

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, AUGUST 22, 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 July 18, 2024

Documents:

[2024.07.18 PC MINUTES.PDF](#)

- 1.B. Plat 24-03 - Approve Preliminary Plat for River Falls. General Location: 131st & Harvard

Documents:

[SR.RIVERFALLS.2024.08.22.PDF](#)
[24050_20240701_CITY_RIVER FALLS PRELIMINARY PLAT-1.PDF](#)

- 1.C. Approve sign exception for City Hall Steak and Cocktails' sign to allow for a projection of 5'. General Location: 123 E Main St

Documents:

[SR.CHSC SIGN EXEMPTION.2024.08.22.PDF](#)
[SIGN DESIGN.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 24-693: Request for a rezoning from RS1 (Residential Single Family) to LC (Local

Commercial). General Location: 1119 W Main St

Documents:

1. [SR.JZ24-693.PC08.22.2024.PDF](#)
2. [JZ 24-693 PUBLIC NOTICE \[1119 W MAIN ST\].PDF](#)

4. PA 24-36: Request for a Comp Plan Change from Single Family Medium Intensity to Local Commercial. General Location: 1119 W Main St

Documents:

1. [SR.PA26-2024.08.22.CARR.PDF](#)

5. JZ 24-695: Request for a zone change from OM (Office Medium) & CS (Commercial Shopping) to CS (Commercial Shopping). General Location 502 E "A" St

Documents:

1. [SR.JZ24-695.PC08.22.2024.PDF](#)
- [PUBLIC NOTICE - JZ 24-695 \[502 E A ST\].PDF](#)

6. JZ 24 SUP 122: Request for a rezoning from IL (Industrial Light) to CS (Commercial Shopping) with a Specific Use Permit overlay to allow for a car wash. General Location: W of Elm, S of Creek Turnpike

Documents:

1. [SR.JZ24 SUP122.PC08.22.2024.PDF](#)
2. [JENKS-PRELIM SITE PLAN.PDF](#)
3. [JZ 24 SUP 122 PUBLIC NOTICE \[S OF CREEK TURNPIKE AND W OF ELM\].PDF](#)

7. JZ 24 PUD 146.ma1: Request for a major amendment to PUD 146 overlay. General Location: 131st & Elm

Documents:

1. [SR.PUD 146.MA1.CROSSVINE.PDF](#)
2. [PUD 146 MA1CROSSVINE.PDF](#)
3. [JZ 24 PUD 146.MA1.PUBLIC NOTICE MAP.PDF](#)
4. [JZ 24 PUD 146.MA1 PUBLIC NOTICE \[131ST AND ELM\]\[CORRECTED LEGAL\].PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

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

The Jenks Planning Commission was called to order at 6:00 p.m. on July 18, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Amy Bors
Craig Bowman
Rob Sellers
Greg Nixon
Chair Scott West

Absent

Ray Stephens

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 June 20, 2024
 - B. Approve JL 24-398: Request by Michael Malone for a lot combination. General Location: 12514 S 13th Pl S
 - C. Approve JL 24-399: a request by Wallace Engineering for a Lot Split. General Location: 131st & Harvard

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, Nixon, West

NAY: None

Motion carried.

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

Planning Director Marcaé Hilton introduced Item 3. Amy Bors made a motion to approve Item 3. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

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

Planning Director Marcaé Hilton introduced Item 4. Gina Wilson made a motion to approve Item 4. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

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

Planning Director Marcaé Hilton introduced Item 5 and answered questions. Ed Philips (13422 S 19th Ct) addressed the Planning Commission related to the change. Amy Bors made a motion to approve the Comp Plan change to Local Commercial, mirroring the size of the Local Commercial on the southwest side of 131st and Harvard. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

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

Planning Director Marcaé Hilton introduced Item 6 and answered questions. Amy Bors made a motion to approve Item 6. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Other Business

1. Planning Update – Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 6:32 p.m.

To	Scott West and Planning Commission
Hearing Date	August 22, 2024
Case Number	Preliminary Plat River Falls
Request	Approval of Preliminary Plat for River Falls (PUD 149)
Location	131 st & Kimberly Clark Pl
Applicant	Tanner Consulting

Staff Report	Preparer Marcaé Hilton
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Attachments	Preparer
☒ Plat Documents	Tanner Consulting, LLC

Background Information

STAFF COMMENTARY | Tanner Consulting is representing the development group, the project (JZ 24 PUD 149 Overlay District) was on the City Council agenda for conditional approved on August 20, 2024, to develop a 73-acre Residential development. This Planning Commission agenda has been published in advance of the City Council Zoning hearing.

PC Summary | PC voted 6-0-1 (Nixon absent) to approve PUD 149 on the June 20, 2024 meeting (with conditions).

CC Summary (2024.08.20) | JZ 24 PUD 149 | Approval not yet determined.

CC considerations:

- Lot width requirements
- Amenity requirements

PLANNING DATA

Citizen Comments	None, plats are not advertised.
Intended Use	Detached (Single-family Residential)
Current Zoning	PUD 149 (Overlay District) RS3
Parcel ID	97309-73-09-16010 (Portion of this parcel)

STR	SECTION 09, TOWNSHIP 17, RANGE 13
Legal	NW LESS N50 THEREOF & LESS E300 & LESS S660 N990 W660 & LESS S750 SEC 9 17 13 89.299ACS
Gross Acres	89.30
Plat	Preliminary Plat: River Falls 72.458 Acres 3,156,282 SF 22 Block, 328 Lots
School System	Bixby Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks, the PUD overlay details will be filed by separate instrument along with the plat.
Council Ward	District 5 Donna Ogez

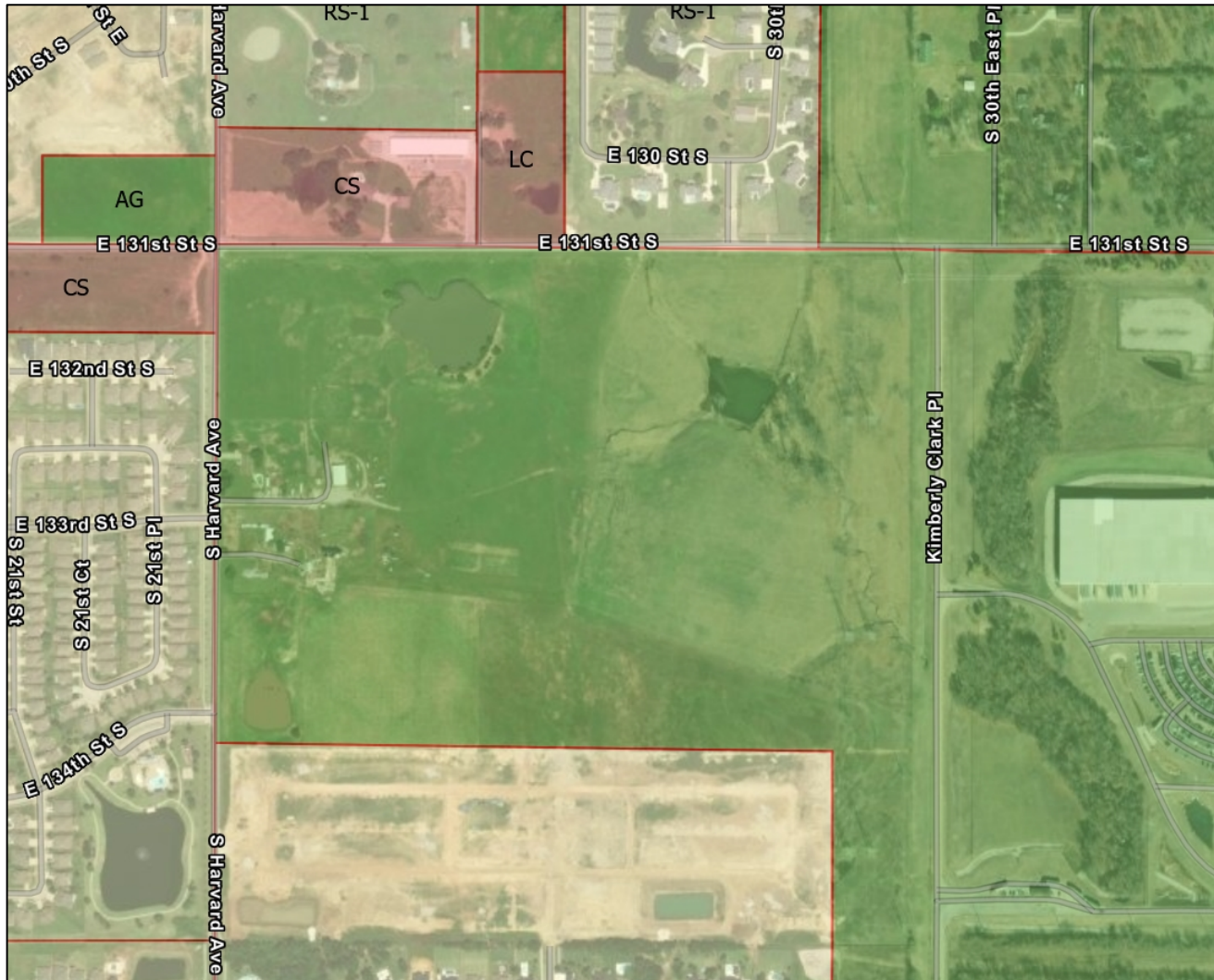


Figure 1: Zoning map of the parcel in question.

Staff Evaluation & Recommendation

Evaluation | This approval is for the Preliminary Plat for the development. Before any houses can be finalized, the Final Plat must be submitted and approved. The plat has 332 lots, 22 blocks, and 8 reserve areas. Of the 322 lots, 132 (40%) are 50' and 196 (59%) are 40'.

UDO LANGUAGE

- (5) *Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.*
- (a) *Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:*
- ☐ *The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,*
 - ☐ *The date of preparation of the plat, north arrow, and scale (written and graphic presentation),*
 - ☐ *Key or location map showing location of subdivisions within the mile section,*
 - ☐ *An accurate legal description of the property,*
 - ☐ *The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
 - ☐ *The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*
 - ☐ *The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,*
 - ☐ *The location and description of all existing structures, water bodies and watercourses,*
 - ☐ *The areas subject to flooding based upon the regulatory flood plain boundary,*
 - ☐ *The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8,*
 - ☐ *The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,*
 - ☐ *All proposed lots progressively numbered and building setback lines,*
 - ☐ *Blocks progressively numbered,*
 - ☐ *A topographic map of the subdivided area with contour lines having two-feet contour intervals based on United States Coastal and Geodetic Survey datum,*
 - ☐ *Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - ☐ *Conforms to Subdivision Regulations for design and layout,*
 - ☐ *Connects with current and anticipated future abutting development(s),*
 - ☐ *Lot dimensions and shapes facilitate private use and infrastructure placement,*
 - ☐ *Takes advantage of existing environmental features of the property,*
 - ☐ *Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*

(i) The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.

(ii) The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.

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

(b) Additional Engineering Review Items:

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

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

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

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

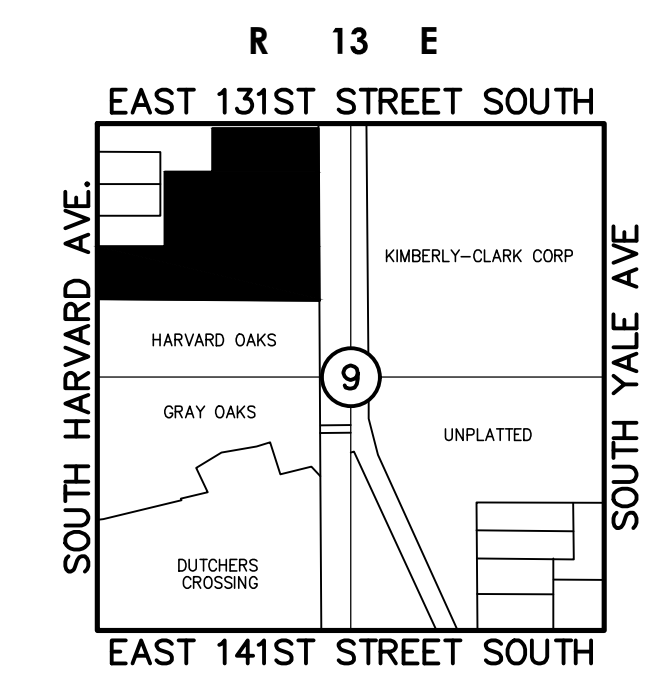
TAC AND STAFF SUMMARY | River Falls Preliminary Plat | DATE | No Comments

Staff Comments and Conditions of Approval as given by Planning Commission for PUD 149

1. No 30' lots
2. No more than 60% of 40' lots
3. 2 car garage minimum
4. A minimum of 2 Covered bus stops required
5. Any additional requirements placed by City Council on 2024.08.20
6. A traffic study is required per the UDO.

SUBDIVISION CONTAINS:
THREE HUNDRED AND THIRTY-TWO (332) LOTS
IN TWENTY-TWO (22) BLOCKS
WITH EIGHT (8) RESERVES

• 50' WIDE LOTS (132)
• 40' WIDE LOTS (196)



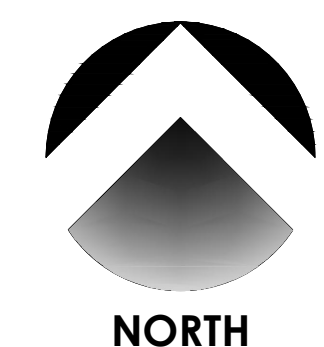
Location Map
Scale: 1" = 2000'

Preliminary Master Plat

PUD 149

River Falls

PART OF THE NORTH-WEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA



Scale: 1" = 100'
Tanner Consulting

- LEGEND
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - DELTA DELTA ANGLE
 - DOC DOCUMENT
 - EASMT EASEMENT
 - F/E FENCE EASEMENT
 - LMA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - RES RESERVE
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - XXX ADDRESS ASSIGNED

NORTHEAST CORNER NW/4
SECTION 9, T-17-N R-13-E
FOUND BRASS CAP

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSED PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 4435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (5501), NORTH AMERICAN DATUM 1983 (NAD83).
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF JENKS AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH HARVARD AVENUE BY VIRTUE OF RIGHT-OF-WAY DESIGNATED BY THIS PLAT AND BY EAST 131ST STREET SOUTH AND SOUTH 26TH STREET, BOTH BEING PUBLIC STREETS.

Developer:
Tulsa L Dev., LLC
CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@TULSA.LDEV.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

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

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
1	47.12'	30.00'	89°00'53"	N46°06'45"W	42.42'
2	47.12'	30.00'	89°00'53"	N43°31'15"E	42.42'
3	39.27'	25.00'	90°00'00"	N46°06'36"W	35.36'
4	39.27'	25.00'	90°00'00"	N43°31'44"E	35.36'
5	21.05'	25.00'	48°11'23"	N84°48'02"E	20.41'
6	241.13'	50.00'	276°22'46"	N1°06'16"W	66.67'
7	21.05'	25.00'	48°11'23"	N67°00'55"W	20.41'
8	16.09'	25.00'	36°52'12"	N72°40'11"W	15.81'
9	142.89'	50.00'	163°44'23"	N43°31'44"E	98.99'
10	16.09'	25.00'	36°52'12"	N39°32'22"W	15.81'
11	117.81'	75.00'	90°00'00"	N46°06'36"W	106.07'
12	4.19'	420.00'	0°34'20"	N1°23'26"W	4.19'
13	39.52'	25.00'	90°34'20"	N43°31'44"E	35.53'
14	33.06'	25.00'	75°45'45"	N53°13'24"W	30.70'
15	143.72'	380.00'	21°40'13"	N11°56'23"W	142.87'
16	54.40'	420.00'	7°25'58"	N1°03'30"W	54.45'
17	106.17'	375.00'	16°13'18"	N14°39'50"W	105.82'
18	160.74'	425.00'	21°40'13"	N11°56'23"W	159.79'
19	16.09'	25.00'	36°52'12"	N1°07'28"E	15.81'
20	142.89'	50.00'	163°44'23"	N46°06'36"W	98.99'
21	16.09'	25.00'	36°52'12"	N17°19'49"E	15.81'
22	21.05'	25.00'	48°11'23"	N25°59'25"E	20.41'
23	21.05'	25.00'	48°11'23"	N25°11'58"W	20.41'
24	241.13'	50.00'	276°22'46"	N88°51'44"E	66.67'
25	41.65'	25.00'	89°26'55"	N43°31'15"E	37.00'
26	47.12'	30.00'	90°00'00"	N43°31'44"E	42.43'
27	47.12'	30.00'	90°00'00"	N46°06'36"W	42.43'

Preliminary Plat

PUD 149



PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

THE APPROVAL OF THE CITY OF JENKS. ALL OTHER LANDSCAPING SHALL REQUIRE THE APPROVAL OF THE CITY OF JENKS. FENCES, WALLS, AND ENTRY FEATURES SHALL BE PERMITTED ALONG THE PERIMETERS OF STORMWATER DRAINAGE AND DETENTION EASEMENTS, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, OR DISCHARGE OF STORMWATER THROUGH THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREAS.

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

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- STORMWATER DRAINAGE AND DETENTION EASEMENTS SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

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

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

1. OTHER USES WITHIN EASEMENTS

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

SECTION II. RESERVE AREAS

A. GENERAL

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, ALL RESERVE AREAS ARE HEREBY DESIGNATED AND CREATED TO PROVIDE FOR CERTAIN PUBLIC PURPOSES AND PRIVATE USES AND IMPROVEMENTS AS FURTHER SPECIFIED HEREIN AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOA. SUCH NEIGHBORHOOD AMENITIES MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO: OPEN SPACE, PASSIVE AND ACTIVE RECREATION USES, PLAYGROUNDS, DEDICATED SHELTERED SCHOOL BUS STOPS, MAILBOX FACILITIES, UTILITIES, AND OTHER USES, BUILDINGS, STRUCTURES, AND IMPROVEMENTS AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT, PROVIDED SUCH BUILDINGS, STRUCTURES, OR IMPROVEMENTS DO NOT CAUSE AN OBSTRUCTION OR IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE AREAS

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

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

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

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS, BY THESE PRESENTS:

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

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

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

THENCE NORTH 88°52'46" EAST AND CONTINUING PARALLEL TO SAID NORTH LINE OF NW/4 FOR A DISTANCE OF 1101.61 FEET; THENCE SOUTH 1°07'46" EAST AND PARALLEL WITH THE EAST LINE OF SAID NW/4 FOR A DISTANCE OF 1852.37 FEET TO A POINT AT THE NORTHEAST CORNER OF "HARVARD OAKS", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7124); THENCE SOUTH 89°14'46" WEST AND ALONG THE NORTH LINE OF SAID "HARVARD OAKS" FOR A DISTANCE OF 2343.04 FEET TO A POINT ON THE WEST LINE OF SAID NW/4; THENCE NORTH 1°06'16" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 565.00 FEET; THENCE NORTH 88°53'44" EAST FOR A DISTANCE OF 727.29 FEET; THENCE NORTH 1°06'16" WEST FOR A DISTANCE OF 805.00 FEET; THENCE NORTH 88°53'44" EAST FOR A DISTANCE OF 513.29 FEET; THENCE NORTH 1°06'16" WEST FOR A DISTANCE OF 467.72 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 3,156,283 SQUARE FEET OR 72.458 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

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

SECTION I. STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND UTILITY EASEMENTS:

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

B. UTILITY SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE SOUTH HARVARD AVENUE AND EAST 131ST STREET SOUTH RIGHTS-OF-WAY AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON INSTALLATION OF A

SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

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

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

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

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

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

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

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

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

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

D. LOT SURFACE DRAINAGE:

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

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:

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

F. STORMWATER DRAINAGE AND DETENTION EASEMENTS:

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

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

3. EXCEPTING PERMITTED NEIGHBORHOOD AMENITIES INCLUDING PARK BUILDINGS AND STRUCTURES, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN STORMWATER DRAINAGE AND DETENTION EASEMENTS, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT MORE THAN TWO AND ONE-HALF (2 1/2) INCHES SHALL NOT REQUIRE

Preliminary Plat

PUD 149



PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

3. PLATTING AND SITE PLAN REQUIREMENTS

NO BUILDING PERMIT SHALL BE ISSUED UNTIL A SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE JENKS PLANNING COMMISSION AND APPROVED WITH DEDICATIONS ACCEPTED BY THE COUNCIL OF THE CITY OF JENKS, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF JENKS SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT, PROVIDED THAT EACH DWELLING SHALL INCLUDE THE STANDARD RESIDENTIAL SITE OR PLOT PLAN SUBMITTED FOR BUILDING PERMIT APPROVAL. PHASING IS EXPECTED. MAXIMUM LOT SIZE RATIOS IMPOSED BY THIS PUD SHALL BE APPLICABLE UPON PLATTING THE FINAL PHASE, AND NOT BETWEEN PHASES.

FOR ANY PRIVATE PARK BUILDINGS OR STRUCTURES REQUIRING PARKING OR A BUILDING PERMIT (OTHER THAN A SMALL JOB PERMIT), SITE PLAN APPLICATION APPROVAL MAY BE REQUIRED BY THE CITY OF JENKS.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION:

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

B. MEMBERSHIP:

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

C. COVENANT FOR ASSESSMENTS:

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

D. SPECIAL ASSESSMENTS:

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

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

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

F. EXPANSION RIGHTS OF THE ASSOCIATION:

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

G. REQUIRED MOWING OF VACANT LOTS:

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

DEED OF DEDICATION & RESTRICTIVE COVENANTS (CONTINUED)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, THE SUBDIVISION WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) NO. 149 ("RIVER FALLS") (HEREINAFTER, "PUD-149") AS PROVIDED WITHIN SECTION 16-9-8 OF THE JENKS, OKLAHOMA UNIFIED DEVELOPMENT ORDINANCE, AND

WHEREAS, PUD-149 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF JENKS PLANNING COMMISSION ON JUNE 20, 2024, AND APPROVED BY THE JENKS CITY COUNCIL ON _____, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. _____) APPROVED _____, AND

WHEREAS, PUD-149 REQUIRES THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND

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

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

A. GENERAL

1. DEVELOPMENT IN ACCORDANCE WITH PUD

THE SUBDIVISION SHALL BE DEVELOPED AND USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-149, AS APPROVED BY THE CITY OF JENKS, OR IN SUBSTANTIAL ACCORDANCE WITH SUCH MODIFICATIONS OR AMENDMENTS OF THE RESTRICTIONS AND DEVELOPMENT STANDARDS OF PUD-149 AS MAY BE SUBSEQUENTLY APPROVED.

