

**AGENDA
JENKS PLANNING COMMISSION
THURSDAY, FEBRUARY 6, 2025, 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 regular meeting held on January 09, 2025
 - B. Approve minutes of the meeting held on January 14, 2025 (a reconvened meeting originally held on January 09, 2025)
 - C. JL 25-406: request for a Minor Subdivision (Lot Combination). General Location: 124325 S Gary Avenue
 - D. Approve JZ 25 PUD 138.mi1 - A Minor Amendment to PUD 138 to increase allowable wall sign area. General Location: 104 Riverfront Dr ****[This item was added as an addendum after the Planning Commission agenda was originally published on 2025.02.03. The updated agenda was published on 2025.02.04]****
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. PA 25-44: A Comprehensive Land Use Map Amendment changing approximately 5 acres from Parks and Open Space to Local Commercial [related to JZ 25 PUD 142.MA1]. General Location: 106th & Elm St. ****[This item was added as an addendum after the Planning Commission agenda was originally published on 2025.02.03. The updated agenda was published on 2025.02.04]****
4. JZ 25 PUD 142.MA1: request for a Major Amendment to PUD 142 for additional General Entertainment Uses "Outdoor", Residential Uses "Multifamily", and Commercial Shopping Uses, along with a partial rezoning of AG (Agriculture) zoned land to CS (Commercial Shopping). General Location: 106th & Elm ****[Item wording corrected and published on 2025.02.04]****
5. JZ 25 PUD 152: a request for a zone change from AG (Agriculture) and LC (Local Commercial) with PUD 131 Overlay to RS-2 (Residential Single Family) with PUD

152 Overlay. General Location: 131st & Harvard

6. Request by the City of Jenks for updates and changes to Chapter 16 – Unified Development Ordinance of the Jenks City Code: Article 3 – Base District Specific Standards (IL Setbacks; Art Exhibits; Allowed Uses); Article 5 – Use Specific Standards (Parking Standards); Article 6 – Development Standards (Updating Language; Driveway Options & Standards); and Article 9 – Administrative Procedures (Adding details to procedures and clarifying procedures).

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, JANUARY 9, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Jenks Planning Commission was called to order at 6:00pm. on January 09, 2025, by Vice Chair Craig Bowman.

ROLL CALL

Present	Absent
Vice Chair Craig Bowman	Rob Sellers
	Ray Stephens
	Amy Bors
	Gina Wilson
	Greg Nixon
	Chair Scott West

The Planning Commission did not have a quorum. Vice Chair Craig Bowman stated the meeting would be reconvened on January 14, 2025, at 6pm in Jenks City Hall (211 N Elm St)

ADJOURNMENT

The Jenks Planning Commission adjourned at 6:01pm.

**MINUTES
SPECIAL MEETING¹
JENKS PLANNING COMMISSION
TUESDAY, JANUARY 14, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

CALL TO ORDER

The Jenks Planning Commission meeting was called to order at 6:00 p.m. on the above date with Chair Scott West presiding at Jenks City Hall.

ROLL CALL

Present	Absent
Rob Sellers	
Ray Stephens	
Greg Nixon	
Craig Bowman	
Gina Wilson	
Amy Bors	
Chair Scott West	

BUSINESS

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 regular meeting held on December 19, 2024
 - B. Approve JL 25-404, a lot split on Tulsa Premium Outlets plat. General Location: 801 E Outlet Dr.
 - C. Approve JL 25-405, a lot split on Oklahoma Aquarium Campus plat. General Location: 123 S Aquarium Dr
 - D. Approve JZ 25 PUD 112.mi4, a minor amendment to PUD 112 to increase the eave height and lower masonry requirement for lot 1 and 2 block 1.
 - E. Approve Plat 25-07, a request for approval for the Preliminary Plat for Crossvine. General Location: 126th & Elm St

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

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Rob Sellers, Chair Scott West

¹ This meeting is reconvening the January 09, 2025, Planning Commission Meeting. The meeting was called at the January 09, 2025, meeting due to a lack of quorum. All agenda items are the same.

Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
3. JZ 25-697: Request for a rezoning from RS-3 (Residential Single Family) to CS (Commercial Shopping). General Location: 515 W Aquarium.

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

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Rob Sellers, Scott West

Motion Carried.

OTHER BUSINESS

1. Planning Updates
Planning Director Marcae Hilton gave an update.

ADJOURNMENT

Meeting adjourned at 6:05 pm.

To	Chair, Dr. Scott West & Planning Commission
Hearing Date	February 06, 2025
Case Number	JL 25 – 406
Request	Lot Split and Lot Combination
Location	12435 S Gary
Applicant	Sandra Stewart

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Lot Split Exhibits

Preparer

Wallace Engineering

Background Information

STAFF COMMENTARY | This application for a Lot Split and Lot Combination is on behalf of the owner. The owner will sell the new lot (split portion) to the neighbor.

PLANNING & ASSESSOR DATA

Zoning RS-1, Residential Single-Family

Request Lot Split

Parent Tract

Account # R60535730501820

Owner STEWART, DAMON D & SANDRA K REV TRUST

Address 12435 S GARY AV E

Subdivision Ark Ridge Estates

LEGAL LT 6 LESS BEG NEC THEREOF TH S87.47 NWLY TO PT ON NL WHICH IS 112.78 ELY OF NWC LT 6 TH NELY311.48 POB BLK 3

STR Section: 05 Township: 17 Range: 13

Request Lot Combo

Combo Tract

Account # R60535730501720

Owner MCCOLLUM, RYAN AND ROBIN

Property Address 12425 S GARY AV E

Zoning RS-1, Residential Single-Family

Subdivision Ark Ridge Estates

Legal LT 5 & PRT LT 6 BEG NEC THEREOF TH S87.47 NWLY TO PT ON NL WHICH IS 112.78 ELY OF NWC LT 6 TH NELY311.48 POB BLK 3

COUNCIL DISTRICT 5 | Donna Ogez

PUBLIC COMMENT None at the time of this report

Parent Tract: The Revocable Trust Agreement of Damon D. Stewart and Sandra K. Stewart

Lot Six (6), Block Three (3), ARK RIDGE ESTATES to the County of Tulsa, State of Oklahoma, an Addition to the City of Jenks, according to the recorded Plat No. 3408

Lot Split Tract | Sell and convey unto Robert Farrell and Shelli Farrell, husband and wife

New Tract after Lot Split | Lot Six (6), Block Three (3), ARK RIDGE ESTATES to the County of Tulsa, State of Oklahoma, an Addition to the City of Jenks, according to the recorded Plat No. 3408, LESS AND EXCEPT Beginning at the Northeast corner of said Lot 6 that is the Southeast corner of Lot Five (5), Block Three (3) of said ARK RIDGE ESTATES; Thence South 0°3'00" East along said East line of said Block 3 for 87.47 feet; Thence Northwesterly to a point on the North line of Lot 6 that is 112.78 feet Easterly from the Northwest corner of said Lot 6; Thence Northeasterly along the North line thereof for 311.48 feet to the Point of Beginning.

Lot Combo | Sell and convey unto Ryan O. McCollum and Robin L. McCollum:

A part of Lot Six (6), Block Three (3), ARK RIDGE ESTATES an Addition in Tulsa County, State of Oklahoma described as follows: Beginning at the Northeast corner of said Lot 6 that is the Southeast corner of Lot Five (5), Block Three (3) of said ARK RIDGE ESTATES; Thence South 0°3'00" East along said East line of said Block 3 for 87.47 feet; Thence Northwesterly to a point on the North line of Lot 6 that is 112.78 feet Easterly from the Northwest corner of said Lot 6; Thence Northeasterly along the North line thereof for 311.48 feet to the Point of Beginning. Said tract is to become part of and conveyed with Lot Five (5), Block Three (3), of said ARK RIDGES ESTATES.

Sec. 16-8-4. Subdivision Procedures.

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

(1) Lot Split Review Requirements.

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

(2) Procedure.

- (a) Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:
- All existing and proposed lot lines,
 - All existing buildings, and
 - All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,
 - A north arrow, and map scale.
- (b) City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.
- (3) Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:
- (a) Lot Characteristics.
- Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment. *The Lot dimensions do conform.*
 - Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department. *Confirmed on the site plan where the new lot is located, which side are the utilities located and are they adequate and substantially meet the requirements.*
- (b) Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.
- (c) Access and Streets.
- Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.
 - The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured. *Each lot has access to a public street.*
 - Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.



Figure 1: INCOG Zoning Map

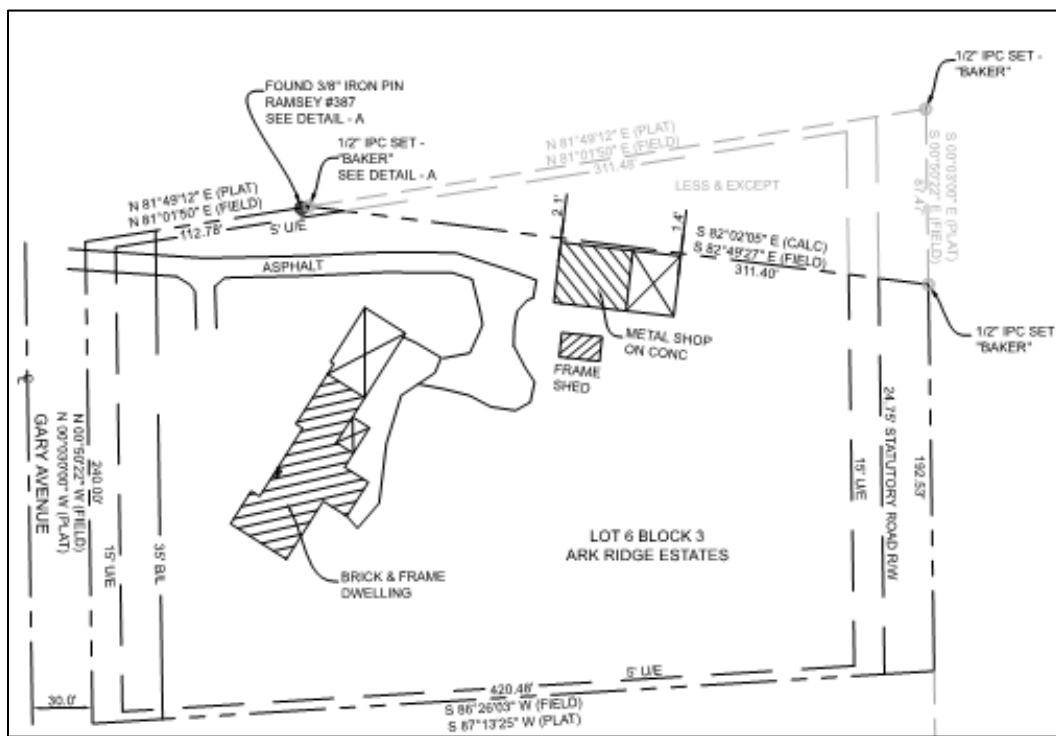


Figure 2: Existing survey



Figure 3: Residence in question.

Staff Evaluation & Recommendation

Evaluation | Staff recommends approval of the lot split/lot combination request.

Recommendation | Staff recommend conditional approval of JL 25-406 with the following conditions:

1. *Provide additional information as needed by Staff.*
2. *Deeds are filed with Tulsa County.*
3. *Provide City Planner with copy of recorded Deeds.*

PLAT OF SURVEY

PREPARED FOR: FirsTitle

SELLER:Stewart, Damon D & Sandra K
Revocable Trust

BUYER:Dean Goorabian

LEGAL DESCRIPTION:

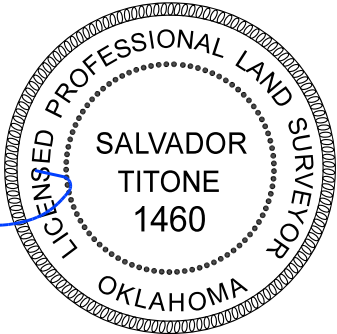
LOT SIX (6), BLOCK THREE (3), ARK RIDGE ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 THAT IS THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK THREE (3) OF SAID ARK RIDGE ESTATES, THENCE SOUTH 0°3'00"E ALONG SAID EAST LINE OF SAID BLOCK 3 FOR 87.47 FEET, THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF LOT 6 THAT IS 112. 78 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 6, THENCE NORTHEASTERLY ALONG THE NORTH LINE THEREOF FOR 311.48 FEET TO THE POINT OF BEGINNING. TO BECOME PART OF AND CONVEYED WITH LOT FIVE (5), BLOCK THREE (3) OF SAID ARK RIDGE ESTATES.

BEING MORE PARTICURLY DESCRIBED BY METES AND BOUNDS TO WIT;
LOT SIX (6), BLOCK THREE (3), ARK RIDGE ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT SIX (6)THENCE;ALONG THE NORTH LINE OF SAID LOT SIX (6) N81°49'12"E FOR 112.78'; THENCE DEPARTING SAID NORTH LINE S82°02'05"E FOR 311.40' TO A POINT ON THE EAST LINE OF LOT SIX (6)THENCE ALONG THE EAST LINE S0°3'00"E A DISTANCE OF 192.53' TO THE SOUTHEAST CORNER OF SAID LOT 6 THENCE; DEPARTING EAST LINE OF SAID LOT S87°13'25"W FOR 420.48' TO A POINT ONE THE WEST LINE OF SAID LOT 6 THENCE; ALONG SAID WEST LINE N0°3'00"W FOR 240.00' TO THE POINT OF BEGINNING. CONTAINING 95,715.6 SQ FT, OR 2.2 ACRES ±

ALSO KNOWN AS:
12435 SOUTH GARY AVENUE, JENKS, OK 74037

CERTIFICATION:

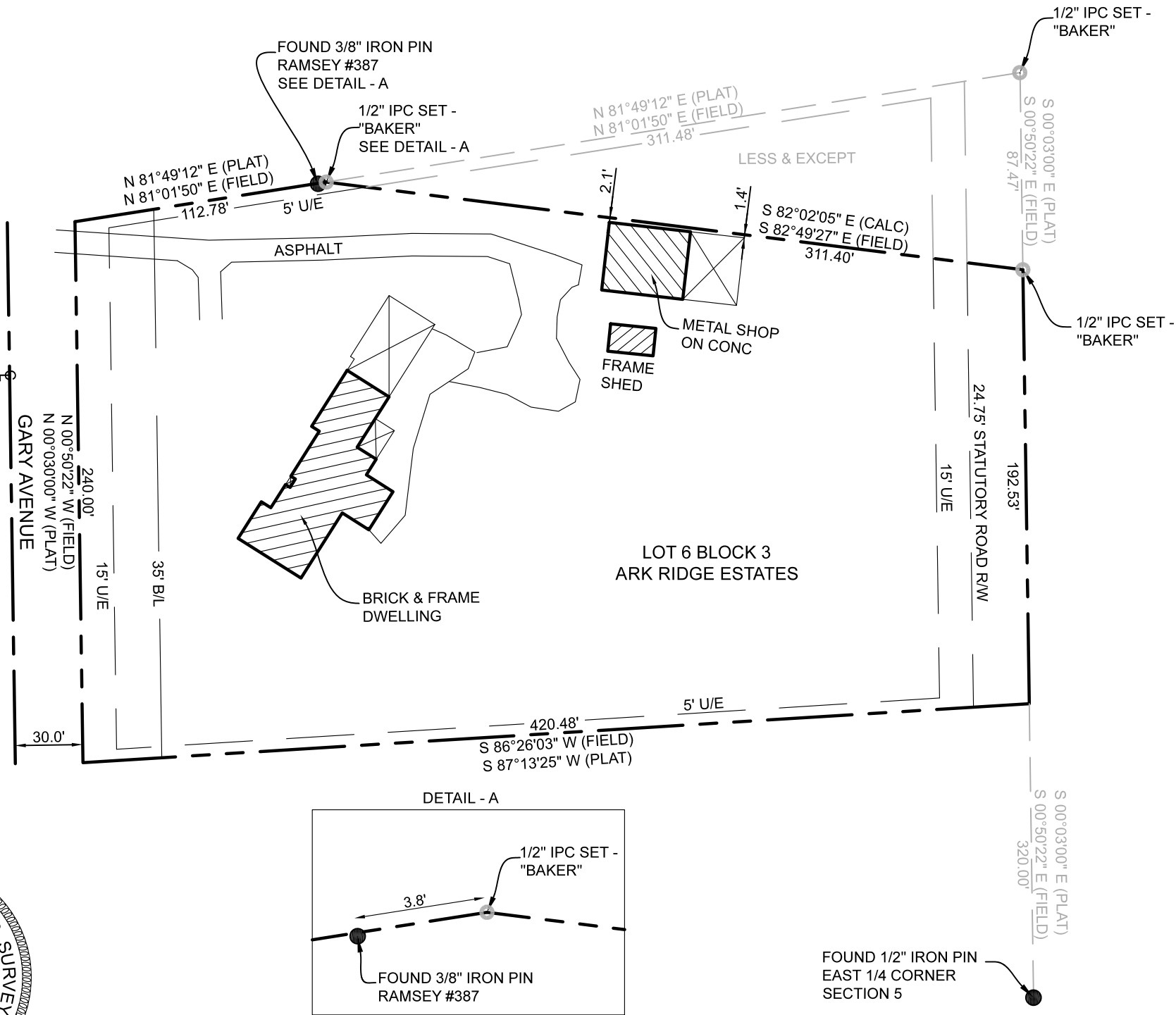
I SALVADOR TITONE, PLS #1460, CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD REQUIREMENTS AS SET FORTH BY THE OKLAHOMA BOARD OF LICENSURE FOR PROFESSIONAL SURVEYORS. ALL FIELD WORK WAS COMPLETED ON 1/2/25.



Salvador Titone
SIGNED: 01/06/25

BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2026
WWW.BAKER-SURVEYING.COM
(918) 271-5793

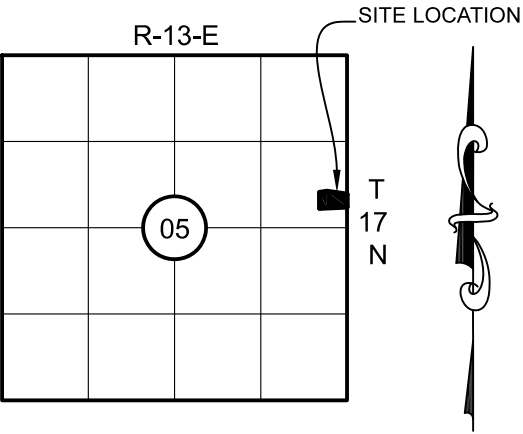
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.



FLOOD NOTE:

By graphic plotting only, this property is in Zone X (Unshaded) of the Flood Insurance Rate Map, Community No. 40143C, Map Number 0427L which bears an effective date of October 16th, 2012. and is not in a special flood hazard area. As shown on the fema website (<http://msc.fema.gov>) by firmette created on January 6th, 2025, we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

DATE OF LAST FIELD VISIT 1/2/25



LEGEND

- FOUND MONUMENT
- SET 1/2" IRON PIN W/ CAP STAMPED "BAKER"
- [XX.XX'] RECORD DIMENSIONS
- XX.XX' MEASURED DIMENSIONS
- PROPERTY LINE
- E UNDERGROUND ELECTRIC
- G GAS
- COM UNDERGROUND COMMUNICATION
- W WATER
- SWR SEWER
- X FENCE
- U/E UTILITY EASEMENT



ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID BEARINGS AND DISTANCES IN U.S. SURVEY FEET, REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, BASED UPON A GPS SURVEY.

BASIS OF BEARING:
PLAT OF ARK RIDGE ESTATES

SURVEYOR'S NOTE:

NO TITLE COMMITMENT OR EASEMENT DOCUMENTS WERE PROVIDED TO SURVEYOR FOR THIS LAND SURVEY.

BOUNDARY SURVEY

LOT SIX (6), BLOCK THREE (3), ARK RIDGE ESTATES, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3408.

DATE: JANUARY 6TH, 2025
SCALE: 1"=60'
DWG BY: SAS
CHECKED BY: ST
MAPPING PROJECTION: OK-NORTH
DRAWING #: 001
JOB #: 241224.01



SHEET 1 OF 1

REVISION

LEGAL DESCRIPTION OF TRACT

LOT SIX (6), BLOCK THREE (3), ARK RIDGE ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 THAT IS THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK THREE (3) OF SAID ARK RIDGE ESTATES, THENCE SOUTH $0^{\circ}3'00''$ E ALONG SAID EAST LINE OF SAID BLOCK 3 FOR 87.47 FEET, THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF LOT 6 THAT IS 112.78 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 6, THENCE NORTHEASTERLY ALONG THE NORTH LINE THEREOF FOR 311.48 FEET TO THE POINT OF BEGINNING.

