



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
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2024.12.19 Jenks Planning Commission

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**AGENDA
JENKS PLANNING COMMISSION
THURSDAY, DECEMBER 19, 2024, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

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 City Council to be routine and will be enacted by one motion. Any Councilor 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 special meeting held on December 05, 2024
 - B. Approve JZ 25 PUD 116.mi3: a request for a Minor Amendment to PUD 116 to adjust the garage build line on Lot 14 Block 2 by 1 foot. General Location: 2035 E 129th Pl
 - C. Approve Plat 24-06: Request for Final Plat for Raw Development. General Location: South of Creek Turnpike, west of Arkansas River
 - D. Approve JZ 24 PUD 116.mi4 - A Minor Amendment to PUD 116 to allow homes under 1800 square feet for specific lots: Lots 1, 5, 6 of Block 1; Lot 20 of Block 2; Lots 1, 9, 10 of Block 4; Lots 2, 3, 4 of Block 5; Lot 4 of Block 7 of Frazier Meadows. ****[This item was added as an addendum after the Planning Commission Agenda was originally published on 2024.12.17. The updated Agenda was published on 2024.12.18]****
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 24 SUP 123: Request for a Specific Use Permit to allow for an event venue in Downtown Core Zoning. General Location: 110 E Main St
4. JZ 24 PUD 151: Request for a Planned Unit Development Overlay and a Zone Change from AG (Agriculture) to RS-2 (Residential Single Family). General Location: west of Kimberly Clark Pl & south of 131st St
5. Updates to Chapter 16 Article 3 Section 1 of the Jenks Zoning Code (Unified Development Ordinance) amending the Bulk and Dimensional Standards for new developments, increasing the minimum lot requirements for certain residential zonings.

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

**MINUTES
SPECIAL MEETING
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, DECEMBER 05, 2024
JENKS CITY HALL, 211 NORTH ELM STREET**

The Jenks Planning Commission was called to order at 6:01 p.m. on December 05, 2024, by Vice Chair Craig Bowman. A roll call vote of members was taken as follows:

Present

Gina Wilson
Rob Sellers
Greg Nixon
Ray Stephens
Vice Chair Craig Bowman

Absent

Amy Bors
Chair Scott West

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 from the meeting held October 17, 2024
 - B. Approve minutes from the meeting held October 28, 2024

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

YEA: Wilson, Sellers, Nixon, Stephens, Bowman

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
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. Planning Director Marcaé Hilton introduced Item 3 and answered questions. Robert Bell and Charlie

Wollmershauser (applicants) addressed the commission about the changes. The following citizens made public comments:

- Jeff Smith – 2041 E 129th St
- Aaron Farris – 2120 E 128th Pl
- Justin Little – 10531 S Koa St
- Josh Vaverka – 12922 S 20th Pl
- Laurie Anderson – 12902 S 20th Pl

Robert Bell and Charlie Wollmershauser addressed the Commission again and answered questions. Rob Sellers made a motion to approve Item 3 with the following conditions: non-gated subdivision, shared amenities with other Frazier Meadows, up to 15% of the lots allowed to have a minimum of 1600 square feet with the remaining 85% of the lots having a minimum of 1800 square feet. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Sellers, Stephens, Bowman

NAY: Nixon

Motion carried.

4. Set Planning Commission Calendar for 2025. Planning Director Marcaé Hilton introduced Item 4. Ray Stephens made a motion to approve Item 4, moving the July Planning Commission meeting to July 9, 2025. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

YEA: Wilson, Sellers, Nixon, Stephens, Bowman

NAY: None

Motion carried.

Other Business

1. Planning Update – Marcaé Hilton gave an update.

Adjournment. The Jenks Planning Commission adjourned at 7:32 p.m.

To	Chair Scott West & Planning Commission
Hearing Date	December 19, 2024
Case Number	JZ 21 PUD 116.MI3 Minor Amendment No. 3 to PUD 116 Overlay
Request	Discussion and possible approval of PUD 116 Minor
Location	2035 E 129 th Pl
Applicant	Crown Homes

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD Amendment

Preparer

Crown Homes

Background Information

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

This request is for a lot which is currently under construction, there is a house being built in Frazier Meadows that has a footing encroaching into the build-line. The garage exceeds the build-line on Lot 14 of Block 2 by six (6) inches. Staff is asking for a twelve (12) inch adjustment.

Request

Minor Amendment No. 3 | Lot 14, Block 2, Frazier Meadows I | Build Line Adjustment from 15 feet to 14 feet along E. 129th Place

Minor Amendment No. 2 | Approved | June 20, 2024 | Lot 14, Block 1 | Build line adjustment from Front Setback (25) to (15) to cure the encroachment. No other elements of PUD 116 are being amended.

City Council

Ward 5 | Donna Ogez

Current Zoning

PUD 116 Overlay District | RS-2

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

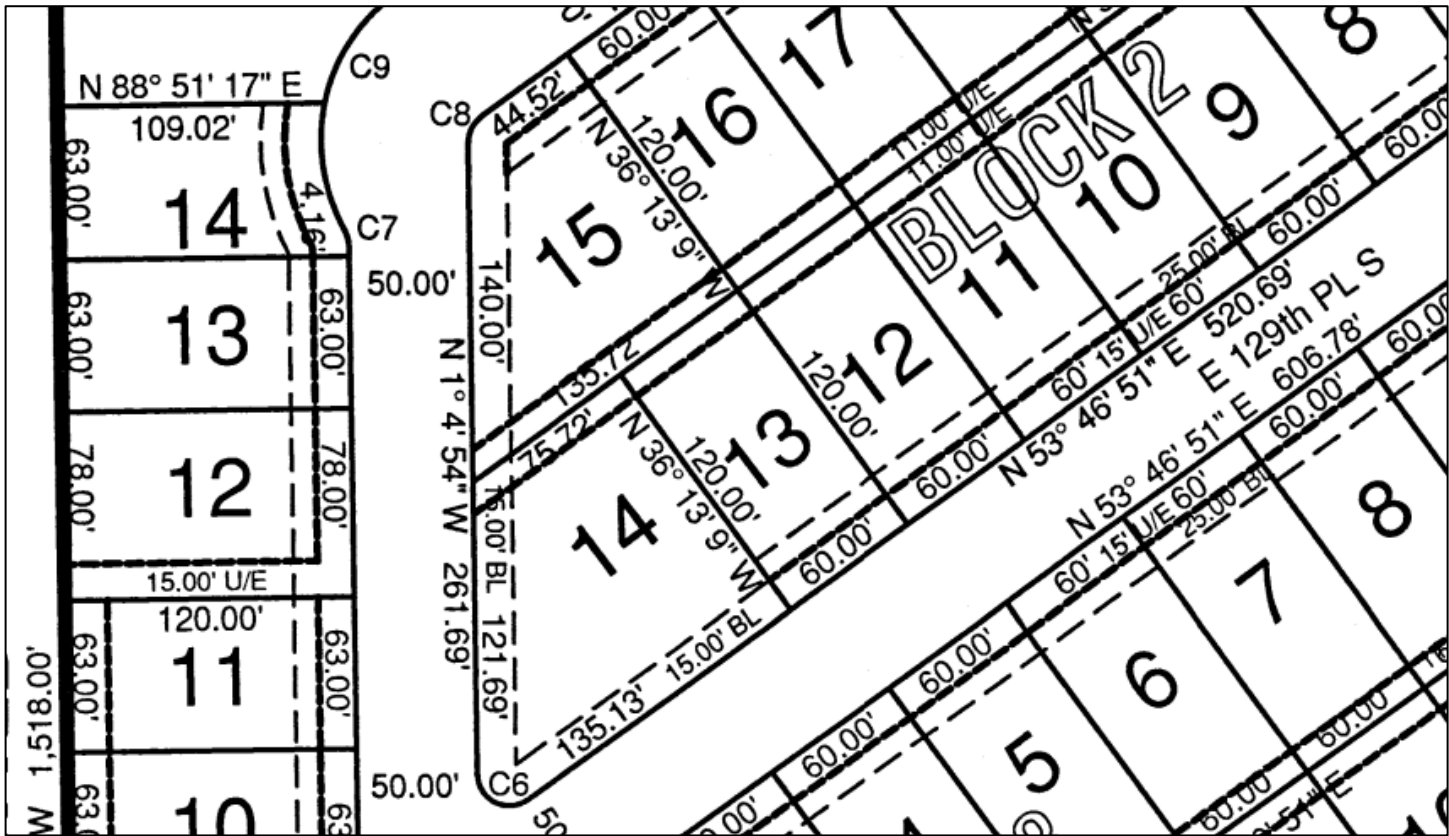


Figure 1: Snippet of Plat showing lot in question.

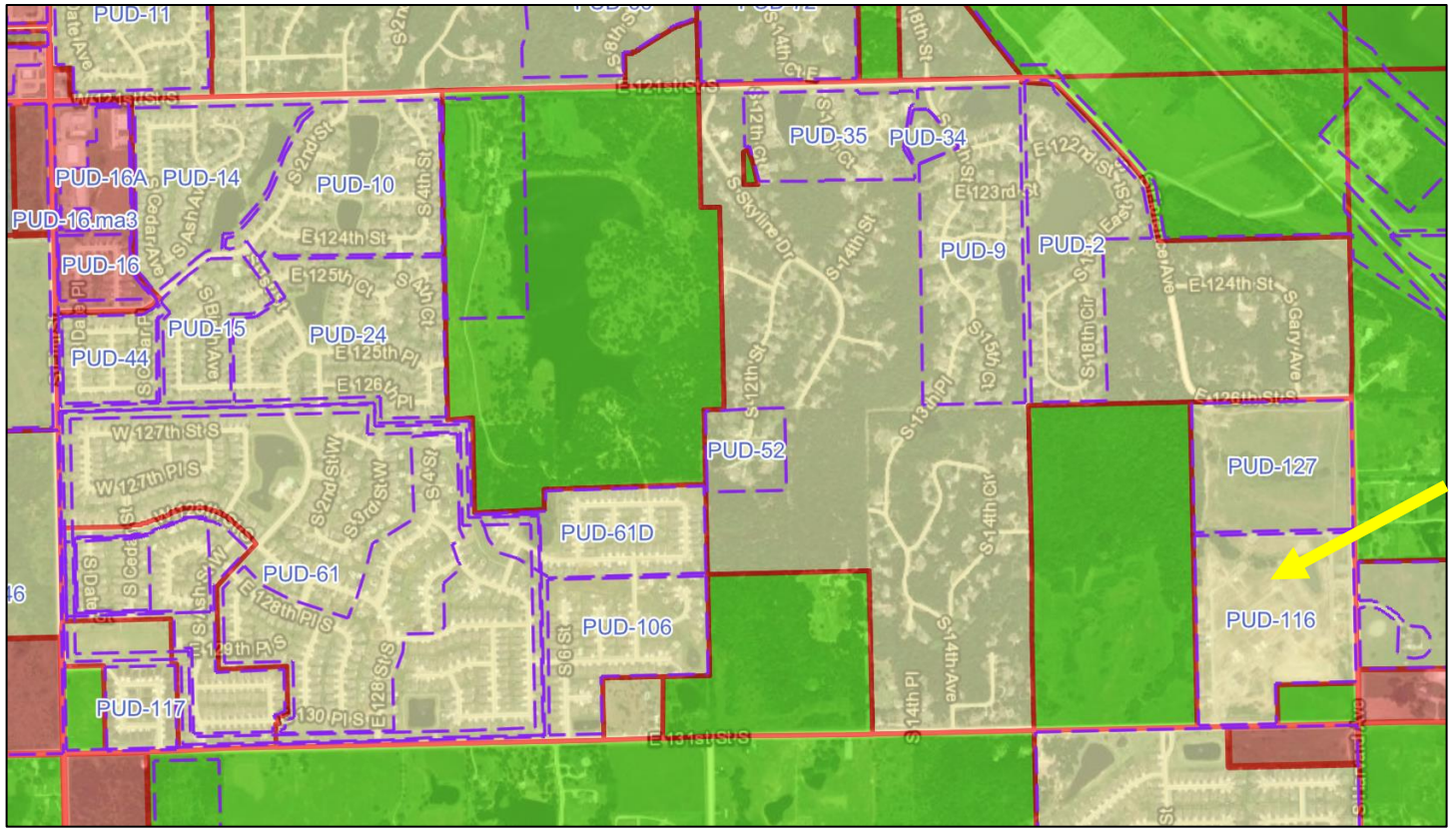
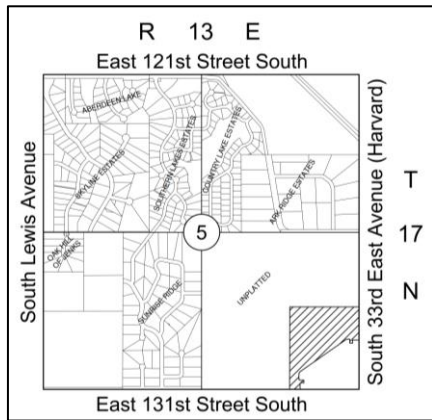


Figure 2: ZONING MAP



Zoning Surrounding:

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

Figure 3: Site Map

Staff Evaluation & Recommendation

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

RECOMMENDATION | *Staff recommends approval of PUD 116 Minor Amendment No. 3 for a reduction of a build line on Lot 14, Block 2.*



WHITE SURVEYING COMPANY

9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 (918) 863-8924

STEM WALL/SLAB INSPECTION REPORT NOT A LAND OR BOUNDARY SURVEY



INVOICE NO.: TRIAD 24-115213
MORTGAGOR: CROWN HOMES LLC

CLIENT: TRIAD BANK, N.A.
20240166

LEGEND

—X— FENCE
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
M/P METERING POINT
R/W RIGHT-OF-WAY
B/E BURIED ELECTRIC &
TELEPHONE CABLE
EASEMENT
(APPROXIMATE
LOCATION)
B/L BUILDING LINE
O.B.L. OUTBUILDING LINE



BEFORE YOU DIG,
CALL OKIE
1-800-522-6543

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND SETBACK LINES CONTAINED IN THE RECORDED PLAT AND DEED OF DEDICATION OF FRAZIER MEADOWS I ADDITION.

BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 40143C0427L, AS LAST REVISED 10/16/2012.

LEGEND:

(A) - GARAGE IS PARTIALLY OVER THE BUILDING LINE AS SHOWN



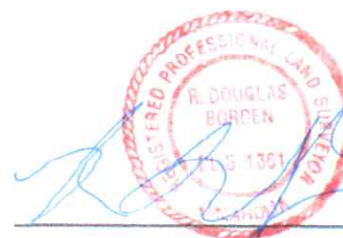
LEGAL DESCRIPTION AS PROVIDED:

PLAT NO. 7026

LOT FOURTEEN (14), BLOCK TWO (2), FRAZIER MEADOWS I, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 2035 EAST 129TH PLACE SOUTH.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION REPORT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION REPORT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION REPORT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION REPORT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.



WITNESS MY HAND AND SEAL THIS DATE: 10/29/24

To	Chair Scott West and Planning Commission
Hearing Date	December 19, 2024
Case Number	Plat 24-06 Final Plat Raw Development
Request	Approval of a Final Plat for a mix of commercial use
Location	SE Corner of East 101st and Lewis Avenue
Applicant	Mark Capron, Wallace

Staff Report

Preparer | Marcaé Hilton

Attachments

Preparer

☐ Plat Documents

Mark Capron, Wallace Design Collective

Background Information

PRELIMINARY PLAT APPROVALS:

CITY COUNCIL SUMMARY | February 27, 2024 | Approved

PLANNING COMMISSION SUMMARY | February 22, 2024 | Approved 4-3-0 (Scott, Bors, Wilson were absent)

STAFF COMMENTARY | The zoning for this site was originally approved by City Council on October 19, 2023, for development under straight RTC (Riverfront Tourist Commercial) development standards. The owners had purchased the (10) ten-acre tract in pursuit of developing this site with a mix of RTC uses within a walkable urban streetscape including a restaurant, spa, possible boutique hotel and other standalone pad sites. During the site plan phase, it was discovered that some of the bulk standards and other standards of the UDO could not be met. Wallac Engineering made an application for a Planned Unit Development (PUD) Overlay District in order to get relief from a couple of UDO/RTC standards. The site continues to require tedious engineering.

The City of Jenks would like to see the entire river develop as a connected walkable destination including trails open to the public, river access, recreation, and entertainment opportunities. Parking should be shared and located along the perimeter with pedestrian access to the amenities.

ZONING SUMMARY Original Zoning: JZ 23-687 | RTC (Riverfront Tourist Commercial district)
CC Approved November 07, 2023, Ordinance No. 1629
RTC/JZ 24-PUD 150 Overlay District
CC Approved October 1, 2024

COMP PLAN	Regional Commercial Amended PA 23-26 May 02, 2023
PLAT	(Final Plat under review) Unplatted
CURRENT SUP	Currently has overlay (SUP) Specific Use Permit No. 105 (Mining uses-to be abrogated if approved) Ordinance 1374
PARCEL DATA	98329-83-29-31070
SITUS ADDRESS	E 101 ST S JENKS 74037
OWNER NAME	RAW PICKLE LLC
LAND AREA	10.62 acres / 462,734 sq ft
SCHOOL DISTRICT	Jenks
SECTION	STR: 29 Township: 18 Range: 13
TRIBE	Muskogee Nation
PRIVATE COVENANTS	<i>Private Covenants</i> whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks.
COUNCIL WARD	District 5
TAC	September 12, 2023

Kalli Ritterbush Encroachment Coordinator, ONEOK Real Estate Services

Hello Marcae, I have reviewed and verified ONEOK does not have any pipelines or facilities within the following project locations. ONEOK has no objections to the referenced plans. Thank you,

February 13, 2024

LISA R GOODMAN | AEP RIGHT OF WAY AGENT SR

Do you happen to have a survey of the property? Showing the facilities?

I do have an electrical layout of our facilities that doesn't show a distribution line, however, we do have a transmission line to the west along the section line running North/South.

If you have time for a call today, please feel free to reach out. 918-346-9621.

