimum Lot Width †:	30 FT (Max. 40% of lots) 40 FT (Max. 40% of lots) 50 FT (Min. 20% of lots)	
Minimum Street Frontage:	30 FT	
Minimum Lot Size:	3,400 SF (Max. 40% of lots) 4,500 SF (Max. 40% of lots) 5,500 SF (Min. 20% of lots)	
Maximum Building Height:	2 Stories and 35 FT*	
Off-street Parking:	Minimum two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Maximum Impervious Surface Coverage:	70%	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	20 FT	
Side Yard (Interior):	5 FT & 5 FT	
Side Yard Abutting a Street:	15 FT	
Masonry Requirements	As required by the zoning code	
Other Bulk and Area Requirements:	As required within the RS3 District	

- * Architectural features may extend a max. of five (5) feet above maximum permitted building height.
- † Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Jenks Unified Development Ordinance Section 16-11-12.S, provided that lots with curved street frontage shall be subject to 50% of the width requirement and by measuring across the back of the more restrictive of the minimum front yard setback or building line imposed by the subdivision plat pursuant to UDO Section 16-3-2.B / Figure 3.3.

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: The site is presently zoned AG Agricultural District. To facilitate this PUD, a companion application is being filed to rezone the site to RS3 Residential Single-Family High-Density District.

The PUD will be compatible and consistent with adjacent land uses, which are primarily single-family residential subdivisions, including “Providence Hills,” “Frazier Lake Estates,” “Harvard Oaks,” “Torrey Lakes,” and “Clearfield Estates,” and agricultural and rural residential uses. Abutting to the east is a 300’-wide tract of land belonging to AEP-PSO and containing large electrical transmission lines, on the east side of which is Kimberly-Clark Place, with the Kimberly-Clark paper manufacturing plant located east of that. The 300’-wide AEP-PSO right-of-way tract plus the 200’-wide right-of-way for Kimberly-Clark Place provide sufficient separation from the industrial facility.

For the residential subdivisions, surrounding zoning is primarily RS-2 and RS-1 with PUDs allowing smaller lots than previous (pre-UDO) and even current requirements for same. “Providence Hills” has 52’-wide lots, “Frazier Lake Estates” includes some 57’-wide lots, and “Harvard Oaks,” “Torrey Lakes,” and “Clearfield Estates” have typically 60’-wide lots but with PUDs enabling 58’-wide lots. Commercial zoning is located at the northeast corner of 131st St. S. and Harvard Ave., and the balance of the surrounding zoning is primarily AG.

To facilitate compatibility and for improved design, large reserve areas and larger lots are conceptually planned along the south line of the site, shared with “Harvard Oaks.”

IV.B. ACCESS AND CIRCULATION: As designed, the subdivision will have 1 point of access each to East 131st Street South and South Harvard Avenue and a connection to the S. 26th St. stub street within “Harvard Oaks” to the south. Rights-of-way will be dedicated for the East 131st Street South and South Harvard Avenue frontages upon platting, up to 50 feet from the section lines (both being designated secondary arterial streets).

Internal streets serving the Site will be public local minor residential streets with 26’ of paving between curb faces within 50’-minimum-width rights-of-way. Internal sidewalks shall be 4 feet in width. The 5’ minimum-width landscaped strips shall be included within the front yard lot areas, and, regardless of width, each lot shall contain a minimum of 1 canopy tree within the front or adjacent side yard. Cul-de-sac turnarounds shall have a minimum of 38’ between curb faces and right-of-way radii of 50’. Utilities may be located within street rights-of-way and within utility easements paralleling streets, or within rear and side yard utility easements, according to each utility’s standard and conventional placement designs. Stub streets shall be permitted to allow for future connections to future phases and adjoining developments where appropriate. Stub streets or permanent dead-end streets in excess of 150’ shall be constructed with a turnaround in accordance with Fire Code standards. Blocks shall not exceed 1,200’ in length. Rural style individual mailboxes and cluster mailboxes shall be permitted within rights-of-way in accordance with United States Postal Service locational and other design standards. Parking serving neighborhood amenities may be located within street rights-of-way subject to all other applicable requirements including but not limited to site plan approval, utility design coordination, sight distance review, license agreements, and alternative compliance landscape designs.