TO BECOME PART OF AND CONVEYED WITH LOT FIVE (5), BLOCK THREE (3) OF SAID ARK RIDGE ESTATES.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO WIT;

LOT SIX (6), BLOCK THREE (3), ARK RIDGE ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT SIX (6) THENCE; ALONG THE NORTH LINE OF SAID LOT SIX (6) $N81^{\circ}49'12''$ E FOR 112.78', THENCE DEPARTING SAID NORTH LINE $S82^{\circ}02'05''$ E FOR 311.40' TO A POINT ON THE EAST LINE OF LOT SIX (6) THENCE ALONG THE EAST LINE $S0^{\circ}3'00''$ E A DISTANCE OF 192.35' TO THE SOUTHEAST CORNER OF SAID LOT 6 THENCE; DEPARTING EAST LINE OF SAID LOT $S87^{\circ}13'25''$ W FOR 420.48' TO A POINT ON THE WEST LINE OF SAID LOT 6 THENCE; ALONG SAID WEST LINE $N0^{\circ}3'00''$ W FOR 240.00' TO THE POINT OF BEGINNING. CONTAINING 95,715.6 SQ FT, OR 2.2 ACRES $\pm$

CLOSURE REPORT:

Misclosure Direction: $N10^{\circ}15'15''$ W (from ending location to starting location); Misclosure Distance: 0.002
Error of Closure: 1:573449.3

Salvador Titone
P.L.S.# 1460 OKLAHOMA
BAKER SURVEYING, LLC
4677 S. 83RD E. AVE.
TULSA, OK 74145
918.271.5793





Quit Claim Deed
(Individual Form)

Know all Men by These Presents:

Consideration less than \$100.00

This Indenture, made this 27th day of February, 2024 Between **Damon D and Sandra K Stewart**, Parties of the first part of the first part, and **Ryan O and Robin L McCollum** of the second part.

Witnesseth, that said Parties of the first part, in consideration of the sum of **\$1.00** and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby Quitclaim, Grant, Bargain, Sell and Convey unto the said Parties of the second part all Their interest, estate and every claim and demand, both at law and in equity, in and to all the following described property situated in Tulsa County, State of Oklahoma, to wit:

DESCRIPTION (TRACT TO BE ADDED TO)

A PART OF LOT SIX (6), BLOCK THREE (3), ARK RIDGE ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA DESCRIBED AS FOLLOWS, TO-WIT, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 THAT IS THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK THREE (3) OF SAID ARK RIDGE ESTATES, THENCE SOUTH 0° 3'00"E ALONG SAID EAST LINE OF SAID BLOCK 3 FOR 87.47 FEET, THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF LOT SIX THAT IS 112.78 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 6, THENCE NORTHEASTERLY ALONG THE NORTH LINE THEREOF FOR 311.48 FEET TO THE POINT OF BEGINNING. TO BECOME PART OF AND CONVEYED WITH LOT FIVE (5), BLOCK THREE (3) OF SAID ARK RIDGE ESTATES.

DESCRIPTION (REMAINDER TRACT)

LOT SIX (6), BLOCK THREE (3), ARK RIDGE ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT THE NORTHEAST CORNER OF SAID LOT 6 THAT IS THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK THREE (3) OF SAID ARK RIDGE ESTATES, THENCE SOUTH 0°3'00"E ALONG SAID EAST LINE OF SAID BLOCK 3 FOR 87.47 FEET, THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF LOT 6 THAT IS 112.78 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 6, THENCE NORTHEASTERLY ALONG THE NORTH LINE THEREOF FOR 311.48 FEET TO THE POINT OF BEGINNING. TO BECOME PART OF AND CONVEYED WITH LOT FIVE (5), BLOCK THREE (3) OF SAID ARK RIDGE ESTATES.

Property Address:12435 S Gary Ave Jenks, OK 74037

Together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above granted premises unto the said **Parties** of the second part, **Their** heirs and assigns forever.

In Witness Whereof, the said **Parties** of the first part **have** hereunto set **Their** hand(s) the day and year first above written.

Mailing Address For Tax Purposes:

12435 S Gary Ave

Jennks OK 74037

Sandra Kay Stewart
Damon D. Stewart
(Please Sign in the presence of a Notary Public)

Acknowledgement

State of Oklahoma

County of TULSA

Before me, the undersigned, a Notary Public, in and for said County and State, On this 27 day of February, 2024, personally appeared Damon D. Stewart and Sandra K. Stewart

to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Sade McDougald

Notary Public

My Commission Expires: 3/14/2025
My Commission Number: 21003496



Sade McDougald
Notary Public, State of Oklahoma
Commission #21003496
My Commission Expires March 14, 2025

OAG 2024-1 – INDIVIDUAL

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**

STATE OF Oklahoma)
)
) ss.
 COUNTY OF Tulsa)
)
 TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Ryan Osgood McCollum
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.
6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

[Signature]
 AFFIANT

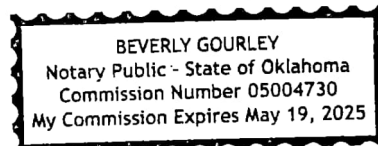
4/22/2024
 Date

The foregoing instrument was subscribed and sworn to before me this 22 day of April, 2024, by Ryan Osgood McCollum

[Signature]
 NOTARY PUBLIC

My Commission Expires: 5-19-25

My Commission Number: 05004730



OAG 2024-1 – INDIVIDUAL

Exhibit to Deed**AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: INDIVIDUAL**

STATE OF Oklahoma)
)
) ss.
 COUNTY OF Tulsa)
 TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Robin Lynn McCollum
 (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I have personal knowledge of the statements made herein.
3. I am:
 - ☒ a citizen of the United States; or
 - ☐ not a citizen of the United States, but an alien who is or shall become a bona fide resident of the State of Oklahoma.
4. I acquired title to the real property identified in the Deed to which this Affidavit is attached (the "Property").
5. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

6. I acknowledge and understand that section 121 generally prohibits an alien or person who is not a citizen of the United States from acquiring title to or owning land in the State of Oklahoma. I further acknowledge and understand that section 121 does not prohibit an alien who is or who shall become a bona fide resident of the State of Oklahoma from acquiring title to or owning land in the State of Oklahoma.
7. I acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.
8. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

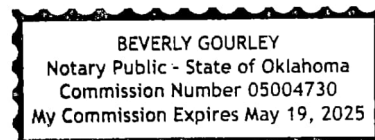
Robin Lynn McCollum
 AFFIANT

4/22/2024
 Date

The foregoing instrument was subscribed and sworn to before me this 22 day of April, 2024, by Robin Lynn McCollum

Beverly Gourley
 NOTARY PUBLIC

My Commission Expires: 5-19-25
 My Commission Number: 05004730



**JOINT TENANCY QUITCLAIM DEED
(Correction Deed)**

KNOW ALL MEN BY THESE PRESENTS:

THAT **The Revocable Trust Agreement of Damon D. Stewart and Sandra K. Stewart**, party of the first part, in consideration of the sum of Ten And No/Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby quitclaim, grant, bargain, sell and convey unto **Ryan O. McCollum and Robin L. McCollum** as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit:

A part of Lot Six (6), Block Three (3), ARK RIDGE ESTATES an Addition in Tulsa County, State of Oklahoma described as follows: Beginning at the Northeast corner of said Lot 6 that is the Southeast corner of Lot Five (5), Block Three (3) of said ARK RIDGE ESTATES; Thence South 0°3'00" East along said East line of said Block 3 for 87.47 feet; Thence Northwesterly to a point on the North line of Lot 6 that is 112.78 feet Easterly from the Northwest corner of said Lot 6; Thence Northeasterly along the North line thereof for 311.48 feet to the Point of Beginning. Said tract is to become part of and conveyed with Lot Five (5), Block Three (3), of said ARK RIDGES ESTATES.

together with all the improvements thereon and the appurtenances thereunto belonging.

This deed is being filed to correct the Quit Claim Deed executed on February 27, 2024, filed April 23, 2024 with Tulsa County Clerk as Document No. 2024030487, as to the name of the grantor and lot split approval.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered _____, 2025.

BY: _____
Sandra K. Stewart
Trustee

BY: _____
Robbie Garland
Trustee

BY: _____
Kimberly Dawn Kaser
Trustee

STATE OF OKLAHOMA

COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State on this _____ of _____, 2025, personally appeared Sandra K. Stewart, Robbie Garland, and Kimberly Dawn Kaser as Trustees of The Revocable Trust Agreement of Damon D. Stewart and Sandra K. Stewart to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public

My Commission Expires:

(SEAL)

Documentary Stamps: \$517.50

Property Address: 12435 S Gary Ave, Jenks, OK 74037

Mail Deed and Tax Statements To:

Robert Farrell and Shelli Farrell

12435 S Gary Ave

Jenks, OK 74037

JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

The Revocable Trust Agreement of Damon D. Stewart and Sandra K. Stewart party of the first part, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable considerations to it in hand paid, the receipt of which is hereby acknowledged does hereby grant, bargain, sell and convey unto **Robert Farrell and Shelli Farrell, husband and wife** as joint tenants and not as tenants in common, with the right of survivorship, the whole estate to vest in the survivor in the event of the death of either, parties of the second part, the following described real property and premises situate in Tulsa County, State of Oklahoma, to-wit:

Lot Six (6), Block Three (3), ARK RIDGE ESTATES to the County of Tulsa, State of Oklahoma, an Addition to the City of Jenks, according to the recorded Plat No. 3408, LESS AND EXCEPT Beginning at the Northeast corner of said Lot 6 that is the Southeast corner of Lot Five (5), Block Three (3) of said ARK RIDGE ESTATES; Thence South 0°3'00" East along said East line of said Block 3 for 87.47 feet; Thence Northwesterly to a point on the North line of Lot 6 that is 112.78 feet Easterly from the Northwest corner of said Lot 6; Thence Northeasterly along the North line thereof for 311.48 feet to the Point of Beginning.

Subject to easements, rights of way and restrictive covenants of record. Less and except all oil, gas and other minerals previously reserved or conveyed of record.

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to same.

TO HAVE AND TO HOLD the above described premises unto the said parties of the second part, as joint tenants, and to the heirs and assigns of the survivor forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed and delivered _____, 2025.

The Revocable Trust Agreement of Damon D. Stewart and Sandra K. Stewart

BY: _____
Sandra K. Stewart
Trustee

BY: _____
Robbie Garland
Trustee

BY: _____
Kimberly Dawn Kaser
Trustee

STATE OF OKLAHOMA
COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State on this _____ of _____, 2025, personally appeared Sandra K. Stewart, Robbie Garland, and Kimberly Dawn Kaser as Trustees of The Revocable Trust Agreement of Damon D. Stewart and Sandra K. Stewart to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

Notary Public

My Commission Expires:
(SEAL)

Presented for filing by and return to:
Community Title Services
3130 E 71st St
Tulsa, OK 74136
File No.: 603688
Title Insurance Commitment, if any, issued by:
Stewart Title Guaranty Company

Jenks | PC Staff Report



To	Chair Scott West Planning Commissioners
Hearing Date	February 06, 2025
Case No.	JZ 25 PUD 138 Minor Amendment #1
Request	<i>Approval of Minor Amendment to PUD 138, relating to signage</i>
Location	East of 9 th Street between Main Street and East “B” Street

Staff Report

Preparer | Marcaé Hilton

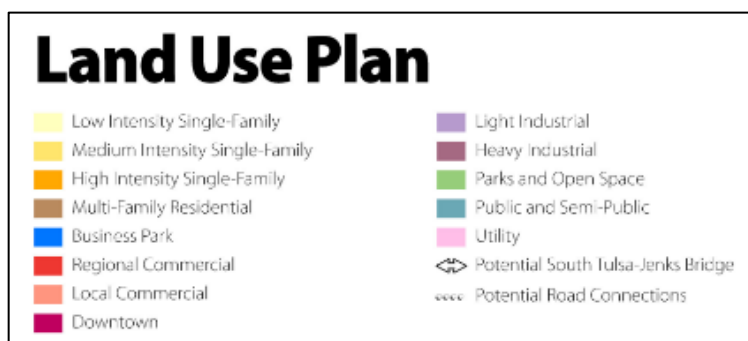
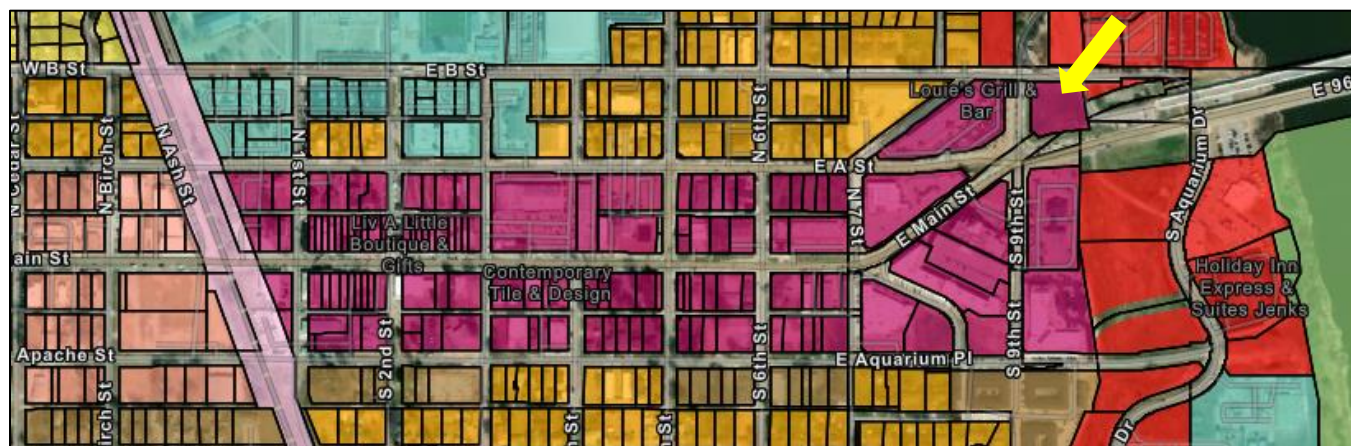
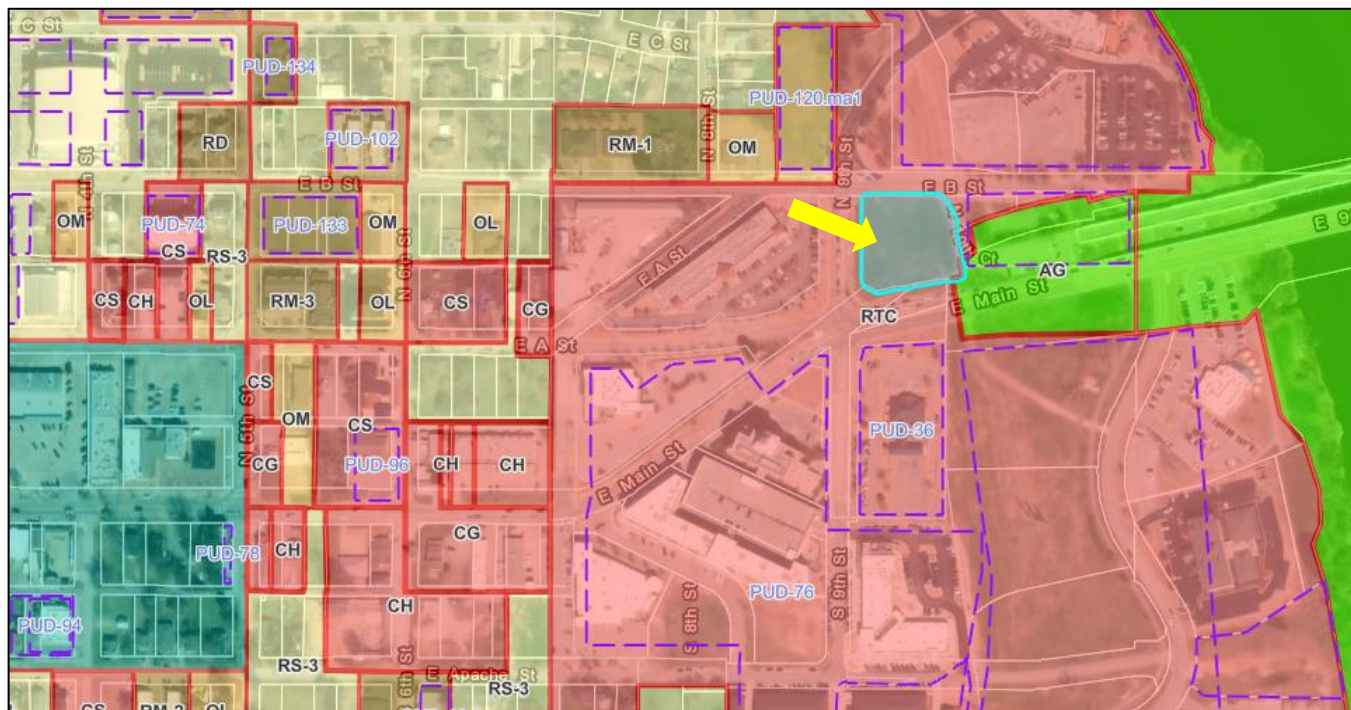
Attachments
Sign Documents

Preparer
Brendan Armbruster

Background Information

STAFF COMMENTARY | The applicant is asking for recommendation of approval for the signs that are currently installed. It was determined by staff they were larger than allowed.

Request	Approval of increase in size of allowed wall signs.
Public Comment	None, Minor Amendments are not advertised.
General Location	East of 9 th Street between Main Street and East “B” Street
Parcel ID.	60812831950320
LEGAL	LT 1 BLK 1
PROP_ADD	103 N Riverfront Dr.
TR_SEC	8319
STR	Section: 19, Township: 18N, Range: 13E
GROSS ACRES	0.95
Comprehensive Plan	Regional Commercial & Riverfront Subarea plan
Plat	Ragland Plaza I Amended No. 7179 12/18/24
Zoning	RTC (Riverfront Tourist Commercial)
Surrounding Zoning	North PUD-30C (RTC) Amended, Riverwalk Development East PUD-30C (RTC) Pedestrian Bridge South PUD-76 (RTC) Village on Main Development West (RTC) Strip Center



- **Evaluation** This PUD request

Sec. 16-3-6. Riverfront Tourist Commercial District Specific Standards.

(A) Development Plan. Prior to the change of occupancy, construction, or reconstruction of any building or structure, exterior remodeling, placement of exterior lighting or signs, or any proposed construction requiring the issuance of a building permit other than a small job permit for a property located within the RTC - Riverfront Tourist Commercial District, an application for Site Plan Review, as detailed in section 16-9-3(C), shall be made and shall be subject to the RTC - Riverfront Tourist Commercial District Specific Standards established in this section.

(B) Exterior Building Materials. Exterior building materials shall be traditional, time and weather tested materials and techniques.

(1) Ground Floor. Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three inches.

(2) Upper Floors. Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one inch and shall be structurally integrated into the façade of the building. (Ord. No. 1581, § II, 4-5-2022)

(A) Wall Signs.

(1) Sign Area.

(a) The maximum sign area of wall signs in the R, OL, LC, and DC Districts shall not exceed five percent of the total area of the face of the wall to which the sign is to be affixed.

(b) The maximum sign area of wall signs in the OM, CS, RTC, and IL Districts shall not exceed ten percent of the total area of the face of the wall to which the sign is to be affixed.

(c) The maximum sign area of wall signs in the CG and IM Districts shall not exceed 15 percent of the total area of the face of the wall to which the sign is to be affixed.

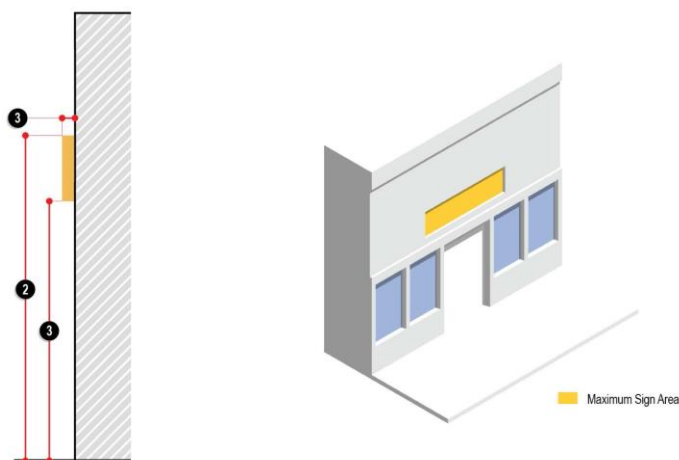
(2) Sign Height. *No wall sign shall protrude above the highest roofline or the top of the parapet wall or mansard roof.*

(3) Projection.

(a) A wall sign shall not extend more than six inches from the wall of the building or structure to which it is attached.

(b) A wall sign shall maintain a minimum vertical clearance of ten feet from grade.