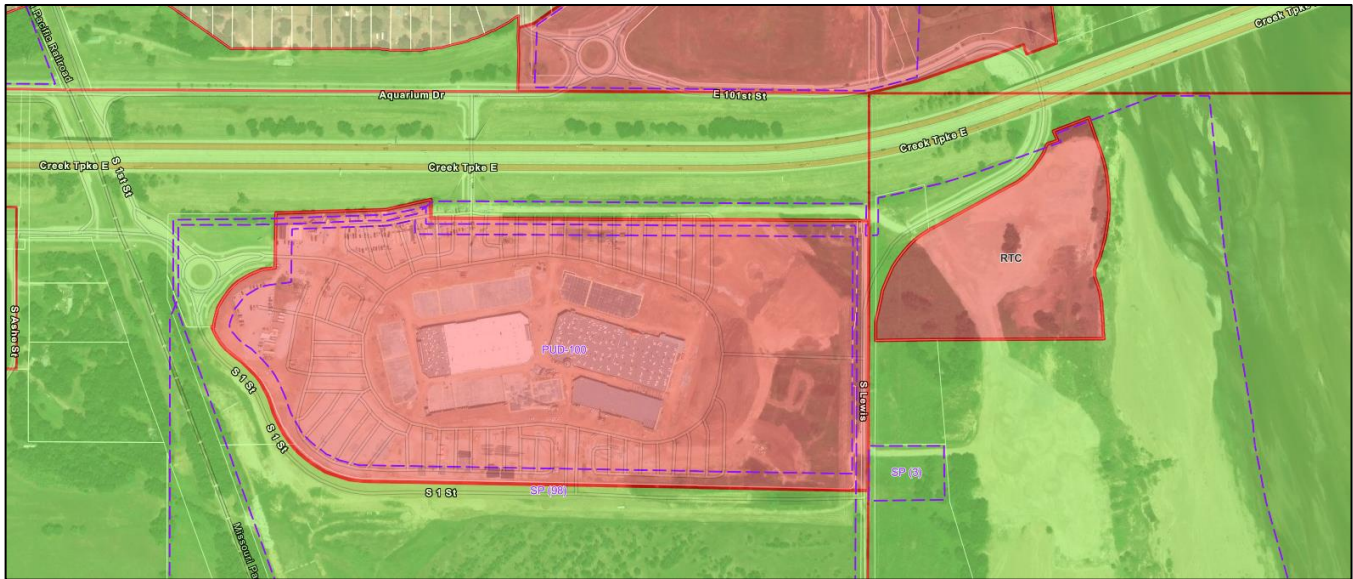


Figure 1: INCOG | Zoning map of the parcel in question.



Figure 2: COMPREHENSIVE PLAN LAND USE MAP

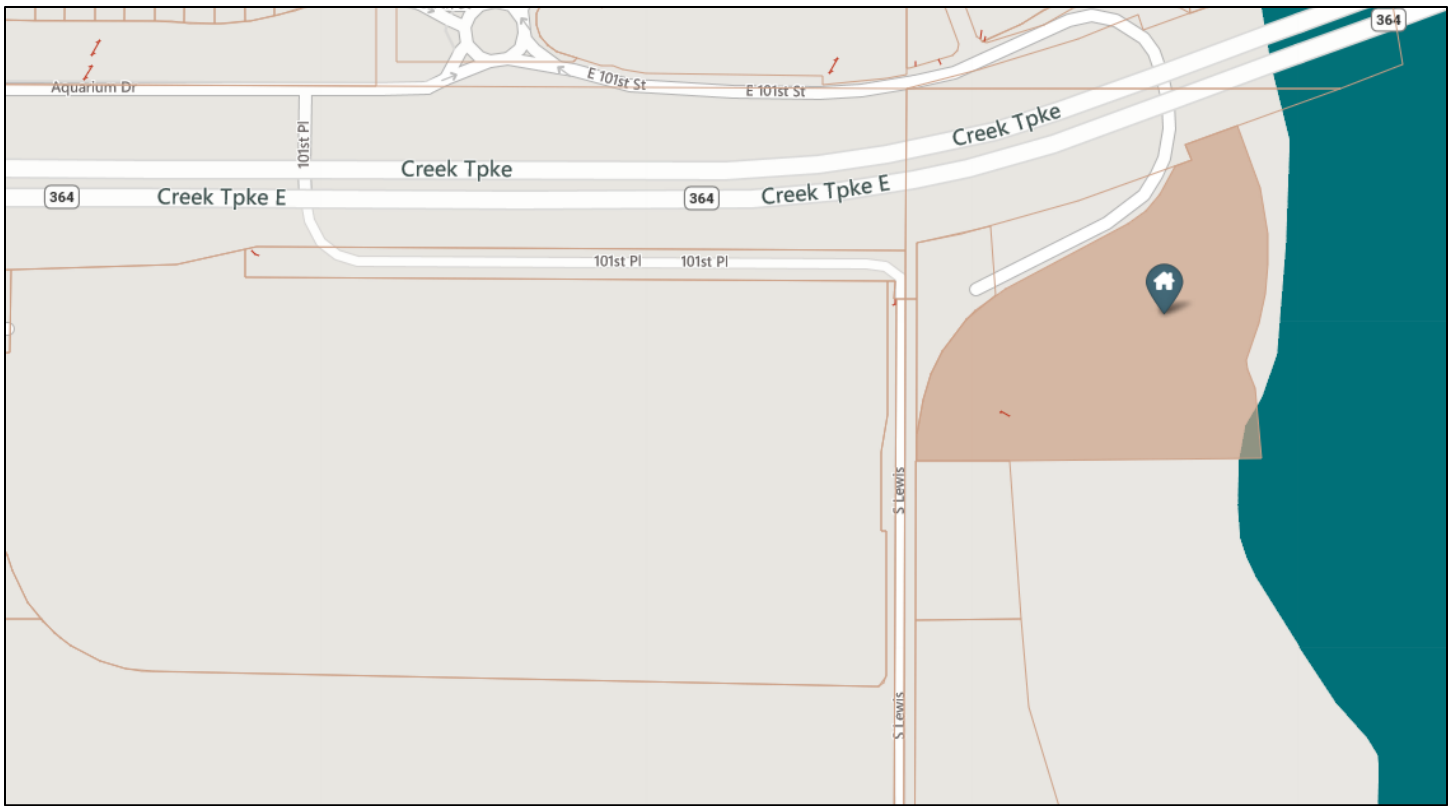


Figure 3: Tulsa County Assessor Data

Staff Evaluation & Recommendation

Evaluation Establishing a unique identity while creating a genuine destination is challenging but more easily accomplished with a good site plan and design standards. This site is viable for commercial development, the River District ownership group sold the 10-acre parcel to an investor/developer group under the guidance of Wallace Design Collective (Mark Capron and Nicole Watts) to masterplan a site. In the future, staff will review each site plan as submitted which may include a hotel, restaurants, a medical spa and accessory uses. The floodplain management will be a big part of site development and require proper approvals.

SUBDIVISION CONTAINS:	Three (3) Blocks Four (4) Lots 10.68 Acres (465,218 SF) LOT 1, BLOCK 1 CONTAINS 61,842 SF (1.42 ACRES) LOT 1, BLOCK 2 CONTAINS 55,358 SF (1.27 ACRES) LOT 1, BLOCK 3 CONTAINS 176,932 SF (4.06 ACRES) LOT 2, BLOCK 3 CONTAINS 90,387 SF (2.03 ACRES) TRAIL 30' Trail Easement dedicated along east property line 90' Street Right of Way dedicated for internal circulation Sanitary Sewer Proposed (10") Off site line to be coordinated with River District ownership
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(6) *Final Plat. The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.*

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

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

(b) *Record Plat Document Review Requirements.*

- *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*
- *The following certifications shall be shown on the record plat:*
 - (i) *The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
 - (ii) *The certificate for release of mortgage for land dedicated to the public.*
 - (iii) *Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*
 - (iv) *The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.*
 - (v) *The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.*
 - (vi) *The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.*
 - (vii) *The certificate by the County Treasurer that all land taxes have been paid on the property.*
- (c) *Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.*
- (d) *Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.*
- (e) *Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.*
- (7) *Time Limit. The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.*
- (8) *Vacated Plats. The vacation of a plat by District Court action or by written instrument as provided by Title 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.*
- (9) *Platting Waiver. The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat.*

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

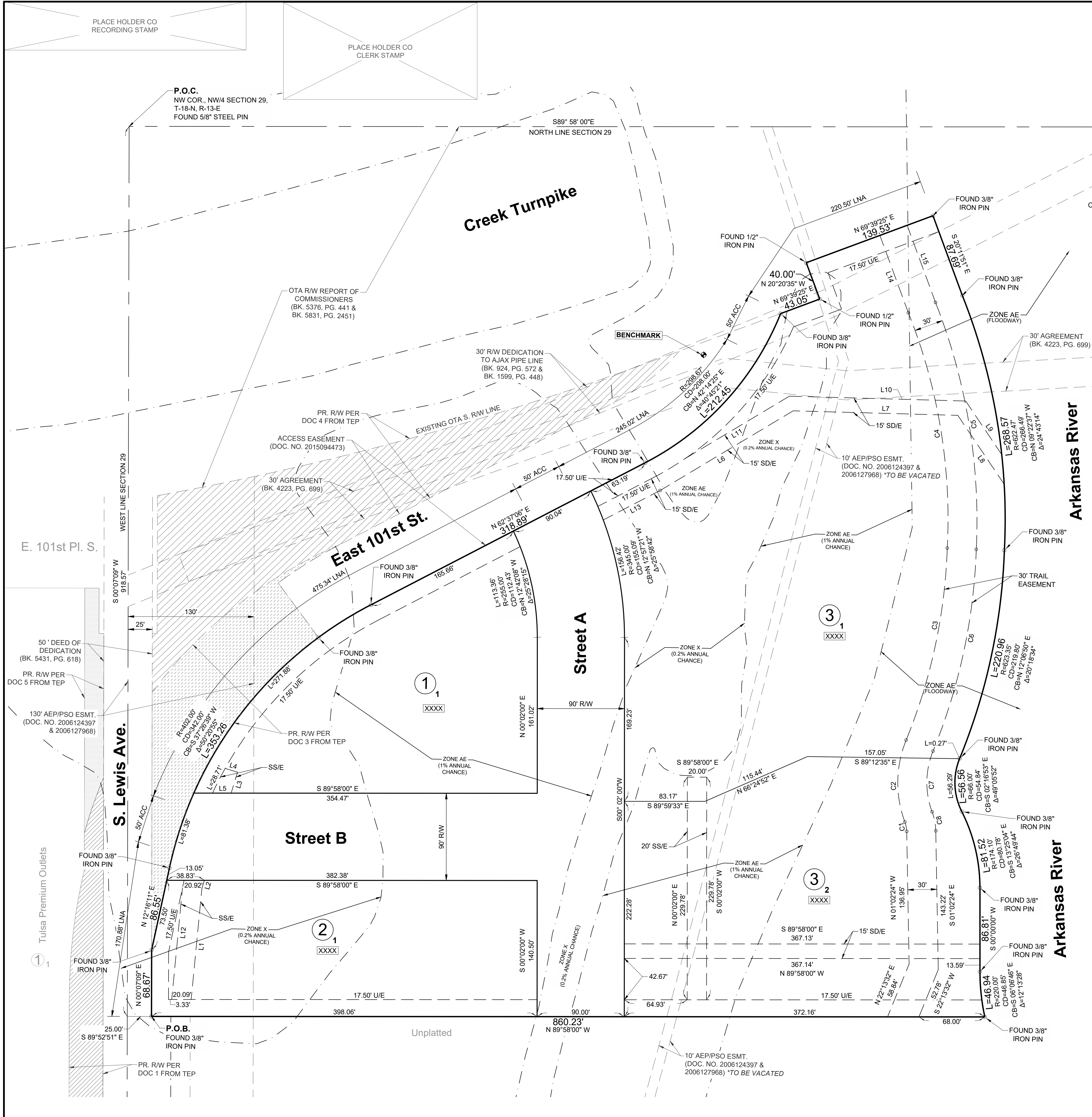
Recommendation | *Staff recommends conditional approval noting the applicant is in agreement with the comments and understands the earth change permit will not be released until all outstanding comments and conditions are addressed.*

Staff Conditions & Comments

- *The legal description on the plat face does not match the legal description in the DOD.*

- *Correct the street names. I think S. Lewis Ave. curves along the northwest side of this subdivision (not 101st Street) and Street "A" and "B" need better names.*
- *On the conceptual improvement plan, the storm sewer layout is not shown. Additional easements may be needed internally, unless the storm sewer will be private before it leaves the site.*
- *Follow the standards and regulations established in the Approved PUD Overlay District/UDO (Unified Development Ordinance).*
- *Formal Site-Plan submittal is required.*
- *101st street ROW*
 - *Work with River District, Outlet mall, ODOT, and City to provide adequate ROW.*
 - *To be identified as a Commercial Collector (80 ft. ROW)*
 - *ROW to be dedicated during platting.*
 - *What is the width of ROW along Lewis/101st?*
- *The sidewalk along 101st will connect to the Aquarium trail.*
- *Add PUD 150 to face of plat and DOD page.*
- *Add PUD language as provided by staff in DOD.*
- *The PUD will be filed as an addendum to the PLAT.*

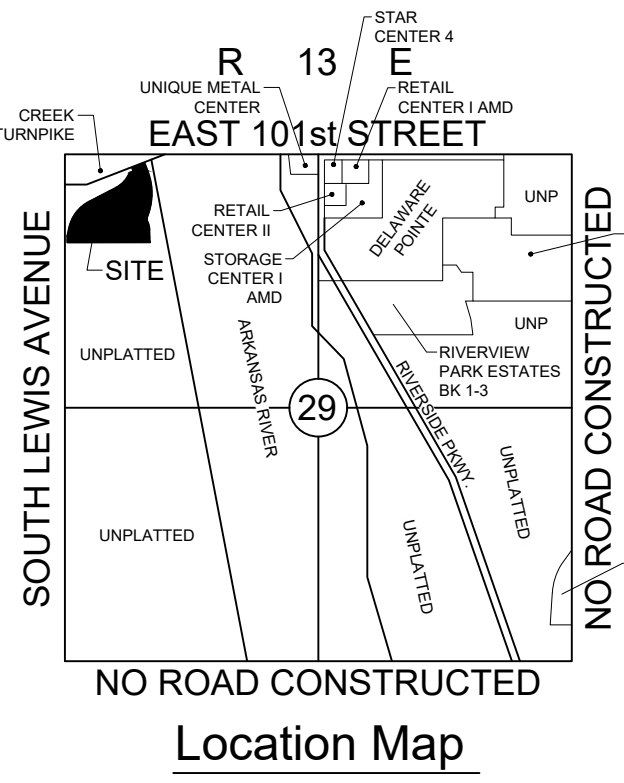
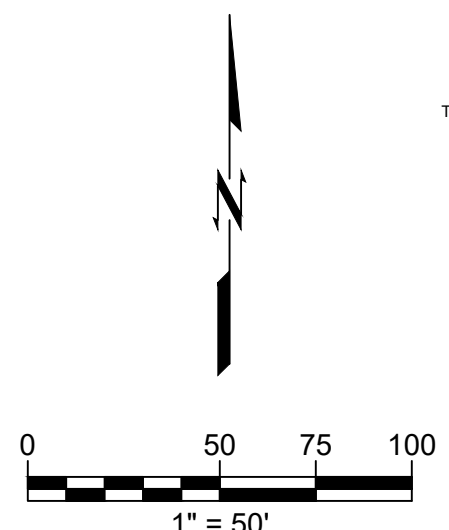
\\civil-server\projects\2240348 In the Pickle Jenks\DWG\PRODUCTION\Plat\2240348 Final Plat.dwg PLOT:12/16/24 ORIG SIZE:24"x36"



OWNER:
Raw Pickle, LLC
11450 S. Winston Avenue
Tulsa, Oklahoma, 74137
CONTACT: LAWRENCE ANGELO CUZALINA

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

SURVEYOR:
Wallace Design Collective, PC
410 North Walnut Avenue
Oklahoma City, Oklahoma, 73104
Phone: (405) 236-5858
OK CA NO. 1460, EXPIRES 6/30/2025
LEE MARTIN, RPLS
lee.martin@wallace.design



LEGEND	
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
SD/E	= STORM SEWER EASEMENT
SS/E	= SANITARY SEWER EASEMENT
ESMT.	= EASEMENT
BK./PG.	= BOOK/PAGE
OTA	= OKLAHOMA TURNPIKE AUTHORITY
AEP	= AMERICAN ELECTRIC POWER
PSO	= PUBLIC SERVICE COMPANY OF OKLAHOMA
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

XXXX	ADDRESS
1	BLOCK NUMBER
2	LOT NUMBER
○	IRON PIN FOUND
---	FLOODPLAIN LINE
---	FLOODWAY LINE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	115.15'	S 5°30'48" W
L2	8.76'	S 17°03'00" W
L3	22.63'	N 17°03'00" E
L4	13.36'	N 72°57'00" W
L5	19.24'	N 89°58'00" W
L6	160.12'	N 59°05'53" E
L7	169.99'	S 88°25'21" E
L8	85.74'	S 33°58'02" E
L9	66.69'	N 33°58'02" W
L10	182.08'	N 88°25'21" W
L11	125.30'	S 59°05'53" W
L12	115.84'	N 5°30'48" E
L13	66.06'	N 62°37'06" E
L14	85.12'	N 20°11'51" W
L15	84.78'	S 20°11'51" E

CURVE TABLE					
CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DISTANCE (CD)
C1	9.96'	30.00'	19°01'07"	N 10°58'03" W	9.91'
C2	86.54'	115.99'	42°44'45"	N 00°53'46" E	84.54'
C3	203.68'	573.32'	20°21'18"	N 12°05'29" E	202.61'
C4	248.10'	572.41'	24°50'01"	N 09°23'15" W	246.16'
C5	260.30'	615.02'	24°15'00"	S 09°22'52" E	258.36'
C6	214.04'	603.32'	20°19'38"	S 12°06'19" W	212.92'
C7	64.16'	85.99'	42°44'45"	S 00°53'46" W	62.68'
C8	20.04'	60.00'	19°08'28"	S 10°54'23" E	19.95'

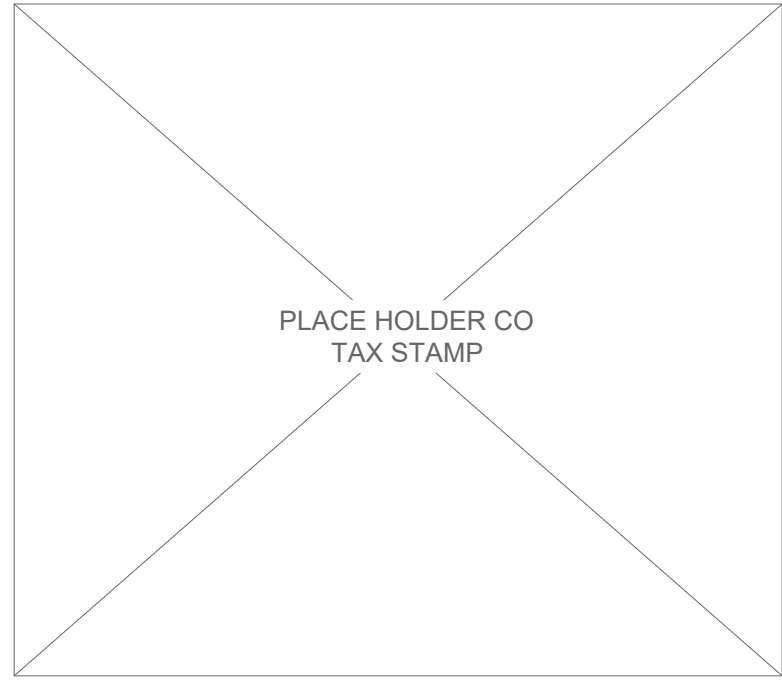
FINAL PLAT
CERTIFICATE OF APPROVAL

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

MAYOR-VICE MAYOR

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

CITY MANAGER



ORIG SIZE: 24"x36"

