

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JULY 18, 2024
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

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

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

- 1.A. Approve minutes from the meeting held June 20, 2024

Documents:

[2024.06.20 PC MINUTES.PDF](#)

- 1.B. Approve JL 24-398: Request by Michael Malone for a lot combination. General Location: 12514 S 13th Pl S

Documents:

[1. SR.JL 24-398 12518 S 13TH PL.PDF](#)

- 1.C. Approve JL 24-399: a request by Wallace Engineering for a Lot Split. General Location: 131st & Harvard

Documents:

[1. SR.JL 24-399 BRIDGEPOINT.PDF](#)
[2. JL24-399.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
 3. PA 24-30 - Comprehensive Plan Land Use Map Amendment from Medium Intensity Single-Family to Local Commercial. General Location: 1123 W Main St

Documents:

1. [SR.PA24-3007.18.2024.ROBERSON.PDF](#)
2. [JZ 24-692 PUBLIC NOTICE.PDF](#)

4. PA 24-33 - Comprehensive Plan Land Use Map Amendment from Medium Intensity Single-Family to Local Commercial. General Location: 938 W "C" St

Documents:

1. [SR.PA24-3307.18.2024.BROWN.PDF](#)
2. [PA 24 33.BROWN.PDF](#)

5. PA 24-34 - Comprehensive Plan Land Use Map Amendment from Medium Intensity Single-Family to Local Commercial. General Location: 131st & Harvard

Documents:

1. [SR.PA24-34.35.RIVERFALLS.PC07.18.24.PDF](#)
2. [JZ-24 PA 35 AND PA 35.PDF](#)
3. [RESIDENT CONCERNS.RIVER FALLS.PDF](#)

6. PA 24-35 - Comprehensive Plan Land Use Map Amendment from Local Commercial to Medium Intensity Single-FamilyLocal Commercial. General Location: 131st & Kimberly Clark Pl

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 20, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:02 p.m. on June 20, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Amy Bors
Craig Bowman
Rob Sellers
Ray Stephens
Chair Scott West

Absent

Greg Nixon

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 May 23, 2024
 - 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
 - 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
 - D. Approve Final Plat for Riverfront South Centre. General Location: "K" Pl and 5th St
 - E. Approve Plat 24-02: Final Plat for 121 Elm commercial. General Location: 121st & Elm
 - 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.

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

YEA: Wilson, Bors, Bowman, Sellers, Stephens, West

NAY: None

Motion carried.

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

Planning Director Marcaé Hilton introduced Item 3 and answered questions. Craig Bowman made a motion to approve Item 3. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Bowman, Sellers, Stephens, West

NAY: None

Motion carried.

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

Planning Director Marcaé Hilton introduced Item 4 and answered questions. Megan Pasco (2353 S Lewis Ave) and Zach Roach (3158 S 108th St) addressed the Commission about the project and answered questions. *Chair West called for a break at 7:25 p.m. The Planning Commission resumed at 7:31 p.m.* The following citizens gave comments on this item:

- Carlie Head (2029 E 131st St)
- Justin Little (10531 S Koa)
- Ed Philips (13422 S 19th Ct)
- Kyle McMurrian (2619 E 136th)
- Amber Davis
- Charlotte Montgomery (10612 S Fir Ave)
- Robin Rosencutter (16421 S Troost Ave)
- Morgan Peuker (2010 E 133rd St)
- Mike Turner (2714 E 130th St)
- Eric Coburn (2704 E 137th Pl)

Zach Roach and Morgan Pasco addressed the Commission about the comments made and answered more questions. Morgan Pasco said they would be willing to drop the 30' lots. Rob Sellers made a motion to approve Item 4 on the condition that they remove the 30' lots. The motion was withdrawn and the Commission deliberated. Rob Sellers made a motion to approve Item 4 on the condition that they remove the 30' lots, no more than 60% of the lots be 40', and create sheltered school bus stops. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Bowman, Sellers, Stephens, West
NAY: None

Motion carried.

Other Business

1. Planning Update—Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:43 p.m.

Jenks | PC Staff Report



To	Chair West and Planning Commission
Hearing Date	July 18, 2024
Case Number	JL 24 – 398
Request	Minor Subdivision Lot Combination
Location	12514 & 12518 S. 13 th PL
Applicant	Michael Malone

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Plat

Preparer

Cox and Associates

Background Information

STAFF COMMENTARY | The applicant brought this lot combination (Minor Subdivision) request to the City in order simplify their taxes, the applicant owns both lots.

PLANNING DATA

REQUEST	Lot Combination
ZONING	(RS1) Single-family Residential PUD 9
INTENDED USE	Single Family Home
ACCT_NUM	60509730504510
LEGAL	LT 10 BLK 5
SUB NAME	SOUTHERN LAKES ESTATES B5&6
OWNER	MALONE, MICHAEL J & DEANA R
PROP_ADD	12514 S 13 PL
SEC	7305
ACRES	0.51
ACCT_NUM	60509730504520
SUB NAME	SOUTHERN LAKES ESTATES B5&6
LEGAL	LT 11 BLK 5
OWNER	MALONE, MICHAEL J & DEANA
PROP_ADD	12518 S 13 PL E
ACRES	0.48

Sec. 16-8-4. Subdivision Procedures.

(D) Minor Subdivisions.

- (1) Purpose. A Minor Subdivision is a subdivision in which any of the following conditions exist:*
 - (a) Subdivisions resulting in more than three but less than six lots and the entire property to be subdivided is ten acres or less,*
 - (b) Subdivision solely for the creation of public right-of-way or other public tracts,*
 - (c) **Consolidation (such as a lot combination or lot tie) of two or more lots on a filed final plat into fewer lots,***
 - (d) Lot line or boundary adjustments to a filed final plat, or*
 - (e) Correction of errors or omissions on a filed final plat, such as legal description errors, typographical and mapping errors, lot identification errors, and surveyor corrections.*
- (2) Minor Subdivision Review Criteria.*
 - (a) Comprehensive Plan Alignment. The Minor Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*
 - (b) UDO Compliance. The Minor Subdivision is consistent with the provisions of the UDO and the governing district.*
 - (c) Lot Characteristics.*
 - ☐ *Lot dimensions and area shall either conform with the requirements of this UDO or a Variance of such requirements must be obtained from the Board of Adjustment.*
 - ☐ *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.*
- (3) Easements. Where a Minor Subdivision will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the City Planner and the Planning Commission.*
- (4) Access and Streets.*
 - (a) Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
 - (b) The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.*
 - (c) Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - ☐ *All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - ☐ *The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*
- (5) Action by the Planning Commission. The Planning Commission shall evaluate the proposed Minor Subdivision, and after consideration of the City Planner report shall approve, approve with modifications, or deny the Minor Subdivision based on the applicable review criteria and in accordance with applicable state law.*

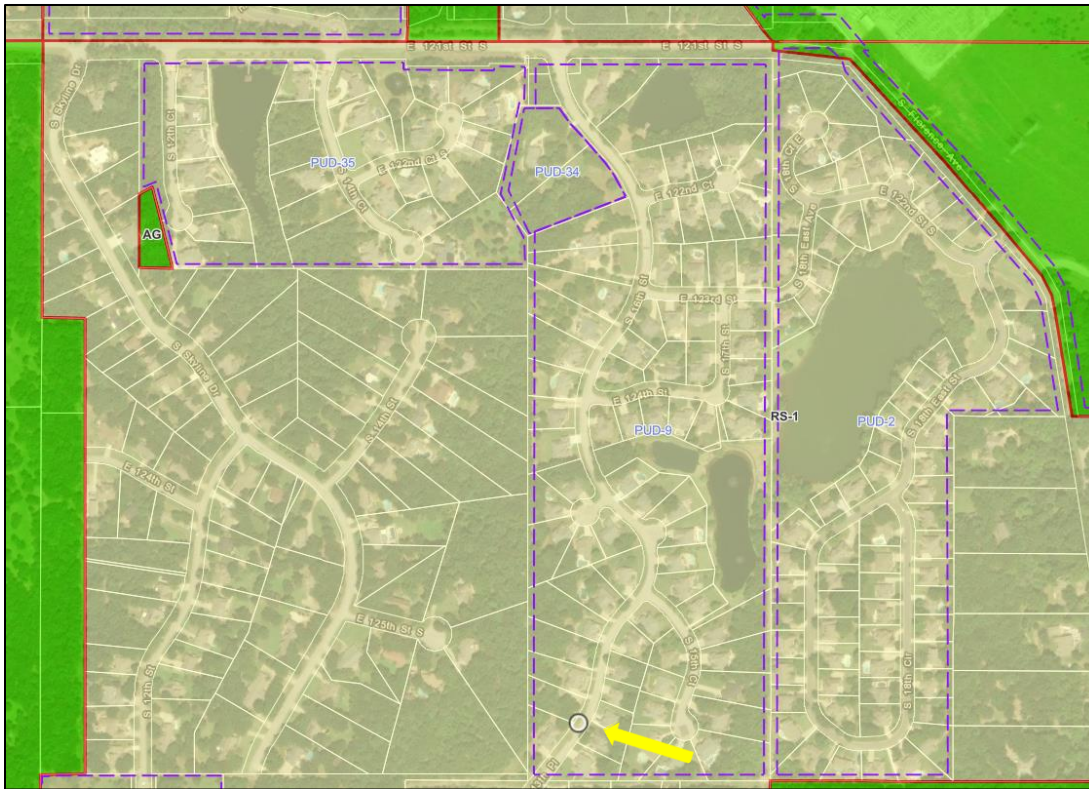


Figure 1: Zoning map of the parent tract.

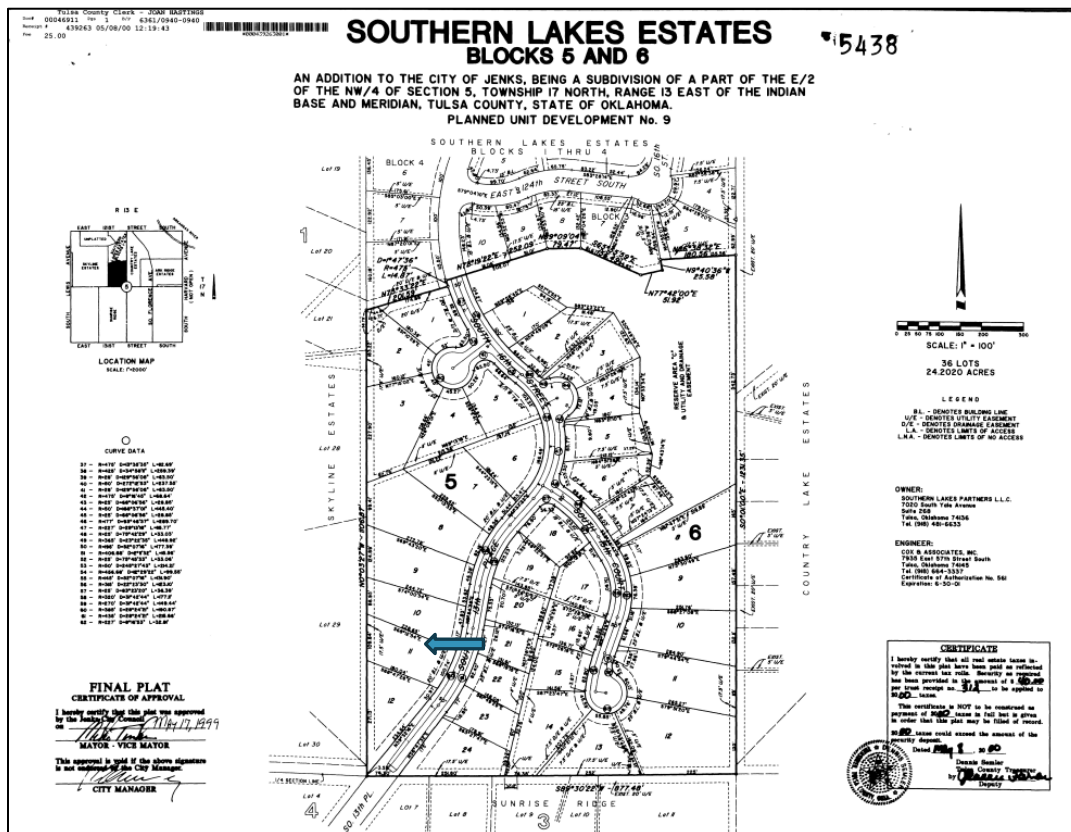


Figure 2: Southern Lakes Estates Blocks 5 & 6 Plat.

Evaluation | Staff recommends approval of the lot combination request. The City of Jenks does not enforce private covenants, including but not limited to Deed of Dedication's, HOA regulations, or other. Platted easements cannot be encroached.

Table 3. Bulk and Area Requirements in the Agriculture District **RS-1** **PUD 9**

Lot Width (min. ft.) (Length of Curve)	70	?
*See UDO 16-3-2. Calculating dimensions (70/2=35FT.) Length of Curve		
Lot Area (sqft)	10,000	10,000
Lot Area (DU/sqft)	10,000	10,000
Front Yard Setback and Any Yard Abutting a Private Street	25	20
Side Yard (min. ft.) —One side yard	10	5
Side Yard (min. ft.) —Other side yard	15	15
Rear Yard (min. ft.)	25	20
Building Height (max. ft.)	35	?
*No habitable portion of any dwelling may exceed 35 feet.		
Impervious Surface Coverage	45%	?

Recommendation | Staff recommends conditional approval of JL 24-398 with the following conditions:

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

To	Planning Commission
Hearing Date	July 18, 2024
Case Number	JL 24 – 399
Request	Lot Split
Location	131 st and Harvard
Applicant	Cliff Bennett, Wallace Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Site Plan

Preparer

Wallace Engineering

Background Information

STAFF COMMENTARY | The applicant brought this lot split request to the City in order to split the corner for new development.

PLANNING DATA

REQUEST	Lot Split
ZONING	(CS) Commercial Shopping
EXISTING USE	Exhibit “A” Parent Tract: Medical Marijuana Grow (nonconforming) & previously residential (structure has been removed) 9.21 Acres
NEW USE	Exhibit “B” New Lot: Multi-tenant no Medical Marijuana uses 7.57 Acres Exhibit “C” New Lot: Medical Marijuana Grow (nonconforming use) 1.63 Acres
PARCEL ID	97304730427010
LEGAL	W990.6 S440.08 SW SW LESS S35 THEREOF SEC 4 17 13 9.204ACS
OWNER	Oak Properties LLC
PROP_ADD	2217 E 131 ST S
TR_SEC	7304
ACRES	9.99
ORDINANCE NO.	1157 (JZ 453)
PLAT	This property requires platting

Sec. 16-8-4. Subdivision Procedures.

(C) Lot Splits. Subdivisions containing three or fewer lots defined as "lot splits" in these regulations, may be excepted by City Council from all or part of the procedural provisions applicable for Major or Minor Subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.

(1) Lot Split Review Requirements.

- ☐ Lot split application is complete.
- ☐ Lot split fees paid.
- ☐ Scaled drawing of lot split(s) provided.
- ☐ Drawing shows all existing and proposed lot lines.
- ☐ Drawing shows adjacent streets and street widths.
- ☐ Drawing shows existing access limitations.
- ☐ Drawing shows a north arrow and map scale.
- ☐ Lot dimensions and area either conform with UDO requirements or Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.
- ☐ Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).
- ☐ If the lot split results in inadequate access to utility easements, dedication of easement has been provided.
- ☐ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.

(2) Procedure.

(a) Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:

- ☐ All existing and proposed lot lines,
- ☐ All existing buildings, and
- ☐ All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,
- ☐ A north arrow, and map scale.

(b) City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.

(3) Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:

(a) Lot Characteristics.