The City of Jenks may approve further alternative street design standards through platting including, but not limited to divided, boulevard-style streets separated by private landscaped islands having one-way lanes meeting right-of-way width requirements in aggregate.

Sidewalks along the 131st Street South and South Harvard Avenue and exterior street frontages shall be constructed by the developer, unless payment of fee-in-lieu is proposed and accepted by the City of Jenks. These exterior sidewalks shall be a minimum of 5 feet in width, shall be ADA compliant, and shall be approved by the City Engineer. Additionally, a 5' sidewalk will be installed within existing street right-of-way along Kimberly Clark Place from the southeast corner of the property to the intersection of E. 131st St. S. The sidewalk along E. 131st St. S. will extend to the intersection with Kimberly Clark Pl.

Limits of No Access (LNA) will be imposed by the future plat(s) along the 131st Street South and South Harvard Avenue frontages, except at approved street intersection(s).

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

Generous landscaped strips shall be installed along both along both South Harvard Avenue and 131st Street South and shall include a uniform neighborhood perimeter fence along both frontages. The required landscaped strips shall be a minimum of 10 FT in width but are planned to be wider for most areas (17.5' and 25' as shown on the Conceptual Site Plan). Within the landscaped strips, a minimum of 1 large tree shall be planted for every 25 linear feet of street frontage and rounded up to the nearest whole number. Trees may be grouped together or evenly spaced. Trees shall be 2" caliper minimum and shall be on the City's approved tree list. For required trees located underneath overhead electrical or communications lines, short tree species or shrubs may be substituted for large tree species, subject to the approval of the Jenks Planning Director.

When fully platted, not less than 15% or 11 acres of the site shall be preserved as open space for the enjoyment of the residents.

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

IV.D. UTILITIES AND DRAINAGE: 12" City of Jenks waterlines are located along both 131st St. S. and S. Harvard Ave. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Jenks Fire Marshal during platting. Sanitary sewer is anticipated to tie into the system constructed within "Harvard Oaks." Electric, natural gas, and communications services are understood to be available onsite or by customary extension.