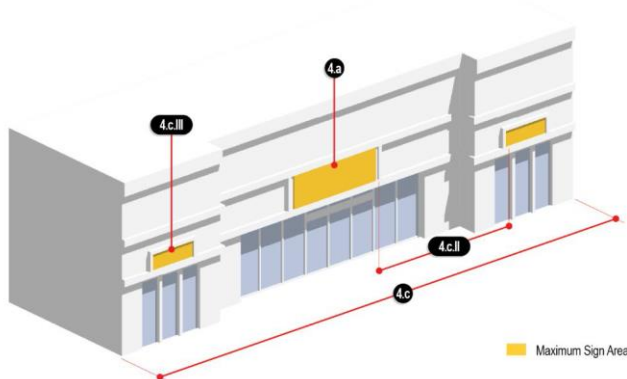
Figure 7.4: Wall Sign Area, Height, and Projection



(4) *Number of Signs.*

- (a) *Single tenant buildings shall be permitted a total of two wall signs; however only one wall sign shall be displayed on any single building façade.*
- (b) *Multi-tenant buildings shall be permitted one wall sign per unit.*
- (c) *A maximum of two secondary wall signs may be authorized for buildings with lineal frontage in excess of 75 feet by the City Planner provided such additional signage is:*
 - (I) *In keeping with the overall design and architecture of the building,*
 - (II) *A minimum of 20 feet from the primary wall sign and other secondary wall signs,*
 - (III) *A maximum of fifty (50) percent of the size of the primary wall sign,*
 - (IV) *Less visually prominent on the site than the building's primary wall sign, and*
 - (V) *The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in section 16-7-5(A)(1).*

Figure 7.5: Secondary Wall Signs



- (5) *Sign Copy. If the sign copy utilized on a wall sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign's backing plate, the City Planner may approve an increase in sign area up to an additional five percent of the total area of the face of the wall to which the sign is to be affixed. Box/cabinet signs shall be prohibited in the Downtown Commercial District.*
- (6) *Other Provisions.*

- (a) No wall sign shall cover any architectural features (architectural features shall include but not be limited to, pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel) of the building to which it is affixed.
- (b) No wall sign shall be affixed to HVAC screening, elevator overrun, or other structures protruding from the roof of the principal building, excluding architectural features that are an integral part of the principal building.

Table 16-7-4: Permitted Sign Types by District			
Sign Type	District		
	RTC	Wall size	Sign size
Permanent Signs			
Wall Sign	P	10%	
Relief Needed 29± (West Wall 72 x 72 = 5,184 36 Sq Ft) A	P	289.82 sq ft	36 sq ft (29±)
Relief Needed 47± (North and South Wall 247 + 218.61 = 465.6 sq ft) B	P	467 sq ft	72± sq ft (47±)
Single-Tenant Monument Sign	P		
Multi-Tenant Monument Sign	P		
Post Sign, Permanent			
Pole/Pylon Sign			
Awning/Canopy Sign	P		
Blade Sign	P		
Window Sign, Permanent	P		
Billboard Sign			
Temporary Signs			
Wall-Mounted Banner Sign	P		
Ground-Mounted Banner Sign	P		
Feather Sign			
Window Sign, Temporary	P		
Post Sign, Temporary	A		
Yard Sign			
Notes:			
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.			
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.			
(3) Sign shall be permitted within 300 feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only.			

RECOMMENDATION ON PUD 138 | *Staff recommends approval*



104 S Riverfront Dr.,
Jenks, OK 74037

01/29/25_(JD/JSC)
7BREW_JENKS_OK_B

Site Overview

SCOPE OF WORK

SIGN	QTY	DESCRIPTION	SQ FT
WALL SIGNS			
A	1	6' ILLUMINATED DISC LOGO	28.27
B	2	3'-0" X 10'-0" CHANNEL LETTERS	32.08
C	1	1'-8 3/8" X 5'-0" FCO SILVER LETTERS	4.93
D	2	1'-8 3/8" X 5'-0" FCO RED LETTERS	4.93

wayfinding, not regulated.

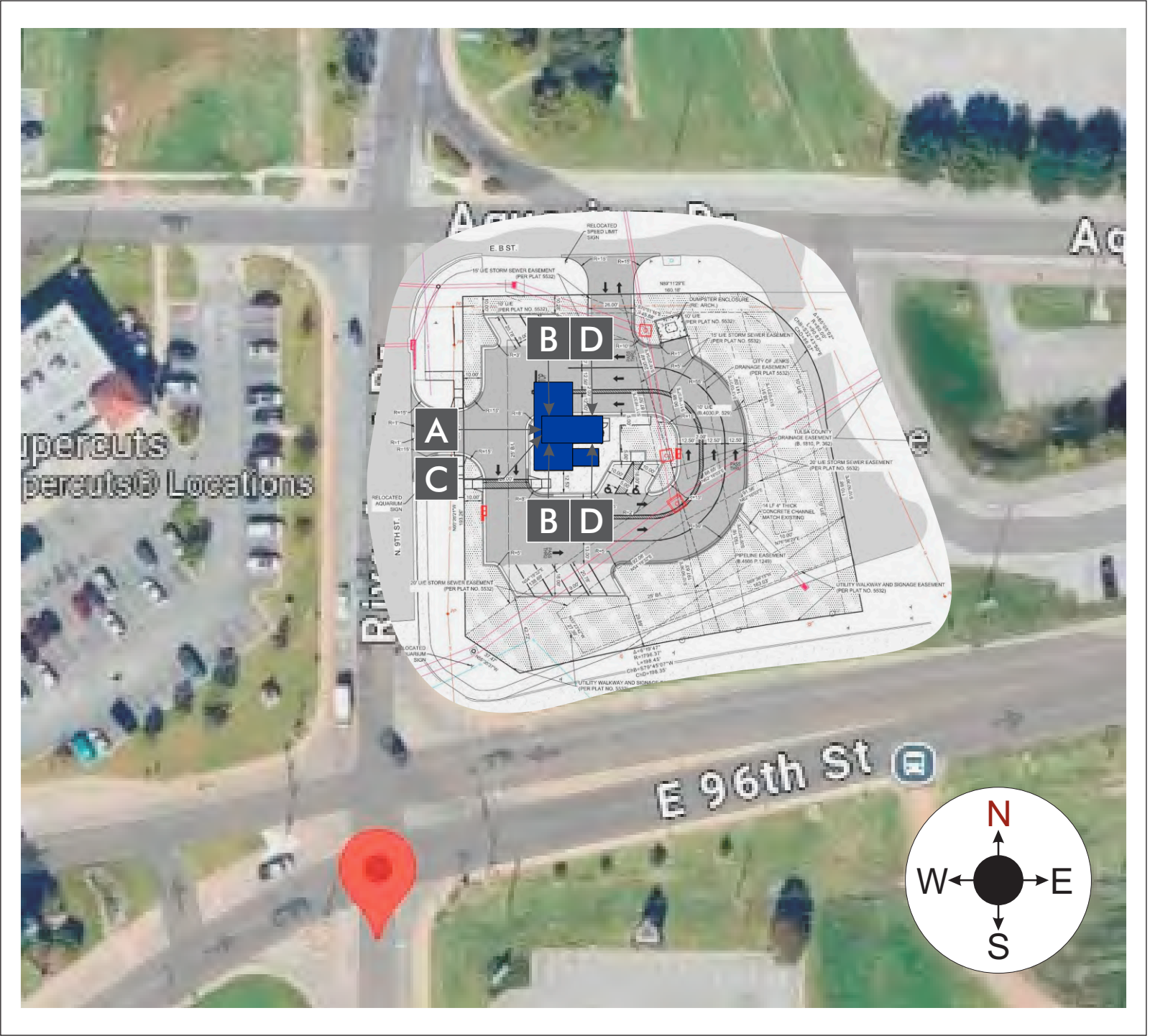
ZONING:
RTC
PUD-138

16-7-2(C) Premises Having Frontage on More than One Dedicated Street:
Premises having frontage on more than one dedicated street will be allowed an additional one-half square foot of aggregate sign area for each lineal foot of the secondary lot frontage; however additional sign area shall only be displayed on the secondary frontage

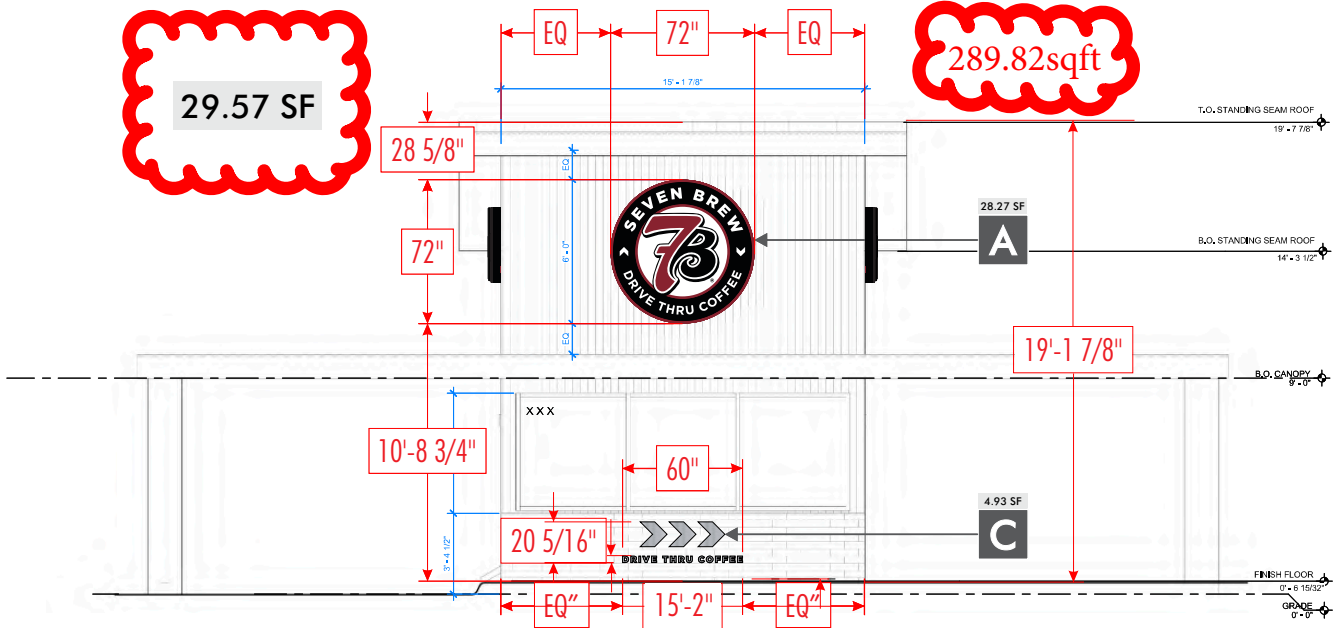
16-7-5(A)(1) SWall Signs-Sign Area
(b)The maximum sign area of wall signs in the OM, CS, RTC, and IL Districts shall not exc ten percent of the total area of the face of the wall to which it is affixed

- (4) Number of Signs.
- (a) Single tenant buildings shall be permitted a total of two wall signs; however only one wall sign shall be displayed on any single building façade.
- (b) Multi-tenant buildings shall be permitted one wall sign per unit.
- (c) A maximum of two secondary wall signs may be authorized for buildings with lineal frontage in excess of 75 feet by the City Planner provided such additional signage is: (I) In keeping with the overall design and architecture of the building, (II) A minimum of 20 feet from the primary wall sign and other secondary wall signs, (III) A maximum of fifty (50) percent of the size of the primary wall sign, (IV) Less visually prominent on the site than the building's primary wall sign, and (V) The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in section 16-7-5(A)(1).

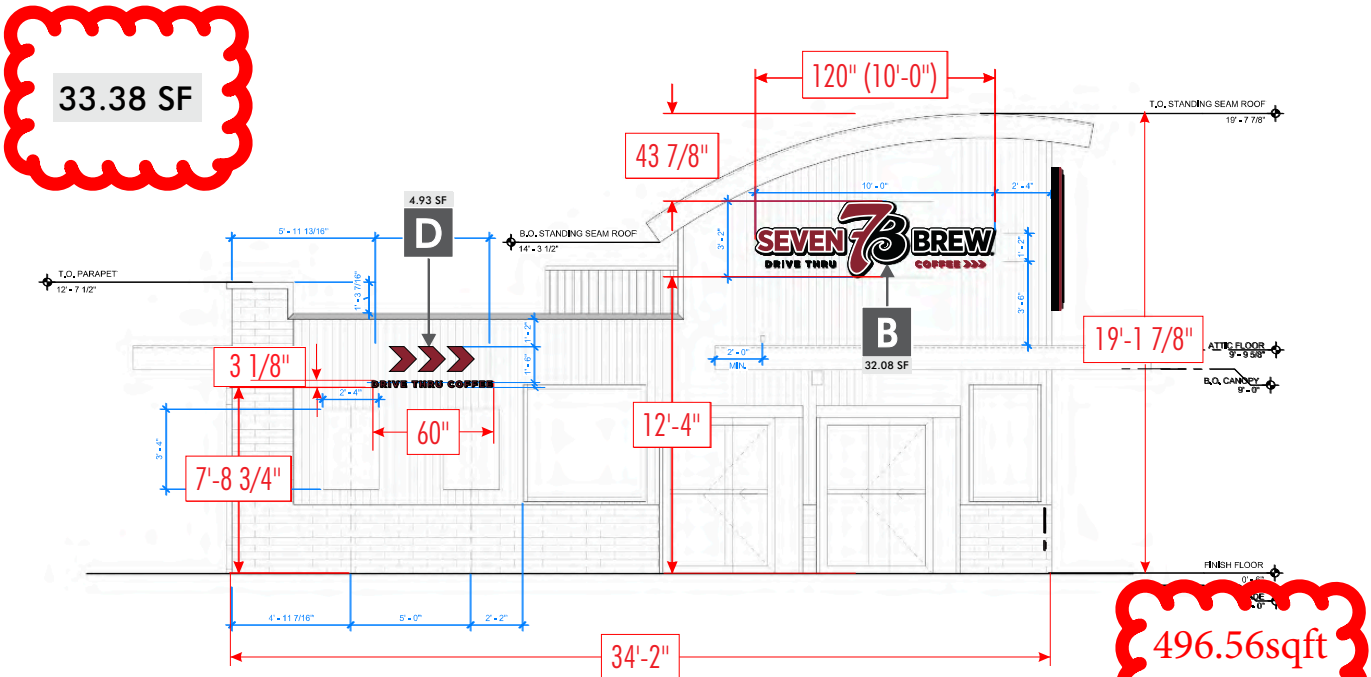
(5) Sign Copy. If the sign copy utilized on a wall sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign's backing plate, the City Planner may approve an increase in sign area up to an additional five percent of the total area of the face of the wall to which the sign is to be affixed. Box/cabinet signs shall be prohibited in the Downtown Commercial District.



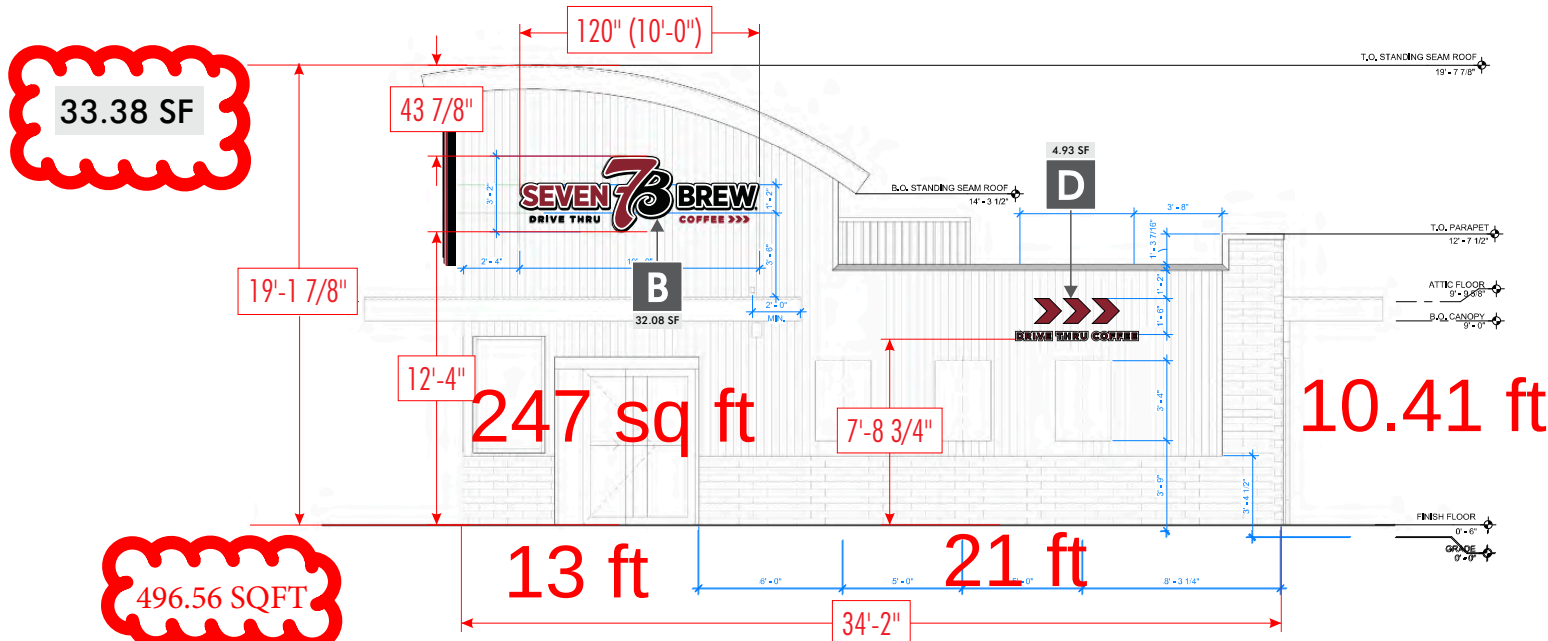
Building Elevations



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ANY PENETRATIONS DEEMED NECESSARY REQUIRE COORDINATION WITH ROOFING CONTRACTOR TO PREVENT VOIDING ANY CUSTOMER WARRANTY.

DIMENSIONS TO BE VERIFIED PRIOR TO MANUFACTURING

THIS RENDERING IS FOR REFERENCE AND PERMITTING PURPOSES ONLY
ANY SEPARATE OR OPTIONAL COMPONENTS MUST BE ORDERED SEPARATELY
ALL ELECTRICAL SIGNS WILL COMPLY WITH UL 48 – UL FILE #E46729