- ☐ Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment. *The Lot dimensions do conform.*
- ☐ Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage

disposal device. Each proposed lot shall meet the minimum standards of the health department. *The utilities are adequate and substantially meet the requirements.*

(b) Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission. *Platting is required, at that time the Utility Easements will be dedicated, the lot split drawings show the easements at 17 feet around the southern boundary and the western boundary interior easements may be required as well as northern easements.*

(c) Access and Streets.

- Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot. *Cross access shall be required during platting.*
- The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured. *Each lot has access to a public street.*
- Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.

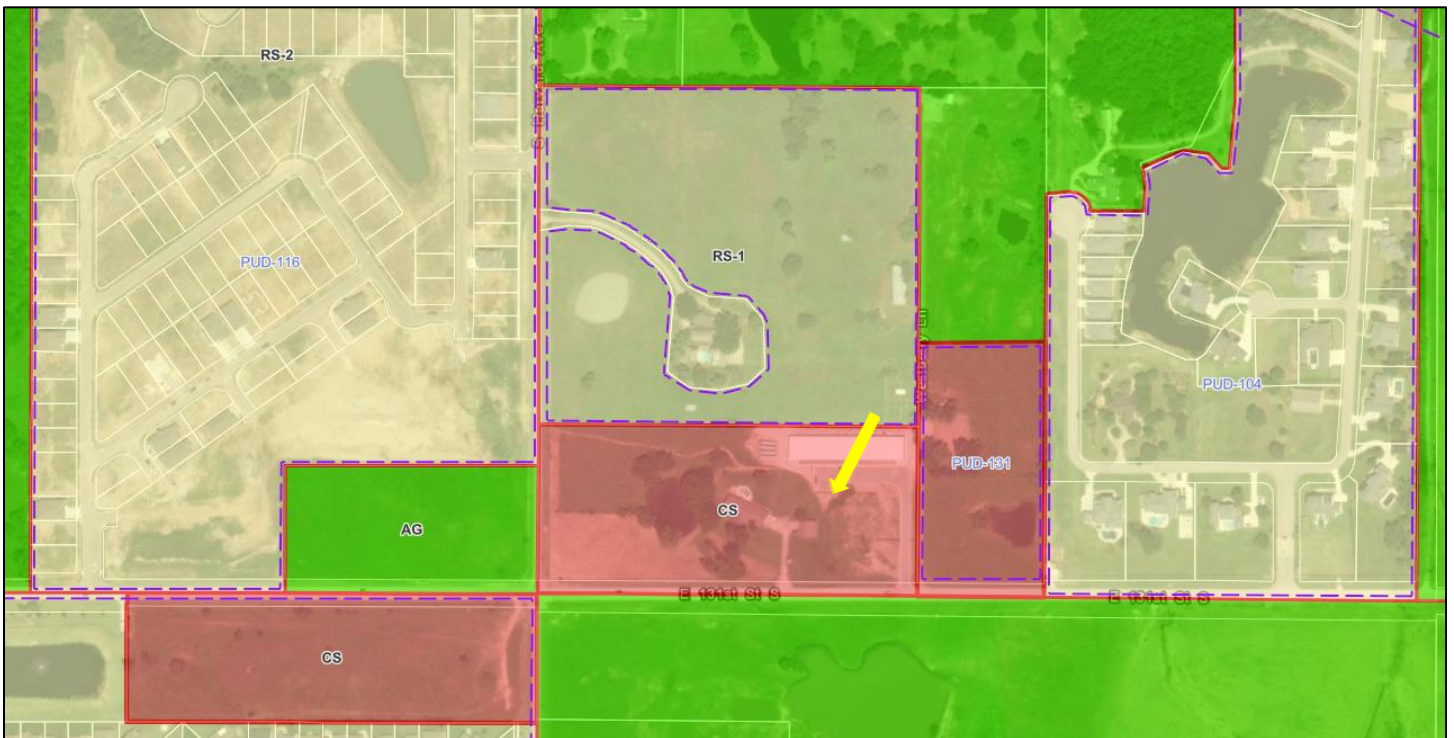


Figure 1: INCOG Zoning Map



Figure 2: Major Street and Highway Plan | Secondary Arterial

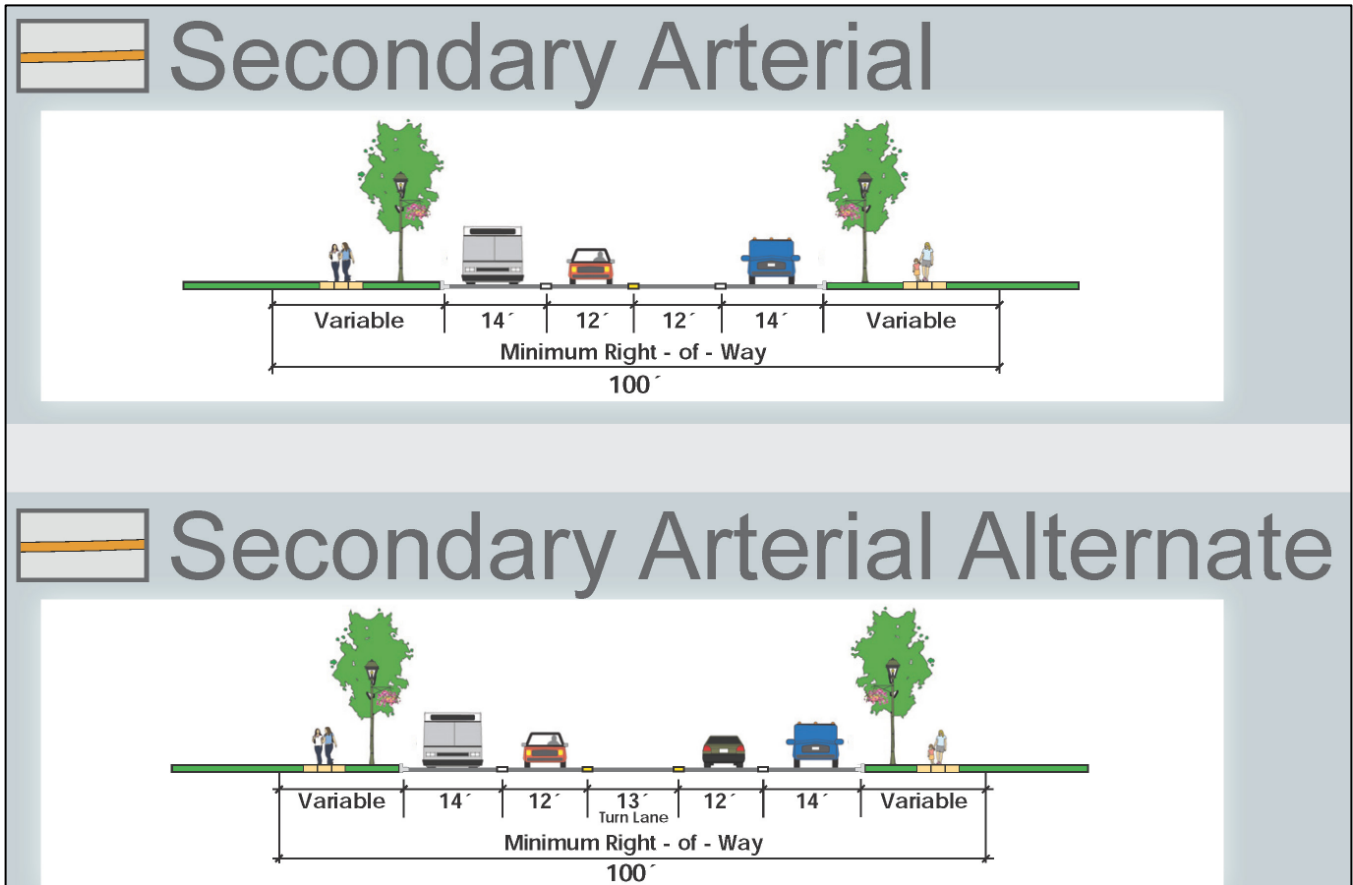


Figure 3: INCOG Street Standard

Staff Evaluation & Recommendation

Evaluation | Staff recommends approval of the lot split request. The City of Jenks does not enforce private covenants, including but not limited to Deed of Dedication's, HOA regulations, or other. Platted easements cannot be encroached. The plan meets or exceeds the setback requirements and other CS District Bulk and Dimensional Standards.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards				
Standard	CS	PARENT TRACT EXHIBIT "A"	EXHIBIT "B" Proposed-2 new buildings	EXHIBIT "C" Medical Marijuana Grow
Lot Standards (Minimum)				
Lot Area (acres)	n/a	n/a 9.21	n/a 7.75	n/a 1.63
Lot Width (ft)	n/a	n/a 405.08 Harvard 989.92 131 st	n/a 944.92 131 st	n/a 45 131 st
Yard Setbacks (Minimum, unless otherwise stated)				
Front (ft)	0		50 Buildline	316+-
Front, maximum (ft)	n/a		n/a	n/a
Exterior Side (ft) (3)	0		50 Buildline	n/a
Exterior Side, maximum (ft)	n/a		n/a	n/a
Interior Side (ft) (3)	10 (1)		299 (E) 90 (w)	38+- (E) 651+- (W)
Rear (ft) (3)	10 (1)		40+-	28+-
Building Standards (Maximum)				
Height (ft)	60		19	16 (18,000sf)
Impervious Surface Coverage	70%		?	?
Notes				
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.				

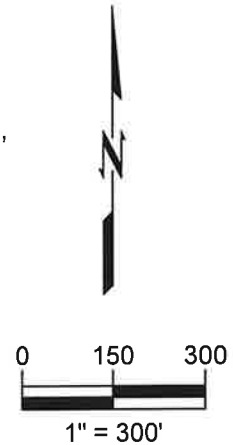
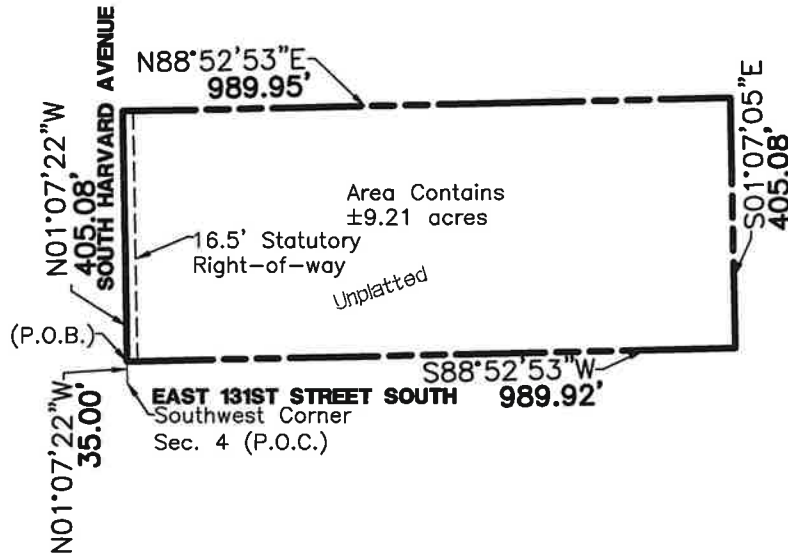
Recommendation | Staff recommend conditional approval of JL 24-399 with the following conditions:

1. If the lot split results in inadequate access to public street, dedication of right-of-way has been provided. During platting the full 50 feet of ROW dedication is required on Harvard and E. 131st St.
2. Deeds are filed with Tulsa County.
3. Provide City Planner with copy of recorded Deeds.
4. Additional Easements may be required.

LOT SPLIT Exhibit "A"

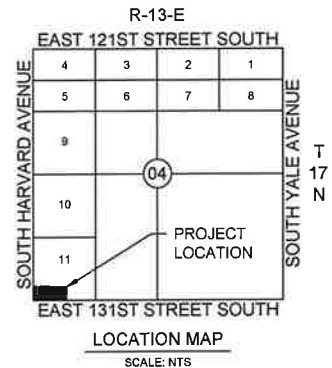
SHEET 2 OF 2

A PART OF GOV. LOT 11, SW/4, SW/4 OF SEC. 4, T.17 N., R.13 E.,
I.B. & M., TULSA COUNTY, OKLAHOMA



LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 4 AS N01°07'22"W

SURVEYOR'S LAST SITE VISIT:

JUNE 10, 2024

CERTIFICATION

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

WITNESS MY HAND AND SEAL THIS 18TH DAY OF JUNE 2024.



Cliff Bennett

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



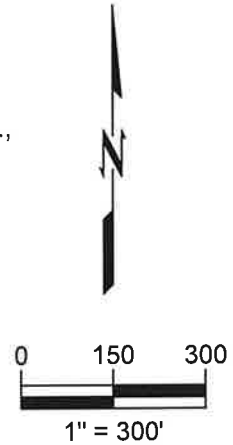
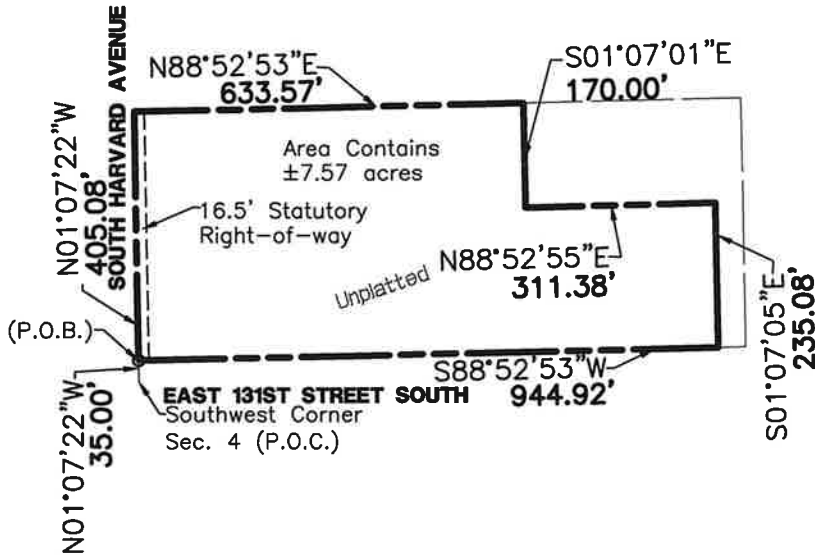
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structural • civil • landscape • survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858 • 909.364.5858
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LOT SPLIT Exhibit "B"

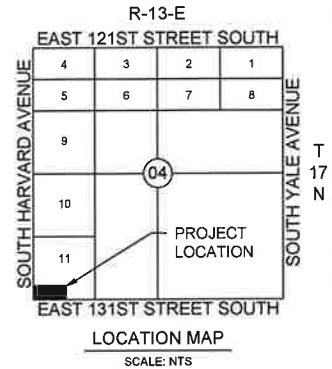
SHEET 2 OF 2

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I.B. & M., TULSA COUNTY, OKLAHOMA



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OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 1460
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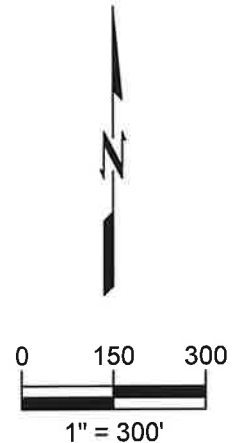
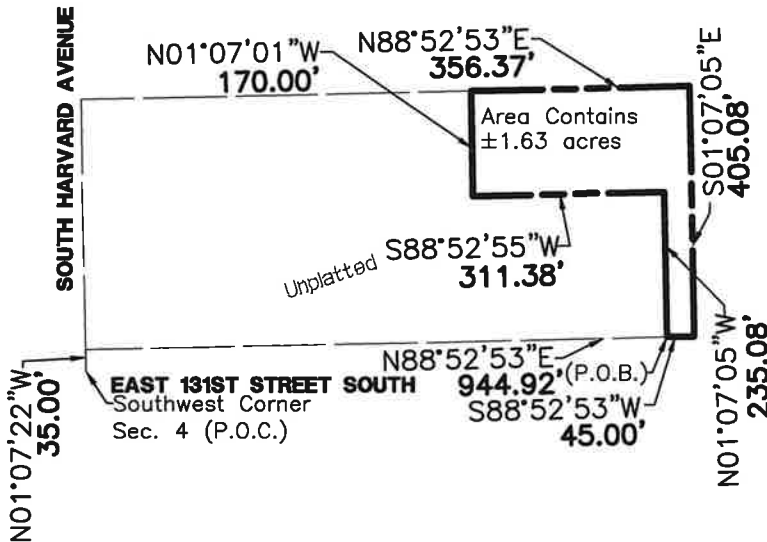
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LOT SPLIT Exhibit "C"

