

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 17, 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 September 19, 2024

Documents:

[2024.09.19 PC MINUTES.PDF](#)

- 1.B. Approve minutes from the meeting held September 23, 2024 (a reconvened meeting originally held on September 19, 2024)

Documents:

[2024.09.23 PC MINUTES - RECONVENE 2024.09.19.PDF](#)

- 1.C. Approve JL 24-401: A request for a Minor Subdivision (Lot Combination). General Location: 691 W 113th Ct

Documents:

[1. SR.JZ 24 PUD 128.MINORSUBDIVISION.ESTATES AT RITZ HOLLOW PC.PDF](#)

- 1.D. Approve JL 24-402: request for a minor subdivision to allow for a Plat amendment. General Location: 815 E "B" St

Documents:

[1. SR.JZ 22PUD120MA1.MINORSUBDIVISION.PDF](#)
[2.0 COJ PLAT ADDENDUM.PUD 120 MAI.FIDLER ACRE.PDF](#)

- [2.1 LETTER FROM JOSHUA LAMB, SURVEYOR.PDF](#)
- [2.2 EXHIBIT A JOSHUA LAMB, SURVEYOR.PDF](#)
- [3. FIDLER ACRE \(3\).PDF](#)

- 1.E. Approve JZ 24 PUD 120.mi1: request for a minor amendment to PUD 120 to amend the eastern setback to match the Plat amendment request (JL 24-402). General Location: 815 E "B" St
Documents under JL 24-402

- 1.F. Approve PA 24-43.1: Minor text amendments to the Comprehensive Plan
All documents for PA 24-43 minor amendment are under this item.

Documents:

- [1. SR.PA24-43MINORAMENDMENTS.PDF](#)
- [2. PA 24-43 MINOR AMENDMENTS.PDF](#)
- [3. ADOPTED JENKS COMPREHENSIVE PLAN.PDF](#)

- 1.G. Approve PA 24-43.2: A Minor Amendment to the Comprehensive Plan Land Use Map from Regional Commercial to Low Intensity Single Family. General Location: 91st St & S Union Ave
- 1.H. Approve PA 24-43.3: A Minor Amendment to the Comprehensive Plan Land Use Map from Parks & Open Space to Regional Commercial. General Location: 91st St & S Union Ave
- 1.I. Approve PA 24-43.4: A Minor Amendment to the Comprehensive Plan Land Use Map from Parks & Open Space to Public & Semi-Public. General Location: E of the Oklahoma Aquarium
- 1.J. Approve PA 24-43.5: A Minor Amendment to the Comprehensive Plan Land Use Map from Parks & Open Space to Regional Commercial. General Location: S of 10th Pl & E of the Railroad
- 1.K. Approve PA 24-43.6: A Minor Amendment to the Comprehensive Plan Land Use Map from Local Commercial to High Intensity Single Family. General Location: 131st St & S Peoria
- 1.L. Approve PA 24-43.7: A Minor Amendment to the Comprehensive Plan Land Use Map from High Intensity Single Family and Business Park to Medium Intensity Single Family. General Location: 131st St & S Peoria
- 1.M. Approve PA 24-43.8: A Minor Amendment to the Comprehensive Plan Land Use Map from Parks & Open Space to Public & Semi-Public. General Location: S of the Creek Turnpike & W of Elm
- 1.N. Approve PA 24-43.9: A Minor Amendment to the Comprehensive Plan Land Use Map from Medium Intensity Single Family to Low Intensity Single Family. General Location: 131st St between Harvard & Peoria
- 1.O. Approve PA 24-43.10: A Minor Amendment to the Comprehensive Plan Land Use Map from Medium Intensity Single Family to Low Intensity Single Family. General Location: 131st St between Lewis & Peoria
- 1.P. Approve PA 24-43.11: A Minor Amendment to the Comprehensive Plan Land Use Map from Medium Intensity Single Family to Low Intensity Single Family. General Location: 141st between Peoria and Lewis
- 1.Q. Notice to the Planning Commission: City agreement for Right-of-Way west of 121st & HWY 75

Documents:

1. [SR.24.06 ROW.YUKON.PC.PDF](#)
2. [YUKON ROW DEDICATION.PDF](#)
3. [S JAMES AVE EXTENSION AGREEMENT - 2024.10.01.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. PA 24-37: Request for a Comprehensive Plan Land Use Map amendment from High Intensity Single Family to Riverfront Tourist Commercial. General Location: 715 & 719 E Apache
4. JZ 24-696: Request for a zone change from RS-1 (Residential) to RTC (Riverfront Tourist Commercial). General Location: 715 & 719 E Apache

Documents:

1. [SR.PA24-37-2024.JZ24-696.PDF](#)
2. [JZ 24-696 PUBLIC NOTICE \[715 AND 719 E APACHE\].PDF](#)
3. [ADOPTED JENKS COMPREHENSIVE PLAN.PDF](#)

5. JZ 24 PUD 127.ma1 - A request for a Major Amendment to PUD 127. General Location: 126th & Harvard

Documents:

1. [SR.JZ 24PUD127.MA1FRAZIERMEADOWS3-4 PC.PDF](#)
2. [FRAZIER MEADOW 3-4 PUD APPLICATION.PDF](#)
3. [APPROVAL LETTER - JZ 21 PUD 127 FRAZIER FALLS.PDF](#)
4. [PUBLIC NOTICE - JZ 24 PUD 127.MA1 \[126TH ST AND S HARVARD\].PDF](#)
5. [FRAZIER MEADOWS III-IV 21-016.00.PDF](#)

6. Major Amendments to the Comprehensive Plan Land Use Map. Planning Commission may consider each item separately or in one motion.
All documents for PA 24 38-42 are listed under this item.

Documents:

1. [SR.PA24-38-42.PDF](#)
2. [PUBLIC NOTICE - PA 24 38-42 MAJOR COMP PLAN AMENDMENTS.PDF](#)
3. [PA 24 38-42 MAJOR COMP PLAN AMENDMENTS.PDF](#)
4. [ADOPTED JENKS COMPREHENSIVE PLAN.PDF](#)

- 6.A. PA 24-38: Residential Medium intensity to Local Commercial. General Location: 1119 W Main St & 360 N Juniper
- 6.B. PA 24-39: Multi-Family to Regional Commercial. General Location: 1901 E 91st St
- 6.C. PA 24-40: Parks & Open Space to Regional Commercial. General Location: South & east of 801 E Outlet Dr
- 6.D. PA 24-41: Residential Medium Intensity to Local Commercial. General Location: South of 121st and west of Elm
- 6.E. PA 24-42: Residential Low Intensity to Public & Semi-Public. General Location: 12877 S Harvard

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 19, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:02 p.m. on September 19, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Chair Scott West

Absent

Amy Bors
Gina Wilson
Craig Bowman
Rob Sellers
Greg Nixon
Ray Stephens

The Planning Commission did not have a quorum. Chair Scott West stated that the meeting would be reconvened on September 23, 2024, at 6pm in Jenks City Hall (211 N Elm St)

Adjournment. The Jenks Planning Commission adjourned at 6:03 p.m.

MINUTES
SPECIAL MEETING¹
JENKS PLANNING COMMISSION
6:00 P.M. MONDAY, SEPTEMBER 23, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on August 22, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Amy Bors
Craig Bowman
Ray Stephens
Chair Scott West

Absent

Rob Sellers
Greg Nixon

Business

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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 August 22, 2024
 - B. Approve JL 24-400, a request by Tanner Consulting for a lot split. General Location: 11358 S Elwood \
 - C. Approve JZ 24 PUD 128.mi2, a request by The Brumble Group for a Minor Amendment to PUD 128 Overlay to amend the enclosed off-street parking space requirement for Lot 5 Block 5. General Location: South of 111th & W of Elm
 - D. Approve JZ 24 PUD 148.mi1 - Request by Amian Homes for a Minor Amendment to PUD 148 Overlay to amend the bulk and dimensional standads to meet the original intent and add new restriction. General Location: South of 111th St & E of 33rd W Ave.
 - E. Approve Plat 24-04 - Final Plat for Pine Ridge. General Location: NE Corner of 141st St S & S Elm St
 - F. Approve Plat 24-05 - Preliminary Plat for Reserve Southern Woods. General Location: South of 111th St & E of W 33rd Ave

¹ This meeting is reconvening the September 19, 2024, Planning Commission meeting. The meeting was called at the September 19, 2024, meeting due to a lack of quorum. All agenda items are the same.

Staff noted that 1.C was withdrawn by the applicant. Gina Wilson made a motion to approve Item 1, except for 1.C. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Bowman, Stephens, West

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda Withdrawn
3. JZ 24 PUD 150: Request by Wallace Design for Planned Unit Development 150 (PUD 150) Overlay. General Location: SE Corner of 101st St & S Lewis

Planning Director Marcaé Hilton introduced Item 3 and answered questions. Mark Capron (123 N MLK Jr. Blvd) addressed the Commission about the application. Charolette Montgomery (10612 S Fir) asked questions about the application. Mark Capron addressed the Comments. Craig Bowman made a motion to approve Item 3. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Bowman, Stephens, West

NAY: None

Motion carried.

Other Business

1. Planning Update – Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:23 p.m.

To	Planning Commission
Hearing Date	October 17, 2024
Case Number	JL 24-401: PUD 128.MinorSubdivision1 Estates at Ritz Hollow
Request(s)	Minor Subdivision – Lot Combination
Location	South of 111 th and west of Elm
Applicant	Ryan McCarty, Select Design

Staff Report	Preparer Marcaé Hilton
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Attachments	Preparer
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☐ None

☐

Background Information

STAFF COMMENTARY | PUD 128 is a Planned Unit Development for a single-family subdivision in midsouth Jenks, *Estates at Ritz Hollow*, which was originally approved by City Council at the regular scheduled meeting of April 20, 2021. The owners of the two lots has requested a Minor Subdivision (lot combination) to combine two lots within the in the southern portion of the plat.

PLANNING DATA

Request(s)	Minor Subdivision to combine lots 9 & 10 of block 4
City Council	Ward 6
Current Zoning	AG Agriculture
Intended Use	Single-family Residential
Parcel IDs	Parcel ID: 60613-82-36-01590
	Property Address: 691 W 113 Ct S
	Legal: Lot 9 Block 4, Estates at Ritz Hollow Amended
	Gross Acres: 0.22
	Parcel ID: 60613-82-36-01600
	Property Address: 687 W 113 Ct S
	Legal: Lot 9 Block 5, Estates at Ritz Hollow Amended
	Gross Acres: 0.21
STR	Section 36, Township 18, Range 12
Comprehensive Plan:	Medium Intensity Single-family
General Location	South of 111 th between Elgin and Elm

Sec. 16-8-4. Subdivision Procedures.

(D) Minor Subdivisions.

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

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

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

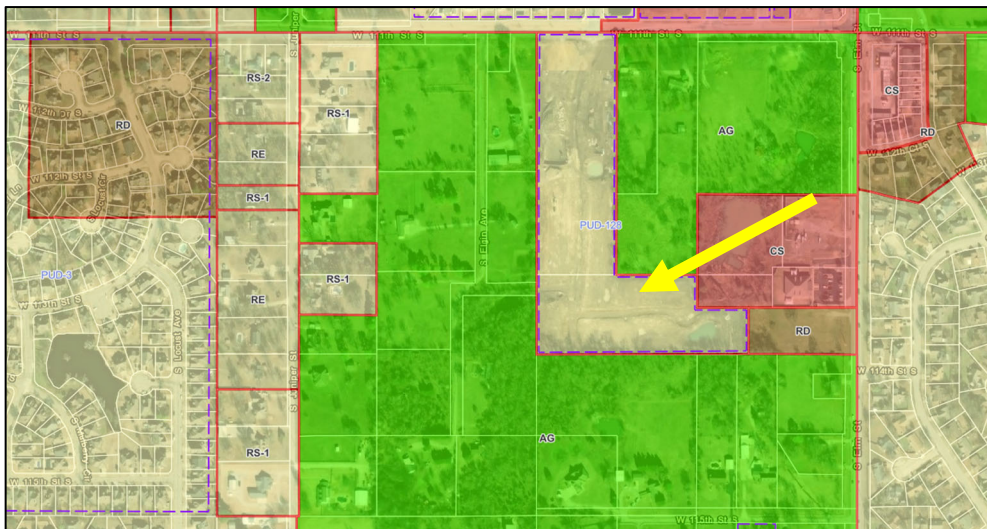
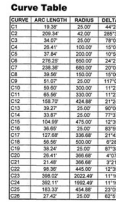


Figure 1: ZONING MAP

Estates at Ritz Hollow
AMENDED

Engineer
ENGINEERED BY
P.O. BOX
DEL CITY, OKLA
PHONE: (405)
EMAIL: ashale@engin
C.A. # 7655 EXPI

Building Se
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AT LEAST TWEN



This map displays a residential neighborhood in Houston, Texas. The streets shown include Houston Ave, 108 St, 111 St, 117 St, 121 St, Cleveland St, Juniper Ave, and Vine St. A blue star icon is located near Juniper Ave and 117 St. The map features a mix of green (parks/open space) and yellow (residential) areas, with some red and blue patches indicating other land uses or water bodies.

Page 3 of 4

Staff Evaluation & Recommendation

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

Table 3. Bulk and Area Requirements in: RS-3 PUD 128

Lot Width (min. ft.) (Length of Curve)	45	66
*See UDO 16-3-2. Calculating dimensions (70/2=35FT.) Length of Curve		
Lot Area (sqft)	5,000	8,650
Lot Area (DU/sqft)	5,000	?
Front Yard Setback and Any Yard Abutting a Private Street	20	20
Side Yard (min. ft.) —One side yard	15	5
Side Yard (min. ft.) —Other side yard	5	5
Rear Yard (min. ft.)	20	20
Building Height (max. ft.)	35	35
*No habitable portion of any dwelling may exceed 35 feet.		
Impervious Surface Coverage	60%	60%

RECOMMENDATION | Staff recommends conditional approval of JL 24-401 with the following conditions:

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

Jenks | PC Staff Report



To	Scott West, Chair and Planning Commission
Hearing Date	October 17, 2024
Case Number	JL 24-402 Minor Subdivision to amend filed UE JZ 22 PUD 120.MI 1 and PUD Amendment
Request	Approval of Minor Subdivision to allow for a Plat Amendment to the easement along the eastern property line Approval of Minor Amendment to PUD 120 – to amend/correct the eastern setback to match the Plat Amendment request
Location	813 E B St North of “B” Street and west of River Walk
Applicant	Robert Bell

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ JZ 24 PUD 120 MI1
- ☐ Letter (Utility Easement Amendment)
- ☐ Plat | Fidler Acre

Preparer

PUD 120 Correction Document
Joshua Lamb, Tulsa Land Surveying
Tulsa Land Surveying

Background Information

STAFF COMMENTARY | This item has two elements; one involves a minor amendment to a buildline in PUD 120 along the northern portion of the eastern boundary line. PUD 120 states the building is allowed within 11 feet, the applicant seeks to place their building within that build line and is asking the build line north of the 20' Utility Easement (UE) be reduced to 7.5 feet.

The second request is to amend the platted Utility Easement to match the buildline request of 7.5. There are no utilities in this area, it will still be sent to TAC (Technical Advisory Committee) for review.

MAJOR AMENDMENT NO. 1 | PUD 120MA1 was approved in 2020 with conditions following (3) three Council hearings, the site has not developed since approval. The realtor contacted the city with the following new requests/application for the parcel:

- Allow for Use Unit 19 | Specifically “Health Club”
 - Allow for General Services | UDO no specific restrictions listed
 - Site Plan: 2 lots | The site changed since the approval; it will be developed as one lot (single-user).
1. CC SUMMARY | cc approved | JZ 22 PUD 120.MA1 on April 18, 2022; the Final Plat was approved on May 17, 2022.

2. PC SUMMARY | PC Approved 7-0-0 | JZ 22 PUD 120.ma1 – 813 “B” St – allow health clubs and general services. This property is under contract with a health club (currently operating in Riverwalk).

PUD 120

July 7, 2020 | Conditional Approval of JZ 20 654 and PUD 120 | Ordinance No. 1523

Zoning: ROC/PUD 120

3. PA 20-17 | Comprehensive Plan request on June 2, 2020 changing the Comprehensive Plan from Office | Medium Intensity to Riverfront Entertainment/Tourism District | Medium Intensity and amended page 10. (*This became RTC in the new UDO.*)
4. JZ 20-655 | Ordinance No. 1522 | Rezoning request was approved on June 6, 2020 changing the Zoning from (OM) Office Medium to (ROC) River Oriented Commercial (*This became a legacy district and will follow RTC zoning outside of the PUD 120 requirements.*)

PLANNING DATA

Intended Uses:	<i>Health Club, General Services</i>
Uses Allowed:	11 Office and Studio 12 Eating Places 19 Health Club No outside speakers and all classes must be conducted in an enclosed building UDO General Services
Uses Prohibited in PUD:	Original PUD: 2, 4, 5, 8, 10, 13, 14, 19, 20, 21 Major Amendment No. One: No Medical Marijuana Uses
Comp Plan Map	Regional Commercial & Riverfront Subarea Plan
Zoning Current	(ROC) River Oriented Commercial <i>RTC in the new UDO</i>
General Location	813 E B St north of B Street and west of River Walk
Acres	1 (One)
Floodplain	0.2% annual chance flood hazard
Plat	FIDLER ACRE 7153 Recorded 08/01/2024 1 Lots, 1 Block 1 Acre
Streets	“B” Street & Riverfront Drive
Ward	(1) ONE

(D) Minor Subdivisions.

- (1) Purpose. A Minor Subdivision is a subdivision in which any of the following conditions exist:
- (a) Subdivisions resulting in more than three but less than six lots and the entire property to be subdivided is ten acres or less,
 - (b) Subdivision solely for the creation of public right-of-way or other public tracts,
 - (c) Consolidation (such as a lot combination or lot tie) of two or more lots on a filed final plat into fewer lots,
 - (d) Lot line or boundary adjustments to a filed final plat, or
 - (e) Correction of errors or omissions on a filed final plat, such as legal description errors, typographical and mapping errors, lot identification errors, and surveyor corrections.
- (5) Action by the Planning Commission. The Planning Commission shall evaluate the proposed Minor Subdivision, and after consideration of the City Planner report shall approve, approve with

modifications, or deny the Minor Subdivision based on the applicable review criteria and in accordance with applicable state law.

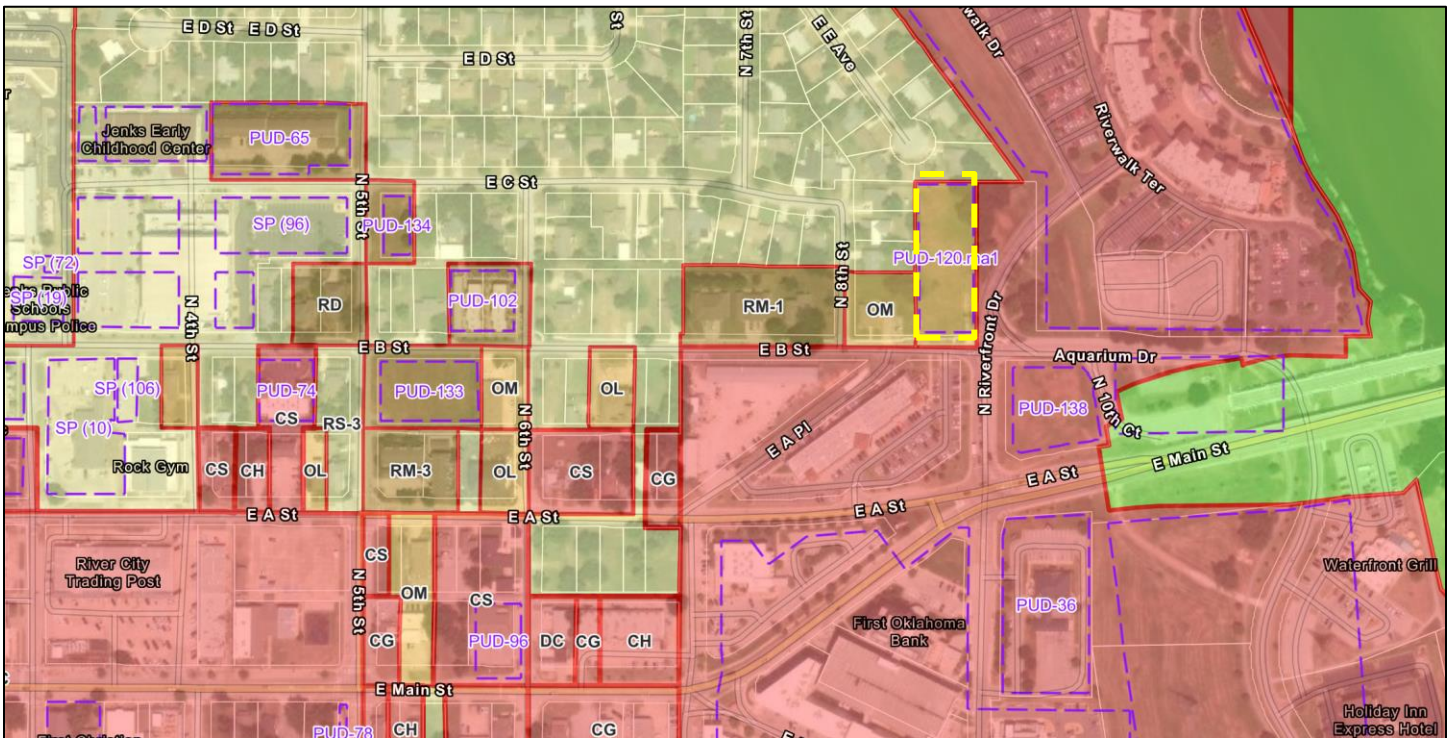


Figure 1: Zoning Map

North: RS-3 (Single-family Residential | (Garden Park Addition)

East: RTC (Riverfront Tourist Commercial) and PUD 30 Riverwalk Commercial Uses

South: RTC (Riverfront Tourist Commercial) across B Street with Commercial Retail Uses

West: RS-3 (Single-family Residential and OM (Office Medium | law office)

PLANNED UNIT DEVELOPMENT | JZ 20-654 PUD 120

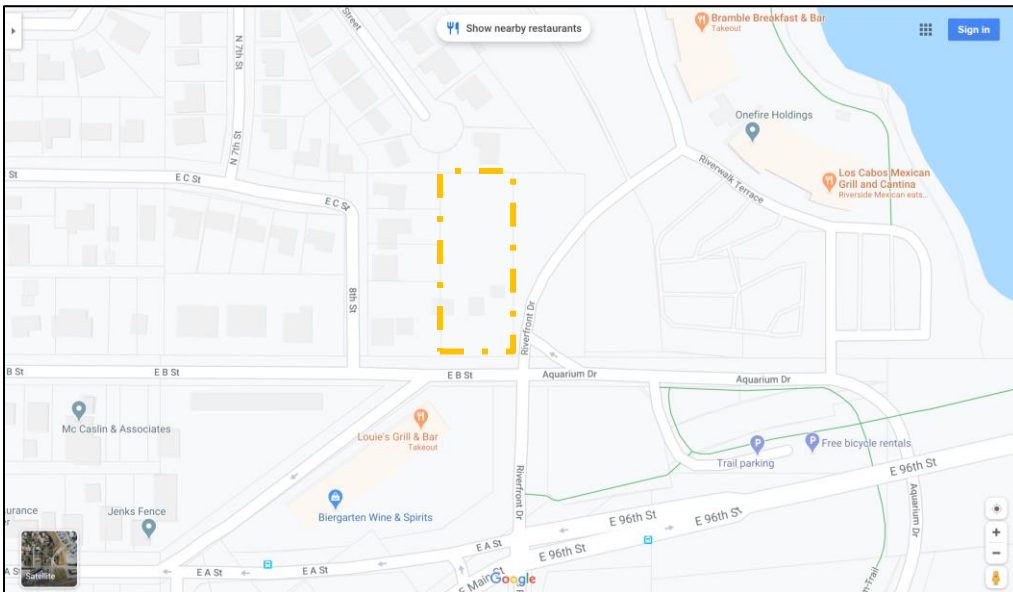


Figure 2: PUD Location on Google Map

Evaluation | Consider | This project is being developed as a Health Club. The Health Club is currently in operation at Riverwalk. Staff has received an affidavit from the surveyor per the owner's request to "amend a portion of the utility easement along the east boundary of the aforementioned Fidler Acre to be changed from 11 feet to 7.5 feet". The UDO would allow for this request to be presented and approved by Planning Commission per the Minor Subdivision process. This reduction also requires a reduction in the Buildline, this request is also presented to Planning Commission for review. Site work is near completion. If approved the applicant may move forward at their own risk.

Recommendation

Planned Unit Development 120 Minor Amendment No. 1 and JL 24-402 Minor Subdivision: *Staff recommends conditional approval:*

1. *Pouring the building footing and/or foundation will be at the risk of the owner due to the following statements:*
 - *Approving the minor amendment may require additional engineering. COJ engineering is aware of the request and will follow up accordingly.*
 - *TAC will review and provide comment.*
 - *COJ legal team may determine additional processes are required such as vacation of easement which takes up to 30 days. If this is the conclusion, and PC has approved the request, staff will begin the vacation process.*
2. *File PUD amendment document with Surveyor's Affidavit of Correction. Provide copy of recorded PUD document.*
3. *Pouring before TAC and Engineering have provided comments may cause additional delays due to unforeseen issues with the approved request.*



Figure 3: View toward East "River Walk"



Figure 4: View facing south adjacent to Riverfront Drive.



Figure 5: View from SE corner looking toward neighborhood.



Figure 6: View of west toward unplatted Residential Neighbors

CITY OF JENKS | DOD | PLAT ADDENDUM (COVER PAGE)

7/29/2024

<i>Do NOT Remove to this cover page.</i>	
TO	Tulsa County Real Estate Services Division Planning Director, Marcae Hillton 
SUBJECT	Final Plat PUD NO. 120 JZ 22-PUD 120 MAJOR AMEND. 1
PLAT NAME	"FIDLER ACRE"
FILED BY (NAME)	Robert Bell Bell Land Use
FILED BY (ADDRESS)	1291 N Birch St, Jenks, OK 74037-2107.

Document(s) Summary¹

PLAT DATA	Original Information	Amended Information (As Needed)
NAME	"Fidler Acre"	NA
PLAT DOC #	7153	
RECORDED	08/01/24	
STR	19/18/13	
LEGAL	As seen on the plat.	
PUD NAME	"PUD 120 MA1" (Include PUD Amendments to date-Add lines as needed)	
CASE NUMBER	PUD APPROVAL DATE	APPROVING BODY
JZ 22-PUD 120 MA1	May 17, 2022	City Council
JZ 22-PUD 120 MA1	April 07, 2022	Planning Commission
<i>See Related Attachments.</i>		

¹ This document serves as a cover page for addendums to Plats when approved PUD (Planned Unit Development) amendments change the language of a plat Deed of Dedication; and for new subdivision plats within the City of Jenks that are approved with a companion PUD. Complete cover page and provide copy of filed document to City of Jenks.

PUD 120 AMENDMENT

The amendment is to add Health Club of Use Unit 19 with the stipulation that no outside speakers and classes must be held in an enclosed building. To add General Services of the UDO once it is approved.

A revised Plat is to be submitted showing a new site plan and back to the two lots as was originally approved.

The Contract Purchaser has other sites and development is expected to be close in size and design of those sites. A picture of an existing site is provided. It is expected that the building closest to B Street will be 6000 square feet in size. The purchaser is aware of the front door location of the site and will upgrade the building to reflect it location. Review of the building will be available when submitted as identified in the PUD.



PUD 120 Amendment – The Exhibit provided is PUD 120 as was approved by the Jenks City Council in June 2020, except for the uses being applied for under the proposed Amendment. All modifications are identified in Red.

The Entrance to the **Riverfront Entertainment District** **Jenks Oklahoma**

Planned Unit Development Number 120

A River Oriented Commercial Development

Riverfront Drive and “B” Street



An RSF Holdings Development

🔔 Bell Land Use LLC
918-902-0462

Tulsa Land Surveying LLC
Josh Lamb

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Exhibit B	Plat and Deed of Dedication
Exhibit C	Aerial View
Exhibit D	Street View
Exhibit E	Existing Zoning
Exhibit F	Comprehensive Plan

The Entrance

I. Development Concept

The property is located at the intersection of Riverfront Drive and East “B” Street. A unique location to provide a direct correlation and interaction with the 96th Street Bridge, the entrance to the City of Jenks, the Riverfront Entertainment District and Riverwalk Crossing. The Development Concept is to incorporate a use and look that ties the development to the District and promote linkage in design to the Jenks character. The subject tract was always considered a drawback to the lifestyle center that was developed adjacent to it, especially the fence that was located on the property that was not only an eyesore but was a visual constraint at the intersection with “B” Street. Once the building and fence were removed it became evidently clear that this property needed to be developed in consideration of one of the most important retail centers of the City and its front door. The subject tract was an asset waiting to be discovered.

Located outside the boundary of the Appearance Review Districts of the City of Jenks, the development through the Planned Unit Development process will incorporate the Riverfront Appearance Review District Guidelines which also includes the concepts of the Theme District.



It is anticipated that the proposed Planned Unit Development will consist of a high-end restaurant of approximately 5,000 to 6,000 square feet located on the south east corner of the tract to include outside seating located on the east side of the structure. The north half of the tract will be utilized for parking. Discussion with a user that complies with this design is currently in negotiation. The site plan submitted with the PUD incorporates this concept. Approval of the PUD is also approving

the building elevations, site plan, and landscape plans as in conformance with the Appearance Review Guidelines. However, other development concepts should be considered possible. In compliance with the PUD Text any alternate site plan or building elevation will be required to be approved through a Major Amendment to the PUD.

Accompanying the Planned Unit Development application is an application for a zone change to ROC (River Oriented Commercial). The ROC District shall be limited to areas located within the Riverfront Entertainment Special District of the Jenks Comprehensive Plan. The purpose of the District is to allow lodging, restaurant facilities, and retail establishments designed to incorporate waterfront amenities and linkage to riverfront activities. Office uses may be considered accessory or compatible with River Oriented Commercial and will be listed as permitted outright in the PUD. In protection of surrounding properties, The Planned Unit Development will restrict lodging and Shopping Goods uses outside of an accessory to the restaurant use of the property.