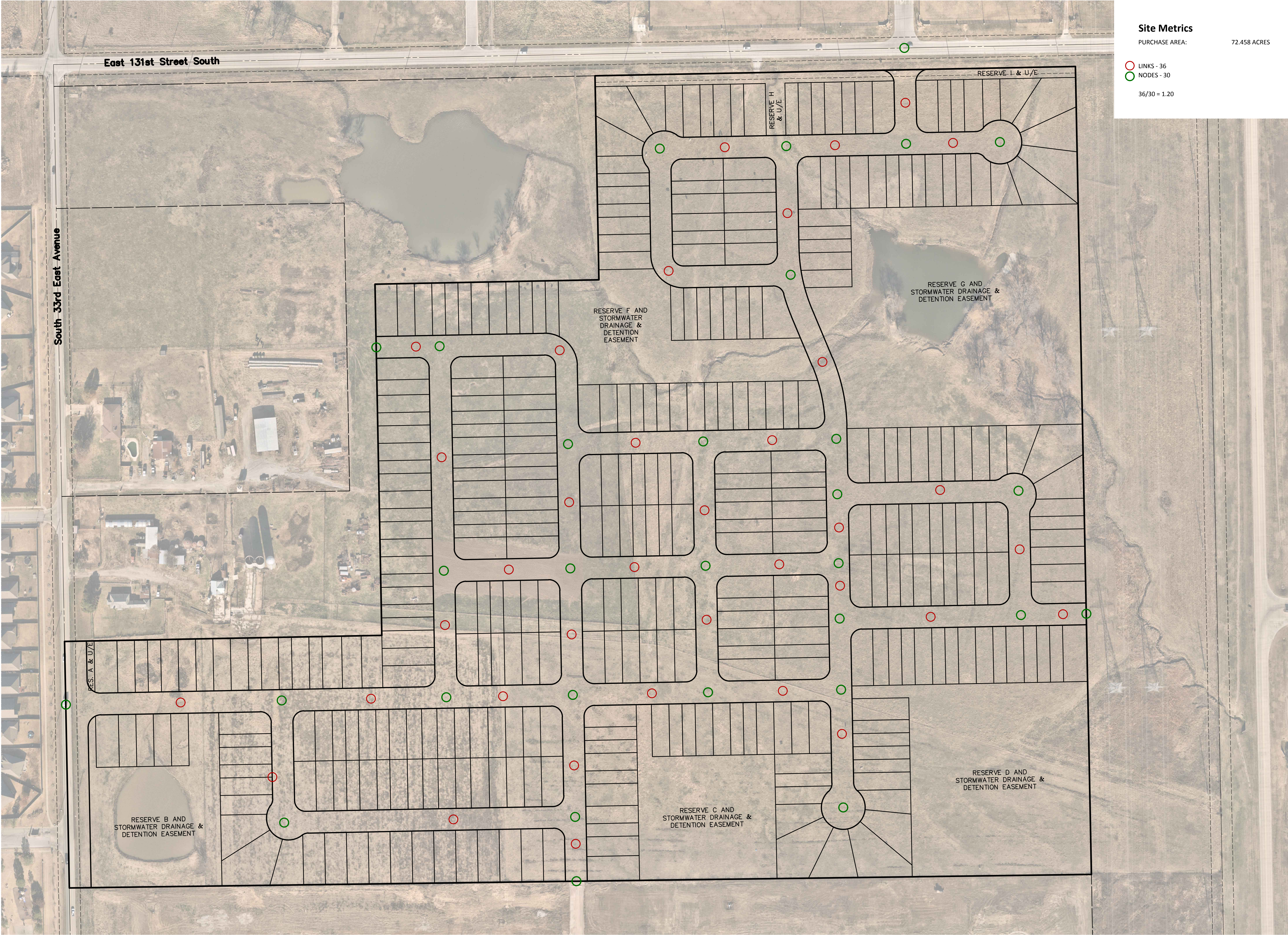
The site is moderately sloped and primarily drains to the east, southeast, south, and southwest, all directions ultimately to Posey Creek. Stormwater detention facilities are conceptually planned at each perimeter side where water exits the property.

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

IV.E. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and approved by the Jenks Planning Commission and approved with dedications accepted by the Council of the City of Jenks, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Jenks shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat, provided that each dwelling shall include the standard residential site or plot plan submitted for Building Permit approval. Phasing is expected. Maximum lot size ratios imposed by this PUD shall be applicable upon platting the final phase, and not between phases.

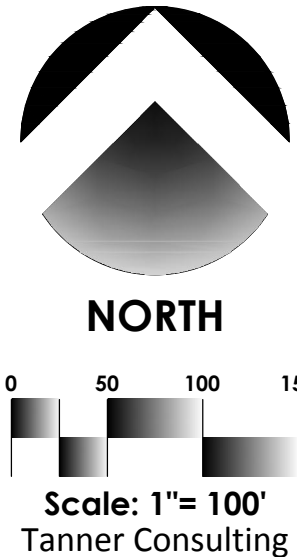
For any private park buildings or structures requiring parking or a building permit (other than a small job permit), Site Plan application approval may be required by the City of Jenks.

P:\2024\24050\Civil\Sheets\240503SFP.DWG, SISP, 6/18/2024, 8:28:00 AM, MPASCO, H, TANNER CONSULTING, LLC, OK, CA 266) Exp 6/30/2025



Site Metrics
 PURCHASE AREA:
 36/30 = 1.20

72.458 ACRES



Site Plan #3

Project #24050

River Falls

S 33rd E Ave & E 131st St S

This document is preliminary in nature and is not a final, signed and sealed document.

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