SCALE : 1:96

A

Channel Disc Logo

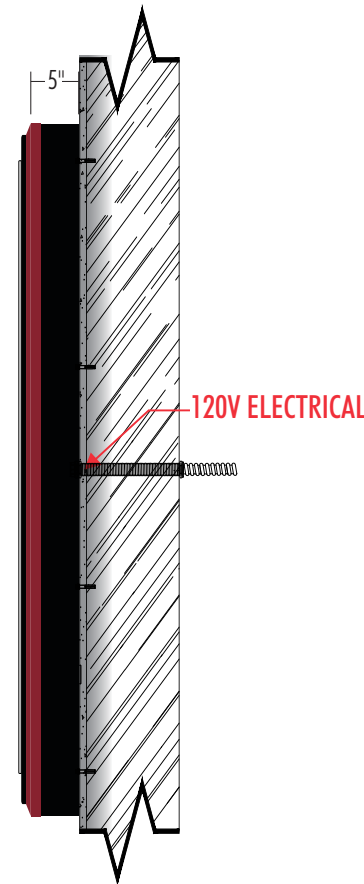
Qty: 1

6' DIA. ILLUMINATED CHANNEL DISC LOGO

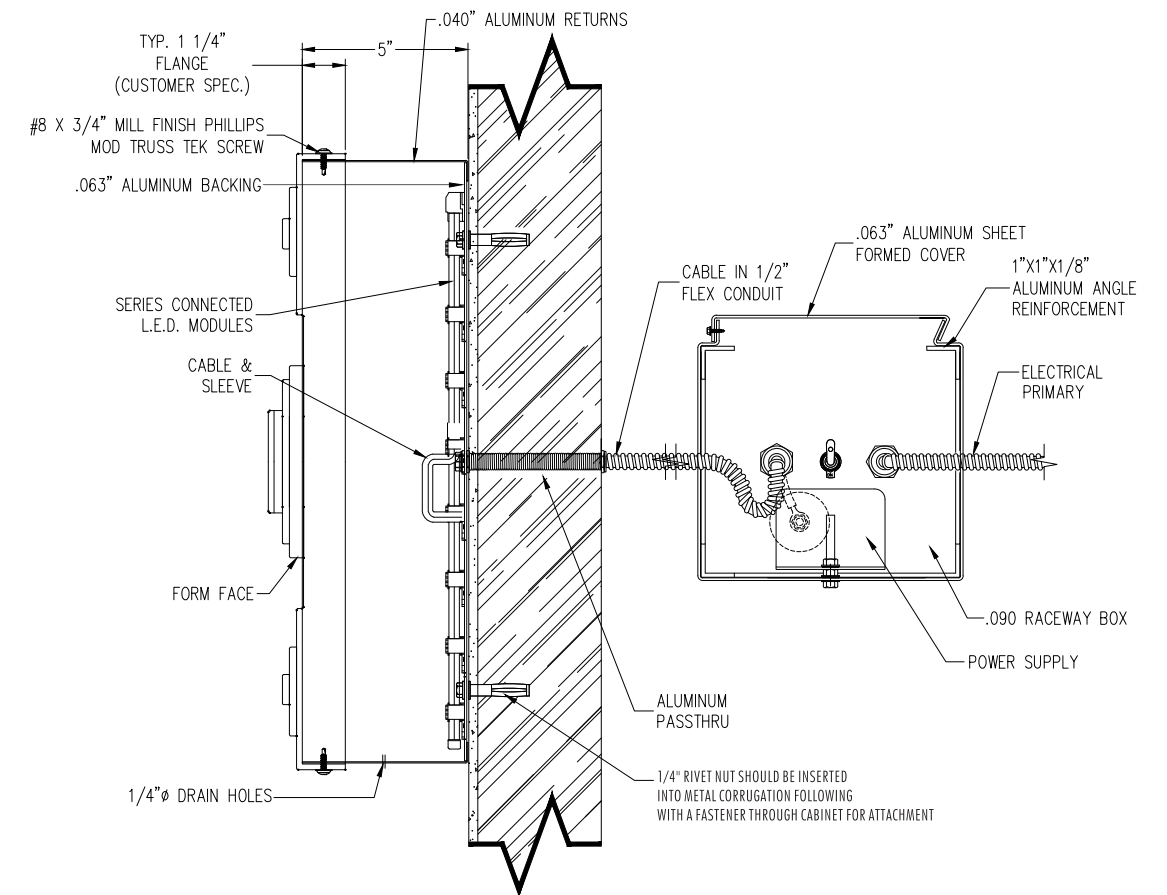
28.27 Sq.Ft



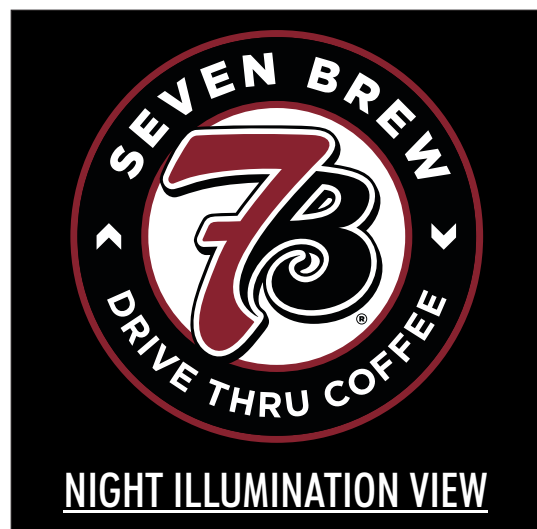
FRONT VIEW
REF. PART# : SBC72M



SIDE VIEW



SECTION VIEW



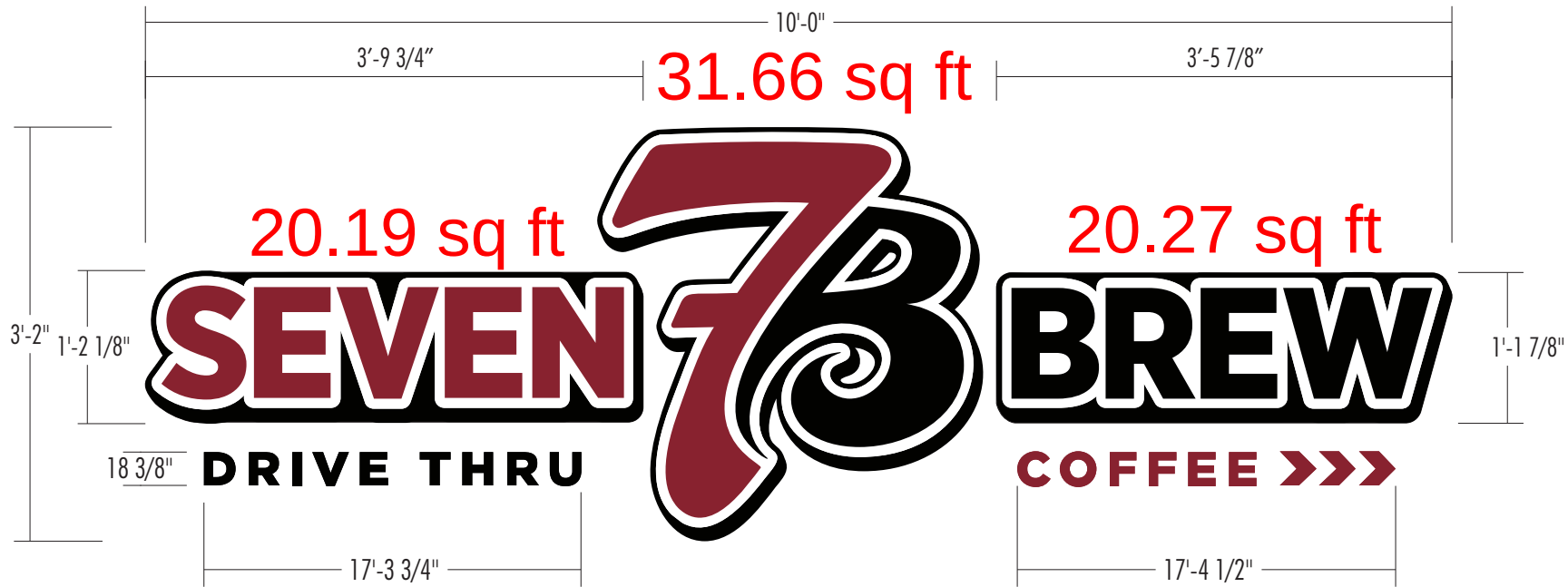
Primary Circuit (120 VAC)
1.1 Amps
Sign Area
28.27 Sq Ft
Total Module Watts
73.44 Watts
Total System Watts
86.36 Watts
Energy Usage
3.06 Watts/Sq Ft
Total Lumens
11764.00 Lumens
416.42 Lumens/Sq Ft

SIZES SUBJECT TO FINAL FIELD CONFIRMATION PRIOR TO MANUFACTURING

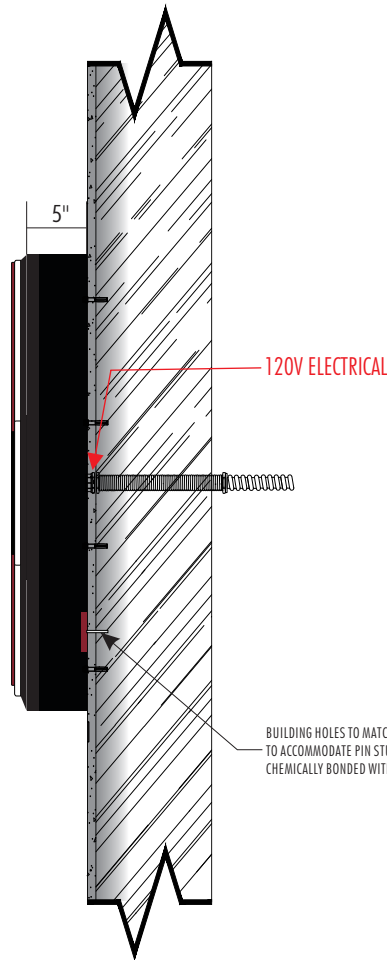
SCALE : 1:20

3'-0" X 10'-0" CHANNEL LETTERS W/ STUD MOUNT ACRYLIC LETTERS

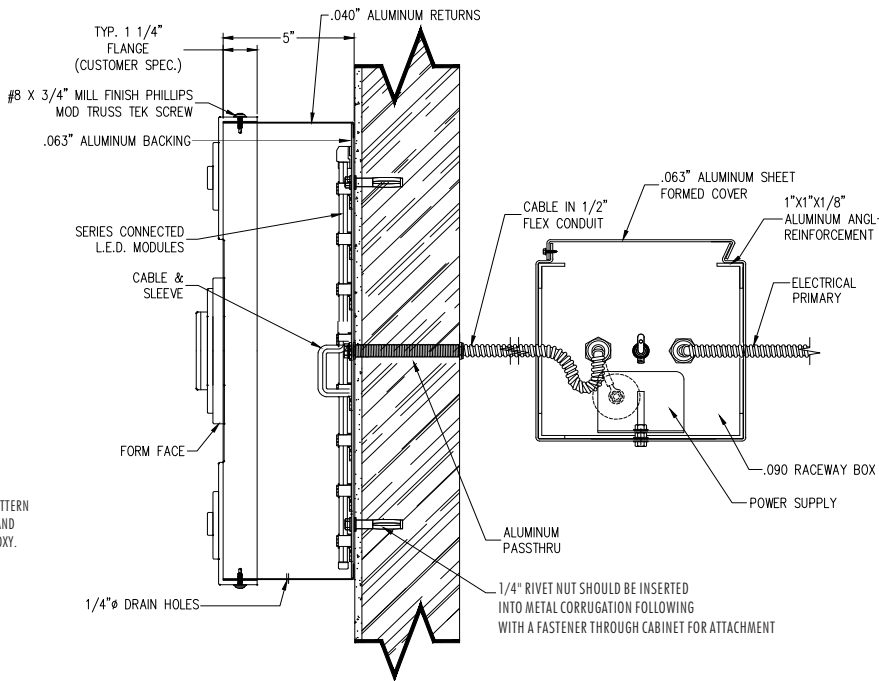
32.08 Sq.Ft



FRONT VIEW
REF. PART# : SBC1438CLD



SIDE VIEW



SECTION VIEW



NIGHT ILLUMINATION VIEW
NOT TO SCALE

Primary Circuit (120 VAC)
1.1 Amps
Sign Area
32.08 Sq Ft
Total Module Watts
54.00 Watts
Total System Watts
63.50 Watts
Energy Usage
4.49 Watts/Sq Ft
Total Lumens
8650.00 Lumens
611.31 Lumens/Sq Ft

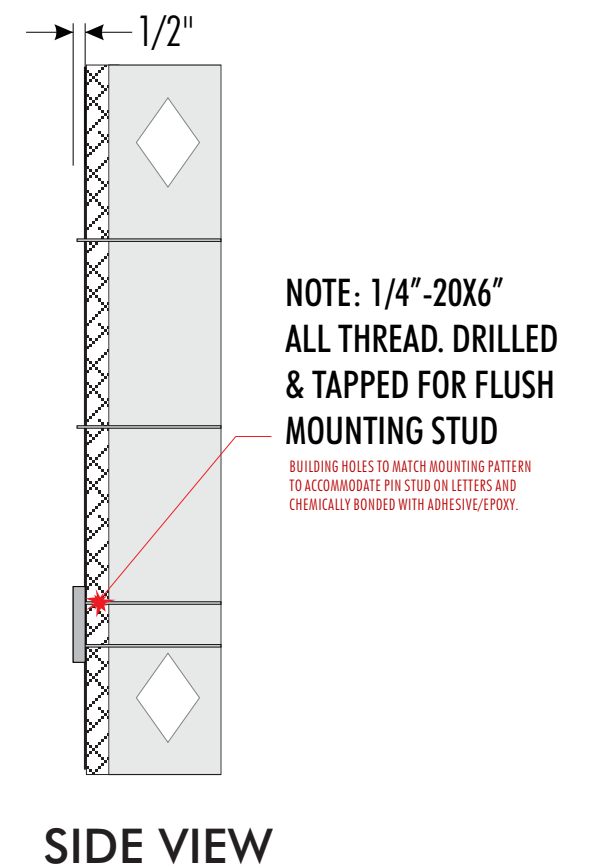
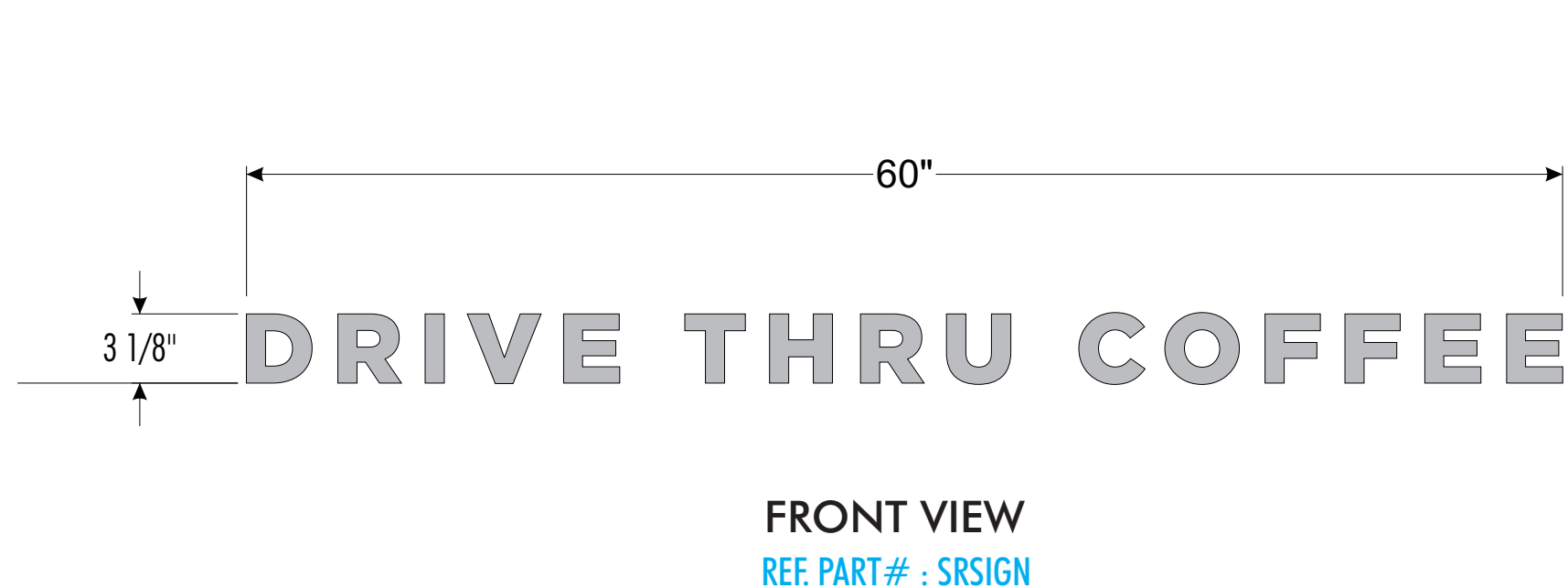
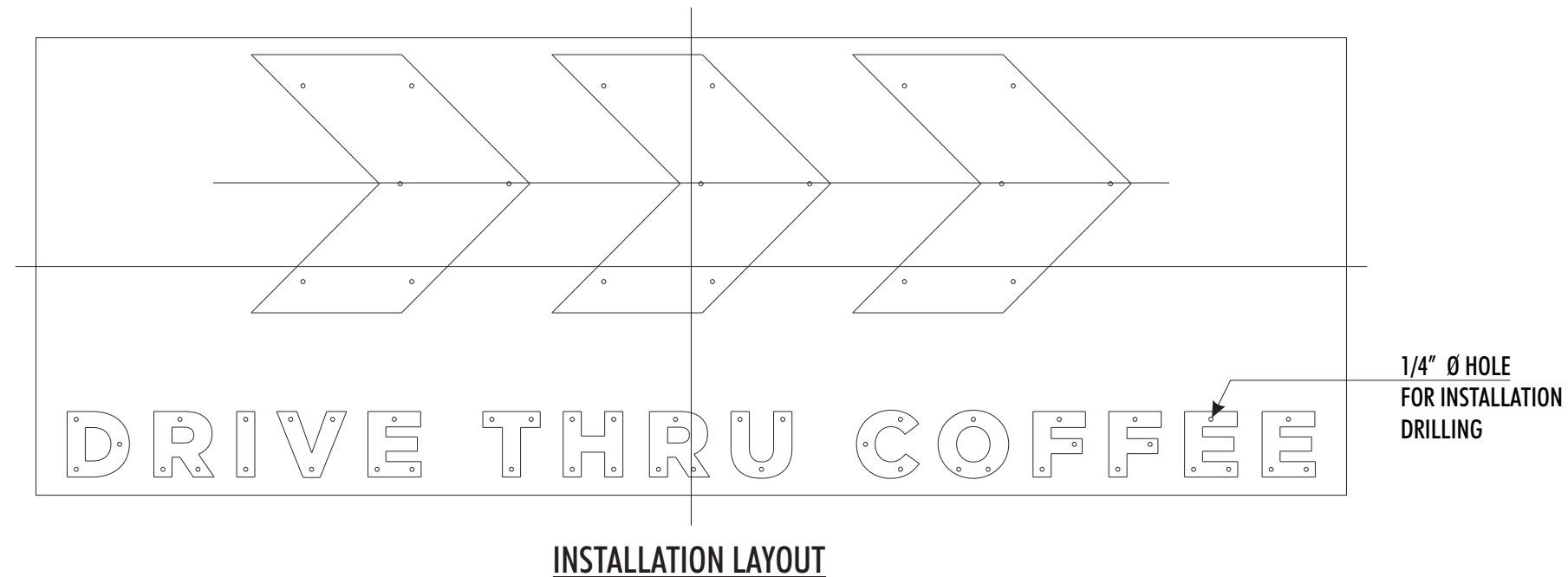
Wayfinding Signs

Qty: 1

3 1/8" X 5'-0" FLAT CUT OUT LETTERS

1.30

Sq.Ft



**THIS IS TO BE SHIPPED OUT WITH
PATTERN FOR INSTALLATION**

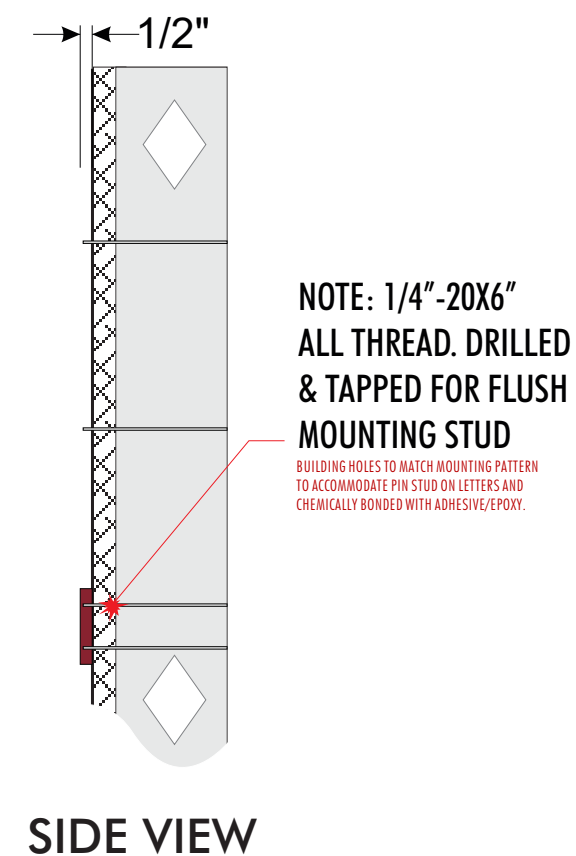
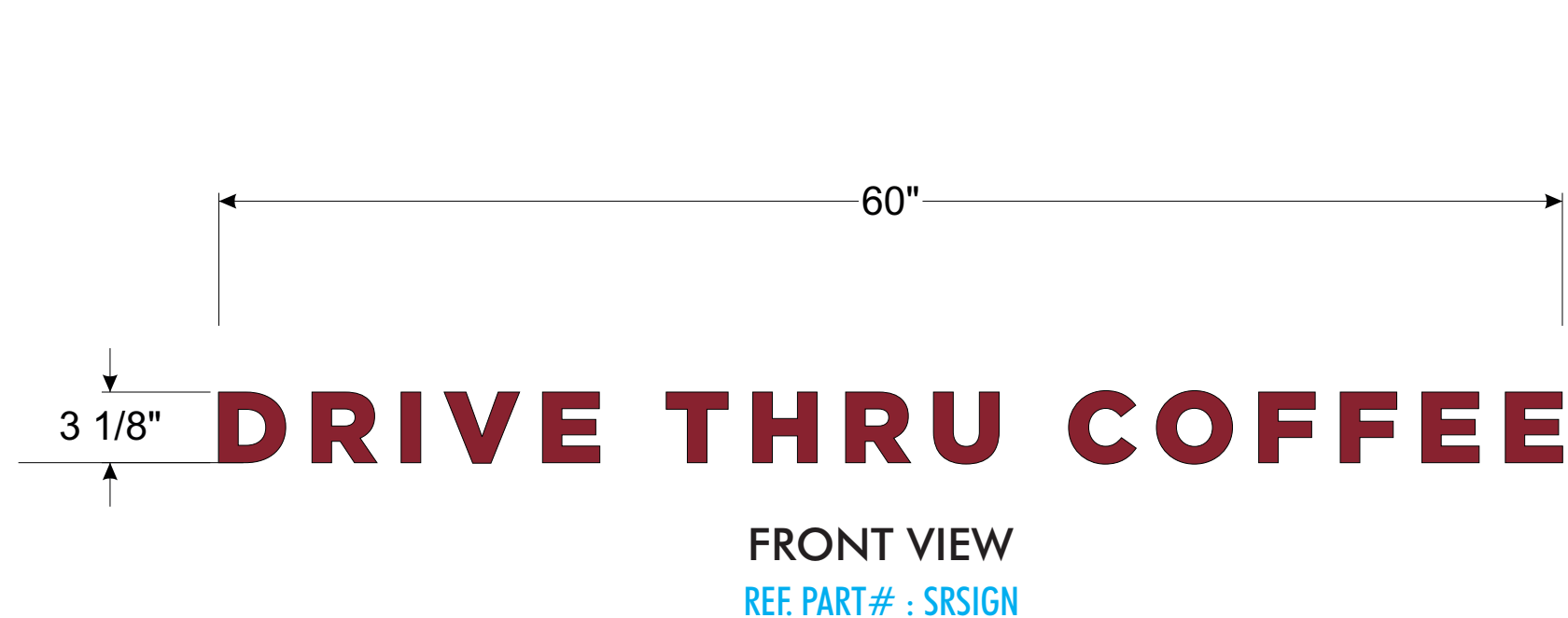
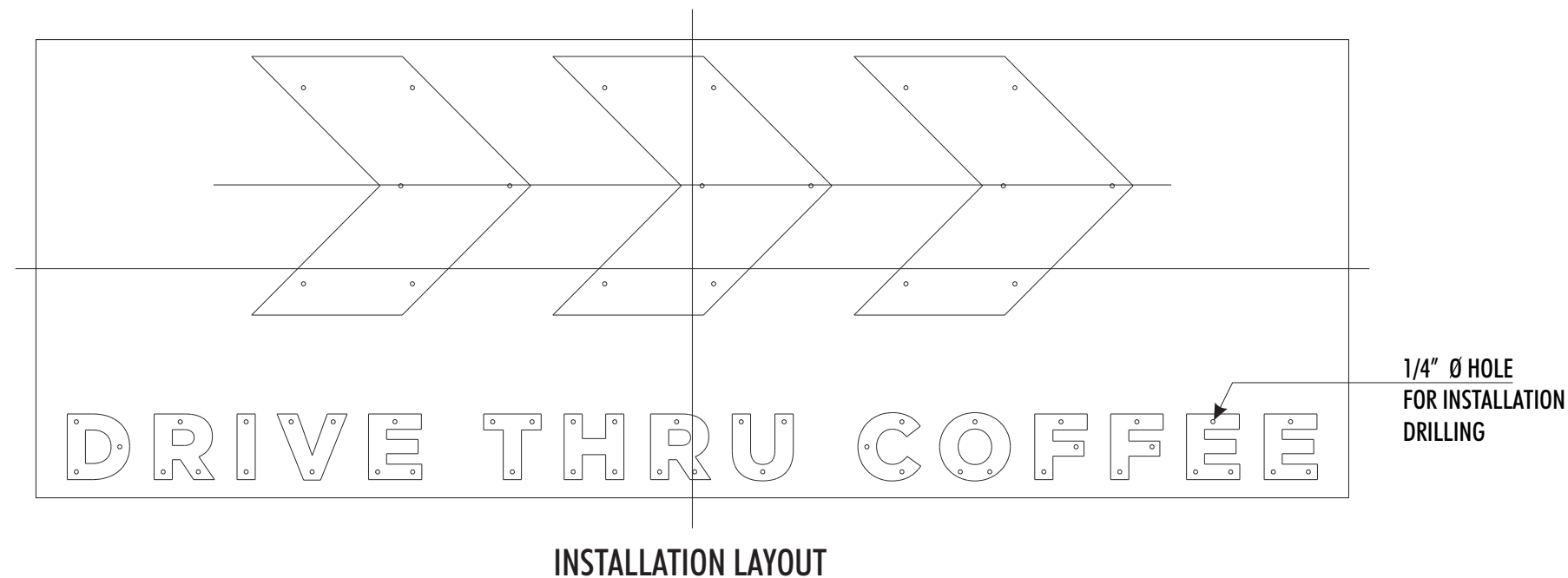
Wayfinding Signs