Conditions of Approval | JZ 20-654 PUD 120

Submit revised PUD matching approval comments

Include any comments regarding the PUD language changes in Deed of Dedication

Screening

- Add landscaping adjacent to fence, including evergreen trees to prevent sound leakage into the residential neighborhood. (Protect neighbors with screening, shrubs and trees/landscaping)

- Screening should provide security and noise protection for residential neighborhood
- Masonry fence or viable sound buffering screening
- Provide details for review

Move “West” building setback – 10’ minimum

Add Noise protection language to PUD

- No music 1 hour prior to closing
- No amplified sound

Public notice for special events for exceptions to hours of operation established for outside noise

Access to any development on the site is limited only to Right in/Right out on Riverfront Dr.

Shielded lighting

Hydrology and stormwater management to move water away from the north end of property

Trash receptacles on the east property line but not on the north

II. Development Standards

Permitted Uses:

The following uses shall be permitted:

Use Units

11. Offices and Studios
12. Eating Places Other Than Drive-Ins
19. Health Club – No outside Speakers and all classes must be conducted in an enclosed building.

Note: General Services as specified in the Unified Development Ordinance shall be permitted uses in PUD 120 upon approval and implementation of the UDO.

(Shopping Goods that are generally associated with an established restaurant and located in the facility are recognized as an accessory use and shall be permitted)

Outside seating may be allowed on the east side of the proposed building, but no amplified sound shall be permitted outside of the enclosed areas of the building.

Note: Modification of uses as identified in the ROC Zone but not listed as Permitted in PUD 120 may be possible through a major amendment to the PUD in consideration of specific site plan design.

Minimum Setback from North Property Line:	10 Feet
Minimum Setback from East Property Line (3 rd Street)	11 Feet
Minimum Setback from west property boundary:	5 Feet
Minimum Setback from south Property Line (“B” Street):	25 Feet
Minimum Off-Street Parking Setback from street r-o-w:	15 Feet
On Street/Off Parking:	Per Zoning Code
Maximum Permitted Building Height:	40 Feet

All plans shall be submitted to FAA for review and approval of height

Minimum Landscape area:	Use Unit 12	10% of lot area
	Use Unit 11	15% of lot are

Screening:

Use Unit 12 developments will require an 8-foot-high Verti-Crete Precast Concrete (Product Literature Attached) fence/wall to be established on the north 132-foot property line and the first 195 feet of the west line from the northwest corner of the tract. A 7 to 8-foot decorative cinder block wall with a brick cap is also being considered as an alternative. Pricing for the cinder block wall is dependent upon engineering requirements related to the required footing for the wall. It is believed that either product will comply with the City's goal for noise reduction between commercial and residential uses. Use Unit 11 developments will require an 8-foot capped fence as was approved for the office zoning that already exist for the property.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall no exceed 12 feet in height. A professional lighting plan shall be submitted with the Building permit. All Exterior Building lighting shall be approved through the Appearance Review District process.

Landscape:

Street frontages within lot 1 should provide a sense of open-space and should be buffered from the streets by landscaped drives, lawns, or parking.

Trash receptacles: all trash receptacles shall be in the north half of the lot and located along the east property boundary. The receptacle shall be enclosed from public view utilizing same building materials of the primary structure located within the development.

Restaurant developments are required to provide 10% lot area to be developed for landscape purposes. Office developments are required to provide 15% lot area to be developed for landscape purposes.

A Landscape Plan shall be required to be submitted with the Building Permit and shall incorporate the following criteria.

1. An architectural feature shall be established between the Office parking lot to the west and the entrance road from “B” Street. This feature could be fencing, bollards, wall, etc. The intent is to protect parking lot from activity on the entrance road.
2. It is noted that current expected purchasers of the property have stated that a heavy landscape plan that will utilize an Italian Cypress Tree as a theme throughout the property. The Landscape plan shall include a heavy tree presence that will also help with noise reduction

Appearance review

The property is subject to the riverfront appearance review guidelines and process requirements as specified in the Jenks zoning code.

III. Signage

1. General requirements:

- a. Painted wall signs that are similar to that which is shown on the submitted building elevations and advertising the business or product is permitted. All other wall signs shall be approved through the ARC process.
 - b. A 2' x 4' ground sign will be allowed in the traffic directional triangle on the east side of the development. The purpose of this sign is to help prevent violation of the right in and right out design of the access. The sign must be located far enough west to not effect visual aspects of a turning motion to the intersection with Riverfront Drive. The sign will be allowed the name of the business or logo of the restaurant but must also include in only on north side and exit only on the south. The owner of the property must process an encroachment agreement with the City of Jenks prior to installation of the sign.
2. Wall or canopy signs shall not exceed an aggregate display surface area of 1.5 square feet per each lineal foot of the building wall to which the sign or signs are affixed. Wall and canopy signs shall be further restricted as follows:
 - a. A wall or canopy sign shall not extend above the top of the parapet or building wall on which it is located.
 3. In addition to the wall or canopy signs permitted a lot containing one business establishment may utilize for business signs an aggregate display surface area of projecting or ground signs as follows
 - a. If not more than one projecting or ground sign is erected, two square feet of display surface area per each linear foot of street frontage.

- b. If more than one projecting or ground sign is erected, one square foot of display surface area per each linear foot of street frontage.
 - c. A ground sign shall not exceed 20 feet in height, measured from the mean curb level of the lot upon which it is erected.
 - d. One sign for each tenant may be erected not exceeding one square foot of display surface area per each linear foot of frontage building wall of the tenancy or 60 square feet, whichever is greater.
4. During the period of construction, but not exceeding 24 months, a maximum of two signs advertising the construction and the business improvements may be erected on the perimeter street frontages of the development. These signs shall not exceed 32 square feet of surface display area. Such sign shall not exceed fifteen feet in height, illumination if any shall be by constant light.

IV. Site Preparation

No Pneumatic or powered stamping of ground for compaction requirements shall be allowed. All compaction requirements must be performed by rolling.

V. Parking

Off Street Parking consistent with the Jenks Zoning Code shall be required.

VI. Drainage and Utilities:

A subdivision plat has been submitted with the Zone Change and PUD request of the subject property.

Currently there is an overhead power line and a sewer line located near the center of the property that traverses the subject tract from west to east. These utilities are not located within an easement. It appears that an easement was filed that was intended for location of the sanitary sewer, however the sewer was located south of the existing easement. Public Service Company of Oklahoma (PSO) developed the overhead power line in a location that it anticipated an alley existed, however this property was not a part of the Original Town Site and no alleyway exist.

It was anticipated that the sewer line would need to be relocated to support development of the tract. Investigation of the existing fall of the sewer line has determined that relocation may not be attainable. If the property develops in accordance with the site plan submitted with PUD, relocation will not be required, and the proposed plat will include an easement to incorporate the existing sewer location. If the sewer is relocated the easement will be filed to encompass the new location. An easement vacation application has been filed with the zoning request for the existing easement that has no services located in it.

The applicant has had discussion with PSO concerning the overhead power line. This line only serves the lift station of the City and signage associated with the Riverwalk entrance. It was agreed that the owner of the property will locate casing along the new sewer easement for PSO to place new line underground for this service line. The adjacent property to the west is in the same situation and has agreed to provide casing to 8th Street. PSO will need to determine how the service will reconnect to the overhead lines located on and over 8th Street.

Water and gas are available and located along the right of way of “B” Street.

The storm water from the property currently drains to the north and northeast to the existing channel to the north of the property and to the detention facility located on the city property at the northeast corner of the subject tract. History of these facilities indicate that a severe problem existed with the storm flow to the detention that was improved with the facilities constructed with Riverfront Drive. The facility constructed with Riverfront Drive included two outflow pipes that traverse under the road for connection to area drainage pipes and direct outflow to the Arkansas River.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval with the building permit for the planned structure and parking.

It is anticipated that the proposed development will redirect storm water to the existing drainage from the channel located to the north and allow for direct outflow to the detention facility located at the northeast corner on the City property. This facility is where the storm water from the property currently ends up.

The drainage plan will require a hydrology report to determine the existing conditions of the area detention facility and the effect of full development of the tract. The hydrology report will address whether the storm water would need to be metered from the site via parking lot collection system or whether improvements could be accomplished to the detention area that will also improve the area drainage system.

VII. Existing Zoning and Comprehensive Plan

The property is currently zoned OM (Medium Office) and has been razed of all structures in preparation of redevelopment. The property is being requested to be placed in the Riverfront Entertainment District of the Jenks Comprehensive Plan and is being requested for a Zone Change to ROC (River Oriented Commercial).

VIII. Riverfront Drive and “B” Street

Access from B Street shall be a minimum of 100 feet from the intersection of “B” Street and Riverfront Drive.

In consideration of the liability of Riverfront Drive being a public access to Riverwalk Crossing across a private property under ownership of the City of Jenks, it may be advantages to have the roadway dedicated in the required plat of the subject tract. A filed easement to the subject property would be needed if the road is not dedicated.

IX. Site Plan Review

Review of the Planned Unit Development meets all requirements related to the Site Plan Review except the requirement to submit a detailed drainage plan to the City Engineer for Review and Approval and a landscape plan to the Planning Director.

EXHIBIT 'A'

Site Plan
Page 2

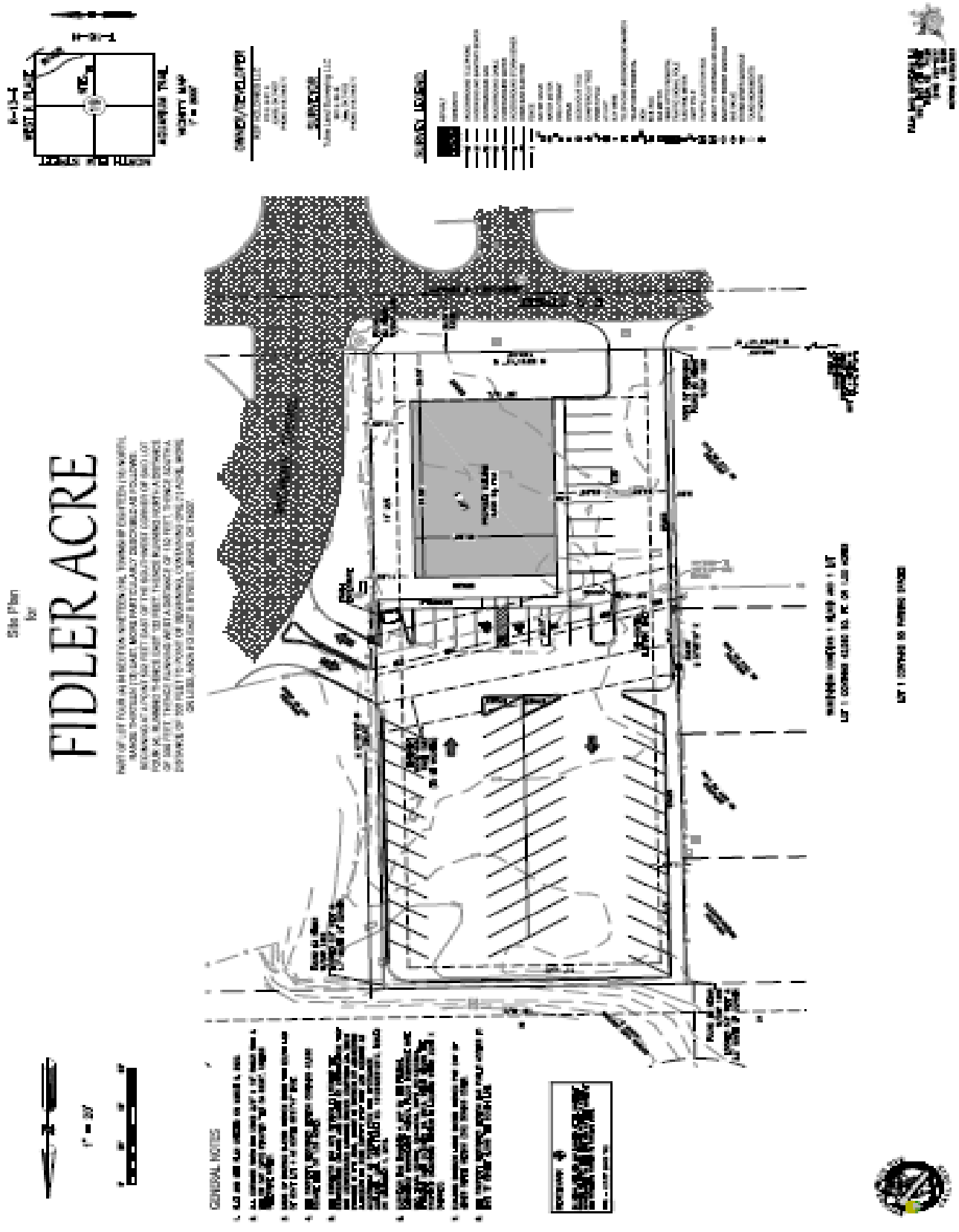


EXHIBIT 'B'

Plat
Page 2

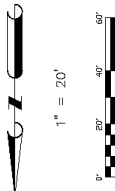
Deed of Dedication
Page 3

FINAL PAGE CERTIFICATE OF APPROVAL I hereby certify that this plot was carefully examined and found to conform to the requirements of the Urban Area Planning Commission and:	MAYOR - VICE MAYOR This approval is void if the above signature is not endorsed by the City Manager.	CITY MANAGER
--	--	---------------------

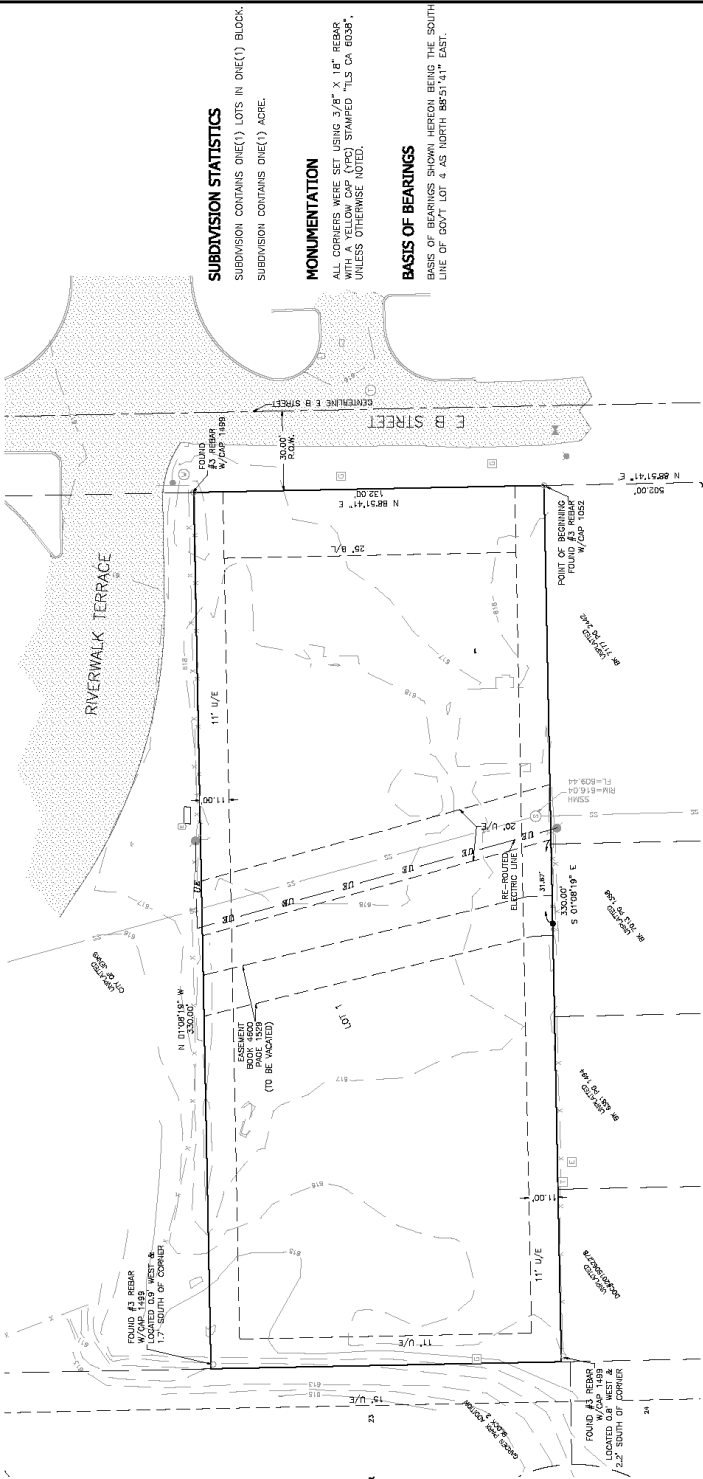
SURVEYOR
Tulsa Land Surveying LLC
1601 E. 8th St., Tulsa, OK 74120
PHONE: 918.764.8777

VICINITY MAP
1" = 2000'

NORTH ELM STREET
WEST K PLACE
R-13-E
RIVER
T-18-N
SITE
19
AQUARIUM TRAIL



SURVEY LEGEND	
APPLY	CONCRETE
1	UNDERGROUND WATER
2	UNDERGROUND GAS
3	UNDERGROUND FUEL
4	UNDERGROUND WATER
5	UNDERGROUND STEEL
6	UNDERGROUND ELECTRIC
7	UNDERGROUND FENCE
8	WATER VALVE
9	WATER VALVE
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160	



SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE(1) LOTS IN ONE(1) BLOCK.
SUBDIVISION CONTAINS ONE(1) ACRE.

MONUMENTATION
ALL CORNERS WERE SET USING 3/8" X 1/8" REBAR
WITH A YELLOW CAP (NYC) STAMPED "TLS CA 6038".
UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS
BASIS OF BEARINGS: SOUTH
LINE OF LOT 4 AS NORTH 88°51'14" EAST.

CERTIFICATE

HEREBY CERTIFY THAT ALL REAL ESTATE TAXES INVOLVED IN THIS FLAT HAVE BEEN PAID AS REFLECTED BY THE CURRENT TAX ROLL. SECURITY AS REQUIRED HAS BEEN PROVIDED IN THE AMOUNT OF \$ _____ TO 20 _____ TAXES IN FULL, BUT SHALL BE CONSIDERED AS PAYMENT OF 20 _____ TAXES IN FULL, BUT SHALL BE MADE IN ORDER THAT THIS FLAT MAY BE FILED ON RECORD. 20 _____ TAXES MAY EXCEED THE AMOUNT OF THE SECURITY 20 _____ POST.

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

I, EARLENE WILSON, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A LINE INSTRUMENT NOW ON FILE IN MY OFFICE,

DATED THE _____ DAY OF _____, 20____,
EARLENE WILSON, TULSA COUNTY CLERK.


 TULSA LAND SURVEYING LLC
 1501 EAST 6TH STREET
 TULSA, OK 74120
 (918) 794-8777
 CA 8038
 EXPIRES 6/30/2021

ED: _____
TULSA COUNTY TREASURER

BY: _____
DEPUTY

PART OF LOT FOUR (4) IN SECTION NINETEEN (19), TOWNSHIP
EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST,
AKA 813 EAST B STREET, JENKS, OK 74037.

KNOW ALL MEN BY THESE PRESENTS:
THAT SHANE FIDLER, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING
DESCRIBED LAND:

BEGINNING AT A POINT 502 FEET EAST OF SOUTHWEST CORNER OF SAID LOT FOUR (A), RUNNING THENCE EAST 132.132 FEET, THENCE RUNNING NORTH A DISTANCE OF 330 FEET, THENCE RUNNING WEST A DISTANCE OF 132 FEET, THENCE SOUTH A DISTANCE OF 330 FEET TO POINT OF BEGINNING, CONTAINING (2) ACRE, MORE OR LESS, AKA 1313 EAST B STREET, JENKS, OK 74237.

AND HAS CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO ONE BLOCK, TWO LOTS, AND HAS DESIGNATED THE SAME FIDLER ACRE AN ADDITION TO THE CITY OF JENIS, TULSA COUNTY, STATE OF OKLAHOMA (THE "ADDITION")

A GENERAL UTILITY EASEMENT
THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE

PAINTER, ELECTRICIAN, PLUMBER AND MECHANIC OVER, ACROSS AND AROUND ALL OF THE UTILITY STRUCTURES EXISTING ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE STRUCTURES. THE UTILITY STRUCTURES SHALL BE LOCATED WITHIN THE PLAT, AND SHALL BE A PERMANENT CONSTRUCTION, WHICH CONFORMS WITH THE BUILDING, PLACING, COVER AND SHALL BE ENFORCEABLE BY THE CITY OF EMMET, CALIFORNIA, AND BY THE SURVEY OF ANY AFFECTED UTILITY SERVICE, INCLUDING BUT NOT LIMITED TO THE CITY OF EMMET, CALIFORNIA. THE UTILITY STRUCTURES SHALL BE LOCATED WITHIN THE UTILITY EASEMENTS DEFINED ON THE ACCOMPANYING PLAT NO. BUILDING, UTILITY STRUCTURE, OR OTHER ABOVE OR BELOW GROUND DISTURCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CHIMNEY AND GROUNDSPRING, THAT DO NOT CONSTITUTE AN OBSTRUCTION AND/OR OBSCURED.

3. UNDERGROUND SERVICE UNITS AND POLES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE NORTH AND WEST PROPERTY LINES ADJACENT TO RIGHT-OF-WAYS, WITHIN THE UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND. IN THE EASEMENT VIEWS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE

3. THE SERVICE COAL TO LINE EXTENSION FROM THE OLD MAIN SERVICE PRODUCTIONS ARE:
- a. THE SUPPLIER OF ELECTRIC, TELEPHONE AND GAS TELEVISION, AND GAS SERVICES THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE ACCESS TO ALL EASEMENTS BOWING THE PLANT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DONATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, ENLARGING, OR REMOVING ANY SUCH UTILITY EQUIPMENT ON CABLE.
- b. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ATTENTION OF GRADE OR CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, GAS TELECOMMUNICATION OR GAS SERVICE UTILITIES INCLUDING THE USE OF THE SAME BY THE SUPPLIER OF SUCH SERVICES.
- c. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH FACILITIES UNDERGROUND AND FACILITIES THAT OWNERS SHALL NOT PAY FOR DAMAGE OR RELLOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY THEIR OWNERS ON HIS AGENTS OR CONTRACTORS.
- d. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, AND GAS TELEVISION AND GAS SERVICES AND THE OWNER OF A LOT ADJACENT TO THE

1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND THE STORM SEWERS LOCATED ON HIS LOT.
2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAN, THE ALTERATION OF

- D. GAS SERVICE
1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GAS FACILITIES LOCATED ON THE LOT.
2. WITHIN THE UTILITY SERVICE AREAS SPECIFIED ON THE ACCOMPANYING PLAN, THE ACTIVATION OF GAS SERVICE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT.
3. WITHIN THE CONTIGUOUS EXISTING UNITS, THE CONNECTION OF THE INSTALLATION OF A GAS MAIN OR GAS SERVICE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT.
4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY MAINTENANCE OF GAS MAINS BUT THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR OBTAINING MAINTENANCE OF GAS MAINS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED BY NECESSARY BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR THE INSTALLATION OF THE ACCOMPANYING PLAN OR OTHERWISE PROVIDED IN THE DEED OF DONATION. FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING OR REPLACING ANY PART OF GAS FACILITIES, THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE SUPPLIER OF GAS SERVICE.

EXHIBIT 'C'

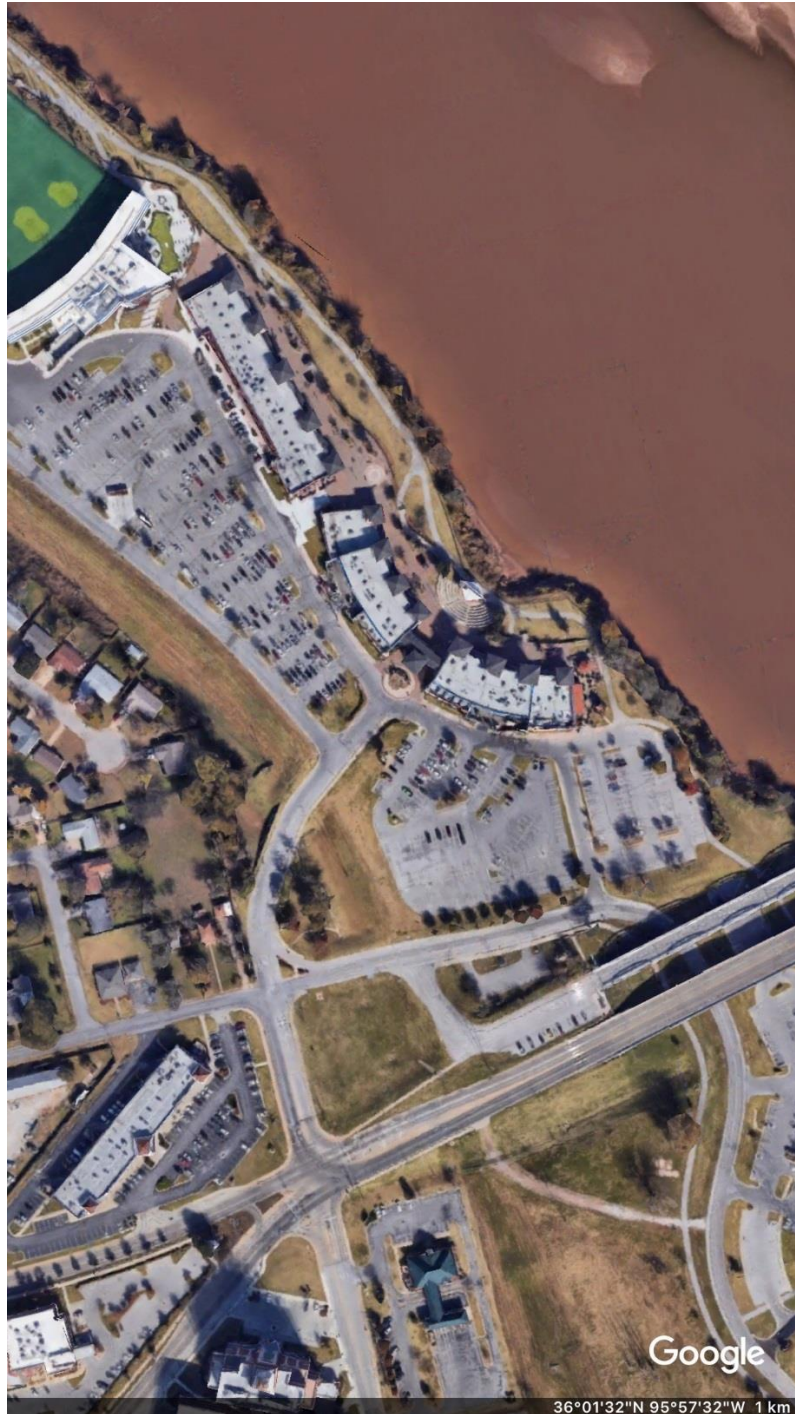


EXHIBIT 'D'



EXHIBIT 'E'

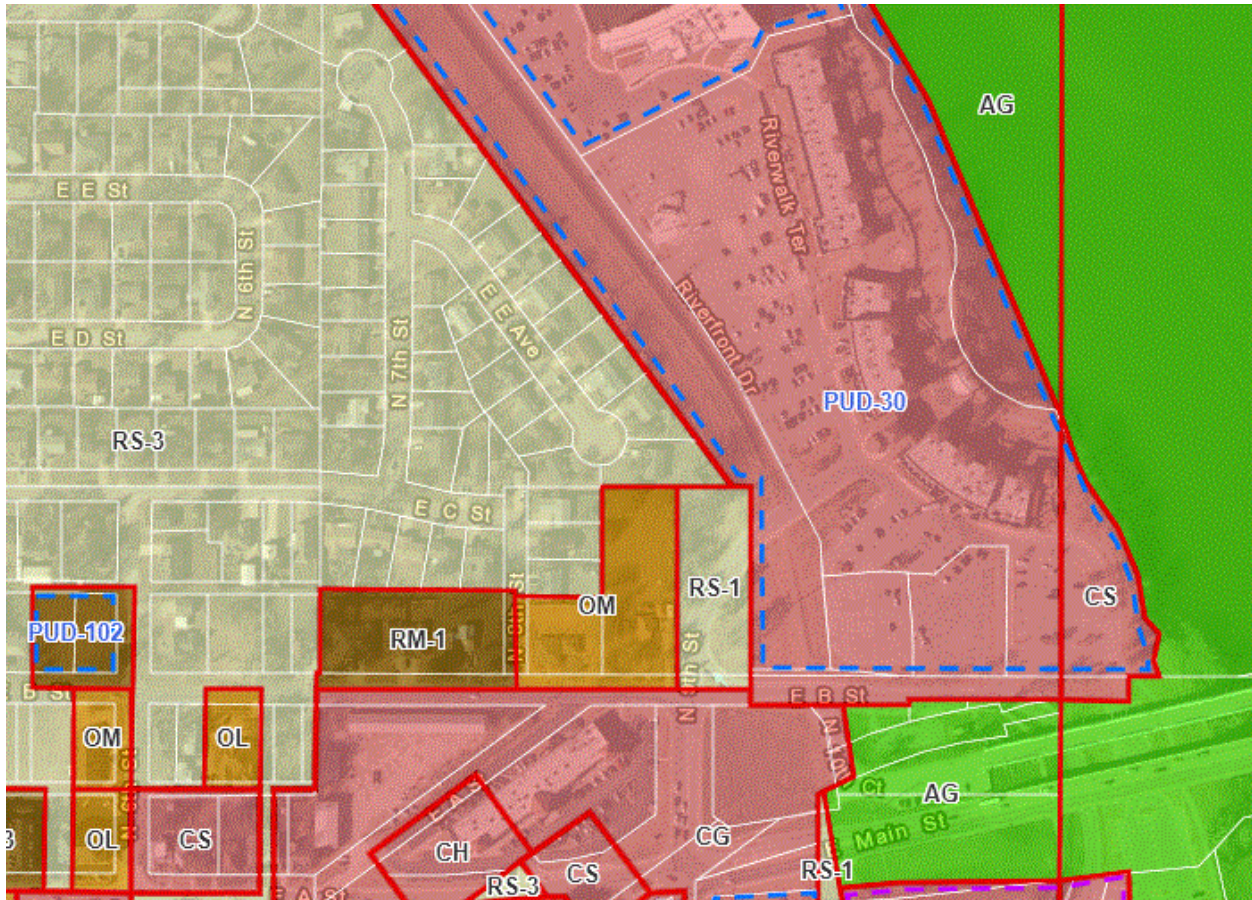
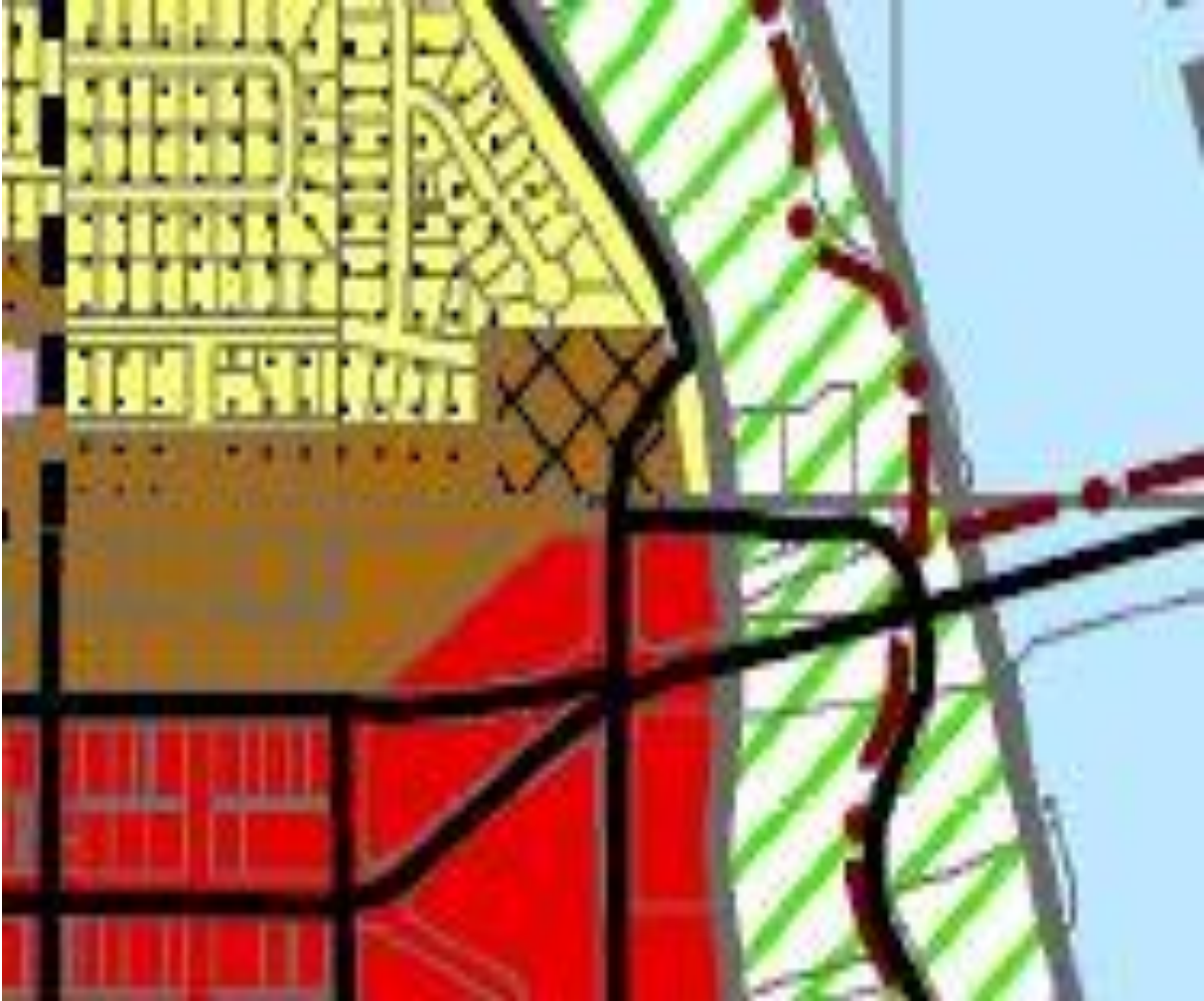


EXHIBIT 'F'



Jenks Planning Director Acknowledgment of Approved PUD and any associated Approved Amendments:

Executed this ____ day of _____, 2024

Marcae Hilton, City of Jenks Planning Director

State of Oklahoma)
) s.s.
County of Tulsa)

The foregoing Acknowledgment of Recordation was acknowledged before me this ____ day of _____, 2024, by Marcae Hilton.