PLOT: 12/16/24

\\cvi-server\projects\24\0348 In the Pickle_Jenks\Draw\PRODUCTION\Plot\24\0348 DOD.dwg

FINAL PLAT

RAW DEVELOPMENT
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

RAW PICKLE, LLC, A LIMITED LIABILITY CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND CONTAINED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE S 00°07'09" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 918.57 FEET; THENCE S 89°52'51" E A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE N 00°07'09" E, PARALLEL TO SAID WEST LINE, A DISTANCE OF 68.67 FEET; THENCE N 12°16'11" E A DISTANCE OF 86.55 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 50°20'55", A RADIUS OF 402.00 FEET, AN ARC LENGTH OF 353.26 FEET, A CHORD BEARING OF N 37°26'39" E AND A CHORD LENGTH OF 342.00 FEET; THENCE N 62°37'06" E A DISTANCE OF 318.89 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 40°45'23", A RADIUS OF 298.67 FEET, AN ARC LENGTH OF 212.45 FEET, A CHORD BEARING OF N 42°14'42" E AND A CHORD LENGTH OF 208.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE OKLAHOMA TURNPIKE AUTHORITY CREEK TURNPIKE; THENCE N 69°39'25" E, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 43.05 FEET; THENCE N 20°20'35" W, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 40.00 FEET; THENCE N 69°39'25" E, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 139.53 FEET; THENCE S 20°11'51" E A DISTANCE OF 87.69 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°43'15", A RADIUS OF 622.47 FEET, AN ARC LENGTH OF 268.57 FEET, A CHORD BEARING OF S 09°22'37" E AND A CHORD LENGTH OF 266.49 FEET; THENCE ALONG A TANGENT COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 20°18'35", A RADIUS OF 623.35 FEET, AN ARC LENGTH OF 220.96 FEET, A CHORD BEARING OF S 12°06'50" W AND A CHORD LENGTH OF 219.80 FEET; THENCE ALONG A TANGENT REVERSE CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 49°06'01", A RADIUS OF 66.00 FEET, AN ARC LENGTH OF 56.56 FEET, A CHORD BEARING OF S 02°16'53" E AND A CHORD LENGTH OF 54.84 FEET; THENCE ALONG A TANGENT REVERSE CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 26°49'39", A RADIUS OF 174.10 FEET, AN ARC LENGTH OF 81.52 FEET, A CHORD BEARING OF S 13°25'04" E AND A CHORD LENGTH OF 80.78 FEET; THENCE S 00°00'00" W A DISTANCE OF 86.81 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°13'31", A RADIUS OF 220.00 FEET, AN ARC LENGTH OF 46.94 FEET, A CHORD BEARING OF S 06°08'49" E AND A CHORD LENGTH OF 46.85 FEET; THENCE N 89°58'00" W A DISTANCE OF 860.23 FEET TO THE POINT OF BEGINNING.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 4 LOTS, THREE BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "RAW DEVELOPMENT", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "RAW DEVELOPMENT").

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

- THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

- ONG'S EASEMENT(S) RECORDED IN BOOK 3828, PG 1131, BOOK 3828, PG, 1132 AND BOOK 3829, PG 1586 REMAIN IN FULL FORCE AND EFFECT. ONG'S EASEMENT(S) PRE-DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF ONG'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT ONG'S PRIOR WRITTEN CONSENT.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

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

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 101ST STREET OR SOUTH 24TH WEST AVENUE STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS CITY COUNCIL, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA.

G. SIDEWALKS; PUBLIC SIDEWALK EASEMENT

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE JENKS SUBDIVISION AND DEVELOPMENT REGULATIONS AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF JENKS. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

H. SANITARY SEWER EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, MANHOLES, LAMPHOLES AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

I. TRAIL EASEMENT

A PEDESTRIAN TRAIL EASEMENT, AS DEPICTED ON THE PLAT OF IN THE RAW - RIVERSIDE AS TRAIL EASEMENT, SHALL SERVE AS PEDESTRIAN RECREATIONAL USE OF THE PUBLIC. TO THE EXTENT SAID TRAIL EASEMENT, AS DEPICTED ON THE ACCOMPANYING PLAT THE OWNER HEREBY DEDICATES TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE LOT FOR CONSTRUCTION, MAINTENANCE AND USE AS A PUBLIC TRAIL. ADDITIONALLY, INSTALLATION AND MAINTENANCE OF UTILITY LINES, PEDESTALS, OR STRUCTURES WITHIN THE TRAIL EASEMENT IS PERMISSIBLE.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE

COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, TULSA COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF JENKS CITY COUNCIL, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

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

IN WITNESS WHEREOF:

RAW PICKLE LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024.

BY: _____
LAWERENCE ANGELO CUZALINA,

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

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

BY LAWERENCE ANGELO CUZALINA, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

[SEAL]

CERTIFICATE OF SURVEY

I, LEE MARTIN, WALLACE DESIGN COLLECTIVE PC, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "RAW DEVELOPMENT", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

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

LEE MARTIN
LICENSED LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024,
BY LEE MARTIN, AS _____ OF WALLACE DESIGN COLLECTIVE, PC.

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

[SEAL]

To Chair Dr. Scott West and Planning Commission

Case No. JZ 24-PUD 116 MI4 Frazier Meadows (1)

Request Minor Amendment No. 4 to provide relief for homes built under 1,800 sq ft

Frazier Meadows History	Preparer Marcaé Hilton
Documents Included:	Preparer
☐ FILED PLAT	RK and Associates, PLC
☐ Approval letter for PUD 116	City Staff
☐ Minor Amendment No. 1	Robert Bell, Bell Land Use
☐ Minor Amendment No. 2	Robert Bell, Bell Land Use
☐ Minor Amendment No. 3	Crown Homes, Bridgett Gale

History of Applications

Staff has met and discussed the PUD “livability space” issue several times. During Staff meeting today (Wednesday, December 18, 2024) it was agreed to request a Minor Amendment approval from Planning Commission. This required a last-minute amendment to the agenda for the regularly scheduled Thursday, December 19, 2024. Approving this minor amendment request allows the homeowners, neighbors, builders, and developer, to go into the holiday season with a resolution on their title issues related to the minimum square footage.

- PUD-116 Ordinance 1485
- Zoning Case RS2 PUD-116 Overlay
- STR Section Township and Range 05-T17N-R13E

CASE NUMBER	APPLICATION	REQUEST	PC	CC	COMMENTS
JZ-19-640	03/27/2019	RS2 & PUD 116	04/18/2019 DENIED		DENIED BY PC 1800 SQ FT
PUD BOOK	03/18/2019	INTERNAL REVIEW			1800 SQ FT
APPEAL LTR	04/29/2019			05/21/2019 (APPROVED W/ CONDITIONS)	1800 SQ FT NOT INCLUDED IN AMENDMENT
JZ 21-PUD 116 MI1		REAR BUILDLINE ADJUSTMENT	04/08/2021	04/20/2021	1800 NOT INCLUDED IN AMENDMENT
JZ 24-PUD 116 MI2		FRONT BUILDLINE ADJUSTMENT	06/20/2024	NA	1800 NOT INCLUDED IN AMENDMENT
JZ 24-PUD 116 MI3		BUILDLINE ADJUSTMENT	12/19/2024 APPROVAL TBD	NA	TBD, 1800 NOT INCLUDED IN AMENDMENT

Minor Amendment No. 1 | Details

- Modification of roadway triggered new alignment of street and utilities forcing a change in the lots.
 - Road was moved south.
 - Realignment of lots in Phase II to Phase I.
- Correction of setback related to Lot 11 Block 8.

PLAT DATA					
MINOR AMD.					
DOD TEXT	03/18/2019	PRELIMINARY			1800
PLAT	07/01/2019	INTERNAL REVIEW			1800
PLAT	06/13/2019	INTERNAL REVIEW			1800
PLAT		PRELIM/FINAL	07/03/2019	07/15/2019*	APPROVED
PLAT	11/19/2020	INTERNAL REVIEW			1800
PLAT	01/29/2021	INTERNAL REVIEW			1800
PLAT	02/26/2021	PRELIMINARY			UNKNOWN
PLAT	03/08/2021	INTERNAL REVIEW			
PLAT	03/26/2021	INTERNAL REVIEW			1800 CONDITIONS**
PLAT	04/02/2021	INTERNAL REVIEW			1800
FINAL PLAT			04/08/2021	04/20/2021	APPROVED 1800<
PLAT	12/09/2021	INTERNAL REVIEW			1600 SQ FT CHANGED<<
FILED PLAT	03/21/2022				1600
FILED SCRIVENER	03/21/2022				1600

*CONDITIONS OF APPROVAL FROM 07/15/2019 CC HEARING | 20. In Section 2.1.2 and 7.2, change the words "livability space" to house size or habitable space or other language to clarify intent and avoid confusion with the defined term livability space in the Zoning Code

** Staff questioned "Livability Space" language as presented in the plat draft dated March 26, 2021

2.1 Planned Unit Development Standards

2.1.1 Land area (net): 29.61 Acres confirm

2.1.2 Permitted Uses: Uses permitted as a matter of right in the RS-2 (single family residential) zoning of the City of Jenks zoning code, along with customary and accessory uses, including but not limited to landscaped entrances and other uses which may be incidental thereto. Except as Amended by the PUD as follows:

Maximum number of dwelling units:	89	currently shows 100
Minimum lot width:	60 ft.	
Minimum lot area:	7,200 sq. ft.	
Minimum Livability Space:	1,800 sq. ft.	minimum square footage or actual green space on lot?
Maximum building height:	35 ft.	

Figure 1: PLAT DATA FROM PLAT DATED MARCH 26, 2021

<FINAL PLAT APPROVAL AS PRESENTED TO CC ON 04/20/2021

1. Recommendation of approval of PUD 116 Minor Amendment
 - Realignment of 130th Street South
 - Change of Lot alignment in Block 4
 - o Allow for smaller lot widths
 - o Allow for alternate street design (small stub out streets)
 - Redesign of 128th
 - o Accommodate Lot 11, Block 8
 - o Accommodate future development to north | property to be purchased for gated development "Frazier Falls"
2. Recommendation of approval of Final Plat

< <Change was not identified by staff during review prior to filing of plat

2.1 Planned Unit Development Standards

2.1.1 Land area (net): 32.51 Acres

2.1.2 Permitted Uses: Uses permitted as a matter of right in the RS-2 (single family residential) zoning of the City of Jenks zoning code, along with customary and accessory uses, including but not limited to landscaped entrances and other uses which may be incidental thereto. Except as Amended by the PUD as follows:

Maximum number of dwelling units:	101
Minimum lot width Block 1, 2, 3, 5, 6, 7 & 8:	60 ft.
Minimum lot width Block 4:	50 ft.
Minimum lot area:	6,200 sq. ft.
Minimum Livability Space:	1,600 sq. ft.
Maximum building height:	35 ft.

Figure 2: PLAT DATA DATED 12/09/2021

ADDRESS	LOT	BLOCK	SUBDIVISION	SQ. FT.
2070 E 130th Street	10	4	Frazier Meadows	1645
2054 E 129th Street	20	2	Frazier Meadows	1645
2034 E 130th Street	1	4	Frazier Meadows	1729
2066 E 130th Street	9	4	Frazier Meadows	1729
13014 S 20th Place	1	1	Frazier Meadows	1729
12914 S 21st Place	3	5	Frazier Meadows I	1734
12918 S 21st Place	2	5	Frazier Meadows I	1750
12879 S 21st Place	4	7	Frazier Meadows	1750
12910 S 21st Place	4	5	Frazier Meadows	1771
12934 S 20th Place	6	1	Frazier Meadows	1741
12938 S 20th Place	5	1	Frazier Meadows	1751

Figure 3: FRAZIER MEADOWS BUILDING PERMIT DATA BASED ON SQUARE FOOTAGE

CASE NO.	LOT WIDTH	LOT AREA	SET BACK				PUBLIC/PRIVATE STREETS	LIVING AREA*	GARAGE
			F	S	ES	R			
JZ 19-640	60	6,591	25	5	15	20	PUBLIC	1,800	2
			15	5	15	20			
PRELIM PLAT	60	6,591	25	5	15	20	PUBLIC	1,800	2
			15	5	15	20 & 35			
FINAL PLAT	60	6,591	25	5	15	20	PUBLIC	1,800	2
			15	5	15	20 & 35			
FILED PLAT	60 & 50	6,200	25**	5	15	20	PUBLIC	1,600	2
			15	5	15	20 & 35			

* Living area and minimum square footage: the computation of living area shall not include garages, porches, detached living space or attics. The minimum square footage of living area for all dwellings shall be 1800 square feet.

** (SEE PLAT FOR DETAILS) 25, 37, 15, 20 FRONT YARD,

Staff Evaluation And Comments

Evaluation | Staff does not find any prior request or appeal to allow for 1,600 sq ft homes in Frazier Meadows. In the staff memo from December 06, 2024, 9 (nine) homes were identified to have been approved/built with less than 1,800 sq. ft. It was discovered this week that two additional building permits had been approved and were ready for sale. This is not a major amendment for the entire subdivision, this is relief for the specific lots (homeowners) that have purchased a home less than 1,800 sq ft and will likely need relief from a title company when they are ready to sell due to the PUD minimum square footage violation.

Livability Space is defined as the heated/cooled space that can be occupied and used for living purposes. Generally, this would include any living areas such as bedrooms, living rooms, kitchens, and bathrooms as well as common areas like hallways, entries, and closets that are used as part of everyday living.

Comments | In order to clear the title for the 9 (nine) homes that did not meet the 1,800 sq ft minimum requirement. Staff recommends a minor amendment, as determined by the UDO standards below, to PUD 116 specific to the lots identified in the plat exhibit.

(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.

Recommendation | Staff recommends approval of the Minor Amendment request to allow for a minimum square footage of less than 1,800 sq. ft. on the lots identified as follows:

Block 1, Lot 1, 5, 6

Block 2, Lot 20

Block 4, lot 1, 9, 10

Block 5, Lot 2, 3, 4

Block 7, Lot 4

BLOCK 1 SQUARE FEET	
LOT NO.	SQ. FT.
1	8,756.68
2	7,560.00
3	7,560.00
4	7,560.00
5	7,560.00
6	7,560.00
7	8,460.00
8	7,560.00
9	7,560.00
10	7,560.00
11	7,560.00
12	9,360.01
13	7,560.00
14	7,098.73

BLOCK 2 SQUARE FEET	
LOT NO.	SQ. FT.
1	7,200.00
2	7,200.00
3	7,200.00
4	7,264.77
5	13,861.69
6	14,012.47
7	7,324.16
8	7,200.00
9	7,200.00
10	7,300.00
11	7,200.00
12	7,200.00
13	7,200.00
14	14,012.96
15	11,212.67
16	7,200.00
17	7,200.00
18	7,200.00
19	7,200.00
20	7,267.26
21	10,392.43
22	10,631.89
23	8,400.00

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

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

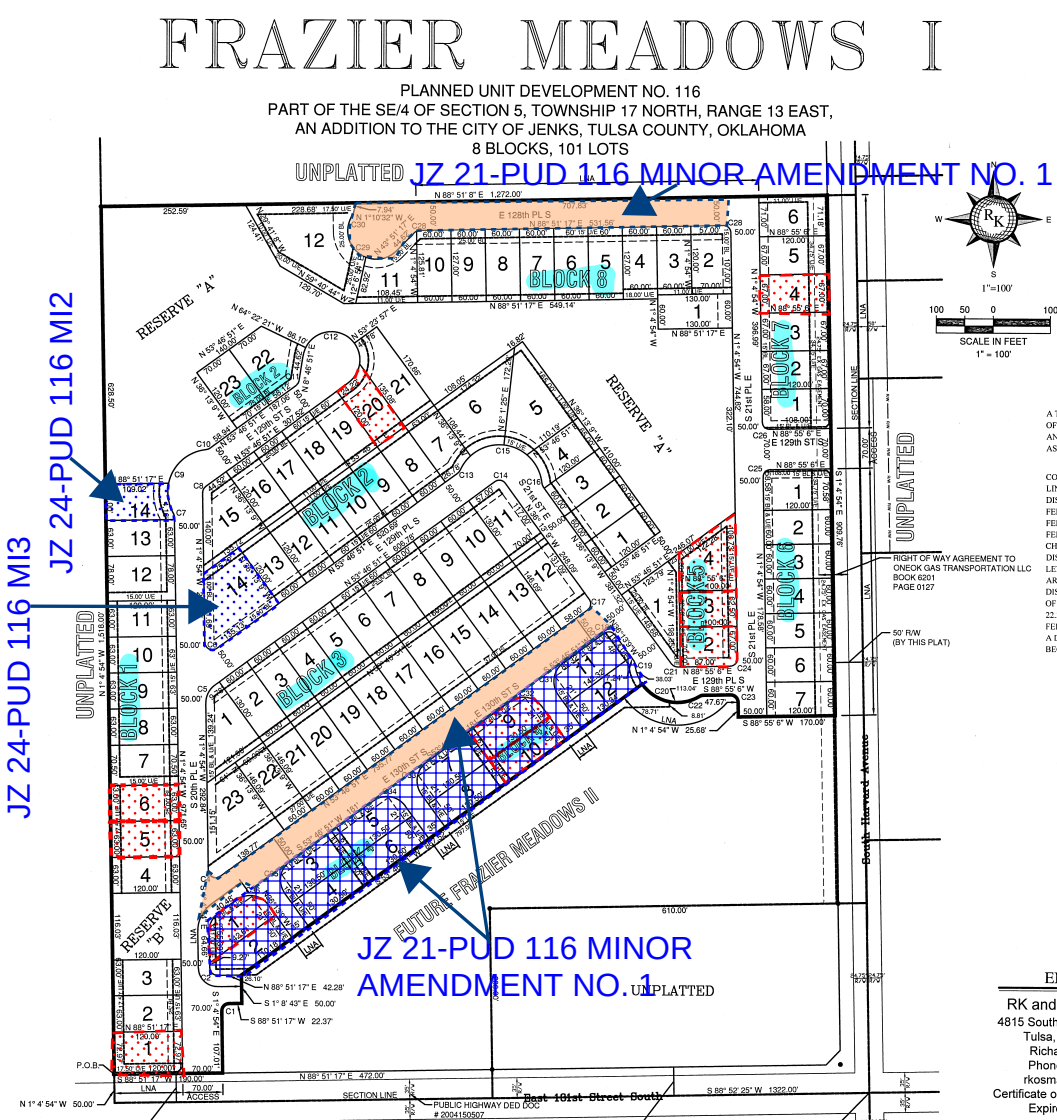
BLOCK 5 SQUARE FEET	
LOT NO.	SQ. FT.
1	10,781.39
2	6,963.73
3	7,200.00
4	6,250.00
5	7,200.00
6	7,200.00
7	7,200.00