Qty: 2

3 1/8" X 5'-0" FLAT CUT OUT LETTERS

1.30

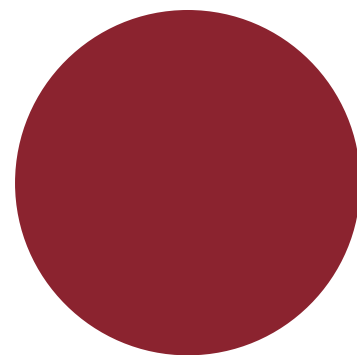
Sq.Ft



Brand Standards



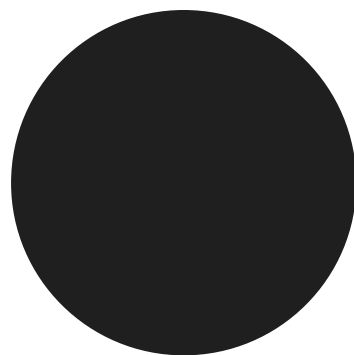
BRAND COLORS



PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

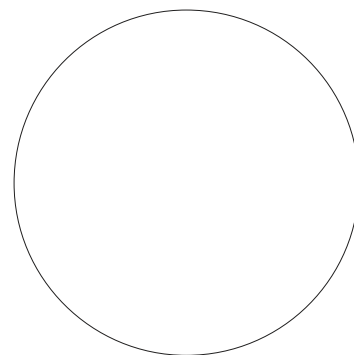
HEX: 8a2432



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%

R: 35
G: 31
B: 32

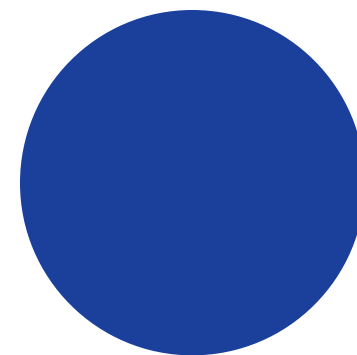
HEX: 231f20



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: ffffff



PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%

R: 0
G: 61
B: 165

HEX: 003da5

Fonts

Gotham Font family from Hoefler & Co.

PANTONE COLORS

PMS (Pantone Matching System): The most accurate representation of each of the colors. This system is used in print applications instead of — or in addition to — CMYK color.

CMYK EQUIVALENTS

(Process Color): Process builds use international standards for printing with the four process colors: Cyan, Magenta, Yellow and Black (CMYK). Values range from 0% to 100% for each of the four colors.

RGB EQUIVALENTS

(Screen Color): For on-screen applications. RGB refers to the three colors of the visual spectrum, Red, Green and Blue. RGB values range from 0 to 255 for each of the three colors.

HEXADECIMAL VALUES

(Screen Color): For on-screen applications. Hex values are arranged into three groupings of two characters each, representing Red, Green and Blue, and are compatible with HTML and other programming languages.



Revision History		
Revision Level	Date	Revision Description
A	01/09/25	- INITIAL NTI BRANDBOOK RELEASE
B	01/29/25	- INITIAL NTI BRANDBOOK RELEASE

To	Chair Scott West and Planning Commission
Hearing Date	February 06, 2025
Case Number(s)	PA 25-44
Request	Future Land Use Map Amendment from Parks and Open Space to Local Commrial for parcel east of Elm and north of 106 th
Applicant	Duane Phillips

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ Future Land Use Map

Preparer

City of Jenks
Houseal Lavigne Associates

Background Information

SITE SUMMARY

ACCT_NUM	98330833024440
ACCT_NUM	98330833040740
ACCT_NUM	98330833028940 (part of this parcel)

CURRENT LAND USE DESIGNATION:	Parks and Open Space
REQUESTED LAND USE:	Local Commercial Approximately 5 (five) Acres
APPROVED MAP AMENDMENT:	Local Commercial Approximately 5 (five) Acres Approved June 27, 2023 Located on west side project adjacent to east side of Elm
ZONING:	AG (Agriculture)
OVERLAY:	PUD 142
REQUESTED ZONING:	10 ± CS (Commercial Shopping)
OVERLAY:	PUD 142 MA1 (MAJOR AMENDMENT)
PROTECTED AREAS:	Mitigation No. 1, Mitigation No. 2 (untouched)

APPROVED USES (PUD 142):	Outdoor General Entertainment (recreation)- Baseball fields and accessory uses
REQUESTED USES (PUD 142 MA1):	General Retail, Eating and Drinking, and Residential Multi-family (condominiums), General Entertainment, outdoor (miniature-golf).

RECOMMENDATION:

Staff recommends approval of Local Commercial north of the planned 106th Street for the purpose of allowing Commercial Shopping Zoning and Condominium's.

PROJECT DETAILS (FROM DEVELOPER):

83.21%* of 119.28 Acres.

* Includes fields and golf area.

FAQ

1. Comprehensive Future Land Use Map Amendments are specific to "Land Use" decisions.
2. Comp Plan Map Designations:
 - a. 2020 | Horizon Jenks
 - i. Land Use Plan: Parks and Open Space
 - ii. Transportation:
 1. Adjacent to Primary Arterial
 2. ¼ mile south of Freeway/Parkway
 - iii. Trail System: Existing Multi-Use Trail
 - b. 2015-2025
 - i. Zoning Districts: AG (Agriculture)
(+) Zoning district and Plan Category are in accordance*.
(0) Zoning District and Plan Category may be found in accordance**.
*No Map amendment required. (AG)
**(CS) Would have been processed with a PUD or SUP with no amendment.
 - ii. Intensities: Development Sensitive
 - iii. Land Use: No Designation
 - iv. Special District: Not Specified
 - v. Transportation:
 1. Adjacent to Arterial
 2. ¼ mile south of Turnpike
 3. Trail System
 - c. 1992-2005
 - i. Zoning Districts: AG (Agriculture)
(+) Zoning district and Plan Category are in accordance*.
(0) Zoning District and Plan Category may be found in accordance.
*No Map amendment required. (AG)
**(CS) Would have been processed with a PUD or SUP with no amendment.
 - ii. Intensities: Development Sensitive
 - iii. Land Use: No Designation
 - iv. Special District: Not Specified
 - v. Transportation:
 1. Adjacent to Arterial
 2. ¼ mile south of Turnpike
 3. Trail System

3. Comprehensive Plan (Comp Plan) amendments are considered “Planning” not “Zoning”.
4. The Comp Plan is a living document and provides guidance for future development of land.
5. Parks and Open Space is a development sensitive area but could be developed according to local, state, and federal regulations for flood plain designations.

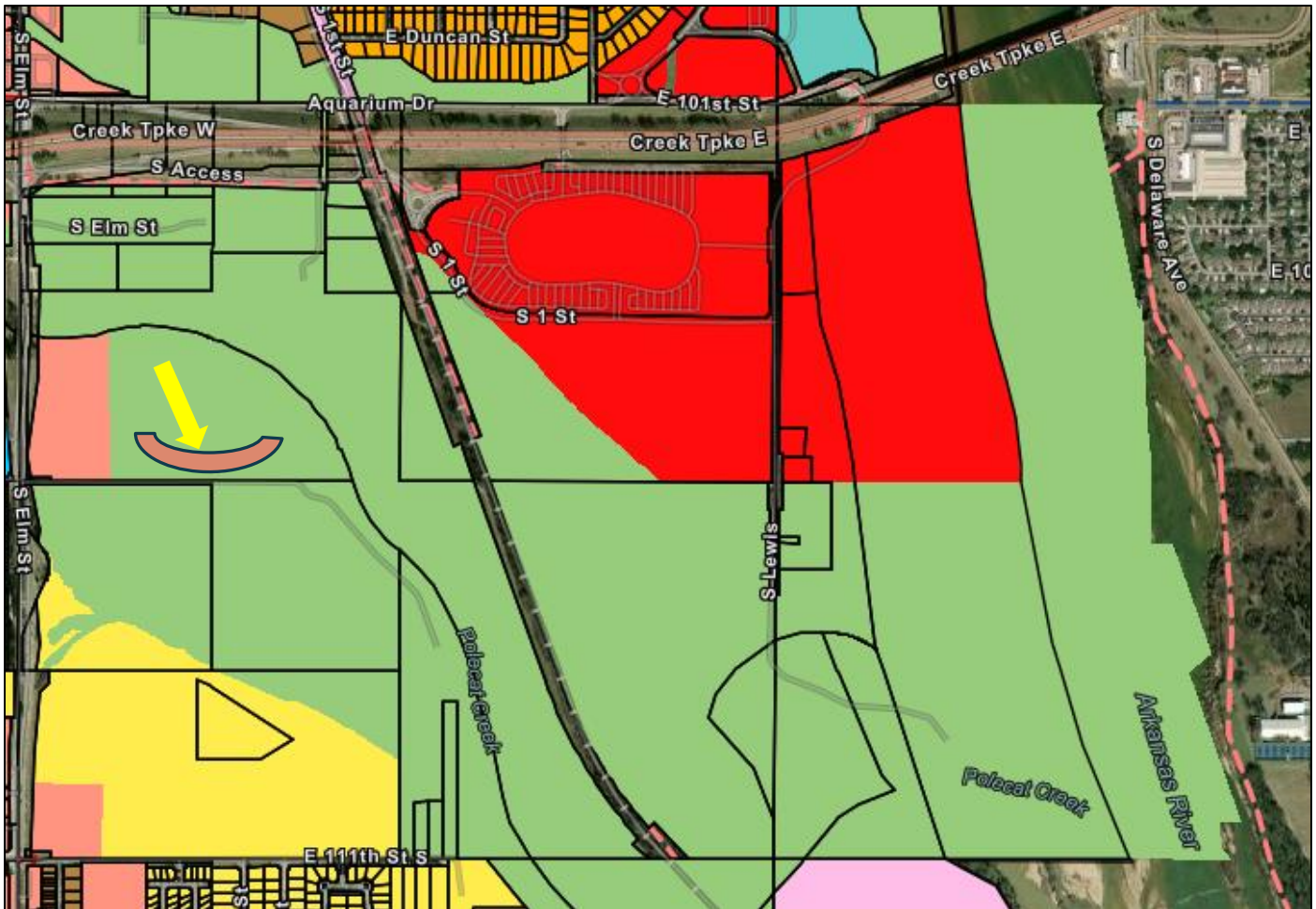


Figure 1: Comprehensive Plan Land Use Map and amendment area (not to scale)

GENERAL INFORMATION ON HORIZON JENKS | The [Horizon Jenks Plan](#) was adopted by Resolution 712, September 1, 2020. The process, which began in May of 2019, took over a year and provided the citizens of Jenks the ability to partner with staff on creating community vision of Jenks to guide the City in its decision making for the next 20 years. The Comprehensive Plan is a set of policies that direct future growth and development for the City of Jenks.

What are the contents of the Horizon Jenks Comprehensive Plan?

A typical Comprehensive Plan outlines the existing conditions of the City, describes future goals and objectives for development, and includes an action plan on how to achieve these goals and objectives. The Jenks Comprehensive Plan addresses the following:

- Land Use & Development
- Commercial Areas
- Transportation & Mobility
- Parks, Open Space, and Environmental Features
- Agricultural and Cultural Facilities
- Housing & Neighborhoods
- Economic Development Framework
- Community Facilities & Utilities
- Implementation Strategy

Staff Evaluation

EVALUATION | The Comprehensive Plan was adopted by Resolution 712; State Statute gives the Municipality the authority as follows:

Oklahoma Statutes; Title 11. Cities and Towns; Chapter 1 - Oklahoma Municipal Code; Article; Article XLIII-Buildings and Zoning; Section 43-103 - Purpose of Regulations – Comprehensive Plan

Municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan and be designed to accomplish any of the following objectives:

1. To lessen congestion in the streets;
2. To secure safety from fire, panic and other dangers;
3. To promote health and the general welfare, including the peace and quality of life of the district;
4. To provide adequate light and air;
5. To prevent the overcrowding of land;
6. To promote historical preservation;
7. To avoid undue concentration of population; or
8. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. *The governing body shall provide the manner in which regulations, restrictions and district boundaries*

shall be determined, established and enforced, and amended, supplemented or changed.

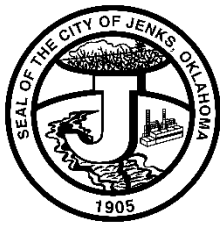
Per State Statute, Municipalities are to regulate buildings, structures and land in accordance with the comprehensive plan and be designed to accomplish any of a list of objectives.

Open space areas in Jenks are largely located within the floodplain of the Polecat Creek, making development undesirable. Staff understands the ability to develop within a floodplain is far more costly and requires additional layers of engineering, this makes the property undesirable to develop, but not impossible.

Horizon Jenks | Local Commercial: *Local Commercial areas should be developed at key high-traffic intersections to serve the needs of the immediate surrounding area and support growing residential neighborhoods. This focused approach to Local Commercial development will help to maintain the open character of the City's arterial corridors south of the Turnpike. Local Commercial areas are auto-oriented but proximity to residential areas means these nodes should also be accessible on foot from surrounding neighborhoods. Areas designated for local commercial are primarily located at intersections along Elm Street and 131st Street and are intended to provide for retail and service for locals; uses such as grocery stores, pharmacies, doctors or dentist offices, banks, and other small scale and stand-alone developments serving the daily needs of nearby residents. The City should continue to reserve zones for the land use type at key intersections to ensure that new neighborhoods have easy access to daily shopping and service needs.*

Staff Recommendations

RECOMMENDATIONS | Staff recommends this item (PA 25-44, East of Elm and south of Pole Cat Creek north of planned 106th Street) be approved for Local Commercial on the Land Use Map.



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 HEARING
AT THE JENKS PLANNING COMMISSION**

Case Number: PA 25-44 - Comprehensive Land Use Map Amendment

Requests: Comprehensive Land Use Plan “Map” Amendment. Changing a total of <5 acres from Parks and Open Space to Local Commercial.
This land use map amendment is triggered by a Major Amendment request to PUD 142.

Property Location: W 106th & Elm

Hearing Date: 6 February 2025 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 16 January 2025.

Marcae Hilton

Marcae Hilton, Secretary
Jenks Planning Commission

To	Chair Scott West and Planning Commission
Hearing Date	February 6, 2025
Case(s)	1. PA 25-44 2. JZ 25 PUD 142MA1
Request(s)	1. Approval of an amendment to the Comprehensive Land Use Map for approximately 5 (five) acres from Parks and Open Space to Local Commercial. 2. Approval of a Major Amendment to an approved Planned Unit Development Overlay District and rezoning two parcels to CS (Commercial Shopping).
Location	East of Elm and south of Polecat Creek

Staff Report

Preparer | Marcaé Hilton

Attachments
PUD Documents

Preparer
Adam Doverspike & Stephen
Schuller, Gable Gotwals

Background Information

STAFF COMMENTARY

PUD 142 is an approved project that integrates and permits the specific uses related to a baseball facility in a park like setting within a connected, unified development providing public access to trails and outdoor general entertainment (recreation).

PUD 142 Major Amendment No. 1 is a request to allow for additional uses: residential (multi-family residential), additional outdoor general entertainment (mini-golf) and commercial uses.

The purpose of the original PUD 142 was to create a regulatory framework for the development of The Fields at Elm Creek Park including the creation of a gathering space that would preserve existing trees and enhance the natural features to create a transitional area between the high intensity River District use adjacent the Tulsa Premium Outlet Mall and the residential area across South Elm Place to the west. PUD No. 142 provides substantial setback, buffering, landscaping and design details, including playgrounds, public walking trails and public nature trails, to ensure the integration of The Fields at Elm Creek Park into the surrounding area. Special emphasis has been applied to buffering along the south and west boundary lines and incorporating park-like uses within the Project.

CC SUMMARY | June 27, 2023, Approved with an additional condition (*Limit light poles to 80'*) 7-0-0.
PC SUMMARY | June 22, 2023, Approved with conditions 5-1-0 (*Planning Commission had only 6 members at the time of this hearing | David Randolph voted no.*) Craig Bowman made a motion to approve PUD 142 with the conditions, it was seconded by John Brown. See Attachments for details of original approved PUD 142.

PUBLIC COMMENT	One or two citizens have reached out to staff.		
PARCEL DATA			
ACCT_NUM	98330833024440		
ACCT_NUM	98330833040740		
ACCT_NUM	98330833028940 (part of this parcel)		
GENERAL LOCATION:	East of Elm North and South of 106 th Street		
STR:	Section: 30, Township: 18N, Range: 13E		
PLAT:	Unplatted, platting required.		
COMPREHENSIVE PLAN			
CURRENT LAND USE:	Parks and Open Space & Local Commercial.		
REQUEST LAND USE:	Local Commercial [less than 5 (five) acres]		
ZONING DISTRICTS:			
CURRENT ZONING:	AG (Agriculture) + PUD 142 Overlay District		
REQUESTED ZONING:	AG + CS (Commercial Shopping) + PUD 142 MA1		
APPROVED USES:	Outdoor General Entertainment (recreation)- Baseball fields and accessory uses		
REQUESTED NEW USES:	General Retail, Eating and Drinking, and Residential Multi-family (condominiums), General Entertainment, outdoor (miniature-golf).		
PROJECT DETAILS (FROM DEVELOPER):	Estimated green space as presented: 83.21%* of 119.28 Acres. * Includes fields and golf area.		
GROSS ACRES:	119.28± Per Tulsa County Assessor Data		
PROTECTED AREAS-NOT TOUCHED:	Mitigation No. 1, Mitigation No. 2		
CS LAND AREA:	9.72± Acres 8.15% Not to exceed 10 acres		
DEVELOPMENT AREA 1:	Retail/Restaurant	4.99± Acres	26.14% of (DA1)
DEVELOPMENT AREA 2:	Condos	4.73± Acres	20.84% of (DA2)
PARKING:	Will meet the requirements of the UDO.		
EXCEPTIONS TO UDO:	Lighting	UDO 37 feet	PUD 142 (MA1) 80 feet or more as technology improves
HOURS OF OPERATION	DAY OF WEEK	UDO	PUD 142 (NC)**
**(NC) No Change	Sunday-Thursday	7 am - 9 pm	8 am - 10 pm
	Friday-Saturday	7 am -11 pm	8 am - 11 pm
AMPLIFIED MUSIC	DAY OF WEEK	UDO	PUD 142 (NC)**
	Sunday-Thursday	N/A	8 am - 9 pm
	Friday-Saturday	N/A	8 am - 11 pm

SIGNAGE:

All sign types are permitted-excluding Billboard Signs. A formal Comprehensive Sign Plan will be submitted to staff for approval and will allow sponsorship signage.