Notary Public
My commission No.:
My commission expires:

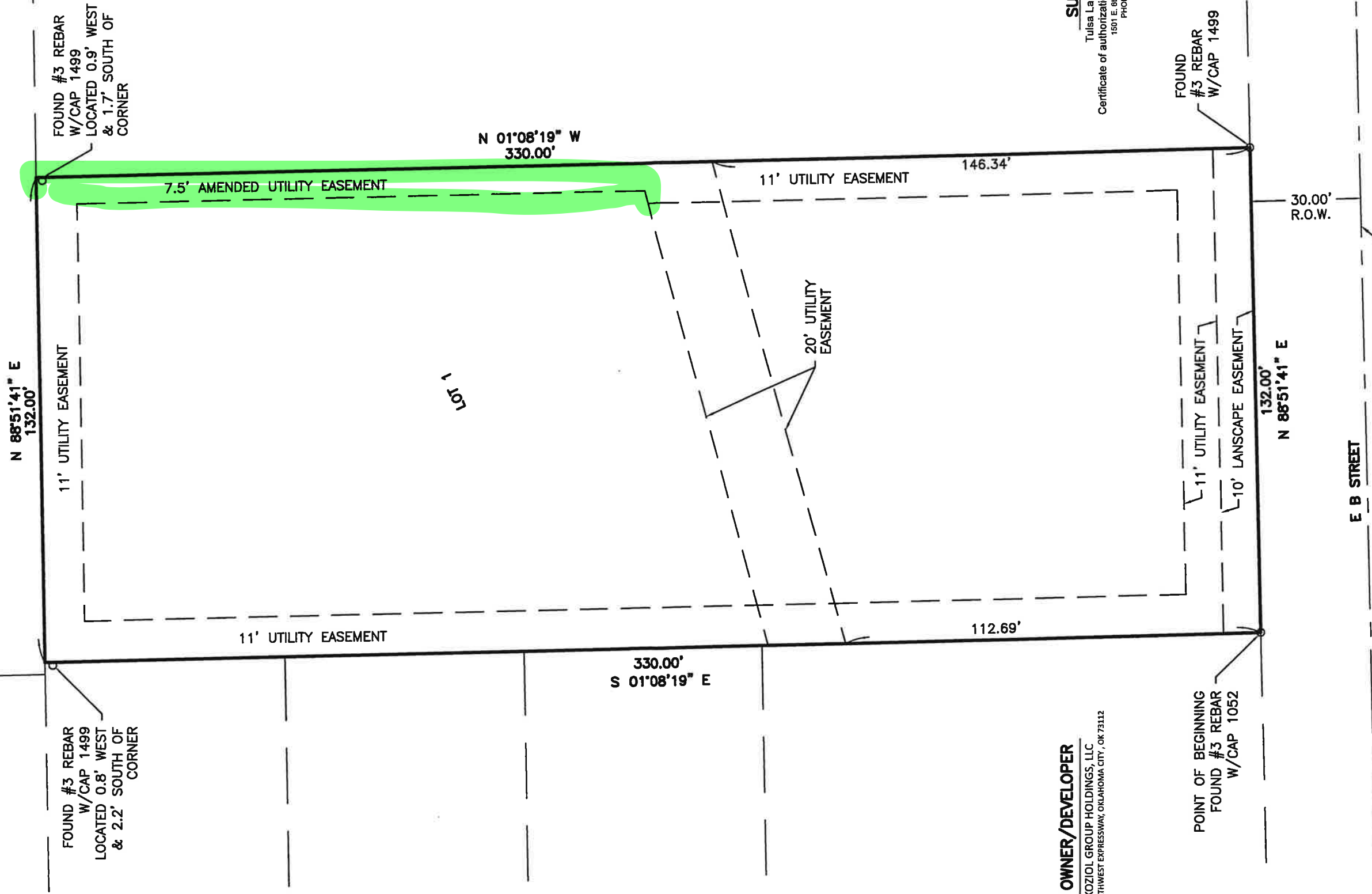
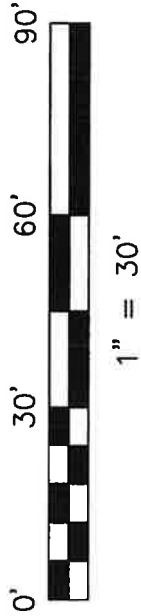


Fidler Acre

PART OF LOT FOUR (4) IN SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, A/K/A 813 EAST B STREET, JENKS, OK 74037.

EXHIBIT 'A'

OF AMENDED UTILITY EASEMENT

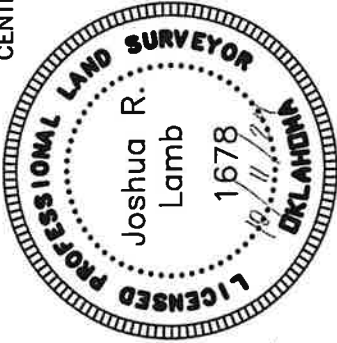


OWNER/DEVELOPER

KOZIOL GROUP HOLDINGS, LLC
3030 NORTHWEST EXPRESSWAY, OKLAHOMA CITY, OK 73112

SURVEYOR

Tulsa Land Surveying LLC
Certificate of authorization No. 6038, Exp. June 30, 2025
1501 E 9th St, Tulsa, OK 74120
PHONE: 918.794.8777



I, JOSHUA R. LAMB, HEREBY STATE THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Joshua R. Lamb

JOSHUA R. LAMB
OKLAHOMA PLS NO. 1678

To	Chair Scott West & Planning Commission
Hearing Date	October 17, 2024
Case Number	PA 24-43
Location	City Initiated Minor Amendments to the Comprehensive Land Use Plan
Request	<i>Approval of multiple minor amendments across the City of Jenks and suggested text amendments.</i>

Staff Report

Preparer | Marcaé Hilton

Attachments

Land Use Map

Amended Land Use Map

Proposed Amendment Exhibits

Preparer

Houseal Lavigne

Jenks GIS

Jenks GIS

Background Information

STAFF COMMENTARY

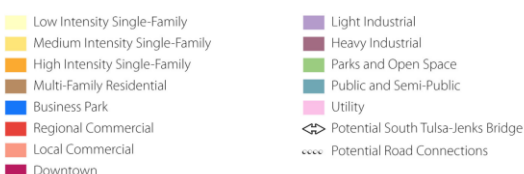
The Comprehensive Plan “Horizon Jenks was adopted in 2020. Staff has brought amendments to City Council leadership for various purposes in the past 4 years. This request is for several minor amendments as well as text amendments.

REQUEST	Amend the Comprehensive Land Use Plan Amend text to allow for Major Amendments when accompanied by PUD or SUP Amend text to correct density error
COMMENT	No Public Comment at the time of this report, Minor Amendments are not advertised

Staff Evaluation & Recommendation

Figure 1: Jenks Land Use Plan Zoning Districts

Land Use Plan



Evaluation

TEXT Amendments: It was discovered during a recent hearing, that one particular density was not identified in the residential category of the Land Use Map language. Staff has reviewed surrounding communities and recommends the following text amendments for better identifying the allowed and preferred

residential density. Additional edits are recommended regarding when a major and minor amendment are allowed. Staff recommends Major amendments may be processed at any time when accompanied by a PUD or SUP.

Recommended Horizon Jenks Text Amendments

AMENDMENTS | *Amendments to this Comprehensive Plan may be initiated by the City or may be requested by private individuals or agencies. Amendments shall be classified as major or minor:*

MAJOR AMENDMENTS

Major amendments include:

- ~ A change in the Future Land Use Map consisting of 100 acres or more;
- ~ ~~Any request for Industrial or Residential Manufactured Home Park;~~ (Note, this is being removed because both of these categories are legacy districts in the Unified Development Ordinance.)
- ~ A change in the Future Land Use Map from a residential category to a nonresidential category
- ~ A change in the Future Land Use Map from one residential category to another that jumps two density ranges (Example: Low Intensity Residential to ~~Medium~~ High Intensity Residential).
- ~ Text changes that are in conflict with, or significantly alter the goals and policies of the Plan.

Major amendments may only be considered on a quarterly basis or as follows:

- *when designated by the Council.;*
- *when accompanied by a new Planned Unit Development (PUD) or Specific Use Permit (SUP).*

Amendment applications must be submitted to the Planning Office and received prior to the cutoff date for the designated Planning Commission hearing.

Amendment site location must have a sign posted for 20 days prior to the Planning Commission hearing with the following information:

- ~ Date of Hearing
- ~ Time
- ~ Location
- ~ Request

Planning Commission may make a recommendation of:

- ~ Approve,
- ~ Approve with conditions
- ~ Deny (stating the reason for denial)

The item will then move forward to the City Council as recommended. The request must receive an affirmative majority vote of the City Council for approval.

MINOR AMENDMENTS

Minor amendments include:

- ~ Any change to the Transportation and Mobility Map
- ~ Any change that does not meet one of the criteria listed above for a Major Amendment
- ~ Any change to the Implementation Chapter of this Comprehensive Plan is considered a Minor Amendment and may be considered by the City Council throughout the calendar year according to the regularly scheduled review and hearing process. Minor Amendments can be heard and

considered by the Planning Commission and subsequently City Council at any time and must receive an affirmative simple majority vote of City Council for approval.

NO AMENDMENT No amendment is required for changes to formatting, photos, graphics, tables, or maps other than the Future Land Use Map or the Transportation and Mobility Map.

LOW INTENSITY SINGLE-FAMILY | 0-2.5 DU/AC (Dwelling Units Per Acre) | Possible: AG, RE

Areas designated as low intensity single-family are neighborhoods that are comprised of large lots with estate style homes at an average density of two homes per acre. The City should work to preserve and protect these areas and ensure that they are not negatively impacted by nonresidential development. No areas outside of those currently developed as low intensity single-family are identified on the Land Use Plan.

MEDIUM INTENSITY SINGLE-FAMILY | 2.5-5.5 DU/AC (Dwelling Units Per Acre) | Possible: RS1, RS2

Medium intensity single-family is the predominate land use type included in the Land Use Plan. These neighborhoods should largely consist of single-family detached homes while also accommodating duplexes and brownstones in appropriate areas. These neighborhoods should be comprised of mid-size lots that are generally between four and six homes per acre two and a half to five homes per acre. The City should ensure that all new development of this type connects with existing neighborhoods and preserves and activates open space.

HIGH INTENSITY SINGLE-FAMILY | 5.5-8 DU/AC (Dwelling Units Per Acre) | Possible: RS3 (detached) & 9-12 (attached).

The high intensity single-family land designation includes areas that should have a combination of single-family detached homes, and attached such as duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten five and a half to eight homes per acre for single-family detached and 9-12 or more for attached. The City should promote the development of this land use type in areas near higher intensity multi-family and nonresidential uses.

Municipality	Lot Area/DU= 43,650/ sq ft (Density)						
Zoning	AG	RE	RS1	RS2	RS3	RD	RTH
Jenks		0-1.85	1.85-4.35	4.36-5.45	*Recommended UDO Amendment in future 5.46-8 8.72 (current density allowed)	* (9-10) 12.6	*(11+) 18.97
Bixby	0-1	0-1.5	1.5-4	4-6	6-10	10	10
Owasso		0-1.8	3.2	4.8	6.2	10.3	
Claremore	Estate	Estate	Low	Med	High	NA	NAaMEN

Table 2-1 2030 Future Land Uses

Designation	Density	Color	Total Acres	Percent of Total
Rural Agriculture	0 to 0.5 du/ac		21,271	45.2%
Agriculture	0 to 1 du/ac		2,063	4.4%
Rural Residential	0 to 1.5 du/ac		5,940	12.6%
Low Density Residential	1.5 to 4 du/ac		3,622	7.7%
Medium Density Residential	4 to 6 du/ac		4,251	9.0%
Medium-High Density Residential	6 to 10 du/ac		311	0.7%
High Density Residential	10+ du/ac		43	0.1%
Residential Manufactured Home Park	8 du/ac		86	0.2%
Mixed Use	10+ du/ac		1,029	2.2%
Neighborhood Commercial	-		571	1.2%
Commercial	-		1,489	3.2%
Industrial	-		651	1.4%
Public / Institutional	-		458	1.0%
Recreation and Open Space	-		1,026	2.2%
Flood District	-		3,212	6.8%

Figure 2: Bixby Land Use Map Densities

Table 3, Designations on Future Land Use Map Relative to Current Zoning Districts

Designation	Most Closely Associated Zoning District(s)
Rural	Agriculture General (AG) Flood Channel (F1) Flood Plain (F2)
Parks and Recreation	All districts except Office (O) districts and Scientific Research and Development (SR)
Estate Residential	Agriculture General (AG) Residential Single-Family, Estate (RE)
Suburban Residential	Residential Single-Family, Low Density (RS-1) Planned Unit Development (PUD)
Suburban Multi-Family Residential	Planned Unit Development (PUD)
General Residential	Residential Single-Family, Medium Density (RS-2) Residential Single-Family, High Density (RS-3) Residential Duplex (RD) Residential Townhouse (RT) Residential Manufactured Home (RMH)
General Multi-Family Residential	Residential Multi-Family Lowest Density (RM0) Residential Multi-Family Low Density (RM-1) Residential Multi-Family Medium Density (RM-2) Residential Multi-Family High Density (RM-3) Residential Manufactured Home (RMH)

Figure 3: Claremore Land Use Map Zoning Districts [Claremore-The-Future-City-ADOPTED_20190318_201905281124564362-1.pdf](#)

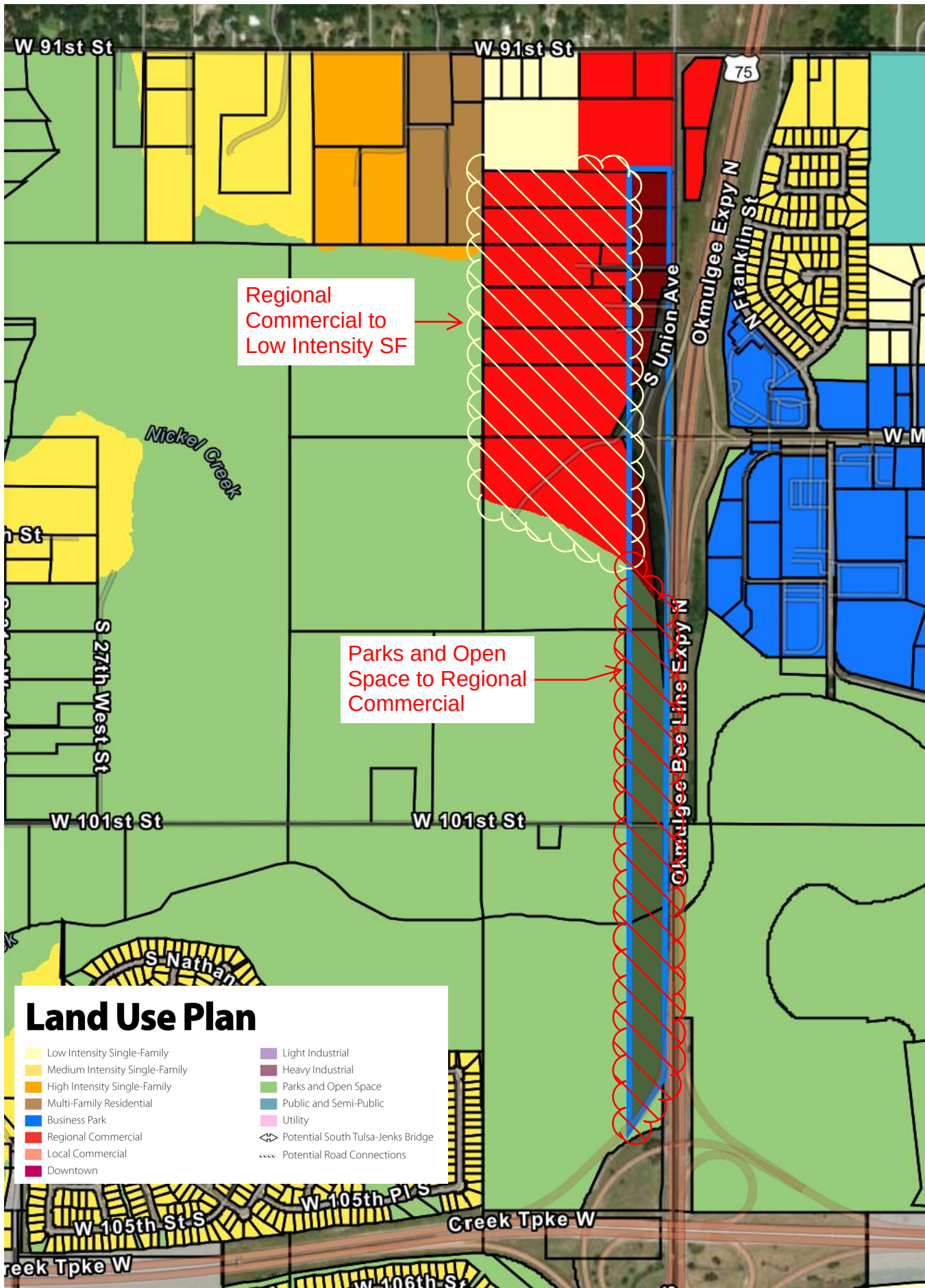
Residential Densities	
Zoning District	Max Gross Density
Residential Estate (RE)	1.8 DU/AC
Residential Single Family (RS-1)	3.2 DU/AC
Residential Single Family (RS-2)	4.8 DU/AC
Residential Single Family (RS-3)	6.2 DU/AC
Residential Mobile Home (RMH)	7 DU/AC
Residential Duplex (RD)	10.3 DU/AC
Residential Neighborhood Mixed (RNX)	12 DU/AC
Residential Multi-Family	>12 DU/AC

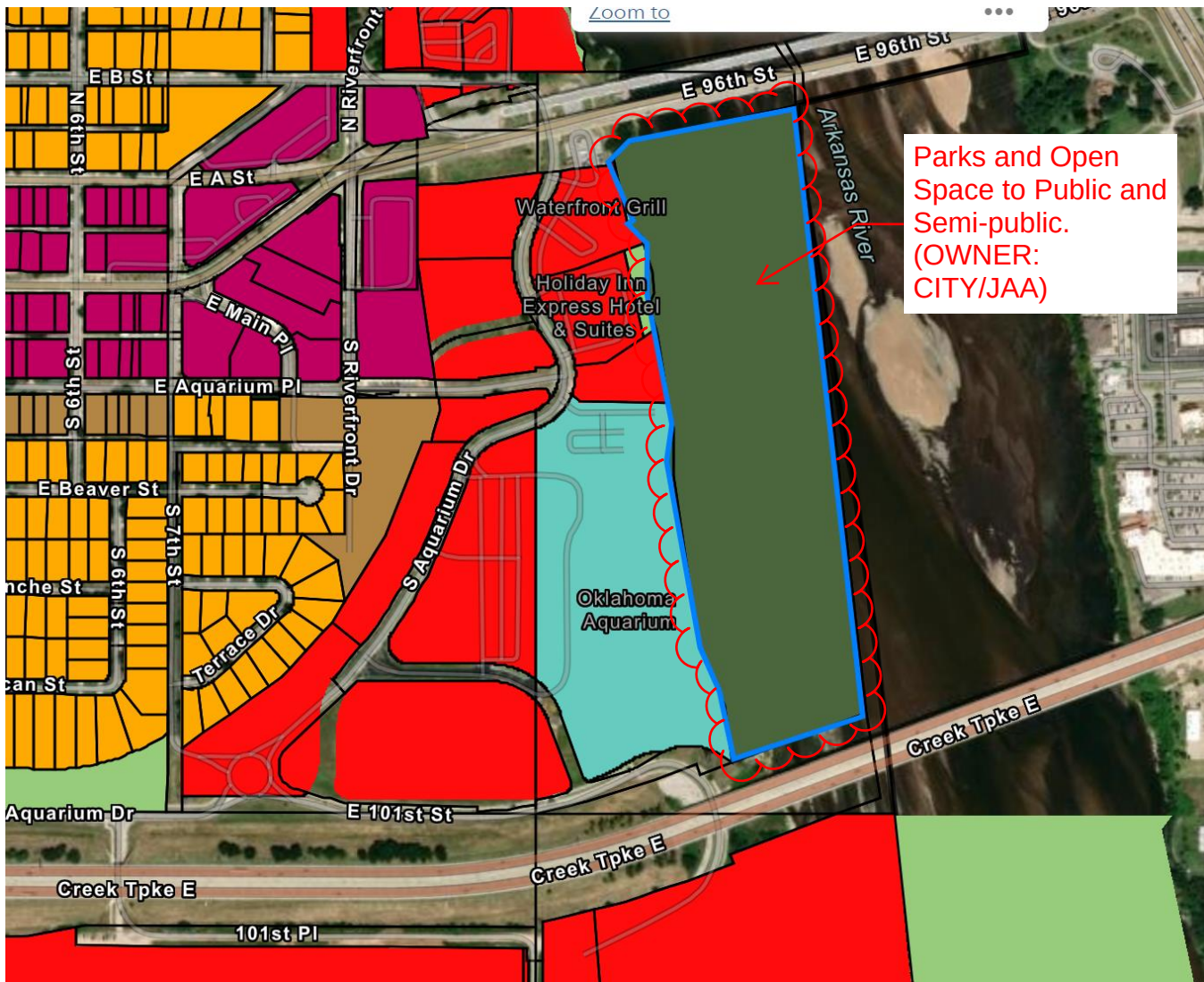
Figure 4: Owasso Land Use Densities (Comprehensive Land Use Plan) [GrOwasso-2035-Land-Use-Master-Plan-Map-PDF \(cityofowasso.com\)](#)

Base Zoning Districts	Land Use Categories						
	Residential	Transitional	Neighborhood Mixed Use	Commercial	Neighborhood Commercial	Industrial/Regional Employment	Redbud District
Agriculture (AG)	Allowed	Allowed					
Residential Estate (RE)	Allowed	Allowed					
Residential Single Family (RS-1)	Allowed	Allowed					
Residential Single Family (RS-2)	Allowed	Allowed					
Residential Single Family (RS-3)	Allowed	Allowed	Allowed				Allowed
Residential Duplex (RD)	Allowed	Allowed	Allowed				Allowed
Residential Neighborhood Mixed (RNX)	Allowed	Allowed	Allowed				Allowed
Residential Mobile Home (RMH)	Allowed	Allowed					
Residential Multi-Family (RM)		Allowed	Allowed				Allowed
Office (O)		Allowed	Allowed	Allowed	*Allowed		Allowed
Downtown Mixed (DM)							Allowed
Commercial Shopping (CS)			Allowed	Allowed	*Allowed		Allowed
Commercial General (CG)				Possible		Allowed	
Industrial Light (IL)				Possible		Allowed	
Industrial Medium (IM)						Possible	
Industrial Heavy (IH)						Possible	

Figure 5: Owasso Land Use Categories

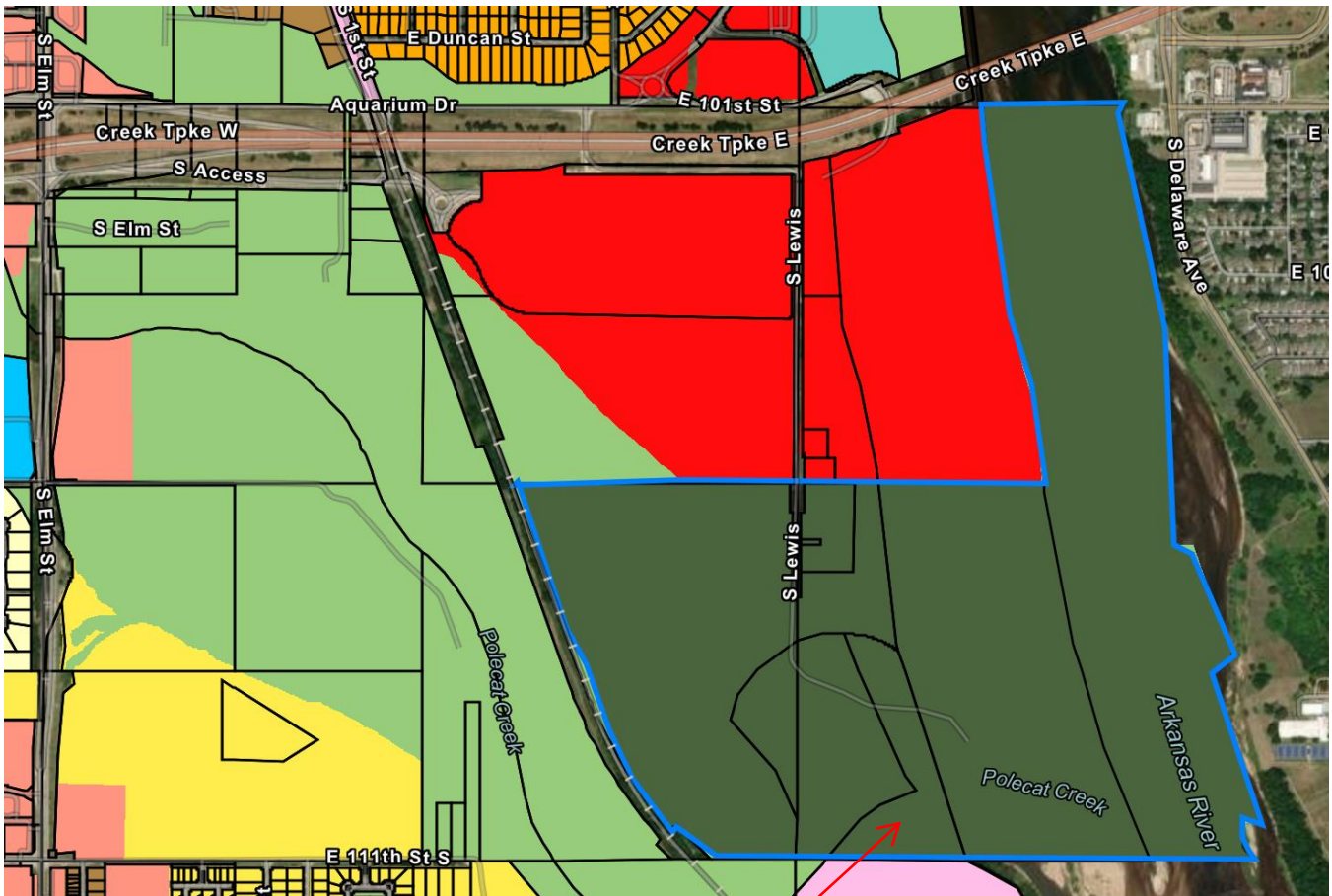
RECOMMENDATION | Staff recommends approval of the minor amendments to the Land Use Plan and the text amendments.





