

AGENDA
SPECIAL MEETING
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, DECEMBER 05, 2024
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 October 17, 2024

Documents:

[2024.10.17 PC MINUTES.PDF](#)

- 1.B. Approve minutes from the meeting held October 28, 2024.

Documents:

[2024.10.28 PC MINUTES - SPECIAL MEETING.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 24 PUD 127.ma1 - A request for a Major Amendment to PUD 127. General Location: 126th & Harvard. Item sent to Planning Commission from City Council.

Documents:

1. [SR.JZ 24PUD127.MA1FRAZIERMEADOWS3-4PC12.05.24.PDF](#)
 2. [FRAZIER MEADOW 3-4 PUD APPLICATION.PDF](#)
 3. [FRAZIER FALLS PUD 127.PDF](#)
 4. [FRAZIER MEADOWS REVISED.PDF](#)

4. Set Planning Commission Calendar for 2025.

Documents:

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 17, 2024
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on October 17, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Amy Bors
Rob Sellers
Ray Stephens
Chair Scott West

Absent

Craig Bowman
Greg Nixon

Business

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

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the meeting held on September 19, 2024
 - B. Approve minutes from the meeting held September 23, 2024 (a reconvened meeting originally held on September 19, 2024)
 - C. Approve JL 24-401: A request for a Minor Subdivision (Lot Combination). General Location: 691 W 113th Ct
 - D. Approve JL 24-402: request for a minor subdivision to allow for a Plat amendment. General Location: 815 E "B" St
 - 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
 - F. Approve PA 24-43.1: Minor text amendments to the Comprehensive Plan
 - 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
 - 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

- 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
- 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
- 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
- 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
- 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
- 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
- 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
- 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
- Q. Notice to the Planning Commission: City agreement for Right-of-Way west of 121st & HWY 75

Scott West asked to pull Item 1.F-1.P. Gina Wilson made a motion to approve Item 1.A-E and 1.Q. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, Stephens, West

NAY: None

Motion carried.

- 2. Consideration and appropriate action relating to items removed from the Consent Agenda
Rob Sellers made a motion to continue items 1.F-1.P to the November 21, 2024, meeting. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, Stephens, West

NAY: None

Motion carried.

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

Planning Director Marcaé Hilton introduced Item 3 and 4. Karie Brown (938 W “C” St) addressed the Commission about the application. Charlotte Montgomery (10612 S Fir Ave) made a public comment on the case.

No vote was taken on this item.

4. JZ 24-696: Request for a zone change from RS-1 (Residential) to RTC (Riverfront Tourist Commercial). General Location: 715 & 719 E Apache

Gina Wilson made a motion to approve a zone change to Downtown Overlay Transition. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, Stephens, West

NAY: None

Motion carried.

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

Planning Director Marcaé Hilton introduced Item 5 and answered questions. *Planning Commission took a break from 6:50 p.m. and returned at 6:56 p.m.* Applicants Robert Bell (101 E Aquarium Pl) & Charlie Wollmershauser (12901 S 27th St) addressed the commission about the application and answered questions. The following people gave public comments:

- Jeff Smith (2041 E 129th St)
- Justin Little (10531 S Koa)
- Aaron Farris (2120 E 128th Pl S)
- Catherine Lenhart (777 W 106th St)
- Bob Smith (12884 S 21st Pl E)
- Lori Anderson (12902 S 20th Pl E)
- Josh Glasscock (12922 S 20th Pl)
- Charlotte Montgomery (10612 S Fir Ave)
- Jennifer Nitz (12548 S Gary)

Robert Bell & Charlie Wollmershauser addressed the Commission again. Amy Bors made a motion to Deny Item 5. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, West

NAY: Stephens

Motion carried.

6. Major Amendments to the Comprehensive Plan Land Use Map. Planning Commission may consider each item separately or in one motion.
- A. PA 24-38: Residential Medium intensity to Local Commercial. General Location: 1119 W Main St & 360 N Juniper
 - B. PA 24-39: Multi-Family to Regional Commercial. General Location: 1901 E 91st St
 - C. PA 24-40: Parks & Open Space to Regional Commercial. General Location: South & east of 801 E Outlet Dr
 - D. PA 24-41: Residential Medium Intensity to Local Commercial. General Location: South of 121st and west of Elm
 - E. PA 24-42: Residential Low Intensity to Public & Semi-Public. General Location: 12877 S Harvard

Planning Director Marcaé Hilton introduced Item 6 and answered questions. The following individuals spoke at the public hearing:

- Charlotte Montgomery (10612 S Fir Ave)
- Catherine Lenhart (777 W 106th St)

Rob Sellers made a motion to approve Item 6. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, Stephens, West

NAY: Bowman, Nixon

Motion carried.

s

Other Business

1. Planning Update – Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 8:55 p.m.

**MINUTES
SPECIAL MEETING
JENKS PLANNING COMMISSION
6:00 P.M. MONDAY, OCTOBER 28, 2024
JENKS CITY HALL, 211 NORTH ELM STREET**

The Jenks Planning Commission was called to order at 6:00 p.m. on October 28, 2024, by Chair Scott West. A roll call vote of members was taken as follows:

Present

Gina Wilson
Craig Bowman
Rob Sellers
Greg Nixon
Ray Stephens
Chair Scott West

Absent

Amy Bors

Business

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

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

A. Plat 24-05: Request to approve Final Plat for Reserve at Southern Woods

Gina Wilson made a motion to approve Item 1, except for 1.C. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

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

Other Business

1. Planning Update – Marcaé Hilton gave an update.

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

To	Dr. Scott West, Chair & Mr. Craig Bowman, Vice Chair and PC
Hearing Date	December 05, 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 JZ 21-PUD 127
Location	126 th and South Harvard Ave.
Applicant	Charlie Wollmershauser, Developer & Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- ☐ PUD 127 Major Amendment No. 1
- ☐ Original PUD 127 “Frazier Falls”
- ☐ Revised PUD Drawing

Preparer

Robert Bell, Bell Land Use
Tulsa Engineering and Planning (TEP)
Charlie Wollmershauser

Background Information

STAFF COMMENTARY | NOVEMBER 19, 2024, This application was not heard at the November 19, 2024 City Council meeting. Council asked that Planning Commission review the changes presented in the agenda by the applicant to PUD 127 Major Amendment No. 1 and render a new decision. This request was originally approved as Frazier Falls.

Planning Commission heard Major Amendment Request No. 1 on October 17, 2024 and recommended to deny the requested amendment to PUD 127.

General Staff Comments | This site plan has the same footprint, however, the project, as seen by Planning Commission on October 17, 2024 has deviated dramatically.

Street Layout | In regard to the street layout, the applicant has gone back to a plan similar to the original approved PUD 127.

Public vs. Private Streets

- *The gated (private streets) were not presented as an option during the Planning Commission hearing, but applicant is willing to have private gated streets/subdivision.*
- *Private streets add additional dues to homeowners and increase the cost to the HOA.*
 - *Question, does this development have the density to sustain private street in perpetuity?*
- *Private streets will eliminate the potential for shared amenities.*
- *Private streets will remove the potential for future access to the west.*

Amenities

- *The amenity package has changed since the PC hearing.*
- *Approving private streets will prohibit the sharing of the pool and the sports court.*
- *See Charts for details of requested PUD as compared to approved PUD 127.*

CITY COUNCIL SUMMARY

November 19, 2024, regularly scheduled meeting, a motion was made and approved to send this item back to Planning Commission for review and recommendation.