SURROUNDING ZONING:

AG (Agriculture) and Single-family residential

SURROUNDING LAND USES:

N, S, E - Undeveloped, W- Single-family residential and City of Jenks property.

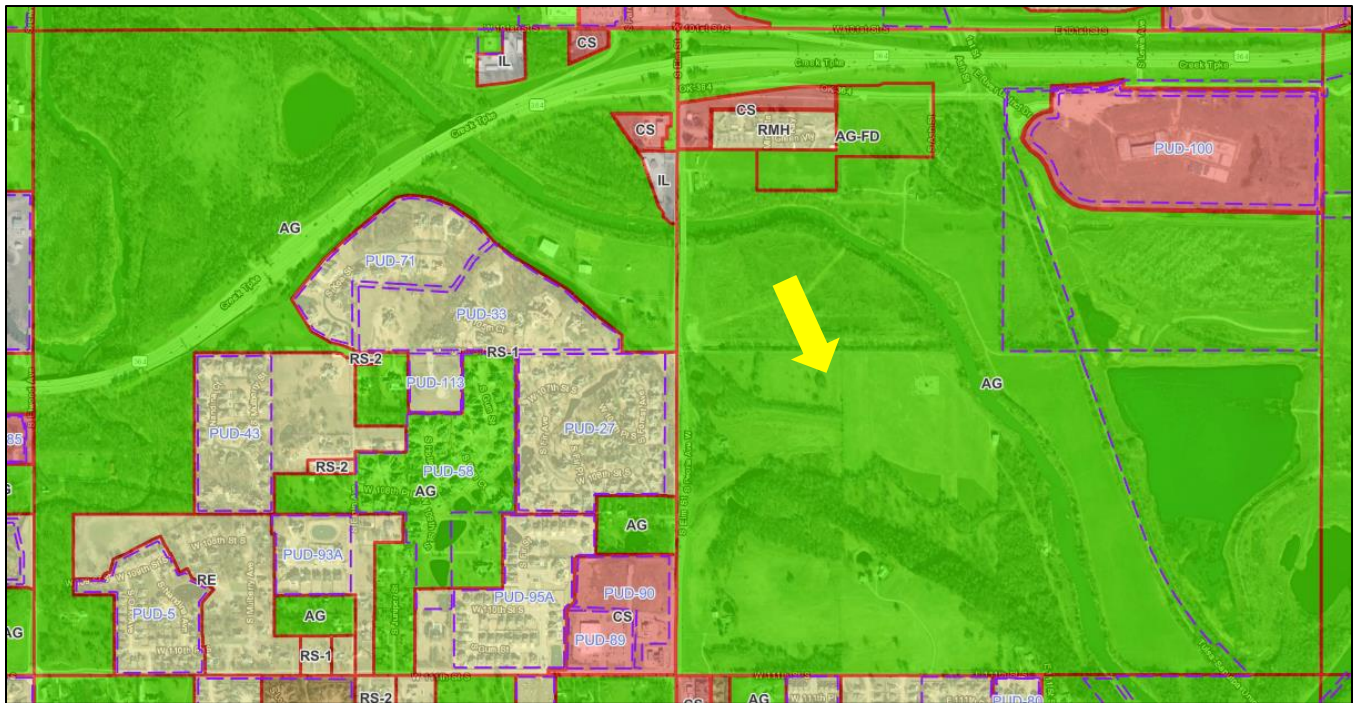


Figure 1: Zoning Map | GIS

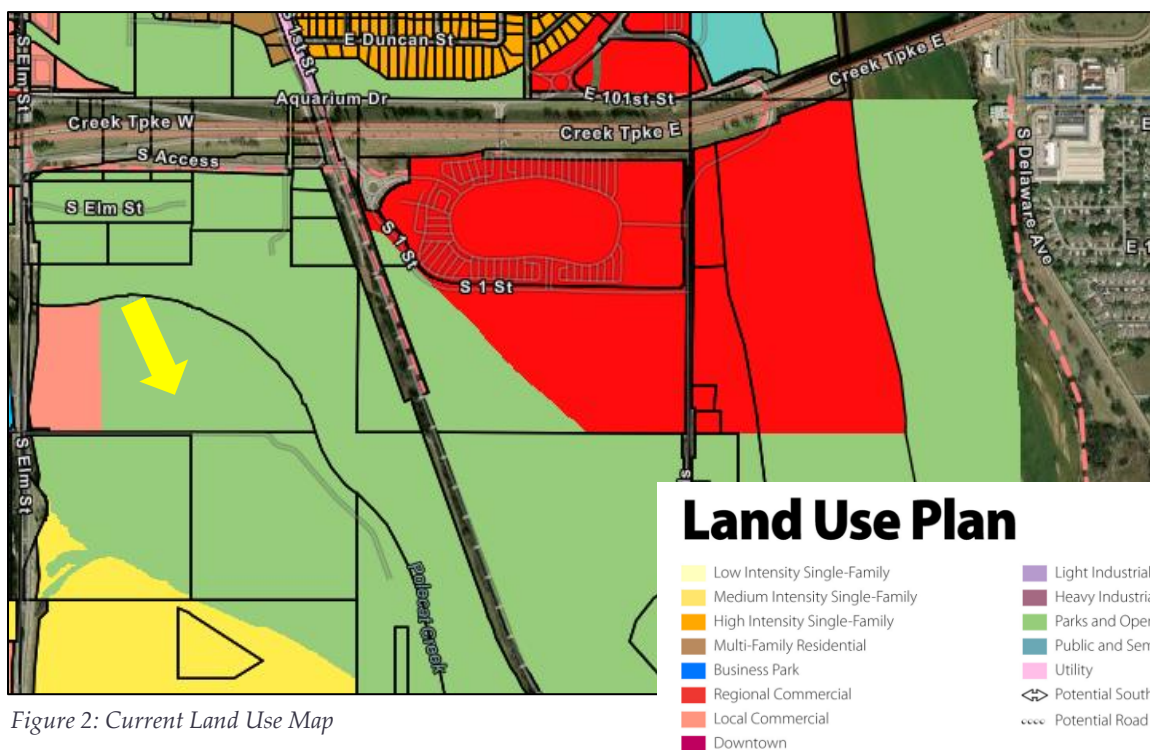


Figure 2: Current Land Use Map

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards							
Standard	AG	PUD 142	PUD 142 MA1			CS	RM3
Lot Standards (Minimum)			DEV "1" 16%	DEV "2" 19.04%	DEV "3" 64.96%	10±	5±
Lot Area (acres)	2.5	119±	19± (CS-5±)	26±(CS-5±)	77±	N/A	20,000
Lot Width (ft)	300	Exceeds Code	N/A	N/A	Exceeds Code	N/A	100
Yard Setbacks (Minimum, unless otherwise stated)							
Front (ft) (Elm)	25	300	35	400	200	0	10
Front, maximum (ft)	n/a	n/a	n/a	n/a	n/a	N/A	
Exterior Side (ft) (3)	25	200	100	600	400	0	10
Exterior Side, maximum (ft)	n/a	n/a				N/A	
Interior Side (ft) (3)	10	Meet or exceed	150	50	75	10(1)	10(2)
Rear (ft) (3)	40	Meet or exceed	n/a	n/a	100	10(1)	10
Building Standards (Maximum)							
Height (ft)	35	50	35	70	35	60	45
Impervious Surface Coverage	n/a	52% greenspace	68%	72%	74.81%	70%	70%*
Notes							
(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.							
± (CS) 5 acres not more than 10 acres.							

Table 16-6-3(F)(2): Application of Transition Zone Types			
Subject Lot Land Use	Adjacent Lot Land Use		
	Agricultural	Single-Family Residential	Entertainment
Agricultural	n/a	n/a	n/a
Single-Family Residential	n/a	n/a	n/a
Entertainment	n/a	C (see Table 16-6-3 (F)(3))	A

Table 16-6-3(F)(3): Transition Zone Type Specification		Type C
(a)	Minimum Zone Width (1)	15 feet
(b)	Minimum Fence/Wall Height (2)(3)	6 feet
Minimum Number of Landscape Elements per 100 Linear Feet		
(c)	Understory Tree	4

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses KEY USE TABLE: "S" Specific Use, "P" Permitted Use, "T" Temporary Use, "C" Conditional Use					
Use	Additional Regulation	AG	CS	PUD 142	PUD 142 MA1
Agricultural Uses		AG	CS		
Commercial Agriculture, Indoor	16-5-11.(B)	P			
Commercial Agriculture, Outdoor		P			
Passive Agriculture		P		P	P
Urban Agriculture, Indoor		S			
Urban Agriculture, Outdoor		P		P	P
Residential Uses		AG	CS		
Multifamily Building, 8 units or more	16-5-2(C)		S		P
Multifamily Building, less than 8 units	16-5-2(C)		S		
Multifamily Complex	16-5-2(D)		S		P (PUD)
Residential, above ground floor			P		
Residential Facility for Persons with a Disability	16-5-2(B)	P	S		
Single-Family Detached		P		P	P
Townhome	16-5-2(E)				P
Institutional and Utility Uses		AG	CS		
Government Uses, indoor		P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S		
Place of Assembly		S	S		
Wireless Communication Facility	16-5-3(B)	S	S	P	P
Wireless Communication Facility, Small Cell	16-5-3(B)	S	C	P	P
Retail Uses		AG	CS		
Adult Uses	16-5-4(A)				
Convenience Store			P		
General Retail, less than 10,000 sq. ft.	16-5-4(B)		P		P
General Retail, 10,000 sq. ft. — 49,999 sq. ft.	16-5-4(C)		P		
General Retail, 50,000 or more sq. ft.	16-5-4(D)		P		
Multitenant Shopping Center	16-5-4(E)		P		P
Pawn Shop					
Service Uses		AG	CS		
Acute Care Center			P		
Business Park	16-5-5(A)				
Check Cashing/Pay Day Loan Store					
Commercial Animal Boarding	16-5-5(B)	P		P	P
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)		P		
General Service, 50,000 sq. ft. or more	16-5-5(E)		P		
Hospital			S		
Medical/Dental Office			P		
Personal Storage Facility	16-5-5(F)		S		
Professional Office			P		
Professional Office, above ground floor			P		
Tattoo Parlor					
Veterinary Clinic/Animal Hospital		S	P		
Lodging Uses		AG	CS		
Hotel			P		
Motel			S		
Short-Term Rental	16-5-6(B)	C		C	C
Eating/Drinking Uses		AG	CS		
Bar/Tavern					
Brewery/Winery/Distillery, micro			P		P
Brewery/Winery/Distillery, tasting room			P		P
Coffee/Tea Shop	16-5-7(A)		P		P

Food Truck Court	16-5-7(B)		S		P
Restaurant, delivery/carry out only			P		P
Restaurant, fast casual			P		P
Restaurant, sit down			P		P
Entertainment Uses		AG	CS	PUD 142	PUD 142 MA1
Archery/Gun Range		S			
General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	S	P		P
General Entertainment, indoor, 10,000 sq. ft. - 49,999 sq. ft.	16-5-8(B)	S	P		
General Entertainment, indoor, more than 50,000 sq. ft.	16-5-8(C)	S	P		
General Entertainment, outdoor	16-5-8(D)	S	S	P	P
Vehicle Related Uses		AG	CS		
Autobody Repair			S		
Car Wash	16-5-9(A)		S		
Fuel Sales	16-5-9(B)		P		
Gas Station With Mini-Mart			P		
Service Station			P		
Trucking Establishment	16-5-9(C)				
Vehicle Sales and Rental					
Industrial Uses		AG	CS		
Brewery/Winery/Distillery			S		
Laboratory					
Manufacturing, Artisan			S		
Manufacturing, Heavy					
Manufacturing, Light					
Mining and Mineral Processing and Oil and Gas	Municipal Code	S		P	P
Warehouse, distribution					
Warehouse, office	16-5-10(A)				
Warehouse, storage					
Medical Marijuana Uses		AG	CS		
Medical Marijuana Commercial Grower	16-5-11(A)	P			
Medical Marijuana Education Facility	16-5-11(A)	S			
Medical Marijuana Dispensary	16-5-11(A)		P		
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		AG	CS	PUD 142	PUD 142 MA1
Accessory Building	16-5-12(A)	P	P	P	P
Accessory Dwelling	16-5-12(B)	P		P	P
Accessory Retail	16-5-12(C)	P		P	P
Accessory Structure	16-5-12(D)	P	P	P	P
Donation Drop Box	16-5-12(E)		P		
Drive Through	16-5-12(F)		P		
Home Based Business	16-5-12(H)	C	C	P	P
Outdoor Activity/Operation, permanent	16-5-12(I)		S		P
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	P	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P
Temporary Uses		AG	CS		
Carnival/Fair		T	T	P	P
Construction Related		T	T	P	P
Farmers Market		T	T	P	P
Flea Market			T		
Food Truck	16-5-13(A)		T	P	P
Outdoor Dining	16-5-13(B)	T	T	P	P

Outdoor Activity/Operation, temporary		T	T	P	P
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T	T	P	P
Outdoor Storage, temporary					
Seasonal Sales	16-5-13(E)	T	T	P	P

Staff Evaluation & Recommendation

EVALUATION Approving this request will allow the developer to continue to move forward with the conceptual plan and identified uses, having the entitlements in place on the subject property. The Planned Unit Development document for PUD 142 MA1 the zoning specifics.

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

(A) *...The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*

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

(B) *General Provisions.*

- (1) *Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*
- (2) *Developments including only single-family detached residential uses, may not be approved as a Planned Unit Development.*
- (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.*

(D) *Standards for Review.*

- (1) *Comprehensive Plan Alignment.*
- (2) *Placemaking.*
- (3) *Integrated Design with Identifiable Centers and Edges.*
- (4) *Public Welfare.*
- (5) *Compatibility with Adjacent Land Uses.*
- (6) *Impact on Public Facilities and Resources.*
- (7) *Archaeological, Historical or Cultural Impact.*
- (8) *Drives, Parking and Circulation.*

RECOMMENDATION | Staff and Planning Commission recommend conditional approval of PUD 142MA1, with needed corrections identified within PUD 142MA1 text.

STAFF CONDITIONS | *Provide Staff with clean copy of PUD 142 MA1 with comments included and any requirements from Planning Commission and City Council.*

The Fields at Elm Creek Park

Jenks, Oklahoma

Major Amendment of Planned Unit Development No. 142

Applicant:



Adam C. Doverspike ~ Stephen A. Schuller
110 North Elgin Avenue - Suite 200
Tulsa, Oklahoma 74120-1495
Telephone (918) 595-4800
www.GableLaw.com

Architects:



Stanton W. Espinosa Architects, LLC.
3202 East 21st Street
Ste: 200
Tulsa, Oklahoma 74114
o.918.236.3990
www.swearchitects.com

Consultants:



wallace
design
collective

123 North Martin Luther King, Jr. Boulevard
Tulsa, Oklahoma 74103
Telephone (918) 584-5858
<https://wallace.design/>

Developer:

OAK  PROPERTIES, LLC

48 East 16th Street
Tulsa, Oklahoma 74119
<https://www.oakpropertiesllc.com/>

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Development Statement

The Planned Unit Development (“PUD”) is an overlay Zoning District authorized by Article 9, Section 16-9-8, of the Jenks Unified Development Ordinance (“UDO”). The PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines for a particular project (the “Development Standards”). The PUD may and does only modify the provisions of the UDO and does not modify any other municipal laws, regulations or requirements.

The PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision of the Project. Such statements, unless expressly part of the Development Standards, are not regulatory and are not requirements to enforcement by the City. The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable UDO requirements. If there is a conflict between the Development Standards and the UDO, the Development Standards shall apply. If a provision is not addressed by the PUD, then the UDO controls.

The proposed Major Amendment of the Fields at Elm Creek Park PUD, which supersedes and replaces the terms and provisions of the original PUD approved in June 2023, stimulates creative approaches to the commercial, residential and mixed-use development of the subject property, providing more efficient use of the land and preserving natural features, while also providing open space areas and recreation areas in excess of that required under conventional zoning regulations. In addition, this Major Amendment of the PUD develops new approaches to the living environment through a variety of type, design and layout of buildings and public facilities, unifying buildings and structures through design, and promoting long-term planning pursuant to the Comprehensive Plan and compatible combinations of land uses with surrounding areas.

Subject to a corresponding application for an appropriate amendment of the Comprehensive Plan, this Major Amendment of the PUD is consistent with the goals, objectives and policies set forth in the Comprehensive Plan. The PUD as amended will have a distinctive identity and brand that will be utilized in the signs, streetscape, architecture, public gathering spaces, and open spaces. Moreover, the PUD as amended 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 that form focus areas of activity in the development, and its edges, and which define the outer borders of the development through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.

Additionally, the Planned Unit Development as amended 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. As outlined herein, the PUD as amended includes uses which are generally compatible and consistent with the uses of adjacent parcels. The PUD as amended is further designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. Moreover, the PUD does not substantially adversely impact any known archaeological, historical, or cultural resources, included on the local, state, or federal register, located on or off the parcels proposed for development.

Finally, the Planned Unit Development as amended will make adequate provisions to provide necessary parking. Principal vehicular access is from a dedicated public street, 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 in the PUD to the location, number and 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 intended to be limited through the use of cross access connections.

Development Concept

The Major Amendment of the Fields at Elm Creek Park is designed to complement the destination character of the East central portion of the City of Jenks, anchored by the Tulsa Premium Outlets® mall in the Jenks River District along the banks of the Arkansas River, on the South side of the Creek Turnpike. This Major Amendment of the Planned Unit Development, consisting of three separate Development Areas, is located on approximately 119 acres bounded on the North and East by Polecat Creek, on the West by South Elm Street, and on the South by agriculturally-zoned property used in a rural residential manner. No single family zoning or platted residential subdivisions directly abut the Planned Unit Development.

This Major Amendment of the PUD, which supersedes and replaces the terms and provisions of the original PUD approved in June 2023, offers a mix of residential and nonresidential uses, as follows:

Development Area 1 will contain an indoor/outdoor golf venue, including an indoor simulated driving range, an outdoor mini-golf putting course, a family-friendly sports bar with dining and entertainment, associated restaurant and retail facilities, a viewing deck, and walking trails.

Development Area 2 will contain up to 270 high-end luxury condominiums with below-level vehicle parking and a common meeting room, pickle-ball courts, volleyball courts, a fenced play area for children, a private lake and pool, and walking trails.

Development Area 3 is principally a public gathering space and will be developed for six Little League baseball fields, each with two 25-person bleacher seating. In addition, this Development Area will contain a club house, a concession building, and a building with rest room facilities.

Each Development Area will also contain walking trails and nature trails (consisting of about 5,000 linear feet in Development Areas 1 and 2, and about 8,000 feet in Development Area 3) through the surrounding wooded areas that form the natural landscaped buffer along Polecat Creek and the South boundary of the Planned Unit Development. To preserve and enhance existing landscape, trees, and natural features, this landscaped buffer will incorporate

mostly existing trees that will be left in place, especially along the South boundary so as to buffer and further ensure compatibility and consistency with the property adjoining the PUD to the South.

To the South, the nearest residence is located some 900 feet from any ball field to be installed in Development Area 3. To the West, on the opposite side of South Elm Street, the nearest residence is located nearly 600 feet from the proposed retail improvements and 1,350 from the proposed condominiums to be constructed in the PUD.

Exhibit “A” is an Aerial Photo and Boundary depiction that shows the location of the PUD and surrounding developments.

The purpose of this Major Amendment of the PUD is to establish a regulatory framework for the development of The Fields at Elm Creek Park, including the creation of gathering spaces that preserve existing trees and enhance the natural features to create a transitional area between the high intensity River District use adjacent to the Tulsa Premium Outlets® mall and the residential area across South Elm Street to the West.

The Major Amendment of the Planned Unit Development provides a framework for a well-planned, cohesive project that integrates and permits high-end luxury condominiums, the indoor/outdoor golf facilities, and the public Little League baseball facilities, all in a park-like setting within a connected, aesthetically pleasing and unified development.

As shown on **Exhibit “B,”** the Existing Zoning Map, the site is currently zoned as an “AG” Agriculture District.