Land Use Plan

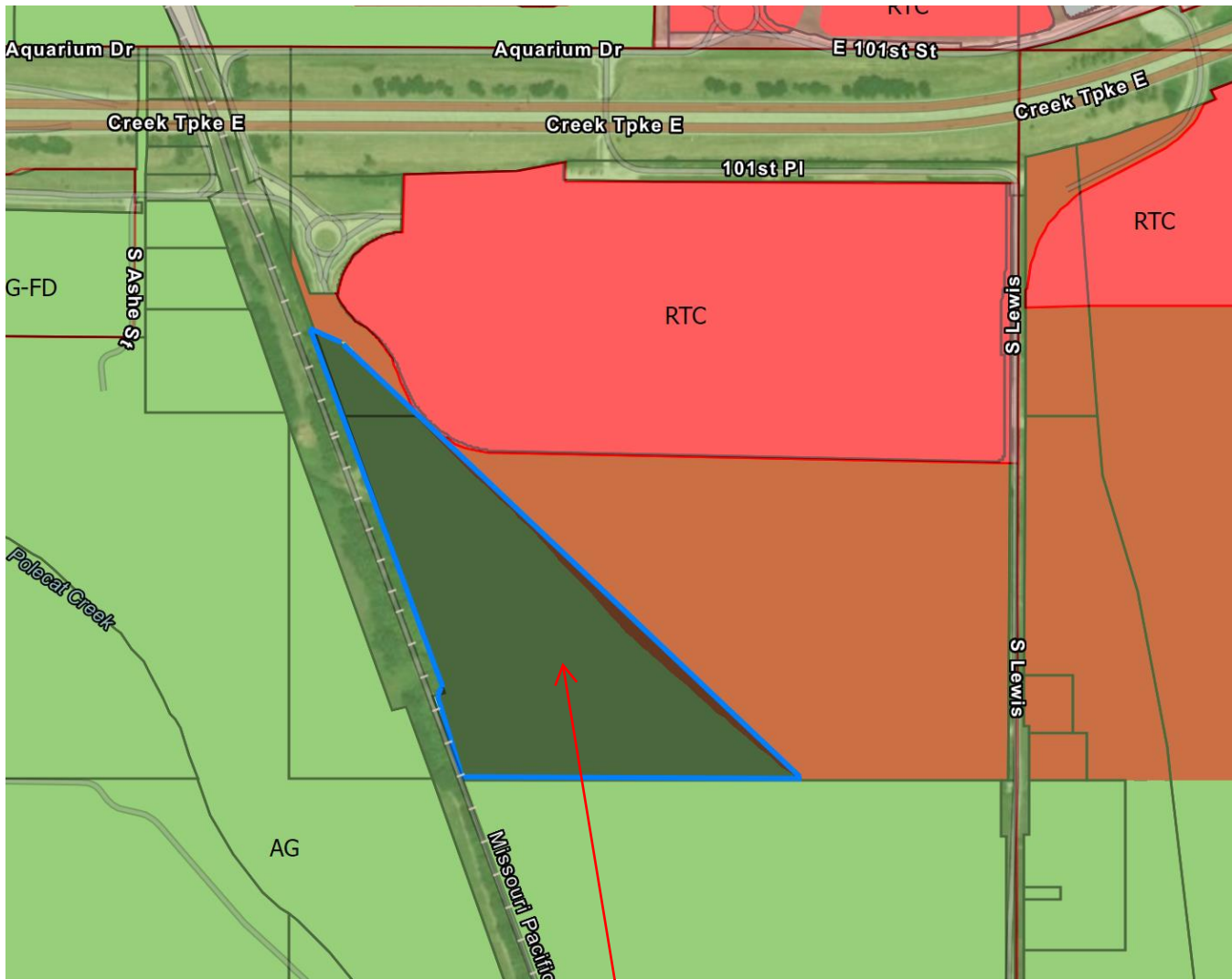
- | | |
|--|--|
|  Low Intensity Single-Family |  Light Industrial |
|  Medium Intensity Single-Family |  Heavy Industrial |
|  High Intensity Single-Family |  Parks and Open Space |
|  Multi-Family Residential |  Public and Semi-Public |
|  Business Park |  Utility |
|  Regional Commercial |  Potential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



Parks and Open Space to Regional Commercial request is in line with (Owner: River District) plans.

Land Use Plan

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



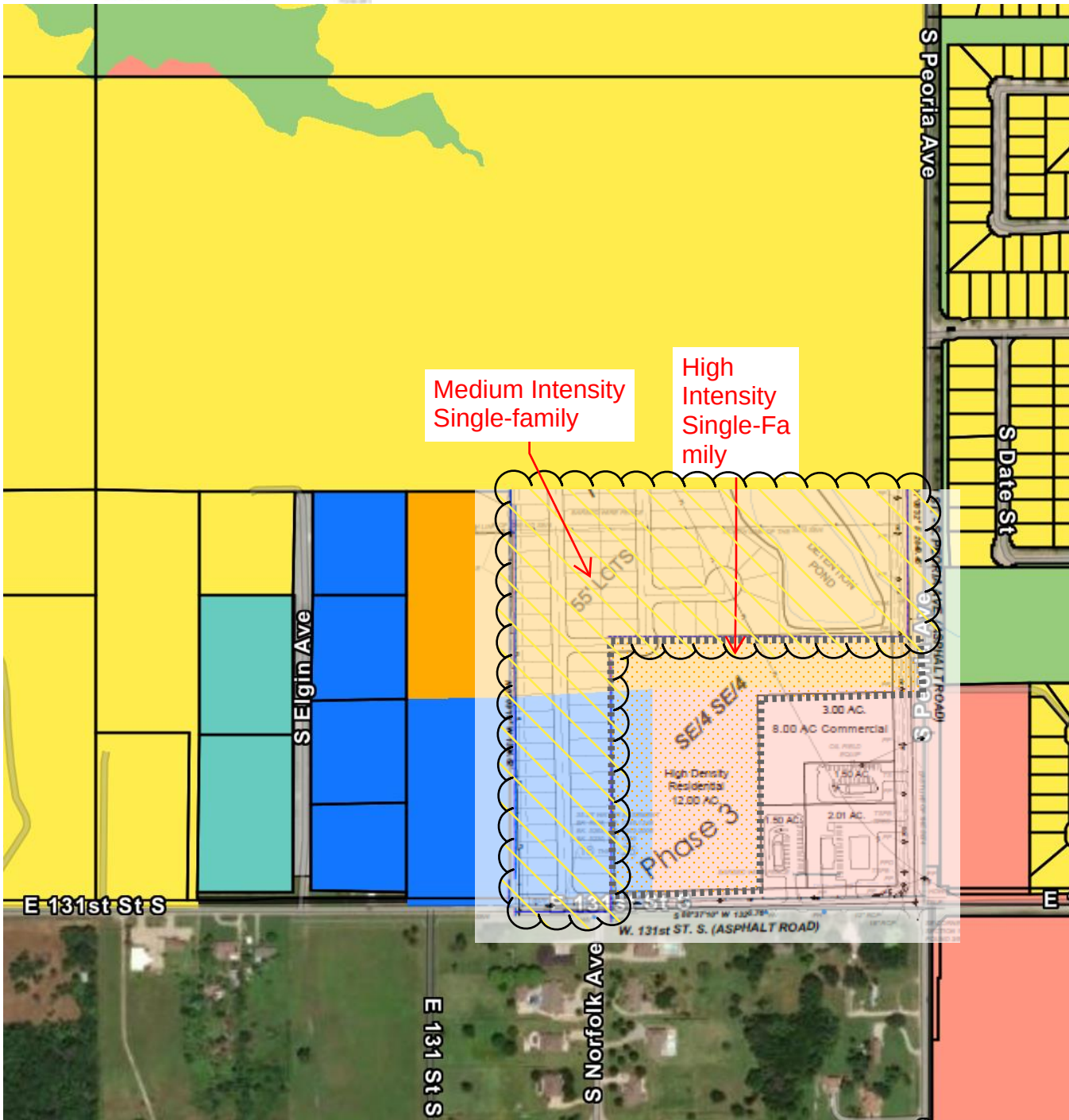
Parks and Open Space to Regional Commercial request is in line with (Owner: River District) plans.

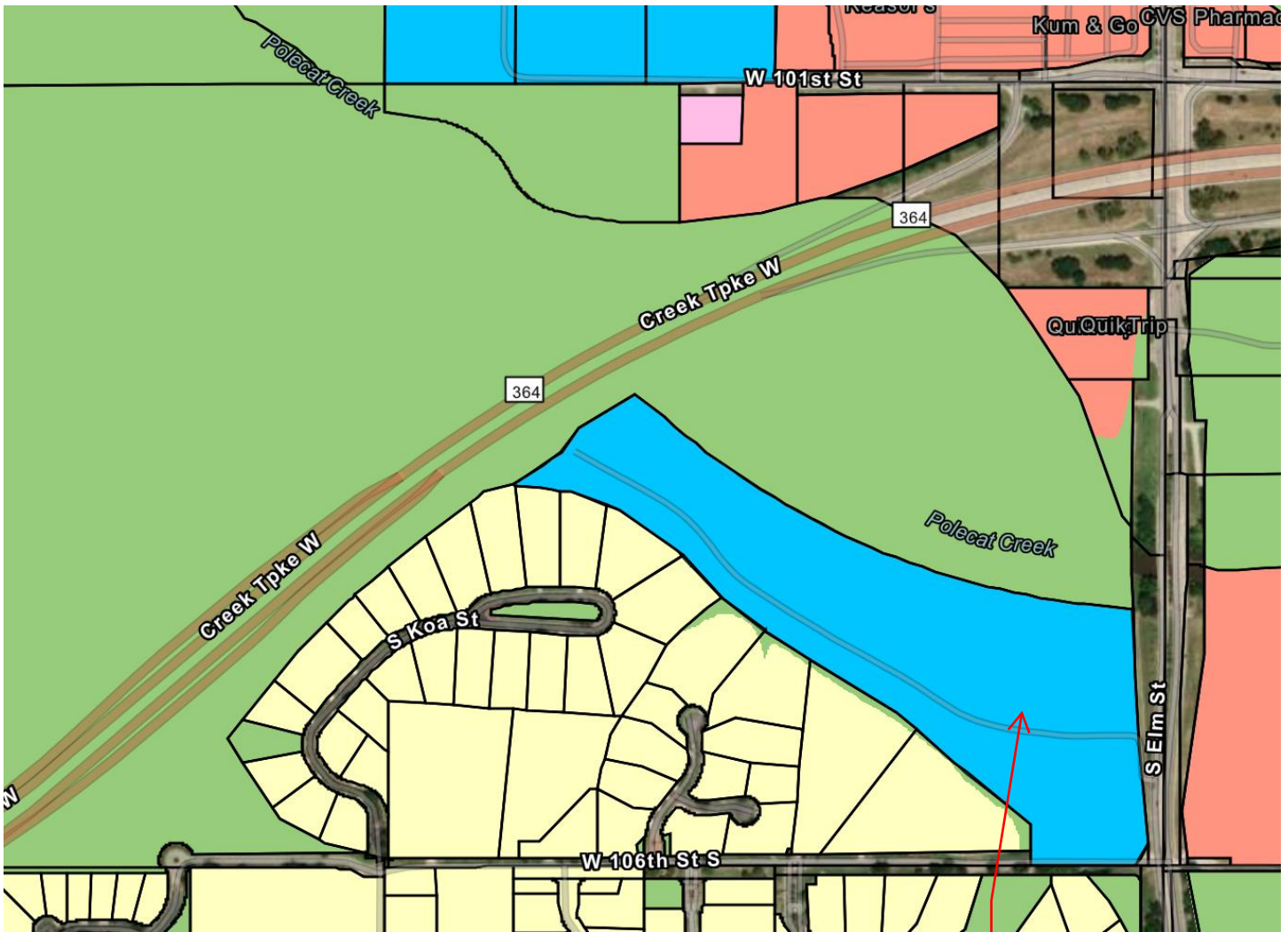
Land Use Plan

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

Land Use Plan

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



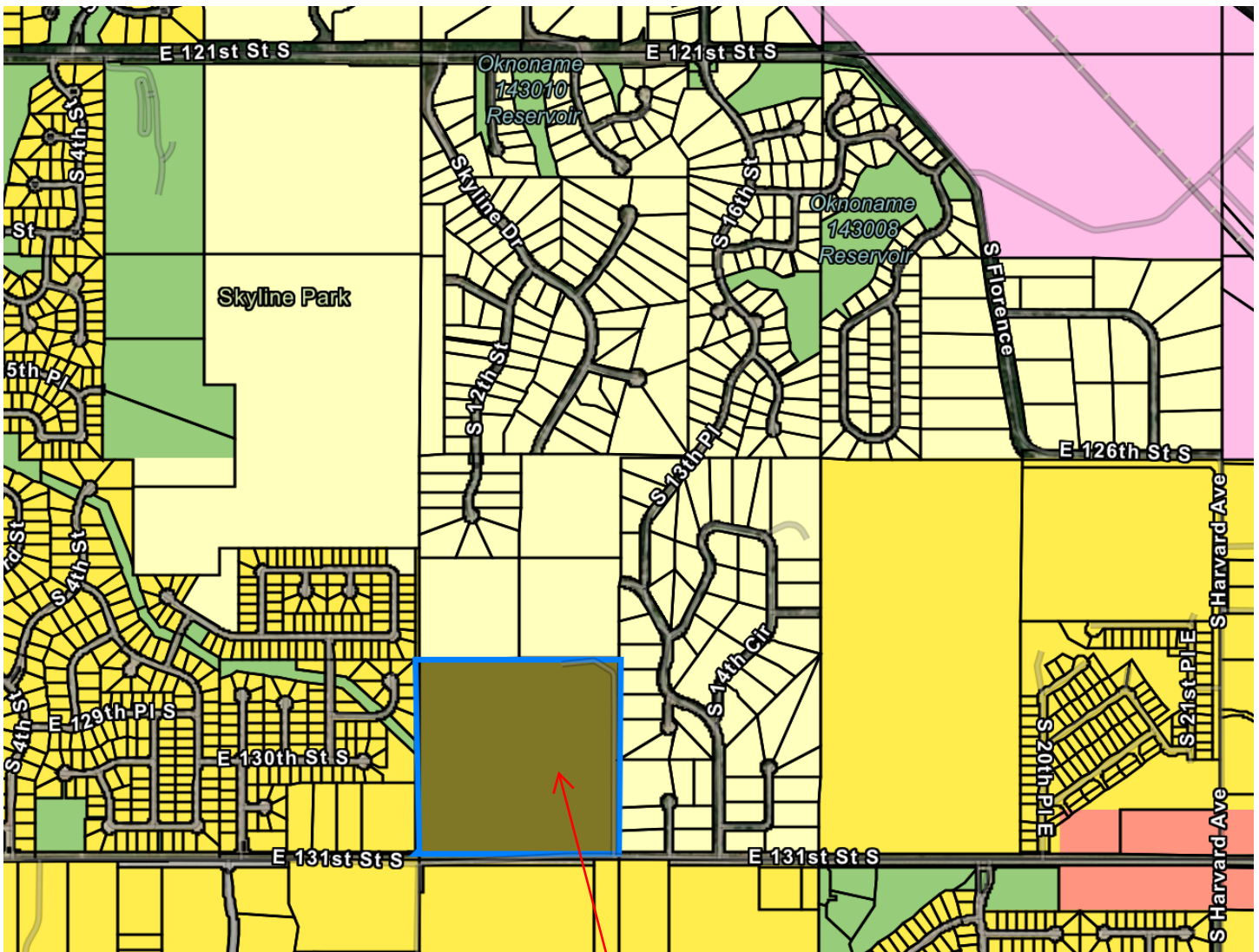


Amending the Parks and Open Space to
Public and Semi-Public

Land Use Plan

- Low Intensity Single-Family
- Medium Intensity Single-Family
- High Intensity Single-Family
- Multi-Family Residential
- Business Park
- Regional Commercial
- Local Commercial
- Downtown

- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Public and Semi-Public
- Utility
- ↔
 Potential South Tulsa-Jenks Bridge
- Potential Road Connections



Amend from Medium Intensity Single-family to Low Intensity Single-family.

Land Use Plan

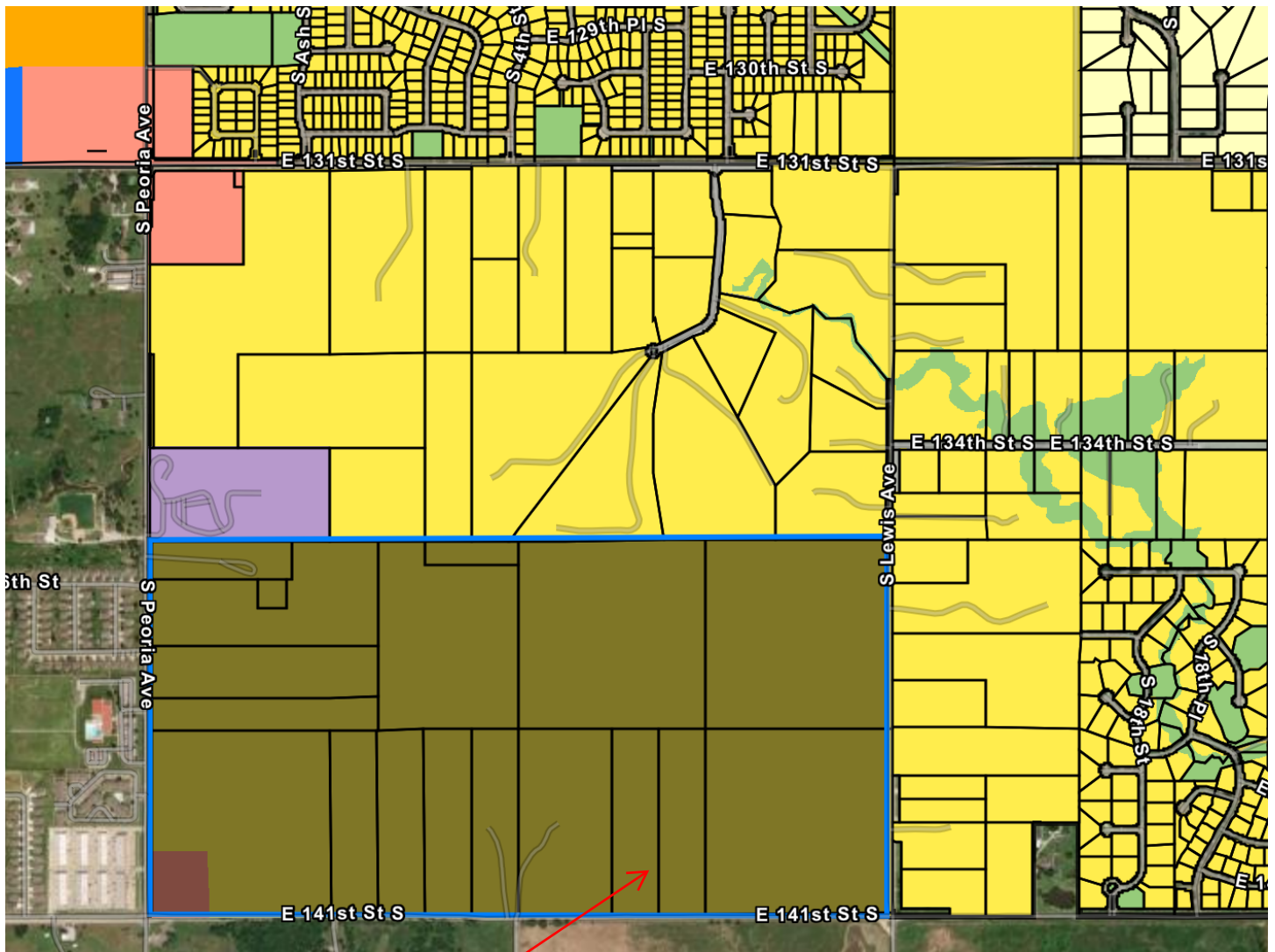
- | | |
|--------------------------------|------------------------------------|
| Low Intensity Single-Family | Light Industrial |
| Medium Intensity Single-Family | Heavy Industrial |
| High Intensity Single-Family | Parks and Open Space |
| Multi-Family Residential | Public and Semi-Public |
| Business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



Amend from Medium Intensity Single-family to Low Intensity Single-family.

Land Use Plan

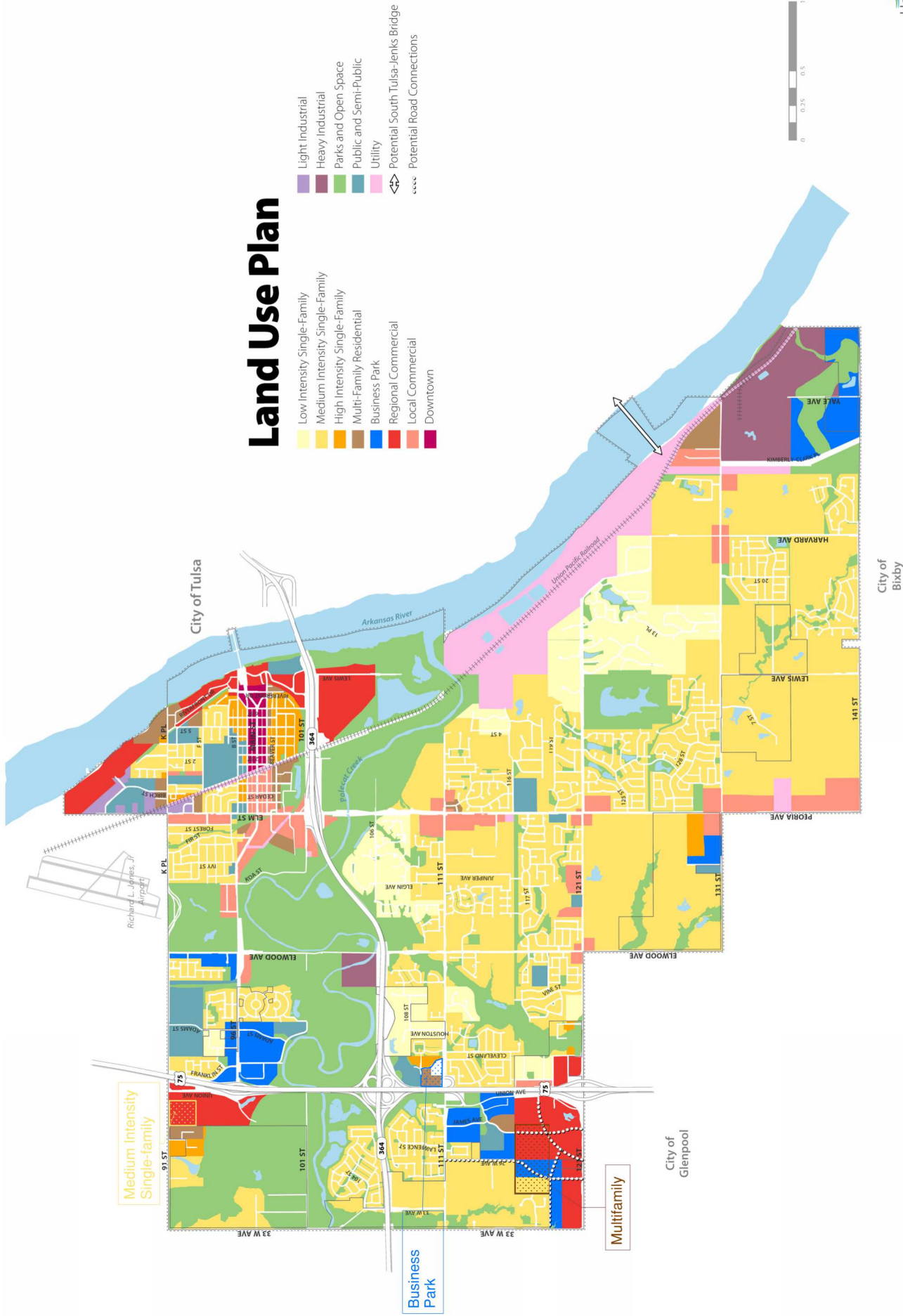
- | | |
|--|--|
|  Low Intensity Single-Family |  Light Industrial |
|  Medium Intensity Single-Family |  Heavy Industrial |
|  High Intensity Single-Family |  Parks and Open Space |
|  Multi-Family Residential |  Public and Semi-Public |
|  Business Park |  Utility |
|  Regional Commercial |  Potential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



Amend from Medium Intensity Single-family to Low Intensity Single-family.

Land Use Plan

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



To	Chair Dr. Scott West and Planning Commission
Hearing Date	October 17, 2024
Case Number	ROW-DED 24-06
Request(s)	Future Right of Way Dedication
Location	North of 121 ST and West of HWY 75
Applicant	City of Jenks & Wallace Design Collective

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ ROW Deed of Dedication Documents

Preparer

Wallace Design Collective

Background Information

STAFF COMMENTARY | The City of Jenks is working with a developer and Wallace Design Collective to dedicate street Right of Way for a future extension of Yukon. The City Council approved the right of way dedication on August 22, 2024.

State Statute provides the guidance for closing and Vacating: *Title 11. Cities and Towns | Section 42-110 - Power to Close Public Ways or Easements by Ordinance - Reopening - Rights of Utilities*

Staff Evaluation & Recommendation

Evaluation | This request is compatible with the site plan approved for PUD 141. See Exhibits for Details.

Recommendation | *This item is provided for review per state statute; no discussion, decision or vote is required.*

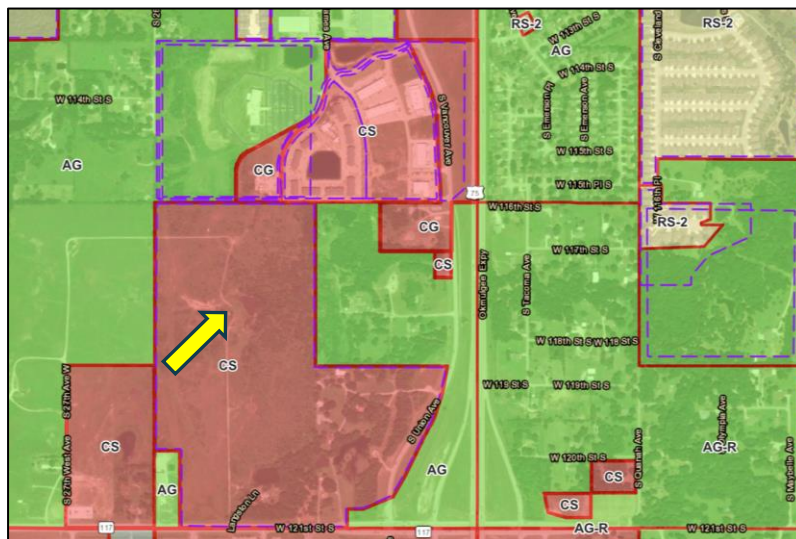


Figure 1 | Zoning map(s) of the parcel(s) in question

RIGHT OF WAY DEDICATION

Exhibit "A"

SHEET 1 OF 4

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER (SE/4); THENCE S88°51'19"W ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER (SE/4) FOR A DISTANCE OF 1570.95 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE S01°06'17"E FOR A DISTANCE OF 466.41 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 240.00 FEET, A LENGTH OF 374.33 FEET, A CHORD DISTANCE OF 337.52 FEET WITH A CHORD BEARING S43°34'40"W; THENCE S88°15'36"W FOR A DISTANCE OF 598.50 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 160.00 FEET, A LENGTH OF 239.72 FEET, A CHORD DISTANCE OF 217.92 FEET, WITH A CHORD BEARING S45°20'19"W; THENCE S01°07'41"E FOR A DISTANCE OF 801.42 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 267.38 FEET, A LENGTH OF 191.85 FEET, A CHORD DISTANCE OF 187.76 FEET WITH A CHORD BEARING S22°28'52"E; THENCE S42°48'20"E FOR A DISTANCE OF 186.48 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 355.00 FEET, A LENGTH OF 258.41 FEET, A CHORD DISTANCE OF 252.74 FEET WITH A CHORD BEARING S21°57'09"E; THENCE S01°05'59"E FOR A DISTANCE OF 349.39 FEET; THENCE S88°54'01"W FOR A DISTANCE OF 80.00 FEET; THENCE N01°05'59"W FOR A DISTANCE OF 349.39 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET, A LENGTH OF 200.17 FEET, A CHORD DISTANCE OF 195.78 FEET WITH A CHORD BEARING N21°57'09"W; THENCE N42°48'20"W FOR A DISTANCE OF 186.16 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 347.38 FEET, A LENGTH OF 249.85 FEET, A CHORD DISTANCE OF 244.50 FEET WITH A CHORD BEARING N22°25'56"W; THENCE N01°07'41"W FOR A DISTANCE OF 804.17 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 240.00 FEET, A LENGTH OF 362.30 FEET, A CHORD DISTANCE OF 328.87 FEET WITH A CHORD BEARING N45°00'48"E; THENCE N88°15'36"E FOR A DISTANCE OF 598.50 FEET; THENCE AROUND A CURVE TO THE LEFT WITH A RADIUS OF 160.00 FEET, A LENGTH OF 249.55 FEET, A CHORD DISTANCE OF 225.02 WITH A CHORD BEARING N43°34'40"E; THENCE N01°06'17"W FOR A DISTANCE OF 466.41 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE/4); THENCE N88°53'43"E ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER FOR A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINS 6.37 ACRES, MORE OR LESS.



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RIGHT OF WAY DEDICATION

Exhibit "A"

SHEET 2 OF 4

BASIS OF BEARINGS

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

SURVEYOR'S CERTIFICATE

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

WITNESS MY HAND AND SEAL THIS 31ST DAY OF JULY 2024.