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

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

BLOCK 8 SQUARE FEET	
LOT NO.	SQ. FT.
1	7,800.00
2	8,363.64
3	7,200.00
4	7,800.00
5	7,800.00
6	7,800.00
7	7,800.00
8	7,800.00
9	7,800.00
10	7,617.90
11	8,978.81
12	23,886.91

CURVE DATA TABLE			
NO.	RADIUS	CURVE LENGTH	CHORD LENGTH
C1	13.00	20.41	18.37
C2	13.00	20.43	18.39
C3	37.00	35.43	34.09
C4	13.00	20.39	18.35
C5	38.00	36.39	35.01
C6	13.00	20.39	18.35
C7	13.00	20.42	18.38
C8	13.00	20.42	18.38
C9	75.00	149.34	125.86
C10	13.00	6.87	6.79
C11	13.00	10.21	9.95
C12	50.00	196.39	162.39
C13	13.00	6.87	6.79
C14	13.00	20.42	18.38
C15	75.00	107.69	145.07
C16	13.00	6.87	6.79
C17	13.00	20.42	18.38
C18	13.00	20.42	18.38
C19	13.00	6.87	6.79
C20	75.00	151.07	126.79
C21	13.00	12.45	11.98
C22	13.00	20.42	18.38
C23	13.00	20.42	18.38
C24	13.00	20.42	18.38
C25	12.00	18.85	18.57
C26	12.00	18.85	18.57
C27	13.00	20.43	18.39
C28	13.00	10.21	9.95
C29	50.00	147.57	122.00
C30	25.00	14.87	14.67
C31	40.00	62.83	56.57
C32	40.00	62.83	56.57
C33	40.00	62.83	56.57
C34	40.00	62.83	56.57
C35	40.00	62.83	56.57
C36	40.00	62.83	56.57



FRAZIER MEADOWS I

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

UNPLATTED JZ 21-PUD 116 MINOR AMENDMENT NO. 1

CERTIFICATE

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

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

LEGAL DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE S88°52'25"W ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1322.00 FEET TO A POINT; THENCE N01°04'54"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N01°04'54"W FOR A DISTANCE OF 1518.00 FEET; THENCE S88°55'06"W FOR A DISTANCE OF 1700.00 FEET; THENCE N01°04'54"W FOR A DISTANCE OF 25.68 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.38 FEET, AND A CHORD BEARING OF N88°55'06"W; THENCE S88°55'06"W FOR A DISTANCE OF 47.67 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 6.87 FEET, A CHORD DISTANCE OF 6.79 FEET, AND A CHORD BEARING OF S77°46'55"W; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, A LENGTH OF 115.94 FEET, A CHORD DISTANCE OF 102.64 FEET, AND A CHORD BEARING OF N78°10'34"W; THENCE S53°46'51"W FOR A DISTANCE OF 867.52 FEET; THENCE S01°08'47"E FOR A DISTANCE OF 50.00 FEET, AND A CHORD BEARING OF S77°46'55"W; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.41 FEET, A CHORD DISTANCE OF 18.37 FEET, AND A CHORD BEARING OF S47°51'17"W; THENCE S01°04'54"E FOR A DISTANCE OF 107.01 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 32.5 ACRES, MORE OR LESS.

LEGEND

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

ENGINEER

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

SURVEYOR

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



FINAL PLAT

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Jenks City Council on 4/10/2022.
MAYOR / VICE MAYOR
[Signature]
CITY MANAGER
This approval is void if the above signature is not endorsed by the City Manager.

MONUMENT NOTES

3/8" IP WITH CAP
AT ALL LOT CORNERS

BENCHMARK

THE DATUM IS
NAVD88

OWNER

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

RED LOTS = HOMES LESS THAN 1,800 SQ FT Minor Amendment No. 4
BLUE = MINOR AMENDMENTS
PEACH IS SPECIFIC TO MINOR AMENDMENT NO. 1

Deed of Dedication and Restrictive Covenants

Frazier Meadows I

KNOW ALL MEN BY THESE PRESENTS:

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

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 5, THENCE S88°52'25"W ALONG THE SOUTH LINE OF SAID SECTION 5 FOR A DISTANCE OF 1322.00 FEET TO A POINT; THENCE N07°04'54"W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE N07°04'54"W FOR A DISTANCE OF 1518.00 FEET; THENCE N86°51'08"E FOR A DISTANCE OF 1272.00 FEET; THENCE S07°04'54"E FOR A DISTANCE OF 809.76 FEET; THENCE S88°50'09"W FOR A DISTANCE OF 170.00 FEET; THENCE N07°04'54"W FOR A DISTANCE OF 25.98 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A CHORD DISTANCE OF 20.42 FEET, A CHORD BEARING OF 18.38 FEET, AND A CHORD BEARING OF M84°04'54"W; THENCE S88°50'09"W FOR A DISTANCE OF 47.67 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A LENGTH OF 21.41 FEET, A CHORD DISTANCE OF 6.79 FEET, AND A CHORD BEARING OF S73°46'55"W; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 75.93 FEET, A LENGTH OF 15.01 FEET, A CHORD DISTANCE OF 120.79 FEET, AND A CHORD BEARING OF N63°39'01"W; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 6.87 FEET, A CHORD DISTANCE OF 6.79 FEET, AND A CHORD BEARING OF N27°04'58"W; THENCE N63°13'09"W FOR A DISTANCE OF 67.24 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 19.92 FEET, A CHORD DISTANCE OF 18.03 FEET, A CHORD BEARING OF N82°20'33"W; THENCE N83°13'09"W FOR A DISTANCE OF 50.00 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.42 FEET, A CHORD DISTANCE OF 18.38 FEET, AND A CHORD BEARING OF N04°40'51"E; THENCE N83°13'09"W FOR A DISTANCE OF 131.09 FEET; THENCE S83°46'51"E FOR A DISTANCE OF 731.00 FEET; THENCE S07°04'54"E FOR A DISTANCE OF 151.19 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.39 FEET, A CHORD DISTANCE OF 23.08 FEET, AND A CHORD BEARING OF S83°39'01"E; THENCE S88°51'17"W FOR A DISTANCE OF 54.27 FEET; THENCE S74°50'28"E FOR A DISTANCE OF 28.14 FEET; THENCE S85°58'45"W FOR A DISTANCE OF 40.00 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 37.00 FEET, A LENGTH OF 34.82 FEET, A CHORD DISTANCE OF 33.55 FEET, AND A CHORD BEARING OF S08°49'50"W; THENCE S07°04'54"E FOR A DISTANCE OF 67.10 FEET; THENCE AROUND A CURVE TO THE RIGHT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.43 FEET, A CHORD DISTANCE OF 18.39 FEET, AND A CHORD BEARING OF S48°04'46"E; THENCE N86°51'17"E FOR A DISTANCE OF 40.09 FEET; THENCE S07°04'54"E FOR A DISTANCE OF 50.00 FEET; THENCE S88°51'17"W FOR A DISTANCE OF 20.37 FEET; THENCE AROUND A CURVE TO THE LEFT, WITH A RADIUS OF 13.00 FEET, A LENGTH OF 20.43 FEET, A CHORD DISTANCE OF 18.37 FEET, AND A CHORD BEARING OF N04°40'51"E; THENCE S88°51'17"E FOR A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 26.74 ACRES, MORE OR LESS.

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

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

Section 1 Streets and Utility Easements

1.1 The Owner/Developer does hereby dedicate for public the north and west 50 feet from the section lines associated with East 131st Street and South Harvest Avenue, use for streets, and the utility easements as depicted on the accompanying plat as "UE" or "Utility Easement," for the several purposes of constructing, maintaining, operating, repairing, replacing, or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transmission, gas lines, water lines and cable television lines, together with all things, including poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other improvements thereto, and the right to install, maintain, operate, replace, repair, remove, or remove any utility easements as aforesaid; provided, however, the Owner/Developer and its assigns hereby reserves the right to construct, install, operate, lay or lay water lines, sewer lines, storm sewer lines, and other services, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water, storm sewer services and storm sewer services to the areas included in the plat; provided the interior street easements depicted on the accompanying plat are herein designated as public access plat and maintenance purposes for the common use and benefit of the property owners within the residential subdivision. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each property owner and shall be enforceable by the City of Jenks, Oklahoma, and by the assignor of any affected utility service, that within the utility easements depicted on the accompanying plat, no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided; however, there shall be no other obstruction, including, fences, parking areas, cutting, fencing and landscaping that do not constitute an obstruction.

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

1.1 Electric, Telephone, Cable Television and Other Utility Services

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

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

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

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

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

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

1.2 Water and Sanitary Sewer Service

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

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

1.2.3 The City of Jenks or its successors through its proper agents and employees shall at all times have right of access with their equipment to all said easement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water and sewer facilities.

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

1.3 Gas Service

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

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

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

1.4 Landscaping and Other Improvements within Easements

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

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

1.5 Streets

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

Section 2 Planned Unit Development Restrictions

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

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

2.1 Planned Unit Development Standards

2.1.1 Land area (net):	32.51 Acres
2.1.2 Permitted Uses:	Uses permitted as a matter of right in the <u>SS-2 (single family residential)</u> zoning of the City of Jenks zoning code, along with customary and accessory uses, including but not limited to landscaped entrances and other uses which may be incidental thereto. Except as Amended by the PUD as follows:
Maximum number of dwelling units:	101
Minimum lot width Block 1, 2, 3, 5, 6, 7 & 8:	40 ft.
Minimum lot width Block 4:	50 ft.
Minimum lot area:	6,200 sq. ft.
Minimum Livability Space:	1,600 sq. ft.
Maximum building height:	35 ft.

2.1.3 Minimum yard requirements:

BLOCK 1, BLOCK 2, BLOCK 3, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 7, BLOCK 8	
Front yard	25 ft.
Front yard (BLOCK 3, LOT18 12 - 23)	37 ft.
Front yard (BLOCK 4, LOT15 - 12)	15 ft.
Front yard (BLOCK 5, LOT18 12 - 4)	15 ft.
Front yard (BLOCK 8, LOT 11)	15 ft.
Side yard	5 ft.
Exterior side yard	15 ft.
Rear yard	20 ft.
BLOCK 6, BLOCK 7	
Front yard	25 ft.
Front yard to garage	20 ft.
Side yard	5 ft.
Exterior side yard	15 ft.
Rear yard	35 ft.

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

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

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

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

Section 3 Surface Drainage

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

Section 4 Reserve Areas, Perimeter Fencing and Landscaping

4.1 Reserve Area "A"

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

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

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

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

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

4.2 Reserve Area "B"

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

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

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

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

4.2.5 Fencing

4.3 Conveyance and Maintenance of All Reserve Areas

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

Section 5 Limits of No Access

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

Section 6 Homeowners Association

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

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

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

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

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

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

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

Section 7 Architectural Committee and Private Restrictions

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

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

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

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

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

7.2 Carports are not permitted.

7.3 FENCING:

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

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

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

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

7.4 DRIVEWAYS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 8 Enforcement, Duration, Amendment and Termination

8.1 The restrictions herein set forth are covenants to run with the land and shall be binding upon the undersigned Owner/Developer, its grantees, successors and assigns and all parties claiming under it for a period of twenty-five (25) years from the date of recording hereof, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless amended or terminated as hereafter provided. If any owner, or its successors or assigns shall violate any of the covenants herein, it shall be liable for the City of Jenks or any persons owning a lot situated within the subdivision to maintain an action at law or equity against the person or persons violating or attempting to violate any such covenant, and to prevent him/her or them from so doing or to compel compliance with the covenants or to recover damages for such violations.

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

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

8.4 In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks zoning code as the same existed on _____, 2022 or as subsequently amended.

Owner's Certificate and Dedication

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

Frazier Meadows I, LLC,
an Oklahoma limited liability company

by Charles Wolmenshauer
Charles Wolmenshauer, Managing Member

State of Oklahoma)
County of Tulsa) ss

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

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

Marilyn Matthews
Notary Signature

My commission no. _____

Expires _____



Certificate of Survey

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

Cliff Benner
Surveyor Signature

Registered Professional Land Surveyor
Oklahoma No. 1815



State of Oklahoma)
County of Tulsa) ss

Before me, the undersigned, a notary public in and for said county and state, on this 17th day of Feb, 2022, personally appeared Cliff Benner to me known to be the identical person who subscribed his/her name as registered land surveyor to the foregoing certificate, as his/her free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

R. Wade Benner
Notary Signature

My commission no. 15062441

Expires 06-21-2024



Development Text
Minor Amendment
Plan Unit Development 116

The subject application is pursuant to an agreement between the Developer of Frazier Meadow LLC and the Public Works and Fire Department of the City of Jenks.

Planned Unit Development 116 was originally approved with an oil field water line and a Sanitary Sewer Line of the City of Glenpool located under a portion of the Street identified as East 130th Street South. It was determined that this situation need to be rectified prior to final platting of phase I of the Meadows Development. The roadway in question is currently located in phase 2 of the Meadows Development, however portions of the easements and line improvements are located in areas of Phase I, therefore, Phase I will be modified to include the area in question into Phase I.

Modifying the roadway was the only answer that would rectify the condition. It was finally determined that the best layout to facilitate the desired results was to move the roadbed to the south. This created a condition that some of the lots that were originally located in Phase II would need to be moved to Phase I. It also created a requirement to look at an alternate access/road design for 12 parcels located south of East 130th Street South. This road design would not be considered standard practice and therefore is being submitted as a PUD condition to protect the integrity of the code.

The design has been review by the City Engineer and the Fire Chief and has been agreed to by the Developer.

The amendment is also identifying a setback issue related to Lot 11 Block 4. The design of the road is needing a full cul-de-sac at the end of 128th Street South to facilitate a turn around area for emergency services because the through Street to the adjacent property is planned to be gated. This design will require a front setback requirement that mirrors the requirement for lots abutting to Harvard Avenue and allow an 11 foot setback from the reserve area that abuts to the lot on the rear lot line.

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

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD Amendment

Preparer

Robert Bell, Bell Land Use, INCOG

Background Information

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

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

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

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



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

Zoning Surrounding:

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

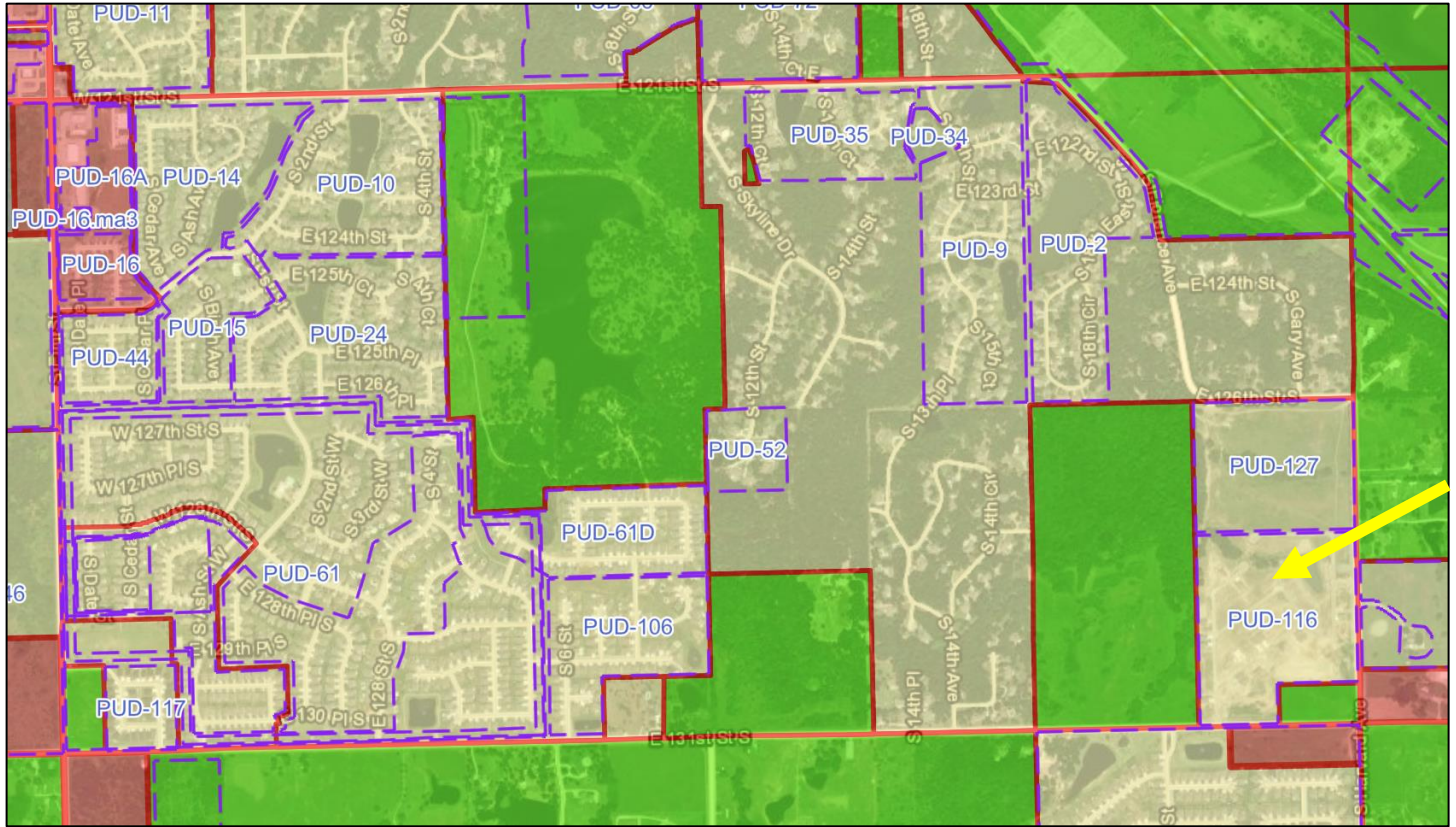


Figure 2: ZONING MAP

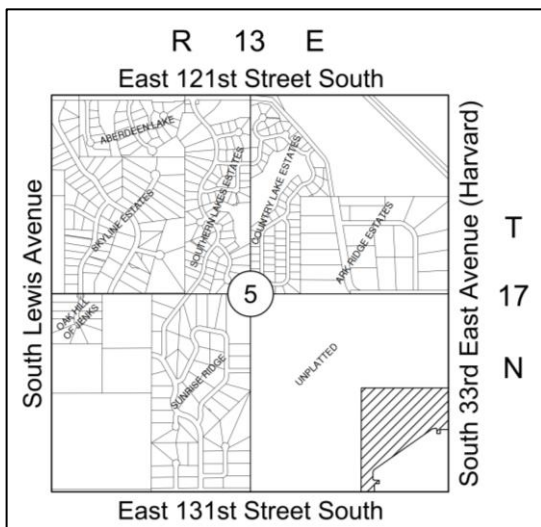


Figure 3: Site Map

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

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



WHITE SURVEYING COMPANY

9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 (918) 863-8924

STEM WALL/SLAB INSPECTION REPORT NOT A LAND OR BOUNDARY SURVEY



INVOICE NO.: TRIAD 24-115213
MORTGAGOR: CROWN HOMES LLC

CLIENT: TRIAD BANK, N.A.
20240166

LEGEND

—X— FENCE
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
M/P METERING POINT
R/W RIGHT-OF-WAY
B/E BURIED ELECTRIC &
TELEPHONE CABLE
EASEMENT
(APPROXIMATE
LOCATION)
B/L BUILDING LINE
O.B.L. OUTBUILDING LINE