The Major Amendment of the Planned Unit Development intends to provide substantial setback, buffering, landscaping and design details, including walking trails and nature trails, to ensure the integration of The Fields at Elm Creek Park into the surrounding area. Special emphasis has been applied to buffering along the boundary lines and incorporating park-like uses within the PUD.

The Conceptual Site Plan for the PUD is shown on **Exhibit “C.”** As stated above, the Major Amendment of the PUD is designed so that public utilities, road access, drainage and other necessary facilities will be provided. The proposed parking is more than adequate to service the PUD.

The Fields at Elm Creek Park PUD shall be compatible and consistent with the use of adjacent properties.

The PUD will have access to South Elm Street at what is expected to eventually become an extension eastward of 106th Street. Vehicular access will be from South Elm Street, which will be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular traffic or pedestrians.

This Major Amendment of the PUD will make numerous amenities available to the public—family-friendly golf-themed restaurants and shops and a viewing deck, as well as a mini-golf facility and a simulated golf driving range, in Development Area 1; volleyball and pickleball courts and a swimming area, in addition to a meeting room in the condominium building, available for paid access in Development Area 2; and playgrounds, rest rooms, and concession amenities in Development Area 3. In addition, public sidewalks will be extended along South Elm Street in accordance with the Jenks Subdivision Regulations. The public walking trails provided in the PUD will tie into or connect with the existing popular River Trails walking and bicycle trails network.

The Planned Unit Development is located within FEMA Flood Zone “AE.” The Drainage Concept for the PUD is represented at **Exhibit “D.”**

Detail Landscape Plans will be submitted to the City of Jenks for approval at the time of Site Plan review.

THE FIELDS AT ELM CREEK PARK

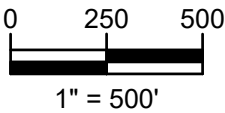
Exhibit "A"
AERIAL PHOTO & BOUNDARY
AND ADJACENT DEVELOPMENTS



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THE FIELDS AT ELM CREEK PARK

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PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "C" CONCEPTUAL SITE PLAN

LEGEND

- A. Restaurants / Retail
With Viewing Deck
- B. Up to 270 Luxury Condos
- C. Meeting Room
- D. Pickle Ball Courts
- E. Volley Ball Courts
- F. Fenced Play Area for Kids
- G. Walking Trails
- H. Private Lake and Pool
- I. Indoor / Outdoor Golf Venue
Family friendly Sports Bar with
dining and entertainment
Simulated driving Range
mini Golf putting course
No outdoor driving range
- J. 6 Little League Fields with two 25
person bleacher seating per field
One Concession Building
One Set of Bathrooms
Walking Trails
- K. Club House



NOTE: SITE PLAN FROM OTHERS
NOT TO SCALE



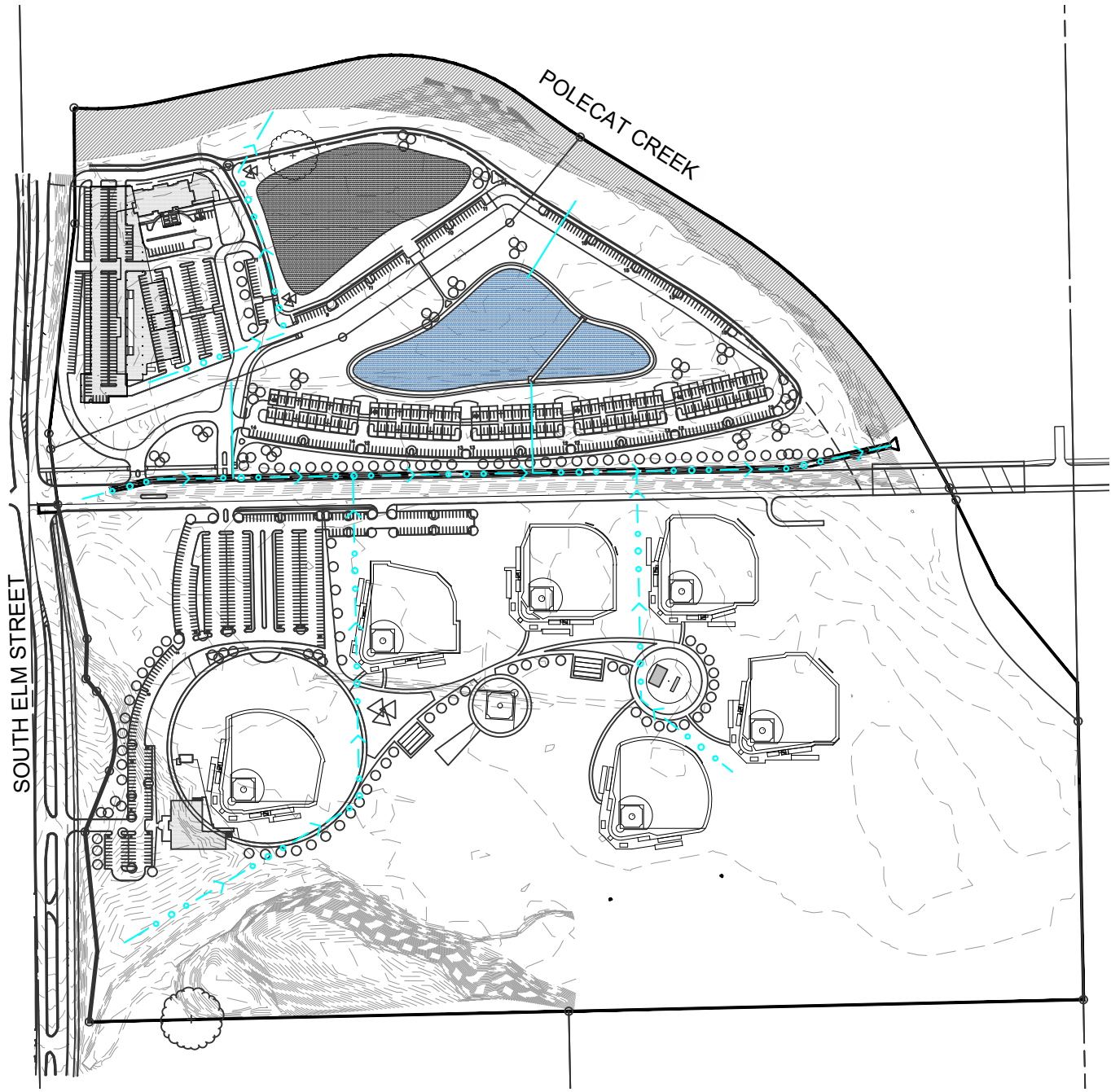
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PUD 142

THE FIELDS AT ELM CREEK PARK

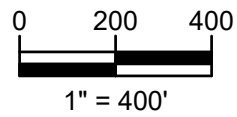
Exhibit "D" DRAINAGE CONCEPT



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LEGEND

— • • • —> DRAINAGE FLOW PATH



\\civil-server\projects\2340122 The Ripken Experience - Jenks\DWG\PRODUCTION\PUDEXHIBITS\2340122 Exhibit G - Drainage Concept.dwg

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Development Standards

The Major Amendment of the Planned Unit Development provides that it will be divided into three Development Areas, as outlined below.

Development Area 1 – Golf, Retail, and Accessory Facilities

This Development Area will consist of an indoor/outdoor golf venue, including an indoor simulated driving range, an outdoor mini-golf putting course, a family-friendly sports bar with dining and entertainment, associated restaurant and retail facilities, a viewing deck, and walking trails.

As a part of the processing of this PUD for approval, the following described portion of Development Area 1 will be rezoned to place it within a “CS” Commercial Shopping Zoning District, albeit subject nevertheless to the terms and provisions of this PUD:

LAND AREA – DEVELOPMENT AREA 1: Approximately 19 Acres

Area for rezoning to “CS” Shopping Center Zoning District:

A tract of land lying in the South half of the Northwest Quarter (NW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian (I.B.&M.), Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, and being more particularly described as follows, to-wit:

Commencing (P.O.C.) at the Southwest corner of the Northwest Quarter (NW/4) of said Section Thirty (30); thence North 01°04'35" West along the West line of the said Northwest quarter for a distance of 241.99 feet to a point on the said West line; thence North 90°00'00" East for a distance of 62.83 feet to a point on the line of the Deed of Dedication as recorded at Doc# 2007075330 at the Office of the Tulsa County Clerk and the Point of Beginning (P.O.B.); thence North 07°04'55" East and along the said deed West line for a distance of 481.97 feet; thence North 00°25'51" West continuing along said deed West line for a distance of 114.71 feet; thence North 90°00'00" East for a distance of 162.10 feet; thence South 11°33'45"

East for a distance of 8.12 feet; thence North 77°27'24" East for a distance of 71.58 feet; thence North 78°27'03" East for a distance of 52.48 feet; thence North 78°20'43" East for a distance of 53.04 feet; thence South 11°33'44" East for a distance of 206.72 feet; thence South 38°52'28" West for a distance of 46.70 feet; thence South 11°33'44" East for a distance of 256.47 feet; thence South 69°05'20" West for a distance of 207.10 feet; thence South 59°47'08" West for a distance of 114.76 feet; thence North 90°00'00" West for a distance of 166.43 feet to the Point of Beginning (P.O.B.).

Area contains 4.99 acres, more or less.

Basis of Bearings:

Basis of Bearings for this exhibit is the Oklahoma State Plane Coordinate System (NAD83 Oklahoma North Zone 3501). based on the West line of the NW/4, Sec. 30, Tulsa County as North 01°04'35" West

("CS"-zoned area will have 100% impervious surface coverage)

PERMITTED USE CLASSIFICATIONS:

Outdoor Activity/Operation, permanent	Restaurant, fast casual (including Sports Bar)
General Entertainment, outdoor (e.g., mini-golf putting course)	Restaurant, Sit Down
General Entertainment, indoor, less than 10,000 sq. ft. (e.g., simulated driving range; sports bar)	Coffee/Tea Shop
General Retail, less than 10,000 sq. ft.	Parks and Open Space
	Accessory Building
	Accessory Structure
	Uses Customarily Accessory to the Permitted Principal Use Classifications
	<i>(No outdoor driving range)</i>

OFF-STREET PARKING:

As required by the applicable use classification according to the UDO

MINIMUM BUILDING SETBACKS:

From the western boundary of Development Area 1: 300 feet

From the northern boundary of Development Area 3: 150 feet

MAXIMUM BUILDING HEIGHT: 45 feet

Development Area 2 – Luxury Condominiums

This Development Area will consist of up to 270 luxury condominiums with below-level vehicle parking and a common meeting room, pickle-ball courts, volleyball courts, a fenced play area for children, a private lake and pool, and walking trails.

As a part of the processing of this PUD for approval, the following described portion of Development Area 2 will be rezoned to place it within a “CS” Commercial Shopping Zoning District, albeit subject nevertheless to the terms and provisions of this PUD:

LAND AREA – Development Area 2:

Approximately 26 Acres

Area for rezoning to “CS” Shopping Center Zoning District:

A tract of land lying in the South Half of the Northwest Quarter (S/2 NW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian (I.B.&M.), Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, and being more particularly described as follows, to-wit:

Commencing (P.O.C.) at the Southwest Corner of the Northwest Quarter (NW/4) of said Section Thirty (30); thence North 88°54'55" East along the South line of the said Northwest Quarter (NW/4) for a distance of 554.51 feet to a point on the South line of the said Northwest Quarter (NW/4); thence North 08°31'00" East for a distance of 157.63 feet to the Point of Beginning (P.O.B.); thence continuing North 08°31'00" East for a distance of 155.53 feet; thence around a curve to the left with a radius of 2888.93 feet, a length of 1296.06 feet, a chord distance of 1285.22 feet with a chord bearing North 87°29'49" East; thence South 13°21'11" East for a distance of 155.54 feet; thence around a curve to the right with a radius of 3044.27 feet, a length of 1355.40 feet, a chord distance of 1344.23

feet with a chord bearing South 87°30'03" West to the Point of Beginning (P.O.B.)

Area contains 4.73 Acres, more or less.

Basis of Bearings

Basis of Bearings for this exhibit is the Oklahoma State Plane Coordinate System (NAD83 Oklahoma North Zone 3501), based on the South line of the NW/4, Sec. 30, Tulsa County as North 88°54'55" East

("CS"-zoned area will have 100% impervious surface coverage)

PERMITTED USE CLASSIFICATIONS:

Multi-family Building, 8 units or more	Accessory Structure
Multi-family Complex	Uses Customarily
Townhome	Accessory to the
	Permitted Principal Use
	Classifications

OFF-STREET PARKING:

As required by the applicable use classification according to the UDO

MINIMUM BUILDING SETBACKS:

From the western boundary of Development Area 2:	400 feet
From the northern boundary of Development Area 3:	100 feet

MAXIMUM BUILDING HEIGHT: 70 feet

Development Area 3 – Little League Ball Fields

LAND AREA – DEVELOPMENT AREA 3: Approximately 77½ Acres

PERMITTED USES:

Outdoor Activity/Operation, permanent	Accessory Building
Parks and Open Space	Accessory Structure
General Entertainment, outdoor	Uses Customarily Accessory to the Permitted Principal Uses

OFF-STREET PARKING:

As required by the applicable use according to the UDO

MINIMUM BALLFIELD SETBACKS:

From the western boundary of Development Area 3:	250 feet
From the northern boundary of Development Area 3:	75 feet
From the southern boundary of the PUD:	425 feet

MAXIMUM BUILDING HEIGHT: 35 feet

HOURS OF OPERATION:

Hours of operation shall be 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 11 :00 p.m. Friday and Saturday.

OUTDOOR LIGHTING:

Subject to the adoption of future changes in technology that would provide equivalent protection, ball field lights shall not exceed 80 feet in height and shall be directed downward to minimize light bleed towards adjacent properties.

NOISE MODERATION:

The use of amplified music shall be restricted to the standards below except for events approved through the Special Event process. Hours of outdoor music shall be limited to:

8:00 am to 9:00 pm weekly | Sunday – Thursday

8:00 am to 11:00 pm weekly | Friday and Saturday.

Noise makers such as cow bells, vuvuzelas, clappers, ratchets, blow horns and similar items are expressly prohibited.

All amplified noise must be directed away from existing residential properties.

(The foregoing noise moderation standards shall be subject to possible modification and updating upon the enactment of a new noise ordinance presently under consideration.)

Development Standards Common to All Development Areas

SIGNS:

All sign types, excluding Billboard or Outdoor Advertising Signs (other than customary sponsorship signs inside the baseball fields in Development Area 3), shall be permitted in the PUD. Signs displaying sponsor information and advertisements shall be permitted on the interior fences and walls of the ball fields. The Developer shall submit a Comprehensive Sign Plan detailing the number, size, and location of project signage for review and approval by the City prior to any sign permits being issued.

LANDSCAPING REQUIREMENTS:

A minimum of 52% of the total net area of the PUD shall be improved and maintained with internal landscaping, the lake, and/or preserved as existing open space.

LANDSCAPE BUFFER AND SCREENING:

Landscaping buffers along South Elm Street and the northern and eastern boundaries of the Planned Unit Development as amended shall be established in the Detail Landscape Plans at the time of Site Plan review.

Exhibit “E” is the Conceptual Landscape Plan.

OUTDOOR LIGHTING:

All outdoor lighting shall comply with UDO provisions pertaining to lighting applicable to the respective use classifications.

TRASH DUMPSTER AREAS:

Trash dumpster areas shall be screened by masonry construction and steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

NO OUTSIDE STORAGE:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage.

TRAILS AND PARKS:

The trails identified in the approved site plan shall be made available to the public during operating hours.

PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "E" CONCEPTUAL LANDSCAPE PLAN

LEGEND

- A. Restaurants / Retail
With Viewing Deck
- B. Up to 270 Luxury Condos
- C. Meeting Room
- D. Pickle Ball Courts
- E. Volley Ball Courts
- F. Fenced Play Area for Kids
- G. Walking Trails
- H. Private Lake and Pool
- I. Indoor / Outdoor Golf Venue
Family friendly Sports Bar with
dining and entertainment
Simulated driving Range
mini Golf putting course
No outdoor driving range
- J. 6 Little League Fields with two 25
person bleacher seating per field
One Concession Building
One Set of Bathrooms
Walking Trails
- K. Club House



NOTE: SITE PLAN FROM OTHERS
NOT TO SCALE



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Access and Circulation

STREET RIGHTS-OF-WAY:

Right-of-way for South Elm Street has already been dedicated in accordance with the Jenks Major Street and Highway Plan and the Jenks Subdivision Regulations. No additional street right-of-way dedications are contemplated at this time.

PEDESTRIAN SIDEWALKS

Sidewalks shall be extended along South Elm Street in accordance with the Jenks Subdivision Regulations. Additionally, walking and nature trails will be installed throughout the Project.

*A map of the Access & Circulation Plan for the PUD is attached as **Exhibit “F.”***

Topography and Soils

Existing soils onsite consist of silty loam soils across the majority of the site North of the existing drainage ditch. Along Polecat Creek, soils consist of very fine sandy loam. A large swath of clay soil can be found south of the existing drainage ditch within the large grass fields. South of these fields, there are large rock outcrops along the large sloped areas near the South property line.

*Existing Topography & Soils are represented on **Exhibit “G.”***

Utilities

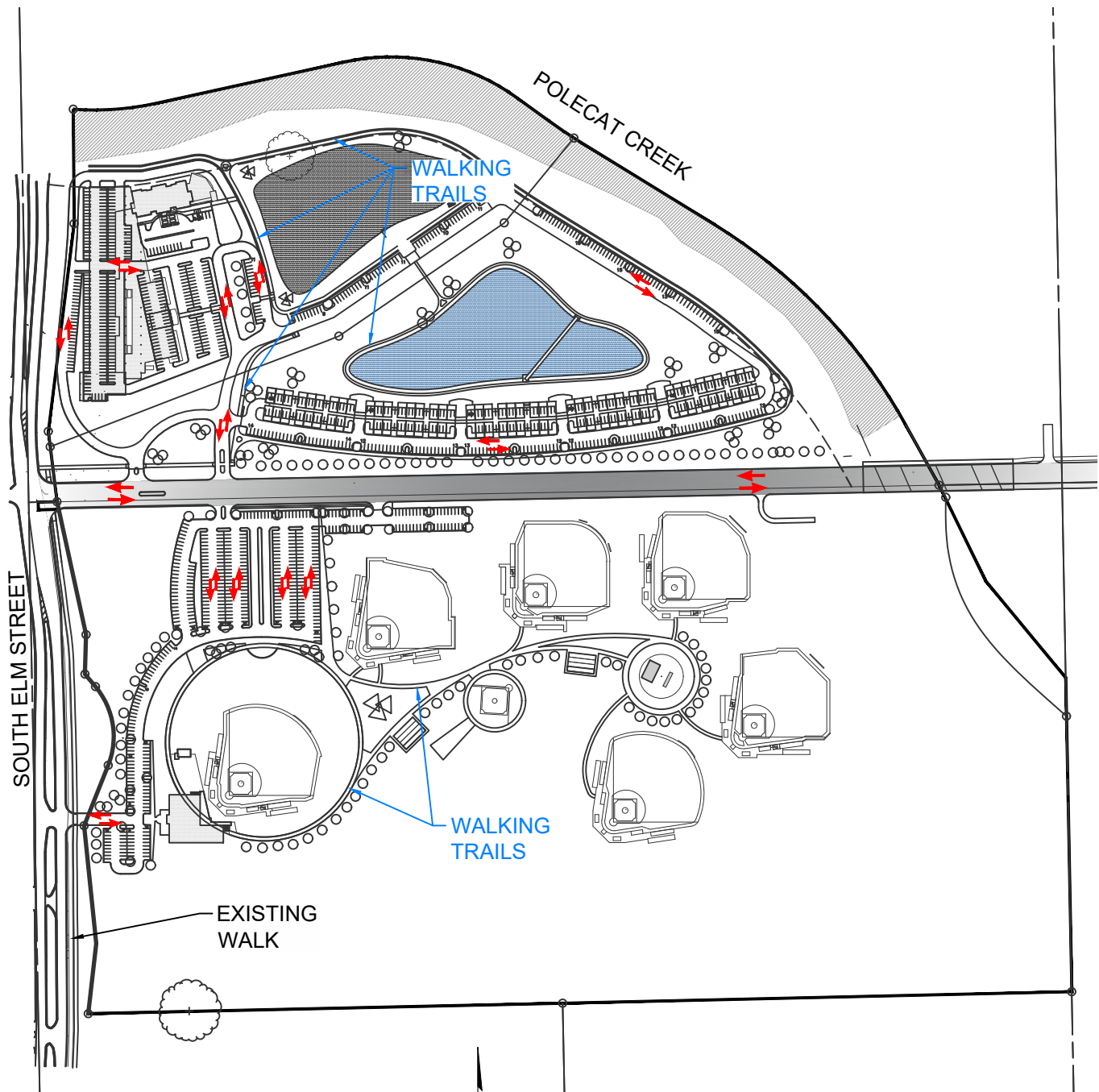
All utilities to serve the Planned Unit Development are available at or will be extended to the property boundary.

Exhibit “H” is the Existing & Proposed Utilities Plan.