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

SURVEYOR'S LAST SITE VISIT: JULY 14, 2023



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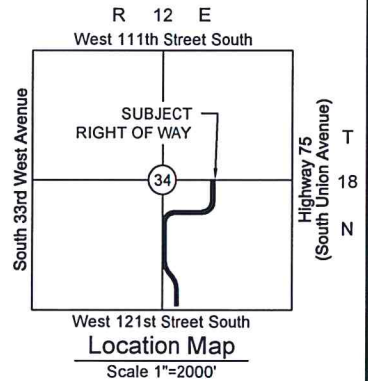
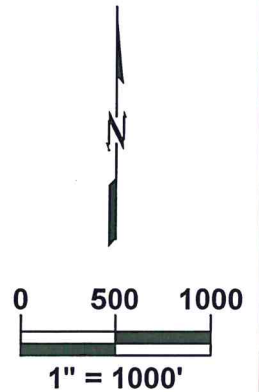
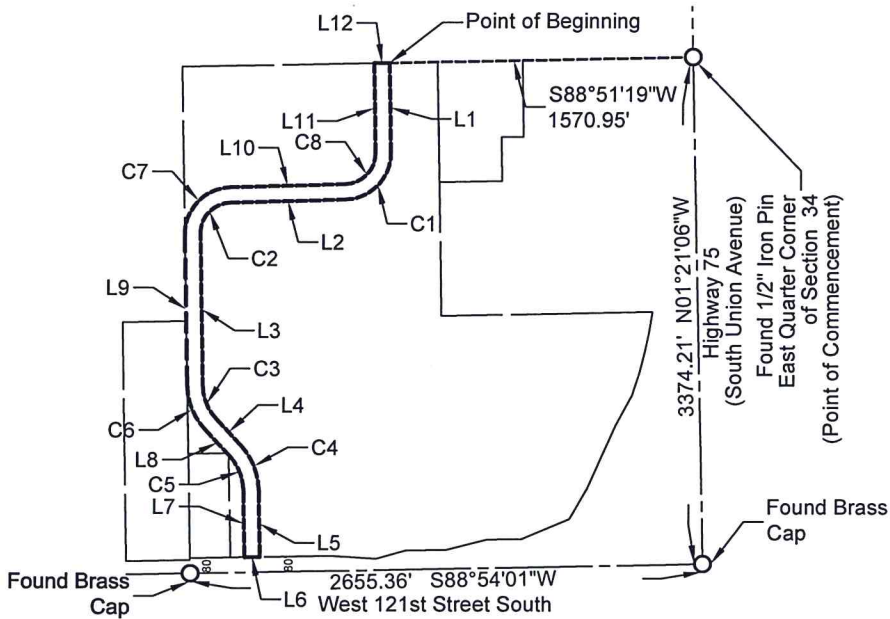
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\\civil-server\Projects\2440392 Yukon ROW Legal Description\Drawings\PRODUCTION\exhibits\2440392 LG-1A Q Finish.dwg PLOT: 7/31/2024 12:48:13 PM ORIG SIZE: 8.5"X11"

Right of Way Dedication Exhibit "A"

SHEET 3 OF 4

A PART OF THE SE/4 OF SEC. 34, T.18 N., R.12 E., I.B. & M., CITY
OF JENKS, TULSA COUNTY, OKLAHOMA



BASIS OF BEARINGS

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

SURVEYOR'S LAST SITE VISIT:

JULY 14, 2023

CERTIFICATION

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

WITNESS MY HAND AND SEAL THIS 30TH DAY OF JULY 2024.



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



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Right of Way Dedication Exhibit "A"

SHEET 4 OF 4

A PART OF THE SE/4 OF SEC. 34, T.18 N., R.12 E., I.B.& M., CITY
OF JENKS, TULSA COUNTY, OKLAHOMA

Line Table		
Line #	Length	Direction
L1	466.41	S01°06'17"E
L2	598.50	S88°15'36"W
L3	801.42	S01°07'41"E
L4	186.48	S42°48'20"E
L5	349.39	S01°05'59"E
L6	80.00	S88°54'01"W
L7	349.39	N01°05'59"W
L8	186.16	N42°48'20"W
L9	804.17	N01°07'41"W
L10	598.50	N88°15'36"E
L11	466.41	N01°06'17"W
L12	80.00	N88°53'43"E

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	374.33	240.00	337.52	S43°34'40"W
C2	239.72	160.00	217.92	S45°20'19"W
C3	191.85	267.38	187.76	S22°28'52"E
C4	258.41	355.00	252.74	S21°57'09"E
C5	200.17	275.00	195.78	N21°57'09"W
C6	249.85	347.38	244.50	N22°25'56"W
C7	362.30	240.00	328.87	N45°00'48"E
C8	249.55	160.00	225.02	N43°34'40"E

BASIS OF BEARINGS

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

SURVEYOR'S LAST SITE VISIT:

JULY 14, 2023

CERTIFICATION

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

WITNESS MY HAND AND SEAL THIS 31ST DAY OF JULY 2024.



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



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RIGHT OF WAY DEDICATION CLOSURE REPORT

North: 368416.2787' East: 2555056.5723'

Segment #1 : Line

Course: S01°06'17"E Length: 466.41'

North: 367949.9554' East: 2555065.5646'

Segment #2 : Curve

Length: 374.33' Radius: 240.00'

Delta: 089°21'54" Tangent: 237.35'

Chord: 337.52' Course: S43°34'40"W

Course In: S88°53'43"W Course Out: S01°44'24"E

RP North: 367945.3283' East: 2554825.6092'

End North: 367705.4427' East: 2554832.8990'

Segment #3 : Line

Course: S88°15'36"W Length: 598.50'

North: 367687.2698' East: 2554234.6750'

Segment #4 : Curve

Length: 239.72' Radius: 160.00'

Delta: 085°50'34" Tangent: 148.79'



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RIGHT OF WAY DEDICATION CLOSURE REPORT

Chord: 217.92' Course: S45°20'19"W

Course In: S01°44'24"E Course Out: N87°34'58"W

RP North: 367527.3436' East: 2554239.5333'

End North: 367534.0904' East: 2554079.6743'

Segment #5 : Line

Course: S01°07'41"E Length: 801.42'

North: 366732.8257' East: 2554095.4519'

Segment #6 : Curve

Length: 191.85' Radius: 267.38'

Delta: 041°06'40" Tangent: 100.27'

Chord: 187.76' Course: S22°28'52"E

Course In: N88°04'27"E Course Out: S46°57'48"W

RP North: 366741.8113' East: 2554362.6809'

End North: 366559.3344' East: 2554167.2473'

Segment #7 : Line

Course: S42°48'20"E Length: 186.48'

North: 366422.5208' East: 2554293.9628'

Segment #8 : Curve



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RIGHT OF WAY DEDICATION CLOSURE REPORT

Length: 258.41' Radius: 355.00'

Delta: 041°42'21" Tangent: 135.23'

Chord: 252.74' Course: S21°57'09"E

Course In: S47°11'40"W Course Out: N88°54'01"E

RP North: 366181.2939' East: 2554033.5121'

End North: 366188.1059' East: 2554388.4466'

Segment #9 : Line

Course: S01°05'59"E Length: 349.39'

North: 365838.7803' East: 2554395.1523'

Segment #10 : Line

Course: S88°54'01"W Length: 80.00'

North: 365837.2449' East: 2554315.1670'

Segment #11 : Line

Course: N01°05'59"W Length: 349.39'

North: 366186.5705' East: 2554308.4613'

Segment #12 : Curve



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RIGHT OF WAY DEDICATION CLOSURE REPORT

Length: 200.17' Radius: 275.00'

Delta: 041°42'21" Tangent: 104.75'

Chord: 195.78' Course: N21°57'09"W

Course In: S88°54'01"W Course Out: N47°11'40"E

RP North: 366181.2926' East: 2554033.5120'

End North: 366368.1553' East: 2554235.2714'

Segment #13 : Line

Course: N42°48'20"W Length: 186.16'

North: 366504.7342' East: 2554108.7733'

Segment #14 : Curve

Length: 249.85' Radius: 347.38'

Delta: 041°12'32" Tangent: 130.60'

Chord: 244.50' Course: N22°25'56"W

Course In: N46°57'48"E Course Out: S88°10'20"W

RP North: 366741.8093' East: 2554362.6793'

End North: 366730.7333' East: 2554015.4745'

Segment #15 : Line

Course: N01°07'41"W Length: 804.17'

North: 367534.7474' East: 2553999.6428'



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RIGHT OF WAY DEDICATION CLOSURE REPORT

Segment #16 : Curve

Length: 362.30' Radius: 240.00'

Delta: 086°29'37" Tangent: 225.74'

Chord: 328.87' Course: N45°00'48"E

Course In: S88°14'00"E Course Out: N01°44'24"W

RP North: 367527.3484' East: 2554239.5287'

End North: 367767.2395' East: 2554232.2431'

Segment #17 : Line

Course: N88°15'36"E Length: 598.50'

North: 367785.4124' East: 2554830.4672'

Segment #18 : Curve

Length: 249.55' Radius: 160.00'

Delta: 089°21'54" Tangent: 158.24'

Chord: 225.02' Course: N43°34'40"E

Course In: N01°44'24"W Course Out: N88°53'43"E

RP North: 367945.3386' East: 2554825.6089'

End North: 367948.4257' East: 2554985.5821'

Segment #19 : Line



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STATE OF OKLAHOMA

S. JAMES AVE. EXTENSION AGREEMENT

COUNTY OF TULSA

THIS S. JAMES AVE. EXTENSION AGREEMENT (this "Agreement") is entered into as of the ____ day of September, 2024 (the "Effective Date"), by and between the City of Jenks, a municipal corporation of the State of Oklahoma, the Jenks Economic Development Authority (collectively, the "City"), and Royce Enterprises, Incorporated, a Nebraska corporation ("Royce").

RECITALS

WHEREAS, Royce and Sooner Investment DEV Co, LLC, an Oklahoma limited liability company ("Sooner") (collectively, "Developer") are the contract purchasers of approximately fifty acres of property in the northwest quadrant of the interchange of US Highway 75 and W. 121st St. in Jenks, OK, all more particularly described on Exhibit A (the "Property");

WHEREAS, Developer intends to develop the Property for a retail shopping center and associated commercial uses consistent with the Planned Unit Development, JZ 23 PUD 141, approved by the City on August 1, 2023 (the "PUD"), commonly referred to as "Coal Creek Village";

WHEREAS, on August 1, 2023 the City and Jenks Economic Development Authority established in the City Tax Increment Financing District #5 ("TIF District #5"), together with the Coal Creek Village Economic Development Project Plan, as it may be amended from time to time (the "Project Plan"), for the purposes of facilitating development of TIF District #5, together with the extension of S. James Ave. and public utility mains from their current terminus at S. James Ave. and extending to the intersection of S. Yukon Ave. and W. 121st St.;

WHEREAS, the Project Plan provides for the financing of the costs associated with the design, engineering, permitting, and construction of the public improvements identified in the Project Plan from ad valorem and retail sales tax increment revenue created by the private development created by Developer within TIF District #5;

WHEREAS, to facilitate the timely development of Coal Creek Village and associated public improvements as detailed in the PUD and Project Plan, the City and Developer have agreed to proceed with the acquisition of the S. James Ave. right-of-way, and the design, engineering, and permitting of the S. James Ave. public improvements (defined below);

WHEREAS, in order to accomplish its designated purposes, the City is empowered to provide funds for the costs as provided herein;

WHEREAS, Developer has proposed to develop and construct a retail development on the Property and, in connection therewith, has requested development financing assistance from the City in acquiring land and in defraying the costs associated with the S. James Ave. extension and public infrastructure improvements to be located therein; and

WHEREAS, Developer has the professional ability and expertise to undertake the development described above in a manner that will enhance and improve economic growth and development of commerce in TIF District #5 and the City; and

WHEREAS, the S. James Ave. extension proposed herein shall (i) facilitate further development of properties within TIF District #5 by connecting such properties to the commercial corridor of W. 121st St., and (ii) provide an alternative north-south corridor connecting W. 111th St. to W. 121st St., alleviating congestion on S. Union Ave.; and

WHEREAS, the parties reasonably anticipate, and agree to cooperate so that, costs incurred pursuant to this Agreement shall be eligible for reimbursement from TIF District #5 pursuant to the Project Plan;

WHEREAS, the parties wish to set forth the manner in which the S. James Ave. extension is to be undertaken by Developer and the City, and the assistance in development financing which the City has agreed to provide.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged, the parties to this Agreement agree as follows:

1. Recitals; Exhibits; Definitions.

- 1.1. The forgoing Recitals are true and correct and are hereby incorporated in this Agreement.
- 1.2. The following Exhibits are true and correct and are hereby incorporated in this Agreement by this reference:

Exhibit A – Area Map – Property;

Exhibit B – Legal Description – Lahoma Family Property;

Exhibit C – Public Infrastructure Improvements;

Exhibit D – Concept Plan – S. James Ave. Extension

Exhibit E – Concept Plan – Retail Development

- 1.3. The following terms used in this Agreement shall have the meaning as set forth in this Section:

1.3.1. Lahoma Family Agreement – the term “Lahoma Family Agreement” shall mean the Purchase Agreement, dated September 13, 2021, as subsequently amended by the parties, associated with the purchase and sale of the Lahoma Family Property.

1.3.2. Lahoma Family Property – the term “Lahoma Family Property” shall mean the approximate 73 acres of property as more particularly described on Exhibit B, which property includes the S. James R/W and a portion of the Shopping Center.

1.3.3. Predevelopment Activities – the term “Predevelopment Activities” shall mean:

1.3.3.1. All reasonable due diligence associated with the S. James Ave. R/W, including but not limited to, title, survey, and environmental analysis of the Lahoma Family Property;

1.3.3.2. Preparation of the PUD, Project Plan, Lahoma Family Agreement, and this Agreement;

1.3.3.3. Surface water impact permitting;

1.3.3.4. Activities associated with the closure of oil and gas wells, including the negotiation, payments for closing of such wells, and permits associated with oil and gas well closures;

1.3.3.5. Design, engineering, and permitting of the Public Infrastructure Improvements (defined below), including but not limited to, preparation of the preliminary and final plat, including all exhibits associated with such agreements

and the final plat, all dedication of the S. James R/W property and the Public Infrastructure Improvements located thereon, and the Retail Development (defined below), including but not limited to, legal review and management of the approval processes for all such documents through the City hearings.

1.3.4. Public Infrastructure Improvements – the term “Public Infrastructure Improvements” is more particularly defined in Section 1 of Exhibit C.

1.3.5. S. James Ave. R/W – the term “S. James Ave. R/W” shall mean the approximate 6.38 acres of property extending from the terminus of S. James Ave. on the north to the intersection of W. 121st St. and James Ave. on the south, together with the approximate 0.5-ac. property for stormwater retention serving the right-of-way improvements, all as more particularly shown on Exhibit D.

1.3.6. S. James Ave. R/W Closing Date – the term “S. James Ave. R/W Closing Date” shall mean the date on which the City shall purchase the S. James Ave. R/W pursuant to the terms of the Lahoma Family Purchase Agreement. The date set forth in the Lahoma Family Agreement for the S. James Ave. R/W closing is “the later of (i) thirty (30) days following approval of the Subdivision Plat, and (ii) October 1, 2024. Provided, however, in no event shall the Closing Date be later than November 1, 2024. October 1, 2024.”

2. Coal Creek Village - Retail Development Program; Project Plan.

2.1. Developer shall develop the Property for a retail shopping center containing retail and/or restaurant buildings, parking, drive aisles, signage, and ancillary improvements as more particularly shown on Exhibit E and consistent with the PUD and Project Plan (collectively, the “Retail Development”). The Retail Development shall consist of first-class retail buildings, consistent with the quality of other first-class shopping centers in the Tulsa County, Oklahoma market. The parties acknowledge that the Retail Development shall be a unified, cohesive development program consistent with the Project Plan. The parties further acknowledge that Exhibit E and the Retail Development description provided in this Section represent a conceptual development program that has not been fully engineered, and that certain adjustments necessary for design, engineering, construction, or market conditions may be necessary for the Retail Development to proceed, which adjustments shall be incorporated into the Retail Development without need for further amendment to this Agreement provided such adjustments are approved by the City pursuant to the City’s permitting authority, the Project Plan, and the PUD (including any amendments to such documents).

2.2. The parties hereto acknowledge their mutual intent and agree that the sums paid by the City pursuant to Section 4 are part of the Project Costs as set forth in Section II and Exhibit E of the Project Plan.

3. Developer’s Obligations. In consideration of the City’s obligations set forth in Section 4, Developer shall undertake the obligations set forth in this Section. Except as otherwise expressly provided in this Agreement, Developer shall undertake the obligations set forth in this Section at its sole cost and expense.

3.1. From and after the Effective Date:

3.1.1. Developer shall fulfill all of its obligations pursuant to the Lahoma Family Agreement; and

3.1.2. Developer shall in good faith undertake all actions reasonably necessary for the Predevelopment Activities.

3.2. Prior to the S. James Ave. R/W Closing Date:

3.2.1. Developer shall assign to the City its rights to purchase the S. James Ave. R/W.; and

- 3.2.2. Developer shall cause Chicago Title Oklahoma to prepare a current owner's title commitment for the S. James Ave. R/W agreeing to insure title and subject to no exceptions other than those matters herein permitted, those which will be discharged prior to or at the S. James Ave. R/W Closing Date, and the standard printed exceptions and exclusions from coverage customarily contained in an owner's title policy (the "Commitment"). Developer shall provide the City a copy of the Commitment upon receipt. If the Commitment discloses unpermitted exceptions or matters that render the title unmarketable, Developer shall cure such defects to the City's reasonable satisfaction. At the S. James Ave. R/W Closing Date, Developer shall obtain an owner's title policy showing good and marketable title and subject only to the permitted exceptions and any matters accepted by the City.
- 3.3. Following the S. James Ave. R/W Closing Date:
- 3.3.1. Developer shall use commercially reasonable effort to diligently undertake the design, engineering, permitting, and construct the Retail Development; and
- 3.3.2. Developer shall take all actions reasonably necessary to provide for the reimbursement of the Predevelopment Costs and S. James Ave. R/W Purchase Price to the City from TIF District #5.
4. **City's Obligations.** In consideration of Developer's obligations set forth in Section 3, the City shall undertake the obligations set forth in this Section. Except as otherwise expressly provided in this Agreement, the City shall undertake the obligations set forth in this Section at its sole cost and expense.
- 4.1. Following the Effective Date:
- 4.1.1. The City shall join in any applications prepared by Developer for the S. James Ave. R/W;
- 4.1.2. The City shall reimburse Developer for costs associated with Predevelopment Activities incurred by Developer prior to the Effective Date pursuant to Section 3 of Exhibit C; and
- 4.1.3. The City shall reimburse Developer for Predevelopment Activities Costs incurred by Developer following the Effective Date pursuant to Section 4.1 of Exhibit C.
- 4.2. At the S. James Ave. R/W Closing:
- 4.2.1. The City shall purchase from Lahoma Family the S. James Ave. R/W pursuant to the terms of the Lahoma Family Agreement; and
- 4.2.2. The City shall reimburse Developer for the Initial Fifth Amendment Deposit (as defined in the Lahoma Family Agreement) advanced by Developer pursuant to the terms of the Lahoma Family Agreement and credited to the City toward the S. James Ave. R/W purchase price.
5. **Assignment.** Developer's rights and obligations pursuant to this Agreement may be assigned by Developer only as set forth in this Section. Any assignment other than as provided in this Section shall be null and void except as approved by a prior written amendment to this Agreement, executed by the parties hereto.
- 5.1. The parties hereto acknowledge that Developer may undertake acquisition of the Property and development of the Retail Development via an affiliate entity owned or controlled by the Developer entities. Therefore, Developer's rights and obligations pursuant to this Agreement may be assigned upon prior written notice to City but without need of prior consent to any entity owned or controlled by (i) Royce or its President, Chip James, and (ii) Sooner, or its Manager, Chris Challis, on or before the Closing Date without the need for amendment to this Agreement.
- 5.2. The parties hereto acknowledge that Developer may undertake acquisition of the Property and development of the Retail Development pursuant to an acquisition and development

loan from a lender. Therefore, Developer's rights and obligations pursuant to this Agreement may be assigned, pledged and hypothecated to a lender associated with the acquisition of the Property and construction of the Retail Development and without the prior consent of the Authority without the need for amendment to this Agreement.

- 5.3. Upon assignment pursuant to this Section, all the terms and conditions of this Agreement shall inure to the benefit of and bind the assignee.
6. **No Partnership.** Nothing contained in this Agreement shall be construed in any way as creating a joint venture, partnership, or similar business relationship between or among, the City and Developer. Consistent with the terms of this Agreement, Developer shall develop, operate, maintain, lease, sell, hypothecate, and otherwise convey the Property or portions thereof in its sole and absolute discretion.
7. **Default.** Except as otherwise expressly provided in this Agreement, in the event either party hereto shall default of any its obligations as provided in this Agreement, following thirty (30) days' prior written notice from the non-defaulting party to the defaulting party with the defaulting party's opportunity to cure such default, the non-defaulting party may terminate this Agreement or seek specific performance of the defaulting party's obligations pursuant to the terms of this Agreement; provided, however, if the default is of a nature that cannot be reasonably cured within such 30-day period, then the defaulting party shall be allowed a reasonable period of time to cure such default provided that it diligently commences the cure within the 30-day period and thereafter undertakes and continuously pursues such cure. If either party hereto shall file a claim or cause of action concerning or relating to the enforcement of this Agreement, the unsuccessful party in any such action shall pay to the prevailing party reasonable attorneys' fees and court costs associated with such action.
8. **Force Majeure.** Notwithstanding anything in this Agreement to the contrary, no party hereto shall be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this Agreement to be performed by it if any failure of its performance shall be due to any strike, lockout, civil commotion, war, warlike operation, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations or controls, inability to obtain any material or service, Act of God, weather, or any other cause whatsoever beyond the reasonable control of obligated party, and the time for performance by such obligated party shall be extended by the period of delay resulting from or due to any of said causes; provided, nothing in this section shall excuse or extend a party's obligation to pay any sum due under this Agreement.
9. **Termination.** Upon the completion of Developer's obligations set forth in Section 3 and completion of the City's obligations as set forth in Section 4, this Agreement shall terminate and shall be of no further force or effect except as to terms and conditions that expressly survive termination.
10. **Representations.** Each of the parties hereto represent and warrant to each of the other parties that it is a duly constituted entity; has the full right and authority to execute and perform its respective obligations under this Agreement; and the Agreement is in full force and effect and constitutes a valid and legal binding obligation, enforceable in accordance with its terms as provide in this Agreement.
11. **Miscellaneous.** Nothing in this Agreement shall serve to affect or otherwise limit the City's and Authority's police powers, zoning authority or other governmental action of the City or Authority. This Agreement shall represent the entire understanding between the parties with respect to the subject matter hereof, and supersede all other negotiations and agreements made by the parties concerning the matters set forth herein. Any provision of this Agreement held by a court of competent jurisdiction to be invalid, illegal or unenforceable, shall be severable and shall not

be construed to render the remainder of the Agreement to be invalid, illegal, or unenforceable. This Agreement may not be amended, unless evidenced in writing and executed by the parties hereto. This Agreement shall be governed by and constructed in accordance with the laws of the State of Oklahoma, and any legal action pertaining hereto must be brought forth in Tulsa County, Oklahoma. This Agreement may be executed in counterparts, each of which when so executed shall be deemed an original, and all of which shall together constitute one and the same instrument. Each party acknowledges that all parties to this Agreement participated in the preparation thereof, and that it was negotiated at arm's length. Accordingly, no court construing this Agreement shall construe it more strongly against one party than the other.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

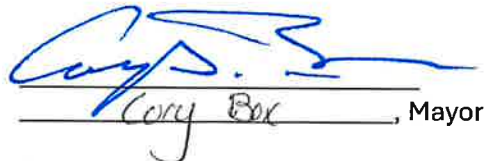
Approved and agreed to by the City on the Effective Date.

ATTEST:



Brandon Macy, City Clerk

CITY OF JENKS, OKLAHOMA, a municipal corporation



Cory Box, Mayor

Approved as to form and legality on the Effective Date.



Teresa Nolin, City Attorney

Approved and agreed to by the Authority on the Effective Date.

ATTEST:



Brandon Macy, Secretary

JENKS ECONOMIC DEVELOPMENT AUTHORITY, a public trust



Cory Box, Chairman

Approved as to form and legality on the Effective Date.



Teresa Nolin, Attorney for the Authority

Approved and agreed to by Developer on the Effective Date.

ROYCE ENTERPRISES, INCORPORATED, a Nebraska corporation



Chip James, President

Exhibit A
Property Plan

Tract 1: (effective April 17, 2024 at 7:30 AM)

A tract of land located in the (SE/4 SE/4) of Section 34, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as beginning at a point 1057.10 feet West and 151.31 feet North of the Southeast corner of (SE/4 SE/4); Thence N 00°07'45" W a distance of 1172.52 feet; Thence N 89°58'58" W along the North line of (SE/4 SE/4) a distance of 262.88 feet to the Northwest corner (SE/4 SE/4); Thence S 00°07'45" E along the West line of the (SE/4 SE/4) a distance of 874.12 feet; Thence S 89°55'10" E a distance of 150.00 feet; Thence S 00°07'45" E a distance of 312.76 feet; Thence N 76°36'38" E a distance of 60.41 feet; Thence S 89°55'10" E a distance of 53.95 feet to the point of beginning, LESS AND EXCEPT A tract of land located in the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section Thirty-Four (34), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: COMMENCING at the Southeast Corner of SE¼ SE¼; THENCE West 1057.10 feet; THENCE North 151.31 feet; THENCE North 00°07'45" West a distance of 1006.68 feet to the POINT OF BEGINNING; THENCE North 00°07'45" West a distance of 165.84 feet; THENCE North 89°58'58" West along the North line of the SE¼ SE¼ a distance of 262.88 feet to the Northwest Corner of the SE¼ SE¼; THENCE South 00°07'45" East along the West line of the SE¼ SE¼ a distance of 166.34 feet; THENCE North 89°54'30" East a distance of 262.88 feet to the POINT OF BEGINNING.

AND

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section 34, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follow, to-wit: Beginning at the Southwest corner of the said SE/4 of the SE/4; Thence East 150 feet; Thence North 435.5 feet; Thence West 150 feet; Thence South 435.5 feet to the point of beginning, LESS AND EXCEPT a strip, piece, or parcel of land being described by metes and bounds as follows: Beginning at the SW corner of said SE/4 SE/4, thence East along the South line of said SE/4 SE/4 a distance of 150 feet, thence North and parallel to the West line of said SE/4 SE/4 a distance of 135.93 feet, thence S 76°36'38" W a distance of 154.24 feet to a point on the West line of said SE/4 SE/4, thence South along said West line a distance of 100.00 feet to the point of beginning.

Tract 2: (effective April 16, 2024 at 7:30 AM)

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section Thirty-Four (34), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: COMMENCING at the Southeast Corner of SE¼ SE¼; THENCE West 1057.10 feet; THENCE North 151.31 feet; THENCE North 00°07'45" West a distance of 1006.68 feet to the POINT OF BEGINNING; THENCE North 00°07'45" West a distance of 165.84 feet; THENCE North 89°58'58" West along the North line of the SE¼ SE¼ a distance of 262.88 feet to the Northwest Corner of the SE¼ SE¼; THENCE South 00°07'45" East along the West line of the SE¼ SE¼ a distance of 166.34 feet; THENCE North 89°54'30" East a distance of 262.88 feet to the POINT OF BEGINNING.

Tract 3: (effective April 12, 2024 at 7:30 AM)

Parcel A:

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Thirty-Four (34), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, to wit: The West 178 feet of the following described property: Beginning at a point 262.88 Feet East and 219 feet South of the NW corner of SE/4 SE/4: Thence S 00° 07' 45" E, a distance of 237 feet, Thence S 89° 58' 58" E, a distance of 700.15 feet, to the West Right of Way Line of U.S. 75, Thence N 29° 10' 35" E, a distance of 27.74 feet, Thence on a curve to the left, having a radius of 2181.68 feet, and being the West Right of way

line of U.S. Highway 75, a distance of 225.14 feet, Thence N 89° 58' 58" West a distance of 774.50 feet to the point of Beginning;

Parcel B:

Together with Easement for the purpose of use as a driveway for the benefit of Tract 3, Parcel A, as set forth in Book 4970, Page 1239 and described as follows: A fifteen (15) foot wide strip traveling in a Northeasterly direction across the Southeast Corner of the property located in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section 34, Township 18 North, Range 12 East, located in Tulsa County, Oklahoma, and described as beginning at a point 262.88 ft East of the Northwest Corner thereof; thence South 219 ft, thence East 774.5 ft, thence Northeast 219.05 ft, thence West 831.1 ft to the Point of Beginning

Tract 4: (effective April 12, 2024 at 7:30 AM)

A tract of land located in the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Thirty-four (34), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit: BEGINNING at a point on the North line of said SE/4 SE/4 being 262.88 feet East of the Northwest corner of said SE/4 SE/4; thence South 00°07'45" East, a distance of 219.00 feet; thence South 89°58'58" East, a distance of 774 .50 feet; thence on a curved line having a radius of 2181.68 feet and being the West Right of Way line of U. S. Highway 75, a distance of 219.05 feet to a point on the North line of said SE/4 SE/4; thence North 89°58'58" West along the North line of said SE/4 SE/4 a distance of 831.10 feet to the Point of Beginning, Less and Except the following tract: BEGINNING at a point on the North line of said SE/4 SE/4, 678.43 feet S 89°58'58" E from the Northwest Corner thereof, Thence S 89°58'58" E for 415.55 feet to the Westerly rights-of-way of the existing road along Highway #75, Thence Southwesterly and along said rights-of-way and along a curve to the right with a radius of 2,181.68 feet for 226.50 feet, Thence N 89°58'58" W for 387.25 feet, Thence N 7°14'11" E for 220.75 feet to the point of beginning.

Together with the southernmost approximate thirty-three acres of the Lahoma Family Property, as more particularly described on Exhibit B.