B. DEVELOPMENT STANDARDS

1. DEVELOPMENT AREA : †

GROSS LAND AREA:	3,156,282 SF	72.458 AC
NET LAND AREA:	3,156,282 SF	72.458 AC
PERMITTED USES:	"SINGLE-FAMILY DETACHED" DWELLINGS; "COMMUNITY GARDEN"; "PRIVATE PARK" USES AS A "SITE DEVELOPMENT ALLOWANCE," TO INCLUDE COMMON AREA FACILITIES SUCH AS NEIGHBORHOOD PARKS, PLAYGROUNDS, AND RECREATIONAL OPEN SPACES; SUBDIVISION IDENTIFICATION MONUMENT SIGNS AT ENTRIES; AND ACCESSORY USES AS PERMITTED IN THE RS3 RESIDENTIAL SINGLE-FAMILY HIGH-DENSITY DISTRICT.	
MAXIMUM NUMBER OF LOTS:	385	
MINIMUM LOT WIDTH 1:	40 FT (MAX. 60% OF LOTS)	50 FT (MIN. 40% OF LOTS)
MINIMUM STREET FRONTAGE:	40 FT	
MINIMUM LOT SIZE:	4,500 SF (MAX. 60% OF LOTS)	5,500 SF (MIN. 40% OF LOTS)
MAXIMUM BUILDING HEIGHT:	2 STORIES AND 35 FT*	
OFF-STREET PARKING:	MINIMUM TWO (2) ENCLOSED OR UNENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT	
MAXIMUM IMPERVIOUS SURFACE COVERAGE:	70%	
MINIMUM YARD SETBACKS:	FRONT YARD: 20 FT REAR YARD: 20 FT SIDE YARD (INTERIOR): 5 FT & 5 FT SIDE YARD ABUTTING A STREET: 15 FT	

MASONRY REQUIREMENTS:

AS REQUIRED BY THE ZONING CODE

OTHER BULK AND AREA REQUIREMENTS:

AS REQUIRED WITHIN THE RS3 DISTRICT

* ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.

† DEFINED AS THE AVERAGE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES, WHICH IS AS IT IS PRESENTLY DEFINED IN THE JENKS UNIFIED DEVELOPMENT ORDINANCE SECTION 16-11-12.5, PROVIDED THAT LOTS WITH CURVED STREET

FRONTAGE SHALL BE SUBJECT TO 50% OF THE WIDTH REQUIREMENT AND BY MEASURING ACROSS THE BACK OF THE MORE RESTRICTIVE OF THE MINIMUM FRONT YARD SETBACK OR BUILDING LINE IMPOSED BY THE SUBDIVISION PLAT PURSUANT TO UDO SECTION 16-3-2.B / FIGURE 3.3.

C. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

1. ACCESS AND CIRCULATION

AS DESIGNED, THE SUBDIVISION WILL HAVE 1 POINT OF ACCESS EACH TO EAST 131ST STREET SOUTH AND SOUTH HARVARD AVENUE AND A CONNECTION TO THE S. 26TH ST. STUB STREET WITHIN "HARVARD OAKS" TO THE SOUTH. RIGHTS-OF-WAY WILL BE DEDICATED FOR THE EAST 131ST STREET SOUTH AND SOUTH HARVARD AVENUE FRONTAGES UPON PLATTING, UP TO 50 FEET FROM THE SECTION LINES (BOTH BEING DESIGNATED SECONDARY ARTERIAL STREETS).

INTERNAL STREETS SERVING THE SITE WILL BE PUBLIC LOCAL MINOR RESIDENTIAL STREETS WITH 26' OF PAVING BETWEEN CURB FACES WITHIN 50'-MINIMUM-WIDTH RIGHTS-OF-WAY. INTERNAL SIDEWALKS SHALL BE 4 FEET IN WIDTH. THE 5' MINIMUM-WIDTH LANDSCAPED STRIPS SHALL BE INCLUDED WITHIN THE FRONT YARD LOT AREAS, AND, REGARDLESS OF WIDTH, EACH LOT SHALL CONTAIN A MINIMUM OF 1 CANOPY TREE WITHIN THE FRONT OR ADJACENT SIDE YARD. CUL-DE-SAC TURNAROUNDS SHALL HAVE A MINIMUM OF 38' BETWEEN CURB FACES AND RIGHT-OF-WAY RADI OF 50'. UTILITIES MAY BE LOCATED WITHIN STREET RIGHTS-OF-WAY AND WITHIN UTILITY EASEMENTS' PARALLELING STREETS, OR WITHIN REAR AND SIDE YARD UTILITY EASEMENTS, ACCORDING TO EACH UTILITY'S STANDARD AND CONVENTIONAL PLACEMENT DESIGNS. STUB STREETS SHALL BE PERMITTED TO ALLOW FOR FUTURE CONNECTIONS TO FUTURE PHASES AND ADJOINING DEVELOPMENTS WHERE APPROPRIATE. STUB STREETS OR PERMANENT DEAD-END STREETS IN EXCESS OF 150' SHALL BE CONSTRUCTED WITH A TURNAROUND IN ACCORDANCE WITH FIRE CODE STANDARDS. BLOCKS SHALL NOT EXCEED 1,200' IN LENGTH. RURAL STYLE INDIVIDUAL MAILBOXES AND CLUSTER MAILBOXES SHALL BE PERMITTED WITHIN RIGHTS-OF-WAY IN ACCORDANCE WITH UNITED STATES POSTAL SERVICE LOCATIONAL AND OTHER DESIGN STANDARDS. PARKS SERVING NEIGHBORHOOD AMENITIES MAY BE LOCATED WITHIN STREET RIGHTS-OF-WAY SUBJECT TO ALL OTHER APPLICABLE REQUIREMENTS INCLUDING BUT NOT LIMITED TO SITE PLAN APPROVAL, UTILITY DESIGN COORDINATION, SIGHT DISTANCE REVIEW, LICENSE AGREEMENTS, AND ALTERNATIVE COMPLIANCE LANDSCAPE DESIGNS.

THE CITY OF JENKS MAY APPROVE FURTHER ALTERNATIVE STREET DESIGN STANDARDS THROUGH PLATTING INCLUDING, BUT NOT LIMITED TO DIVIDED, BOULEVARD-STYLE STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS HAVING ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE.

SIDEWALKS ALONG THE 131ST STREET SOUTH AND SOUTH HARVARD AVENUE AND EXTERIOR STREET FRONTAGES SHALL BE CONSTRUCTED BY THE DEVELOPER, UNLESS PAYMENT OF FEE-IN-LIEU IS PROPOSED AND ACCEPTED BY THE CITY OF JENKS. THESE EXTERIOR SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH, SHALL BE ADA COMPLIANT, AND SHALL BE APPROVED BY THE CITY ENGINEER. ADDITIONALLY, A 5' SIDEWALK WILL BE INSTALLED WITHIN EXISTING STREET RIGHT-OF-WAY ALONG KIMBERLY CLARK PLACE FROM THE SOUTHEAST CORNER OF THE PROPERTY TO THE INTERSECTION OF E. 131ST ST. S. THE SIDEWALK ALONG E. 131ST ST. S. WILL EXTEND TO THE INTERSECTION WITH KIMBERLY CLARK PL.

AT LEAST ONE COVERED BUS STOP WILL BE INCLUDED IN THE DEVELOPMENT, TO BE COORDINATED WITH AND APPROVED BY BIBXY PUBLIC SCHOOLS.

LIMITS OF NO ACCESS (LNA) WILL BE IMPOSED BY THE FUTURE PLAT(S) ALONG THE 131ST STREET SOUTH AND SOUTH HARVARD AVENUE FRONTAGES, EXCEPT AT APPROVED STREET INTERSECTION(S).

2. SIGNAGE, LANDSCAPING, AND FENCING

1 NEIGHBORHOOD IDENTIFICATION MONUMENT-STYLE GROUND SIGN SHALL BE PERMITTED AT EACH STREET ENTRANCE. THE MAXIMUM COPY AREA HEIGHT SHALL BE 8 FT, THE MAXIMUM COPY AREA MOUNTED HEIGHT SHALL BE 15 FT, AND THE MAXIMUM DISPLAY SURFACE AREA SHALL BE 120 SF. IF SIGNAGE IS INCLUDED ON BOTH SIDES OF THE ENTRY, THE SECOND SIGN SHALL BE PERMITTED, IN WHICH CASE THE AGGREGATE DISPLAY SURFACE AREA SHALL BE RESTRICTED TO 120 SF.

GENEROUS LANDSCAPED STRIPS SHALL BE INSTALLED ALONG BOTH ALONG BOTH SOUTH HARVARD AVENUE AND 131ST STREET SOUTH AND SHALL INCLUDE A UNIFORM NEIGHBORHOOD PERIMETER FENCE ALONG BOTH FRONTAGES. THE REQUIRED LANDSCAPED STRIPS SHALL BE A MINIMUM OF 10 FT IN WIDTH BUT ARE PLANNED TO BE WIDER FOR MOST AREAS (17.5' AND 25' AS SHOWN ON THE CONCEPTUAL SITE PLAN). WITHIN THE LANDSCAPED STRIPS, A MINIMUM OF 1 LARGE TREE SHALL BE PLANTED FOR EVERY 25 LINEAR FEET OF STREET FRONTAGE AND ROUNDED UP TO THE NEAREST WHOLE NUMBER. TREES MAY BE GROUPED TOGETHER OR EVENLY SPACED. TREES SHALL BE 2" CALIPER MINIMUM AND SHALL BE ON THE CITY'S APPROVED TREE LIST. FOR REQUIRED TREES LOCATED UNDERNEATH OVERHEAD ELECTRICAL OR COMMUNICATIONS LINES, SHORT TREE SPECIES OR SHRUBS MAY BE SUBSTITUTED FOR LARGE TREE SPECIES, SUBJECT TO THE APPROVAL OF THE JENKS PLANNING DIRECTOR.

IN ADDITION TO PERIMETER FENCING ALONG THE ARTERIAL STREET FRONTAGES, THE DEVELOPER WILL INSTALL 4" SPLIT RAIL POST AND CHAIN FENCES ON ALL REAR YARD LOT LINES THAT ABUT A RESERVE AREAS IN ORDER TO PROMOTE COMMUNITY AND SAFETY WITHIN THE DEVELOPMENT.

WHEN FULLY PLATTED, NOT LESS THAN 15% OR 11 ACRES OF THE SITE SHALL BE PRESERVED AS OPEN SPACE FOR THE ENJOYMENT OF THE RESIDENTS.

EACH LOT SHALL INSTALL AND THEREAFTER MAINTAIN LANDSCAPING MEETING OR EXCEEDING THE REQUIREMENTS OF THE UDO.

LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH PARAGRAPH C. COVENANT FOR ASSESSMENTS.

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

A. ENFORCEMENT:

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

B. DURATION:

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

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SUBSECTION IV.G., AND THIS SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS SHALL BE DEEMED AMENDED WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT UPON APPROVAL OF A MINOR AMENDMENT TO PUD-149 BY THE CITY OF JENKS, OKLAHOMA, AND RECORDING OF A CERTIFIED COPY OF THE APPROVED AMENDMENT DOCUMENT WITH THE TULSA COUNTY CLERK, OR UPON APPROVAL OF A MAJOR AMENDMENT TO PUD-149 UPON FILING OF RECORD AN ORDINANCE AND/OR OTHER VALID RECORD OF CITY OF JENKS APPROVAL. THE COVENANTS CONTAINED WITHIN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) AND ANY OTHER PROVISION OF THIS DEED OF DEDICATION WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE JENKS PLANNING COMMISSION AND/OR THE CITY OF JENKS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER, WITHOUT THE APPROVAL OF THE CITY OF JENKS, UNTIL THE ASSOCIATION IS TURNED OVER TO THE LOT OWNERS, AFTER WHICH TIME SUCH AMENDMENT OR TERMINATION SHALL REQUIRE A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 60% OF THE LOTS WITHIN THE SUBDIVISION; PROVIDED THAT, DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION, ANY CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS SHALL BE CONTROLLED BY THAT INSTRUMENT EXECUTED BY THE OWNER. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

D. SEVERABILITY:

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

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

BY:

_____, MANAGER

STATE OF ARKANSAS)
) SS
COUNTY OF WASHINGTON)

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

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFICATE OF SURVEY

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

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

BY:

DAN E. TANNER
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1435

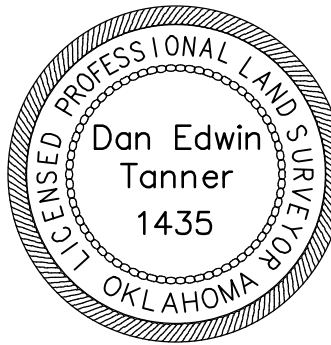
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

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

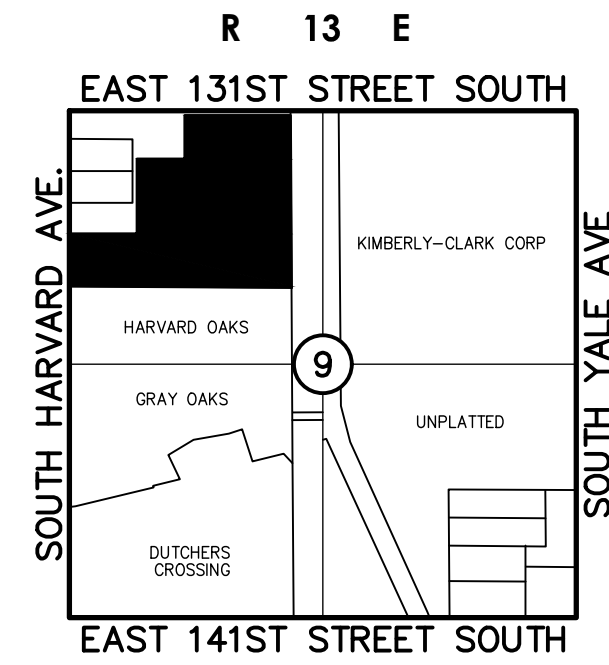
03/08/2028

MY COMMISSION EXPIRES:

JENNIFER MILLER, NOTARY



SUBDIVISION CONTAINS:
THREE HUNDRED AND THIRTY-TWO (332) LOTS
WITH EIGHT (8) RESERVES
IN TWENTY-TWO (22) BLOCKS
50 FOOT WIDE LOTS (132)
40 FOOT WIDE LOTS (196)



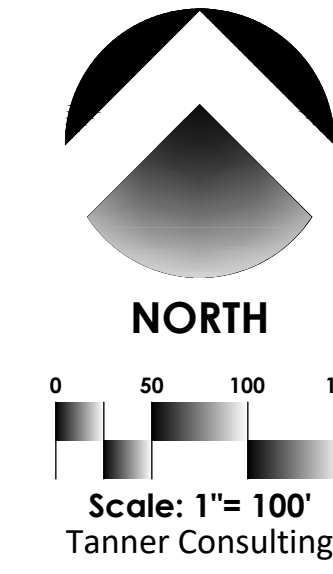
Location Map
Scale: 1" = 2000'

Conceptual Utility Plan

PUD 149

River Falls

PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA



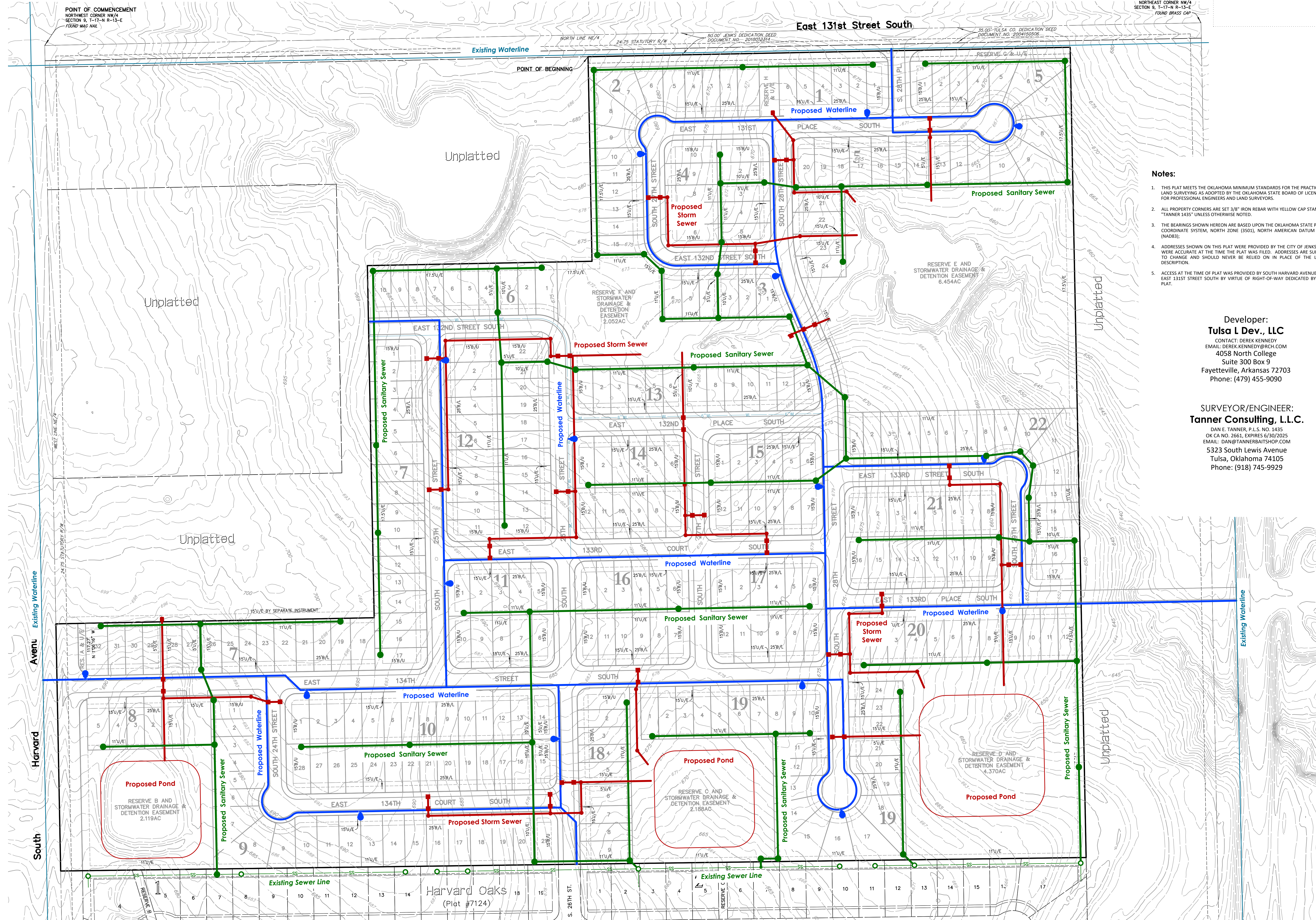
LEGEND	
B/L	BUILDING LINE & UTILITY
B/U	BUILDING LINE & UTILITY
8K PG	8K PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
GOVT	GOVERNMENT
LNA	LIMITS OF NO ACCESS
PDE	PRIVATE DRAINAGE EASEMENT
RES	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
■	STORM SEWER INLET
●	FIRE HYDRANT
●	SEWER MANHOLE

Notes:

1. THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3503), NORTH AMERICAN DATUM 1983 (NAD83).
4. ADDRESSES SHOWN ON THIS PLAN WERE PROVIDED BY THE CITY OF JENKS AND WERE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAN WAS PROVIDED BY SOUTH HARVARD AVENUE AND EAST 131ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAN.

Developer:
Tulsa I. Dev., LLC
CONTACT: DEREK KENNEDY
EMAIL: DEREK.KENNEDY@RCH.COM
4058 North College
Suite 300 Box 9
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

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



To	Chair Scott West and Planning Commission
Hearing Date	August 22, 2024
Case Number	Sign Exemption
Location	123 E Main St
Request	<i>Exception to Sign Projection Limit</i>

Staff Report	Preparer Marcaé Hilton
Attachments	Preparer
Zoning Map	INCOG
Sign Renderings	Claude Neon Federal Signs
Background Information	

STAFF COMMENTARY

This request is from the sign installer, Claude Neon Federal Signs, for the upcoming City Hall Steak & Cocktails restaurant on Main St. Their current sign design has the sign projecting 5’ from the exterior wall of the building, while the UDO limits standard projection signs to 4’.¹ The request from CNFS is to allow 5’ of projection from the wall for their sign.

ZONING	DC (Downtown Core)
REQUEST	5’ projection for their sign
ACCOUNT #	R60525831902030
OWNER	REDTED LLC
ADDRESS	123 E Main St
SUBDIVISION	Jenks-original Town (Residential Subdivision)
COUNCIL WARD	1 John Brown

¹ [Section 16-7-5\(G\)\(4\)](#)

Evaluation The UDO (Section 16-7-5(G)(4)) states:

*Projection. Blade signs shall horizontally project a maximum of four feet from the mean elevation of the building to which it is attached **or with staff recommendation and approval of Planning Commission.***

This is the first sign to seek the approval from the Planning Commission. The sign from CNFS is 4'8" wide plus an additional 4" standoff, totaling 5' from the exterior wall. Due to other signs in the area, an additional foot of projection will not cause any odd visual issues. The size of the sign is also proportional to the requested projection length.