November 05, 2024, regularly scheduled meeting, this item was *CONTINUED* to the next City Council meeting to allow for additional review of project details by City Council.

PLANNING COMMISSION SUMMARY | **Denied** | **4-1-2** (two members were not present at the hearing) at the regularly scheduled Planning Commission hearing on October 17, 2024. Planning Director Marcaé Hilton introduced the item and answered questions. Planning Commission took a break from 6:50 p.m. and returned at 6:56 p.m. Applicants Robert Bell (101 E Aquarium Pl) & Charlie Wollmershauser (12901 S 27th St) addressed the commission about the application and answered questions. The following people gave public comments:

- Jeff Smith (2041 E 129th St)
- Justin Little (10531 S Koa)
- Aaron Farris (2120 E 128th Pl S)
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- Lori Anderson (12902 S 20th Pl E)
- Josh Glasscock (12922 S 20th Pl)
- Charlotte Montgomery (10612 S Fir Ave)
- Jennifer Nitz (12548 S Gary)

Robert Bell & Charlie Wollmershauser addressed the Commission again. Amy Bors made a motion to Deny the item. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Bors, Sellers, West; **NAY:** Stephens

PUBLIC COMMENT:

Frazier Meadows 1 & 2 are not on the agenda for discussion, with the exception of the amenities being shared.

Comments from the public have been received regarding concerns in Frazier Meadows 1 & 2, staff has launched an investigation of the concerns.

All additional comments from the neighborhood should be directed to staff for research and report.

PLANNING DATA

Request	PUD 127 MA1 New subdivision layout Since Planning Commission denied the application, the applicant went back to a site layout closer to the original plan.
City Council	Ward 5 Donna Ogez
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	30.851 Acres +/-
Public Comment	Staff has received comments from the public.
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

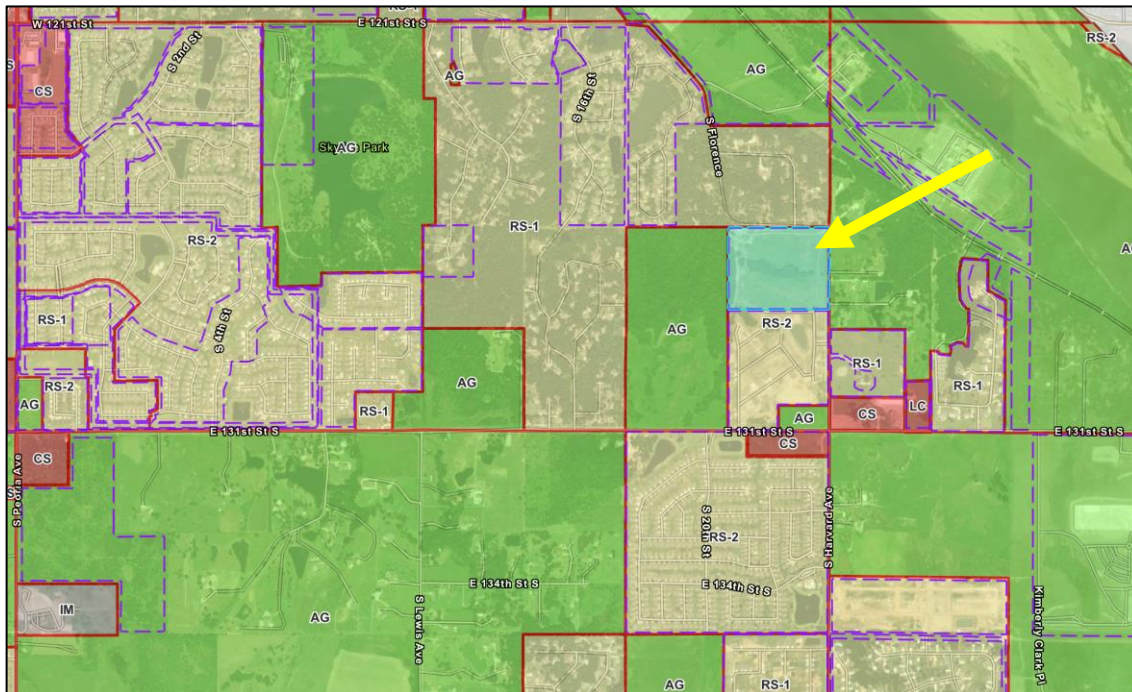


Figure 1: ZONING MAP

PUD Data | Not a Complete List

Original Plans:	New Plan
Single-family subdivision Frazier Falls	Single-family 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 since PC denial (see plans)
Natural water features	Site Plan has changed since PC denial (see plans)
Detention pond	Location changed for wet detention
Gated subdivision with private streets	Public Streets or Private Streets are options
Amenities for Frazier Meadows I, II, III, IV	This depends on the Street (public or private)
Protection of natural trees	Site Plan has changed since PC denial (see plans)
Create Park like setting	Parklike around creek
3 wet ponds water features	Fishing pond, shade pavilion, sport court, trails
Vehicular bridge	
Walking trails	Minor Changes
Waterfalls	2 reserve areas
Pickle Ball court in dry detention area	2 pickle ball courts in Frazier Meadows I
Pool	Shared Use of Pool in Frazier Meadows Expanded Pool Area (20x40) pool with deck
Sidewalk/trails	Required Trail /5 Sidewalk
Gated	This project can be gated or public (public streets better benefit the entire subdivision I, II, III, & IV)
Maximum No. of homes 130 109 currently planned	130 124 shown in site plan (117 as shown)
ONEOK high pressure gas line must be considered	Reserve are created with restrictions
\$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	PUD 127 as revised since PC denial	UDO RS2
LOT WIDTH (Min. Ft.) One Family	75	60-63 60 ft (71 65.1%) 63 ft (38 34.9%)	50-55 (1600-1700) 52% 60-63 (1700+) 48%	50 ft (1600-1700) (18 15%) 55 ft (1600-1700) (25 21 %) 60 ft (1700+) (30 26%) 63 ft (1700+) (44 38%)	55
LOT AREA (Min. Sq. Ft.) One Family	9,000	7,200	5,000	5,000	8,000
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	5,000	3,500	NA	NA	NA
Front Yard Abutting a Public Street: —Not an Arterial	30	25	25	25	20
Exterior Side Yard	15	15	5	5	15
Rear Yards (min. ft.)	25	20	20	20	20
Side Yards (min. ft.) —One side yard	10	5	5	5	5
Side Yards (min. ft.) —Other side yard	5	5	5	5	5
Minimum House Size	NA	2, 200*	1,600*	1,600*	NA
Masonry First Floor	NA	100%	100%	100%	NA
Impervious Surface Coverage	NA	NA	60%	60%	45%

*finished heated living area

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.

UDO language / Sec. 16-9-8. Planned Unit Development.

- (A) *Purpose. In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*
- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
 - (2) To provide more efficient use of land,*
 - (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
 - (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
 - (5) To unify building and structures through design,*
 - (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*
- (B) *General Provisions.*
- (1) Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
 - (2) Developments including only single-family detached residential uses, are discouraged, and may not be approved. Amenity packages may be used to offset "only" single-family.*
 - (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
 - (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
 - (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*
- (C) *Site Development Allowances and Modification Standards.*
- (1) Site Development Allowances.*
 - (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*
 - (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.*
 - (2) Modification Standards. In addition to the Standards for Review established in section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards shall not be*

regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.