SHEET 3 OF 3

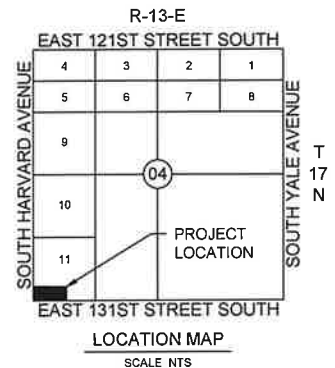
A PART OF GOV. LOT 11, SW/4, SW/4 OF SEC. 4, T.17 N., R.13 E.,
I.B. & M., TULSA COUNTY, OKLAHOMA



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Cliff Bennett

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



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tulsa, oklahoma 74103
918.584.5858 • 800.364.5858
wallace.design

ORIG SIZE: 8.5"X11"

PLOT: 6/18/2024 1:44:51 PM

K:\Q-Misc\BRIDGEPOINT\2340584.2 Lot Split.dwg

LOT SPLIT

Exhibit "A"

SHEET 1 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN GOVERNMENT LOT ELEVEN (11) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4, SW/4), SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF SAID SECTION FOUR (4); THENCE N01°07'22"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOUR (4) FOR A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING (P.O.B.)**; THENCE CONTINUING N01°07'22"W FOR A DISTANCE OF 405.08 FEET; THENCE N88°52'53"E FOR A DISTANCE OF 989.95 FEET; THENCE S01°07'05"E FOR A DISTANCE OF 405.08 FEET; THENCE S88°52'53"W FOR A DISTANCE OF 989.92 FEET TO THE **POINT OF BEGINNING (P.O.B.)**

SAID TRACT CONTAINS 9.21 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) BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 4 AS N01°07'22"W

SURVEYOR'S CERTIFICATE

I, CLIFF 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 18TH DAY OF JUNE 2024.



Cliff Bennett

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

SURVEYOR'S LAST SITE VISIT: JUNE 10, 2024



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tulsa, oklahoma 74103
918.584.5858 • 800.564.5858
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LOT SPLIT

Exhibit "B"

SHEET 1 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN GOVERNMENT LOT ELEVEN (11) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4, SW/4), SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF SAID SECTION FOUR (4); THENCE N01°07'22"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOUR (4) FOR A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING (P.O.B.)**; THENCE CONTINUING N01°07'22"W FOR A DISTANCE OF 405.08 FEET; THENCE N88°52'53"E FOR A DISTANCE OF 633.57 FEET; THENCE S01°07'01"E FOR A DISTANCE OF 170.00 FEET; THENCE N88°52'55"E FOR A DISTANCE OF 311.38 FEET; THENCE S01°07'05"E FOR A DISTANCE OF 235.08 FEET; THENCE S88°52'53"W FOR A DISTANCE OF 944.92 FEET TO THE **POINT OF BEGINNING (P.O.B.)**

SAID TRACT CONTAINS 7.57 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) BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 4 AS N01°07'22"W

SURVEYOR'S CERTIFICATE

I, CLIFF 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 18TH DAY OF JUNE 2024.



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

SURVEYOR'S LAST SITE VISIT: JUNE 10, 2024



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wallace design

LOT SPLIT

Exhibit "C"

SHEET 1 OF 3

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN GOVERNMENT LOT ELEVEN (11) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4, SW/4), SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF SAID SECTION FOUR (4); THENCE N01°07'22"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOUR (4) FOR A DISTANCE OF 35.00 FEET; THENCE N88°52'53"E FOR A DISTANCE OF 944.92 FEET TO THE **POINT OF BEGINNING (P.O.B.)**; THENCE N01°07'05"W FOR A DISTANCE OF 235.08 FEET; THENCE S88°52'55"W FOR A DISTANCE OF 311.38 FEET; THENCE N01°07'01"W FOR A DISTANCE OF 170.00 FEET; THENCE N88°52'53"E FOR A DISTANCE OF 356.37 FEET; THENCE S01°07'05"E FOR A DISTANCE OF 405.08 FEET; THENCE S88°52'53"W FOR A DISTANCE OF 45.00 FEET TO THE **POINT OF BEGINNING (P.O.B.)**

SAID TRACT CONTAINS 1.63 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) BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER, SECTION 4 AS N01°07'22"W



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wallacedesign.com

LOT SPLIT

Exhibit "C"

SHEET 2 OF 3

SURVEYOR'S CERTIFICATE

I, CLIFF 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 18TH DAY OF JUNE 2024.



A handwritten signature in blue ink that reads "Cliff Bennett".

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

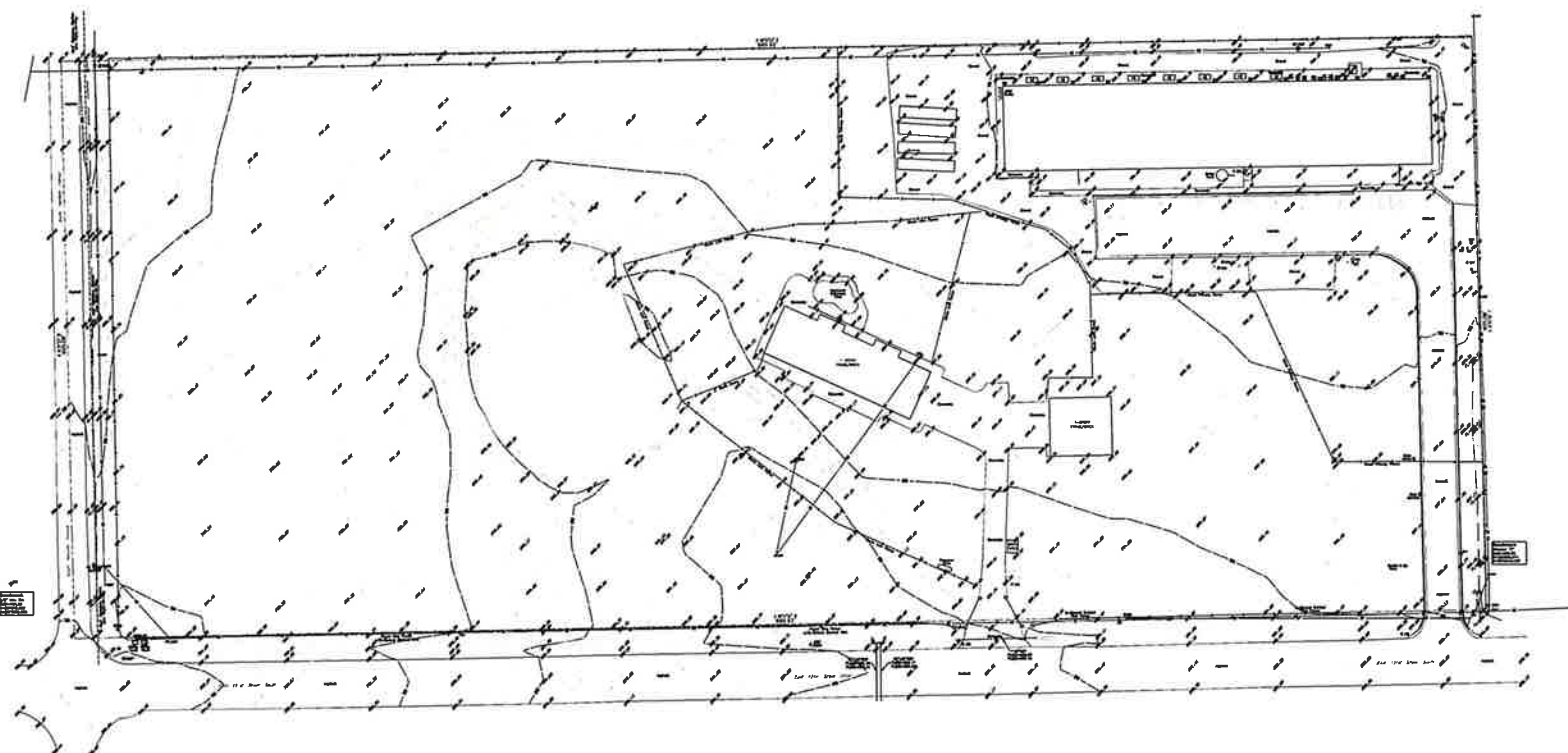
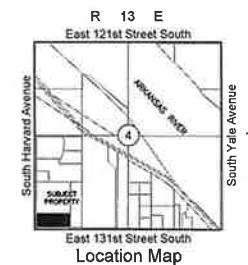
SURVEYOR'S LAST SITE VISIT: JUNE 10, 2024



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918.584.5858 • 800.364.5858
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1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT ENTRUSTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH OR RECORD EASEMENTS OR ENCUMBRANCES BY THIS FIRM, THEREFORE CLAIMS MAY AFFECT THE SURVEYED TRACT THAT ARE NOT REFLECTED BY THIS PLAN.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "TIE" BEFORE DIGGING)
4. THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON CIPS DATA (NAVD83)
5. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83.



AC	AIR CONDITIONER
BM	BENCH MARK
CO	CLEAN OUT
CS	DOWNSPOUT
EM	ELECTRIC METER
FI	FIRE HYDRANT
LS	FLOW LINE
GM	GAS METER
GUY	GUY WIRE DOWN
LP	LIGHT POLE
MB	MANHOLE
OE	OVERHEAD ELECTRIC
PP	POWER POLE
RCF	REINFORCED CONCRETE PIPE
SD	STORM DRAIN LINE
SL	SANITARY SEWER LINE
TF	TRUNK FLOW
UE	UNDERGROUND ELECTRIC
UL	UNDERGROUND GAS
WH	WATER HYDRANT
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE
XTF	ELECTRIC TRANSFORMER

Benchmark Notes

3/8" Iron Pin	Crushed "X"
ELCV=704.56	ELCV=886.89
N=361015.892	N=361036.571
E=2577902.605	E=2578018.937

THE SOUTH 440.08 FEET OF THE WEST 889.82 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

WE, WALLACE DESIGN COLLECTIVE, HEREBY CERTIFY THAT THE TOPOGRAPHICAL INFORMATION HEREON REPRESENTS A SURVEY PERFORMED UNDER OUR DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

THIS TOPO SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 28TH DAY OF AUGUST, 2023.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF AUGUST, 2023.



CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815

CAUTION
NOTICE TO CONTRACTOR

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



Know what's below.
Call before you dig

SECRET//NOFORN

PL0T 8/28/2023 9:38:09 AM

[illegible]

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design
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BridgePoint

33417 East 131st Street South, Bixby, Oklahoma

REV	DESCRIPTION	DATE
1	REV1DESC	REV1DATE
2	REV2DESC	REV2DATE
3	REV3DESC	REV3DATE
4	REV4DESC	REV4DATE
5	REV5DESC	REV5DATE

DATE 06/20
PROJECT NO. 234555
SHEET NAME

TOPO
SURVEY

SHEET NO. S1.0

To	Chair Scott West and Planning Commission
Hearing Date	July 18, 2024
Case Number	PA 24-30
Location	1123 W Main ST
Request	<i>Medium Intensity Single-Family to Local Commercial</i>

Staff Report

Preparer | Marcaé Hilton

Attachments
Zoning Map

Preparer
INCOG

Background Information

CITY COUNCIL SUMMARY | The rezoning was approved at the regularly scheduled meeting, July 02, 2024.

PLANNING COMMISSION SUMMARY | Approved at regularly scheduled meeting, June 20, 2024.

STAFF COMMENTARY

The request was from the owner, Mr. Roberson, the structure has been used as an office for over 10 years. Approving this Land Use Plan request will align the zoning and the Land Use Plan.

LAND USE MAP Medium Intensity Single-family

REQUEST Amend the Comprehensive Land Use Plan from Medium Intensity Single Family to Local Commercial

ZONING 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

COUNCIL WARD 1 | John Brown

Evaluation The land use plan amendment request was presented at the PC hearing at the time of the rezoning. However, staff was unaware the online map had been edited to anticipate the approval and did not ask for Land Use Map amendment. At this time staff is asking for correction and approval of the land plan request.