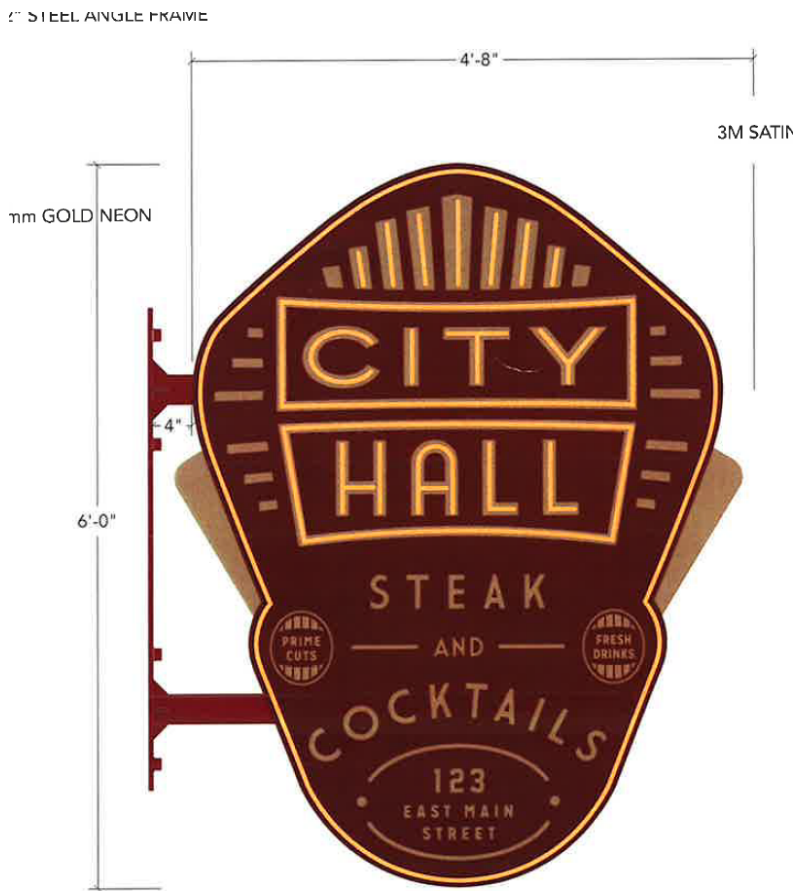


Figure 1 | Current Sign Design



NEON BLADE SIGN

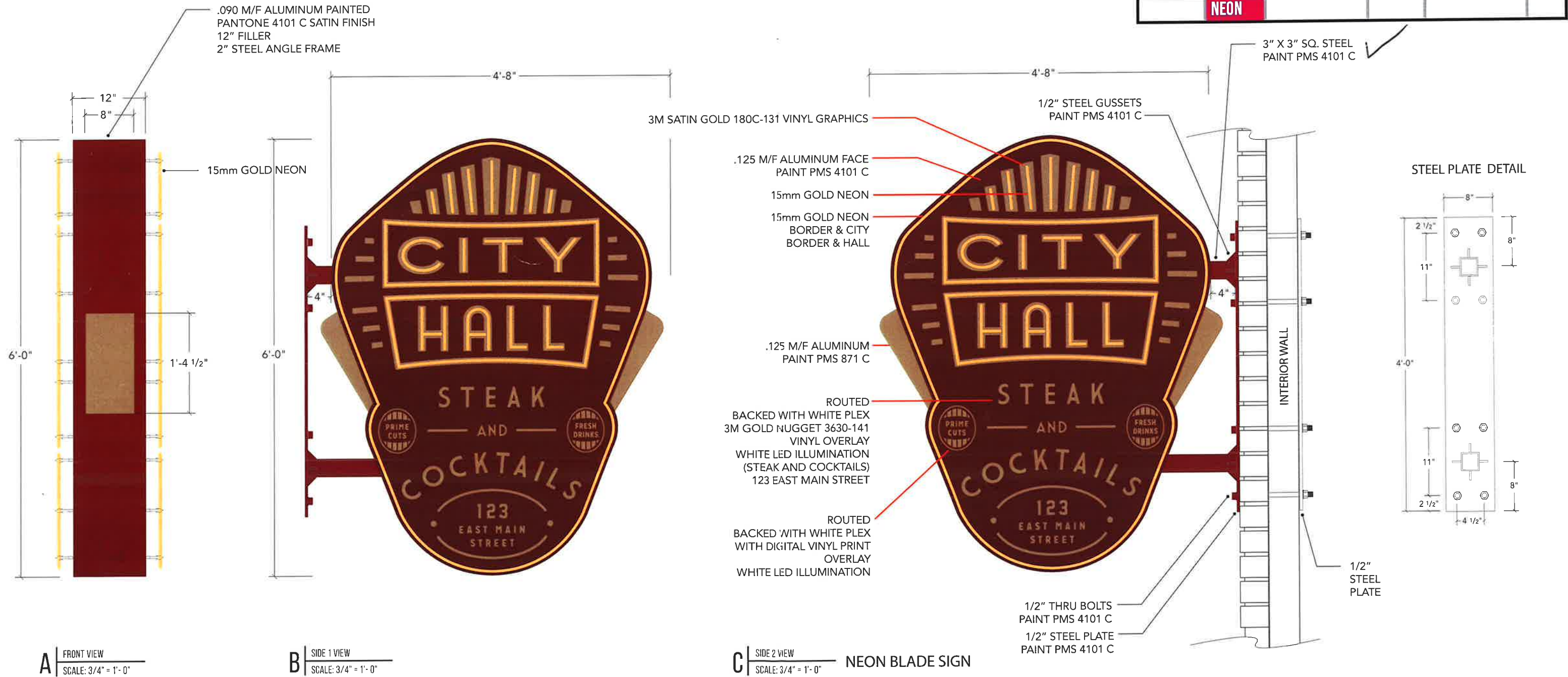
Figure 2 | Installation Location



Figure 3 | Street View of Sign Location

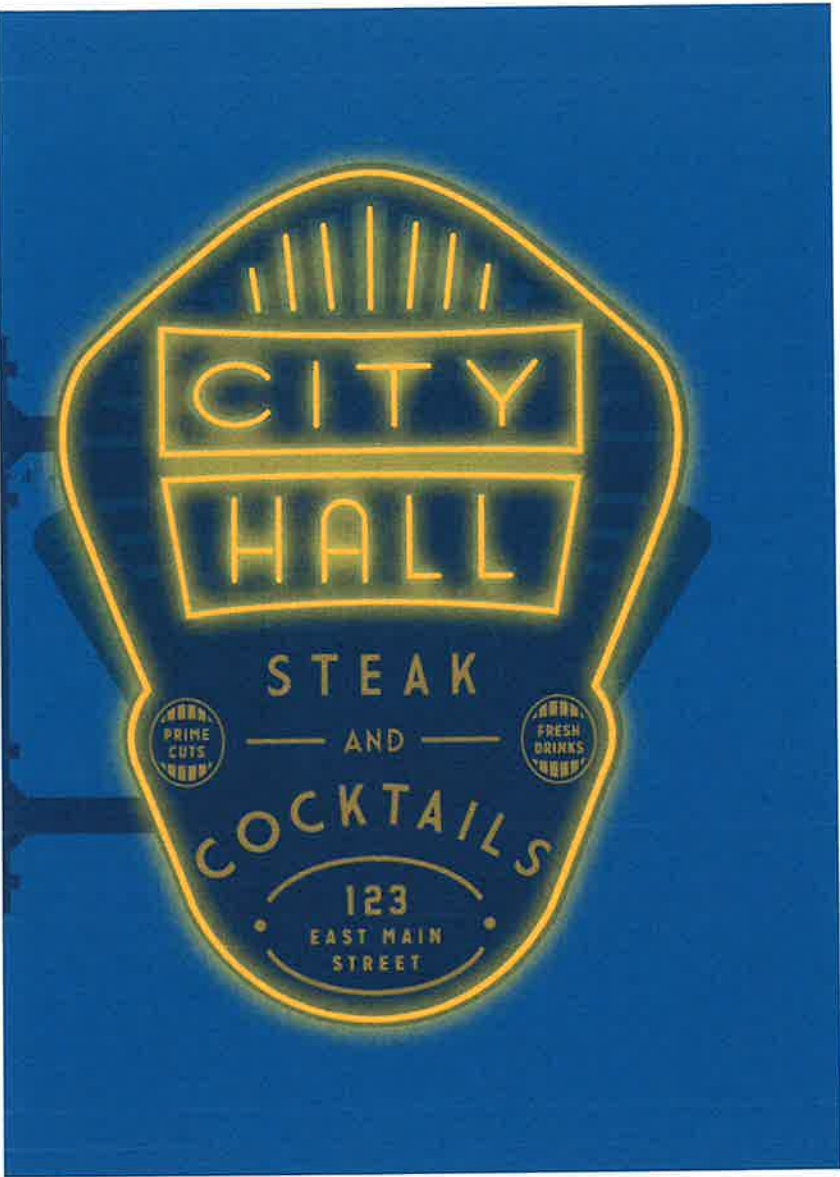
RECOMMENDATION | Staff recommends approval of this sign exception to allow for projection of 5'.

WORK ORDER #		59374				
ASSIGNED	DEPT.	DUE DATE	HRS BID	COMPLETED	QC	
	ROUTER					
	METAL					
	PAINT					
	WIRING					
	VINYL					
	LETTERS					
	NEON					

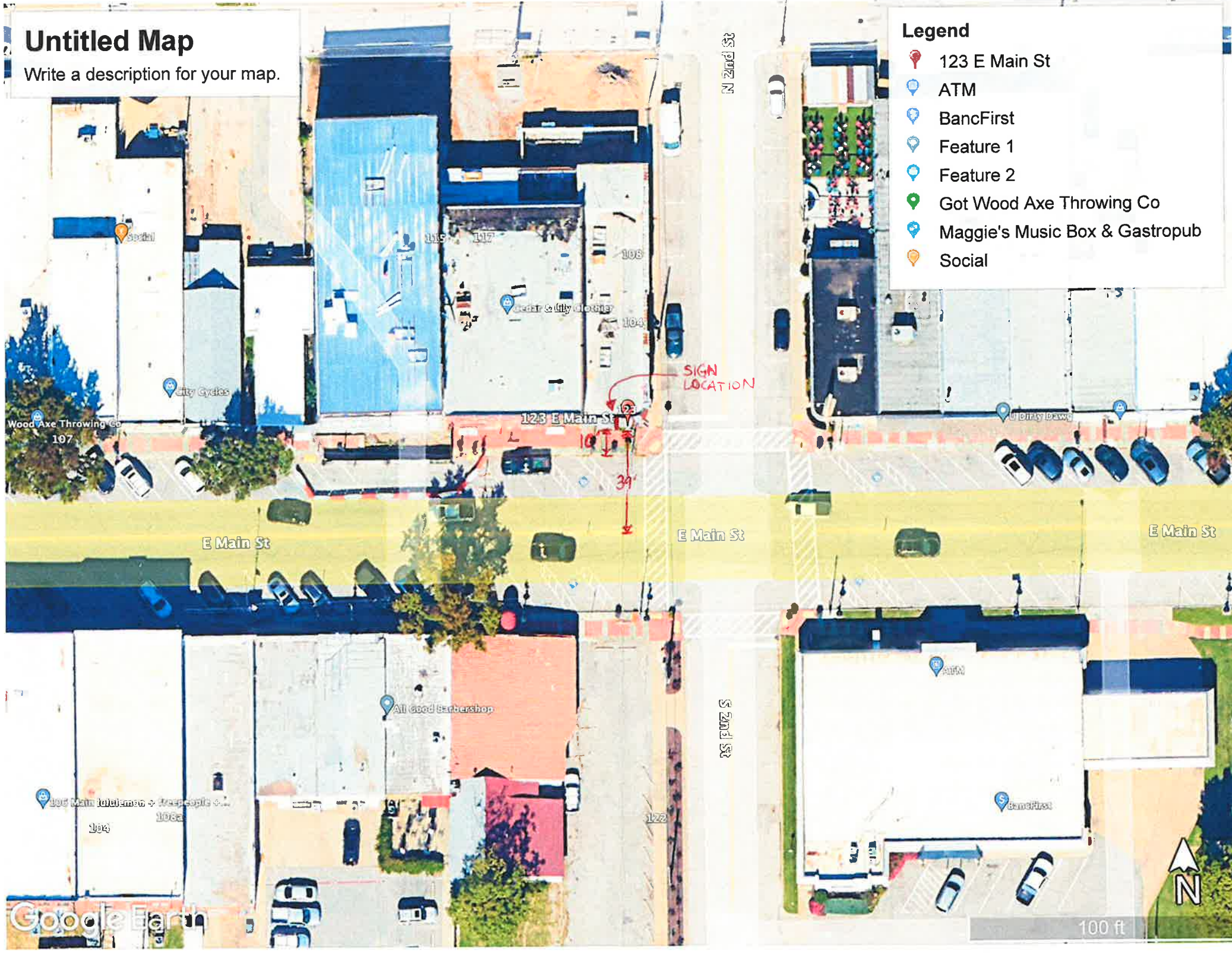




NEON BLADE SIGN



NEON BLADE SIGN NIGHT VIEW



Untitled Map

Write a description for your map.

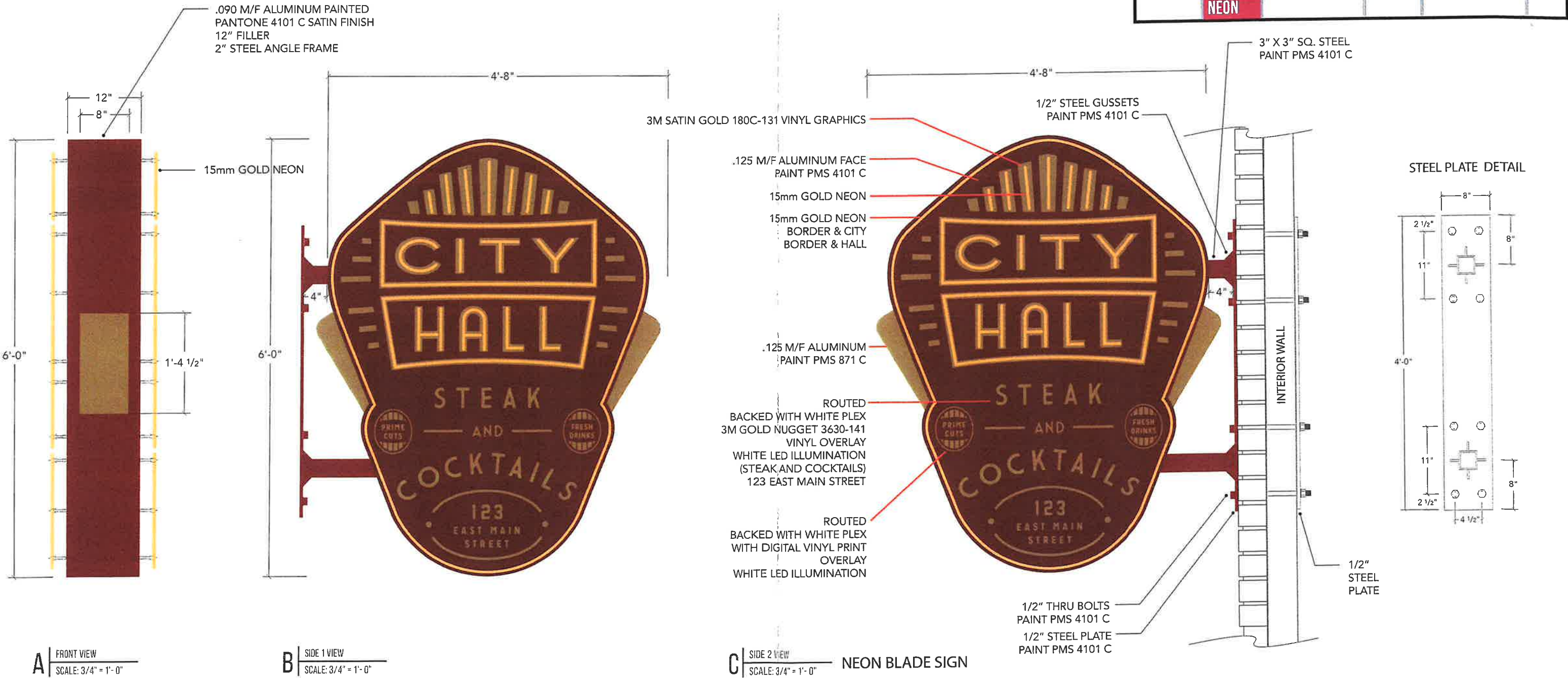
Legend

- 123 E Main St
- ATM
- BancFirst
- Feature 1
- Feature 2
- Got Wood Axe Throwing Co
- Maggie's Music Box & Gastropub
- Social

WORK ORDER #

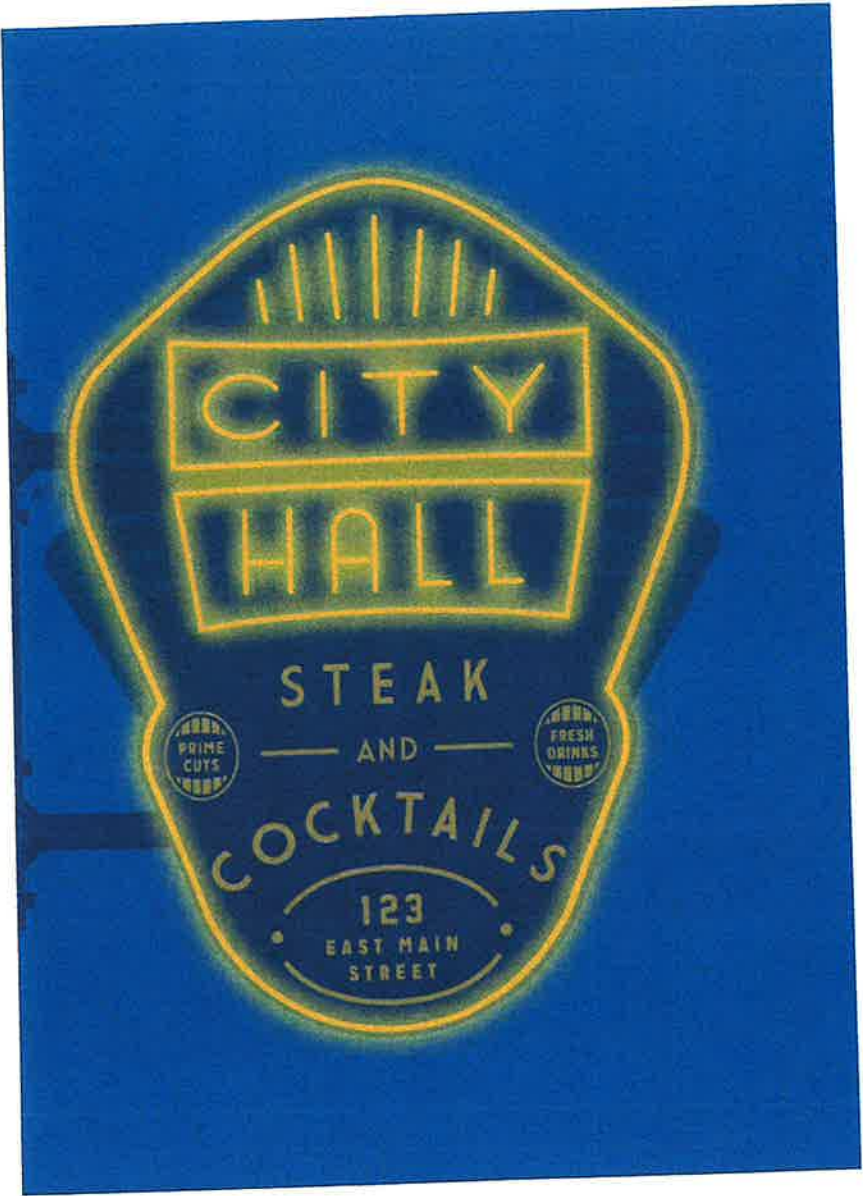
59374

ASSIGNED	DEPT.	DUE DATE	HRS BID	COMPLETED	QC
	ROUTER				
	METAL				
	PAINT				
	WIRING				
	VINYL				
	LETTERS				
	NEON				





NEON BLADE SIGN



NEON BLADE SIGN NIGHT VIEW



1225 NORTH LANSING AVENUE
TULSA, OKLAHOMA 74105
PH: 918.697.7171
FAX: 918.697.7176
WEB: CNFSIGNS.COM

I HEREBY GIVE MY APPROVAL TO PROCEED WITH FABRICATION OF THE SIGNAGE DEPICTED IN THESE DRAWINGS IN ORDER TO MEET THE PROJECT DEADLINE IN A TIMELY FASHION. I UNDERSTAND THAT ANY CHANGES (ADDITIONS, DELETIONS, OR MODIFICATIONS) TO THE FUNDAMENTAL STRUCTURE, UNDERLYING DESIGN, OR THE SPECIFIC FEATURES OF THIS SIGNAGE MAY RESULT IN SLIPPAGE OF THE COMPLETION DATE, ADDITIONAL RESOURCE REQUIREMENTS OR ADDITIONAL COST.

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED

X

CLIENT NAME

DATE

PROJECT/CLIENT NAME:
CITY HALL STEAK &
COCKTAILS

LOCATION:
123 E. MAIN STREET
JENKS, OK

ACCOUNT EXEC:
PETE WEBB

DESIGNER:
BILLY SAMPLE

DATE OF ORIGINAL DWG:
MAY 28, 2024

REVISION HISTORY:

SIGN TYPE/DESCRIPTION:
BLADE SIGN

SHEET NAME:

ST-2.0

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF BLADE NEON FEDERAL SIGNS, INC. AND ARE THE RESULT OF ORIGINAL WORK BY ITS EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM CNF. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2017 CNF SIGNS



To	Chair Scott West and Planning Commission
Hearing Date	August 22, 2024
Case Number	JZ 24-693
Location	1119 W Main ST
Request	<i>Recommendation of a rezoning from RS1 (Single-Family) to LC (Local Commercial)</i>

Staff Report

Preparer | Marcaé Hilton

Attachments
Zoning Map

Preparer
INCOG

Background Information

STAFF COMMENTARY

This request is from the owner, Mr. Carr, this house has always been used as single-family residential. Jenks Planning Commission voted on June 20, 2024 and City Council approved the recommendation July 02, 2024 for the neighbor to the west to rezone from Single-family Residential to Local Commercial. Approving this request will create a non-conforming use (single-family residential) but it will also allow for the lots north of Main Street to continue to develop with Local Commercial uses.