- (a) Public Gathering Space. The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string or Tivoli lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.*
 - (b) Sustainable Design. The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.*
 - (c) Landscape Conservation and Visual Enhancement. The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.*
 - (d) Mix of Uses. The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.*
 - (e) Affordability. The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to 80 percent of the area median income.*
 - (f) Universal Design. The Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.*
 - (g) High Quality Building Materials. The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood.*
- (D) Standards for Review. Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special man-made or natural features of the site. Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in section 16-9-8(C)(2). No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:*
- (1) Comprehensive Plan Alignment. The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*
 - (2) Placemaking. The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.*
 - (3) Integrated Design with Identifiable Centers and Edges. The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.*
 - (4) Public Welfare. The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*
 - (5) Compatibility with Adjacent Land Uses. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.*
 - (6) Impact on Public Facilities and Resources. The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include*

such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.

- (7) *Archaeological, Historical or Cultural Impact.* The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.
- (8) *Drives, Parking and Circulation.* The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.
- (E) *Pre-Application Public Meeting.* The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.
- (F) *Hearing and Recommendation by the Planning Commission.*
- The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment,
- make a recommendation to the City Council to
- approve,
- approve with modifications, or
- deny the Planned Unit Development based on the applicable review criteria.
- The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.
- (G) *Action by the City Council.* The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:
- (1) Approve the application,
 - (2) Approve the application with modifications,
 - (3) Deny the application,
 - (4) Refer the application back to the Planning Commission for further review, or
 - (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.
- (H) *Zoning Map Amendment.* Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.
- (I) *Additional Application Requirements.* A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).
- (J) *Amendments to Approved Planned Unit Development.*
- (1) *Determination of Level of Change.* Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.

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

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



Figure 2: Exhibit B of PUD 127 | Original Site Layout



Figure 3: PC Request: Site Layout for MA No.1 PUD 127-Denied by PC



Figure 4: NEW LAYOUT | Similar to original layout (Figure 2)

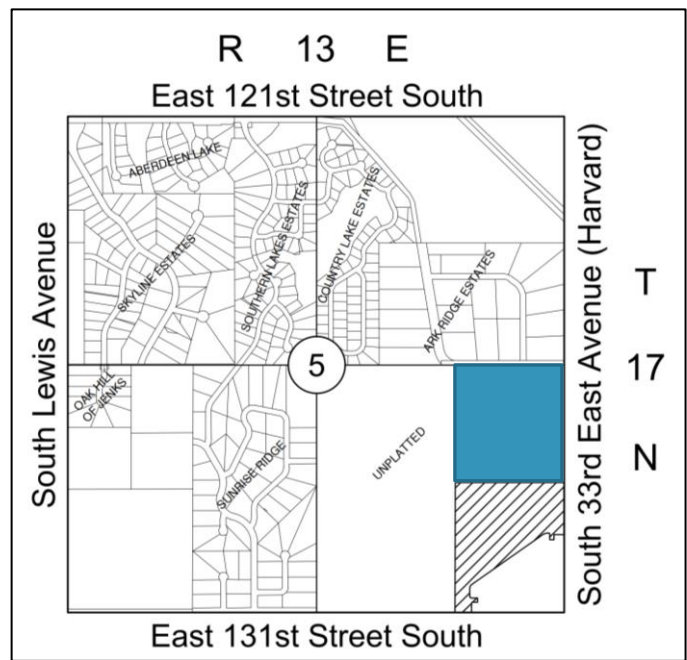


Figure 5: Site Map

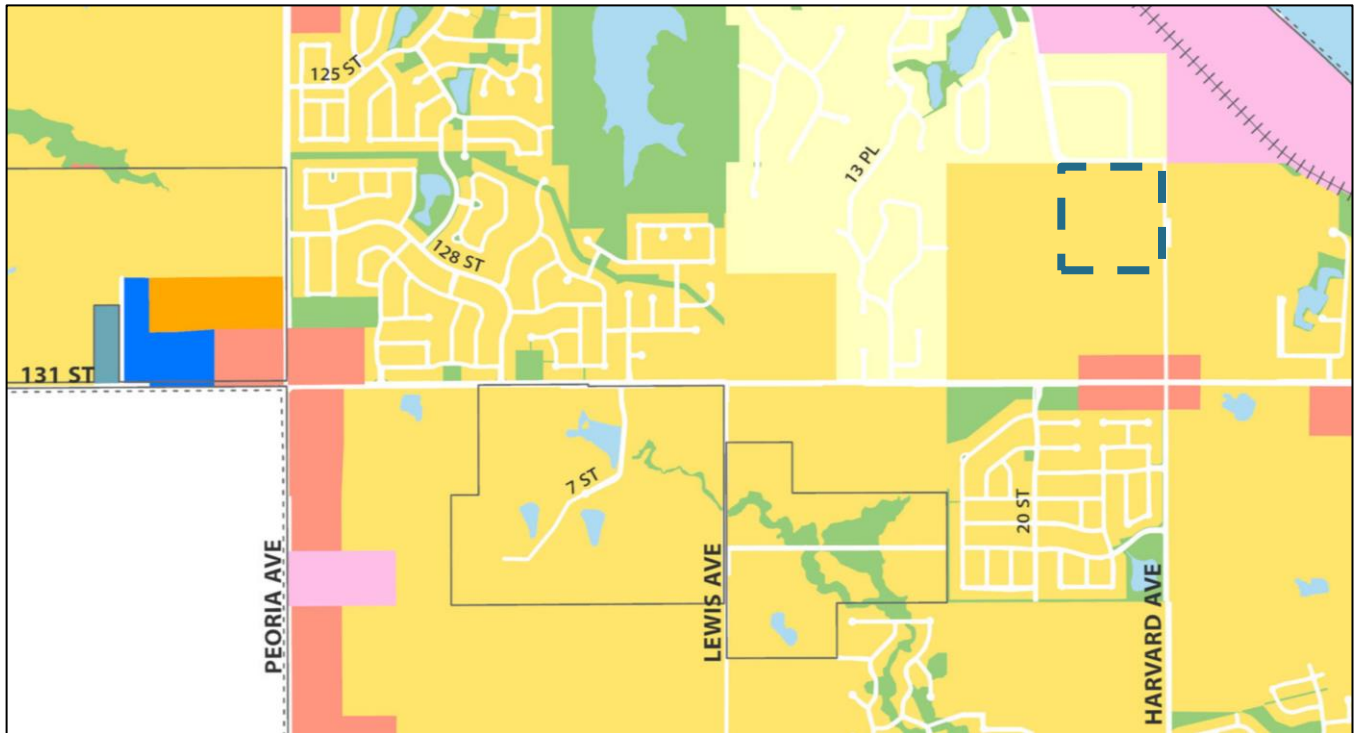


Figure 3: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

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 | |

Staff Evaluation & Recommendation

EVALUATION |

City Council wanted Planning Commission to have the opportunity to reevaluate the changes and make a motion based on the plans as presented tonight. In order to keep the project moving forward, Staff asked Planning Commission to have an additional meeting in December, so the applicant could potentially have a decision from City Council at the December 17, 2024 meeting.