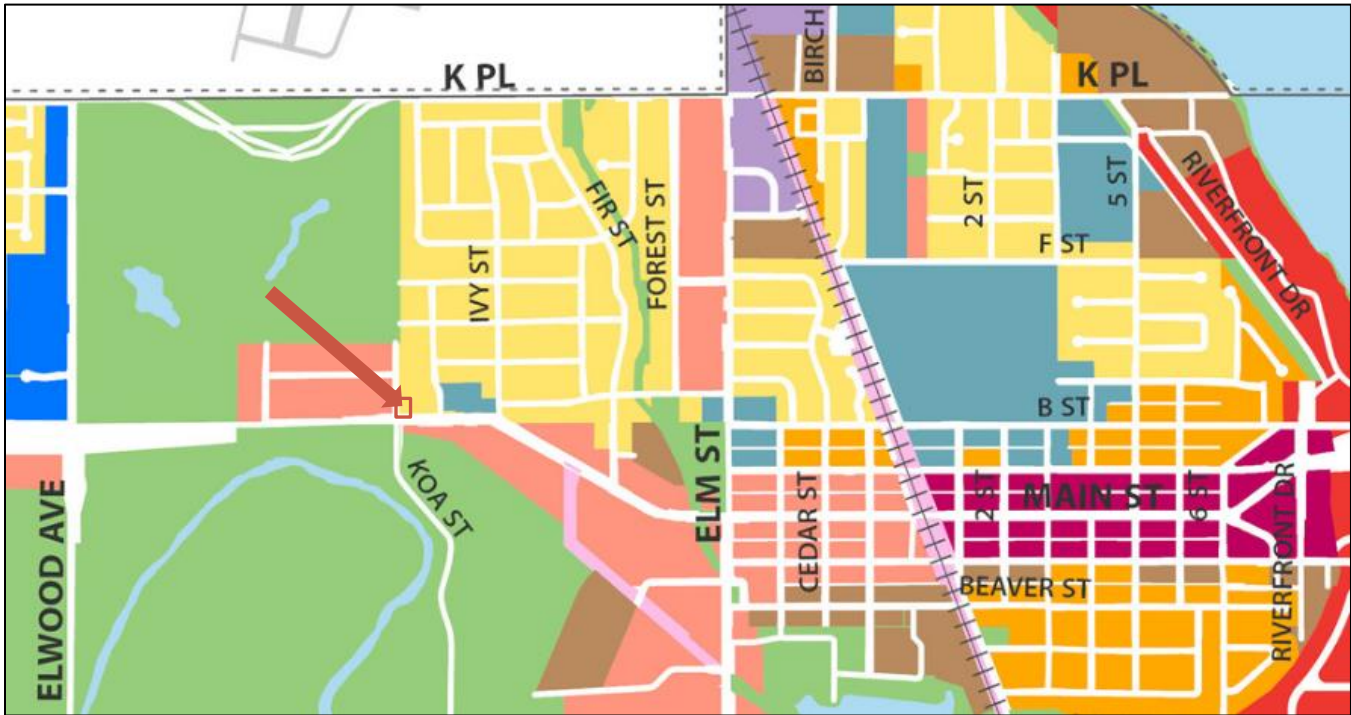


Figure 1: Original Land Use Plan | Medium Intensity Single-family

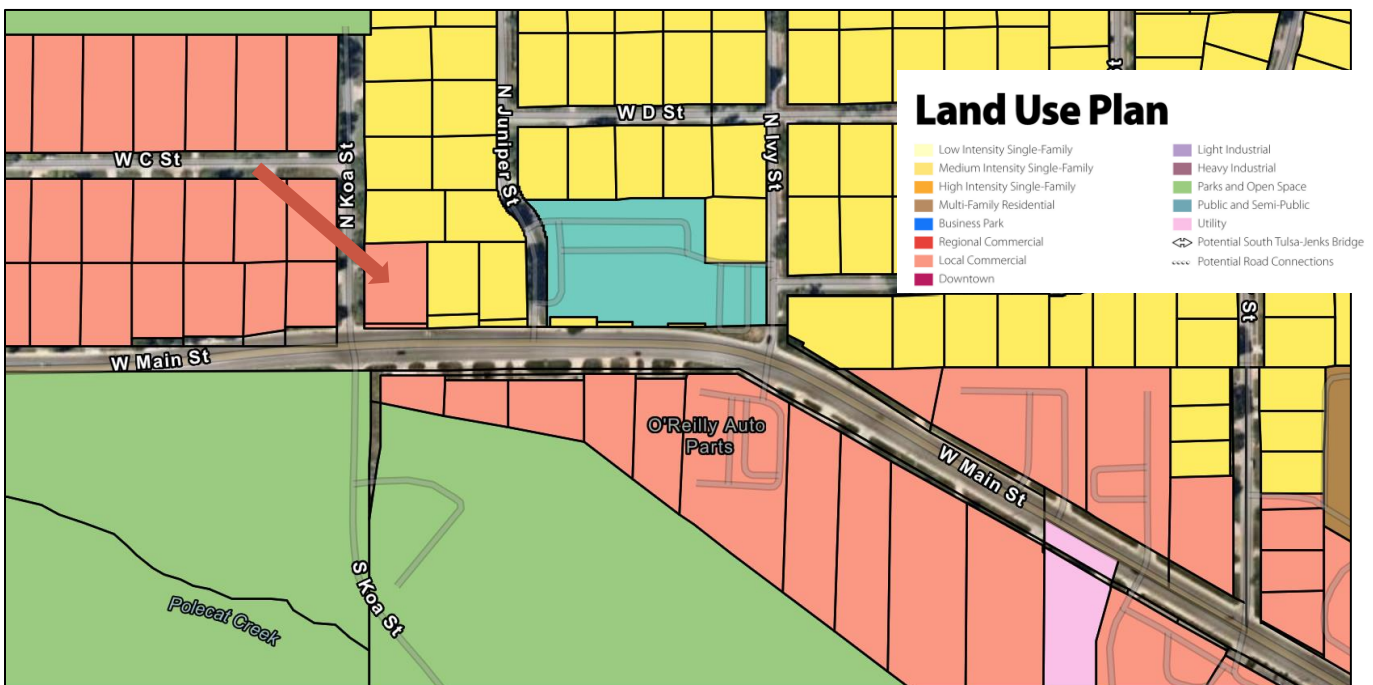
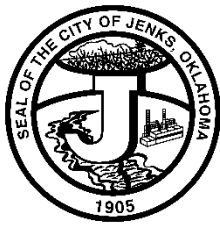


Figure 2: Requested Comprehensive Land Use Plan | Will match approved Local Commercial Zoning



Figure 3: Web image of lot.

RECOMMENDATION | Staff recommends approval of this item to amend the Land Use Plan to (Local Commercial) to match the approved LC (Local Commercial) zoning. City Council understood when approving the zoning, they were in fact agreeing to the Comp Plan amendment request as presented.



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.

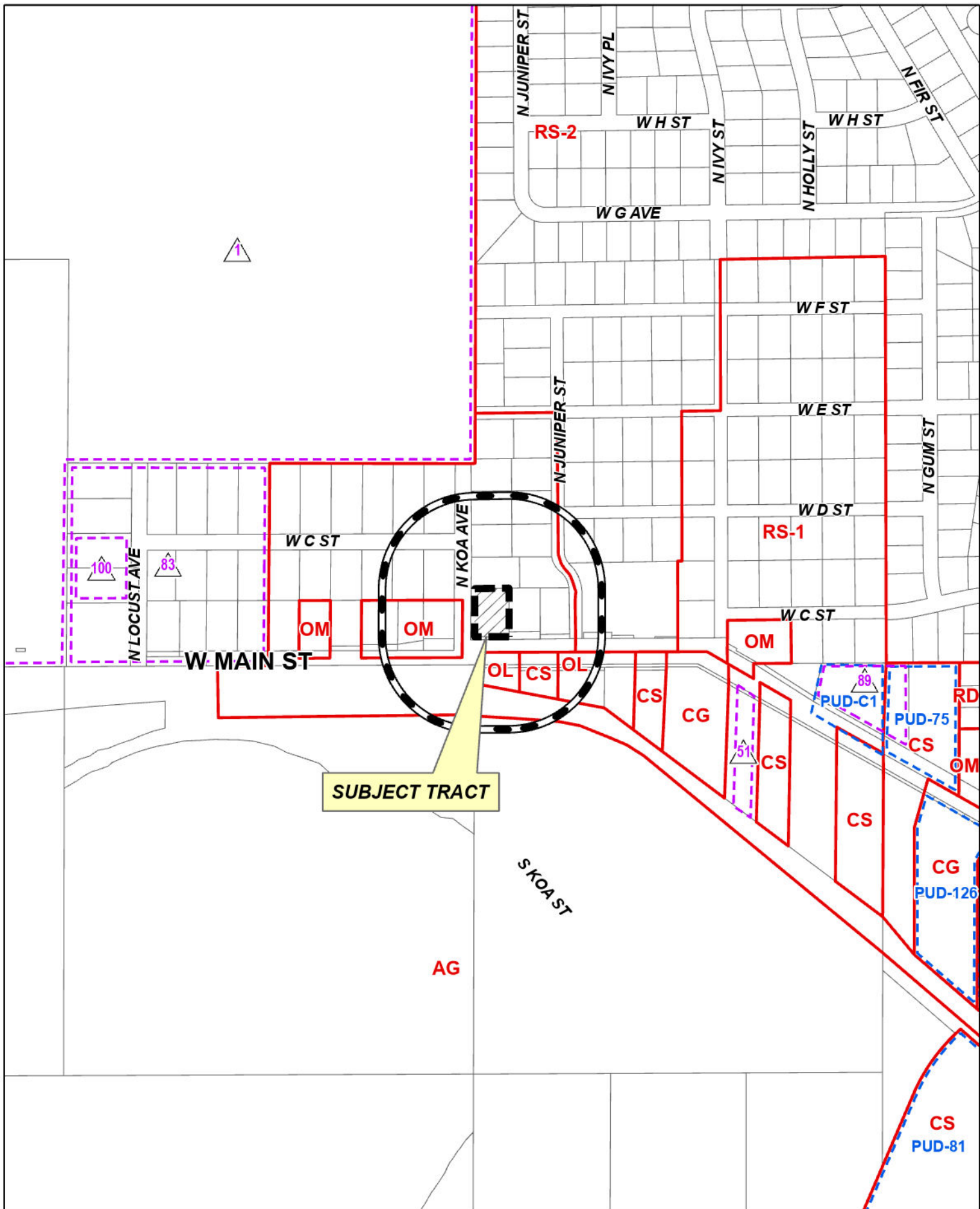
General Location: 1123 W Main St
Hearing Date: 20 June 2024 at 6 p.m.
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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

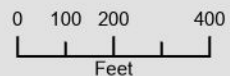


300' Radius



Subject
Tract

JZ 24-692



24 18-12



To	Chair Scott West and Planning Commission
Hearing Date	July 18, 2024
Case Number	PA 24-33
Location	938 W C ST N
Request	<i>Medium Intensity Single-Family to Local Commercial</i>

Staff Report

Preparer | Marcaé Hilton

Attachments
Zoning Map

Preparer
INCOG

Background Information

STAFF COMMENTARY

The request was from the owner, Ms. Brown, the structure has been used as an office and studio for many years as well as a residence. The applicant wanted to expand the use, but the code did not allow for a residential use in OM (Office Medium) zoning, the applicant plans to move out and use the space for office/studio only. Approving this Land Use Plan request will align the zoning and the Land Use Plan.

LAND USE MAP Medium Intensity Single-family

REQUEST Amend the Comprehensive Land Use Plan from Medium Intensity Single Family to Local Commercial

ZONING OM (Office Medium)

USE Office/Studio

PARCEL ID 60750822400170

PLAT MELODY LANE ADDN

LEGAL LTS 1 2 LESS 1734.72W SECR NE TH S9.49 NW119.15 N17.13 SE36.18 SW6.72 SE86.60 TO POB BLK 1

OWNER BROWNSVILLE PROPERTIES LLC

ADDRESS 938 W C ST N

TR_SEC 8224

ACRES 0.59

COMMENT No Public Comment at the time of this report

COUNCIL WARD 1 | John Brown

Evaluation | The structure fronts “C” Street with the rear yard south along Main and exterior side yard along Ivy. The land use plan amendment request will align the land use plan with the use and zoning. It is believed that properties along Main Street will continue to desire to be Local Commercial, this request is supported by staff.

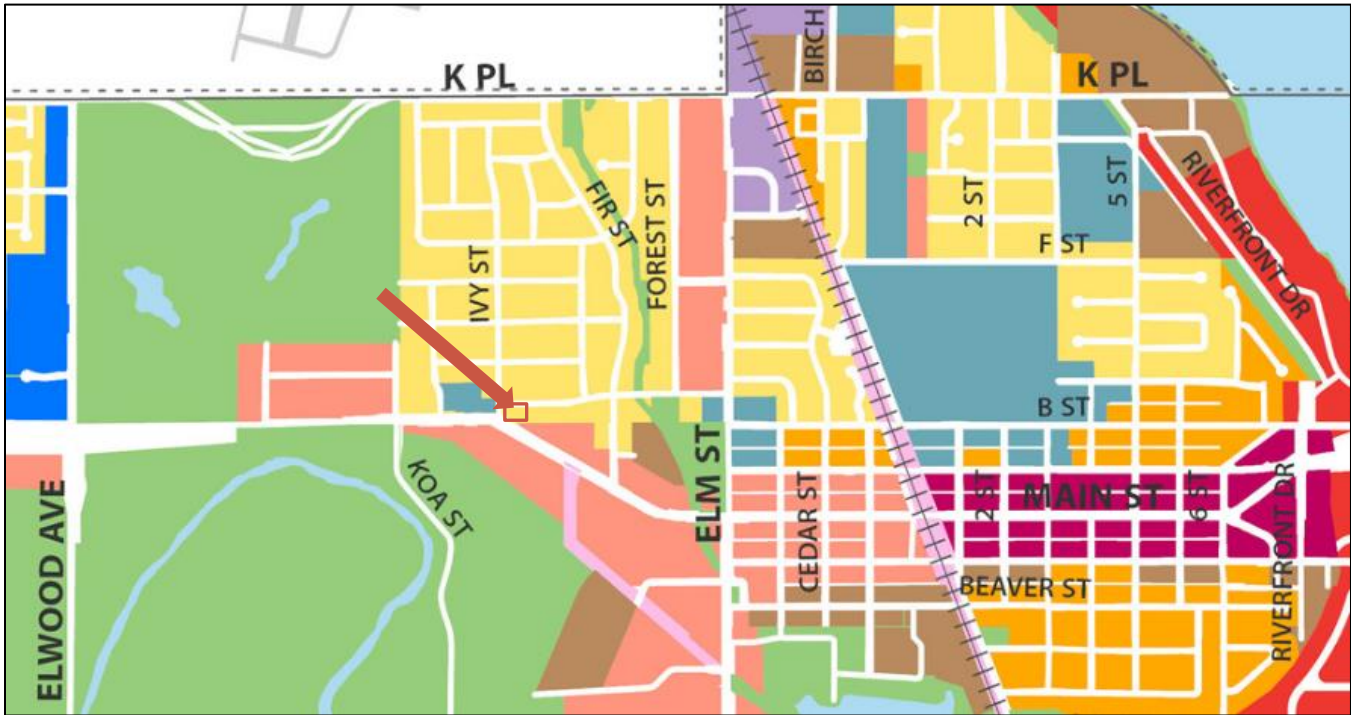


Figure 1: Original Land Use Plan | Medium Intensity Single-family-Zoning is Office Medium