Exhibit B

Legal Description – Lahoma Family Property

Legal: W/2 SE LESS BEG SWC W/2 SE TH N626.13 E208.71 S556.13 E214.42 NE150.75 E150 SE101.12 E TO
PT NE155.24 E59.19 N480.8 E150 S580.8 W1323.9 POB SEC 34 18 12 73.30AC

Section: 34 Township: 18 Range: 12
Tulsa County, State of Oklahoma

Exhibit C
Predevelopment Activities and
Public Infrastructure Improvements

1. The term “Public Infrastructure Improvements” shall mean:
 - 1.1. Mass grading of the Lahoma Family Property to facilitate construction of the public roadway improvements within the S. James Ave. R/W at appropriate grades to support the future development of the adjoining properties, together with grading and compaction of the S. James R/W pursuant to the grading plan prepared as part of the Predevelopment Activities;
 - 1.2. Roadway, traffic control, sidewalks, landscaping, and other improvements associated with the S. James Ave. extension;
 - 1.3. Construction of the stormwater management system on the Lahoma Family Property, designed and permitted to accommodate the stormwater demands of the S. James Ave. R/W and future development of the adjoining properties, together with the stormwater transmission lines, stormwater inlets, pipes, and associated improvements on the S. James Ave. R/W;
 - 1.4. Construction and installation of potable water main and sanitary sewer main along the S. James Ave. R/W of sufficient capacities to support the future development of TIF District #5;
 - 1.5. Closure of any oil and gas wells;
 - 1.6. Relocation of any oil/gas transmission lines affecting the installation or grading of the S. James Ave. R/W; and
 - 1.7. Any other infrastructure improvements desired by the City and consistent with the Project Plan.
2. The Public Infrastructure Improvements shall be constructed generally consistent with the PUD; provided, however, the parties acknowledge that the Public Infrastructure Improvements are subject to modifications necessary for design, engineering, construction, or market conditions may be necessary for the future development of the Lahoma Family Property or other portions of TIF District #5, which modifications shall be reflected on the final plat, subject to review and approval by the City pursuant to the Predevelopment Activities without need for further amendment to this Agreement provided such adjustments are approved by the City pursuant to the final plat process and are generally consistent with the PUD, this Agreement, and the Project Plan.
3. Developer has incurred costs associated with Predevelopment Activities prior to the Effective Date as set forth in the table in this Section 3 of Exhibit C. Pursuant to Section 4.1.2 of the Agreement, the City shall reimburse Developer the costs of Predevelopment Activities incurred prior to the Effective Date hereof upon fourteen (14) days of receipt of written request from Developer for such reimbursement, which written request shall include invoices for such Predevelopment Activities costs. The City’s obligation to pay Predevelopment Activities costs pursuant to this Section 3 of Exhibit C shall not exceed the amount set forth in the table below:

Previous Predevelopment Activities Costs		\$375,500.00
Civil Engineering		\$156,600
Traffic Impact Study		\$37,400
Wetlands Permitting		\$36,500
Geotechnical Investigations		\$7,000
Legal		\$138,000
TIF District #5, Project Plan	\$105,000	
Planned Unit Development	\$33,000	

4. The parties hereto estimate that the costs of the Predevelopment Activities Developer shall incur following the Effective Date shall be as set forth in the table below. The City shall pay the costs associated with Predevelopment Activities (as referenced in Section 4.1.3 of the Agreement) pursuant to the terms of this Section 4 of Exhibit C.

Upcoming Predevelopment Activities Cost Estimate		\$464,000
Civil Engineering S. James Ave. Extension	Civil Engineering	\$240,000
Roadway and stormwater		\$125,000
Potable Water Main		\$35,000
Sanitary Sewer Main		\$30,000
Street lighting		\$15,000
Mass grading		\$35,000
Landscape Design		\$15,000
Wetlands Permitting		\$35,000
Geotechnical Investigations		\$10,000
Design and Permitting Coordination (Paris Projects)		\$35,000
Oil Well Abandonment (permitting)		\$25,000
Legal Fees		\$65,000
Platting, Title Work for S. James Ave. R/W		\$20,000
S. James Ave. Extension Agreement, Lahoma		\$22,000
Family Agreement		
Wetlands permitting, oil well abandonment		\$20,000
Contingency (10%)		\$42,000

- 4.1. In the event the actual costs of the Predevelopment Activities shall be less than the estimates provided above, the City's obligation to pay for the Predevelopment Activities shall be only the Predevelopment Activities costs actually incurred pursuant to this Agreement. In the event the actual costs of the Predevelopment Activities exceed the estimates provided above, the City shall nevertheless be obligated to pay the actual costs incurred regardless of the estimates provided above. Provided, however, in no event shall the City's obligation pursuant to this Section 4, Exhibit C, exceed Six Hundred Thousand and No/100 Dollars (\$600,000.00).
- 4.2. Not more than twice per month, Developer shall submit written invoices for costs associated with Predevelopment Activities to the City (each, a "Payment Request") identifying the activities associated with the Predevelopment Activities and the costs incurred associated therewith. The City shall pay the costs associated with the Predevelopment Activities to Developer (where Developer has advanced such costs) or directly to the payee as identified in the Payment Request, in the amount set forth in the Payment Request, within fourteen (14) days of receipt of the Payment Request.

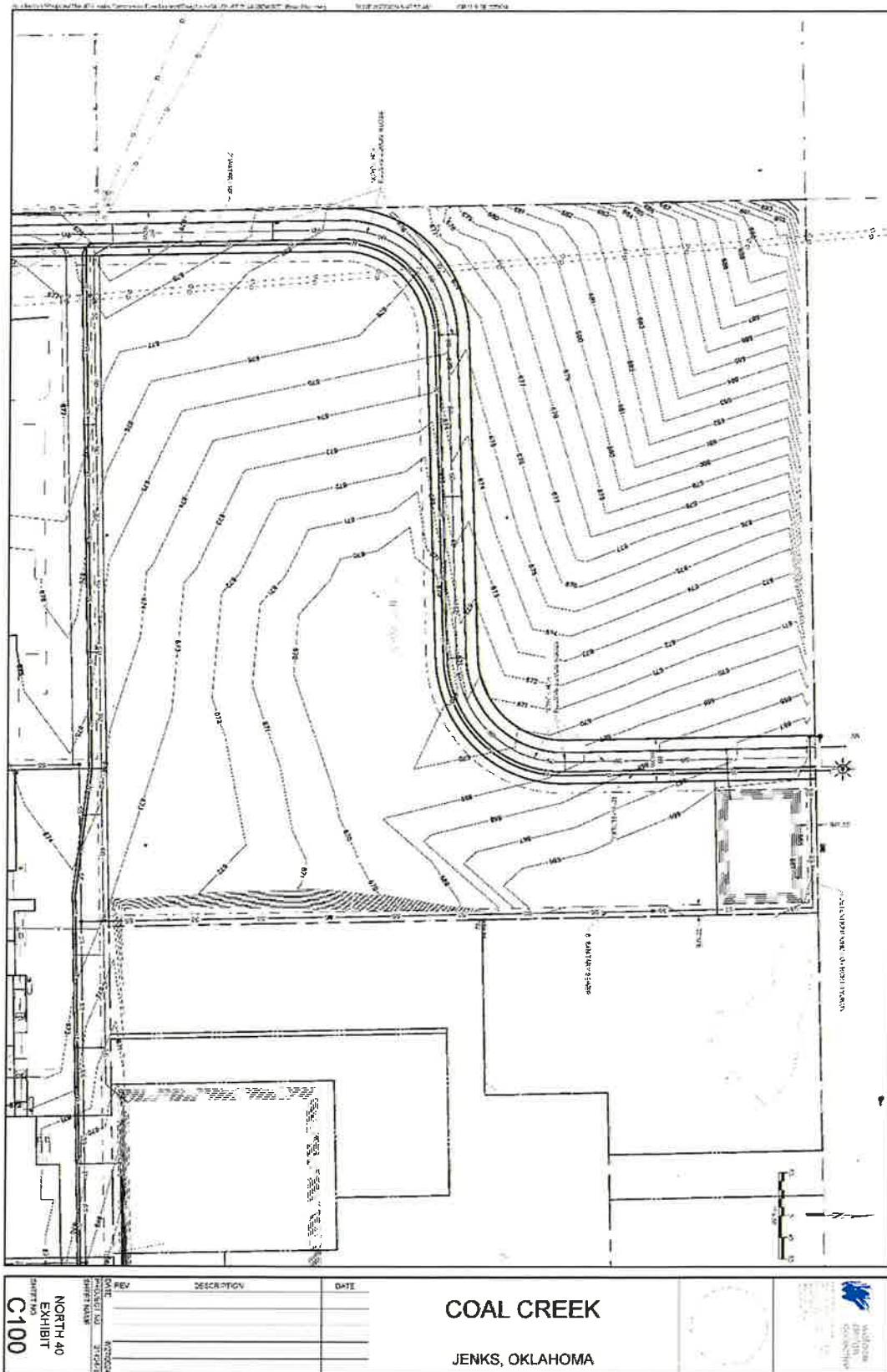
COAL CREEK

JENKS, OKLAHOMA

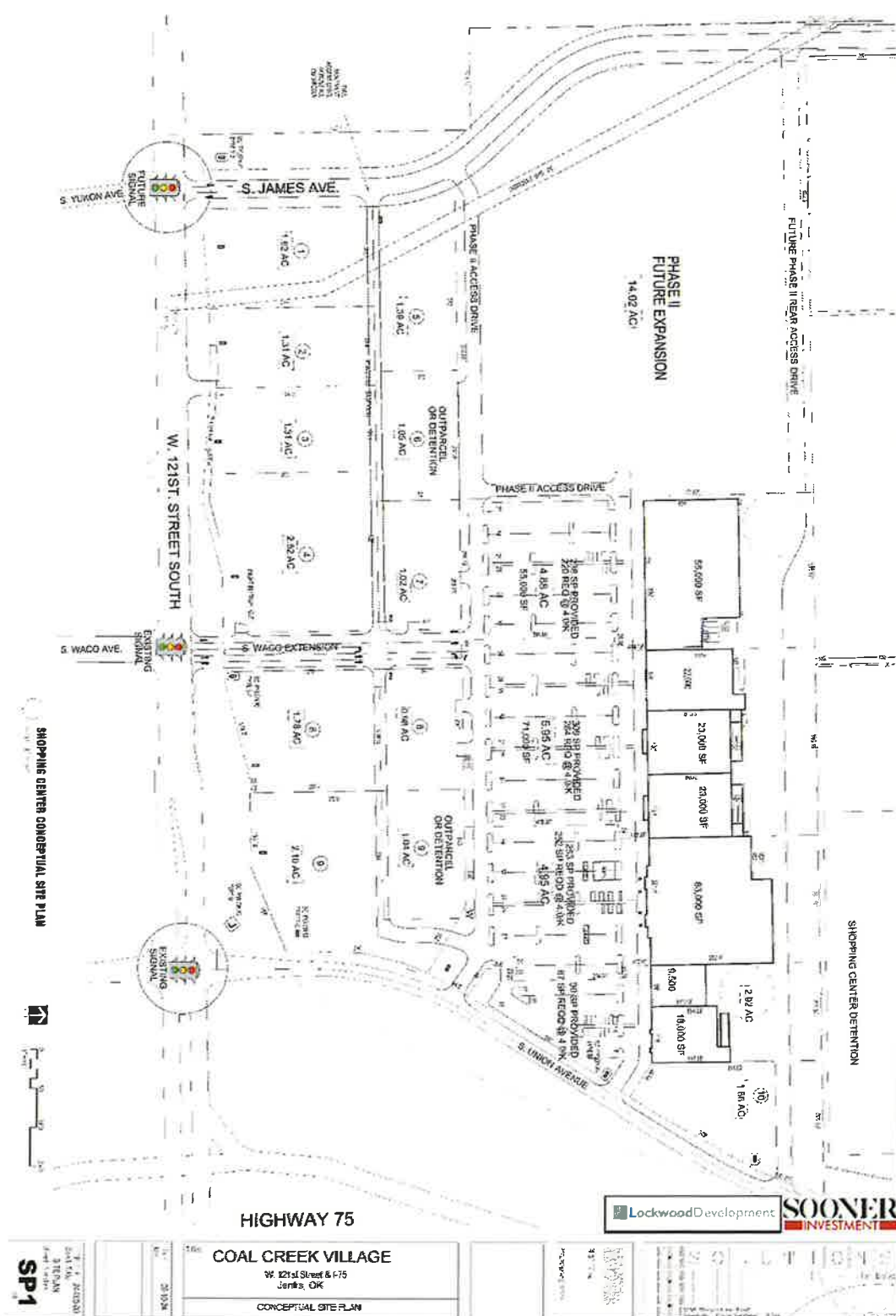
NO.	DATE	DESCRIPTION
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

SCALE
 0 10 20 30 40 50 60 70 80 90 100 FEET

NORTH ARROW
 DETENTION POND SKETCH
 SHEET NO. C100



Conceptual Plan – Retail Development



To	Chair Scott West & Planning Commission
Hearing Date	October 17, 2024
Case Number	PA 24-37 Land Use Plan (Major Amendment) JZ 24-696 Rezoning
Location	715 and 719 E Apache Place
Request	PA 24-37 <i>High Intensity Single-Family to Local Commercial</i> JZ 24-696 <i>Rezoning from RS1 to RTC</i>

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

Attachments	Preparer
Zoning Map	INCOG

Background Information

STAFF COMMENTARY

This request to amend the Comprehensive Plan Land Use Map and rezone was made by the property owner. Currently the area was developed as single-family residential, but not part of a platted subdivision. After speaking with the owner several times, we moved the project forward as requested.

LAND USE MAP Medium Intensity Single-family

REQUEST(S) Land Use Plan | Amend the Comprehensive Land Use Plan from High Intensity
Single Family to Local Commercial

Rezoning | (RS1) Single-family Residential to Riverfront Tourist Commercial

ZONING RS-1, Residential Single-Family

PARCEL **98319831908320**

OWNER BROWNSVILLE PROPERTIES LLC

ADDRESS 719 E APACHE PL S

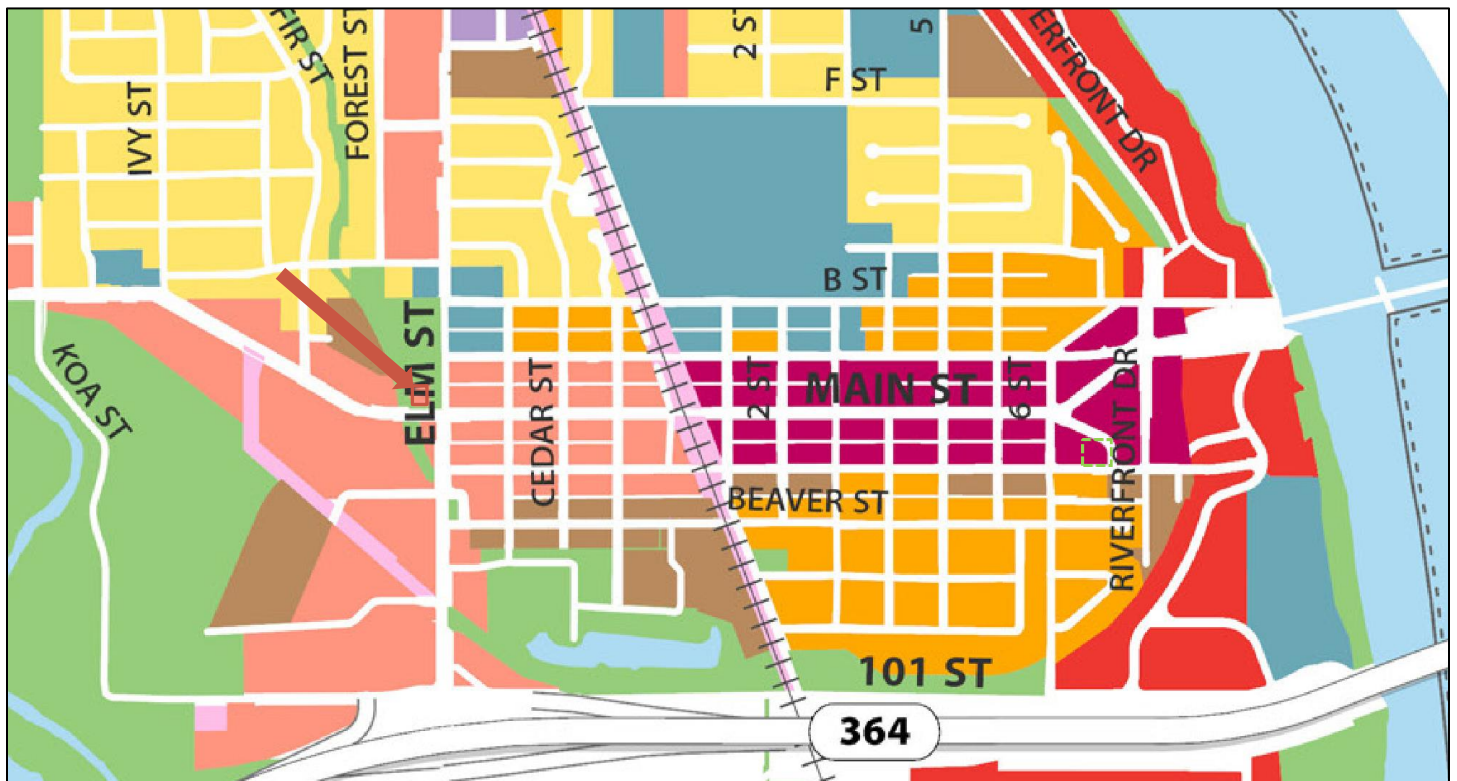
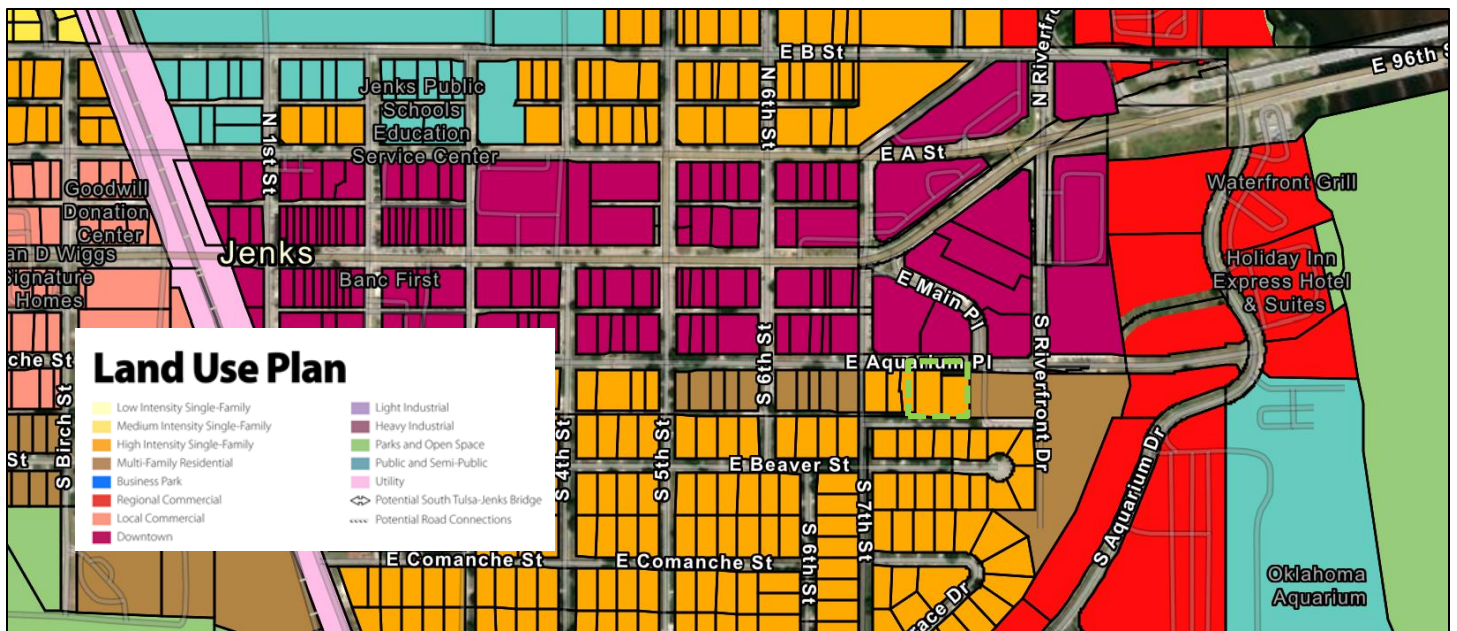
LEGAL PT NE SE BEG 300E SWC NE SE TH E100 N150 W100 S150 POB SEC 19 18 13

ACRES .344AC

PARCEL **98319831908340**

OWNER BROWNSVILLE PROPERTIES LLC

ADDRESS 715 E APACHE PL S



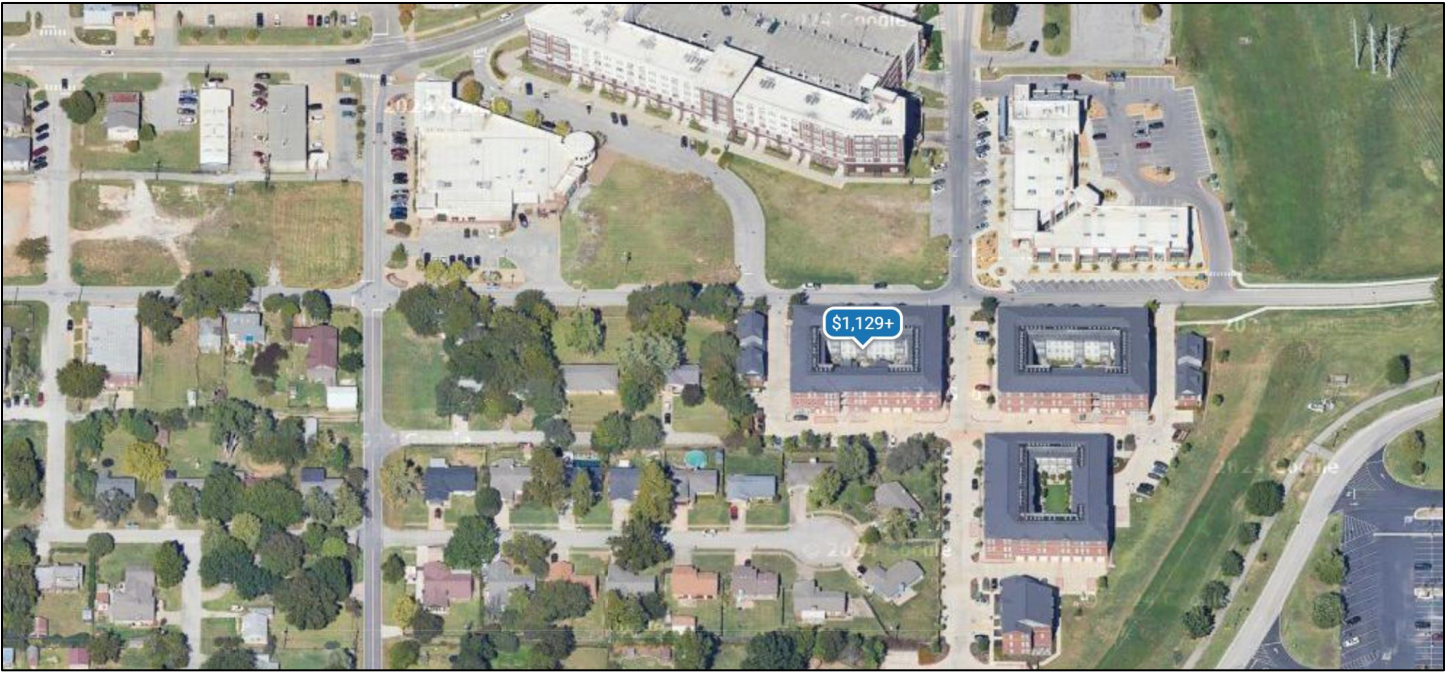


Figure 4: Thrive Jenks Apartments



Figure 5: Apache Place | Rental Properties | Single-family residential uses.



Figure 6: Apache Place | Rental Properties | Single-family residential uses.

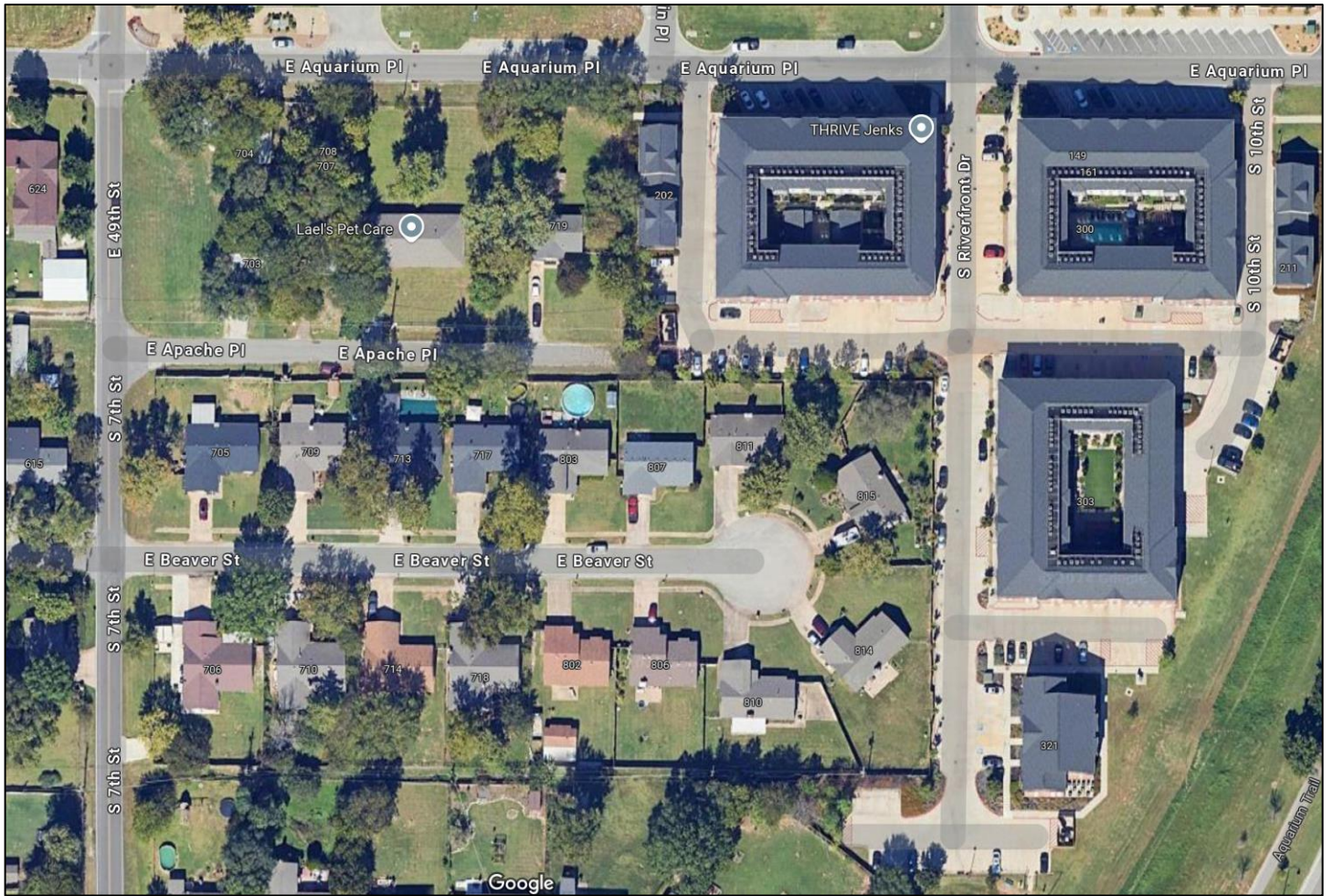


Figure 7: Google Map View



Figure 8: View from West looking East on E. Apache Place (dead end)

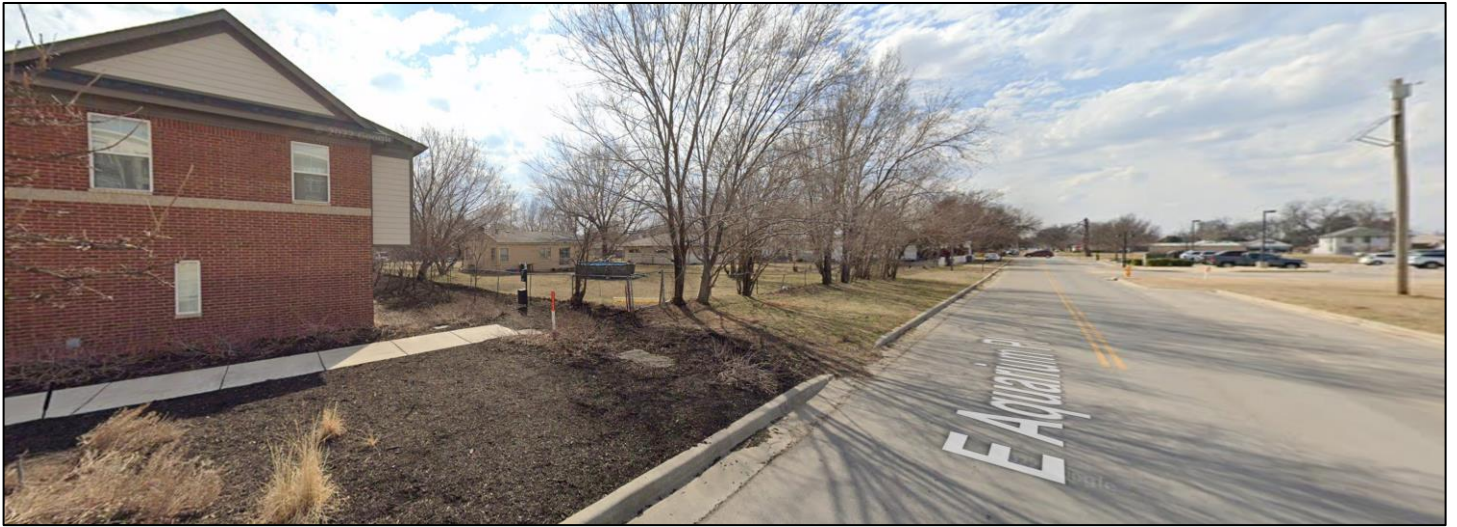


Figure 9: View from Thrive Apartments looking East.



Figure 10: View looking east on Aquarium Place, left is undeveloped land, right is back yard of rental property asking for rezoning.

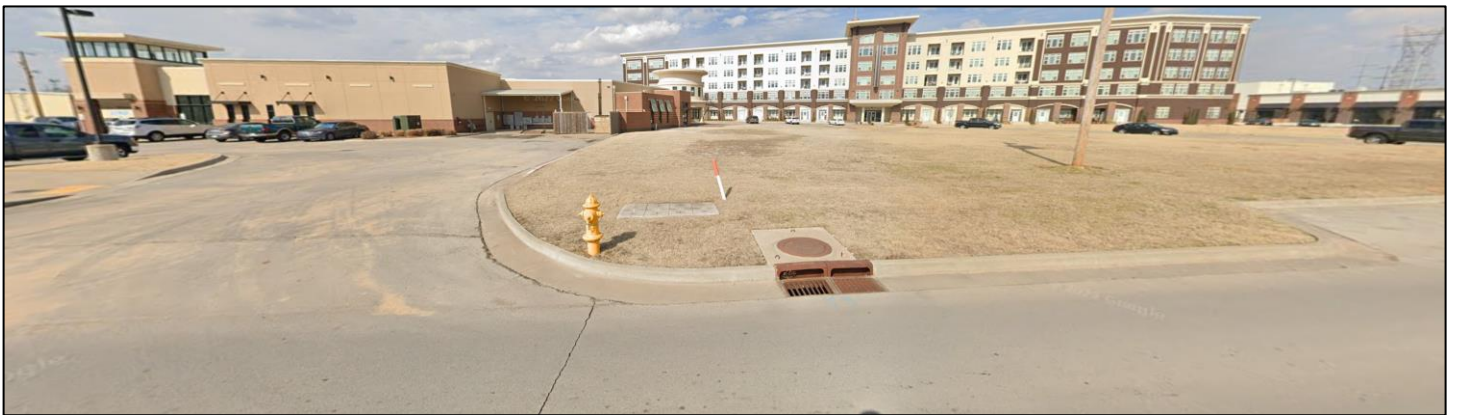


Figure 11: Looking North from Aquarium Place, Jenks on Main apartments and commercial development plus raw land.