Planning Commission recommended denial of this request. However, the UDO allowed for the project to move forward to City Council for consideration. Following the denial, the developer amended the site layout to closely resemble the original layout and provided an amenities packet layout. The Frazier Meadows III & IV (Falls) would be part of the “Frazier” subdivision legacy. The Frazier Meadows I and II 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 provided infrastructure improvements to the area and created additional density.

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

STAFF COMMENTS | NOT COMPETE LIST

1. Provide a Traffic Impact Analysis (required in UDO) and continue to 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

RECOMMENDATION | Planning Commission originally recommended denial, since that time, the applicant has updated the site plan based on comments received from Planning Commission and the public. Staff recommends approval as presented without the gated private streets and allowing the sharing of amenities between all the Frazier Meadows HOA members.

Staff recommends approval of the requested Planned Unit Development (PUD 127 Overlay) Major Amendment No. 1 with conditions.

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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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'

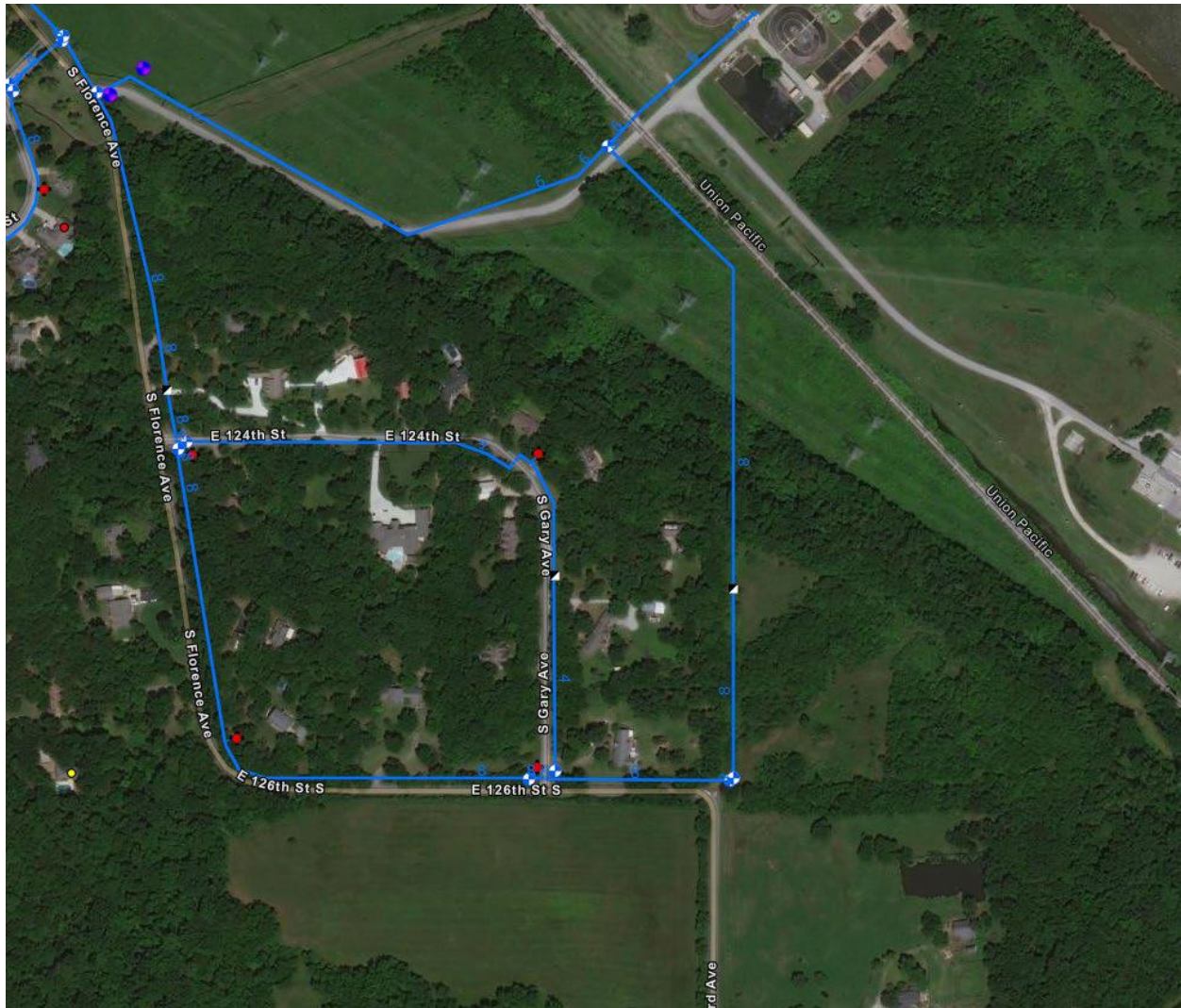
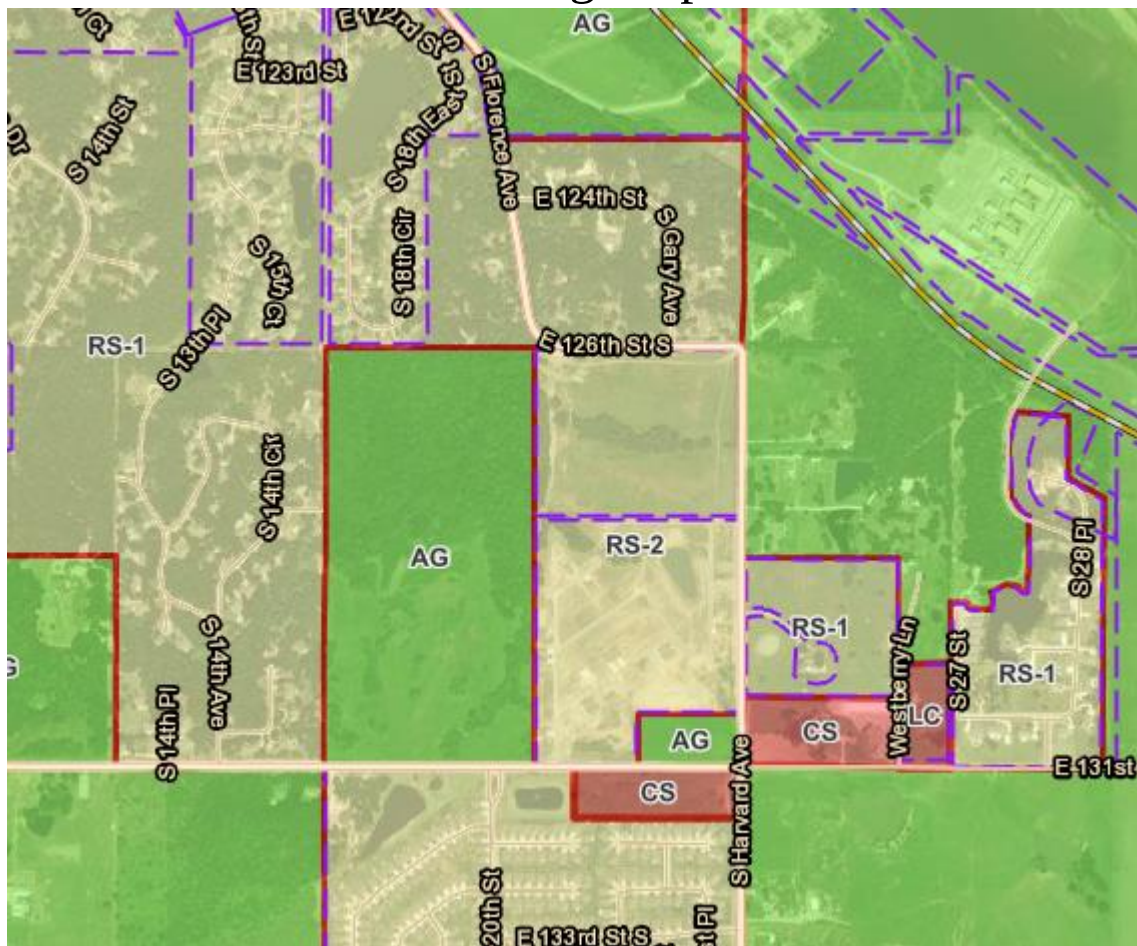