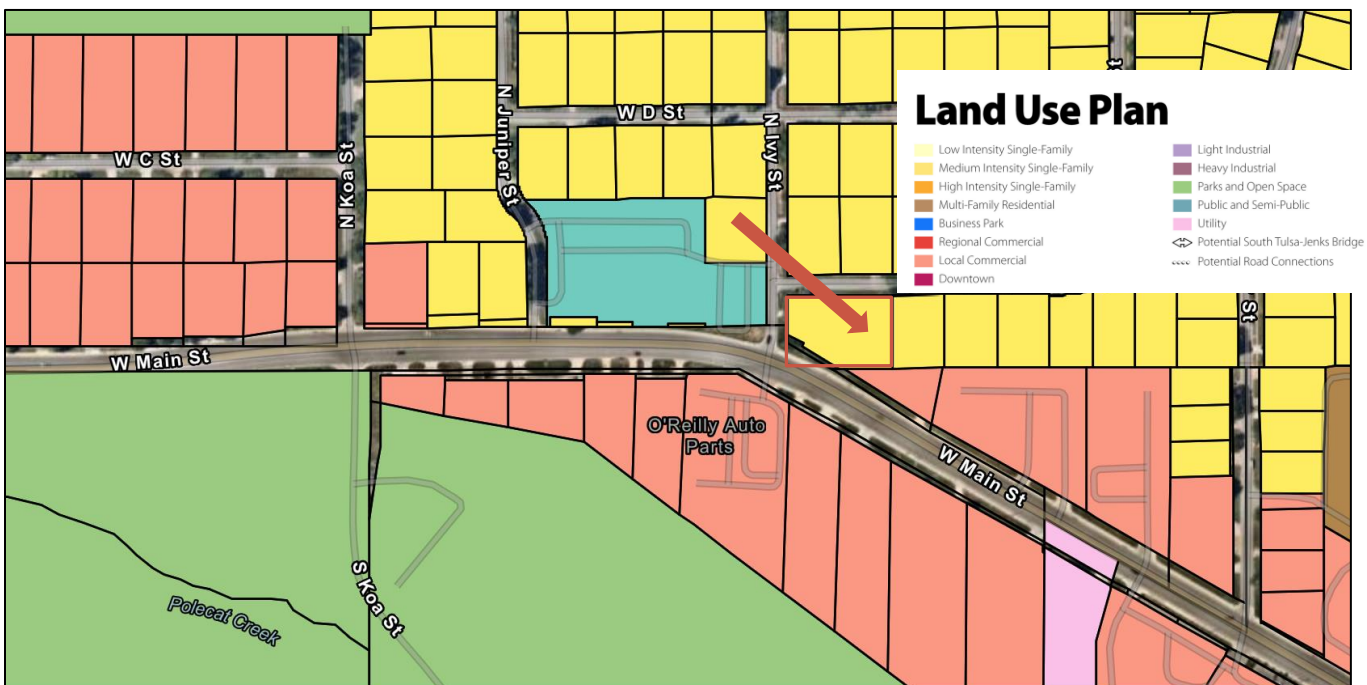
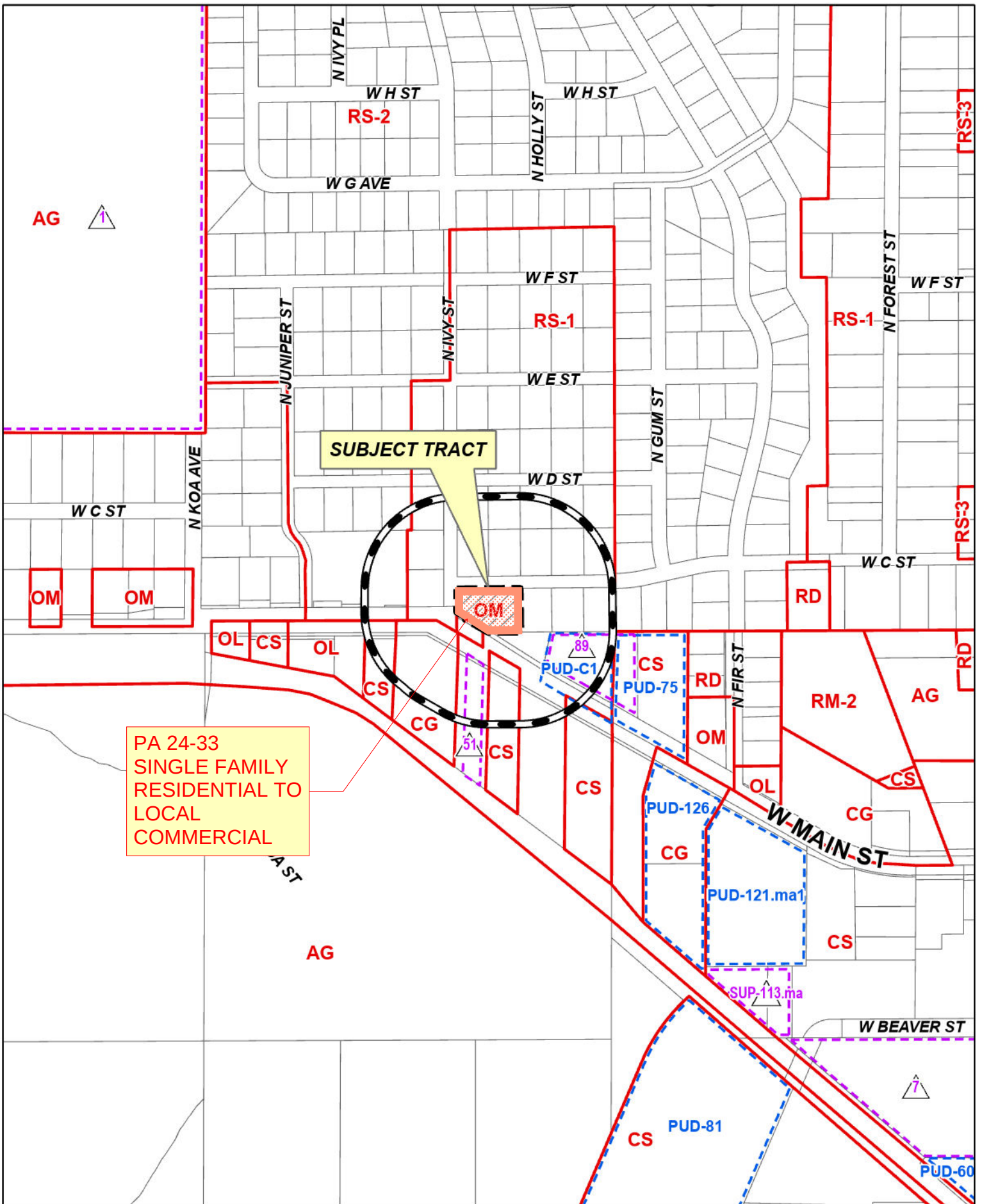


Figure 2: Requested Comprehensive Land Use Plan | Will match Office Medium Zoning



Figure 3: Web image of lot.

RECOMMENDATION | Staff recommends approval of this item to amend the Land Use Plan to (Local Commercial) to match the use and OM (Office Medium) zoning.



To	Chair Scott West and Planning Commission
Hearing Date	July 18, 2024
Case Number	PA 24-34 and PA 24-35
Request	Comprehensive Land Use Plan Amendment PA 24-35 Medium Intensity Single-family PA 24-34 Local Commercial Applicant has requested the Rezoning (RS3)/PUD Overlay (PUD 149) for a Single-family Subdivision be continued to the August 06, 2024, City Council.
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

CITY COUNCIL | The rezoning and PUD 149 overlay has been continued once by City Staff and currently by the Applicant. This request by the applicant is to swap 8.76+- Acres on the N/E corner of 131st and Kimberly Clark Place (west of the PSO easement) for 10 Acres somewhere along 131st or Harvard. Staff is asking Planning Commission to make a recommendation to City Council for the preferred location. It is believed there will be a bridge someday along 131st and City of Jenks should capture additional new sales tax. Dedicating Local Commercial on the Land Use Plan would encourage retail development.

PLANNING COMMISSION SUMMARY | Approved with conditions at the June 20, 2024, public hearing. 6-1-0 (1 Planning Commissioner was absent). Motion (paraphrased) "each home required to have 2 car garage, and a maximum of 60% of lots allowed to be 40 foot, and a dedicated sheltered bus stop." The applicant withdrew the 30-foot lot request.

1. Citizen Comments | multiple requests have been made to staff following the zoning hearing at Planning Commission.
2. Multiple concerns were raised during the PC hearing, the HOA president for Providence Hills presented a letter opposed to the project.

3. Kimberly Clark met with the “City of Jenks” to discuss access concerns, they were in support of work force housing adjacent to their plant.

See Attachment No. 4 for emails received by staff:

Public Comment

Carlie Head	Providence Hills HOA Schools, Bixby West Elementary overcrowded Need more amenities (nonresident teenagers come to Providence Hills to swim)
Justin Little	Safety, parking, \$250,000 not a starter home
Ed Phillips	S Harvard infrastructure, not on master plan Need to update Master Transportation Plan
Kyle Murray	ISO rates, worst in area fire station at 121 st and Elm
Amber Davis	Frazier Meadows not selling, Bixby Police in Rausch Coleman Do it differently, parking in street.
Charlotte Montgomery in Jenks,	Exterior materials, 30 ft build line, not for seniors, no affordable lots
Robin Rosencutter	(Broker for property) diversity is important, rental is high
Morgan	Current Crime, car theft, lack of amenities, rentals?
Mike Turner	Semi’s travel down 131 st it is unsafe.
Erik Coburn	Semi’s, road is caving in along Harvard (Tulsa County), water run off.

Other Concerns/information included:

4. Federal, state or local funds or tax credits for Housing Assistance for Low-Income households.
5. Rental properties
6. Sr housing & handicap do not prefer 2 stories, single story homes are the preference.
7. Bixby Schools are overcrowded (Bixby West Elementary and Intermediate).

STAFF COMMENTARY | Applicant has requested the PUD be continued to the August 06, 2024, City Council. | 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 (Related, but not part of this hearing)
Current Comp Plan	Medium Intensity Single-family and Local Commercial
Comp Plan Request	Swap Local Commercial (8.76 Acres) along 131 st and Kimberly Clark Place for (10 Acres) of Medium Intensity Single-family. PC conditionally recommended approval of this rezoning request, the Comp Plan Amendment is requested to match the rezoning request.
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 (PUD 149)
Plat	Unplatted Platting will be required
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 Years or less) screening built/installed per platted area, could be faster.) ▪ Locations South Harvard and E. 131st Street South. ▪ See PUD for screening details. ○ 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 40' and 50'

- Varied Architectural Styles
- Varied Price Points

Nodes/Links:

- 30 Nodes
- 36 Links
- 1.20 (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**

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.*

COMP PLAN REQUEST | This parcel has the NE corner identified for commercial approximately 9 acres. 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 with conditions. Planning Commission did recommend approval of the rezoning request.

The applicant and landowner have agreed to swap the hard corner (on the Land Use Map) at 131st and the PSO Powerline from Local Commercial Medium Intensity to Single-family residential. This gets the developer more housing in the Southeast corner. The request to swap additional Local Commercial along the NW corner of Harvard and 31st should be 9 acres or greater. The landowner has asked, "if the developer does not close on the deal the Comp Plan will not be amended". I, Marcae Hilton, Director of Planning have agreed this is acceptable. The specific area for the 10+ Acre swap to Local Commercial will be determined at the Planning Commission hearing.

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	4,500 (Max 60% of lots) @ 40 ft lot 5,500 (Minimum of 40% Balance of lots) @ 50 ft lot
Lot Area/DU (sqft)	5,000	4,500 (Max 60% of lots) @ 40 ft lot 5,500 (Minimum of 20% Balance of lots) @ 50 ft lot
Lot Width (ft) †	45	40 (Max 60% of lots) 50 (Minimum of 40% 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.		

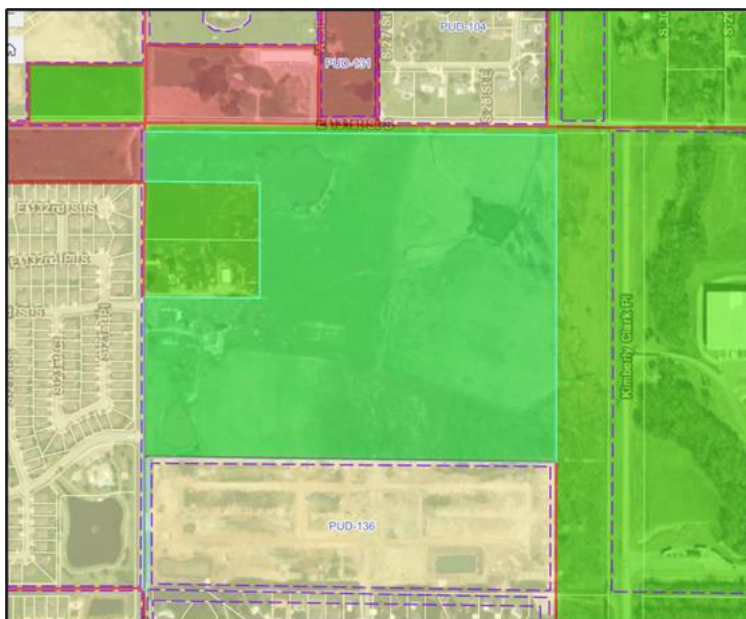


Figure 1: INCOG Zoning map of the parcel in question (not all of parcel is part of purchase). Refer to Site Plan for actual subdivision.

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 | Staff recommends the Comprehensive Plan Land Use amendment and believes 131st frontage is preferred over Harvard.

Recommendation | Staff and Planning Commission recommended conditional approval of PUD 149 and rezoning and recommends the Comp Plan be amended to provide for additional Commercial frontage along 131st or Harvard.

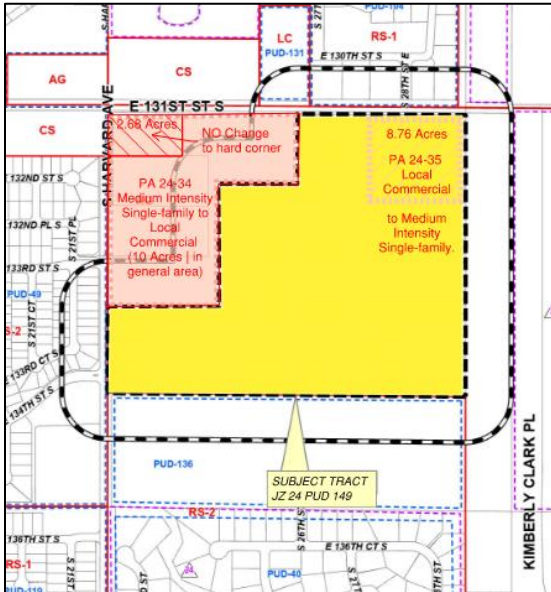


Figure 2: Recommended Comp Plan areas.

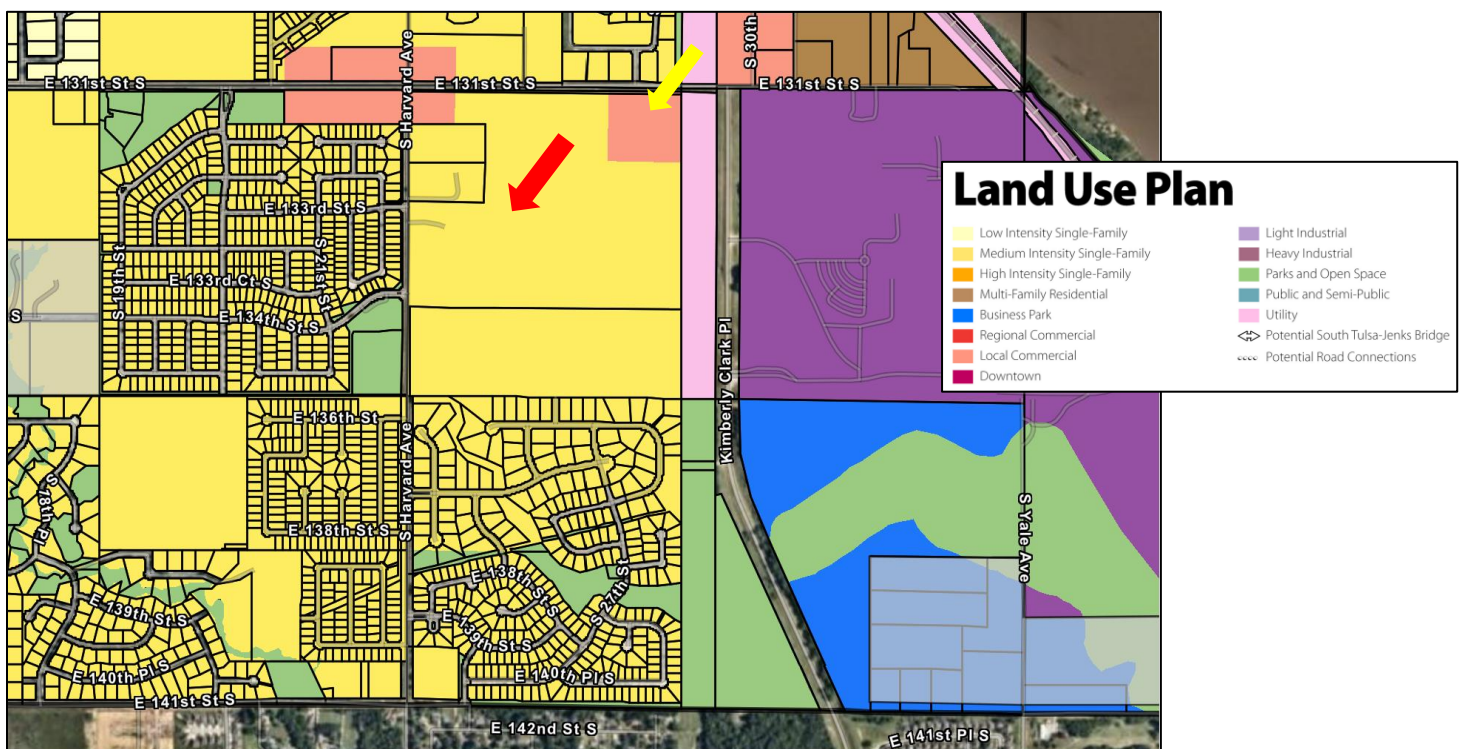


Figure 3: Medium Intensity Single-family and Commercial.

Marcae Hilton

From: Edward Phillips <ephillips310@gmail.com>
Sent: Thursday, June 20, 2024 1:56 PM
To: Marcae Hilton
Subject: Infrastructure Requirements Impact Fees and Value Capture
Attachments: Infrastructure Requirements Impact Fees and Value Capture.docx

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

Current and future car, truck, and commercial vehicle traffic are rapidly growing all over the City of Jenks along with congestion, public and political issues, as well as serious safety issues. A recent example is the proposal for a new River Falls subdivision near 131st and S. Harvard causing additional critical traffic management issues on S. Harvard. Effective, traffic studies, funding, planning and implementation projects are not in place in time phase with related development projects.