ZONING	RS1(Single-family Residential)
REQUEST	Rezone to LC (Local Commercial)
PARCEL ID	98224822401960
LEGAL	E100 W210 N165 S248 SW NE LESS S25 FOR RD SEC 24 18 12 .322AC
ADDRESS	1119 W Main ST
STR	8224
ACRES	0.322
COMMENT	No Public Comment at the time of this report
LAND USE MAP	Local Commercial was slated to
COUNCIL WARD	1 John Brown

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

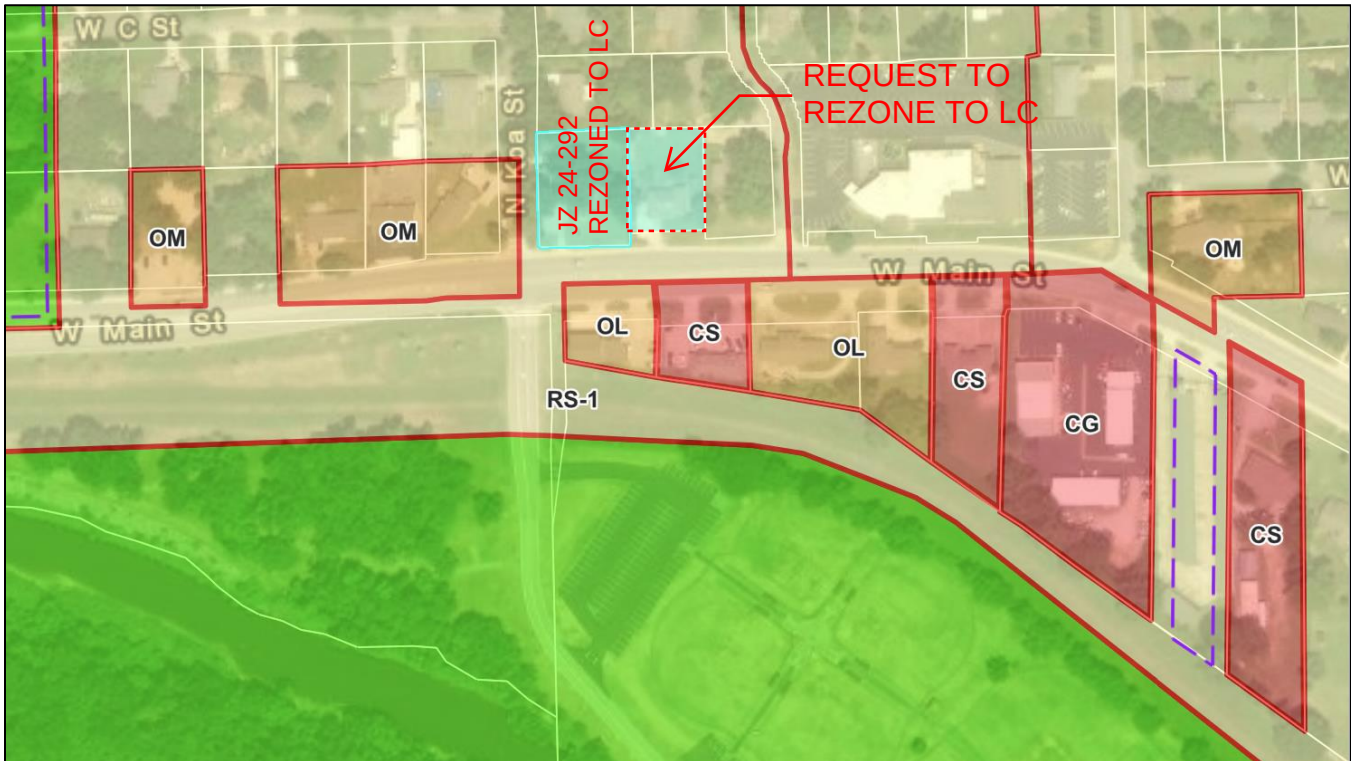


Figure 1: INCOG Zoning Map

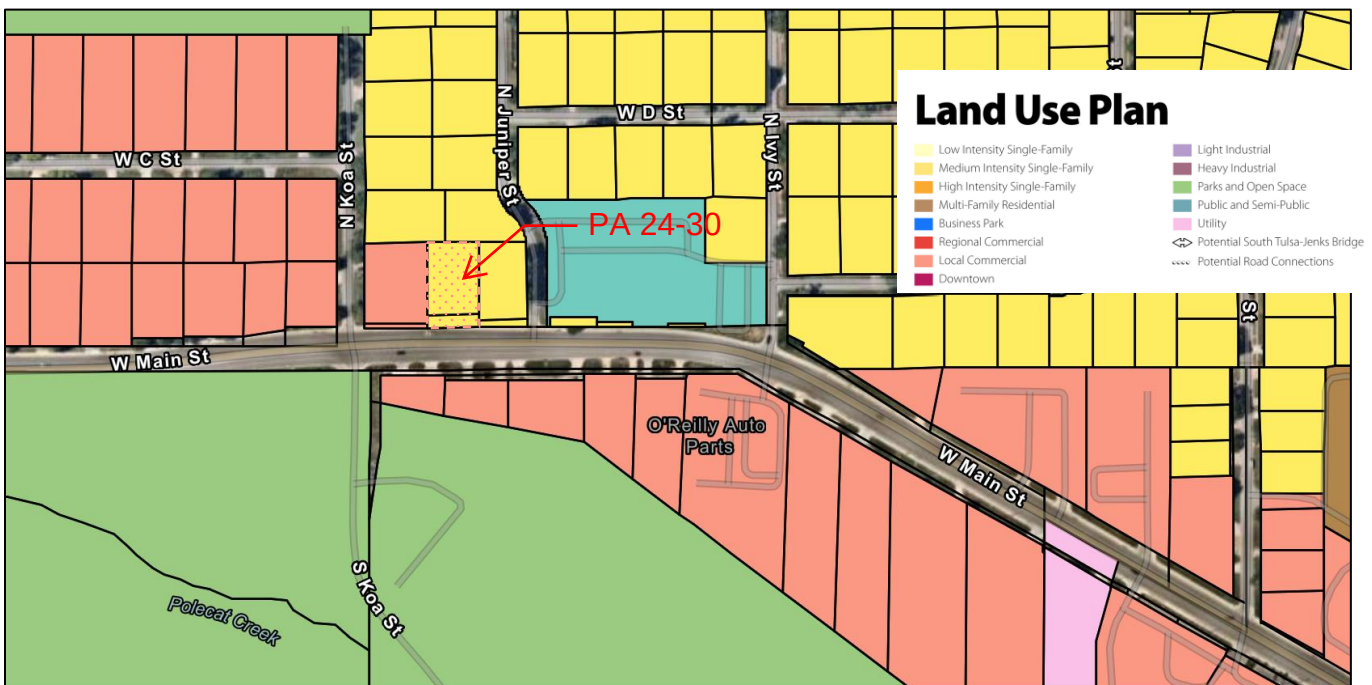


Figure 2: Comprehensive Land Use Plan

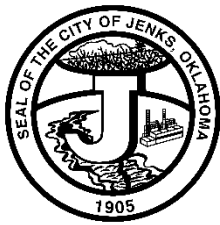


Figure 3: Web image of lot.



Figure 4: Web image of rear yard.

RECOMMENDATION | Staff recommends approval of this item, if the site ever redevelops platting will be required. Staff recommends approval of rezoning this property to LC (Local Commercial).



CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

**NOTICE OF A PUBLIC HEARING
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 24-693

Request: Zone Change

Request by Tommy Carr for a zone change from RS-1 (Residential Single Family) to LC (Local Commercial) and a Comprehensive Land Use Map change from Medium Intensity Single Family to Local Commercial.

Legal Description: Subdivision: UNPLATTED (98224)
Legal: E100 W210 N165 S248 SW NE LESS S25 FOR RD SEC 24 18 12
.322AC
Section: 24 Township: 18 Range: 12

General Location: 1119 W Main St

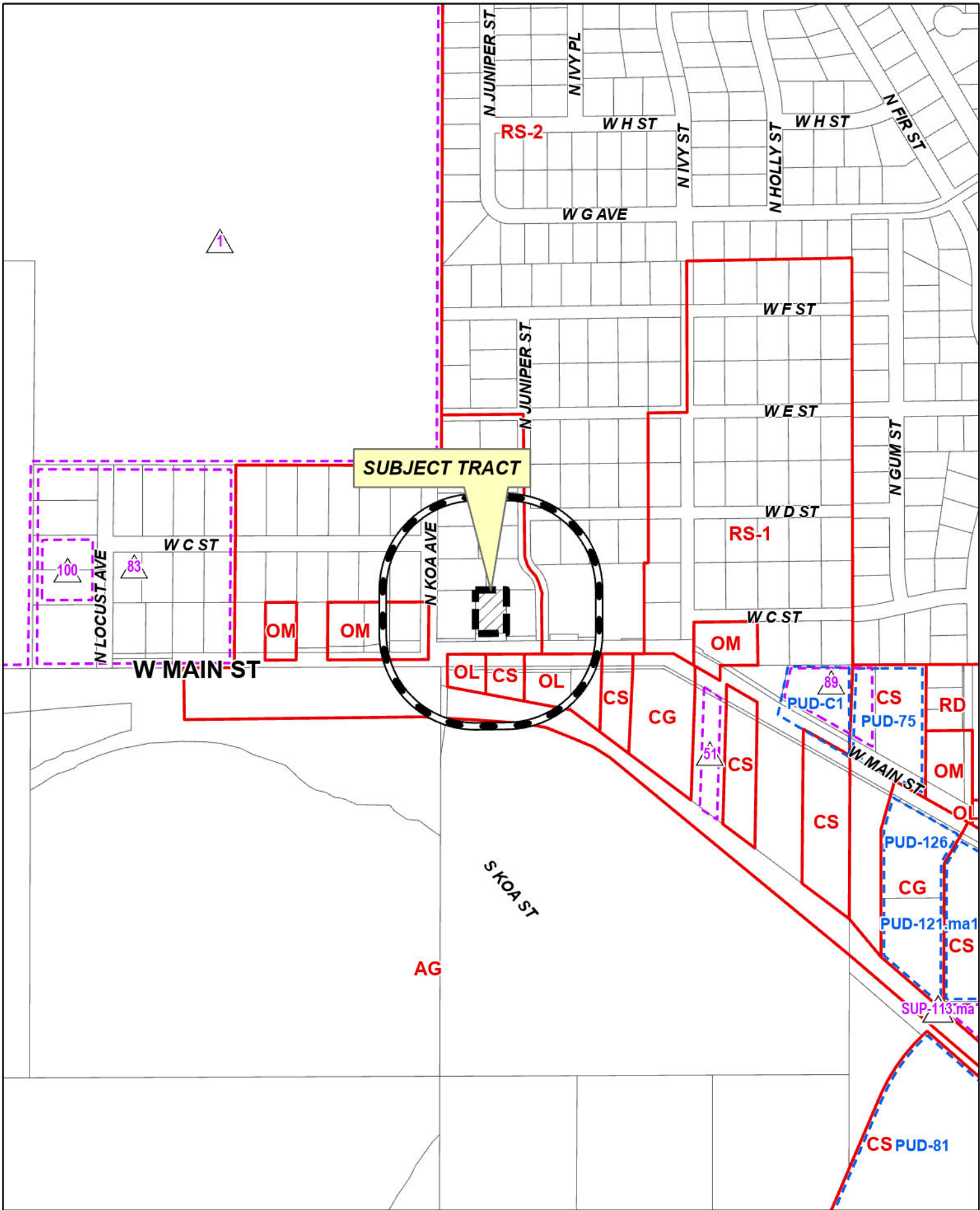
Hearing Date: 22 August 2024 at 6 p.m.

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 25 July 2024.

Marcae Hilton, Secretary
Jenks Planning Commission

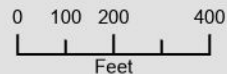


300' Radius



Subject
Tract

JZ 24-693



24 18-12



To	Chair Scott West & Planning Commission
Hearing Date	August 22, 2024
Case Number	PA 24-36
Location	1119 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

STAFF COMMENTARY

The request was from the owner, Mr. Carr. He came to the City for a zone change and Comp Plan change after his neighbor went through the process earlier this year.

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) (after accompanying zone change)
PARCEL ID	98224822401960
LEGAL	E100 W210 N165 S248 SW NE LESS S25 FOR RD SEC 24 18 12 .322AC
ADDRESS	1119 W MAIN LLC
STR	8224
ACRES	0.322
COMMENT	No Public Comment at the time of this report
COUNCIL WARD	1 John Brown

Evaluation As stated, the neighbor to the west already went through this process of amending their comprehensive plan and rezoning. While this house is currently being used a residential property, the owner sees the lot as a good spot for commercial development (especially after the neighbor's zone change). The property has direct access to Main St. City staff agrees with the request especially if the properties all face Main Street and access from Main Street.



Figure 1: Google Street view.

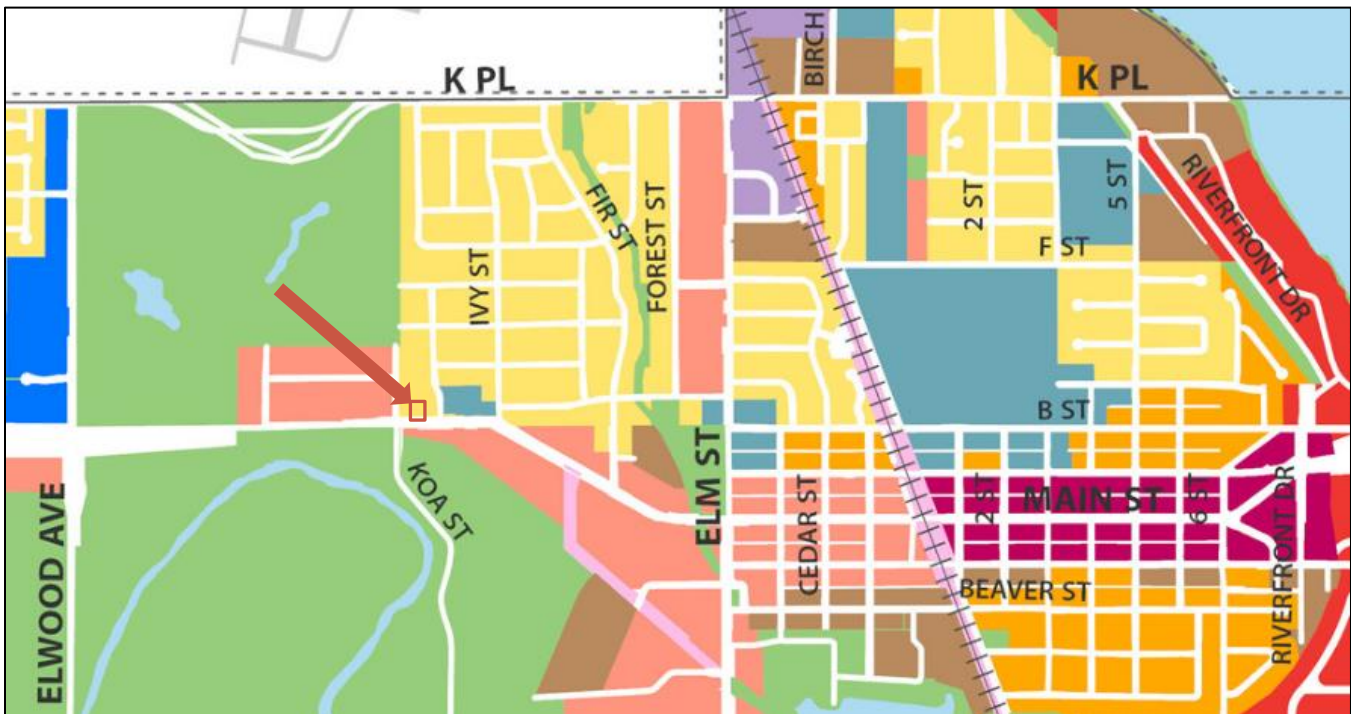


Figure 2: Original Land Use Plan | Medium Intensity Single-family

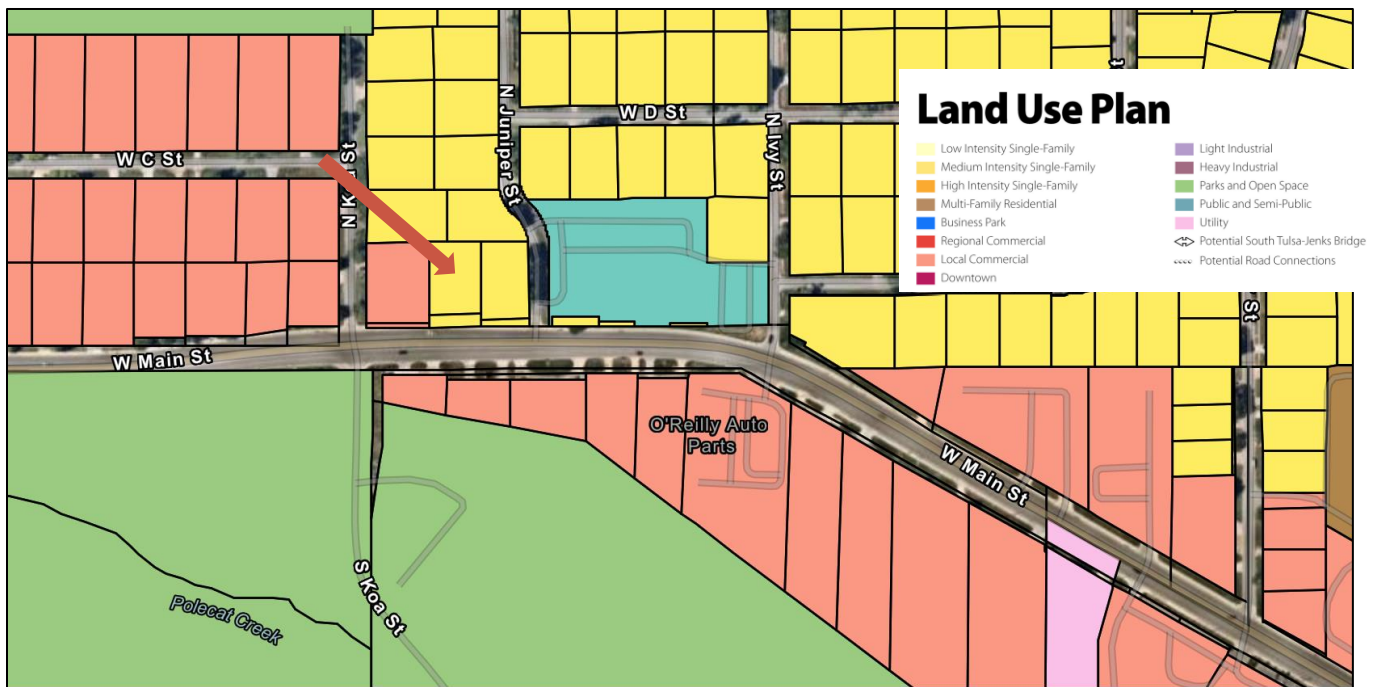


Figure 3: Requested location for Comprehensive Land Use Plan amendment

RECOMMENDATION | Staff recommends approval of this item to amend the Land Use Plan to (Local Commercial) to match the LC (Local Commercial) zoning if it is approved.

Jenks | PC Staff Report



To	Chair Scott West and Planning Commission
Hearing Date	August 22, 2024
Case Number	JZ 24-695
Location	502 E "A" ST
Request	<i>Recommendation of a rezoning from OM (Office Medium) to CS (Commercial Shopping)</i>

Staff Report

Preparer | Marcaé Hilton

Attachments
Zoning Map

Preparer
INCOG

Background Information

STAFF COMMENTARY

This request is from the potential buyer, who plans to build an insurance office. Staff has worked with the applicant on access, parking and other elements of the UDO for the best outcomes. Approving this request will allow for an office use but removes the OM (Office Medium) zoning which has excessive setbacks for the small lot.

ZONING	CS (Commercial Shopping) and OM (Office Medium) Parcel has more than one zoning type
REQUEST	Rezone to CS (Commercial Shopping)
ACCOUNT #	R60525831901610
OWNER	ELLIS, TRACY & ASSOC INC (currently)
ADDRESS	502 E A ST N
OVERLAY	Not in a Special Area Overlay
PLAN	Not Part of a Development Plan
SUBDIVISION	Jenks-original Town (Residential Subdivision)
COUNCIL WARD	1 John Brown

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map. Staff recommended they rezone to DC (Downtown Core) but the applicant asked for CS.