EXHIBIT 'D'



Zoning Map



Frazier Falls
A Single-Family Residential
Development
Jenks Oklahoma

Planned Unit Development Number 127

Southwest Corner of East 126th Street South and South Harvard



🔔 Bell Land Use LLC
918-902-0462

Tulsa Engineering and Planning
Brent Cox, Engineer
918-252-96

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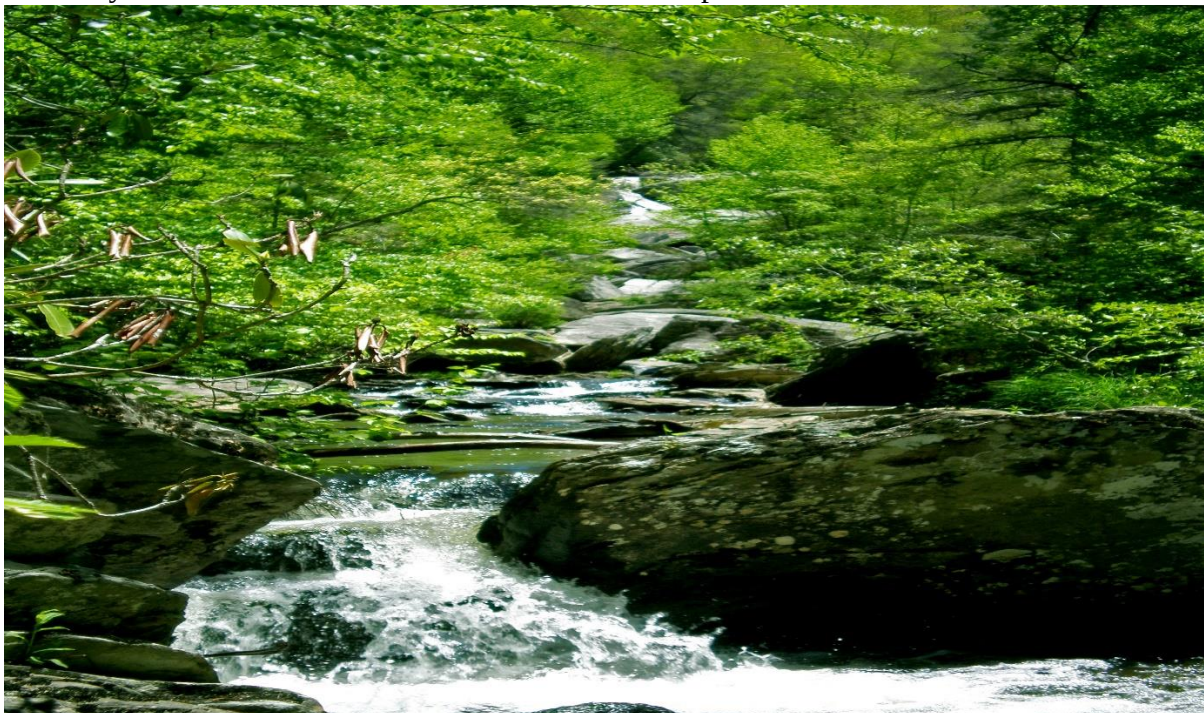
Frazier Falls

I. Development Concept

In keeping with the Frazier Lake and Frazier Meadows developments, “Frazier Fall” offers you the unique experience of upscale living in a picturesque environment. The property is located at the southwest corner of East 126th Street South and Harvard Avenue. The proposed development is a high-end single-family gated community that will highlight the special characteristics of the land and provide price points and living options that are not currently represented in the Southern most Jenks Market area.

Medium Intensity
Single-family

The subject property is designated for ~~Suburban Residential~~ by the Jenks Comprehensive Plan. The property is 32.53 +/- acres in size and is being requested to be rezoned from Agriculture to RS-2 (Single Family Residential). Protecting and expanding the natural characteristic of this property will create its suitability to meet the needs for higher end residential for the area. Near the center of the property a heavy tree foliage traverses the property from east to west. Though this area does not support a creek at this time it would be considered the natural storm drainage associated with the site. The development plan includes an extensive undertaking to protect the trees and to provide proper management to create a park like setting to this area and designated as a reserve or common area. Planned is a series of three wet ponds that are connected with a series of water falls and will be provided with the necessary infrastructure to sustain a continual water flow. A unique vehicular bridge is planned at the west ends of the common area to be associated with the private streets. Walking trails for the owners in the development are also planned through the water falls area. Park amenities will be added to the common area a pickle ball court is planned at the dry detention area on the west side of the development.



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 standard. 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.

With such an aggressive attempt to have a substantial open space the proposed development will take on a true cluster design for properties planned in the price ranges discussed. These cluster can be identified as the areas north and south of the open space. The residential homes within the development are planned to be \$350,000 and up. The residences will be developed on parcels of 60' X 120', with a major portion of these lots being 63 feet or wider.

The proposed development is allowed a maximum of 130 homes by the Comprehensive Plan and is currently designed with 109 residential properties. Two gated access points will be provided to the development. The primary entrance to the development will be from Harvard Avenue. The secondary access identified as an emergency entrance but will be designed to be a standard exit will be from the interior of the Frazier Meadows development. For road safety purposes, no access point is to be established from East 126th Street South. Review of an access for the City to the lift station from 126th Street South should be considered and established at City's request. This access is currently shown from within the development. Fencing along the section line road is planned as a continuation of that which was determined by the Planning Commission as necessary for Frazier Meadows development.

Three areas of the City of Jenks infrastructure will be greatly improved with the proposed development. 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 main 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 Falls development will extend the 12" line along Harvard Avenue for connection to the 8 inch line and looping the two supply lines in the area.

A zone change application was submitted with the Planned Unit Development requesting an underlying zoning of RS-2 (Single Family Residential). Per the sales contract for the property, Ordinances perfecting the Zone change and Planned Unit Development criteria cannot be acted upon by the City until the property has transferred ownership to the applicant.

II. Development Standards

Permitted Uses:

The following uses shall be permitted:

Use Unit

6. Single Family Residential and customary accessory uses

Development Area A: 60' x 120' Lots: Requirements

Setback front yard:	25 Feet
Setback side yards:	5/5 Feet
Rear Yard Setback:	20 Feet
Exterior Side yard setback:	15 Feet
Minimum Lot Area	7200 sq. ft.
Minimum Livability Space	3500 sq. ft.
Maximum Permitted Building Height:	35 Feet

Lots recognized as phase 3 of the Frazier Meadows Development will be required to meet the PUD and Private standards as listed in Frazier Meadows development unless specifically identified in the required plat.

Minimum House Size: Single-Family Dwelling Units shall have a minimum of 2,200 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.