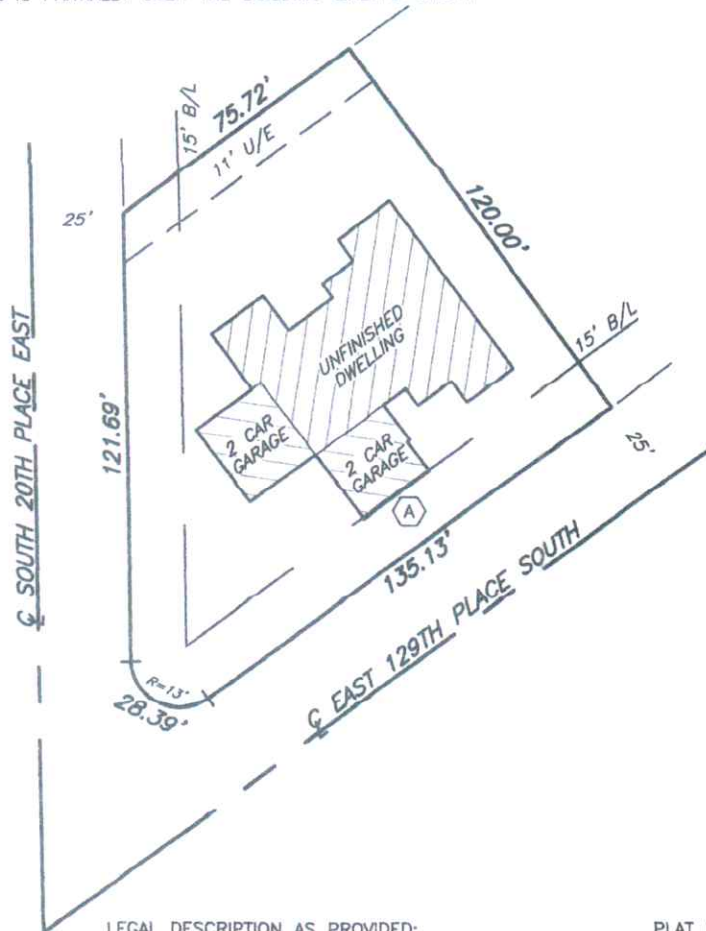
BEFORE YOU DIG,
CALL OKIE
1-800-522-6543

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND SETBACK LINES CONTAINED IN THE RECORDED PLAT AND DEED OF DEDICATION OF FRAZIER MEADOWS I ADDITION.

BY GRAPHIC PLOTTING ONLY THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 40143C0427L, AS LAST REVISED 10/16/2012.

LEGEND:

(A) - GARAGE IS PARTIALLY OVER THE BUILDING LINE AS SHOWN



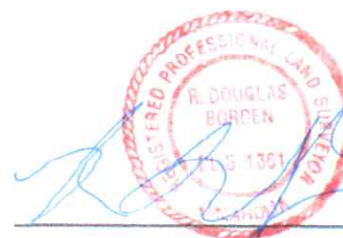
LEGAL DESCRIPTION AS PROVIDED:

PLAT NO. 7026

LOT FOURTEEN (14), BLOCK TWO (2), FRAZIER MEADOWS I, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 2035 EAST 129TH PLACE SOUTH.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #CA1098, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION REPORT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION REPORT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION REPORT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION REPORT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION REPORT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.



WITNESS MY HAND AND SEAL THIS DATE: 10/29/24



CITY OF JENKS

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

May 29, 2019

Charles Wollmershauser
10545 S. Memorial Dr
Tulsa, OK 74133

RE: JZ 19-640 PUD 116: Request by Charles Wollmershauser for a Planned Unit Development

General Location: NW corner area of E 131st St & S. Harvard

Dear Charles Wollmershauser,

Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case JZ 19-640 PUD 116 for which action was completed on 21 May 2019.

The above application was APPROVED on appeal granting the request by Charles Wollmershauser for a Planned Unit Development subject to the following conditions:

1. Clubhouse, pool, landscaping, open green space, walkways, and parking located in the area of the retention pond, and playground or dog park in the second smaller reserve, both as proposed in the application;
2. Clubhouse shall meet the same design requirements of the houses and be of compatible architectural design;
3. Minimum of 100% masonry on the first story and where there are two stories, 75% on the second story;
4. Concrete curbing along the entire length of the subdivision perimeter fencing; fence to be capped and trimmed and built using steel posts;
5. Perimeter fencing along Harvard Avenue and 131st Street shall be completed prior to release of any occupancy permits;
6. Minimum setback of 20 feet for ~10 homes next to the 50 foot easement from garage to street;
7. Mitigation plan for the abandoned waterline;
8. Masonry on the fence line at every lot corner.

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

Sincerely,

Jim Beach, Planning Director
City of Jenks

To	Chair Scott West and Planning Commission
Hearing Date	December 19, 2024
Case Number	JZ 24 SUP 123
Location	110 E Main Street
Request	<i>Discussion and Recommendation of a Specific Use Permit for an Assembly Use on Main Street.</i>

Staff Report	Preparer Marcaé Hilton
Attachments	Preparer
Zoning Map and Notice	INCOG & City Staff
Site Plan	None

Background Information

STAFF COMMENTARY

This request is for an event space (Assembly Use). The current office use (REMAX) is allowed by right in the Downtown Core, the office user wants to sublet a portion of the space to an event planner. Currently the property is zoned DC (Downtown Core), staff met with the applicant and agreed to move the application for a Specific Use Permit (SUP 123) forward with conditions. Staff spoke with the applicant about the potential conflict in parking and asked the user to bring a parking plan back for evaluation and consideration. Parking for an “assembly use” will compete with the restaurants that have been incentivized by JEDA (Jenks Economic Development Authority) on Main Street.

A SUP is governed by State Statute which identifies the conditions for approval. The designation of a Specific Use Permit does not constitute an authorization or an assurance that such use will be permitted. Rather, each Specific Use Permit application shall be evaluated to determine its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate appropriate.

Zoning	DC (Downtown Core)
Request	Specific Use Permit Overlay to allow for an assembly
Account #	60525831902230
Owner	424 PROPERTIES LLC
Address	110 E MAIN ST S
Zoning	DC, Downtown Core (Ordinance 1583)
Subdivision	Jenks-original Town (Residential Subdivision)
Comment	1 Public Comment at the time of this report
Land Use Map	Downtown Core
Council	Ward 1 John Brown

Evaluation

1. SUP: Items requiring a Specific Use Permits are not allowed by right but could be allowed when deemed appropriate for the area.
 Certain uses (Assembly Use in DC) are designated as Specific Uses because of
 - a. the size of the land they require,
 - b. their specialized nature, or
 - c. because they may more intensely dominate the area in which they are located or
 - d. generate effects on the general public that are broader in scope than other uses permitted in the district.
2. COMP PLAN: The downtown land use designation includes Downtown Jenks, centered along East Main Street. Downtown areas should continue to consist of a variety of commercial uses including boutiques, antique stores, restaurants, cultural amenities, and offices. The City should work to enhance the character and identity of this area to make it a true destination in the Tulsa region.
3. STREET/ACCESS: This site is on Main Street of Jenks, the building has Main Street and alley access.
4. PARKING: Staff recommends Planning Commission consider the parking impact on Main Street during events.
5. STATE STATUTE: See Page 6 for explicit language regarding Specific Use Permits.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	DC
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	10
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	25
Interior Side (ft) (3)	0
Rear (ft) (3)	0
Building Standards (Maximum)	
Height (ft)	85
Impervious Surface Coverage	100%
Notes	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	

Use	Additional Regulation	DC
Agricultural Uses		DC
Residential Uses		DC
Multifamily Building, 8 units or more	16-5-2(C)	S
Multifamily Building, less than 8 units	16-5-2(C)	S
Multifamily Complex	16-5-2(D)	
Residential, above ground floor		P
Residential Facility for Persons with a Disability	16-5-2(B)	S
Single-Family Detached		
Institutional and Utility Uses		DC
Government Uses, indoor		P
Government Uses, outdoor	16-5-3(A)	S
Place of Assembly		S
Wireless Communication Facility	16-5-3(B)	S
Wireless Communication Facility, Small Cell	16-5-3(B)	C
Retail Uses		DC
Adult Uses	16-5-4(A)	
Convenience Store		P
General Retail, less than 10,000 sq. ft.	16-5-4(B)	P
General Retail, 10,000 sq. ft. — 49,999 sq. ft.	16-5-4(C)	S
General Retail, 50,000 or more sq. ft.	16-5-4(D)	S
Multitenant Shopping Center	16-5-4(E)	C
Pawn Shop		
Service Uses		DC
Acute Care Center		
Business Park	16-5-5(A)	
Check Cashing/Pay Day Loan Store		
Commercial Animal Boarding	16-5-5(B)	
General Service, less than 10,000 sq. ft.	16-5-5(C)	P
General Service, 10,000 — 49,999 sq. ft.	16-5-5(D)	S
General Service, 50,000 sq ft or more	16-5-5(E)	S
Hospital		
Medical/Dental Office		P
Personal Storage Facility	16-5-5(F)	
Professional Office		P
Professional Office, above ground floor		P
Tattoo Parlor		
Veterinary Clinic/Animal Hospital		
Lodging Uses		DC
Hotel		P
Motel		
Short-Term Rental	16-5-6(B)	C
Eating/Drinking Uses		DC
Bar/Tavern		P
Brewery/Winery/Distillery, micro		P
Brewery/Winery/Distillery, tasting room		P
Coffee/Tea Shop	16-5-7(A)	P

Food Truck Court	16-5-7(B)	
Restaurant, delivery/carry out only		S
Restaurant, fast casual		P
Restaurant, sit down		P
Entertainment Uses		DC
Archery/Gun Range		
General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	P
General Entertainment, indoor, 10,000 sq. ft. — 49,999 sq. ft.	16-5-8(B)	S
General Entertainment, indoor, more than 50,000 sq. ft.	16-5-8(C)	S
General Entertainment, outdoor	16-5-8(D)	
Vehicle Related Uses		DC
Industrial Uses		DC
Brewery/Winery/Distillery		
Laboratory		
Manufacturing, Artisan		S
Manufacturing, Heavy		
Manufacturing, Light		
Mining and Mineral Processing and Oil and Gas	Municipal Code	
Warehouse, distribution		
Warehouse, office	16-5-10(A)	
Warehouse, storage		
Medical Marijuana Uses		DC
Medical Marijuana Commercial Grower	16-5-11(A)	
Medical Marijuana Education Facility	16-5-11(A)	
Medical Marijuana Dispensary	16-5-11(A)	S
Medical Marijuana Research Facility	16-5-11(A)	
Medical Marijuana Testing Laboratory	16-5-11(A)	
Medical Marijuana Processing Facility, Heavy	16-5-11(A)	
Medical Marijuana Processing Facility, Light	16-5-11(A)	
Accessory Uses		DC
Accessory Building	16-5-12(A)	P
Accessory Dwelling	16-5-12(B)	
Accessory Retail	16-5-12(C)	P
Accessory Structure	16-5-12(D)	P
Donation Drop Box	16-5-12(E)	
Drive Through	16-5-12(F)	
Home Based Business	16-5-12(H)	C
Outdoor Activity/Operation, permanent	16-5-12(I)	
Outdoor Display/Sale of Merchandise, permanent	16-5-12(J)	S
Outdoor Storage, permanent	16-5-12(K)	
Solar Energy Collection System, canopy	16-5-12(L)	P
Solar Energy Collection System, ground	16-5-12(M)	P
Solar Energy Collection System, roof	16-5-12(N)	P
Temporary Uses		DC
Carnival/Fair		T
Construction Related		T
Farmers Market		T

Flea Market		T
Food Truck	16-5-13(A)	
Outdoor Dining	16-5-13(B)	T
Outdoor Activity/Operation, temporary		T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T
Outdoor Storage, temporary		
Seasonal Sales	16-5-13(E)	T

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

(A) Purpose.

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

(B) Specific Use Review Criteria.

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

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

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

- (F) *Time Limits for Interpretation. If for any reason the approved specific use ceases operation for a period of two years, then the approval of said Specific Use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved Specific Use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place.*
- (G) *Amendments to Approved Specific Use Permits.*
- (1) *Determination of Level of Change. Upon receiving a Specific Use permit amendment application, the City Planner shall determine whether the amendment is a minor amendment or a major amendment based on the criteria detailed in section 16-9-7(G)(2) and section 16-9-7(G)(3) below.*
 - (2) *Major Amendment. A major amendment is any proposed change to an approved Specific Use Permit that results in one or more of the following:*
 - (a) *Increase in the intensity of the site's use,*
 - (b) *Additional noise, glare, odor, or other impacts that are detectable from off-site*
 - (c) *Affects the subject property in a manner that inhibits its continued use or reuse, or*
 - (d) *Results in a change inconsistent with any standards or conditions imposed by the City Council in approving the Specific Use Permit, as determined by the City Planner.*
 - (3) *Minor Amendment. A minor amendment is any proposed change to an approved Specific Use Permit that is consistent with the standards and conditions upon which the Specific Use Permit was approved, which does not alter the concept or intent of the Specific Use Permit, and is not considered a major amendment as detailed in section 16-9-7(G)(2).*
 - (4) *Approval Process. A major amendment to an approved Specific Use permit shall follow the procedure for a Specific Use Permit approval set in section 16-9-7(C) and (D). A minor amendment to an approved Specific Use permit may be approved by the Planning Commission. (Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § VII, 10-17-2023)*

Oklahoma Statutes - Title 11. Cities and Towns Page 457

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

Zoning:

North, South, East, West: Downtown Core

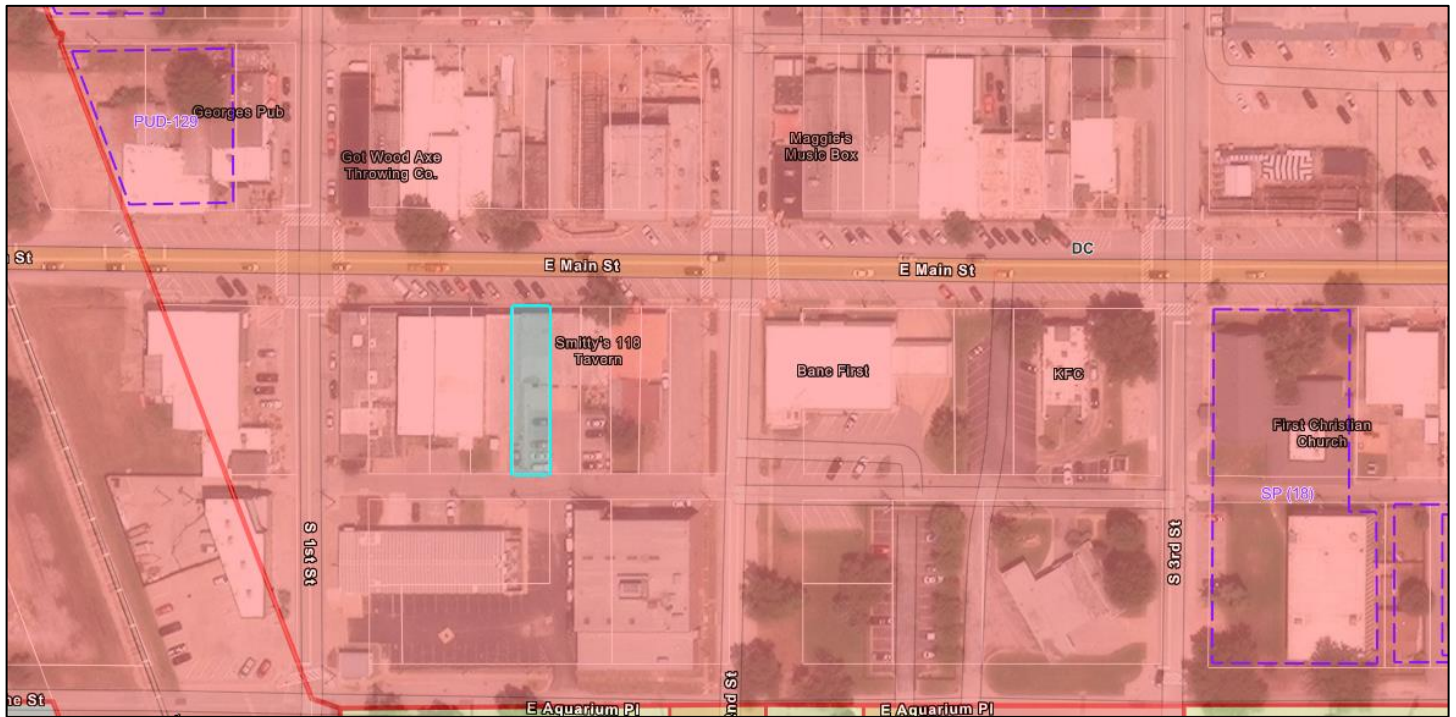


Figure 1: INCOG Zoning Map

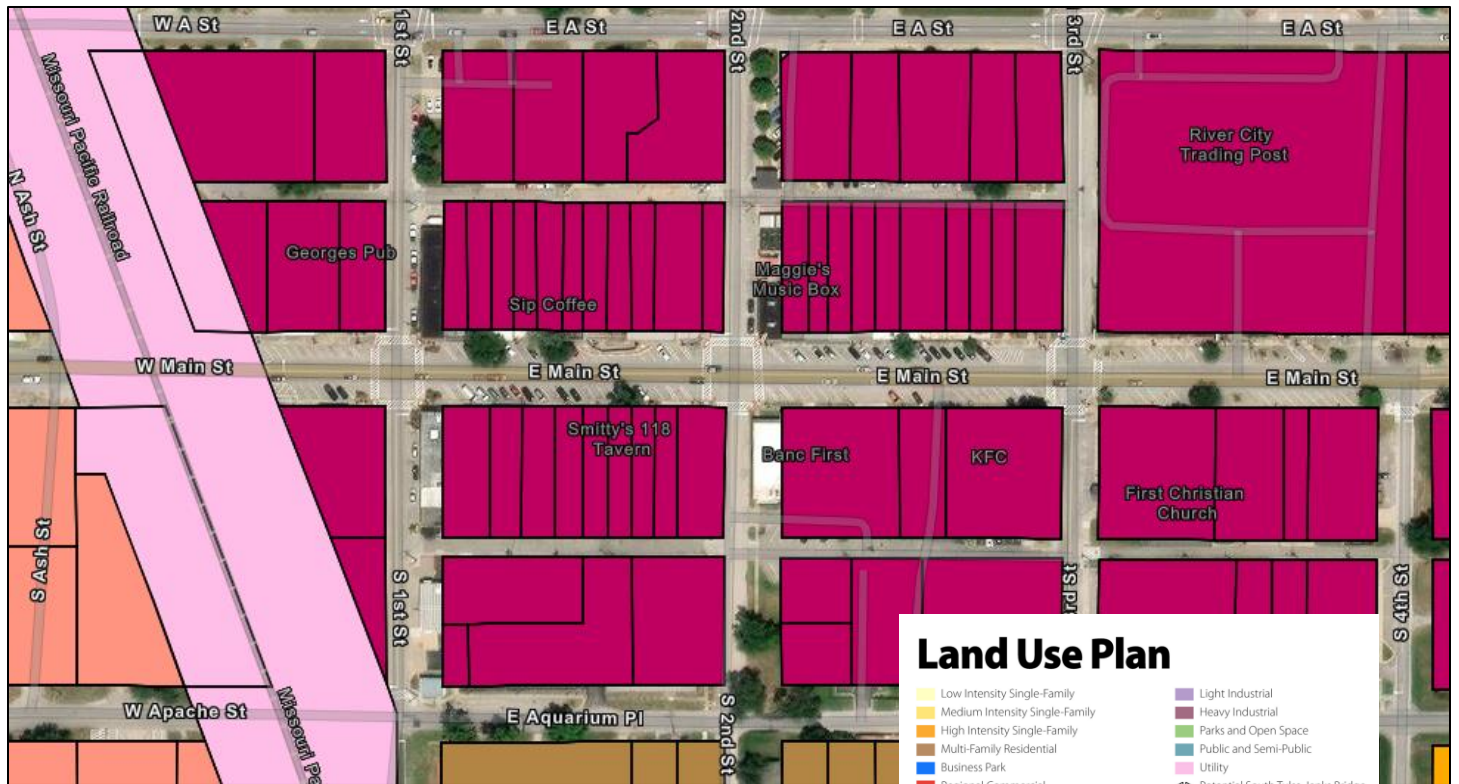


Figure 2: Comprehensive Land Use Plan

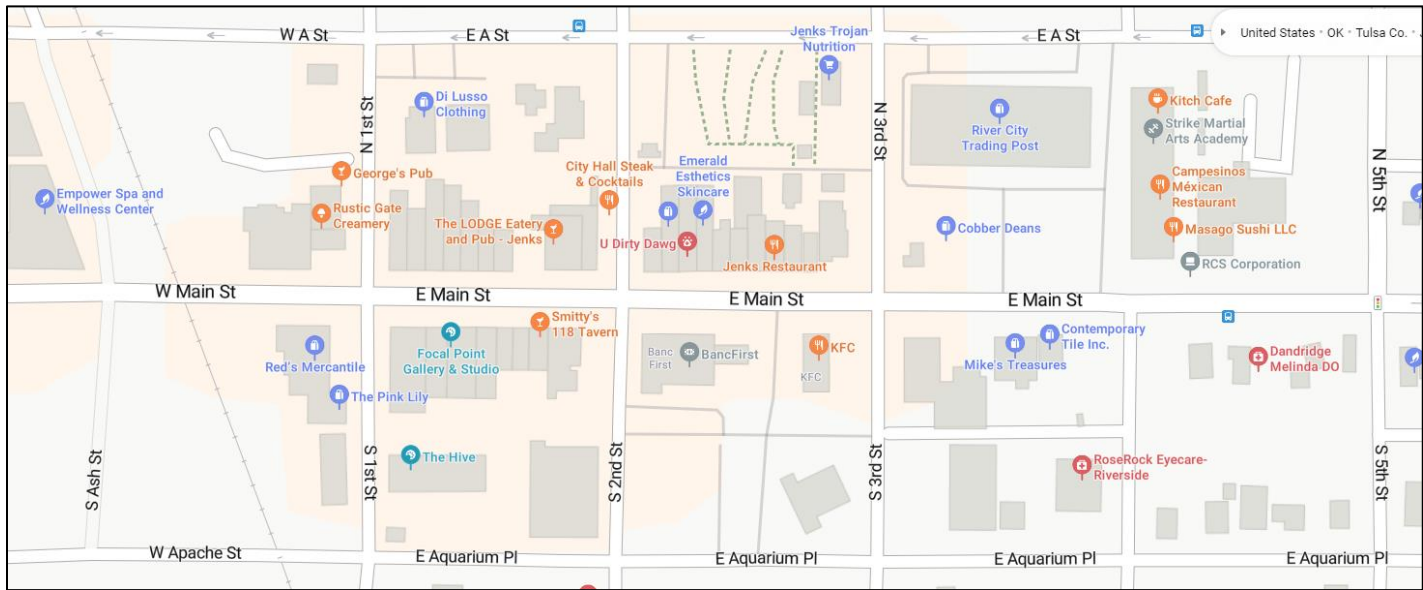


Figure 3: Bing image.

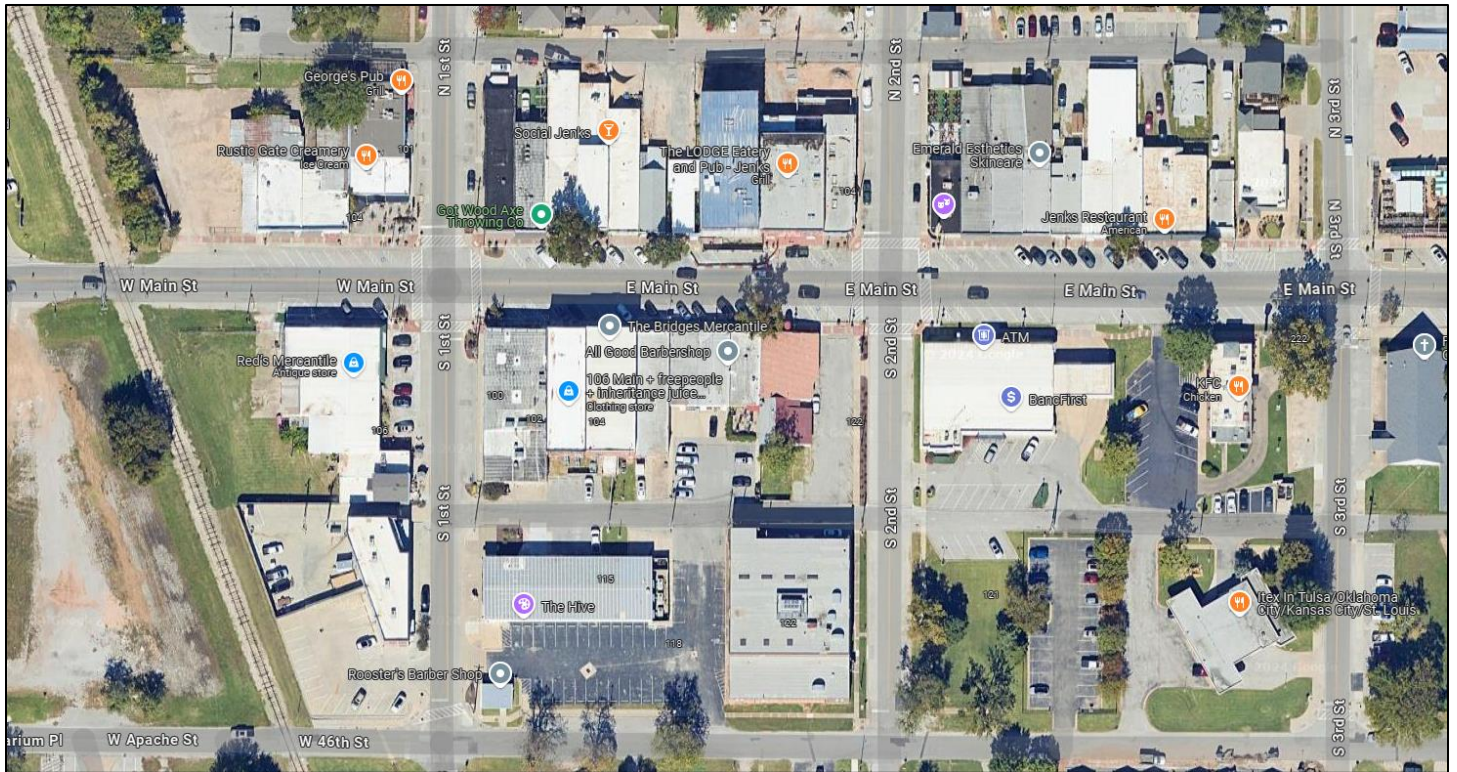


Figure 4: Google image.

RECOMMENDATION | Staff recommends conditional approval of rezoning this property to CS (Commercial Shopping) with Specific Use Permit 123.

To	Chair, Scott West and Planning Commission
Hearing Date	December 19, 2024
Case Number	JZ 24 PUD 151
Request	Rezoning (RS2)/PUD Overlay (PUD 151) for Single-family Subdivision
Location	Corner south and east of 131 ST and Harvard
Applicant	Megan Pasco, Tanner Consulting

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 151
- ☐ INCOG Legal Notice

Preparer

Megan Pasco
INCOG

Background Information

STAFF COMMENTARY | Tanner Consulting is representing a developer seeking approval for a proposed 72.5 acre single-family development. Approximately 17 acres (20%) have been dedicated to neighborhood parks, trails, drainage/detention, and common areas. Staff has meet with the developer and the consultant/engineer to discuss the project details. The UDO requires residential development greater than (20) twenty-acres to be developed under the Planned Unit Development (PUD) process. The UDO provides PUD text which is to serve as a flexible framework and other text where the language has standard requirements; those sections have been identified under the evaluation portion of the report below.

PLANNING DATA

Intended Use	Detached single-family residential, passive and active recreation.
Current Zoning	AG (Agriculture)
Requested Zonings	RS2 Zoning with PUD 151 Overlay District
Current Comp Plan	Medium Intensity Single-family
Parcel ID	9730-9730916010 (Part of this parcel)
STR	SECTION 9, TOWNSHIP 17, RANGE 13
Legal	See PUD 151 Page 3
Gross Acres	72.458
Plat	Unplatted Platting will be required
Citizen Comments	Staff has received a few calls from neighbors to the property
School System	Bixby Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or another document are not enforced by the City of Jenks NA

- Perimeter Fencing
 - Locations South Harvard and E. 131st Street South
- Landscaped entries
- Stormwater drainage and detention
- Placemaking:
 - Common area neighborhood Amenities
 - Neighborhood Parks
 - Splash Pad
 - Multi-sport court
 - Trails

Number of proposed Lots: 260

Nodes/Links:

- 31 Nodes
- 38 Links
- 1.23 (UDO requires a minimum of 1.2)

Table 16-3-1(A): Residential District Bulk and Dimensional Standards							
Gross Land Area:	72.458 Acres						
Net Land Area:	72.485 Acres						
No. of Lots	260 designed						
Parking	Per UDO						
Density (Comprehensive Land Use) DU/A (Dwelling Units/Acre) Medium Intensity Single-family (2.5-5.5 is the recommended text change)							
Subdivision	PUD 151	Harvard Oaks	Providence Hills I & II	Providence Hills III	Clearfield Estates	Torrey Lakes	Dutchers I & II
DU/A	3.6	3.2	3.2 & 3.0	3.4	3.8	3.4	3.0 & 3.1
Lot Standards (Minimum)							
Standards	RS2	PUD 151					
Lot Area (sqft)	8,000	6,050					
Lot Area/DU (sqft)	8,000	8,000 (PUD contains details)					
Subdivision	RS2	PUD 151	Frazier Lakes Est	Providence Hills	Clearfield Estates	Torrey, Harvard Oaks	
Lot Width	(55) 60	55	57	52 (100% Masonry)	58	58	
Yard Setbacks (Minimum)							
Front (ft)	20 (3)	20					
Exterior Side (ft)	15 (3)	20					
Interior Side (ft)	5	5/5					
Rear (ft)	20	20					

Building Standards (Maximum)		
Height (ft)	35	35*
Impervious Surface Coverage	45%	45%
Notes		
(3) Garages shall be setback a minimum of 25 feet from the front property line.		
*PUD 151: Architectural features may extend max of 5 feet.		
† PUD 151: Applying current Lot Width Standards from the UDO regarding street frontage standards regardless of future changes in UDO.		

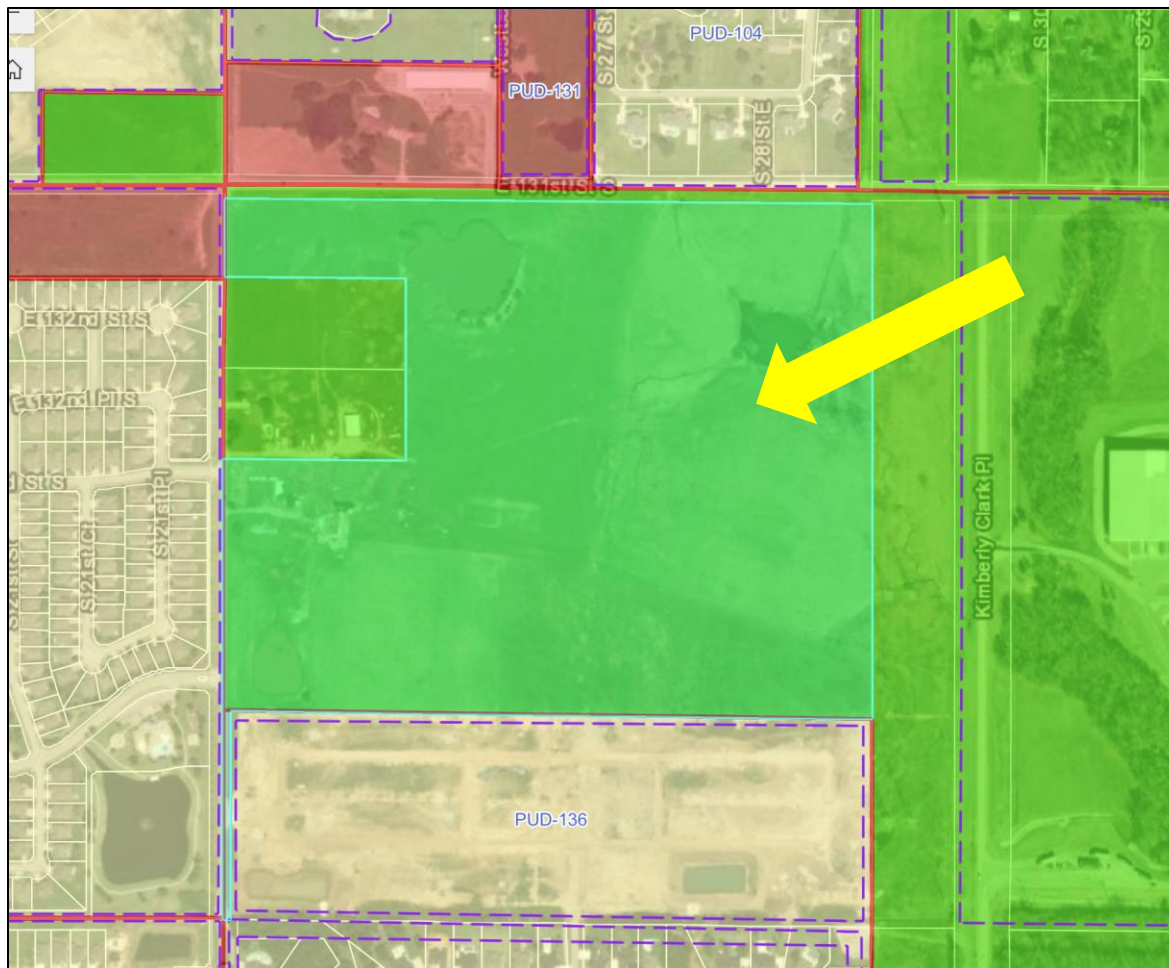


Figure 1: INCOG Zoning map of the parcel in question (not all of parcel is part of purchase). Refer to Site Plan for actual subdivision.

Zoning:

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

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

East: AG (Agriculture) PSO Easement

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

Staff Evaluation & Recommendation

Evaluation | UDO LANGUAGE | 16-9-8 Planned Unit Development

(A) **Purpose.** In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO,

the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:

- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,
- (2) To provide more efficient use of land,
- (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,
- (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,
- (5) To unify building and structures through design,
- (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.

(B) General Provisions.

- (1) Any residential development greater than twenty (20) acres shall be approved as a Planned Unit Development.
72.485
- (2) Developments including only single-family detached residential uses, are discouraged and may not be approved as a Planned Unit Development. Amenity Packages may be used to offset "only" single-family. *Project includes a mix of housing types and sizes, open space and trails. Staff believes the amenities as proposed will provide entertainment and recreational opportunities to the residents of this subdivision in the City of Jenks.*
- (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.
- (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.
- (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.

(C) Site Development Allowances and Modification Standards.

- (1) **Site Development Allowances.**
 - (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this Article. *Impervious Area Coverage is changed to make allowances for amenities such as pools and basketball courts on private lots. Engineering is required to be designed to the maximum allowed impervious rea coverage.*
 - (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one (1) of the modification standards detailed in Section 16-9-8(C)(2) below.
- (2) **Modification Standards.** In addition to the Standards for Review established in Section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards shall

not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.

(a) **Public Gathering Space.** The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of:

moveable tables and chairs,

a fountain or other water feature,

a sculpture or other public art feature,

benches,

seat walls,

raised landscape planters,

pedestrian scale, and

celebratory lighting such as string or Tivoli lights, and/or other features.

The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.

(b) **Sustainable Design.** The Planned Unit Development is designed with consideration given to various methods of:

site design and building location,

architectural design of individual buildings, and

landscaping design capable of reducing energy consumption and improving onsite stormwater management.

(c) **Landscape Conservation and Visual Enhancement.** The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

(d) **Mix of Uses.** The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.