AMENDMENTS

Amendments to this Comprehensive Plan may be initiated by the City or may be requested by private individuals or agencies. Amendments shall be classified as major or minor:

MAJOR AMENDMENTS

Major amendments include:

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

Major amendments may only be considered on a quarterly basis or as designated by the Council. Amendment applications must be submitted to the Planning Office and received prior to the cutoff date for the designated Planning Commission hearing.

Amendment site location must have a sign posted for 20 days prior to the Planning Commission hearing with the following information:

- ~ Date of Hearing
- ~ Time
- ~ Location
- ~ Request

Planning Commission may make a recommendation of:

- ~ Approve,
- ~ Approve with conditions
- ~ Deny (stating the reason for denial)

The item will then move forward to the City Council as recommended. The request must receive an affirmative majority vote of the City Council for approval.

MINOR AMENDMENTS

Minor amendments include:

- ~ Any change to the Transportation and Mobility Map
- ~ Any change that does not meet one of the criteria listed above for a Major Amendment
- ~ Any change to the Implementation Chapter of this Comprehensive Plan is considered a Minor Amendment and may be considered by the City Council throughout the calendar year according to the regularly scheduled review and hearing process. Minor Amendments can be heard and considered by the Planning Commission and subsequently City Council at any time and must receive an affirmative simple majority vote of City Council for approval.

NO AMENDMENT

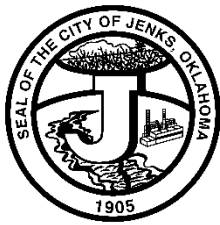
No amendment is required for changes to formatting, photos, graphics, tables, or maps other than the Future Land Use Map or the Transportation and Mobility Map.

Table 16-3-1 (B): Nonresidential District Bulk and Dimensional Standards					
Standard	LC	CS	RTC	RS1	RS3
Lot Standards (Minimum)					
Lot Area (sqft)				10,000	5,000
Lot Area/DU (sqft)				10,000	5,000
Lot Area (acres)	n/a	n/a	n/a		
Lot Width (ft)	n/a	n/a	n/a	70	45
Yard Setbacks (Minimum, unless otherwise stated)					
Front (ft)	0	0	0	25	20 (3)
Front, maximum (ft)	10	n/a	60		
Exterior Side (ft) (3)	0	0	0	20	15 (3)
Exterior Side, maximum (ft)	10	n/a	60		
Interior Side (ft) (3)	10 (1)	10 (1)	0	15 (1)	5
Rear (ft) (3)	10 (1)	10 (1)	0	25	15 (3)
Building Standards (Maximum)					
Height (ft)	50	60	85	35	35
Impervious Surface Coverage	60%	70%	70%	45%	60%
Notes (Commercial)					
(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.
Notes (Residential)
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.
(3) Garages shall be setback a minimum of 25 feet from the front property line.

RECOMMENDATION | Staff recommends approval of both requests. If new development other than single-family residential were to be pursued, staff should require the developer to use Aquarium Place as the primary access

1. Approve the request to amend the Land Use Plan to (Local Commercial).
2. Approve the request to change the Zoning to RTC (Riverfront Tourist 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 24-696

Request: Zone Change and Comp Plan Amendment

Request by Karie Brown for a zone change from residential to Riverfront Tourist Commercial and a Comprehensive Plan Future Land Use Map amendment from High Intensity Single Family to Local Commercial

Legal Description: Subdivision: UNPLATTED (98319)
Legal: BEG 200E SWC NE SE TH E100 N164 W100 S164 POB SEC 19 18 13
Section: 19 Township: 18 Range: 13

and

Subdivision: UNPLATTED (98319)
Legal: PT NE SE BEG 300E SWC NE SE TH E100 N150 W100 S150 POB SEC 19 18 13 .344AC
Section: 19 Township: 18 Range: 13

General Location: 715 and 719 E Apache Pl

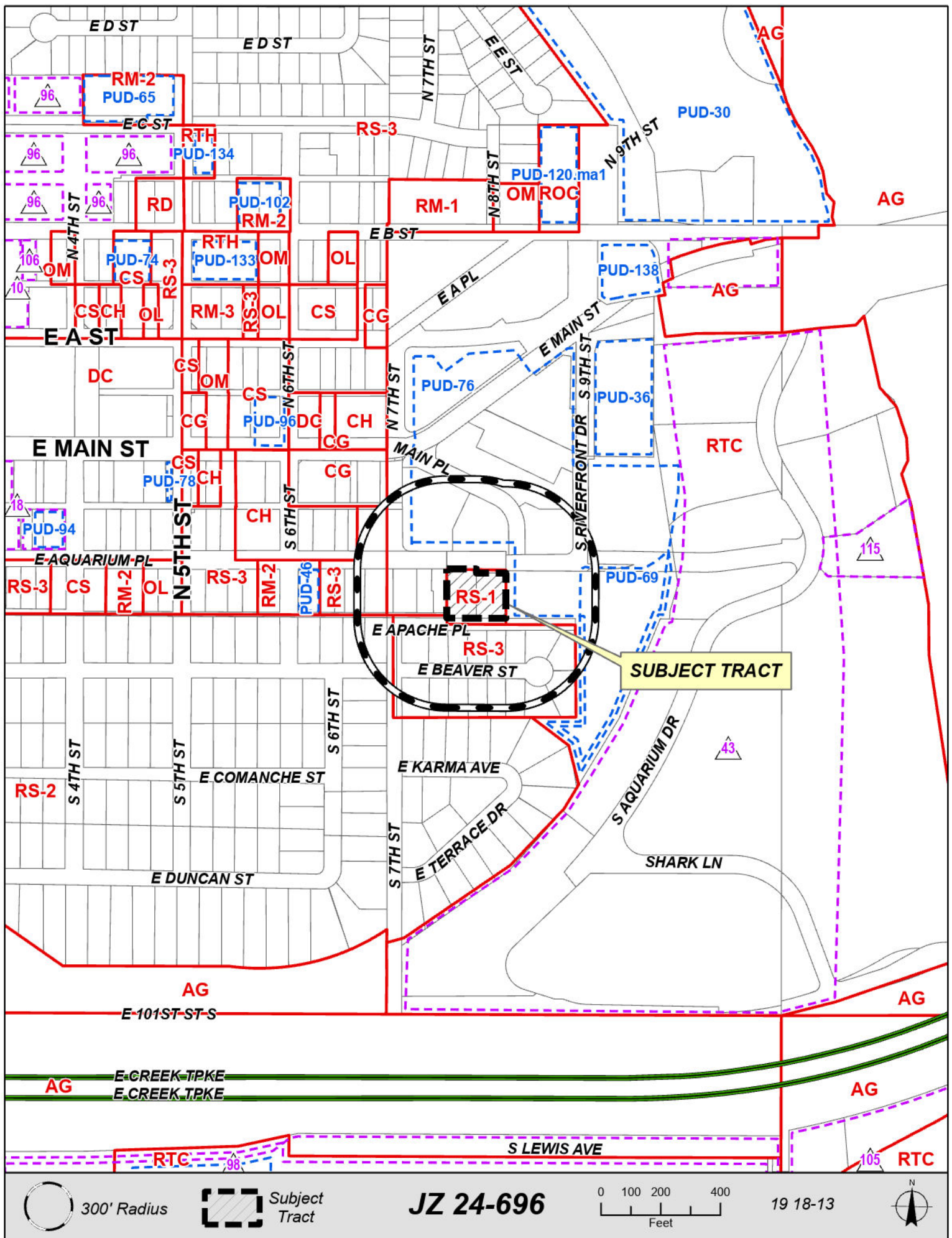
Hearing Date: 17 October 2024 at 6 p.m.

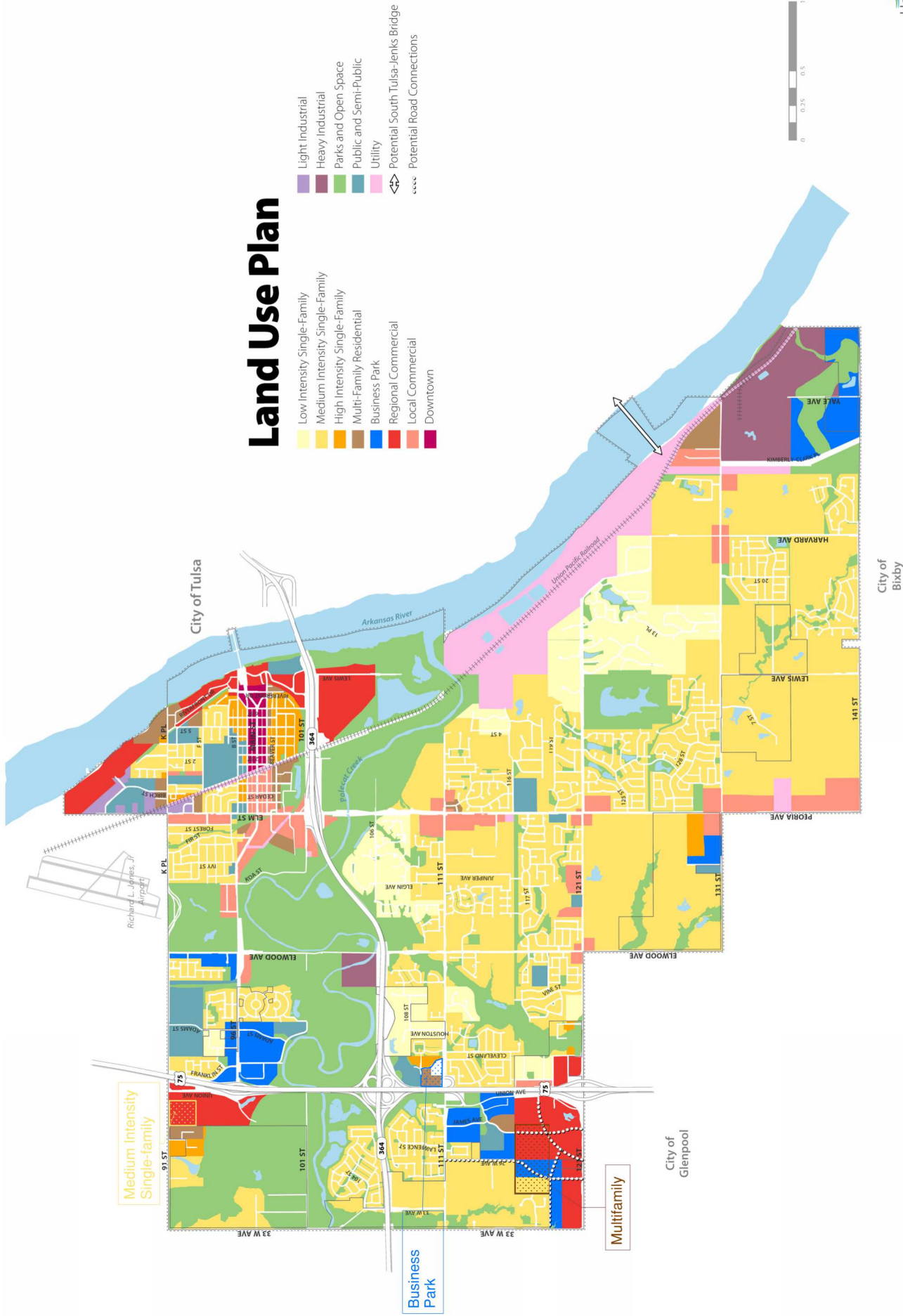
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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 23 September 2024.

Marcae Hilton, Secretary
Jenks Planning Commission





To	Scott West, Chair, and Planning Commissioners
Hearing Date	October 17, 2024
Case Number	JZ 24 PUD 127MA1 Frazier Falls Meadows 3 and 4
Request	Recommendation of approval of Major Amendment No. 1 to the approved single-family residential overlay district <i>JZ 21-PUD 127</i>
Location	126 th and South Harvard Ave.
Applicant	Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- ☐ PUD 127 Major Amendment No. 1
- ☐ PUD 127 Approval Letter
- ☐ Zoning Notice
- ☐ New Site Plan

Preparer

Robert Bell, Bell Land Use
Brandon Macy, City Clerk
INCOG, Brandon Macy
TEP

Background Information

STAFF COMMENTARY | This request was previously approved as Frazier Falls. This project has the same footprint, but the streets have been reconfigured and it is no longer a gated subdivision. See Charts for details of requested PUD as compared to approved PUD 127.

PLANNING DATA

Request	PUD 127 MA1 New subdivision layout
Staff Comments	Missing Street name between Block 3 and 4 PLAT Add rear build lines to face of plat
City Council	Ward 3
Current Zoning	PUD-127 Overlay & RS-2, Residential Single-Family Ordinance 1553
Intended Use	Single-family Residential
Parcel ID	97305730536450
STR	Section 05, Township 17, Range 13
Comprehensive Plan	Medium Intensity Single-family
General Location	North of Northwest Corner of 131 st and Harvard

Plat data Unplatted | Platting is required

Site Area 32.53 Acres

Public Comment Staff has received a few comments from the public.

PUD Data | Not a Complete List

Original Plans:	New Plan
Single-family subdivision Frazier Falls	Frazier Meadows 3 & 4
Located Frazier Meadows 126 th and Harvard on the West	No Change
Retain the organic nature of the land	Site Plan has changed
Natural water features	Site Plan has changed
Detention pond	Location changed for wet detention
Gated subdivision with private streets	Public Streets
Amenities for Frazier Meadows I, II, III, IV	
Protection of natural trees	Site Plan has changed
Create Park like setting	Parklike around creek
3 wet ponds water features	Fishing pond
Vehicular bridge	
Walking trails	Minor Changes
Waterfalls	2 reserve areas
Pickle Ball court in dry detention area	2 pickle ball courts
ONEOK high pressure gas line must be considered	Reserve are created with restrictions
Gated	No longer gated
Sidewalk/trails	Required
Maximum No. of homes 130 109 currently planned	130 124 shown in site plan
	Shared Use of Pool in Frazier Meadows
	Expanded Pool Area (20x40) pool with deck
	1500" 5' Sidewalk
\$350,000 ++	4 Price Points
Two gated access points	Not Private
Primary Harvard	No Change
Secondary E. 126 th Street S.	Changed to 128 th Access to West has been approved
Perimeter Screening match Frazier Meadows	No Change
3 Areas of Infrastructure Improvement	
✓ Safety along 126th curve is developer priority	Done
✓ Clear vegetation at curve along 126 th	Done
✓ Dedicate to City ROW for street improvements on 126th	To be completed during platting

✓ Revised Sewer Plan relocate lift station to Frazier Falls	Done
✓ Extension of 12 inch water line along Harvard to connect w 8 inch	

	Zoning prior to UDO RS-2	PUD 127	PUD 127 MA1	UDO RS2
LOT WIDTH (Min. Ft.) One Family	75	60-63 Average 63+ 60x120	50-55 (1600-1700) 52% 60-63 (1700+) 48% Average Lot 55+	55
LOT AREA (Min. Sq. Ft.) One Family	9,000	7,200	5,000	8,000
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	5,000	3,500	NA	NA
Front Yard Abutting a Public Street: —Not an Arterial	30	25	25	20
Exterior Side Yard	15	15	5	15
Rear Yards (min. ft.)	25	20	20	20
Side Yards (min. ft.) —One side yard	10	5	5	5
Side Yards (min. ft.) —Other side yard	5	5	5	5
Minimum House Size	NA	2, 200	1,600-1,900	NA
Masonry First Floor	NA	100%	100%	NA
Impervious Surface Coverage	NA		60%	45%

Zoning Surrounding:

North: RS-1 Residential Single-family | Ark. Ridge Estates
South: PUD 116 | RS-2 | Frazier Meadows
West: AG | Agriculture-Undeveloped & RS-1 Single-family | Sunrise Ridge
East: AG | Agriculture-Single-family

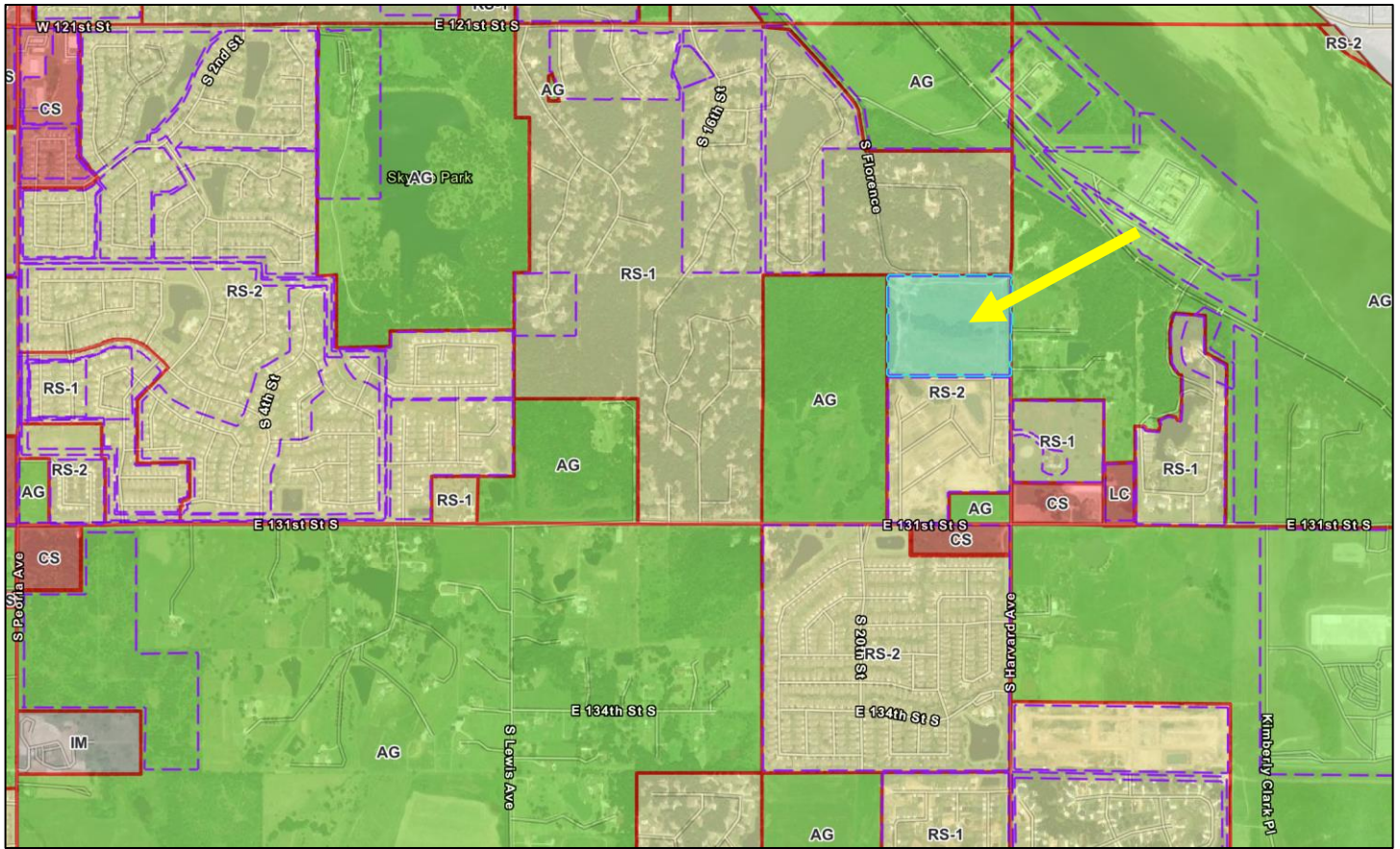


Figure 1: ZONING MAP

FRAZIER FALLS SUMMARY FROM 2021 | CITY COUNCIL SUMMARY

- CC May 18, 2021 | JZ 21 PUD 127 Frazier Falls | 6-0-1 (Councilor Kaye Lynne left at 7:15 pm)
Approved Rezoning from AG to RS-2 with an overlay zoning JZ 21-PUD 127.

PLANNING COMMISSION SUMMARY

- PC May 06, 2021 | JZ 21 PUD 127 – Frazier Falls
 - Commissioner Brown reviewed his statements from last meeting related to concerns of the 5' & 5' side-yard setback and stated he would not oppose the design as submitted
 - Commissioner Brown stated he was happy to see that the City will be putting in stop signs at the corner of 126th & Harvard; Commissioner/Chair Minden submitted concerns that stop signs would not be that helpful (she sent out an email to staff with her comments)
 - Mr. Bell spoke again addressing some of the concerns that were stated at the last meeting: vehicle stacking at gate, beneficial water runs; pump station design.
 - Passed per staff comments 6-1; Minden voted against
- PC April 08, 2021 | JZ 21 PUD 127 – Frazier Falls – South Corner of E 126th St S & S Harvard
 - Chair Minden spoke about the safety of the roads in the area (too many sharp corners without adequate safety measures), and spoke about water/drainage, thinks the project is too dense for the area

- Commissioner West did not see traffic as an issue as the new houses wouldn't be bringing in enough vehicles to impede traffic on the roads
- Commissioner Beyer had questions about the 2 lift stations, answered by Mr. Bell
- Commissioner's Randolph and Brown thought that the side yard setbacks were too narrow at 5' & 5', thought it needed to be at least 15' total.
- Commissioner West thought that the density was fine, and expressed concern about the PC forcing the developer to change the side yard setback could negatively impact the project
- Commissioner Davis didn't like the project personally, but failed to see a reason why it wouldn't work as presented
- First motion
 - Commissioner John Brown | motion to table until developer brought project back with larger side yard setbacks
 - Seconded by Chair Carol Minden
 - Motion failed, tied 3-3
 - For: Randolph, Brown, Chair Minden
 - Against: West, Davis, Beyer
- Second motion
 - Commissioner Scott West | motion to approve as presented
 - Seconded by Commissioner Leon Davis
 - Motion failed, tied 3-3
 - For: West, Davis, Beyer
 - Against: Randolph, Brown, Chair Minden
- Third motion
 - Commissioner Leon Davis motioned to table the item to next PC meeting
 - Seconded by Commissioner Jeff Beyer
 - Motion approved, 5-1
 - West against
- Discussion lasted approximately 1 hour and 20 minutes

TRAFFIC CONVERSATION

The City of Jenks began discussions last year when a corner lot in the area developed as a single-family residence. To date there have been changes in the signage, a police report citing the number of accidents and ongoing staff dialog regarding safety and long-range improvements. Staff will consider the issues and traffic suggestions from Commissioner/Chair Minden. Presently, stop signs will be installed and the hard corner will have the overgrown brush and trees removed to improve visibility.



Figure 2: Exhibit B of PUD 127 | Site Layout



Mayor Amendment No.1 for PUD 127

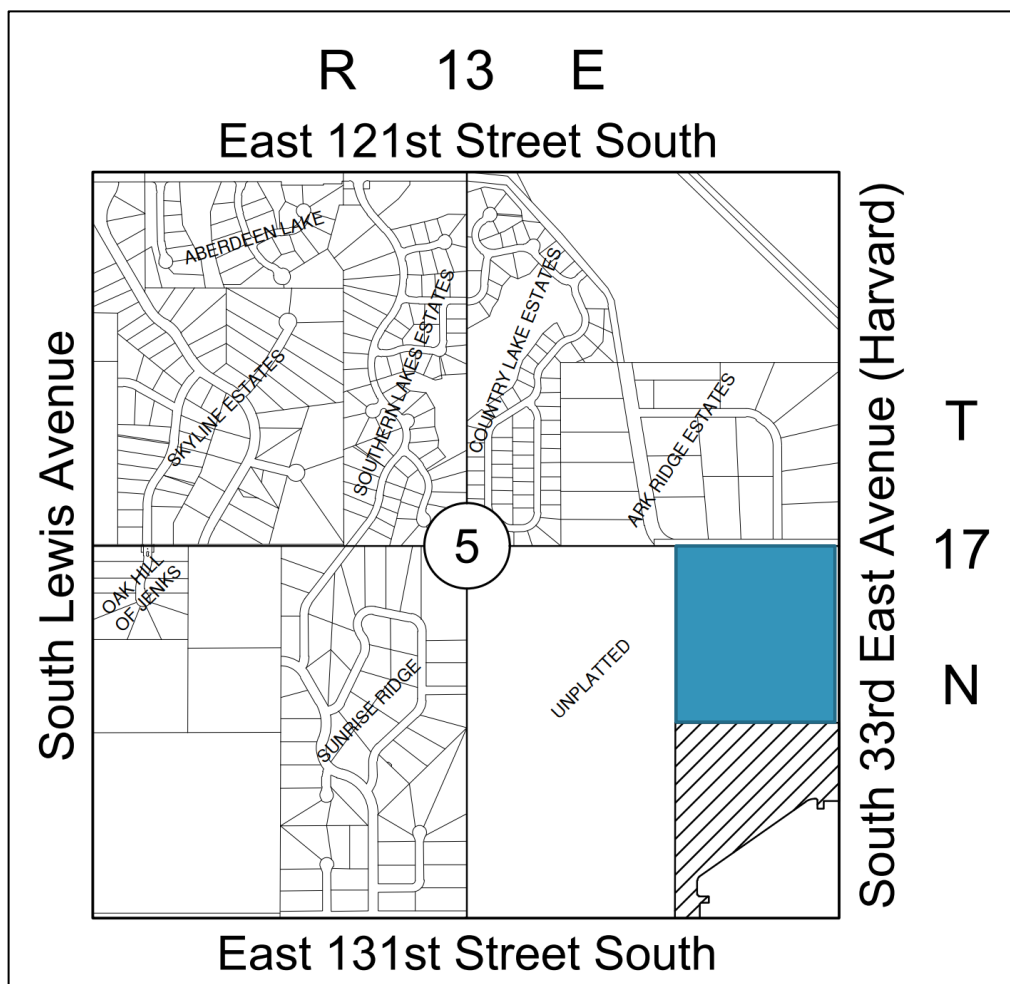


Figure 3: Site Map

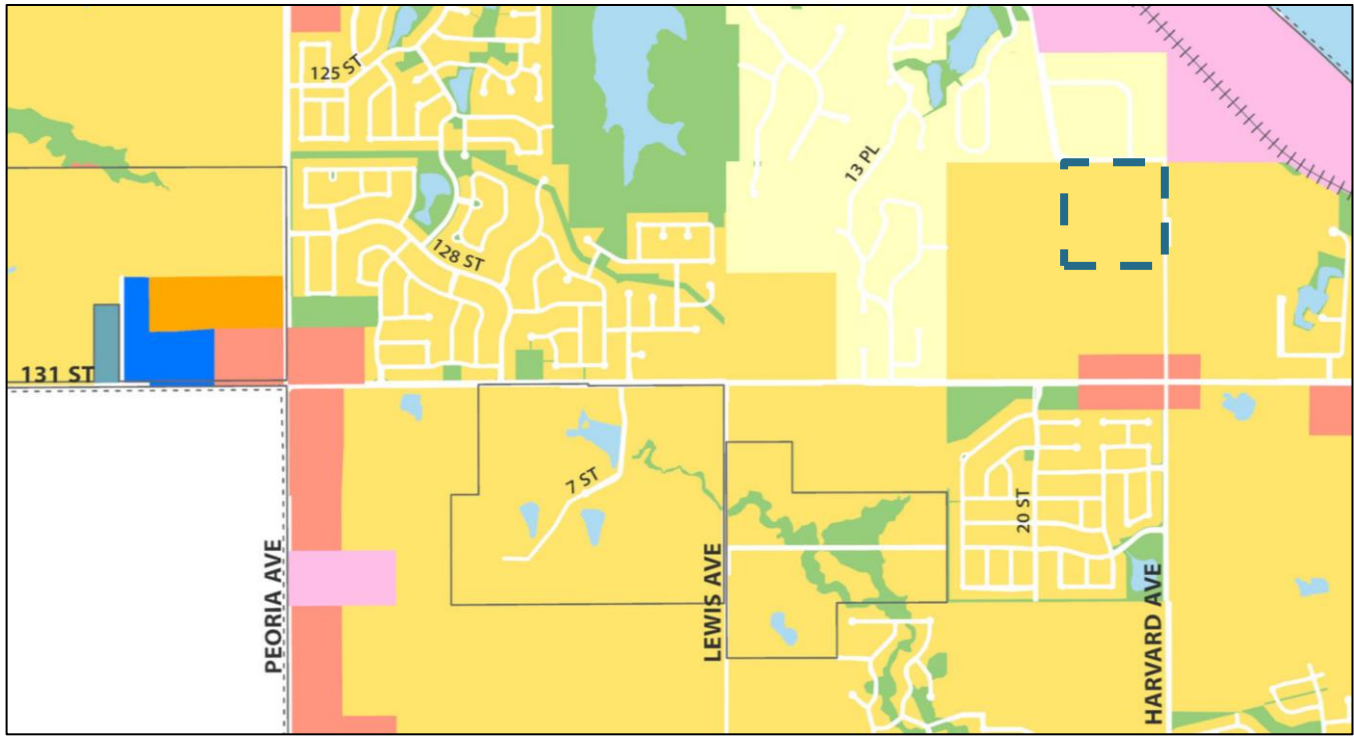


Figure 4: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

Land Use Plan



Staff Evaluation & Recommendation

EVALUATION | The Frazier Meadows III & IV are part of the “Frazier” subdivision legacy. This development has created the opportunity to improve some of the traffic concerns along the curve of 126th and Harvard, through the immediate clearing of brush, providing stop signs and sidewalks. In addition, the development will provide infrastructure improvements to the area and create additional density.

Approving this Rezoning and PUD request will allow the developer to proceed to engineering and platting.