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 7.5' 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 and established with a metal post and a cap. Lots that abut to the common area with the ponds and waterfalls shall be restricted from establishing screening fences any closer than 20 feet to the rear property line. Within 20 feet of rear property lines for lots abutting the common area a wrought iron or split rail with coated chain link fence design will be allowed. This requirement will protect the open area and allow enjoyment of the area for lots that do not abut to it. The fencing will be required to be uniformed and the exact material for all interior fences will be defined in the required plat.

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. Lots that front to 128th Street South will be platted as phase 3 of the Frazier Meadows and a part of the Meadows HOA. These lots will not be subject to the gated community requirements.

The 128th Place South access to Harvard Avenue that is currently platted in Frazier Meadow will be eliminated and re-platted with lots on an eyebrow. Since the lots within the PUD area of Frazier Falls that abut to 128th Place will be recognized in Phase 3 of Frazier Meadows the closure of this access is important to the integrity of the design and protection of the subdivisions. This closure does not affect the access requirements or standards of either subdivision.

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

Medium Intensity Single-family

The property designated Suburban Residential by the Jenks Comprehensive Plan is currently zoned AG (Agricultural). A zone change application was submitted with the Planned Unit Development requesting an underlying zoning of RS-2 (Single Family Residential).

Per the sales contract for the property, Ordinances perfecting the Zone change and Planned Unit Development criteria cannot be acted upon by the City until the property has transferred ownership to the applicant.

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.

Service Utilities to lots abutting to the Common Area (waterfall areas) will be required to be all located in the front yards of these lots except for sanitary sewer.

The Frazier Meadows development was approved with a lift station that provided a force main of 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 establish the lift station in Frazier Falls.

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'



EXHIBIT 'C'

Frazier Falls



EXHIBIT 'D'

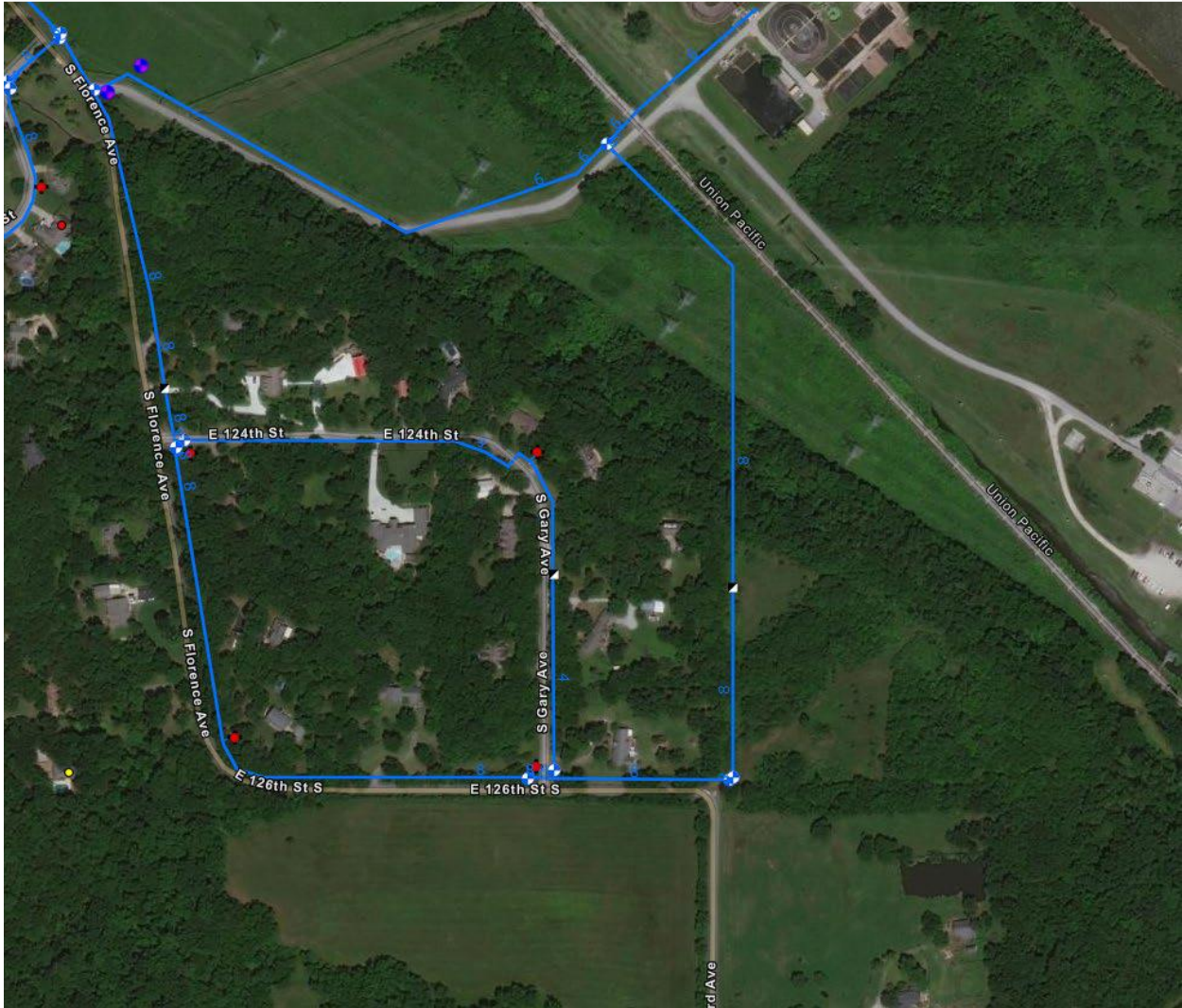
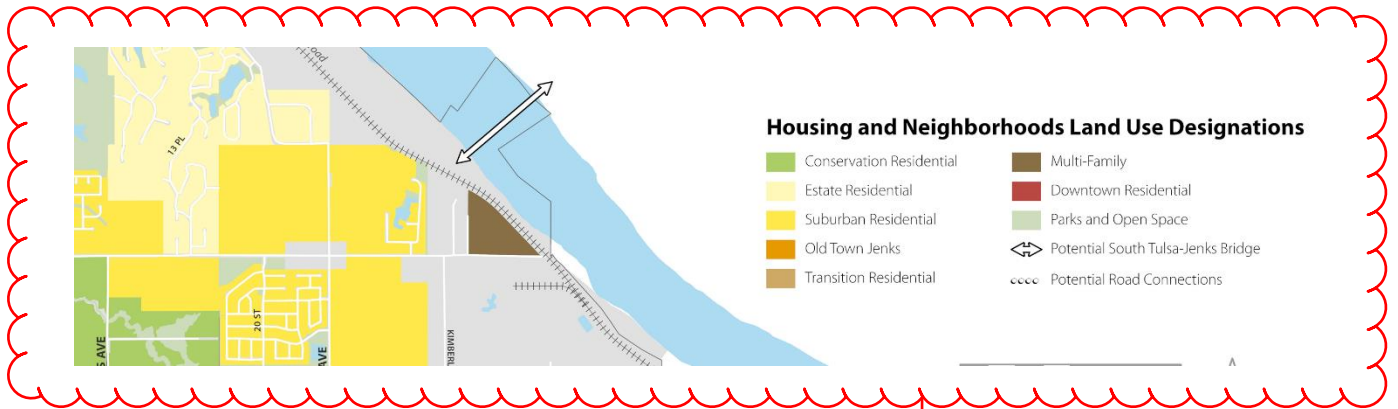
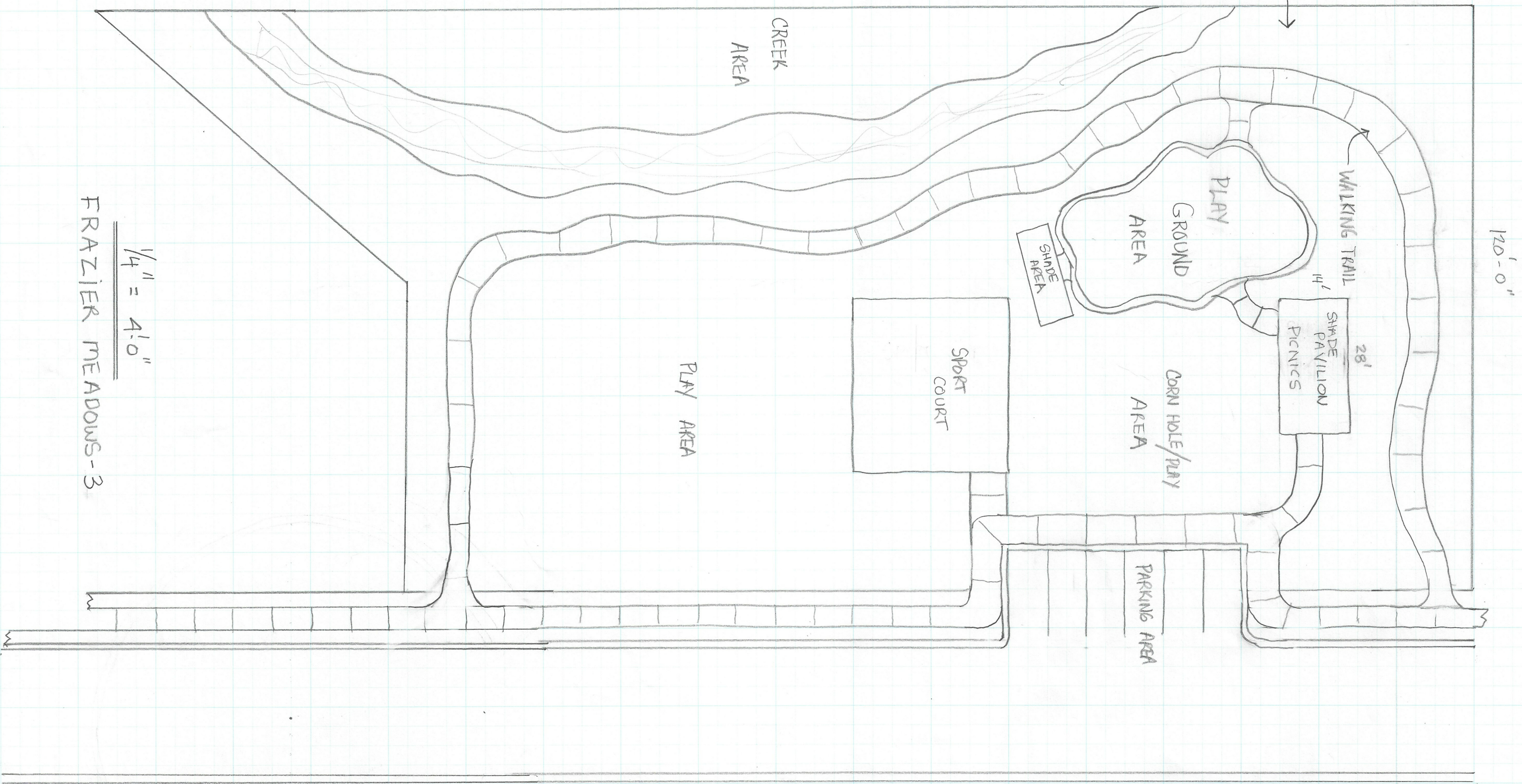