(e) **Affordability.** The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to eighty (80) percent of the area median income.

(f) **Universal Design.** the Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

(g) **High Quality Building Materials.** The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including but not limited to masonry or wood.

(D) **Standards for Review.** Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of:

- *exceptional amenities;*
- *outstanding environmental,*
- *landscape,*
- *architectural,*
- *and/or site design; or*
- *the conservation of special man-made or natural features of the site.*

Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in Section 16-9-8(C)(2).

No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:

- (1) **Comprehensive Plan Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City. *A Comp Plan amendment was approved.*
- (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. *(Applicant has started the process.)*
- (8) **Drives, Parking and Circulation.** The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access

points are limited through the use of cross access connections. *(Staff has asked for connection to Kimberly Clark Place including sidewalks/trails adjacent to property, this will require coordination with PSO.)*

(E) **Pre-Application Public Meeting.** The applicant, after conducting the required pre-application conference, as detailed in Section 16-9-4(C)(1), and prior to application submittal, as detailed in Section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application. *(Staff has met with applicant.)*

(F) **Hearing and Recommendation by the Planning Commission.** The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment,

- make a recommendation to the City Council to
 - approve,
 - approve with modifications, or
 - deny the Planned Unit Development based on the applicable review criteria.

The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.

(G) **Action by the City Council.** The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:

- (1) Approve the application,
- (2) Approve the application with modifications,
- (3) Deny the application,
- (4) Refer the application back to the Planning Commission for further review, or
- (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.

(H) **Zoning Map Amendment.** Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.

(I) **Additional Application Requirements.** A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this ordinance, as applicable to the application, including those for Site Plan Review in Section 16-9-3(C), Conditional Use Permits in Section 16-9-3(D), Specific Use Permits in Section 16-9-7, and Sign Permits in Section 16-9-3(F).

~~(J) **Amendments to Approved Planned Unit Development.**~~

(K) **Expiration.** *For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five (5) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.*

- (1) **Conformance with Current Regulations.** *Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.*

Staff Comments and Conditions of Approval

1. This is not a complete list, any exceptions not listed in the PUD 151 document are not approved, thereby requiring all other UDO requirements to be implemented.
2. UDO exception requests from applicant:
 - Entry signage | **provide a sample of requested signage**
 - Height Request 8 ft. UDO: 5 ft.
 - Mounted Height 15 ft. UDO: 5 ft.
 - Max Sign Area 120 sq. ft. UDO: 15 sq. ft.
3. Garage Setback (Code Requirement)
4. Items to be required by staff prior/during development:
 - Sidewalks required internally, along Harvard, 131st
 - **Internally | 4 ft sidewalks vs 5 ft | Requested exception to 16-8-8(C)(1).**
 - Exterior | 5 ft per code
 - Sidewalks/trails and access across to Kimberly Clark Place, requires coordination with PSO
 - Sidewalks/Trails along Kimberly Clark Place may be coordinated with PSO or within the 200 FT ROW
 - Must meet requirements not specified in PUD for residential development as stated in the UDO.
 - **Street Trees | 1 per lot > UDO 1 per 40 ft. | 16-8-8(E)(1)(a).**
 - Coordinate with Bixby Public schools to provide a safe/adequate dedicated covered school bus pick up location.
 - Amend PUD to show conformance to *High Quality Building Materials (16-9-8) (g) High Quality Building Materials. The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood. Vinyl siding is prohibited.*
5. Comments from Staff
 - **Subdivision Regulations | Make yourself familiar with the following:**
 - **16-8-7. Traffic Impact Analysis this is required.**
 - 16-8-8. Street Design Standards
 - 16-8-10. Anti-monotony Standards
 - 16-8-11. Parkland Provision
 - Irrigation of lots-required for trees and landscape areas.
 - Tree plantings.

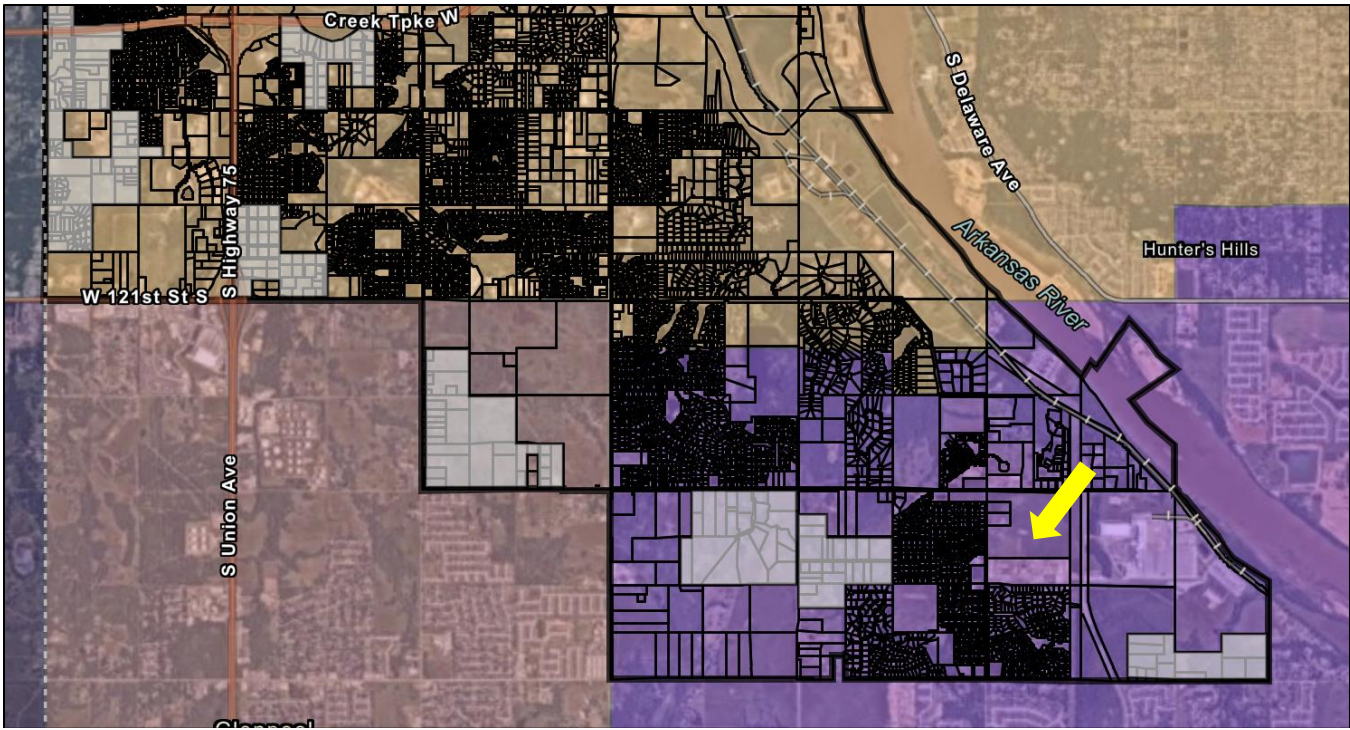


Figure 2: GIS Parcel Map of School Districts: Purple (Bixby), Tan (Jenks), Pink (Glenpool)

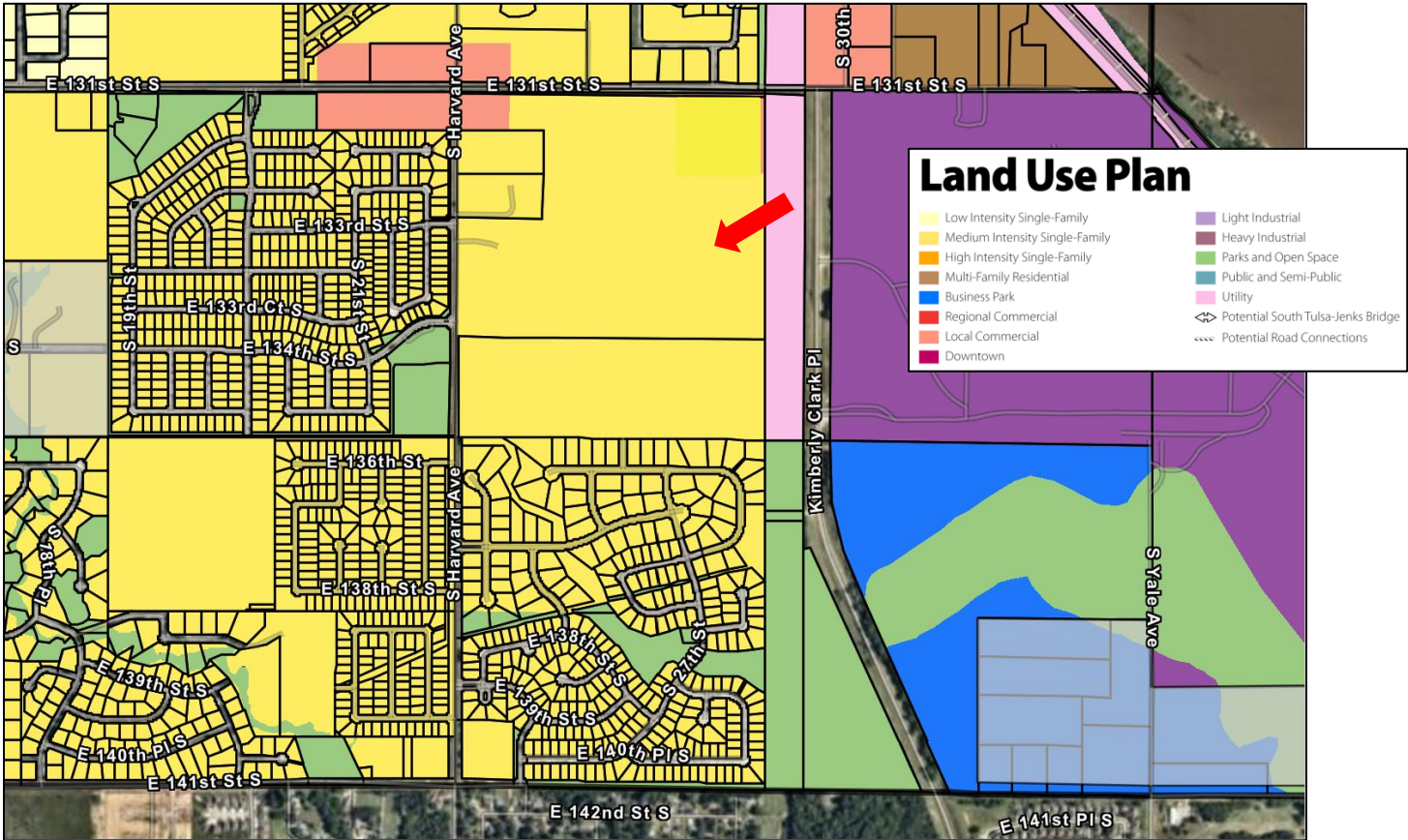
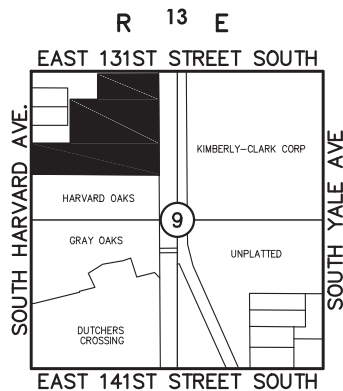
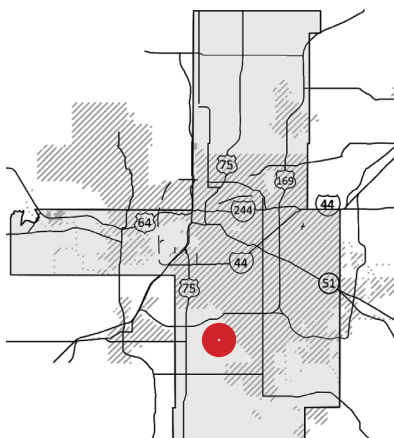
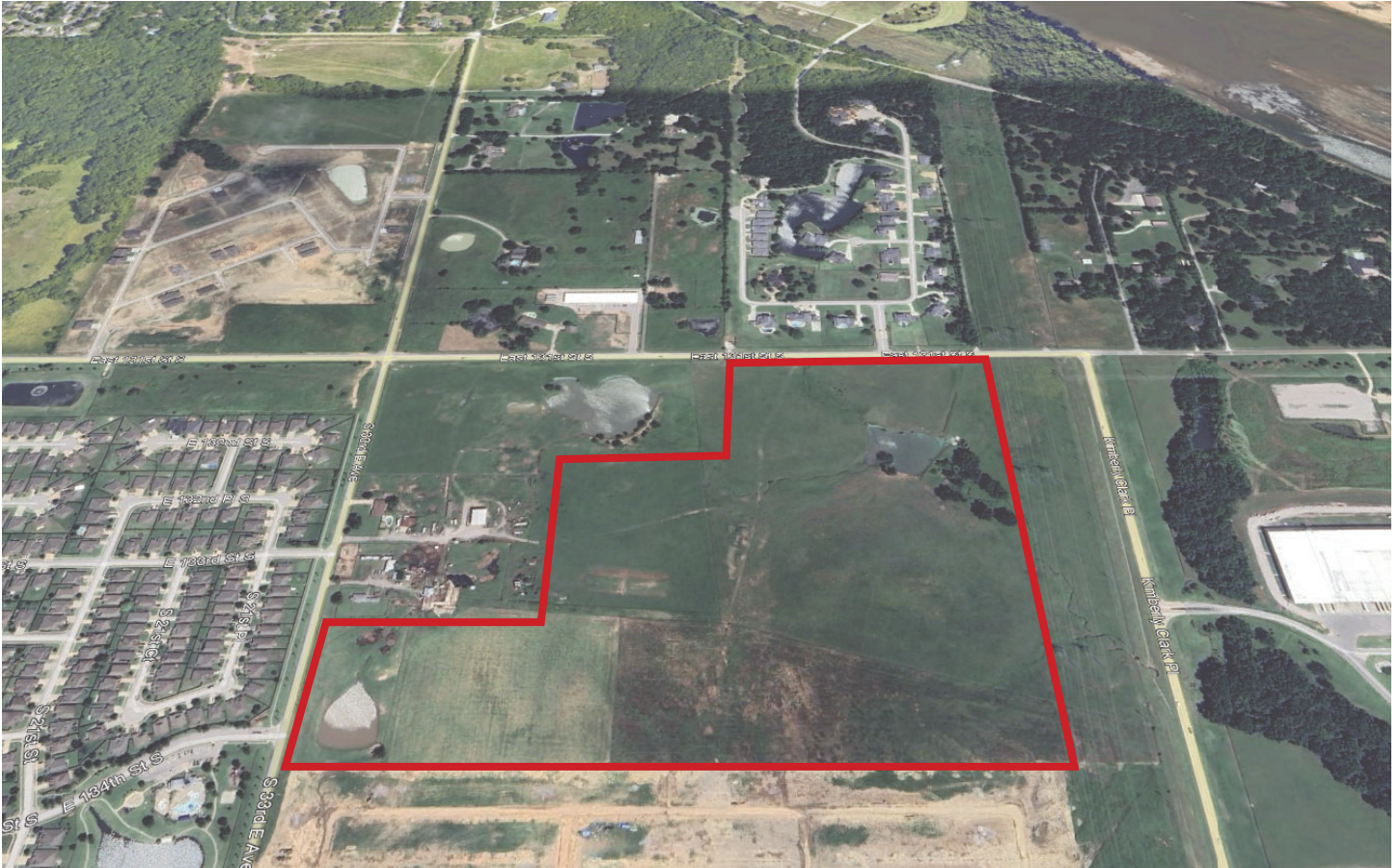


Figure 3: Medium Intensity Single-family and Commercial Recommendation | Staff recommends the requested PUD 151 and rezoning be approved with conditions.

PUD-XX **151**

Kimberly Estates

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



Location Map



DECEMBER 2024

OWNER:
HAROLD LEON ROW
REVOCABLE FAMILY TRUST

DEVELOPER:
PIPER MANAGEMENT, LLC
c/o LEVI GREEN
LEVIJGREEN@GMAIL.COM
(918) 519-3949

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I. PROPERTY DESCRIPTION

Kimberly Estates consists of 3,156,282 square feet (72.5 acres) in 1 development area, located south and east of the southeast corner of E. 131st Street S. and S. Harvard Ave. (S. 33rd E. Ave.) in the City of Jenks, Oklahoma, and is more particularly described as follows:

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

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

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

SAID TRACT CONTAINS 3,156,282 SQUARE FEET OR 72.5 ACRES.

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

II. DEVELOPMENT CONCEPT

Kimberly Estates is a proposed Planned Unit Development (PUD) conceptually planned for 260 homesites on 72.5 acres (3.6 units/acre) located southeast of the southeast corner of E. 131st Street S. and S. Harvard Ave. in the City of Jenks. Kimberly Estates is planned to feature multiple reserve areas for neighborhood parks, trails, perimeter fencing, landscaped entries, stormwater drainage and detention, and other neighborhood amenities, totaling over 17 acres and more than 20% of the site.

This PUD satisfies the purposes for a PUD as outlined in the Jenks Unified Development Ordinance (UDO) Section 16-9-8. This PUD is eligible for modification (UDO Sections 16-9-8.C and D) through the following items:

- (1) Public Gathering Space: Kimberly Estates will include several public gathering spaces, including a splash pad and multi-sport court.
- (2) Sustainable Design: Kimberly Estates aims to provide a sustainable design through thoughtful placement of lots, preservation of natural resources through platted reserve areas, and additional landscaping requirements not otherwise required in the UDO, as outlined in this PUD.
- (3) Landscape Conservation and Visual Enhancement: The development will preserve and protect natural landscape, including trees and waterways, through the dedication of reserve areas throughout the development. Additionally, one tree will be required to be planted in the front yard of each lot and any wet detention ponds within the development will include fountains to enhance visual appeal.
- (4) Mix of Uses: Kimberly Estates will consist of single-family residential and private, neighborhood park uses.
- (5) Affordability: Kimberly Estates will provide a wide range of housing options through thoughtful design with a focus on quality and aesthetics.
- (6) Universal Design: ADA accessibility will be a central part of the design process, ensuring accessibility for all residents.
- (7) High Quality Building Materials: Exterior building materials shall be aesthetically pleasing and sufficient to withstand the natural elements.
- (8) Comprehensive Plan Alignment: Per recent Comprehensive Plan Amendment PA 24-35, the entire proposed site is designated as Medium Intensity Single-Family. A companion application has been filed to rezone the site from AG Agriculture to RS2 Residential Single-Family Medium-Density District, which is in accordance with the Medium Intensity Single-Family designation of the Horizon Jenks Comprehensive Plan Land Use Plan.