Attached is a recently updated document *Infrastructure Requirements Impact Fees and Value Capture*. It provides tax and fee information that may be helpful developing funding for new and improved Jenks, Oklahoma area streets, roads, bridges and other infrastructure capital improvement requirements. Capital infrastructure funding alternatives should be thoroughly investigated and considered to meet future requirements. The State of Oklahoma has a State Impact Fee Enabling Act. Oklahoma City has implemented impact fees for parks and streets.

Please have staff provide a copy to Planning Commission and City Council members as well as applicable management and staff.

It's one thing to identify problems and another to provide alternative solutions. Eventhough they may be difficult.

Thanks for the consideration,

Ed Phillips
13422 S. 19th Cr.
Bixby, OK 74008
Citizen of Jenks, OK

Infrastructure Requirements Impact Fees and Value Capture

By Ed Phillips, Updated 6/19/2024

Following is tax and fee information that may be helpful developing funding for new and improved Jenks, Oklahoma area streets, roads, bridges and other infrastructure capital improvement requirements. Capital infrastructure funding alternatives should be thoroughly investigated and considered to meet future requirements.

Effective Economic Development requires synchronous infrastructure improvements to attract and retain businesses and residents. Some city fees are usually assessed for fresh/storm water and sewer improvements. But several more such as streets, roads and other required development infrastructure are not and end up delayed 10 to 15 years or more causing significant problems, serious public and political issues, and increasing capital costs.

Some cities do not charge infrastructure development/impact fees and taxes as incentives to investors/developers and use bond elections to finance infrastructure capital improvements.

Cities must increasingly use more bond money on maintenance that is critical to keeping basic infrastructure like water, sewer service, storm water, **streets and roads** in good shape. Using too much bond revenue on new construction can stretch resources too far.

The City of Jenks is approaching build-out where available land for residential and commercial development is becoming very scarce and developer incentives are less necessary. In some cases, it is crucial for developers to partner and help fund the city Capital Improvement infrastructure street and road projects and keep the city fiscally sustainable over time.

Some cities use the following alternatives to provide synchronous infrastructure such as street and road improvements related development.

- Stop approving development until related development street and road improvements are funded and operational.
- Impose Impact Fees to fund time critical related development street and road improvements.
- Alternatives indicated below.

Value Capture Developer Contributions, Techniques, Case Studies and Presentations

Impact fees in Oklahoma can be used for construction of infrastructure, but not for maintenance. Using impact fees to help pay for new infrastructure allows more revenue from general obligation bonds to be spent on maintenance instead of new construction. As OKC continues to grow, being able to use more bond money on maintenance is critical to keeping basic infrastructure like water, sewer service and streets in good shape. Using too much bond revenue on new construction can stretch resources too far. **Read more at:** <https://www.okc.gov/Home/Components/News/News/1995/140>

Marcae Hilton

From: Edward Phillips <ephillips310@gmail.com>
Sent: Thursday, June 20, 2024 11:42 AM
To: Marcae Hilton
Subject: Re: Rausch Coleman Homes Info and Links

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

Thanks for the update. Good idea to show other samples of homes.

People in Providence Hills subdivision are very upset about High Intensity, RS-3, 2-story houses, 1-car garage on very narrow lot.

Ed Phillips

From: Marcae Hilton <mhilton@jenksok.org>
Date: Thursday, June 20, 2024 at 11:33 AM
To: Edward Phillips <ephillips310@gmail.com>
Subject: RE: Rausch Coleman Homes Info and Links

Thank you Ed. There are three housing types proposed for this subdivision, I asked for the smaller lot house as a sample. I will let the developer know he may need to share the other samples of homes.

Thank You,

Marcae Hilton

Marcae Hilton
918-556-7441

From: Edward Phillips <ephillips310@gmail.com>
Sent: Thursday, June 20, 2024 11:30 AM
To: Marcae Hilton <mhilton@jenksok.org>
Subject: Rausch Coleman Homes Info and Links

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

You may already have all of the following info with links.
In any case it may be helpful to answer questions.

Ed Phillips

Marcae Hilton

From: Edward Phillips <ephillips310@gmail.com>
Sent: Thursday, June 20, 2024 9:43 AM
To: Marcae Hilton
Subject: Questions regarding JENKS PLANNING COMMISSION 6:00 P.M. THURSDAY, JUNE 20, 2024, Agenda Item 4. JZ 24 PUD 149: with Planned Unit Development 149 Overlay District.
Attachments: Federal and State Housing Assistance for Low-Income Households.docx

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

Questions to Planning Commission and City of Jenks regarding JENKS PLANNING COMMISSION 6:00 P.M. THURSDAY, JUNE 20, 2024, Agenda Item 4. JZ 24 PUD 149: with Planned Unit Development 149 Overlay District. General Location: 131st & Harvard

It would be helpful if the Planning Commission and/or a City representative provide answers to the following questions in the above meeting June 20, 2024.

- What is the name of the actual developer or company of the proposed River Falls Development?
- Will the developer of the proposed River Falls Development utilize federal, state or local funds, or tax credits for Housing Assistance for Low-Income Households?
- Will the developer or representative of the proposed River Falls Development encourage prospective renters or purchasers to use federal, state or local funds, or tax credits for Housing Assistance for Low-Income Households?
- Is the developer aware that many seniors and handicapped people do not prefer two story houses proposed or townhouses due to decreased ability to use stairs?

Attached are references regarding Federal and State Housing Assistance for Low-Income Households.

Thanks,

Ed Phillips
13422 S. 19th Ct.
Bixby, OK 74008
(Jenks, OK resident)

Federal and State Housing Assistance for Low-Income Households

Overview of Federal Housing Assistance Programs and Policy

Updated March 27, 2019

Congressional Research Service

<https://crsreports.congress.gov/product/pdf/RL/RL34591/24>

THE FEDERAL GOVERNMENT'S SUPPORT FOR LOW-INCOME HOUSING EXPANDED DURING THE PANDEMIC

<https://www.pgpf.org/blog/2024/04/how-does-the-federal-government-support-housing-for-low-income-households>

The federal government spent [\\$67 billion](#) on housing assistance in 2023, representing just over 1 percent of total federal outlays.

About 80 percent (\$53 billion) of the federal government's support for housing is through three programs that provide rental assistance to low-income households:

- **Tenant-based rental assistance (\$30 billion).** Low-income households receive a voucher that allows them to choose housing in the private market while paying 30 percent of their income toward rent. The voucher, administered by local public housing authorities (PHAs), covers the remainder of the rent.
- **Project-based rental assistance (\$15 billion).** The Department of Housing and Urban Development (HUD) enters into contracts with property owners who have agreed to rent their units to low-income households. The households pay 30 percent of their income toward the rent and HUD makes up the difference. HUD has allowed such contracts to expire gradually over time and has been switching households to tenant-based assistance.
- **Public housing (\$8 billion).** In this arrangement, PHAs own and operate housing units and rent them directly to low-income households, who pay 30 percent of their income. HUD provides regulatory oversight and allocates funding to PHAs to support operating costs and capital improvements.

Aside from the three programs above, the federal government spent an additional \$14 billion in 2023 on other programs including those targeted to the elderly, people with disabilities, and rural renters. That includes the Emergency Rental Assistance (ERA) Program, which is a short-term program established in 2021 as a response to the COVID-19 pandemic.

OKLAHOMA HOUSING FINANCE AGENCY WEBSITE

<https://www.ohfa.org>

DEVELOPER FINANCING

OHFA connects developers to funding resources to help build and revitalize affordable housing for Oklahomans across the state. That means developers can access more financial resources to strengthen their business and improve their community.

<https://www.ohfa.org/developers/>

Oklahoma Housing Finance Agency

Chapter 6: Housing, Section 1: HUD Housing Programs

Oklahoma Housing Finance Agency (OHFA) operates in all 77 Oklahoma counties, providing assistance that helps families pay rent or purchase their first home. OHFA also works with nonprofit organizations, developers and municipalities to bring quality housing opportunities to communities across the state.

https://www.okdrs.gov/guide/06_01

FEDERAL LOW-INCOME HOUSING TAX CREDIT (LIHTC)

The Low-Income Housing Tax Credit (LIHTC) program is the most important resource for creating affordable housing in the United States today. Created by the Tax Reform Act of 1986, the LIHTC program gives [State and local LIHTC-allocating agencies](#) the equivalent of approximately \$10 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

HUD collects LIHTC data at the property level and the tenant level. HUD's property database includes information on the size, unit mix, and location of individual projects. HUD's collection of tenant information includes demographic and economic characteristics of households residing in LIHTC properties from state housing finance agencies that administer the LIHTC program. This page provides access to the property and tenant level data and also to data on Qualified Census Tracts and Difficult Development Areas designated by HUD.

Read more at: <https://www.huduser.gov/portal/datasets/lihtc.html>

Federal Housing Assistance for Low-Income Households

September 9, 2015

Congressional Budget Office Report

Marcae Hilton

From: Edward Phillips <ephillips310@gmail.com>
Sent: Wednesday, June 19, 2024 1:42 PM
To: Marcae Hilton
Subject: Subject: JENKS PLANNING COMMISSION 6:00 P.M. THURSDAY, JUNE 20, 2024, Agenda Item 4. JZ 24 PUD 149: with Planned Unit Development 149 Overlay District.
Attachments: Proposed River Falls High-Density Residential Development.docx; S Harvard INCOG - Major Street and Highway Plan.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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

Marcae Hilton,
Director of Planning
City of Jenks, OK

Attached are comments and recommendations regarding the following Planning Commission Meeting Agenda Item 4.

Subject: JENKS PLANNING COMMISSION 6:00 P.M. THURSDAY, JUNE 20, 2024,
Agenda Item 4. JZ 24 PUD 149: with Planned Unit Development 149 Overlay District. General Location: 131st & Harvard

Proposed River Falls High-Density Residential Development

Thanks for your consideration,

Edward J. Phillips
13422 S. 19th Ct.
Bixby, OK 74008

Marcae Hilton,
Director of Planning
City of Jenks, OK

6/19/2024

Subject: JENKS PLANNING COMMISSION 6:00 P.M. THURSDAY, JUNE 20, 2024,
Agenda Item 4. JZ 24 PUD 149: with Planned Unit Development 149 Overlay District. General
Location: 131st & Harvard

Proposed River Falls High-Density Residential Development

“River Falls”. This will be a RS-3 high-density residential development. 385 lots, 30ft- 40ft- 50ft lots. Note in following documents 5, 6 and 7 the proposed smaller houses and lots have one-car garages.

Documents:

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

Note that some major corporations and investors are purchasing very large groups of residential homes for leasing and investment purposes. Large groups of small leased and rental homes tend to have deferred maintenance and can depress area home values.

Recommendation: River Falls zoning should be established as RS-2, Medium Intensity Development.

Bixby West Elementary and Intermediate School

The Bixby West Elementary and Intermediate Schools are already greatly overloaded with major new residential developments occurring within the schools coverage area.

Approving River Falls subdivision with RS-3 High Density Development and 385 lots will greatly impact Bixby West Elementary and Intermediate Schools and their ability to provide quality student education.

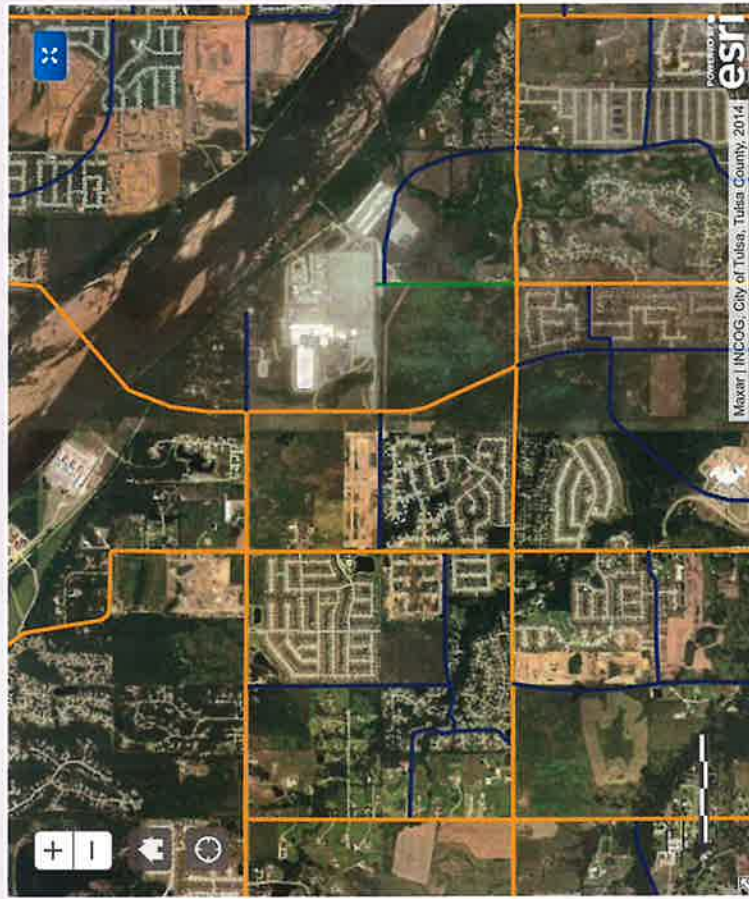
Recommendation: River Falls zoning should be established as RS-2, Medium Intensity Development.

INCOG Web Maps

INCOG - Major Street and Highway Plan

This map identifies the major street and highway classifications and City of Tulsa street designations for purposes of right-of-way allocation and potential street design/layout. Click on a roadway segment for more information.

► Switch Basemap



- Legend**
- MSHP
 - Freeway
 - Parkway
 - Scenic Drive
 - Primary Arterial
 - Secondary Arterial
 - Urban Arterial
 - Residential Collector
 - Commercial/Industrial Street
 - Commercial/CBD/Industrial Collector
 - Not Classified
 - City of Tulsa Street Designation
 - PlanTulsa_Overlay
 - Main Street
 - Multi-Modal Corridor
 - Commuter Corridor



INCOG
2 W 2nd St Suite 800 Tulsa, OK 74103 918.584.7526

Marcae Hilton

From: Brandon Macy
Sent: Thursday, June 20, 2024 1:35 PM
To: Marcae Hilton
Subject: FW: Planning Commission Agenda Item - Citizen complaint

Marcae,

She is concerned about the 1 car garages and the density of the project. The one car garages don't fit the aesthetic of the area. Thinks it is in the wrong part of town (said near the outlet mall would be better) and will overburden the school district.

I told her I would forward her comment on to you so that you would provide it to the PC members.

Thank you,

Brandon Macy | City Clerk | Planning Assistant

City of Jenks | City Hall

211 North Elm | P.O. Box 2007 | Jenks, OK 74037

(918)209-4903 Direct | (918)299-5883 Main

From: Sara Whitacre <swhitacre@jenksok.org>
Sent: Thursday, June 20, 2024 12:48 PM
To: Marcae Hilton <mhilton@jenksok.org>; Brandon Macy <bmacy@jenksok.org>
Subject: Planning Commission Agenda Item - Citizen complaint

Hello,

I just got off the phone with a citizen who wanted to talk to the councilor for her Ward, Donna Ogez. I asked a few more questions and her concerns are more about tonight's Planning Commission agenda. She lives in Dutcher's Crossing and is upset about and Agenda Item regarding River Falls and mentioned parking lots? I don't know exactly what she wants, but it may be worth a call to further explain to her. I'm sure she will attend the meeting and find out more... but I don't think Vice Mayor Ogez will be the person she needs to talk with.