STAFF COMMENTS | NOT COMPETE LIST

1. Work with City Staff on traffic conditions at the corner of 126th and Harvard
2. Sidewalks are required internally and along street frontage
 - a. Consult with OneOK on sidewalk details
3. Confirm encroachment agreement with OneOK

4. Update the Comprehensive Plan information in the PUD
5. Add PUD 127 MA 1 in the title
6. Correct all outstanding PUD markups
7. Add connection to the West
8. Provide detailed exhibit for amenities

RECOMMENDATION | *Staff recommends approval of the Frazier Meadows Major Amendment No. 1 changing the approved PUD 127 overlay from a gated private subdivision to public streets and allowing the sharing of amenities between all the Frazier Meadows HOA members.*

Frazier Meadows 3 and 4
Frazier Falls Amended
A Single-Family Residential
Development
Jenks Oklahoma

Planned Unit Development Number 127 Amended

Southwest Corner of East 126th Street South and South Harvard

PUD 127 Major Amendment No. 1



📍 Bell Land Use LLC
918-902-0462

Tulsa Engineering and Planning
Brent Cox, Engineer
918-252-9621

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II. Development Standards	5
III. Existing Zoning and Comprehensive Plan	6
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Exhibit B Site and Plat Design	
Exhibit C Area Water Lines	
Exhibit D Comprehensive Plan Housing Designation and Existing Zoning	

Frazier Meadows 3 and 4

I. Development Concept

In keeping with the Frazier Meadows developments, “Frazier Meadows 3 and 4” offers four different price points beginning at 1600 square foot and will include the amenities established with the Frazier Meadows 1 and 2. The property is located at the southwest corner of East 126th Street South and Harvard Avenue. The proposed development will highlight the special characteristics of the land and provide price points and living options that are not sought in the southern Jenks Market area.

The subject property is designated for Medium Intensity Single-Family by the Jenks Comprehensive Plan. The property is 32.53 +/- acres in size and has been zoned RS-2 (Single Family Residential). The development will include a wet detention pond and a park setting to preserve an area creek that flows from the adjacent property along the west boundary of the property. Park amenities will be added to the common area.

As with other developments along Harvard Avenue in this area a high-pressure gas line is located along the right of way of Harvard. Considering the housing product that is planned for the Falls Development, a reserve area outside the gated area will be established over this easement. This will allow the lots backing to Harvard to be developed at normal standards. The reserve area by the easement will be restricted from planned vegetation but will allow the development of sidewalks or walking trails that are out of the right of way and will be a benefit to the area.

The residential homes within the development are planned to be 1600 to 1900 square feet in size. The 1600 to 1700 square foot residences will be developed on parcels of 50 and 55 foot wide. Larger residences will be constructed on parcels of 60 and 63 foot wide. 52% of the lots within the development will be 50-55 foot wide and 48% of the lots will range between 60-63 feet wide, with the average lot width within the development to be greater than 55 feet wide.

The property is allowed in excess of 130 homes by the Comprehensive Plan and is designed with 124 residential properties. The primary entrance to the development will be from Harvard Avenue. Two access entrances will be designed from the interior of the Frazier Meadows development. These accesses will be established with entry features to Frazier Meadows 3 and 4. For road safety purposes, no access point is to be established from East 126th Street South. An access for the City to the lift station from 126th Street South has been established at City’s request. Fencing along the section line road is planned as a continuation of that which was determined by the Planning Commission as necessary for the Frazier Meadows development.

The original approval of Frazier Falls included a series of water features with waterfalls connecting them. This was going to require an extensive water system to include pumps to recycle the water flow. It was determined that this system would be an extensive maintenance endeavor for a homeowner’s association. The amendment is changing the development from a gated community to be included in the Frazier Meadows Homeowners Association. There is two

reserve areas within Phase 3 and 4. The amenities that will be added within phase 3 and 4 will be a fishing pond with trail system and the other reserve area a park will be added that will also have a trail system. The developer will be able to utilize the funds originally planned for the fall to update the amenity package in Phase I that can be utilized by the entire Frazier Meadow HOA. The updates will include expanding the pool area, adding park benches to the walking trails, adding a children playground area with playground equipment, adding a second pickle ball court with a seating shade pavilion. Here is a list of the Amenities that will be in Frazier Meadows I, II, III and IV

20' x 40' pool with a sundeck 8' all the way around.

A 24' long by 12' wide pavilion for family gatherings with parking and pool house with bathrooms.

A 1500' long 5' wide concrete walking trail thru the woods.

A 20' by 40' area with play set and swings.

2 more additional swings in the common areas.

2 outdoor pickleball courts with a 12' x 6' shade pavilion

A small kids additional play area with various climbing equipment.

Several greenspace areas throughout the 4 phases.

2- ½ acre ponds stocked with fish in Phase I and Phase III.

PUD 127 approved under the name of Frazier Falls identified that three areas of the City of Jenks infrastructure will be greatly improved with the proposed development. These improvements have mostly already been established. The final improvement to the area infrastructure will be to the water system. The prior PUD identified these three areas of improvement. 1) The applicant upon transfer of ownership of the property will clear the vegetation associated with the curve from South Harvard to East 126th West Avenue. The developer will immediately gift the City of Jenks the right of way necessary, at their discretion, to improve or reduce the dangerous curve associated with this interchange. 2) The Frazier Meadows development was approved with a lift station that forced sanitary sewer to Frazier Lakes. It was previously known that the subject property was not available and ultimately two lift stations were likely going to have to be established to serve the area. Upon ownership transfer of the property, a revised sewer plan will be submitted for Frazier Meadows that will eliminate the need for the 2nd lift station and relocate the site to the Frazier Falls development. 3) East 126th Street South is developed on the north side of the road with an 8" water line that supplies water to the Ark Ridge development. This water line is at the end of the system that is located on 121st Street. A new water vault was established on the Tulsa 36" line located on 131st Street. The Frazier Meadows 3 and 4 developments will extend the 12" line along Harvard Avenue for connection to the 8 inch line and looping the two supply lines in the area.

The property was previously zoned RS2 (Single Family Residential).

II. Development Standards

Permitted Uses:

The following uses shall be permitted:

Use Unit

6. Single Family Residential and customary accessory uses

Setback front yard: 25 Feet

Setback side yards: 5/5 Feet

Rear Yard Setback: 20 Feet

Exterior Side yard setback: 5 Feet

Minimum Lot Area 5000 sq. ft.

Impervious Surface Area Allowed 60%

Maximum Permitted Building Height: 35 Feet

Minimum House Size: Single-Family Dwelling Units shall have a minimum of 1600 square feet of finished heated living area.

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

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

Interior fencing: Interior fencing or walls shall not extend beyond each end corner of the residence. Corner lots shall be permitted to extend fencing in a side yard abutting a public street to a point no closer than 5' of the property line.

Exterior fences along South Harvard Ave. shall be established with Masonry or Rock Pillars.

Interior screening fences shall be of the same wood design and material for all lots.

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

The development will have a mandatory Homeowners Association for maintenance of common areas. The subdivision will be annexed to the Frazier Meadows HOA and will have access to the amenities within the Frazier Meadows ownership.

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

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

III. Existing Zoning and Comprehensive Plan

The property is designated Medium Intensity Single Family Residential by the Jenks Comprehensive Plan. The property is zoned RS-2 (Single Family Residential).

IV. Utilities and Storm Water

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

A gravity flow sanitary sewer line has been established from Frazier Meadows I to the lift station located along 126th Street. This line will be located in the front yard of the lots along the west boundary of the development. Therefore the waterline must be located on the east side of the street that serves these lots.

East 126th Street South is developed on the north side of the road with an 8" water line that supplies water to the Ark Ridge development. This water line is at the end of the system that is located on 121st Street. A new water vault was established on the Tulsa 36" line located on 131st Street. The Frazier Falls development will extend the 12" line along Harvard Avenue tying into the two supply lines in the area.

All other standard utilities are available to the site.

EXHIBIT 'A'



EXHIBIT 'B'

Frazier Meadows III & IV

OVERALL PROJECT		PHASE III	PHASE IV
* Total Number of Lots	104	74	30
80' Lots	88 (84.6%)	50 (67.6%)	24 (80.0%)
80' Lots	8 (7.7%)	4 (5.4%)	6 (20.0%)
80' Lots	88 (84.6%)	54 (73.0%)	31 (103.3%)
80' Lots	8 (7.7%)	8 (10.8%)	9 (30.0%)
Average Lot Width	88.3'	88.3'	88.3'



EXHIBIT 'C'

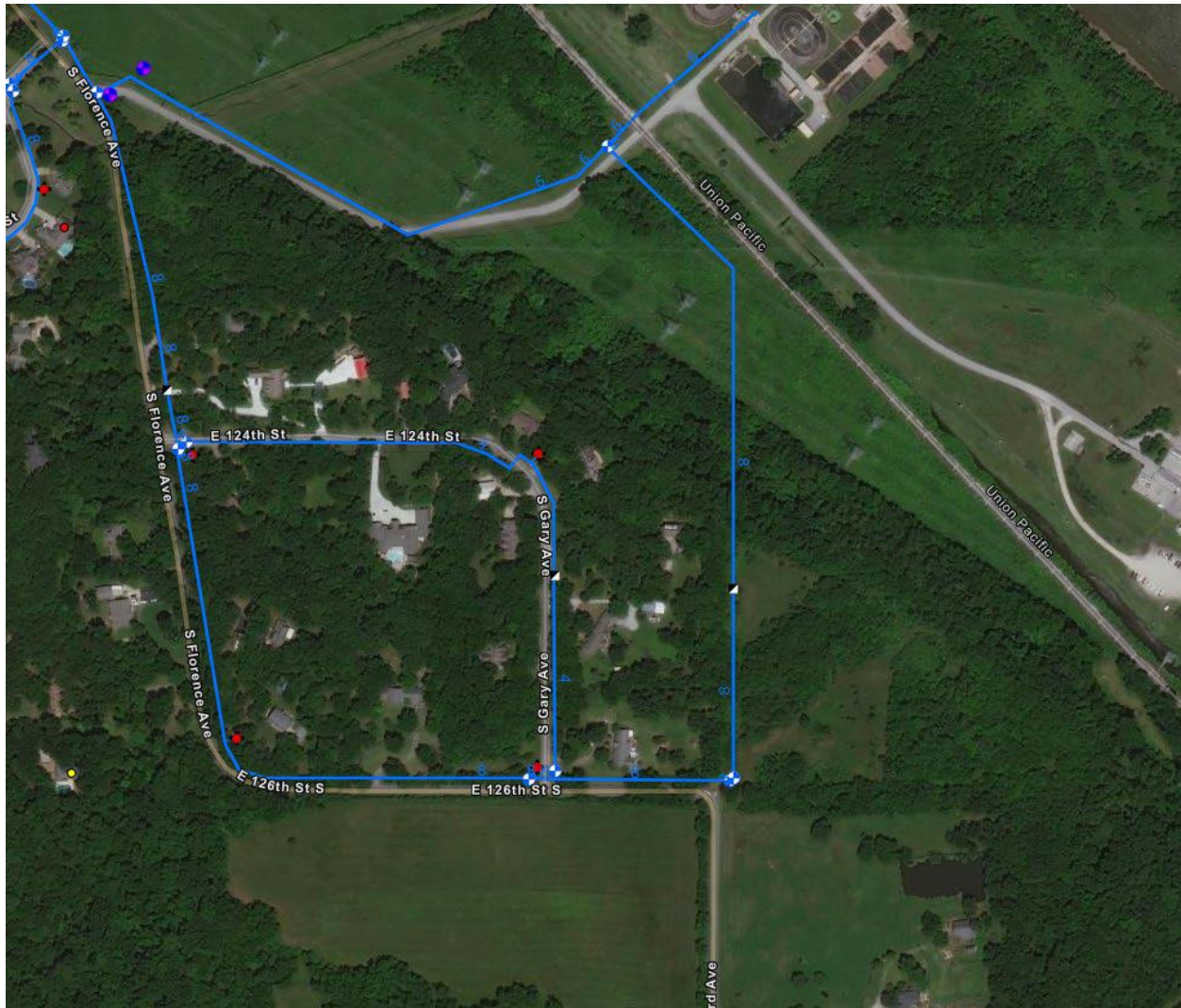
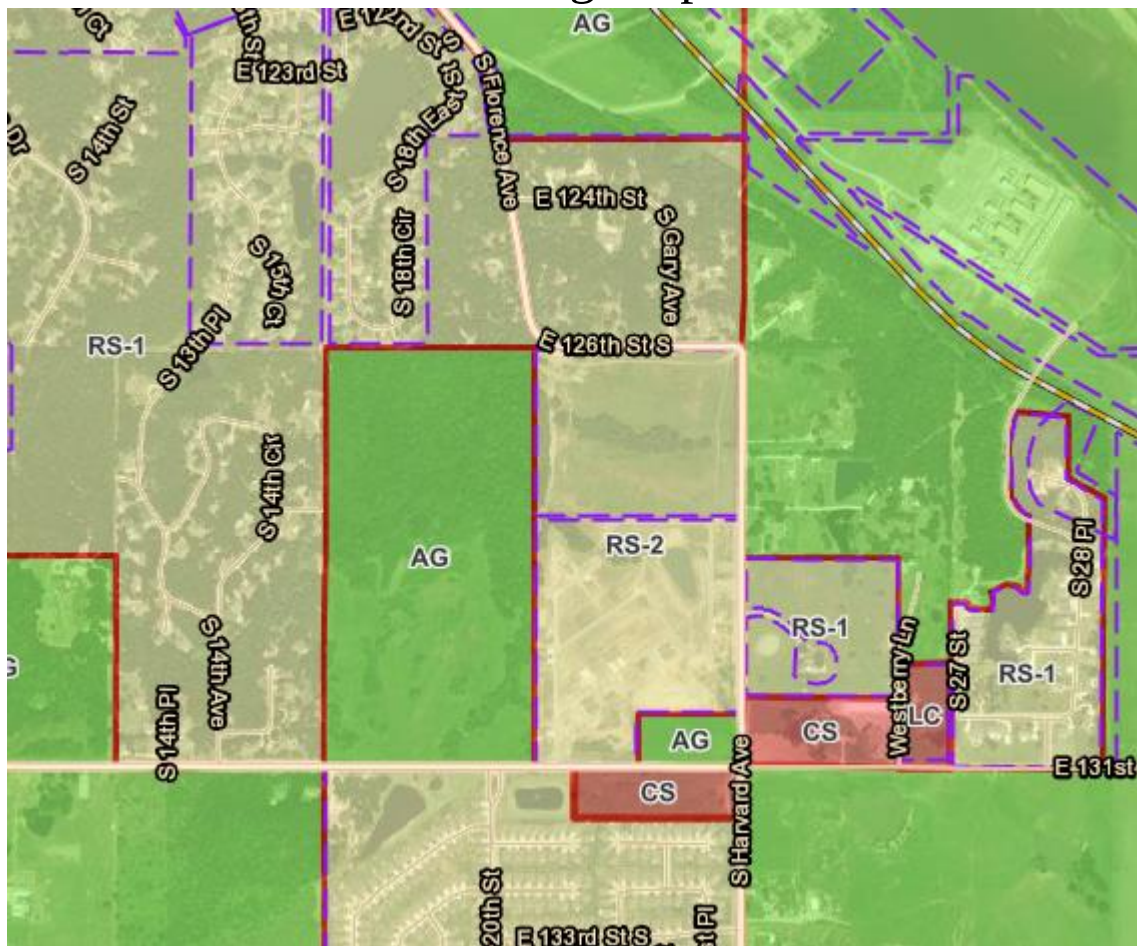


EXHIBIT 'D'



Zoning Map





CITY OF JENKS

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

May 19, 2021

Bell Land Use, LLC
1011 W "G" St
Jenks, OK 74037

RE: JZ 21 PUD 127: Request by Bell Land Use, LLC, for approval of a Planned Unit Development for residential development

General Location: South Corner E 126th St S & S Harvard

Dear Bell Land Use, LLC,

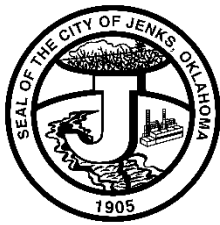
Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case JZ 21 PUD 127 for which action was completed on 20 April 2021.

The above application was APPROVED granting the Request by Bell Land Use, LLC, for approval of a zone change to RS-2 and a Planned Unit Development for residential development.

Should you require any assistance or additional information please feel free to contact the Planning Department at 918-299-5883.

Sincerely,

Marcaé Hilton, Planning Director
City of Jenks



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 127.ma1

Request: PUD Amendment

Request by Bell Land Use for a Major Amendment to PUD 127 to change the PUD to public roads and change the standard lot size.

Legal Description: The East 1322 feet of the SE/4 of Section 5, T17N, R13E, of the Indian Base and Meridian, City of Jenks, Tulsa County, Oklahoma; Less and Except the South 1568 feet Thereof and Less and except the north 50 feet for road right of way.

General Location: 126th St S & S Harvard

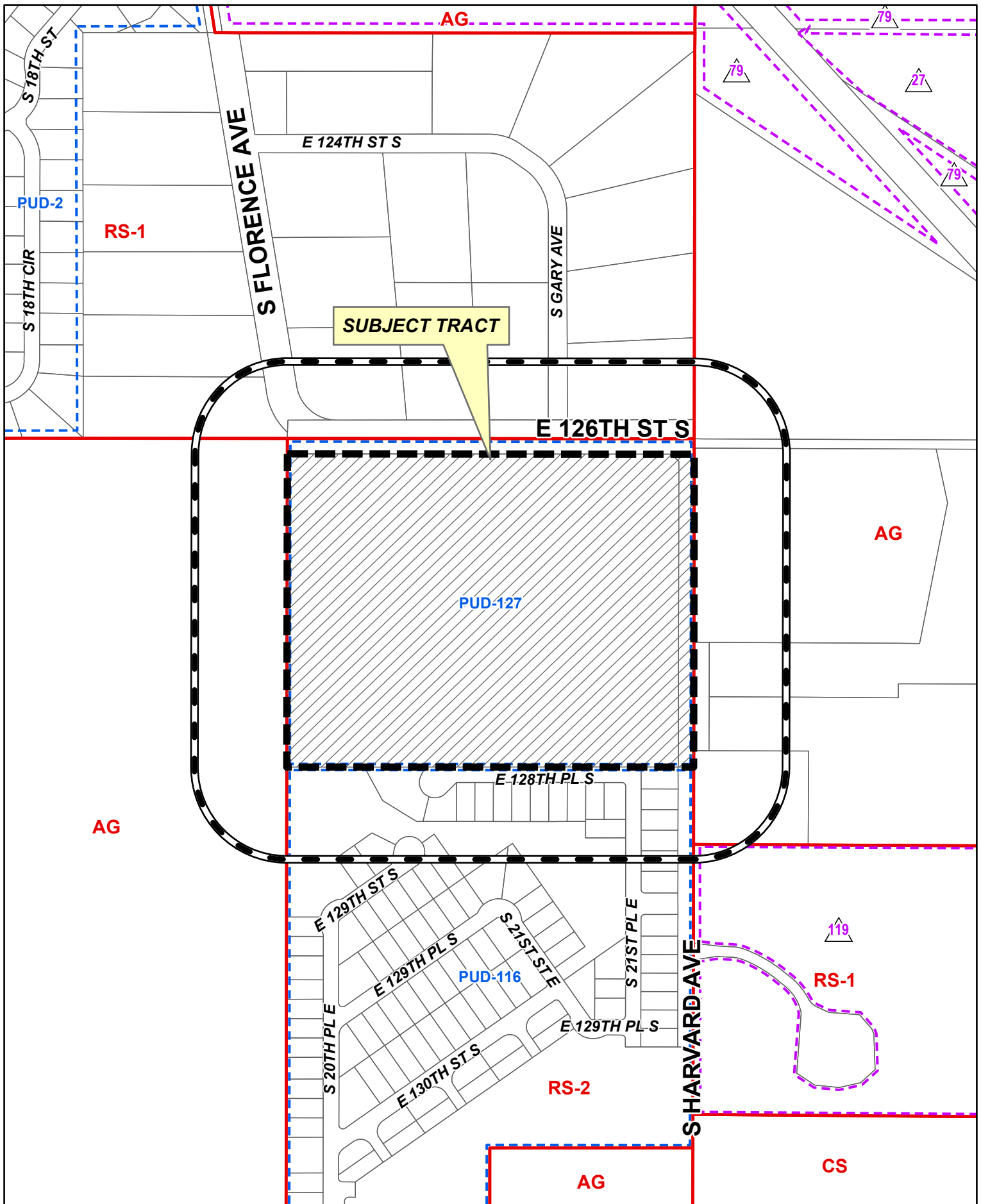
Hearing Date: 17 October 2024 at 6 p.m.

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 23 September 2024.

Marcae Hilton, Secretary
Jenks Planning Commission

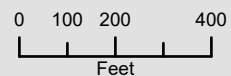


300' Radius



Subject
Tract

JZ 24 PUD 127.ma1



09 17-13



Frazier Meadows III & IV

OVERALL PROJECT		PHASE III	PHASE IV
• Total Number of Lots	124	74	50
	50' Lots	31 (41.9%)	24 (48.0%)
	55' Lots	4 (5.4%)	5 (10.0%)
	60' Lots	34 (45.9%)	21 (42.0%)
	63' Lots	5 (6.8%)	0 (0.0%)
• Average Lot Width		55.3'	55.3'



To	Chair Scott West & Planning Commission
Hearing Date	October 17, 2024
Case Number	PA 24-(38-42)
Location	City Initiated Major Amendments to the Comprehensive Land Use Plan
Request	<i>Various Comprehensive Land Use Map Major Amendments</i>

Staff Report

Preparer | Marcaé Hilton

Attachments	Preparer
Land Use Map	Houseal Lavigne
Amended Land Use Map	Jenks GIS
Proposed Amendment Exhibits	Jenks GIS

Background Information

STAFF COMMENTARY

The Comprehensive Plan “Horizon Jenks was adopted in 2020. Staff has brought amendments to City Council leadership for various purposes in the past 4 years. This request is for several major amendments.

REQUEST	Amend the Comprehensive Land Use Plan for 5 locations
COMMENT	Public comment has been received on the property at 121 st and Elm. Staff has answered questions and does not expect any additional questions.

1. PA 24-38: Residential Medium Intensity to Local Commercial
General Location: 1119 W Main St & 360 N Juniper
2. PA 24-39: Multi-Family to Regional Commercial
General Location: 1901 E 91st St
3. PA 24-40: Parks and Open Space to Regional Commercial
General Location: South and east of 801 E Outlet Dr.
4. PA 24-41: Residential Medium Intensity to Local Commercial
General Location: South of 121st and west of Elm
5. PA 24-42: Residential Low Intensity to Public and Semi-Public
General Location: 12877 S Harvard Ave

Staff Evaluation & Recommendation

Evaluation | This request is for 5 different sites.

Number (1) (Local Commercial) was initiated by the City of Jenks on behalf of a property owner who called and asked about changing the Land Use Map and potential rezoning to match the neighbors on the west and adjacent to Main Street.

Number (2) (Regional Commercial) is zoned RTC (Regional Tourist Commercial) with PUD 110 as an overlay. This site is approved for a mix of uses, the amendment request will not impact the approved uses in PUD 110. Currently there are apartments under construction as phase one. Since the site is actually Mixed Use, the City of Jenks has initiated a major amendment to the Comprehensive Land Use Map.

Number (3) (Regional Commercial) the City of Jenks has initiated the amendment to this site. The ownership gave permission last year to change the land use from parks and open space to Regional Commercial, this area has been master planned as the River District for many years. The Property is currently not zoned.

Number (4) (Local Commercial) was initiated by the City of Jenks in order to direct future development if PUD 135 were abandoned. Currently there is an approved PUD overlay district and IL (Industrial Light) zoning which will allow for self-storage in this area, PUD 135 will not be impacted by this change unless it expires or is abandoned.

Number (5) (Public and Semi-Public) The City of Jenks UDO allows for churches on residential land, currently there is an approved SUP 119 (Specific Use Permit) for an assembly use. Approving this amendment will change the Land Use Map to light blue and identify the land as Public and Semi-public like other church properties in Jenks, but does not impact the approved use.

AMENDMENTS | *Amendments to this Comprehensive Plan may be initiated by the City or may be requested by private individuals or agencies. Amendments shall be classified as major or minor:*

MAJOR AMENDMENTS

Major amendments include:

- ~ A change in the Future Land Use Map consisting of 100 acres or more;
- ~ ~~Any request for Industrial or Residential Manufactured Home Park;~~ (Note, this is being removed because both of these categories are legacy districts in the Unified Development Ordinance.)
- ~ A change in the Future Land Use Map from a residential category to a nonresidential category
- ~ A change in the Future Land Use Map from one residential category to another that jumps two density ranges (Example: Low Intensity Residential to ~~Medium~~ High Intensity Residential).
- ~ Text changes that are in conflict with, or significantly alter the goals and policies of the Plan.

Major amendments may only be considered on a quarterly basis or as follows:

- *when designated by the Council.;*
- *when accompanied by a new Planned Unit Development (PUD) or Specific Use Permit (SUP).*

Amendment applications must be submitted to the Planning Office and received prior to the cutoff date for the designated Planning Commission hearing.

Amendment site location must have a sign posted for 20 days prior to the Planning Commission hearing with the following information:

- ~ Date of Hearing*
- ~ Time*
- ~ Location*
- ~ Request*

Planning Commission may make a recommendation of:

- ~ Approve,*
- ~ Approve with conditions*
- ~ Deny (stating the reason for denial)*

The item will then move forward to the City Council as recommended. The request must receive an affirmative majority vote of the City Council for approval.

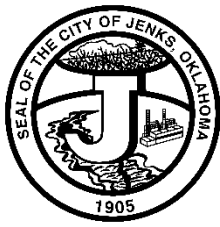
MINOR AMENDMENTS

Minor amendments include:

- ~ Any change to the Transportation and Mobility Map*
- ~ Any change that does not meet one of the criteria listed above for a Major Amendment*
- ~ Any change to the Implementation Chapter of this Comprehensive Plan is considered a Minor Amendment and may be considered by the City Council throughout the calendar year according to the regularly scheduled review and hearing process. Minor Amendments can be heard and considered by the Planning Commission and subsequently City Council at any time and must receive an affirmative simple majority vote of City Council for approval.*

NO AMENDMENT No amendment is required for changes to formatting, photos, graphics, tables, or maps other than the Future Land Use Map or the Transportation and Mobility Map.

RECOMMENDATION | Staff recommends approval of the 5 Major Amendments to the Land Use Plan and the text amendments. These amendments may receive one vote or Planning Commission can vote on them individually etc.



CITY OF JENKS
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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: **Various Major Comprehensive Land Use Map Major Amendments**

Requests: Major Amendments:

1. PA 24-38: Residential Medium Intensity to Local Commercial
 General Location: 1119 W Main St & 360 N Juniper
2. PA 24-39: Multi-Family to Regional Commercial
 General Location: 1901 E 91st St
3. PA 24-40: Parks and Open Space to Regional Commercial
 General Location: South and east of 801 E Outlet Dr.
4. PA 24-41: Residential Medium Intensity to Local Commercial
 General Location: South of 121st and west of Elm
5. PA 24-42: Residential Low Intensity to Public and Semi-Public
 General Location: 12877 S Harvard Ave

Hearing Date: 17 October 2024 at 6 p.m.

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

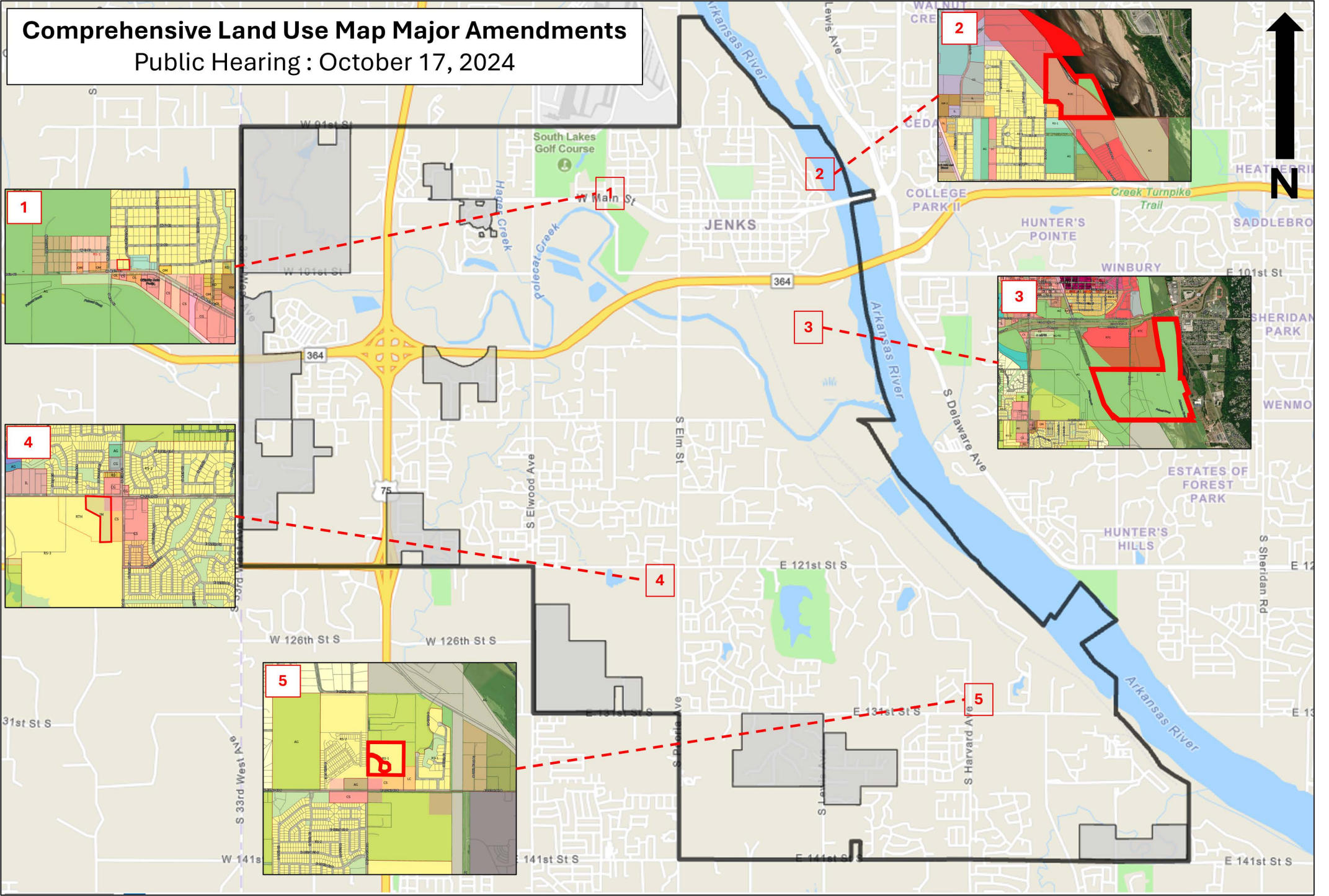
All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 27 September 2024.

Marcae Hilton, Secretary
Jenks Planning Commission

Comprehensive Land Use Map Major Amendments

Public Hearing : October 17, 2024



Comprehensive Land Use Map Major Amendments

Public Hearing : October 17, 2024