Surrounding Zoning:

- North: RM3 (Multi-family)
- South: CG (Commercial General)
- West: DC (Downtown Core)
- East: OM (Office Medium)

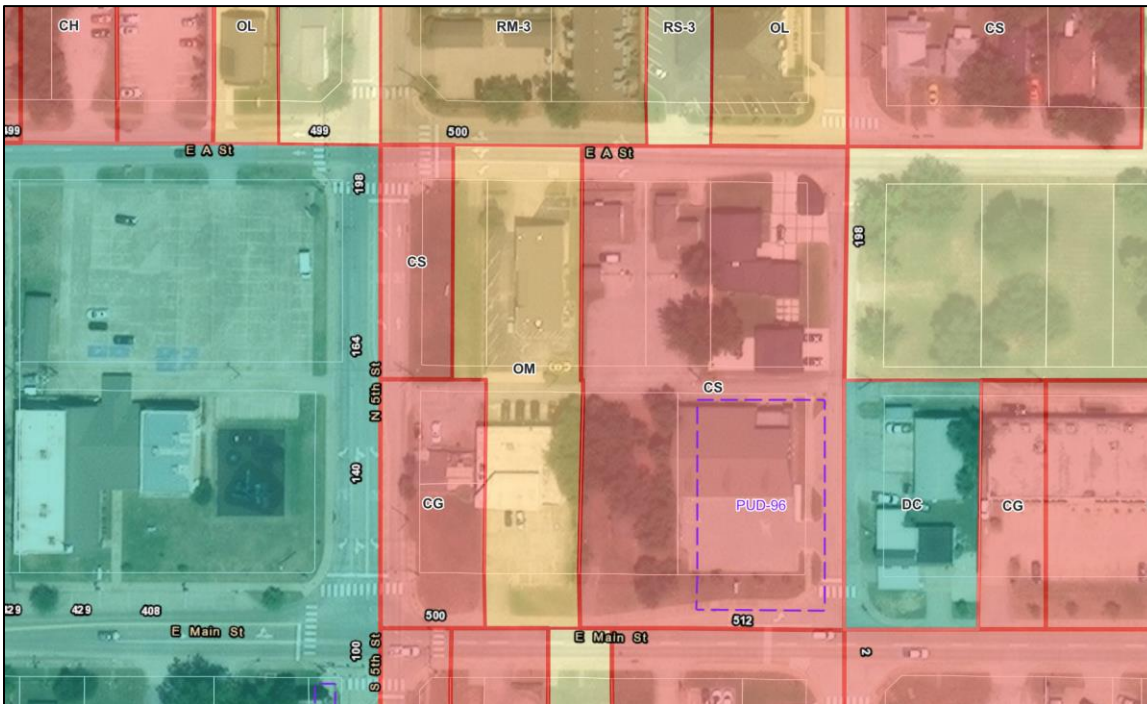


Figure 1: INCOG Zoning Map



Figure 2: Comprehensive Land Use Plan

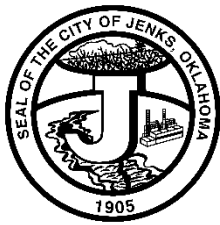


Figure 3: Web image of lot. [502 E A St, Jenks, OK 74037 | realtor.com®](https://www.realtor.com/property/502-E-A-St-Jenks-OK-74037)



Figure 4: Web image of facing south. [502 E A St, Jenks, OK 74037 | realtor.com®](https://www.realtor.com/property/502-E-A-St-Jenks-OK-74037)

RECOMMENDATION | Staff recommends approval of this rezoning request to CS (Commercial Shopping).



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

NOTICE OF A PUBLIC HEARING LOCATED IN THE CITY OF JENKS, OKLAHOMA

Case Number: JZ 24-695

Request: Zone Change

Request by Nick Onorato for a zone change from CS (Commercial Shopping) and OM (Office Medium) to CS (Commercial Shopping)

Legal Description: Lots Eleven (11) and Twelve (12), Block Thirteen (13), ORIGINAL TOWN OF JENKS, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

General Location: 502 E A St

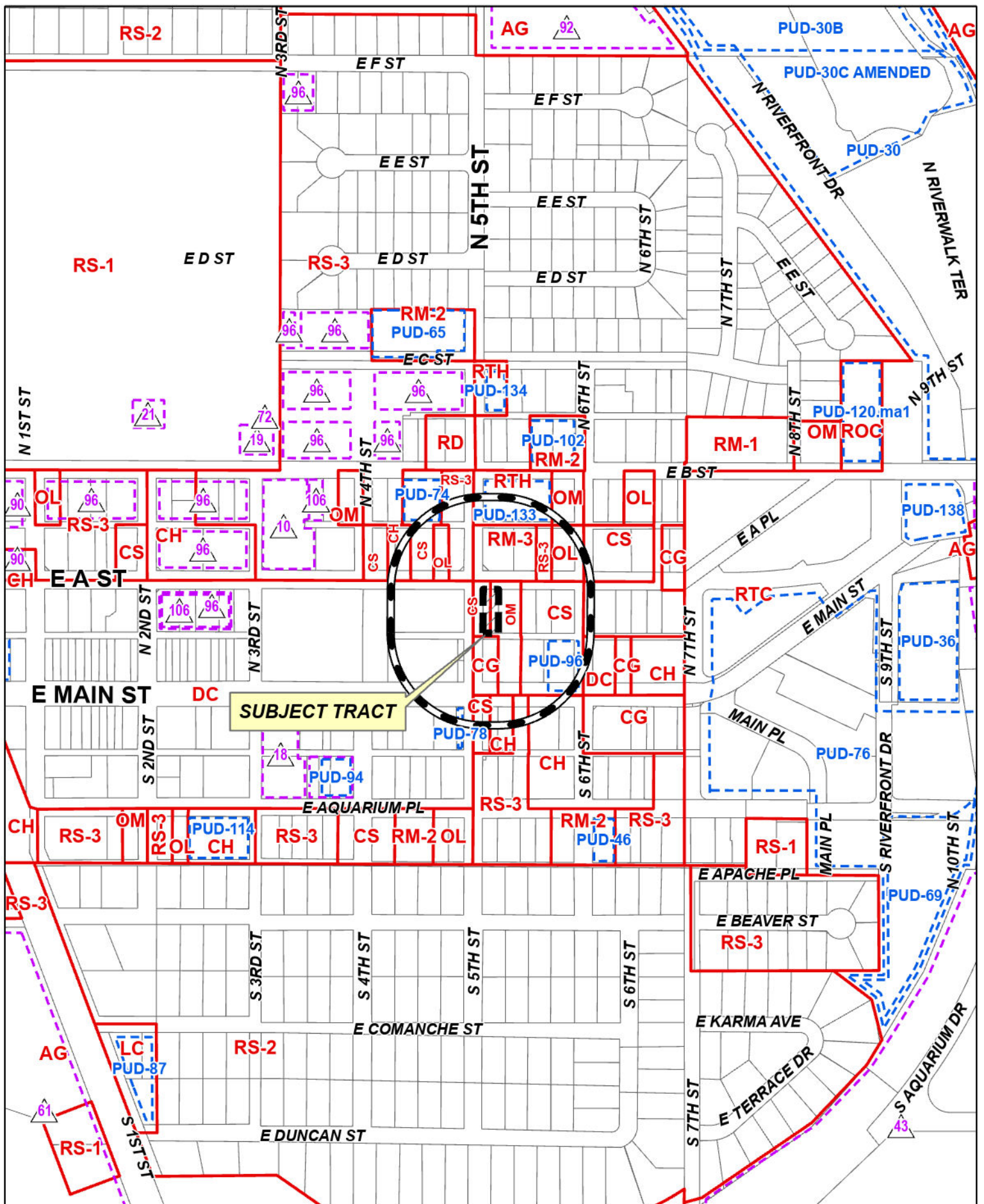
Hearing Date: 22 August 2024 at 6 p.m.

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 25 July 2024.

Marcae Hilton, Secretary
Jenks Planning Commission



300' Radius



Subject
Tract

JZ 24-695



19 18-13



To	Chair Scott West and Planning Commission
Hearing Date	August 22, 2024
Case Number	JZ 24 SUP 122
Location	10310 S ELM ST W
Request	<i>Recommendation of a rezoning from IL (Industrial Light) to CS (Commercial Shopping) with a Specific Use Permit.</i>

Staff Report

Preparer | Marcaé Hilton

Attachments

Zoning Map and Notice
Site Plan

Preparer

INCOG & City Staff
W Design

Background Information

STAFF COMMENTARY

This request is for an automated car wash, currently the property is zoned Industrial Light, staff and the applicant are requesting the property be rezoned to Commercial Shopping (CS) with a Specific Use Permit (SUP 122). State Statute identifies the conditions which may be considered during approval.

Zoning	IL (Industrial Light)
Request	Rezone to LC (Local Commercial)
Account #	R98225822501730
Owner	FRITZ, JAMES D AND ROSELLA A TR
Address	10310 S ELM ST W
Overlay	Not in a Special Area Overlay
Development Plan	Not Part of a Development Plan
Subdivision	Not in a subdivision
Comment	1 Public Comment at the time of this report
Land Use Map	Local Commercial was slated to
Council Ward	1 John Brown

Evaluation

1. Platting is required.
2. The request meets the intent of the Comprehensive Plan and Land Use Map.
3. Street/Access
 - a. This site is adjacent to Elm which is a major arterial and south of the Turnpike, lending itself to commercial uses.
 - b. In addition, the requested use is compatible with the service station to the north.
 - c. Access should be provided between the Q-Trip lot and the car wash lot.
4. Staff PC and CC require screening along Elm as would be required for parking lots adjacent to the Downtown Core, the goal is to screen the sea of paved parking stalls and vacuums.

(H) Parking Area Landscape.

(1) Parking Area Perimeter Landscape Zone. A low masonry wall the height of which provides effective screening to a maximum height of three feet shall be used in conjunction with required landscaping as detailed [in section] [16-6-3\(D\)](#).

5. Follow Drive Through Standards found in Accessory Uses in the [UDO](#). [Sec. 16-5-12. - Accessory Use Specific Standards. \(F\) Drive Through.](#)
6. Follow [Sec. 16-8-13. - Floodplain Areas and Flood Damage Prevention.](#)
7. Meet and/or exceed all engineering comments.
8. Staff recommends approval of rezoning to CS with a SUP (Specific Use Permit).
9. SUP Language:

Certain uses (Car Wash in CS) are designated as Specific Uses because of

- a. the size of the land they require,
- b. their specialized nature, or
- c. because they may more intensely dominate the area in which they are located or
- d. generate effects on the general public that are broader in scope than other uses permitted in the district.

Sec. 16-5-9. Vehicle Related Use Specific Standards.

(A) Car Wash.

- (1) Car washes seeking to locate in a CG District adjacent to or that contains a residential use, the car wash may not be established without approval of a Specific Use Permit, in accordance with section 16-9-7. **NA**
- (2) All car wash facilities and accessory equipment such as vacuums, dryers, accessory buildings, etc. shall be set back a minimum of 200 feet from any property in a residential district, in addition to the minimum setbacks required in the zoning district in which the car wash is located. **The closest residential zoned district is approximately 1,200 feet.**
- (3) All car wash facilities shall be screened from view from any adjoining property in a residential district or that contains a residential use by a solid screening fence or wall at least eight feet in height. **NA**

- (4) Blowers or other noise producing drying equipment shall be located inside the car wash tunnel or bay and shall be oriented away from any abutting property in a residential district or that contains a residential use. **NA**

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards				
Standard	LC	CS	CG	IL
Lot Standards (Minimum)				
Lot Area (acres)	n/a	n/a	n/a	n/a
Lot Width (ft)	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)				
Front (ft)	0	0	25	50
Front, maximum (ft)	10	n/a	60	n/a
Exterior Side (ft) (3)	0	0	25	50
Exterior Side, maximum (ft)	10	n/a	60	n/a
Interior Side (ft) (3)	10 (1)	10 (1)	10 (1)	25 (2)
Rear (ft) (3)	10 (1)	10 (1)	10 (1)	25 (2)
Building Standards (Maximum)				
Height (ft)	50	60	60	60
Impervious Surface Coverage	60%	70%	70%	70%
Notes				
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.				
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.				
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.				
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.				

Use	Additional Regulation	LC	CS	CG	IL
Agricultural Uses		LC	CS	CG	IL
Commercial Agriculture, Indoor	16-5-11. (B)				
Commercial Agriculture, Outdoor					
Passive Agriculture					
Urban Agriculture, Indoor					P
Urban Agriculture, Outdoor					
Residential Uses		LC	CS	CG	IL
Multifamily Building, 8 units or more	16-5-2(C)	S	S	S	
Multifamily Building, less than 8 units	16-5-2(C)	S	S	S	
Multifamily Complex	16-5-2(D)	S	S	S	
Residential, above ground floor		S	P	P	
Residential Facility for Persons with a Disability	16-5-2(B)	S	S	S	
Single-Family Detached					
Institutional and Utility Uses		LC	CS	CG	IL
Government Uses, indoor		P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S
Place of Assembly			S	S	S
Wireless Communication Facility	16-5-3(B)	S	S	S	P
Wireless Communication Facility, Small Cell	16-5-3(B)	C	C	C	P
Retail Uses		LC	CS	CG	IL

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

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

Outdoor Storage, temporary					T
Seasonal Sales	16-5-13(E)	T	T	T	

Sec. 16-9-7. Specific Use Permit.

(A) Purpose.

- (1) Certain uses specified in sections 16-3-4 and 16-4-2 are designated as Specific Uses because of the size of the land they require, their specialized nature, or because they may more intensely dominate the area in which they are located or generate effects on the general public that are broader in scope than other uses permitted in the district. The City Council may, after a public hearing and recommendation by the Planning Commission and after conducting a public hearing as is required in accordance with the provisions of this section, authorize for specific parcels of land, the issuance of a Specific Use permit.
- (2) The designation of a Specific Use Permit does not constitute an authorization or an assurance that such use will be permitted. Rather, each Specific Use Permit application shall be evaluated to determine its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate appropriate.

(B) Specific Use Review Criteria.

- (1) No Specific Use permit shall be issued unless the City Council finds that the application:
 - (a) Is consistent with the City's Comprehensive Plan and other adopted policy documents. **YES**
 - (b) Complies with all requirements imposed by this article including any applicable use-specific requirements in article 5, Use-Specific Standards. **YES**
 - (c) Is consistent with the purposes of this UDO and the governing District, and **YES**
 - (d) When the purposes of this UDO and the governing District cannot be met, the applicant may use the PUD process addressing the concerns of the Specific Use Permit in addition to the PUD criteria. **NA**
 - (e) Is compatible with surrounding land uses and the area where it will be located. **YES**
- (2) In considering an application for a Specific Use permit, the City Council shall consider and may impose modifications or conditions it deems necessary.
- (3) No Specific Use permit shall be issued unless the use-specific standards as applicable, established in article 5, Use-Specific Standards, of this UDO have also been complied with in addition to the findings required in paragraph (1) of this subsection.

(C) Hearing and Recommendation by the Planning Commission. The Planning Commission shall hold a public hearing on the proposed Specific Use permit, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Specific Use permit based on the applicable review criteria. The City Planner on behalf of the Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Specific Use permit to the City Council.

(D) Action by City Council. The City Council shall consider the Planning Commission's recommendation, the City planner report, and the applicable review criteria and shall approve, approve with modifications, or deny the Specific Use permit.

(F) Time Limits for Interpretation. If for any reason the approved specific use ceases operation for a period of two years, then the approval of said Specific Use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved Specific Use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place.

(G) Amendments to Approved Specific Use Permits.

- (1) **Determination of Level of Change.** Upon receiving a Specific Use permit amendment application, the City Planner shall determine whether the amendment is a minor amendment or a major amendment based on the criteria detailed in section 16-9-7(G)(2) and section 16-9-7(G)(3) below.
- (2) **Major Amendment.** A major amendment is any proposed change to an approved Specific Use Permit that results in one or more of the following:
 - (a) Increase in the intensity of the site's use,
 - (b) Additional noise, glare, odor, or other impacts that are detectable from off-site
 - (c) Affects the subject property in a manner that inhibits its continued use or reuse, or
 - (d) Results in a change inconsistent with any standards or conditions imposed by the City Council in approving the Specific Use Permit, as determined by the City Planner.
- (3) **Minor Amendment.** A minor amendment is any proposed change to an approved Specific Use Permit that is consistent with the standards and conditions upon which the Specific Use Permit was approved, which does not

alter the concept or intent of the Specific Use Permit, and is not considered a major amendment as detailed in section 16-9-7(G)(2).

- (4) *Approval Process.* A major amendment to an approved Specific Use permit shall follow the procedure for a Specific Use Permit approval set in section 16-9-7(C) and (D). A minor amendment to an approved Specific Use permit may be approved by the Planning Commission. (Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § VII, 10-17-2023)

Oklahoma Statutes - Title 11. Cities and Towns Page 457

D. In granting a specific use permit, the governing body of the municipality may require conditions related to the use of land, including, but not limited to, permitted uses, lot sizes, setback, height limits, required facilities, **buffers**, open space areas, **lighting, signage, landscaping, parking and loading**, compatibility, land use density, bonding, insurance and such other development standards and operational conditions and safeguards as are indicated to be important to the welfare and protection of adjacent property and the community as a whole. This may include having the property platted and/or the requirement of the dedication of sufficient right-of-way or easement as necessary to further the public good. Such conditions shall be determined in accordance with the regulations specified in the zoning ordinance. The conditions need not be uniform with regard to each type of land use if equitable procedures recognizing due process principles and avoiding arbitrary decisions have been followed in making regulatory decisions.

Zoning:

North: CS (Commercial Shopping) | Quick Trip

South: AG (Agriculture) Polecat Creek and City Owned Property (AG)

West: AG (Agriculture) Polecat Creek and City Owned Property (AG)

East: AG (Agriculture) Polecat Creek and Undeveloped Property (AG)

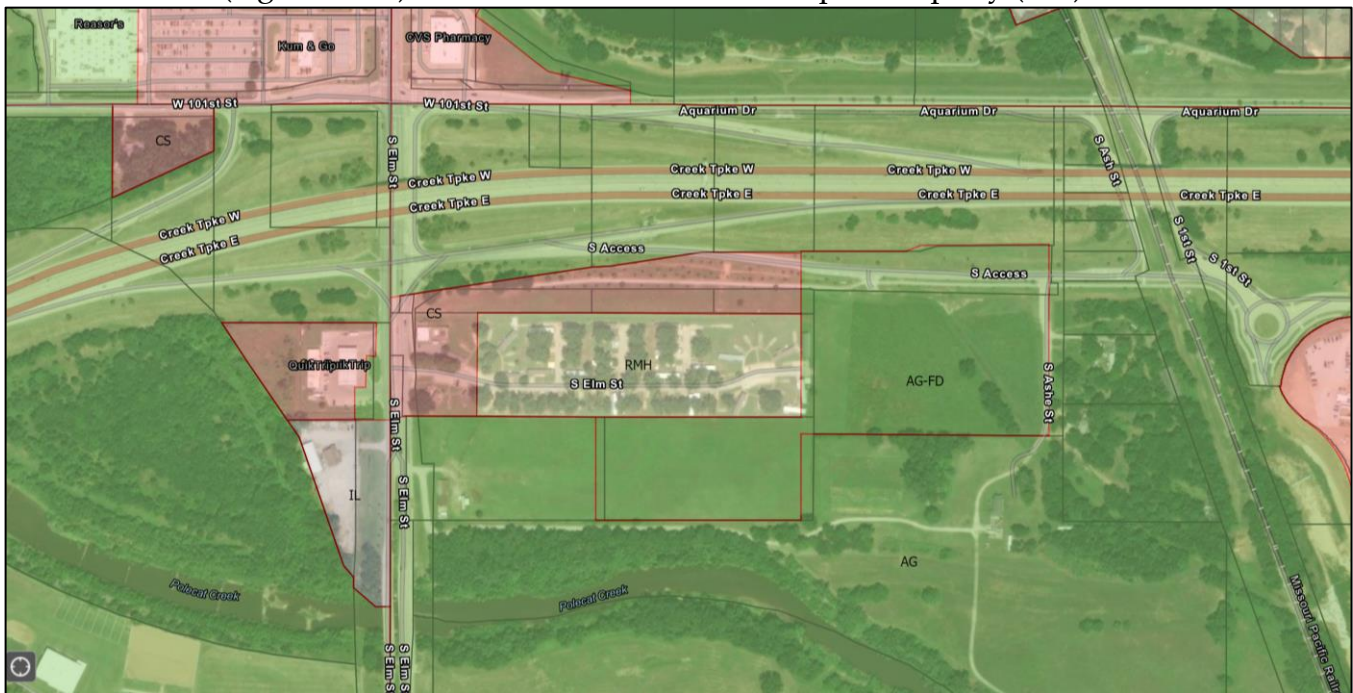


Figure 1: INCOG Zoning Map

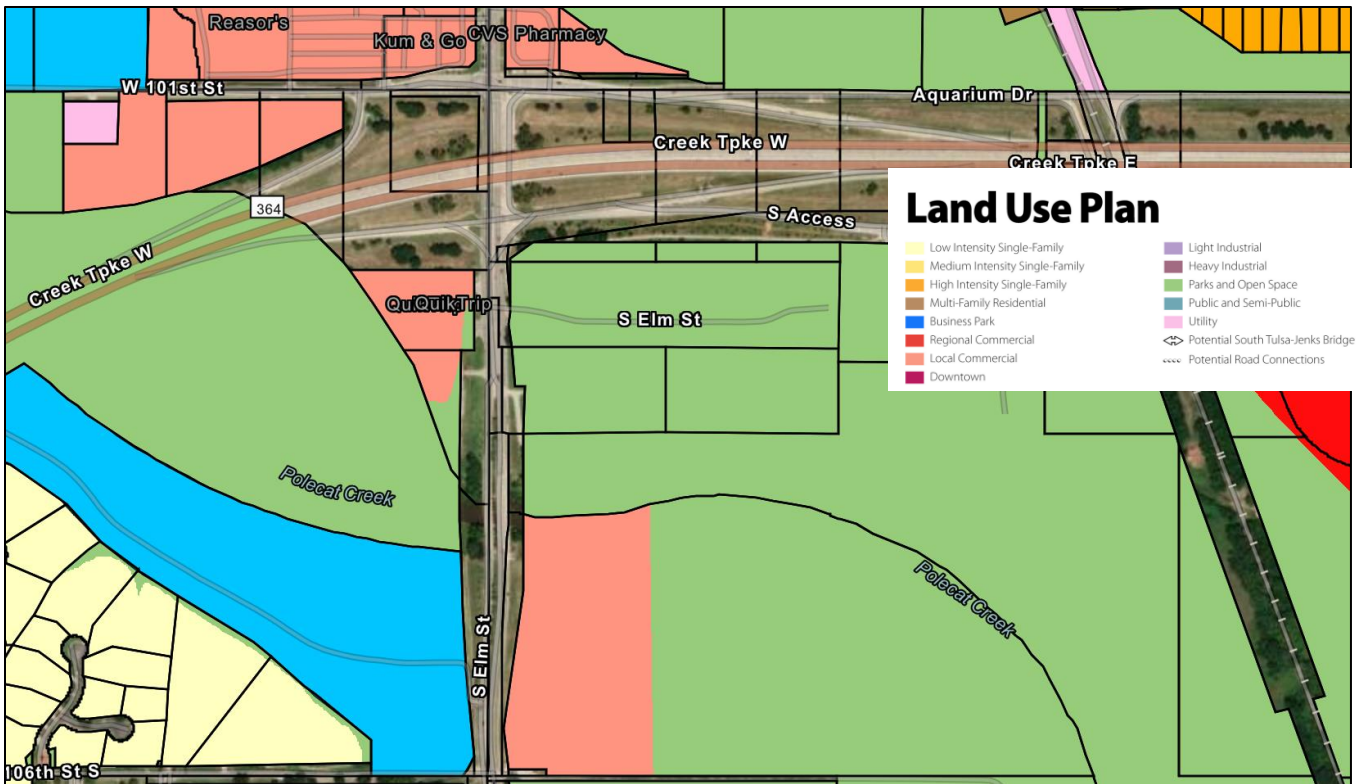


Figure 2: Comprehensive Land Use Plan

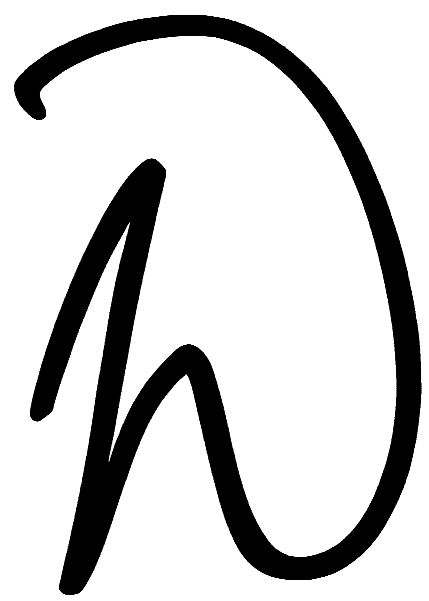


Figure 3: Web image of lot.