Brandy Benoit
918-527-7325

Sara Whitacre

City of Jenks | Administrative Assistant

918-299-5883

211 N Elm Jenks, OK 74037

swhitacre@jenksok.org

Marcae Hilton

From: Craig Murray
Sent: Thursday, June 20, 2024 10:22 AM
To: Matthew Clagg
Subject: RE: Zoning changes and new additions

Mathew,

Thank you for writing and voicing your opposition to new development in the area. I realize that the infrastructure will have to be addressed in the future and the school systems have tried to keep up with the growth and demand. The new Bixby Elementary at 1515st and Harvard was opened to help alleviate the over crowding and distances that parents or school buses had to travel to get children to school. We do not have the resources to place School Resource officers in the Bixby school and especially since Jenks Public School has their own police force, JPD will be busy with the new mall and traffic that will be coming to our city and spending tax dollars. The upcoming budget is allowing us to hire additional officer, however there is a lot of agencies hiring and most of them are paying more than we do.

Craig

From: Matthew Clagg <mclagg@me.com>
Sent: Wednesday, June 19, 2024 1:56 PM
To: Craig Murray <cmurray@jenksok.org>
Subject: Zoning changes and new additions

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

Hey Craig,

I wanted to voice my opposition to this zone change and any more new additions in the area. We need a hiatus on approvals for a few years and let our schools and infrastructure stabilize. We also need the City to contribute some school resource funding or officers to Bixby because of this very reason. I believe the City of Jenks has a moral obligation at a minimum because of all the new residential approvals.

Thanks

Matt Clagg

Near 131st and Harvard North of Harvard Oaks.

Attached is important detailed information regarding Request by Tanner Consulting for approval zone change from AG Agriculture to RS-3 Residential at adjacent River Falls

Marcae Hilton

From: Brandon Macy
Sent: Thursday, June 20, 2024 1:08 PM
To: Marcae Hilton
Subject: FW: Proposed River Falls Development

FYI

Thank you,

Brandon Macy | City Clerk | Planning Assistant
City of Jenks | City Hall
211 North Elm | P.O. Box 2007 | Jenks, OK 74037
(918)209-4903 Direct | (918)299-5883 Main

From: Brooke Shondelmyer <brooke.shondelmyer@okstatealumni.org>
Sent: Thursday, June 20, 2024 1:07 PM
To: Brandon Macy <bmac@jenksok.org>
Subject: Proposed River Falls Development

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

Brandon,

My name is Brooke Shondelmyer and I have been a resident in the Providence Hills neighborhood for the past 7 years. My children have gone to Bixby West Elementary school since it opened. We absolutely love our school and living in this area of town.

I have just been recently informed about the proposed high density neighborhood that is going to be discussed this evening at the meeting. Would you please consider voting no for this proposal? I have several reasons for this request.

- **Bixby West Schools:** Even after the expansion of Bixby West they are at capacity. My kids finished 6th grade and 3rd grade this year. In all of their classes they at least had 25 kids. It is hard enough with this many kids in a classroom and it will only get worse with the amount of kids this high density neighborhood will add.
- **Traffic:** With the growth we have had out here the traffic is getting much heavier. Specifically from 131st to the school. There is no shoulder on the road which leaves room for little error. With the volume of traffic I have seen and heard of several accidents especially around the bridge just outside of our neighborhood on Harvard. We have lived in several other places before this (Houston & Edmond) which seemed to develop the road system before bringing development to the area. The Tulsa metro is the first place we have lived that seems to do the opposite.

Marcae Hilton

From: Brandon Macy
Sent: Thursday, June 20, 2024 1:29 PM
To: Marcae Hilton
Subject: FW: Opposition to River Falls
Attachments: City of Jenks Planning Commission 211 North Elm Street Jenks Oklahoma 74037.pdf

FYI

Thank you,
Brandon Macy | City Clerk | Planning Assistant
City of Jenks | City Hall
211 North Elm | P.O. Box 2007 | Jenks, OK 74037
(918)209-4903 Direct | (918)299-5883 Main

From: morganp.ok <morganp.ok@protonmail.com>
Sent: Thursday, June 20, 2024 1:25 PM
To: Brandon Macy <bmacy@jenksok.org>
Subject: Opposition to River Falls

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

I'm opposing the new subdivision that will greatly impact our schools and old infrastructure. They look low income will decrease all of our property values, increase crime, and overwhelm our school causing redistricting. I've attached a correspondence.

Sent from [Proton Mail](#) for iOS

City of Jenks Planning Commission
211 North Elm Street
Jenks, Oklahoma 74037

Dear Members of the Planning Commission,

I am writing to express my concerns regarding the proposed "River Falls" high-density residential development (Agenda Item 4, JZ 24 PUD 149) at 131st & Harvard. As a resident of the adjacent neighborhood, I am deeply worried about the potential implications this project may have on our community, particularly on our local elementary school and infrastructure.

Firstly, our elementary school is already operating at full capacity. The addition of 385 new residential lots, with homes predominantly featuring one-car garages, suggests an influx of families into an area that may not have the capacity to accommodate them within our current educational facilities. This could lead to overcrowding and a decline in the quality of education for our children, which is a paramount concern for all stakeholders in our community.

Secondly, the rapid development of high-density housing must be carefully assessed in terms of its impact on city infrastructure. Issues such as water supply, sewage systems, and road networks need to be thoroughly evaluated to ensure they can support the increased demand that "River Falls" will inevitably bring. Rushing into such development without adequate infrastructure in place risks placing undue strain on our existing resources and could lead to long-term maintenance issues that burden taxpayers.

Furthermore, the density of the proposed lots, ranging from 30ft to 50ft, appears to be highly compact, raising questions about the overall livability and aesthetic appeal of the neighborhood. Such high-density developments should align with comprehensive planning principles that prioritize both sustainability and community well-being.

In conclusion, I urge the Planning Commission to consider the broader implications of approving "River Falls" and to prioritize the long-term interests of Jenks/Bixby residents. I respectfully request that the Commission undertake a comprehensive review of the proposed development's impact on our school system, infrastructure, and overall community character before making a decision.

Thank you for considering my concerns. I look forward to a thoughtful deliberation on this matter.

Sincerely,

Morgan Peuker

2010 E 133rd St S
Bixby OK 74008
9164258387

Marcae Hilton

From: Brandon Macy
Sent: Thursday, June 20, 2024 2:48 PM
To: Marcae Hilton
Subject: Fw: River Falls

FYI

Sent from Nine

From: Eric Coburn <ecoburn@gmail.com>
Sent: Thursday, June 20, 2024 14:25
To: Brandon Macy
Subject: River Falls

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

City of Jenks Planning Commission
211 North Elm Street
Jenks, Oklahoma 74037

Dear Members of the Planning Commission,

I am writing to express my concerns regarding the proposed "River Falls" high-density residential development (Agenda Item 4, JZ 24 PUD 149) at 131st & Harvard. As a resident of the adjacent neighborhood, I am deeply worried about the potential implications this project may have on our community, particularly on our local elementary school and infrastructure.

Firstly, our elementary school is already operating at full capacity. The addition of 385 new residential lots, with homes predominantly featuring one-car garages, suggests an influx of families into an area that may not have the capacity to accommodate them within our current educational facilities. This could lead to overcrowding and a decline in the quality of education for our children, which is a paramount concern for all stakeholders in our community.

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Thank you for considering my concerns. I look forward to a thoughtful deliberation on this matter.

Sincerely,

Thank you

Marcae Hilton

From: Brandon Macy
Sent: Thursday, June 20, 2024 2:49 PM
To: Marcae Hilton
Subject: Fw: Concerns regarding River Falls Development

Sent from [Nine](#)

From: Julia Brown <juliabrownok@gmail.com>
Sent: Thursday, June 20, 2024 14:45
To: Brandon Macy
Subject: Concerns regarding River Falls Development

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

Dear Members of the Planning Commission,

I am writing to express my concerns regarding the proposed "River Falls" high-density residential development (Agenda Item 4, JZ 24 PUD 149) at 131st & Harvard. As a resident of the adjacent neighborhood, I am deeply worried about the potential implications this project may have on our community, particularly on our local elementary school and infrastructure.

Firstly, our elementary school is already operating at full capacity. The addition of 385 new residential lots, with homes predominantly featuring one-car garages, suggests an influx of families into an area that may not have the capacity to accommodate them within our current educational facilities. This could lead to overcrowding and a decline in the quality of education for our children, which is a paramount concern for all stakeholders in our community.

Secondly, the rapid development of high-density housing must be carefully assessed in terms of its impact on city infrastructure. Issues such as water supply, sewage systems, and road networks need to be thoroughly evaluated to ensure they can support the increased demand that "River Falls" will inevitably bring. Rushing into such development without adequate infrastructure in place risks placing undue strain on our existing resources and could lead to long-term maintenance issues that burden taxpayers. Furthermore, the density of the proposed lots, ranging from 30ft to 50ft, appears to be highly compact, raising questions about the overall livability and aesthetic appeal of the neighborhood. Such high-density developments should align with comprehensive planning principles that prioritize both sustainability and community well-being.

Marcae Hilton

From: Brandon Macy
Sent: Thursday, June 20, 2024 2:49 PM
To: Marcae Hilton
Subject: Fw: Strong Opposition to River Falls

Sent from Nine

From: Emily Koss <emilyannkoss@gmail.com>
Sent: Thursday, June 20, 2024 14:45
To: Brandon Macy
Subject: Strong Opposition to River Falls

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

City of Jenks Planning Commission
211 North Elm Street
Jenks, Oklahoma 74037

Dear Members of the Planning Commission,

I am writing to express my concerns regarding the proposed "River Falls" high-density residential development (Agenda Item 4, JZ 24 PUD 149) at 131st & Harvard. As a resident of the Dutcher's Crossing neighborhood, I am deeply worried about the potential implications this project may have on our community, particularly on our local Bixby West elementary and intermediate school and infrastructure. Firstly, our elementary school is already operating at full capacity. The addition of 385 new residential lots, with homes predominantly featuring one-car garages, suggests an influx of families into an area that may not have the capacity to accommodate them within our current educational facilities. This could lead to overcrowding and a decline in the quality of education for our children, which is a paramount concern for all stakeholders in our community. Secondly, the rapid development of high-density housing must be carefully assessed in terms of its impact on city infrastructure. Issues such as water supply, sewage systems, and road networks need to be thoroughly evaluated to ensure they can support the increased demand that "River Falls" will inevitably bring. Rushing into such development without adequate infrastructure in place risks placing undue strain on our existing resources and could lead to long-term maintenance issues that burden taxpayers. Furthermore, the density of the proposed lots, ranging from 30ft to 50ft, appears to be highly compact, raising questions about the overall livability and aesthetic appeal of the neighborhood. Such high-density developments should align with comprehensive planning principles that prioritize both sustainability and community well-being. In conclusion, I urge the Planning Commission to consider the broader implications of approving "River Falls" and to prioritize the long-term interests of Jenks/Bixby residents. I respectfully request that the Commission undertake a comprehensive review of the proposed development's impact on our school

Marcae Hilton

From: Brandon Macy
Sent: Thursday, June 20, 2024 2:57 PM
To: Marcae Hilton
Subject: Fw: River falls housing 131st and Harvard

Sent from Nine

From: Shannon <notesprn@aol.com>
Sent: Thursday, June 20, 2024 14:54
To: Brandon Macy
Subject: River falls housing 131st and Harvard

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

City of Jenks Planning Commission
211 North Elm Street
Jenks, Oklahoma 74037

Dear Members of the Planning Commission,

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Firstly, our elementary school is already operating at full capacity. The addition of 385 new residential lots, with homes predominantly featuring one-car garages, suggests an influx of families into an area that may not have the capacity to accommodate them within our current educational facilities. This could lead to overcrowding and a decline in the quality of education for our children, which is a paramount concern for all stakeholders in our community.

Secondly, the rapid development of high-density housing must be carefully assessed in terms of its impact on city infrastructure. Issues such as water supply, sewage systems, and road networks need to be thoroughly evaluated to ensure they can support the increased demand that "River Falls" will inevitably bring. Rushing into such development without adequate infrastructure in place risks placing undue strain on our existing resources and could lead to long-term maintenance issues that burden taxpayers.

Furthermore, the density of the proposed lots, ranging from 30ft to 50ft, appears to be highly compact, raising questions about the overall livability and aesthetic appeal of the neighborhood and its subsequent effect on the value of our homes. Such high-density developments should align with comprehensive planning principles that prioritize both sustainability and community well-being.

Marcae Hilton

From: Brandon Macy
Sent: Thursday, June 20, 2024 3:10 PM
To: Marcae Hilton
Subject: Fw: River Falls

Sent from Nine

From: Kristi Coburn <kcoburn75@gmail.com>
Sent: Thursday, June 20, 2024 15:03
To: Brandon Macy
Subject: Fwd: River Falls

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

City of Jenks Planning Commission

>> 211 North Elm Street

>> Jenks, Oklahoma 74037

>>

>>

>> Dear Members of the Planning Commission,

>> I am writing to express my concerns regarding the proposed "River Falls" high-density residential development (Agenda Item 4, JZ 24 PUD 149) at 131st & Harvard. As a resident of the adjacent neighborhood, I am deeply worried about the potential implications this project may have on our community, particularly on our local elementary school and infrastructure.

>> Firstly, our elementary school is already operating at full capacity. The addition of 385 new residential lots, with homes predominantly featuring one-car garages, suggests an influx of families into an area that may not have the capacity to accommodate them within our current educational facilities. This could lead to overcrowding and a decline in the quality of education for our children, which is a paramount concern for all stakeholders in our community.

>> Secondly, the rapid development of high-density housing must be carefully assessed in terms of its impact on city infrastructure. Issues such as water supply, sewage systems, and road networks need to be thoroughly evaluated to ensure they can support the increased demand that "River Falls" will inevitably bring. Rushing into such development without adequate infrastructure in place risks placing undue strain on our existing resources and could lead to long-term maintenance issues that burden taxpayers.

>> Furthermore, the density of the proposed lots, ranging from 30ft to 50ft, appears to be highly compact, raising questions about the overall livability and aesthetic appeal of the neighborhood. Such high-density developments should align with comprehensive planning principles that prioritize both sustainability and community well-being.

>> In conclusion, I urge the Planning Commission to consider the broader implications of approving "River Falls" and to prioritize the long-term interests of Jenks/Bixby residents. I respectfully request that the Commission undertake a comprehensive review of the proposed development's impact on our school system, infrastructure, and overall community character before making a decision.

>> Thank you for considering my concerns. I look forward to a thoughtful deliberation on this matter.

>> Sincerely,

>> Thank you

Carlie Head
2029 E 134th ST S
Bixby, OK 74008

I live and vote within the city of Jenks
I would like to have this in the official record.

Dear Members of the Jenks Planning Commission,

I am writing to express my concerns regarding the proposal for a new neighborhood development in our community on the behalf of the Providence Hills Board and our 470 homes. While I appreciate the need for growth and expansion, I believe that the construction of additional homes at this time would have significant negative impacts on our existing infrastructure, particularly our schools.

One of the primary concerns is the current overcrowding of schools in the area, specifically Bixby West Elementary and Intermediate. These schools are already struggling to provide a quality education experience due to the high number of students per classroom. Adding more homes to the area would only exacerbate this issue, potentially compromising the educational environment for our children.

Furthermore, I am very concerned about the lack of community amenities planned for the proposed neighborhood. If there are not enough playgrounds, pools and, or splash pads included in the development, it is likely that families from the new neighborhood would utilize the amenities in the existing community of Providence Hills. With having 470 homes already and struggling to accommodate our own residents, adding more families to use these facilities would put undue strain on our neighborhoods resources and amenities.

I also have a concern for the potential number of rent homes this neighborhood will allow. Renters typically do not maintain their properties as diligently as homeowners, leading to potential decline in property appearance and value of all those around. Renters, who may have short term stays, may not build strong community ties as a homeowner would do, this can result in lower community involvement, which can then affect the overall quality and cohesion of the neighborhood as a whole.