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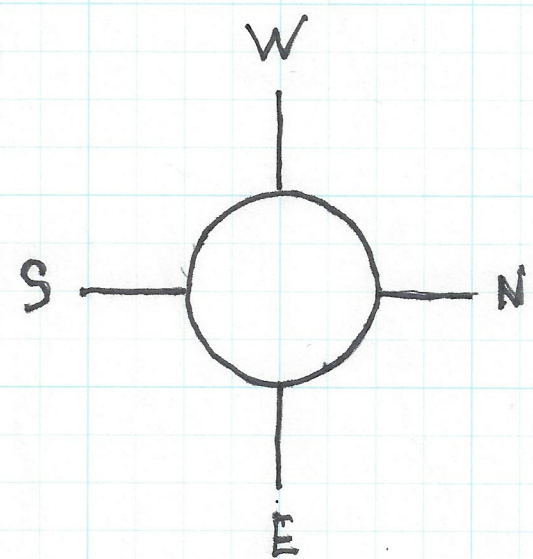




$\frac{1}{4}" = 41.0'$

FRAZIER MEADOWS-3

LOT 3, BL 1
FRAZIER MEADOWS 1



RESERVE "B"

116'-03"

62'-0"

42'-0"

5' H BLACK CHAINLINK FENCE

10' H
BLACK
CHAINLINK
FENCE

PICKLEBALL COURTS

5' H FENCE

10' FENCE

86'-0"

62'-0"

SHADE
PAVILION

SWING
AREA

LOT 4, BL 1
FRAZIER MEADOWS 1

$\frac{1}{4}" = 2'-0"$

PARKING

SOUTH 20TH PL. E.