Figure 4: Web image of rear yard.

RECOMMENDATION | Staff recommends conditional approval of rezoning this property to CS (Commercial Shopping) with Specific Use Permit 122.



wdesign
ARCHITECTURE & INTERIORS
608 East 3rd Street
Tulsa, OK 74120
Office: 918.794.6616
Fax: 918.794.6602
www.wdesignsite.com

SEAL:

Preliminary
Not For Construction

PROJECT:

LAUNCH CAR
WASH
TEST FIT JENKS

PROJECT #
20047.09

XXXXX XXXXX
JENKS, OK
7XXXX

CONSULTANT:

REVISIONS:

ISSUE DATE:

04.26.2024

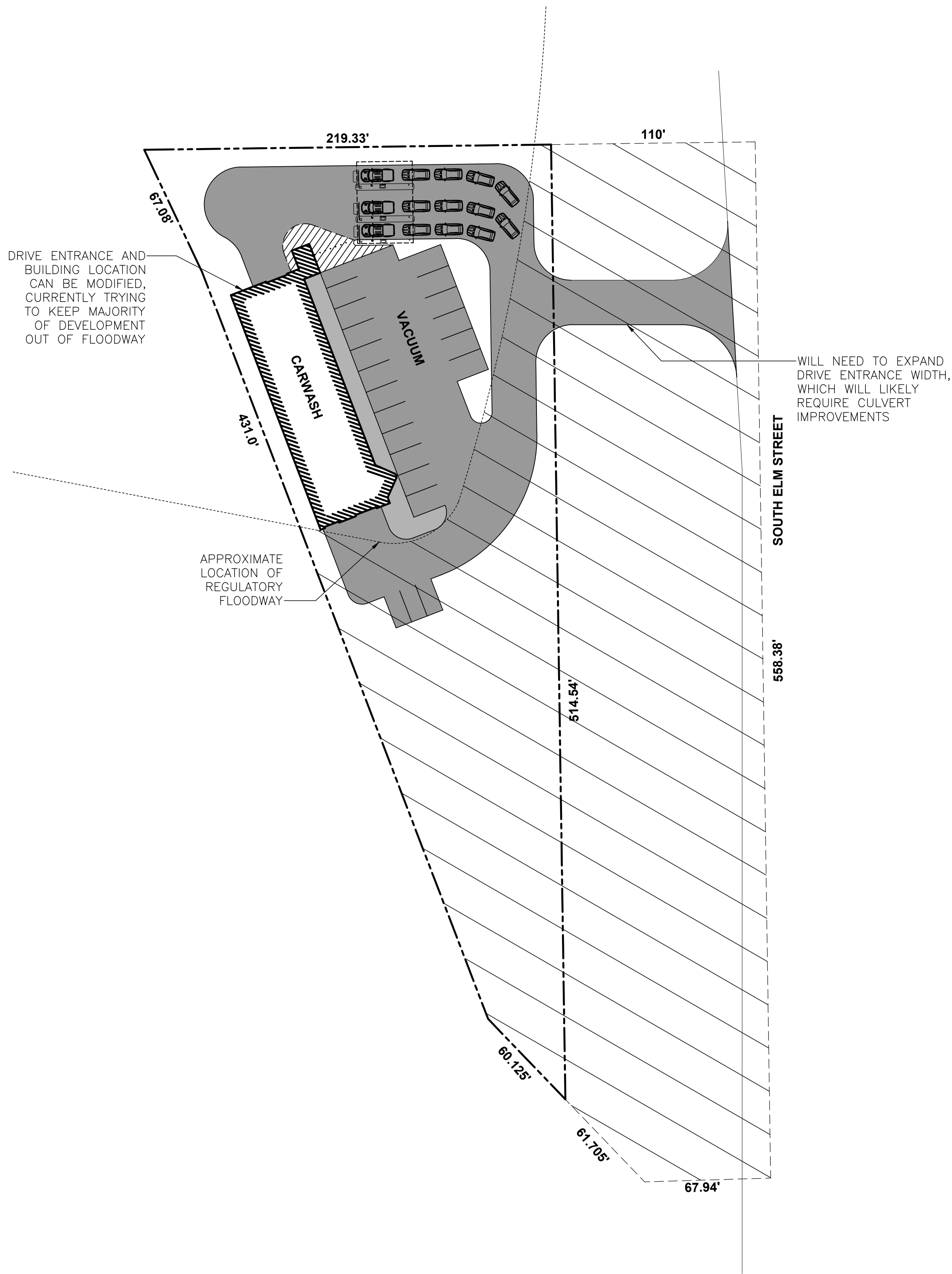
SHEET NAME:

CONCEPTUAL
SITE PLAN

SHEET #:

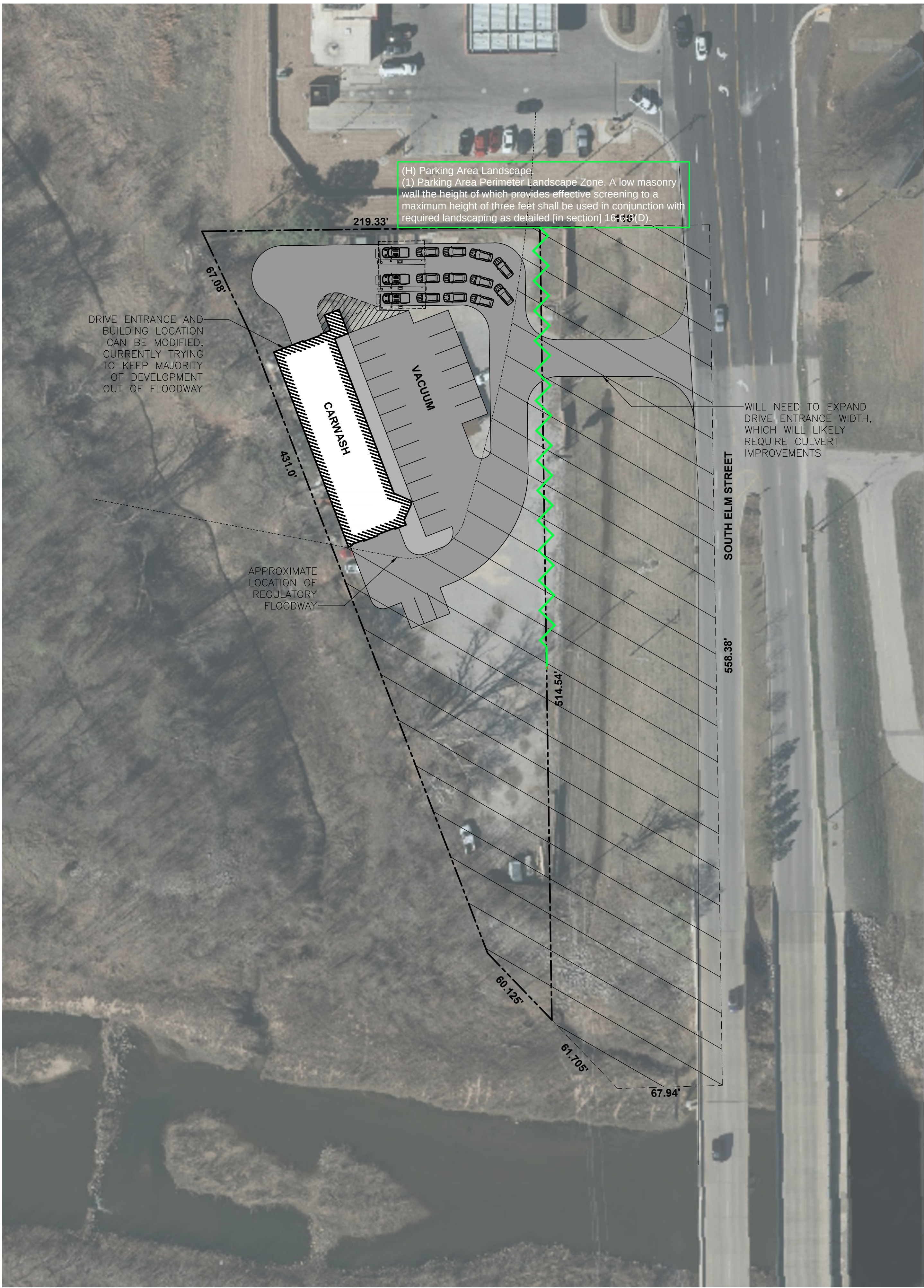
A101

DRAWN BY: BJL



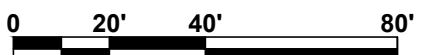
2 CONCEPTUAL SITE PLAN

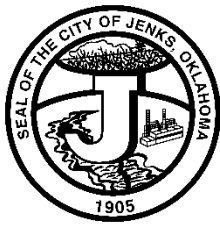
SCALE: 1" = 40'-0"



1 AERIAL CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"





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 SUP 122

Request: Zone Change & SUP Overlay

Request from Justin Debruin for a zone change from IL (Industrial Light) to CS (Commercial Shopping) with an SUP overlay to allow for a car wash.

Legal Description: All except the East 110 ft paralleling the East section line of a tract of land that contains 2.706 acres, said tract lying Northerly and Easterly of Polecat Creek, in the E/2 of the NE/4 of Section 25, T-18-N, R-12-E, Tulsa County, Oklahoma, said tract being described as follows, to-wit: Starting at the Northeast corner of said Section 25; thence Southerly along the Easterly line thereof for 1003.11 feet to the point of beginning of said 2.706 acre tract; thence Westerly along a deflection angle to the right of 89 °-42'-35", and parallel to the Northerly line of Section 25, for 329.33' to a point; thence Southeasterly along a deflection angle to the left of 117 °-36'-30" for 67.08' to a point; thence Southeasterly along a deflection angle to the right of 6 °-57'-45" for 431' to a point; thence Southeasterly along a deflection angle to the left of 17 °-38'-14" for 121.83' to a point; thence Easterly along a deflection angle to the left of 51 °-42'-01", and parallel to the Northerly line of said Section 25 for 67.94' to a point on the Easterly line of Section 25; thence Northerly along a deflection angle to the left of 89 °-42'-35", and along the Easterly line of Section 25 for 558.38' to the point of beginning of said 2.706 acre tract of land; less oil, gas and other minerals formerly conveyed.

General Location: South of Creek Turnpike & West of Elm

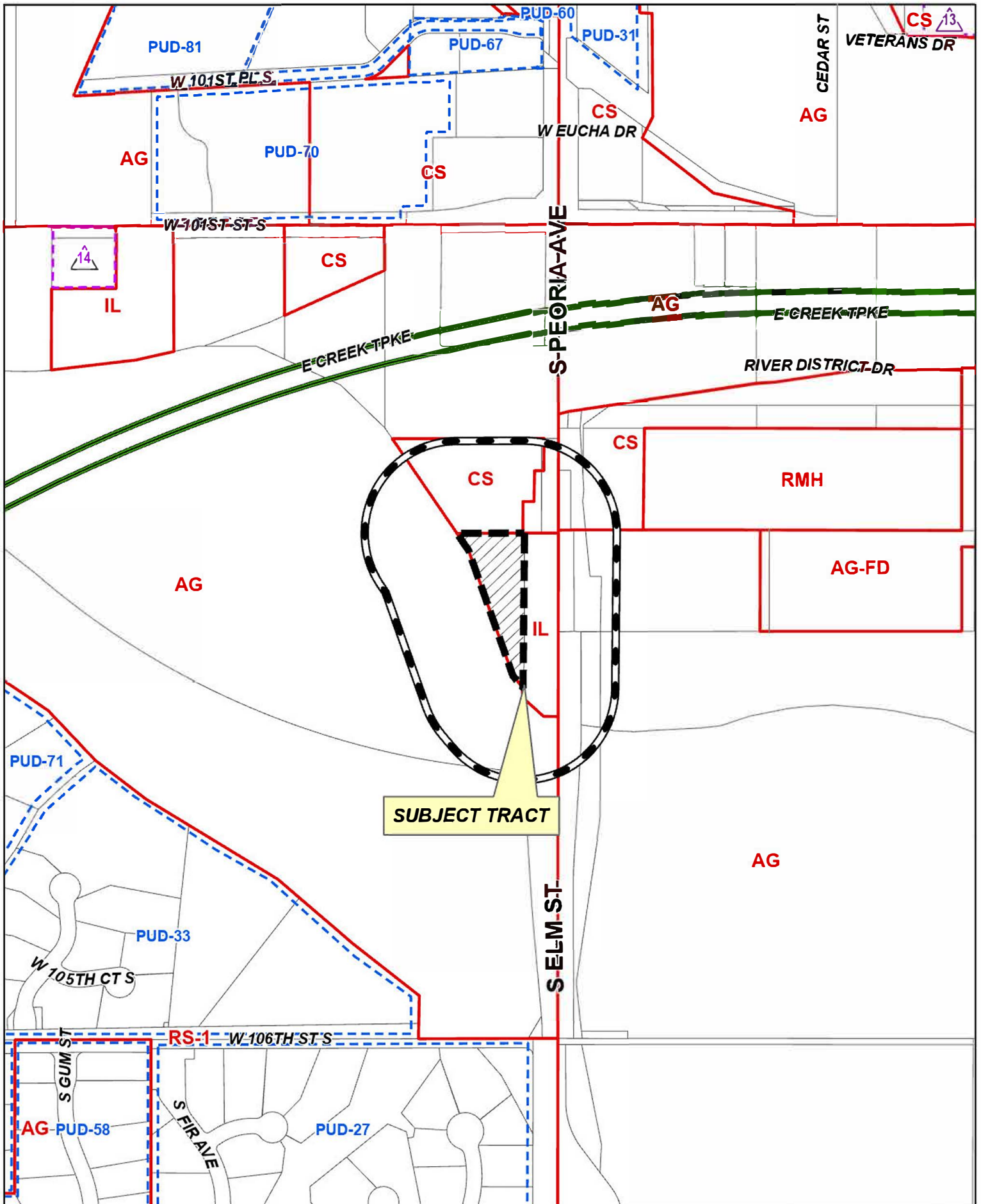
Hearing Date: 22 August 2024 at 6 p.m.

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 1 August 2024.

Marcae Hilton, Secretary
Jenks Planning Commission



300' Radius



Subject
Tract

JZ 24 SUP 122



25 18-12



To	Chair Scott West and Planning Commission
Hearing Date	August 22, 2024
Case Number	JZ 24-PUD 146 Major Amendment No. 1 “CrossVine”
Request	Approval of a Major Amendment for a parcel previously rezoned to RS3 (Single-family Residential) with PUD 146 (Planned Unit Development) overlay
Applicant	Wallace Engineering
Location	North of 131 st Street and west of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD Documents

Preparer

Wallace Engineering

Background Information

SITE SUMMARY | This general area of south Jenks was in the Jenks fence line, it was annexed December 05, 2023 by City Council for the purpose of 2 subdivisions. This parcel was previously part of a land allotment with many descendants. The ownership has worked with staff and has gifted the needed Elm Street ROW (Right of Way) for the City expansion project. This 120-acre project will be built in three (3) phases with Commercial on the hard corner. Originally the applicant sought to rezone Phase I and II for residential uses and Phase III for Commercial Uses each phase also has a restrictive Planned Unit District Overlay (PUD 146). This phase is specifically for Phase II.

PUD 146 Overlay Details

CC SUMMARY | **APPROVED** | December 19, 2023

PC SUMMARY | **APPROVED 4-2-1** (4 present, 2 absent, 1 seat vacant)

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

PUBLIC COMMENT: Staff received a few calls on this request, one question involved Elgin Access, once Staff explained the project they had no other questions.

PUD 146 PROJECT DETAILS

SCHOOL DIST. Glenpool

REQUEST *Major Amendment to PUD 146 Overlay District*

Three Phases/Project Areas in PUD 146

- Two RS-3 (Residential Single-family)
 - Phase 1 | 43.52 Acres | Starter Homes
 - 53 Foot Lots
 - *Phase 2 | 55.27 Acres | Luxury living with minimal maintenance.*
 - *55 Foot Lots*
- One CS (Commercial Shopping) | Shopping and possible future amendment to ask for High Density Residential (Multi-family)
 - Phase 3 | 21.81 Acres
 - High Intensity Residential | 12 Acres
 - Commercial 8 Acres

ZONING RS-3 (Residential Single-family) & PUD 146 Overlay

COMP PLAN Land Use Plan | Local Commercial and Medium Intensity Single-family Residential and High Intensity Single-family.

ASSESSOR DATA

PARCEL 97201720168210

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

OWNER 131 ELM LLC

TR_SEC 7201

ACRES 120.00

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

FOCAL POINTS Natural Landscaping

AMENITIES See Chart below

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

Standard	Phase 1	RS3	Phase 2 Future PUD Major Amendment	Phase 3 Future PUD Major Amendment	CS Commercial Shopping
Project Area (Acres)	43.52	NA	55.27	21.81	NA
Lot Area (sqft)	5,000	5,000	5,200		6,900
Lot Area/DU (sqft)	5,000	5,000	?		3,450
Lot Width (ft)	50	45	50		60
Front (ft)	25	20 (3)	20 25 15		20
Exterior Side (ft)	5	15 (3)	NA		20
Interior Side (ft)	5	5	1 & 9		10 (2)
Rear (ft)	20	20	20		20
Height (ft)	35	35	35		35
Impervious Surface Coverage	40%	60%	60%		60%
Permitted Uses	Single-Family		Single-Family	Commercial and some High Intensity Residential	
NON UDO SPECIFICATIONS					
Minimum House Size	1400 sq ft		1600 sq ft		
Masonry	100%		100%		
Number of Homes			180		
Amenities	Gated Entry, Entry monuments, Security gate house, Clubhouse, Recreational facilities, Food Prep facilities, Meeting Rooms, Park and open space, Playground, Recreational facilities, Court gates, Pool, Pickle ball court, Common parking areas, trails, picnic shelters, facilities, gazebos				

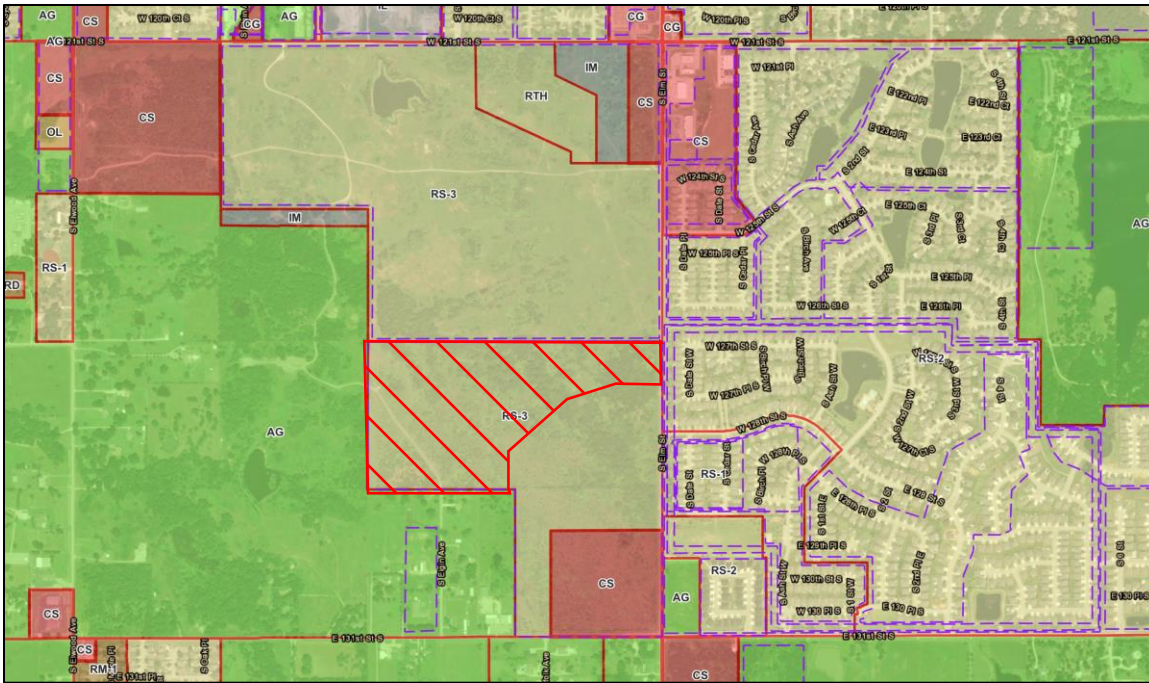


Figure 1" INCOG Zoning Map

Zoning:

North: (RS3)Residential Single-family & PUD 146 Overlay

South: (AG) Agriculture & (RS3)Residential Single-family & PUD 146 Overlay

West: (AG) Agriculture

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

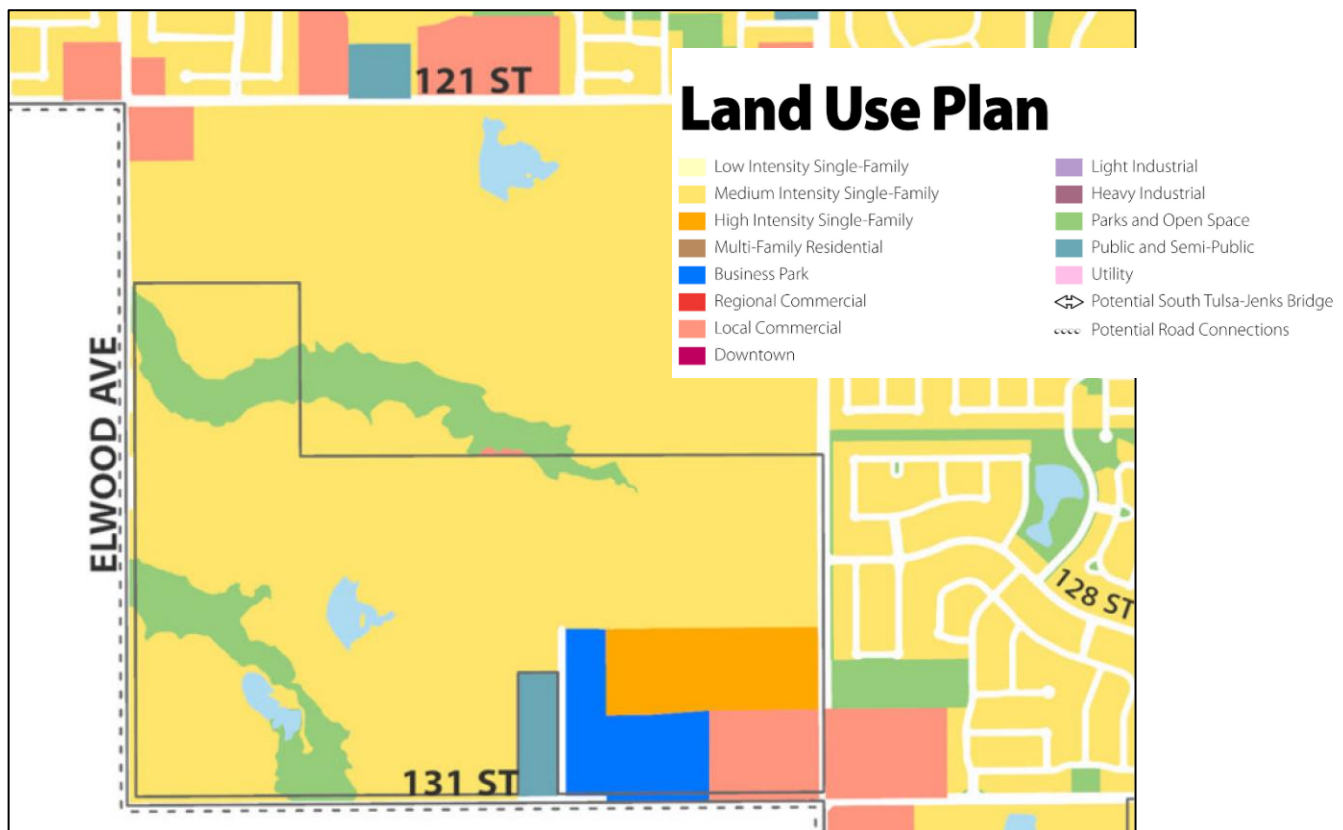


Figure 2: Horizon Jenks Land Use Plan | Medium Intensity Single Family + High Intensity Single Family + Local Commercial

STAFF COMMENTS | PUD 146 as submitted originally was approved and met the intent and spirit of the UDO. (TAC) Technical Advisory Committee provided no initial comments. The developer and applicant have worked to establish a mix of uses that will provide starter homes, high end retirement homes and space for future commercial development, as stated in the PUD there is a plan for high intensity residential. The PUD Overlay District (PUD 146) did not provide Phase 2 and Phase 3 with a detailed site plan or standards, which was an intentional choice. City Council approved the project and the PUD as presented. *This amendment is for Phase 2 and requires a Major Amendment to PUD 146, as was stated in the original approval (staff report).*

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

- (A) *Purpose. In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*
- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
 - (2) To provide more efficient use of land,*
 - (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
 - (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
 - (5) To unify building and structures through design,*
 - (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*
- (B) *General Provisions.*
- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
 - (2) Developments including only single-family detached residential uses, are discouraged, and may not be approved. .Amenity packages may be used to offset "only" single-family. (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
 - (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
 - (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*
- (C) *Site Development Allowances and Modification Standards.*
- (1) Site Development Allowances.*
 - (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*

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

development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.

- (4) Public Welfare. The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*
- (5) Compatibility with Adjacent Land Uses. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.*
- (6) Impact on Public Facilities and Resources. The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.*
- (7) Archaeological, Historical or Cultural Impact. The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.*
- (8) Drives, Parking and Circulation. The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.*
- (E) Pre-Application Public Meeting. The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.*
- (F) Hearing and Recommendation by the Planning Commission. The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.*
- (G) Action by the City Council. The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:*
 - (1) Approve the application,*
 - (2) Approve the application with modifications,*
 - (3) Deny the application,*
 - (4) Refer the application back to the Planning Commission for further review, or*
 - (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.*

- (H) Zoning Map Amendment. Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.*
- (I) Additional Application Requirements. A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).*
- (J) Amendments to Approved Planned Unit Development.*
 - (1) Determination of Level of Change. Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.*
 - (2) Major Amendment. A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:*
 - (a) Increase density,*
 - (b) Increase the height of buildings,*
 - (c) Reduce open space by more than five percent,*
 - (d) Modify the proportion of housing types,*
 - (e) Change parking areas in a manner that is inconsistent with this UDO,*
 - (f) Increase the approved gross floor area by more than 500 square feet,*
 - (g) Alter alignment of roads, utilities, or drainage, or*
 - (h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.*
 - (3) Minor Amendment. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).*
 - (4) Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.*
- (K) Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.*
 - (1) Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.*

RECOMMENDATION | Staff recommends conditional approval of the request for a Major Amendment to PUD 146; this change does not amend the underlying RS-3 (Residential Single-family) zoning for Phase II.

1. Follow the UDO and City Code as related to Oil and Gas wells and drilling
 - a. Sec. 16-9-7. - Specific Use Permit
 - b. ARTICLE 7. - OIL AND GAS
 - c. Other Requirements.
2. Exception to Architectural Features as defined in UDO.
3. Exception to original request, staff is in agreement: *There must be a Residential Collector running N/S which connects with 121st Elm Complex.* Staff met with the developer to the north and spoke with the developer for Phase 1. Because this is a gated subdivision a NS collector is not an option at this time, therefore staff asks that PC waive this requirement.
4. Exception to sidewalk requirement. *Request sidewalks on one side of street varying in width from 4-5 feet.*
5. Exception requested to signage. *Request: 48 sq ft*
UDO allows for:
(B) Single-Tenant Monument Signs.
 - (1) Sign Area.
 - (a) The maximum sign area of single-tenant monument signs in R, Districts shall not exceed *15 square feet.*
 - (2) Sign Height.
 - (a) The maximum sign height of single-tenant monument signs in the R, Districts shall not exceed five feet.
 - (3) Number of Signs. A maximum of one single-tenant monument sign shall be permitted per lot frontage.
6. Consider addressing accessory Dwelling Units in the private covenants, the City of Jenks does allow for them, but does not regulate private covenants.
7. Follow the Subdivision Regulations for development.
8. Section 6 of the UDO will lay out additional details of development unless specified in PUD 146, the applicant must meet all the elements of the UDO with the exceptions listed in the PUD.

Design Guidelines for CrossVine Planned Unit Development Major Amendment

PUD # 146

August 22, 2024

Submitted to:

The City of Jenks, Oklahoma

On Behalf of:



2468 B West New Orleans Street
Jenks, OK 74014

APPLICANT:



wallace
design
collective

wallace design collective, pc

structural · civil · landscape · survey

123 north martin luther king jr. boulevard

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I. LEGAL DESCRIPTION

The entirety of this property consists of 55.27 acres of land located west of South Peoria Avenue and north of West 131st Street South, in Jenks, Oklahoma, and is more particularly described within the following statement:

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

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1; THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 60.00 FEET; THENCE NORTH 01°07'57" WEST AND PARALLEL WITH THE EAST LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 2308.71 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°36'06" WEST A DISTANCE OF 449.73 FEET TO THE EASTERLY LINE OF A FORTY (40) FOOT WIDE PIPELINE RIGHT-OF-WAY RECORDED AS DOCUMENT NO. 2016109298; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: THENCE SOUTH 56°46'00" WEST 244.95 FEET; THENCE SOUTH 66°25'00" WEST 98.93 FEET; THENCE SOUTH 50°42'00" WEST 613.89 FEET; THENCE SOUTH 01°09'01" EAST A DISTANCE OF 440.12 FEET TO THE SOUTH LINE OF THE NORTH HALF (N/2) OF THE SE/4 OF SAID SECTION 1; THENCE SOUTH 88°36'06" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 2583.18 FEET; THENCE SOUTH 01°07'57" EAST A DISTANCE OF 340.72 FEET TO THE POINT OF BEGINNING.

II. DEVELOPMENT CONCEPT

CrossVine Development is comprised of 55.27 acres of land west of S. Peoria Ave. and north of W. 131st St. S. The subject property consists of two tracts of land that were approved for annexation by the Jenks City Council on November 21, 2023 and simultaneously zoned to Residential Single-Family High-Density (R-3). The subject property is associated with the Glenwood Ridge Planned Unit Development (PUD), representing what is described at Phase II. It is recognized in the Glenwood Ridge PUD that Phases II and III would be updated with PUD criteria through future amendments.

CrossVine is a master planned zero-lot-line single family residential development, which includes a 9' / 1' internal side yard setbacks and private, internal streets. The Conceptual Site Plan for CrossVine is attached hereto as Exhibit "D".

CrossVine will include up to 180 residential lots and adequate Reserve Areas. The Reserve Areas will be designed with Project amenities and may contain many special features such as private streets, entry monuments, sidewalks, common parking areas, detention facilities, signage, a clubhouse, a private park with walking trails, playground and recreational facilities, a pool, pickleball court(s), and additional green amenities. A home owners association will be established to provide for the maintenance, repair and replacement of the perimeter fencing, common amenities, Reserve Areas and the improvements constructed therein. The developer will also construct all of the sidewalk within reserve areas / easements.

CrossVine will be gated and served by private streets. Said private streets will be constructed to City of Jenks standards within a thirty (30) foot wide Reserve Area. The pavement cross-section will be constructed to provide for a minimum of twenty-six (26) feet of paving for a two (2) lane road. A four (4) foot sidewalk will be constructed on one side of the street curb, except where parking bays and mailboxes are provided and at such locations the sidewalk width may be increased to five (5) feet. Said sidewalk will be at least four (4) feet in width, void of any mailboxes, above ground utility structures or other such encumbrances. Where mailboxes are located next to the curb the sidewalk will taper to 5' allowing 4' of non-encumbered sidewalk. Decorative paving materials such as brick, colored and or stamped concrete or colored concrete blocks may be substituted for plain concrete in key locations or for the entire sidewalk and walkway system.

Drainage ways traverse the property and will be wholly located within reserve areas and generally left in their natural condition, except for private street crossings, sidewalks, recreational facilities, detention facilities, and any required utilities. All of the trails shown in Reserve Areas in Exhibit "F" shall meet the City of Jenks standards for sidewalk construction. Except for utilities along the arterial streets, all utilities within the Project will be located underground.

The proposed modifications from the code are in an effort to create a high quality, creative residential subdivision with high level design and numerous amenities. We are confident that the product will fulfill the objectives of the Comprehensive Plan and city policies, including the UDO. The nature of this PUD is to preserve natural features, provide open space and recreation areas in excess of the requirements of the City of Jenks. As a master planned community, the end result will be a beautiful, safe, and walkable space for the residents, designed with placemaking concepts in mind.

III. DEVELOPMENT STANDARDS

Land Area	55.27 acres	2,407.741.6 sf
Zoning	PUD (RS-3)	

PERMITTED USES:

Uses permitted as a matter of right in the RS-3 District, along with customary and accessory uses including but not limited to detached accessory buildings, gated entry, entry monuments, landscaped entrances, sidewalks, signage, security gate house, clubhouse and related recreational facilities, including food preparation facilities for residents only and meeting rooms, project sales offices, park and open spaces, playground and related recreational facilities, maintenance facilities, court gates, pool, pickle ball court, common parking areas, trails and walkways, detention facilities, picnic shelters and picnic facilities, gazebos and water features, private street crossing and related bridge, and other uses incidental thereto.

MAXIMUM NUMBER OF LOTS: 180

MINIMUM LOT WIDTH: 50 FT

Except for cul-de-sac lots which will have a minimum lot frontage of thirty (30) FT. The minimum lot frontage on cul-de-sac lots may be reduced provided drawings are submitted to and approved by the City of Jenks for each such parcel that show the driveway width, mailboxes, curb returns,

sidewalk (if applicable), and water meter location. Water meters will be located in an unpaved area.

MINIMUM LOT AREA: 5200 SF

MAXIMUM BUILDING HEIGHT: 35 FT

MINIMUM SIZE OF DWELLING UNIT: 1600 SF

MINIMUM SETBACK REQUIREMENTS:

INTERNAL BOUNDARIES:

Front Yard Setbacks:

From lots that are not required to have a sidewalk 20 FT*

From lots required to have a sidewalk 25 FT*

For habitable or porch portion of structure 15 FT*

Front yard setbacks on corner lots shall be a minimum of fifteen (15) feet on no sidewalk side and 17.5 on the sidewalk side of the street providing the garage does not front upon the street.

* Such twenty-five (25) foot and twenty (20) foot front yard setback may be reduced to fifteen (15) feet for a garage provided the garage doors are located at 90 degrees from the street line and the garage is side loaded.

* A fifteen (15) foot setback shall be allowed for the habitable portion of the structure provided that any front-facing garage is setback at least twenty (20) feet on lots not required to have a sidewalk and twenty-five (25) feet on lots required to have a sidewalk.

Side Yard Setbacks: 1' / 9' **

** Side yard setbacks shall be a minimum of one (1) foot on one lot line and nine (9) feet on the other lot line ensuring there will be a minimum of ten (10) feet between buildings. The side yard setback will be designated on the Final Plat.

Rear Yard Setbacks: 20 FT***

*** Except for lots that back up to open space reserve areas the minimum rear yard can be reduced to ten (10) feet provided drawings are submitted and sealed by a licensed engineer and acceptable to the City of Jenks that demonstrates that the proposed improvements will not cause any substantial structural or maintenance issue for future houses or walls.

Detached accessory buildings shall comply with the minimum yard requirements for principal structures. This does not include gazebos and arbors 200 square feet or less, fire pits, water features, outdoor kitchens, or fire places.

PRIVATE STREETS:

Minimum width: 30 FT of right-of-way with 26 FT of paving

ENTRY GATES:

Entry gates shall meet the requirements of the City of Jenks Subdivision Regulations.

SIGNS:

Entry identification signs shall be permitted with a maximum display surface area of 48 square feet of display surface area on S. Peoria Ave. The total entry identification signage at each such entry will not exceed 96 square feet of display surface area.

ARCHITECTURAL FEATURES:

Architectural features will be in conformance with Section 16-3-3.C.1. of the Unified Development Ordinance, "Exceptions to Bulk and Dimensional Standards", with the following modifications. The definition of architectural elements shall include and not be limited to bay windows, murphy beds, chimney, closets, and furniture niches. These projects may extend to the footing / foundation and would be limited to not exceed 90% of room wall width or length. , The exterior of all residential structures (brick, stucco, or stone) will not extend more than two (2') feet past the build-to-line on the 9' setback side of the property. However, the eave may extend up to three (3') feet past the build-to-line. On the one (1') foot setback side, the eave may extend to the property line.

IV. ACCESS AND TRAFFIC CIRCULATION

Entry into CrossVine will be via one gated entry ways along S. Peoria Ave. Sidewalks will be designed on one side of the internal streets, not to conflict with water and / or sewer lines. In addition, public sidewalks will be constructed in accordance to the City of Jenks.

V. LANDSCAPE, SCREENING, AND OPEN SPACE

Landscaping and open space will be provided per the requirements of the City of Jenks Zoning Code. As this development would be classified as "nonresidential", screening will be installed and maintained where necessary to comply with the City of Jenks Zoning Code. The project will be extensively landscaped, ensuring cohesion throughout the site. For perimeter locations abutting public frontage a 6' high brick wall will be provided.

VI. TOPOGRAPHY, UTILITIES, AND DRAINAGE

CrossVine is an undeveloped property with significant vegetation including large trees and drainage ways.

Stormwater detention will be provided by an on-site detention pond located throughout the subject property. This detention area will be designed to provide adequate detention for CrossVine.

Electric, cable and gas are readily available to the site with services generally available. Water line and sanitary sewer service will be provided by the City of Jenks.

The Existing and Proposed Utilities are shown on Exhibit “E” attached hereto.

VII. EXISTING ZONING AND LAND USE

The existing zoning is PUD(RS-3). The property is vacant and application is being made for a PUD Major Amendment.

VIII. SITE PLAN REVIEW

One building permit is allowed prior to recording final plat using development parcel as lot. After the first building permit is issued, no building permit will be issued until a subdivision plat, which will serve as the site plan, is approved and filed of record with the Tulsa County Clerk.

IX. SCHEDULE OF DEVELOPMENT

Initial construction is anticipated to commence during the fall of 2024, once the PUD and subdivision plat have been completed and approved.

X. APPLICABLE STANDARDS

In addition to the standards set forth by this PUD, the development on the site will meet applicable standards of the underlying zoning district and the ordinances of the City of Jenks.

XI. EXHIBITS

EXHIBIT A – AERIAL PHOTOGRAPH

EXHIBIT B – EXISTING ZONING

EXHIBIT C – FUTURE LAND USE

EXHIBIT D – CONCEPTUAL SITE PLAN

EXHIBIT E – EXISTING AND PROPOSED UTILITIES & TOPOGRAPHY

EXHIBIT F – LANDSCAPE & SCREENING



wallace design collective, pc
structural - civil landscape - survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5838
oklahoma ca 1460

August 22, 2024

PUD -146

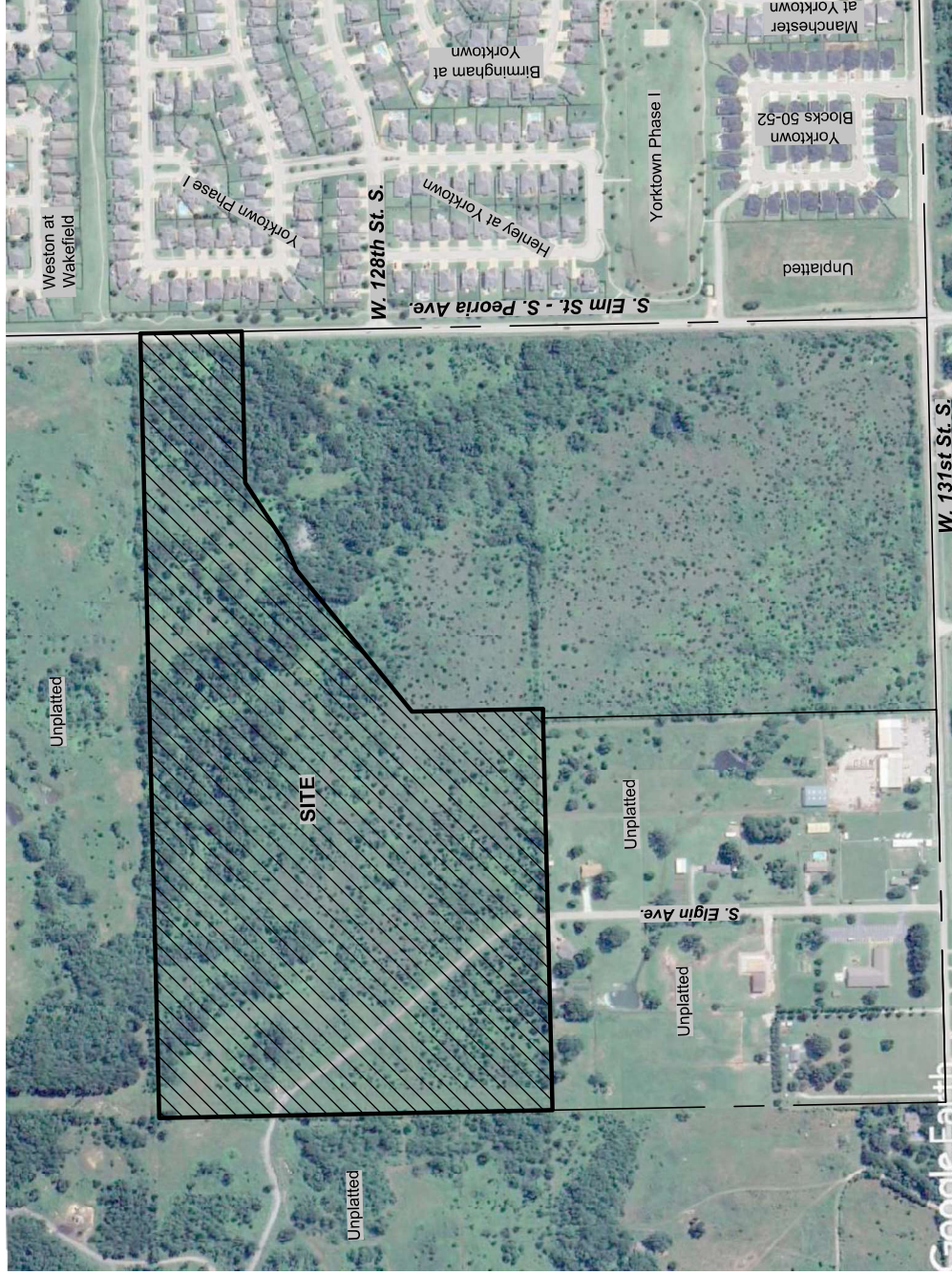


EXHIBIT 'A'