Another concern coming from Providence Hills Neighborhood is about fire and medical services. To ensure prompt and effective police and medical response times it is paramount to the safety and well-being of every neighborhood out this direction that we strongly urge the planning commission to prioritize infrastructure and resource allocations that support rapid police and medical response times.

In conclusion, while I understand the need for growth, I believe it is crucial to prioritize the well-being of the current neighborhoods still being built, focus on the infrastructure or lack thereof and prioritize the students and teachers who don't want to be in, or teach in a crowded classroom. Before approving this change, I strongly urge the Jenks Planning Commission to thoroughly consider the impact on our schools and community resources.

Alternative solutions, such as improving existing infrastructure or proposing expanding and adding more amenities in River Falls, should be explored to ensure sustainable growth and a high quality of life for all their residents.

Thank you for considering my concerns regarding this important matter. I am available for further discussion if needed.

Thank you,

Carlie Head

President of Providence Hills HOA

providencehillshoa@gmail.com

Questions for Planning Commission

Will this neighborhood allow low income assistance or state subsidies?

Will the neighborhood have an HOA and when will it be turned over to the neighborhood?

Will the HOA covenants have a clause for the number of rental houses allowed?

Will the neighborhood have a pool or splash pad?

Will there be a traffic report done?

What is the expected timeline for development and completion of the neighborhood?

6-27-24

Jenks City Council
Marcae Hilton, Jenks Planning Director
P.O. Box 229
Jenks OK 74037

RE: Opposition to Zoning Application PUD-149 River Falls Located at 131st and Harvard
To: Jenks City Council

The proposed development is not only in non-compliance with the existing Comprehensive Plan, but also not consistent with past development practices and the policy of the City of Jenks. We were not able to attend the Planning Commission meeting on June 24, 2024. However, we were not that concerned because we fully expected this application to be denied based on its non-compliance with the Jenks Comprehensive Plan and the area development practices and requirements. We are submitting this letter to be on the record of opposition to the development as proposed and to request that the subject application not be presented on a consent agenda, but a public hearing be opened by the City Council for discussion.

The Jenks Comprehensive Plan from 2005 to its recent change adoption of the new plan in September 2020 had the north half of the Northwest Corner of Section 9 (80 acres) designated for Commercial Use. This was designated for commercial in anticipation of the proposed bridge to 131st that is still shown in the plan. This appeared to be good planning recognizing the need to support over 2000 homes in South Jenks and to stop the sales tax leakage to Tulsa like we see at the 96th Street Bridge with the Kohls shopping center. However, the September 2020 Plan reduced this Commercial area to 15 acres. Five acres to be located on the Northwest corner of the subject property and 10 acres located immediately across the bridge access road at the Northeast corner. The proposed application eliminates the 10-acre node at the northeast corner without discussion or hearing. I realize that State Statute allows a decision against the Comprehensive Plan with the understanding that a Plan Amendment would need to be processed immediately to correct the discrepancy. I submit that this commercial area is too important for the residents of south Jenks and should be of higher importance to the city in regards to providing a sales tax generator that will be used by surrounding communities.

The proposed development standards of PUD 149 will allow the creation of 385 lots with a current site plan of 370 lots. There is no minimum house size identified in the proposal. The builder is identified as Raush Coleman Homes. Coleman Homes has a standard house size between 800 to 1200 square feet. Three models were submitted with the PUD. It appears that this house size is near 1000 square feet in size.

I recognize the need to provide starter homes, I just don't think that the need is reduced to the City of Jenks. Jenks practice was to provide different housing options either as a phase inside a development like the back side Woodcreek Villas or pocket redevelopment areas like the Courtyard of Jenks or Bridal Ridge. Southern Reserve was recognized as a starter home development. This development allowed 1400 square foot homes but was required through the PUD process to have an average of 1500 square feet for all houses.

This development practice provided some starter home options while protecting the overall housing market value of the City of Jenks. It should be noted, that the two of the cities that border

the City of Jenks, have taken steps to eliminate this type housing, The City of Glenpool has recently instituted policy to not allow any housing under 1500 square feet and the City of Bixby, I understand directly related to two Rausch Coleman developments, has instituted policy to not allow houses under 1500 square feet and will not allow lots sizes at 50 foot wide or smaller. The City of Bixby code changes also state that they will allow 55 feet wide only if they are a gated neighborhood.

During the recent zoning of Frazier Meadows and Frazier Falls it was specified by the City Council that this area was known for larger lots and larger size housing. Even though the lots sizes varied to allow for a greater yield it was important to the City to maintain a certain house size to make sure that the value of property was maintained in the area. The City of Jenks is only 20 square miles, and 7 square miles is in the floodplain. It was determined 25 years ago to maintain housing value for the property owners in the city of Jenks that there was not a need to provide Industrial Zoning, or a need provide large areas of starter homes. This policy has been maintained over the years and provided great results for the City of Jenks and its citizens.

It should be noted that the adjacent development to the north, Frazier Lakes, has 4000 to 6000 square foot homes. Torrey Lakes, Dutcher Crossings, and Providence hills have all been established with 2000 square feet homes and up. If a development is approved with 370 houses at 1000 square feet in size is approved, it will have an immediate impact of the value of the surrounding homes and over time with comparison sales for appraisal, given the size of the City, it can have an impact on the entire Jenks housing market.

I would also note that during the recent zoning of Frazier Meadows and Frazier Falls there was a requirement for masonry pillars on the perimeter fence to be every single property corner along 131st and Harvard. The PUD proposed only says there will be a perimeter fence and does not specify the product.

This development is not providing the city of Jenks with anything it needs. It does provide extra cost in police and fire protection, it does provide extra traffic along 131st Street and Elm, and it removes area currently reserved for commercial retail that is critical to providing services to 2000 homes in the area and sales tax to help continue city services, and it will definitely hurt the value of all Jenks property. Being a Planned Unit Development application it is legal to require the development to be in conformity with the area.

I do have some questions related to sewer availability. I recognize that the Dutchers Crossing Lift Station and the Kimberly Clark Lift Station have access charges associated with them along with the Fraizer Lakes trunk lines. I will need to understand what serves the proposed development.

Sincerely,



Charlie Wollmershauser

Developer Frazier Lakes, Frazier Meadows

Marcae Hilton

From: Matt Clagg <mclagg@me.com>
Sent: Friday, June 28, 2024 4:54 PM
To: Marcae Hilton
Subject: River Falls Proposed Development and Future Residential Development

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

Hey Marcae,

I live in Providence Hills at 131st and Harvard. I am reaching out regarding this particular development, but also future development. River Falls is going to have a direct negative impact on my community. This planned community does not have equal amenities, sized lots, construction type, or look like any of the surrounding neighborhoods. The kids from this neighborhood are going to run across the street to use and vandalize our amenities such as the basketball court, play equipment, pool, splash pads, and fishing ponds. We will then be saddled with trying to upkeep them both physically and financially. When they do run across the street over and over at all times of day and night, they will be at high risk of getting hit by cars on Harvard.

This many more residential units in the area, will further strain our emergency services in the area. Our officers are already stretched thin without adding this many potential calls for service. We are already plagued by a high number of car break ins and other thefts. This will create an opportunity for more.

The additional cars on the road will undoubtedly create severe congestion. Adding this many cars on the road, while simultaneously widening Elm, is going to create a nightmare for everyone.

I have been told that voicing my concerns to you and the rest of the city leadership regarding the impact on Bixby Public Schools is a waste of time because there is zero concern for it. I for one, want to give you and others the benefit of the doubt that you care about the welfare of your citizens while making your decisions and our kids that live in your city limits are citizens of Jenks even though they go to Bixby Schools. This one development will push West and Central over capacity by the year 2027. The school will not have the money to break ground on a new school in order to re district, until 2028. By over capacity, we will have add 50 kids per grade at West campus on average. That means we would need a minimum of two classrooms per grade that don't exist. Superintendent Miller would be glad to go over it with you in depth. These facts will have a negative impact on our kids education. Over crowding classrooms is very detrimental.

With all this being said, the fact is, the infrastructure cannot support this development or any more in the area for another 5 years. We need a 5 year moratorium on residential development to let it catch up.

In conclusion, this information is factual and has been proven historically over and over. The Cities of Broken Arrow and Glenpool have both used PUDs to discourage developments like this in the past because of the lack of infrastructure to support it. It is legally supported and morally imperative. I trust you consider all of these points and see it is time for a moratorium now.

Thank you for taking the time, I would be more than happy to meet with you to discuss anything in more detail.

Matt Clagg
918-934-9676

Marcae Hilton

From: Brandon Macy
Sent: Friday, June 28, 2024 5:43 PM
To: Marcae Hilton
Subject: Fw: River Falls Development and future residential development.

Sent from [Nine](#)

From: [Matt Clagg <mclagg@me.com>](mailto:mclagg@me.com)
Sent: Friday, June 28, 2024 16:50
To: Brandon Macy
Subject: River Falls Development and future residential development.

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

Hey Brandon,

I live in Providence Hills at 131st and Harvard. I am reaching out regarding this particular development, but also future development. River Falls is going to have a direct negative impact on my community. This planned community does not have equal amenities, sized lots, construction type, or look like any of the surrounding neighborhoods. The kids from this neighborhood are going to run across the street to use and vandalize our amenities such as the basketball court, play equipment, pool, splash pads, and fishing ponds. We will then be saddled with trying to upkeep them both physically and financially. When they do run across the street over and over at all times of day and night, they will be at high risk of getting hit by cars on Harvard.

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Thank you for taking the time, I would be more than happy to meet with you to discuss anything in more detail.

Matt Clagg

918-934-9676

Marcae Hilton

From: Bill Crofford <ru2ride@gmail.com>
Sent: Monday, July 1, 2024 5:18 PM
To: Marcae Hilton; bmac@jenksok.org
Subject: Proposed River Hills Planned Unit Development

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

Good Day Jenks Planning Commission:

I wanted to take a moment to express some serious concerns that we in Providence Hills neighborhood have about this proposed Development:

Here are some points of concern:

- > Over site of the development of this community and the ability to hold residents to protect the value of the property.
- > With these homes on 40 or 50 ft lots and the concern for residents to make investments in their property for long term. It appears that these types of homes will become more in line like townhouses and would be subject to turn into over time as more rental properties. This would see a high turnover of residents and for management companies to acquire properties that may fall into default.
- > With additional homes in this area it would be a tremendous amount of resources by the city to support. Additional fire ambulances police and other city support would be needed. Traffic is already very heavy on 131st which would be the main road to get to this addition other than Kimberly Clark road.
- > Although I am sure that the city is looking at generating tax revenue in considering this but Jenks as a community has always valued their residents and the community by providing great additions to live and raise their families. This development is not what represents the city of Jenks values or quality of life.

As a homeowner and a valued citizen I urge the commission not approve this development and that the city should wait until we have a developer that offers more advantages to its residents and the community.

We do not need a rotational community but solid residential neighborhoods for Jenks!!

Sincerely

Bill Crofford
918~740~0892

Marcae Hilton

From: Heather Jones <heajones12@gmail.com>
Sent: Tuesday, July 2, 2024 9:11 AM
To: Marcae Hilton
Subject: Proposed high density residential development

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

Good morning!

I am writing to express the concerns of my family and neighbors regarding the proposed development on the corner of 131st st and Harvard Ave. we have been made aware that there is a proposal to rezone this area to high density residential. We live in Gray Oaks further south off of Harvard. Our concern is this type of housing will decrease the value of our current property and more importantly lead to overcrowding in our children's elementary school, Bixby West. Bixby West just finished an add on last year in 2023 and our classroom sizes are reasonable at this time. Adding 370 homes to the area could be detrimental to the education system in this part of the district. Our family, along with many others in the area strongly oppose this proposal!

Thank you for your time,

Heather, Joel, Blakely and Brynlie Kendrick Sent from my iPhone

Marcae Hilton

From: Whitney Bielefeld <whitneyaige8@gmail.com>
Sent: Monday, July 1, 2024 10:30 PM
To: Marcae Hilton
Subject: Concerned homeowner

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

Good evening. I am learning more about the River Falls development planned south of 131st and north of the Harvard Ponds area. Removing this area to high density residential would be disastrous for our area.

Traffic would be a nightmare. Having these very low value, high density homes will drive rentals and rentals generally depress home values in surrounding areas. Bixby schools are already past capacity. This would drive further overcrowding. Services for fire, police and emergency services would be further demanded.

In short, why would we allow this development in our area when glenpool has already rejected this development?! Jenks is purported to be more educated and higher home values than glenpool. I chose to live here because of the better standard of living and better home values. Why on earth would y'all consider diluting the worth of our city with a development that only benefits the developer? We do not need this in our city.

Have you driven around Bixby lately? The massive residential expansion has made traffic an unmitigated disaster, with major flooding issues and lacking police, fire, and emergency services. Poor planning and fast builds have made living in Bixby insufferable. I've been so glad that Jenks has made such smart decisions with encouraging business development and road improvements. We have so much to look forward to in our city. But high density housing will absolutely ruin the prosperity we have built for homeowners and businesses in Jenks if this goes through.

Please reject this rezoning measure. No high density housing in the Bixby district and near our Jenks neighborhoods.

I live in the Yorktown neighborhood at 420 West 127th Pl S, Jenks, OK 74037.

Thank you,
Whitney Bielefeld

Marcae Hilton

From: Charity Kreher <charitykreher@gmail.com>
Sent: Monday, July 1, 2024 9:19 PM
To: Marcae Hilton
Subject: concerned citizen - Jenks

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

Good evening,

It's come to my attention that there are plans for a new subdivision just south of Yorktown where I reside that will potentially impact the traffic on Elm (Peoria).

Please reconsider.

This is not a good move for Jenks - not in terms of affordable housing as I believe housing should be affordable to all but with an already congested main road this will lead to more accidents, overall traffic which we've been fighting both locally and on hwy 75 and equally frustrated citizens who have chosen to make this area their home. Without the proper infrastructure I don't believe it's a safe move for Jenks and its residents at this time.

Charity Kreher
125 W 128th St S Jenks, OK

Marcae Hilton

From: Emily Williams <emw4788@gmail.com>
Sent: Monday, July 1, 2024 9:04 PM
To: Brandon Macy; Marcae Hilton
Subject: Land Rezoning Rejection

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

Dear Marcae and Brandon,

As a resident of the Harvard area between 131st and 141st area, I and the majority of the residents in the area would like to see this rezoning cancelled. This area is not sufficient enough to allow for "density residential" zoning. Roads are too small, and there is not enough space to expand without encroaching on residents' back yards.

Bixby West Elementary and Intermediate are bursting at the seams already, and do not have room to expand. There are not enough classrooms available and not enough teachers staffed. There is not enough funding pouring into the West school system to welcome a dense residential population.

We as residents of this area of Harvard between 131st and 141st do NOT want this rezoning to take place. We are against this rezoning.

If I were not working a 12 hour nursing shift that ran over time of this meeting, I would be there in person to express my concerns and reject this motion.

I hope you will take this into consideration with sincerity.

Thank you for taking the time to read this.

Emily Williams

Marcae Hilton

From: Newsom, Zachary <newsom.zachary@unionps.org>
Sent: Tuesday, July 2, 2024 9:48 AM
To: Marcae Hilton; Brandon Macy
Subject: No High Density Residential Housing (River Falls)

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

I am writing to discuss the proposed development plans for River Falls, particularly regarding the consideration of "high density residential" housing.

I live in Pine Valley, a neighborhood near Bixby West Elementary. After thoughtful consideration and in alignment with my vision for the area, I would like to express a preference for exploring options that foster a traditional neighborhood development approach.

I believe that a traditional neighborhood development would better complement the existing community and align with both current zoning guidelines and my personal vision for the area.

Again, please don't add high density residential housing in this area. Thank you for your attention to this matter.

Zach Newsom
10th Grade U.S. History
Union High School, Room 2710