LOT LINE

FRATZIER

MEADOW

III
+
IV

1046 1/4

LOTS

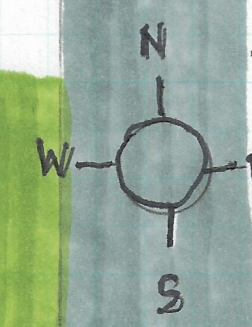
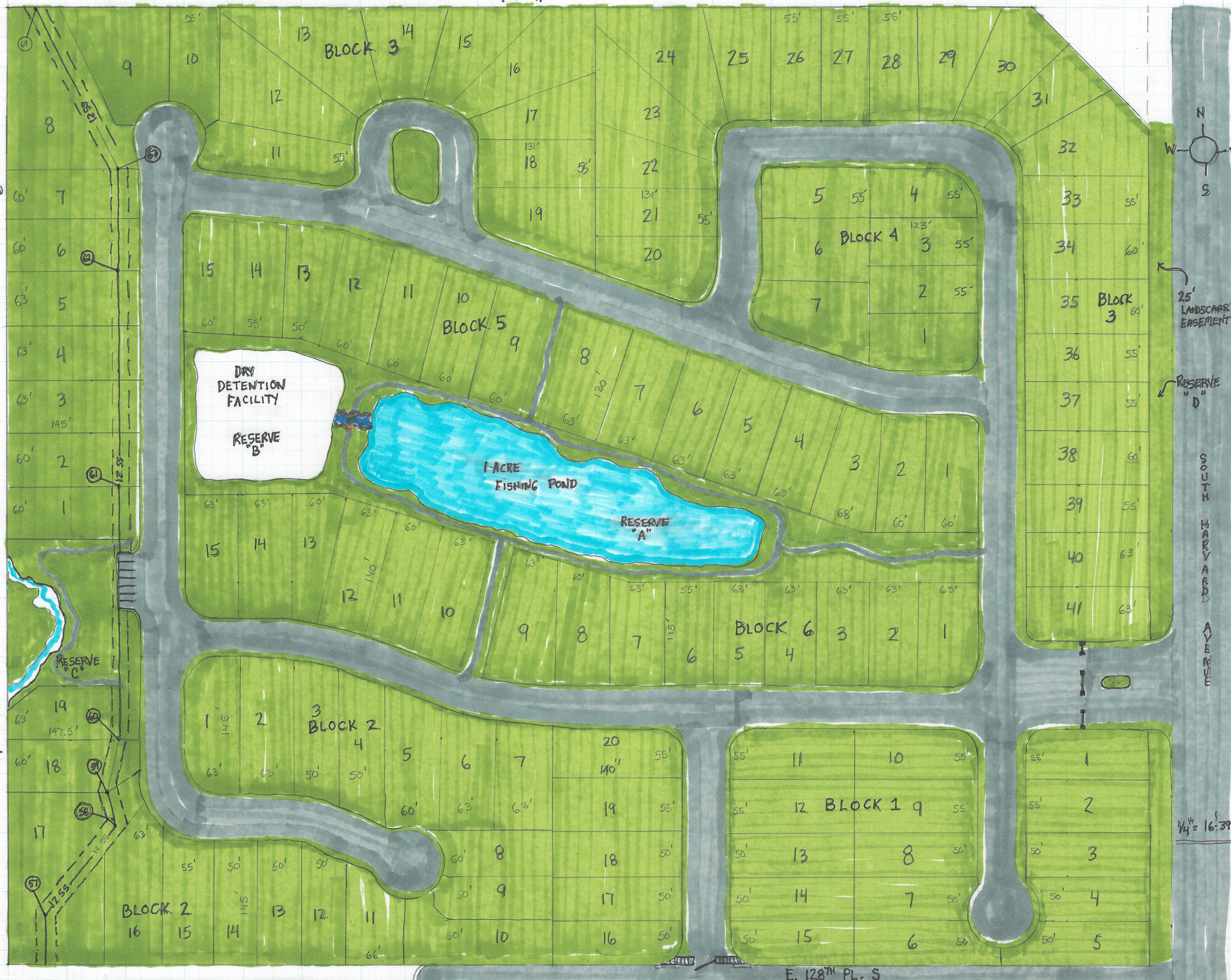
50'-18

55'-25

60'-30

63'-44

TOTAL-177



25' LANDSCAPE EASEMENT

RESERVE "D"

SOUTH HARVARD AVENUE

1/4" = 16'-39"

E. 128TH PL. S



January 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 <i>New Year's Day</i>	2	3	4
5	6	7 <i>City Council JPWA</i>	8	9 <i>Planning Commission</i>	10	11
12	13	14 <i>TAC Municipal Court</i>	15	16 <i>Board of Adjustment</i>	17	18
19	20 <i>Dr. Martin Luther King Jr. Day</i>	21 <i>City Council JPWA JAA</i>	22	23	24	25
26	27	28 <i>Municipal Courts</i>	29	30	31	



February 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 City Council JPWA	5	6 Planning Commission	7	8
9	10	11 TAC Municipal Court	12	13 Board of Adjustment	14	15
16	17 Presidents' Day	18 City Council JPWA JAA	19	20	21	22
23	24	25 Municipal Court	26	27	28	



March 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 <i>City Council JPWA</i>	5	6 <i>Planning Commission</i>	7	8
9	10	11 <i>TAC Municipal Court</i>	12	13 <i>Board of Adjustment</i>	14	15
16	17	18 <i>City Council JPWA JAA</i>	19	20	21	22
23	24	25 <i>Municipal Court</i>	26	27	28	29
30	31					



April 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 City Council JPWA	2	3 Planning Commission	4	5
6	7	8 TAC Municipal Court	9	10 Board of Adjustment	11	12
13	14	15 City Council JPWA JAA	16	17	18 Good Friday	19
20	21	22 Municipal Court	23	24	25	26
27	28	29	30			



May 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 <i>City Council JPWA</i>	7	8 <i>Planning Commission</i>	9	10
11	12	13 <i>TAC Municipal Court</i>	14	15 <i>Board of Adjustment</i>	16	17
18	19	20 <i>City Council JPWA JAA</i>	21	22	23	24
25	26 <i>Memorial Day</i>	27 <i>Municipal Court</i>	28	29	30	31



June 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 <i>City Council</i> <i>JPWA</i>	4	5 <i>Planning Commission</i>	6	7
8	9	10 <i>TAC</i> <i>Municipal Court</i>	11	12 <i>Board of Adjustment</i>	13	14
15	16	17 <i>City Council</i> <i>JPWA</i> <i>JAA</i>	18	19	20	21
22	23	24 <i>Municipal Court</i>	25	26	27	28
29	30					



July 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 <i>City Council</i> <i>JPWA</i>	2	3 <i>Planning Commission</i>	4 <i>Independence Day</i>	5
6	7	8 <i>TAC</i> <i>Municipal Court</i>	9	10 <i>Board of Adjustment</i>	11	12
13	14	15 <i>City Council</i> <i>JPWA</i> <i>JAA</i>	16	17	18	19
20	21	22 <i>Municipal Court</i>	23	24	25	26
27	28	29	30	31		



August 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 <i>City Council JPWA</i>	6	7 <i>Planning Commission</i>	8	9
10	11	12 <i>TAC Municipal Court</i>	13	14 <i>Board of Adjustment</i>	15	16
17	18	19 <i>City Council JPWA JAA</i>	20	21	22	23
24	25	26 <i>Municipal Court</i>	27	28	29	30
31						



September 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Labor Day</i>	2 <i>City Council JPWA</i>	3	4 <i>Planning Commission</i>	5	6
7	8	9 <i>TAC Municipal Court</i>	10	11 <i>Board of Adjustment</i>	12	13
14	15	16 <i>City Council JPWA JAA</i>	17	18	19	20
21	22	23 <i>Municipal Court</i>	24	25	26	27
28	29	30				



October 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7 <i>City Council JPWA</i>	8	9 <i>Planning Commission</i>	10	11
12	13	14 <i>TAC Municipal Court</i>	15	16 <i>Board of Adjustment</i>	17	18
19	20	21 <i>City Council JPWA JAA</i>	22	23	24	25
26	27	28 <i>Municipal Court</i>	29	30	31	



November 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 <i>City Council JPWA</i>	5	6 <i>Planning Commission</i>	7	8
9	10 <i>Municipal Courts</i>	11 <i>Veteran's Day TAC</i>	12	13 <i>Board of Adjustment</i>	14	15
16	17	18 <i>City Council JPWA JAA</i>	19	20	21	22
23	24	25	26	27 <i>Thanksgiving</i>	28 <i>Thanksgiving (observed)</i>	29
30						



December 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2 <i>City Council</i> <i>JPWA</i>	3	4 <i>Planning Commission</i>	5	6
7	8	9 <i>TAC</i> <i>Municipal Court</i>	10	11 <i>Board of Adjustment</i>	12	13
14	15	16 <i>City Council</i> <i>JPWA</i> <i>JAA</i>	17	18	19	20
21	22	23	24 <i>Christmas Eve</i>	25 <i>Christmas</i>	26	27
28	29	30	31			