AERIAL PHOTOGRAPH

CrossVine



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structural - civil landscape - survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5838
oklahoma ca 1460
exp: 6-30-25

August 22, 2024

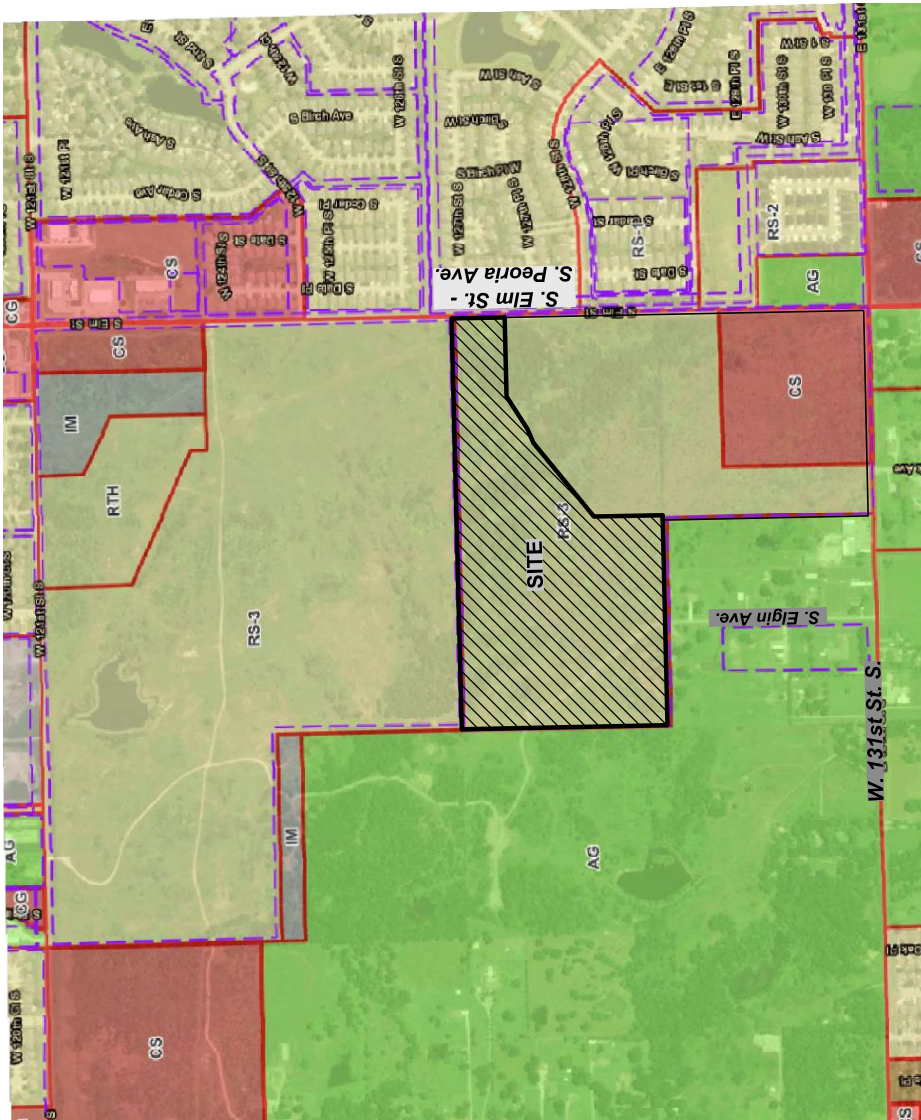
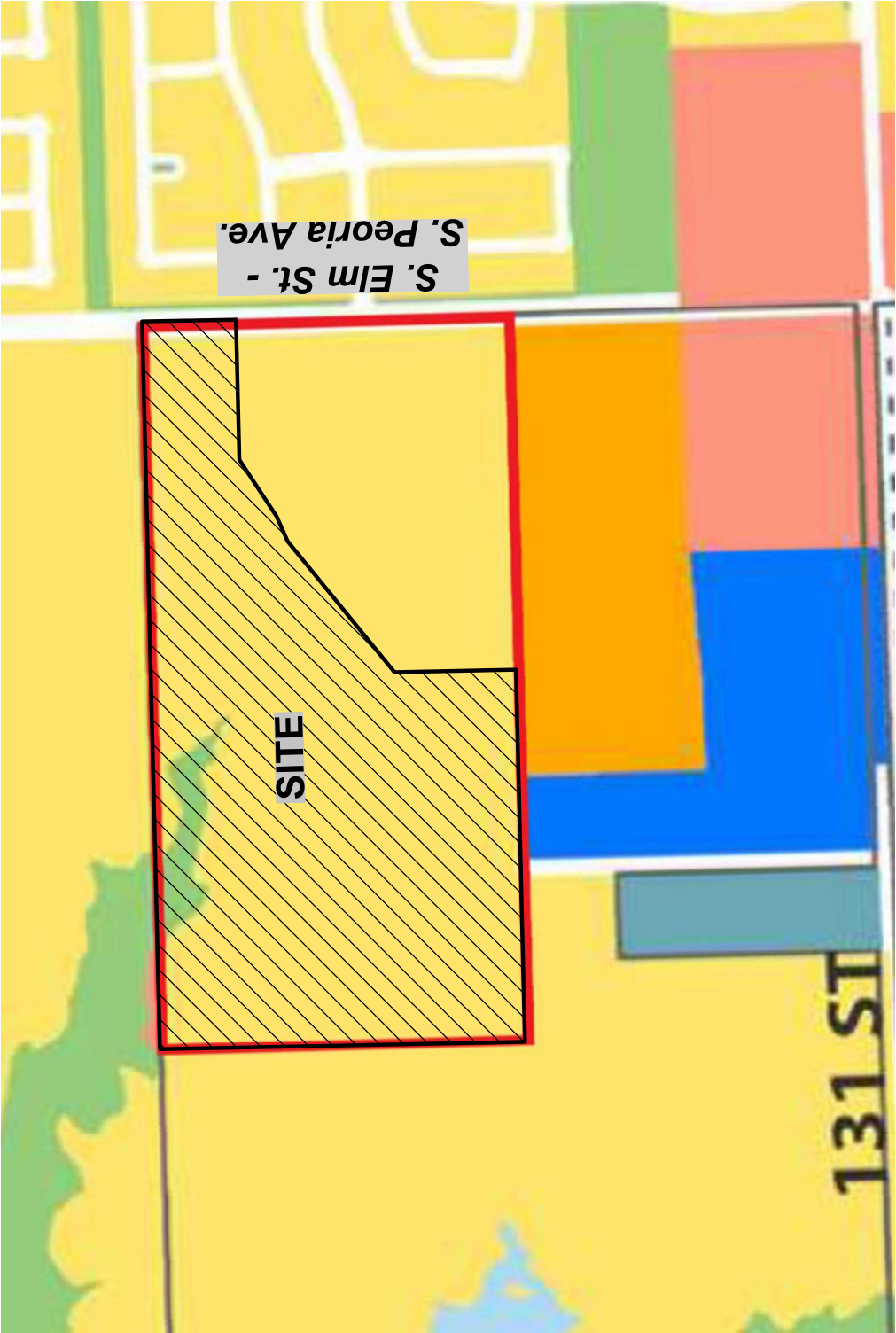


EXHIBIT 'B'
EXISTING ZONING
CrossVine
PUD -146



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oklahoma ca 1460
exp: 6-30-25

August 22, 2024

EXHIBIT 'C'

FUTURE LAND USE

CrossVine

PUD -146

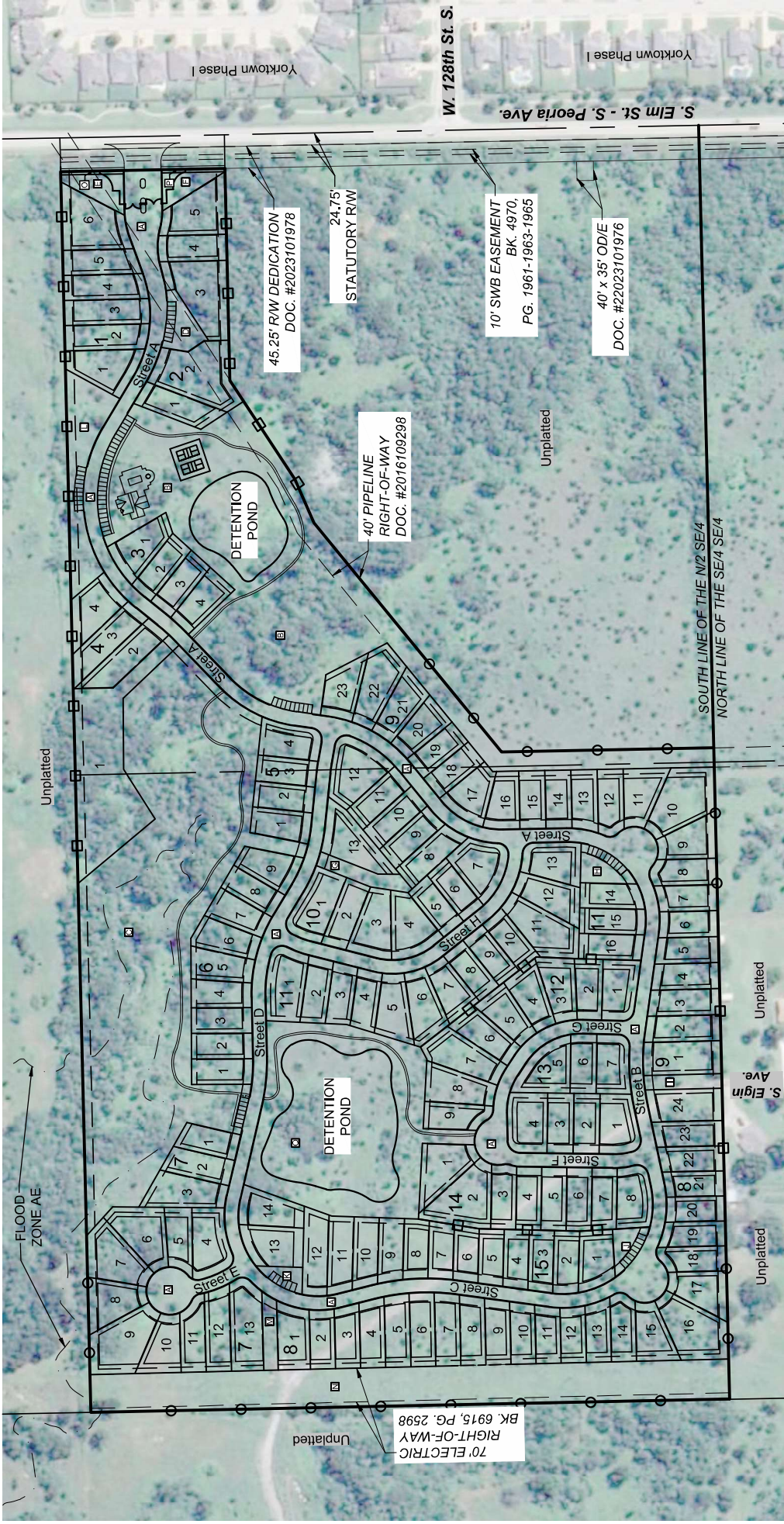


EXHIBIT 'D'
CONCEPTUAL SITE PLAN
CrossVine
PUD -146



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collective

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structural, civil, landscape, survey
123 north martin luther king jr. blvd.
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918.584.5838
oklahoma ca 1460
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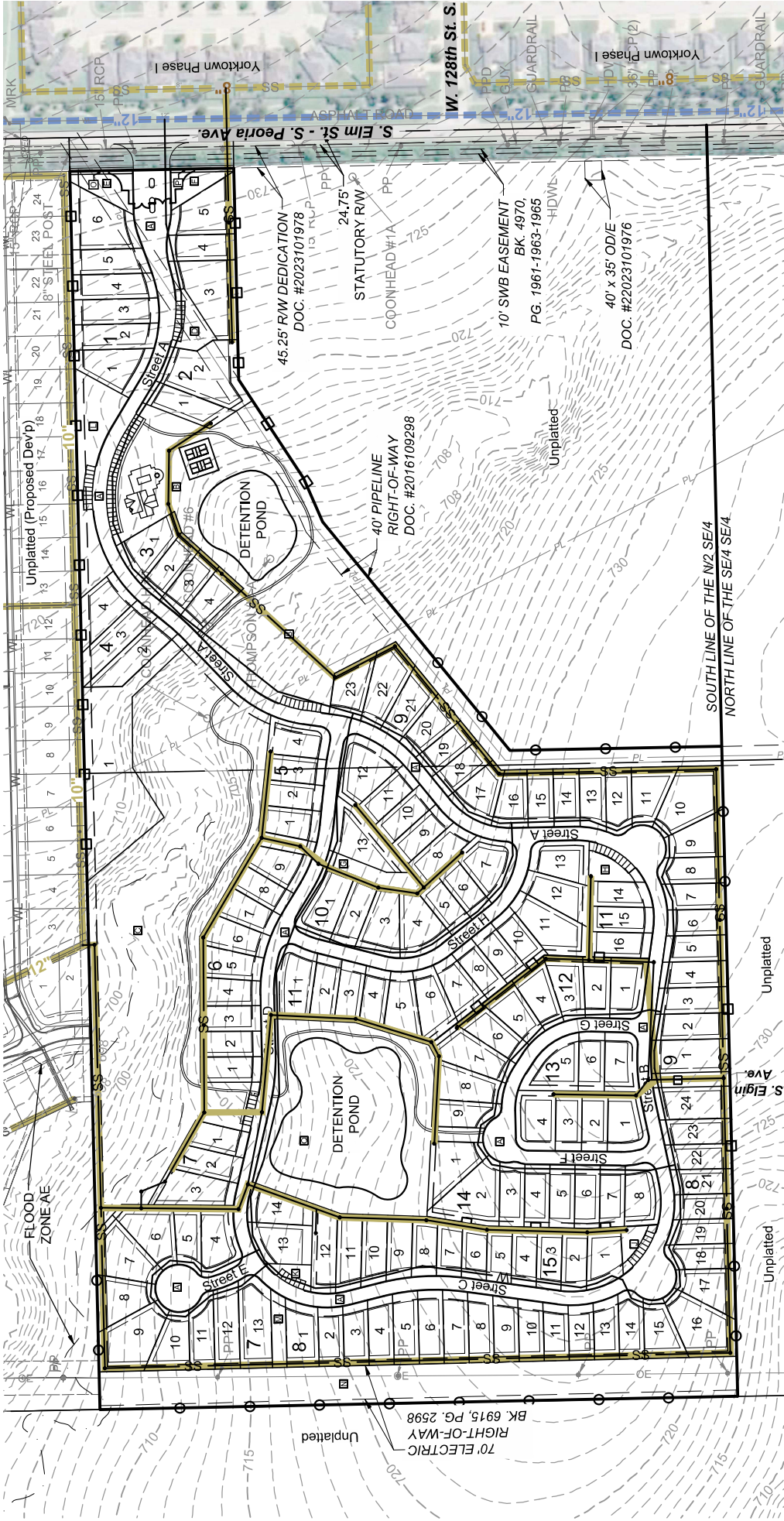


EXHIBIT 'E'
EXISTING AND PROPOSED
UTILITIES & TOPOGRAPHY
CrossVine
PUD -146

Note:
CONTOURS SHOWN ARE FROM AN AUTODESK
GENERATED INFRAWORKS SURFACE AND ARE
APPROXIMATE. NOT AN ON-GROUND SURVEY

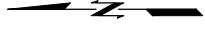
Legend

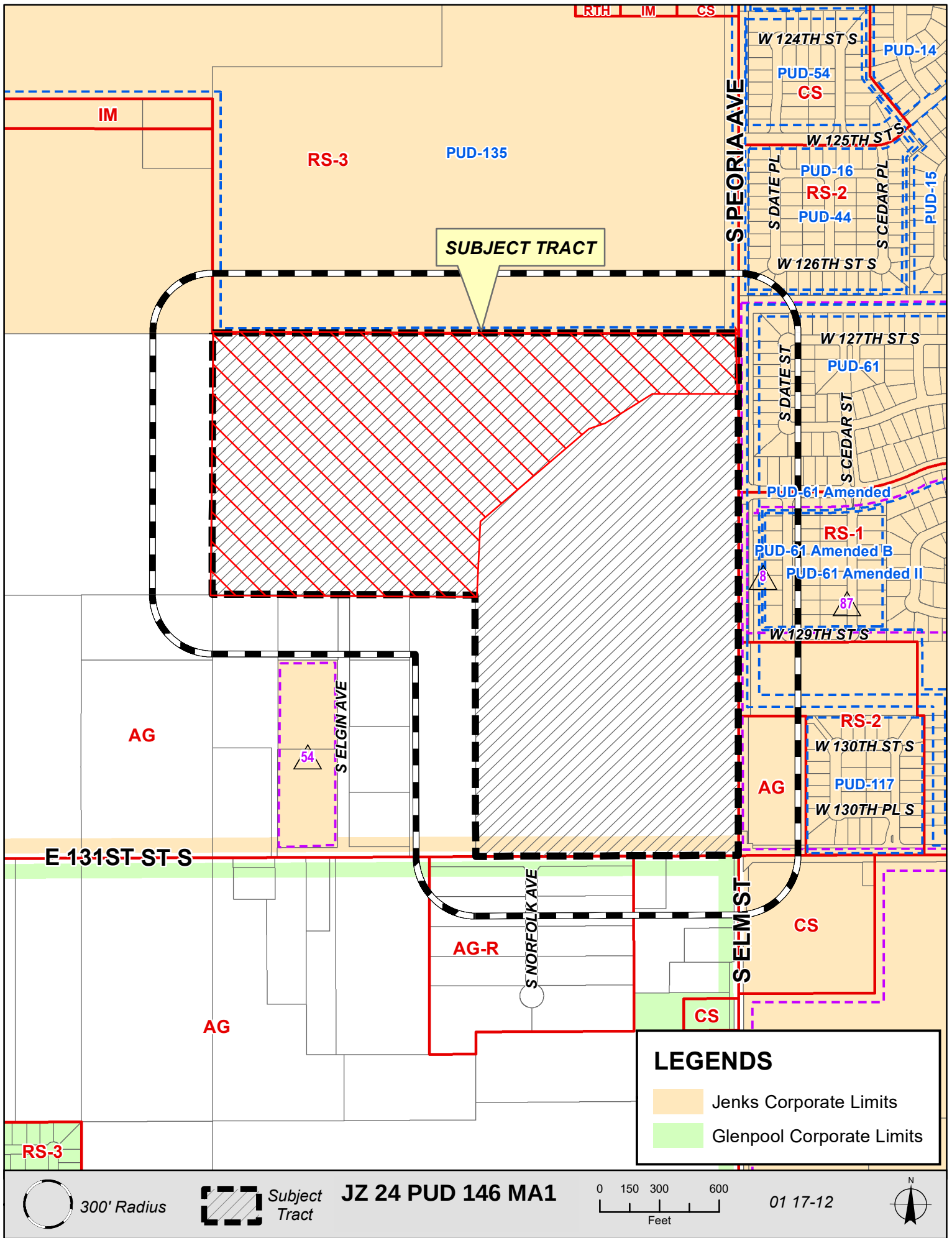
- Existing Water
- Proposed Water
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Proposed Storm Sewer

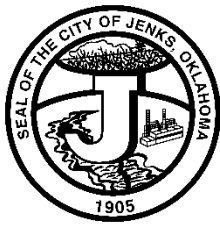


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August 22, 2024







CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

**NOTICE OF A PUBLIC HEARING
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 24 PUD 146.ma1

Request: PUD Amendment

Request by Justin DeBruin for a Major Amendment to a PUD 146 Overlay (Planned Unit Development 146) over the existing RS-3 (Residential Single Family zoning).

s

Legal Description: A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SAID SECTION 1;

THENCE SOUTH 88°37'10" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 60.00 FEET; THENCE NORTH 01°07'57" WEST AND PARALLEL WITH THE EAST LINE OF THE SE/4 OF SAID SECTION 1 A DISTANCE OF 2308.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°36'06" WEST A DISTANCE OF 439.73 FEET TO THE EASTERLY LINE OF A FORTY (40) FOOT WIDE PIPELINE RIGHT-OF-WAY RECORDED AS DOCUMENT NO. 2016109298; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: THENCE SOUTH 56°46'00" WEST 244.95 FEET; THENCE SOUTH 66°25'00" WEST 98.93 FEET; THENCE SOUTH 50°42'00" WEST 613.89 FEET; THENCE SOUTH 01°09'01" EAST A DISTANCE OF 440.12 FEET TO THE SOUTH LINE OF THE NORTH HALF (N/2) OF THE SE/4 OF SAID SECTION 1; THENCE SOUTH 88°36'38" WEST ALONG SAID SOUTH LINE A DISTANCE OF 1351.17 FEET TO THE SOUTHWEST CORNER OF THE N/2 SE/4 OF SAID SECTION 1; THENCE NORTH 01°10'05" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1324.31 FEET TO THE NORTHWEST CORNER OF THE SE/4 OF SAID SECTION 1; THENCE NORTH 88°36'06" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 2583.18 FEET;

THENCE SOUTH 01°07'57" EAST A DISTANCE OF 340.72 FEET TO THE POINT OF BEGINNING.

General Location: 131st & Elm

Hearing Date: 22 August 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 19 August 2024.

Marcae Hilton, Secretary
Jenks Planning Commission