- (9) Placemaking: The main entries will be landscaped with entry signage and a large common area with a splash pad and multi-sport court will create a central location for neighbors to gather. Uniform perimeter fences, to be installed by the developer along S. Harvard Ave. and E. 131st St. S., will help set Kimberly Estates apart from the surrounding area.
- (10) Integrated Design with Identifiable Centers and Edges: As mentioned above, Kimberly Estates will include a common area consisting of landscaping, splash pad, and multi-sport court for residents to gather and enjoy the abundant reserve areas planned for the development. Perimeter fencing and landscaping will serve as the gateway to the neighborhood.
- (11) Public Welfare: Kimberly Estates will go through extensive engineering design and review to ensure no adverse impact on City of Jenks public welfare. Large natural reserve areas are guaranteed in the development, further ensuring an abundance of fresh, clean air and general wellbeing.
- (12) Compatibility with Adjacent Land uses: Kimberly Estates has a proposed density of 3.6 units/acre. The surrounding area is single-family residential with neighborhoods of similar densities: Harvard Oaks – 3.2DU/acre, Providence Hills – 3.2DU/acre, Providence Hills II – 3.0DU/acre, Providence Hills III – 3.4DU/acre, Clearfield Estates – 3.8DU/Acre, Torrey Lakes – 3.4DU/acre, Dutchers Crossing I – 3.0DU/acre, Dutchers Crossing II – 3.1DU/acre
- (13) Impact on Public Facilities and Resources: Throughout the due diligence process, there has been on-going communication with the City of Jenks staff and staff has confirmed there adequate city utilities available to serve the site.
- (14) Archaeological, Historical, or Cultural Impact: The proposed development does not adversely impact archaeological, historical, or cultural resources, included on the local, state, or federal register, located on or off the parcel proposed for development. An archaeological report will be requested from the Oklahoma Archeological Survey with input from the Oklahoma State Historical Preservation Office and all regulatory requirements will be fulfilled as required by the UDO.
- (15) Drives, Parking and Circulation: The site will conform to connectivity index required in the UDO, guaranteeing adequate connectivity throughout the neighborhood. Additionally, 2 enclosed parking spaces will be required per lot to reduce street parking. Parking spaces will be provided at public areas as well sidewalks and trails throughout the development to facilitate pedestrian traffic. Furthermore, the developer will construct an offsite sidewalk along Kimberly Clark Pl. and E. 131st St. S. to further advance pedestrian access in the area.

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

Kimberly Estates

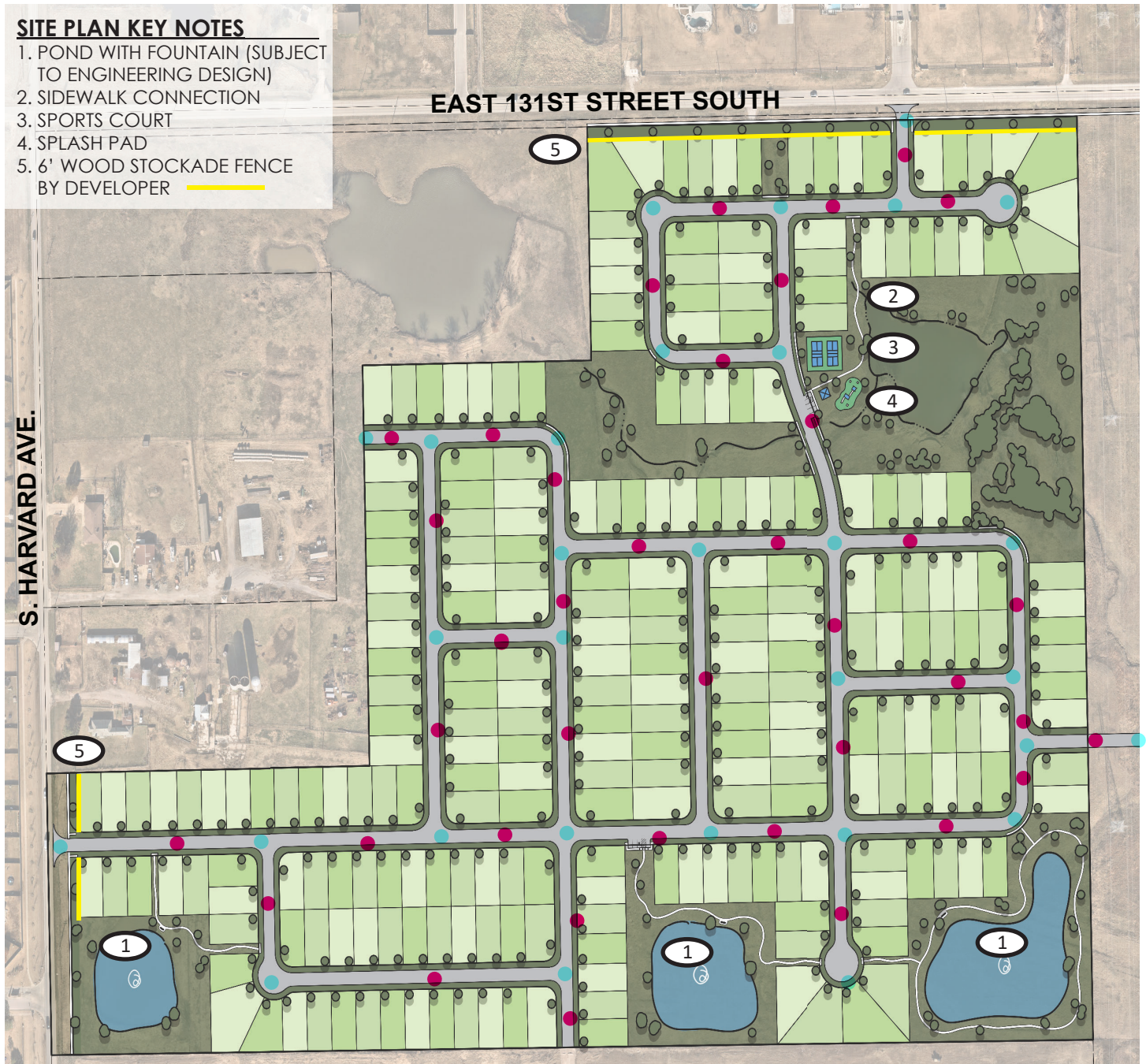
EXHIBIT A

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 1, 2024

SITE PLAN KEY NOTES

1. POND WITH FOUNTAIN (SUBJECT TO ENGINEERING DESIGN)
2. SIDEWALK CONNECTION
3. SPORTS COURT
4. SPLASH PAD
5. 6' WOOD STOCKADE FENCE BY DEVELOPER



*Site plan is conceptual and subject to change during platting and engineering process

Kimberly Estates

EXHIBIT B

CONCEPTUAL PARK SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF NOVEMBER 1, 2024



*Site plan is conceptual and subject to change during platting and engineering process



Example of Sports Court Equipment Quality



Example of Splash Pad Equipment Quality

III. DEVELOPMENT STANDARDS

Gross Land Area:	3,156,282 SF	72.5 AC
Net Land Area:	3,156,282 SF	72.5 AC
Permitted Uses: “Single-Family Detached” dwellings; “Community Garden”; “Private park” uses as a “Site Development Allowance,” to include common area facilities such as neighborhood parks, playgrounds, and recreational open spaces; subdivision identification monument signs at entries; and accessory uses as permitted in the RS2 Residential Single-Family Medium-Density District		
Maximum Number of Lots:	260 (3.6 units/acre)	
Minimum Lot Width †:	55 FT	
Minimum Lot Size:	6,050 SF	
Minimum Lot Area per Dwelling Unit:	6,050 SF	
Minimum Land Area per Dwelling Unit **::	8,000 SF	
Maximum Building Height:	2 Stories and 35 FT*	
Off-street Parking:	Minimum 2 enclosed parking spaces required per dwelling unit	
Maximum Impervious Surface Coverage:	45% ***	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	20 FT	
Side Yard (Interior):	5 FT & 5 FT	
Side Yard Abutting a Street:	20 FT	
Garage Facing a Street:	25 FT	
Other Bulk and Area Requirements:	As required within the RS2 District	

* Architectural features may extend a max. of 5 feet above maximum permitted building height.

** Minimum land area per dwelling unit is satisfied by the proportion of maximum number of lots to gross land area. Lots are therefore not subject to this requirement on an individual basis.

*** Each lot may consider its proportionate share of common open space in the maximum impervious surface coverage calculations.

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

IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

IV.A. SURROUNDING ZONING AND LAND USE: Kimberly Estates will be compatible and consistent with adjacent land uses, which are primarily single-family residential subdivisions, and agricultural and rural residential uses. Abutting to the east is a 300'-wide tract of land belonging to AEP-PSO and containing large electrical transmission lines, on the east side of which is Kimberly-Clark Place, with the Kimberly-Clark manufacturing plant east of that. The 300'-wide AEP-PSO right-of-way tract plus the 200'-wide right-of-way for Kimberly-Clark Pl. provide sufficient separation from the industrial facility.

For the residential subdivisions, surrounding zoning is primarily RS2 and RS1 with PUDs allowing smaller lots than previous (pre-UDO) and even current requirements for same. "Providence Hills" has 52'-wide lots, "Frazier Lake Estates" includes some 57'-wide lots, and "Harvard Oaks," "Torrey Lakes," and "Clearfield Estates" have PUDs enabling 58'-wide lots. Commercial zoning is located at the northeast corner of E. 131st St. S. and Harvard Ave., and the balance of the surrounding zoning is primarily AG.

IV.B. ACCESS AND CIRCULATION: The subdivision is proposed to have 1 point of access each to E. 131st St. S. and S. Harvard Ave. and a connection to the S. 26th St. stub street within "Harvard Oaks" to the south. Rights-of-way will be dedicated for the E. 131st St. S. and S. Harvard Ave. frontages upon platting.

Internal streets serving the site will be public minor residential streets with 26' of paving within 50'-minimum-width rights-of-way. Internal sidewalks shall be 4 feet in width. The 5' minimum-width landscaped strips shall be included within the front yard lot areas, and each lot shall contain a minimum of 1 canopy tree within the front or adjacent side yard. Cul-de-sac turnarounds shall have a minimum of 38' between curb faces and right-of-way radii of 50'. Blocks shall not exceed 1,200' in length. Parking serving neighborhood amenities may be located within street rights-of-way subject to all other applicable requirements. The City of Jenks may approve further alternative street design standards through platting including, but not limited to divided, boulevard-style streets separated by private landscaped islands having one-way lanes meeting right-of-way width requirements in aggregate.

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

If access can be reasonably negotiated with PSO to the east, a public street will extended from the development to Kimberly Clark Pl. If access is not granted by PSO, a stub street will be provided for future extension.

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

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

Landscaped strips shall be installed along both along both S. Harvard Ave. and E. 131st St. S. and shall include a uniform neighborhood perimeter fence along both frontages. The required landscape strips shall be a minimum of 10 FT in width. Within the landscaped strips, a minimum of 1 large tree shall be planted for every 25 linear feet of street frontage and rounded up to the nearest whole number. Trees may be grouped together or evenly spaced. Trees shall be 2" caliper minimum and shall be on the City's approved tree list. For required trees located underneath overhead electrical or communications lines, short tree species or shrubs may be substituted for large tree species, subject to the approval of the Jenks Planning Director.

When fully platted, no less than 15% of the site shall be preserved as open space for the enjoyment of the residents.

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

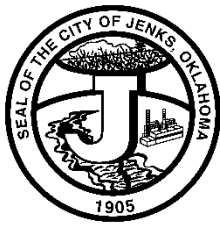
IV.D. UTILITIES AND DRAINAGE: City of Jenks waterlines are located along both E. 131st St. S. and S. Harvard Ave. and will be extended to serve the development. Fire hydrant locations shall be coordinated with and approved by the Jenks Fire Marshal during platting. Sanitary sewer is anticipated to tie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

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

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

IV.E. PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and approved by the Jenks Planning Commission and approved with dedications accepted by the Council of the City of Jenks, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Jenks shall be a beneficiary thereof. The plat will also serve as the site plan for all residential lots contained within the plat, provided that each dwelling shall include the standard residential site or plot plan submitted for Building Permit approval.

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



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 151

Request: Planned Unit Development Overlay District and Zoning Change

Request for a Planned Unit Development Overlay District and a Zone Change from AG (Agriculture) to RS-2 (Residential Single Family)

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

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

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

SAID TRACT CONTAINS 3,156,281 SQUARE FEET OR 72.6 ACRES.

General Location: West of Kimberly Clark Pl & South of 131st St

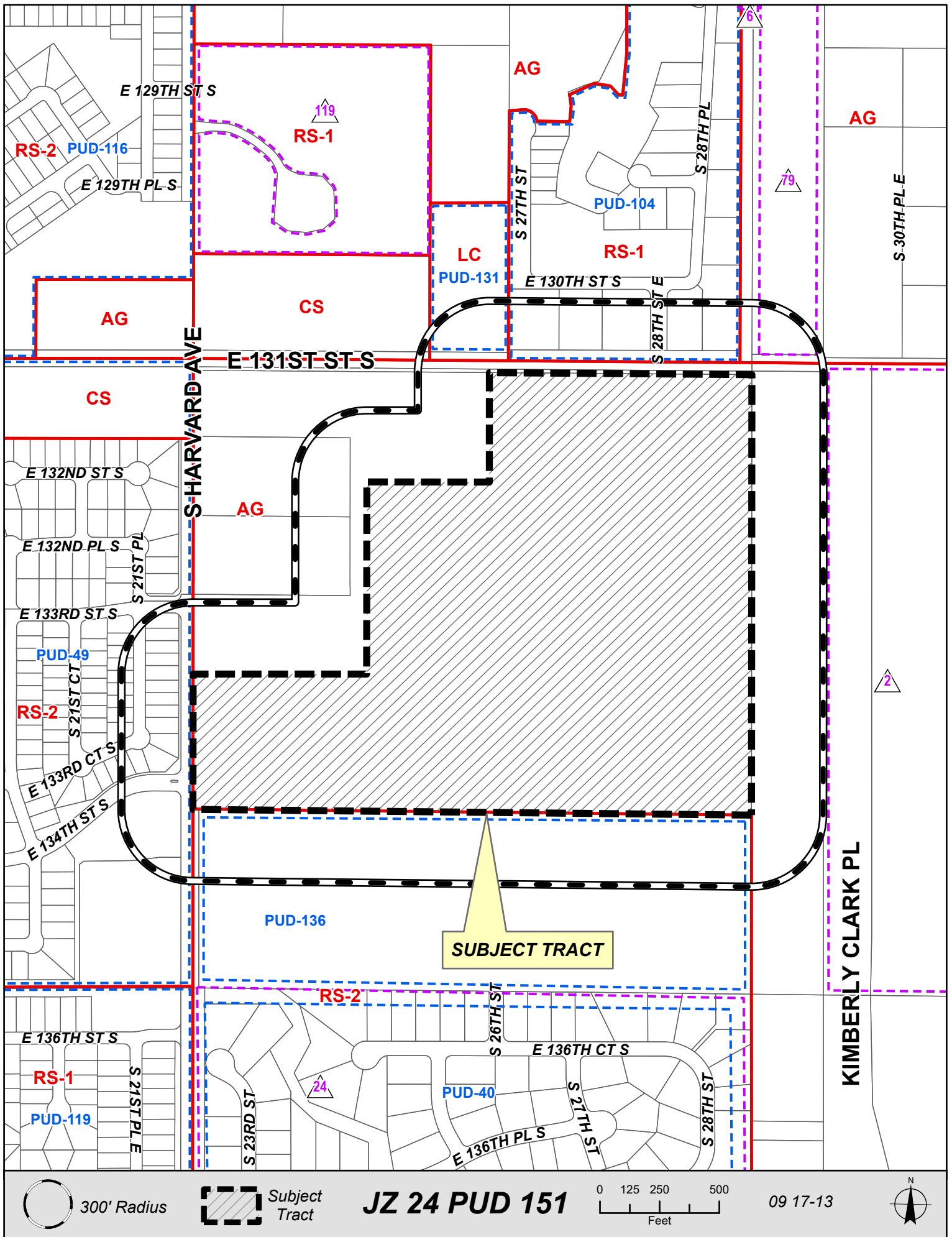
Hearing Date: 19 December 2024 at 6 p.m.

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 21 November 2024.

Marcae Hilton, Secretary
Jenks Planning Commission



Jenks | City Council Staff Report



To Planning Commission

Hearing Date December 19, 2024

Case Number Unified Development Ordinance (UDO) | Updates

Request *Review and Recommend Approval of the UDO Edits*

Staff Report

Preparer | Marcaé Hilton; BM

Attachments
Unified Development Ordinance

Preparer
Staff

Background Information

STAFF COMMENTARY

The UDO| Unified Development Ordinance was adopted in April of 2022. Staff has worked for almost two years with the new code keeping tedious notes on potential changes that will make the code more user friendly and/or to comply with state and federal regulations. Along with these changes, staff has also been directed to modify the minimum bulk and area requirements for certain residential zonings.

Staff Evaluation & Recommendation

Evaluation The Unified Development Ordinance has been approved and applied to development for over two years. This list represents the current requested updates to the UDO Amendments:

Sec. 16-3-1. Bulk and Dimensional Standards.

(A) Table 16-3-1(A) addresses the requirements applicable to development or use of a lot in a residential zoning district.

Table 16-3-1(A): Residential District Bulk and Dimensional Standards									
Standard	RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Lot Standards (Minimum)									
Lot Area (sqft)	24,000	10,000	8,000	5,000 5,500	6,900	6,900	6,000	6,000	20,000
Lot Area/DU (sqft)	24,000	10,000	8,000	5,000 5,500	3,450	2,300	2,000	1,500	1,000
Lot Width (ft)	150	70	55 60	45 50	60	60	60	50	100

Yard Setbacks (Minimum)									
Front (ft)	25	25	20 (3)	20 (3)	20	15	10	10	10
Exterior Side (ft)	20	20	15 (3)	15 (3)	20	15	10	10	10
Interior Side (ft)	15	15 (1)	5	5	10 (2)	10 (2)	10 (2)	10 (2)	10 (2)
Rear (ft)	25	25	20	20	20	20	10	10	10
Building Standards (Maximum)									
Height (ft)	35	35	35	35	35	35	40	45	45
Impervious Surface Coverage	25%	45%	45%	60%	60%	60%	70%	70%	70%
Notes									
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.									
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.									
(3) Garages shall be setback a minimum of 25 feet from the front property line.									

Changes:

- RS-2
 - Lot Width: 55 ft → 60 ft
- RS-3
 - Lot Area: 5,000 → 5,500 sqft
 - Lot Area/DU: 5,000 → 5,500 sqft
 - Lot Width: 45 → 50 sqft

Other UDO categories to be discussed in the future.

- *Small cell*
- *Lighting*
- *Noise*

RECOMMENDATION: Staff recommends approval of the requested changes.