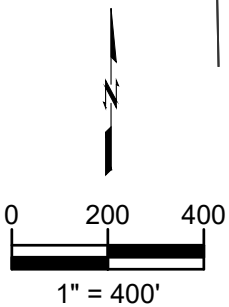
PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "F" ACCESS & CIRCULATION PLAN



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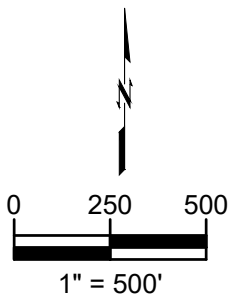
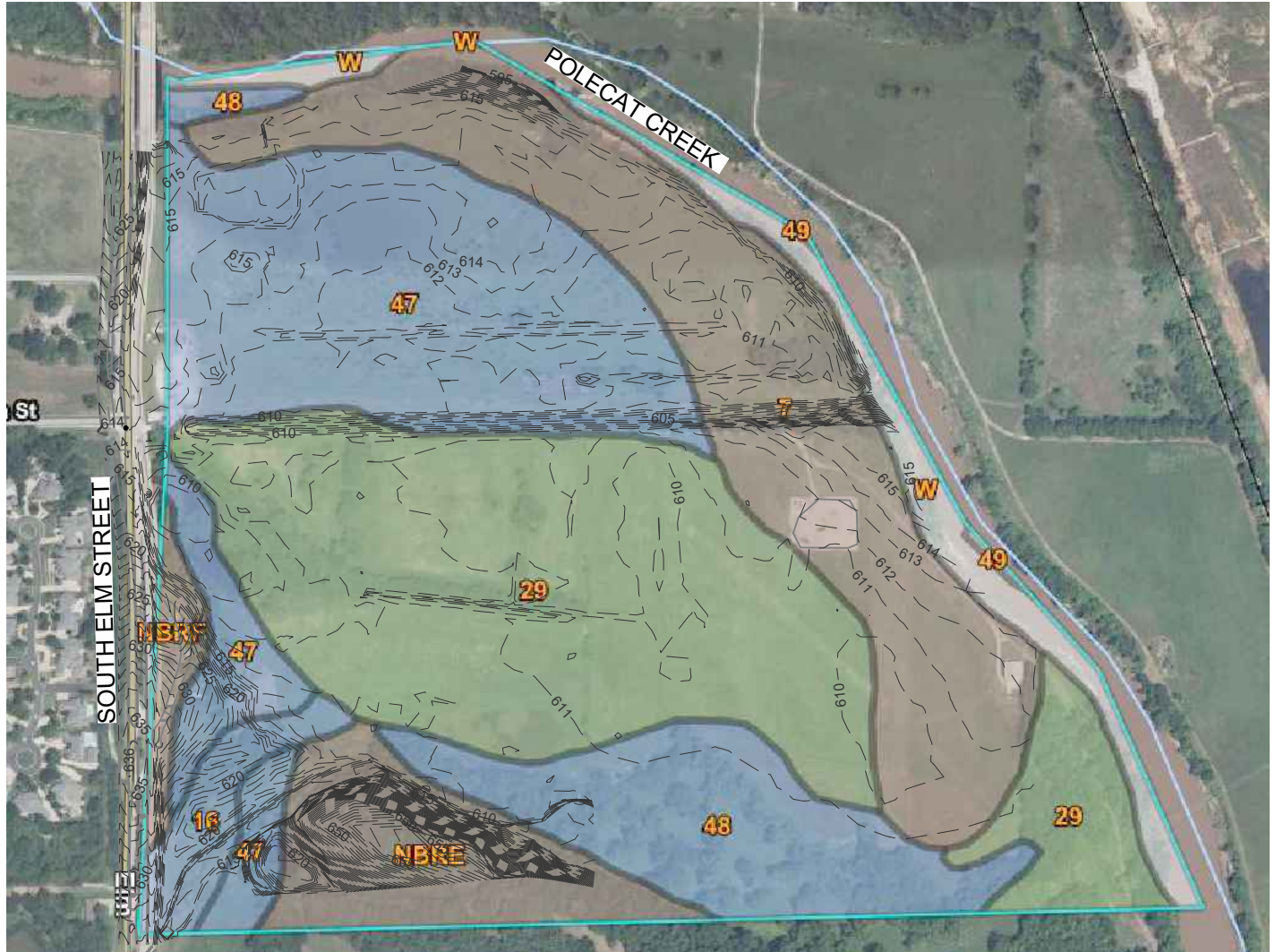
PUD
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PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "G"

EXISTING TOPOGRAPHY & SOILS



Map unit symbol	Map unit name
7	Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded
16	Dennis-Radley complex, 0 to 12 percent slopes
29	Latanier clay, 0 to 1 percent slopes, occasionally flooded
47	Radley silt loam, 0 to 1 percent slopes, occasionally flooded

48	Radley silt loam, 0 to 1 percent slopes, frequently flooded
49	Severn very fine sandy loam, 0 to 3 percent slopes, rarely flooded
NBRE	Niotaze-Bigheart-Rock outcrop complex, 3 to 15 percent slopes, very stony
NBRF	Niotaze-Bigheart-Rock outcrop complex, 15 to 25 percent slopes, extremely stony
W	Water



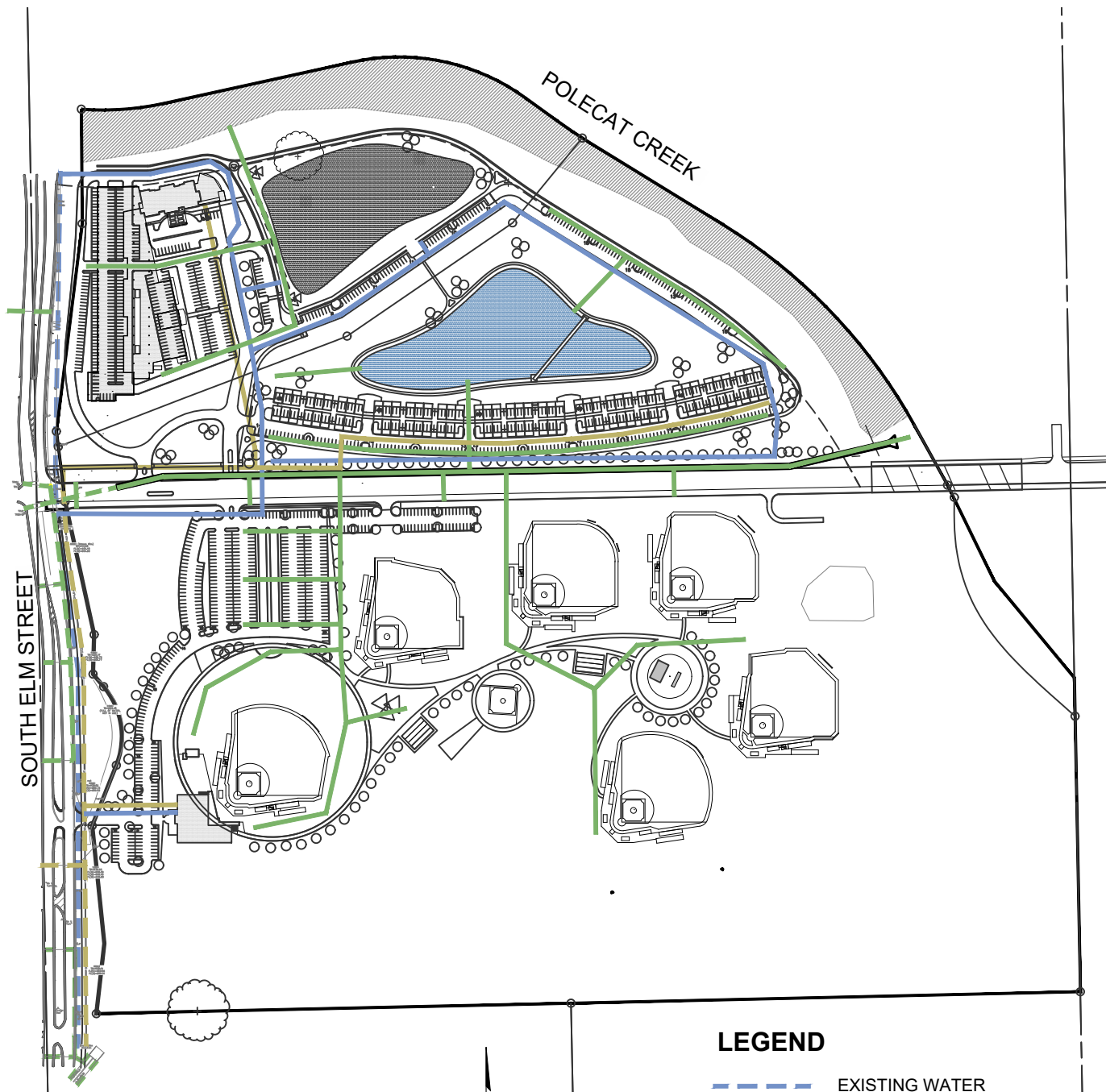
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THE FIELDS AT ELM CREEK PARK

Exhibit "H" EXISTING & PROPOSED UTILITIES

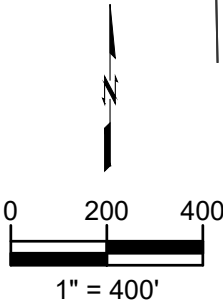


LEGEND

- EXISTING WATER
- PROPOSED WATER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER



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Site Plan Review

No Building Permit will be issued for any building within the Planned Unit Development until a Detail Site Plan and Detail Landscape Plan for the lot or parcel have been submitted to the City of Jenks and approved as being in compliance with the approved PUD Development Standards.

Schedule of Development

The construction within the Planned Unit Development is expected to begin in the Summer or Fall of 2025, after approval of the planning and development, platting and Detail Site Plan.

Legal Description

The Legal Description of the PUD Site is attached hereto as **Exhibit “I,”** and the respective legal descriptions of Development Areas 1, 2 and 3 are included as **Exhibits “I-1,” “I-2,” and “I-3.”**

Exhibit I – Legal Description of the PUD Site

Tract A - Document Number 2006107753

A tract of land in the Northwest Quarter (NW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof lying South of the Center line of Polecat Cree, more particularly described as follows to-wit:

Commencing at the Southwest corner of the Northwest Quarter (NW/4) of said Section 30; thence North 88°55'25" East a distance of 50.00 feet along the South boundary of the Northwest Quarter (NW/4) to the Point of Beginning; thence North 01°04'28" West a distance of 549.25 feet parallel to the West boundary of said Section 30; thence North 01°48'49" East a distance of 473.21 feet to the center line of Polecat Creek, said point being 75.00 feet along the center line of Polecat Creek to the West boundary; thence South 80°59'17" East along the center line of Polecat Creek a distance of 0.00 feet to a point on a curve; thence 276.74 feet on a curve to the left with a central angle of 21°23'30" and a radius of 741 .23 feet to a point of tangency; thence North 77 37'13" East a distance of 499.33 feet to a point on a curve; thence 469.90 feet along a curve to the right with a central angle of 48 24'31" and a radius of 556.16 feet to appoint of tangency; thence South 53°58'16" East a distance of 100.00 feet to a point on a curve; thence 99.95 feet along a curve to the left with a central angle 04 26'38" and a radius of 1286.65 feet to a point of tangency; thence South 58°24'54" East a distance of 405.44 feet to a point on a curve; thence 723.64 feet along a curve to the right with a central angle of 29°26'51" and radius of 1407.98 feet to a point of tangency; thence South 28°58'03" East a distance of 178.58 feet to a point in the South boundary of said Northwest Quarter (NW/4); thence leaving the center line of Polecat Creek, South 88 55'24" West a distance of 2303.93 feet along the South boundary of said Northwest Quarter (NW/4) to the point of beginning;

AND

Tract B - Document Number 2009005012

Lot Four (4), and the East Half of the Southwest Quarter (E/2 SW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma, except two (2) acres in the Northeast Quarter of the Southwest Quarter (NE/4 SW/4), lying North and East of Polecat Creek,

Less and Except:

Document Numbers 20090244337 and 2009024438: Lot Four (4), and the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma;

AND

Tract C – Document Number 2023014151

The Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 30, Township 18 North, Range 13 East of the Indian Base of Meridian, Tulsa County State of Oklahoma, according to the U.S. Government Survey thereof, less and except the following parcels, to-wit:

Beginning at a point on the West line of said Section 30 a distance of 2,836 feet South of the Northwest corner of said Section 30, thence running East around the arc of a curve to the left with a radius of 300 feet and a central angle of 39°03' a distance of 204.5 feet to a point of tangency, thence South 39°03' East a distance 149.7 feet to a point of curve to the right with a radius of 200 feet and a central angle of 61°57', thence around the arc of the curve a distance of 216.24 feet to a point of tangency, thence South 22°54' West a distance of 414.6 feet to a point of curve to the left with a radius of 400 feet and a central angle of 22°54', thence around the arc of the curve a distance of 159.9 feet to a point on the West line of said Section 30 a distance of 1,438.4 feet North of the Southwest corner of said Section 30, thence North along the West line of said Section 30 to the Point of Beginning, containing 1.67 acres more or less, and

Commencing at the NW Corner of said NW/4 SW/4, said point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253", thence North 88°47'57" East 24.75 feet along the North Line of said NW/4 SW/4; thence departing said North line South 01°05'48" East 20.00 feet to the Point of Beginning; thence North 88°47'57" East 52.70 feet; thence South 12°18'29" East 331.27 feet; thence South 01°38 '42" West 102.06 feet; thence North 40°09' 53" West 107.30 feet to a point of curve; thence on the arc of a non-tangent curve to the right whose center bears North 40°51'19" East having a delta of 16°18'34", a radius of 300.00 feet, a distance of 85.40 feet; thence North 01°05'48" West 271.00 feet to the Point of Beginning, containing 31,299 square feet or 0.72 acres, more or less, and

Commencing at the SW Corner of the NW/4 SW/4 from which the NW corner of said NW/4 SW/4 bears North 01°05'48" West 1,324.79, said NW corner point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253", thence North 88°39'50" East 24.75 feet along the South Line of said NW/4 SW/4 to the Point of Beginning; thence leaving said South Line North 01°05'48" West 243.29 feet; thence North 21°47'07" East 263.75 feet; thence South 05°51'46" East 306.35 feet; thence South 06°26'47" West 0182.13 feet to a point on said South Line; thence South 88°39'50" West 104.10 feet

along said South Line to the Point of Beginning, containing 43,711 square feet or 1.00 acre, more or less, and

The North 20 feet of the NW/4 SW/4;

AND

Tract D - Document Number 2009005854

The North Twenty (20) feet of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section 30, Township 18 North, Range 13 East of the Indian Base and Meridian (T-18-N R-13-E) Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

Legal Description – Development Area 1

A tract of land in the Northwest Quarter (NW/4) of Section Thirty (30), 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 lying South of the center line of Polecat Creek, more particularly described as follows to-wit:

Commencing at the Southwest corner of the Northwest Quarter (NW/4) of said Section 30; thence North 88°55'29" East and along the South line of the Northwest Quarter (NW/4) for a distance of 73.49 feet; thence North 07°03'03" West for a distance of 130.29 feet to the Point of Beginning (P.O.B.); thence North 07°03'03" West for a distance of 52.89 feet; thence North 07°04'55" East for a distance of 541.11 feet; thence North 00°25'51" West for a distance of 295.84 feet to a point on the centerline of Polecat Creek and the beginning of a non-tangential curve, said curve turning to the left through an angle of 16°39'27", having a radius of 741.23 feet, a length of 215.50 feet and whose long chord bears North 85°56'56" East for a distance of 214.74 feet and along the centerline of Polecat Creek; thence North 77°37'13" East for a distance of 499.33 feet and along the centerline of Polecat Creek to the beginning of a curve, said curve turning to the right through an angle of 48°24'31", having a radius of 556.16 feet, a length of 469.90 feet and whose long chord bears South 78°10'32" East for a distance of 456.05 feet; thence South 53°58'16" East and along the centerline of Polecat Creek for a distance of 100.00 feet to the beginning of a curve, said curve turning to the left through an angle of 04°04'08", having a radius of 1288.65 feet, a length of 91.52 feet and whose long chord bears South 56°00'20" East for a distance of 91.50 feet to a point of intersection with a non-tangential line and leaving the centerline of Polecat Creek; thence South 39°22'47" West for a distance of 286.97 feet; thence South 55°35'26" West for a distance of 521.37 feet; thence South 68°24'46" West for a distance of 33.00 feet; thence South 69°13'45" West for a distance of 426.00 feet; thence South 68°51'35" West for a distance of 345.02 feet to the Point of Beginning (P.O.B.); said tract containing 19.09 acres, more or less.

Legal Description – Development Area 2

A tract of land in the Northwest Quarter (NW/4) of Section Thirty (30), 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, lying South of the center line of Polecat Creek, more particularly described as follows to-wit:

Commencing at the Southwest corner of the Northwest Quarter (NW/4) of said Section 30; thence North $88^{\circ}55'29''$ East and along the South line of the Northwest Quarter (NW/4) for a distance of 73.49 feet to the Point of Beginning (P.O.B.); thence North $07^{\circ}03'03''$ West for a distance of 130.29 feet; thence North $68^{\circ}51'35''$ East for a distance of 345.02 feet; thence North $69^{\circ}13'45''$ East for a distance of 426.00 feet; thence North $68^{\circ}24'46''$ East for a distance of 33.00 feet; thence North $55^{\circ}35'26''$ East for a distance of 521.37 feet; thence North $39^{\circ}22'47''$ East for a distance of 286.97 feet to the beginning of a non-tangential curve, to a point on the centerline of Polecat Creek said curve turning to the left through an angle of $00^{\circ}22'30''$, having a radius of 1288.65 feet, a length of 8.43 feet; along the centerline of Polecat Creek and whose long chord bears South $58^{\circ}13'39''$ East for a distance of 8.43 feet; along the centerline of Polecat Creek; thence South $58^{\circ}24'54''$ East for a distance of 405.44 feet to the beginning of a curve, said curve turning to the right through an angle of $29^{\circ}26'51''$, having a radius of 1407.98 feet, a length of 723.64 feet and whose long chord bears South $43^{\circ}41'29''$ East for a distance of 715.70 feet to a point of intersection with a nontangential line; thence South $28^{\circ}59'06''$ East for a distance of 178.68 feet to a point on the South line of the Northwest Quarter (NW/4); thence South $88^{\circ}55'29''$ West for a distance of 2280.93 feet to the Point of Beginning (P.O.B.).

Legal Description – Development Area 3

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 18 North, Range 13 East of the Indian Base & Meridian, Tulsa County State of Oklahoma, according to the U.S. Government Survey thereof: less and except the following parcels, to-wit:

Beginning at a point on the West line of said Section 30 a distance of 2836 feet South of the Northwest corner of said Section 30, thence running East around the arc of a curve to the left with a radius of 300 feet and a central angle of 39°03' a distance of 204.5 feet to a point of tangency, thence South 39°03' East a distance of 149.7 feet to a point of curve to the right with a radius of 200 feet and a central angle of 61°57', thence around the arc of the curve a distance of 216.24 feet to a point of tangency, thence South 22°54' West a distance of 414.6 feet to a point of curve to the left with a radius of 400 feet and a central angle of 22°54', thence around the arc of the curve a distance of 159.9 feet to a point on the West line of said Section 30 a distance of 1438.4 feet North of the Southwest corner of said Section 30, thence North along the West line of said Section 30 to the point of beginning, containing 1.67 acres more or less; AND

Commencing at the NW Corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, said point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253"; thence North 88°47'57" East 24.75 feet along the North Line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence departing said North line South 01°05'48" East 20.00 feet to the POINT OF BEGINNING; Thence North 88°47'57" East 52.70 feet; thence South 12°18'29" East 331.27 feet; thence South 01°38'42" West 102.06 feet; thence North 40°09'53" West 107.30 feet to a Point of Curve; thence on the arc of a non-tangent curve to the right whose center bears North 40°51'19" East, having a Delta of 16°18'34", a Radius of 300.00 feet, a distance of 85.40 feet; thence North 01°05'48" West 271.00 feet to the POINT OF BEGINNING, containing 31,299 square feet or 0.72 acres, more or less; AND

Commencing at the SW Corner of the NW $\frac{1}{4}$ of said SW $\frac{1}{4}$ from which the NW corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ bears North 01°05'48" West 1324.79 feet, said NW Corner point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253"; thence North 88°39'50" East 24.75 feet along the South Line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the POINT OF BEGINNING; thence leaving said South Line North 01°05'48" West 243.29 feet; thence North 21°47'07" East 263.75 feet; thence South 05°51'46" East 306.35 feet; thence South 06°26'47" West 182.13 feet to a point on said South Line; thence South 88°39'50" West 104.10 feet along said South Line to the POINT OF BEGINNING, containing 43,711 square feet or 1.00 acre, more or less

(Said above parcels having previously been acquired by the City of Jenks, Oklahoma, by deed from the Board of County Commissioners of Tulsa County, and through condemnation proceedings in Tulsa County District Court case CJ-2007-8619); AND

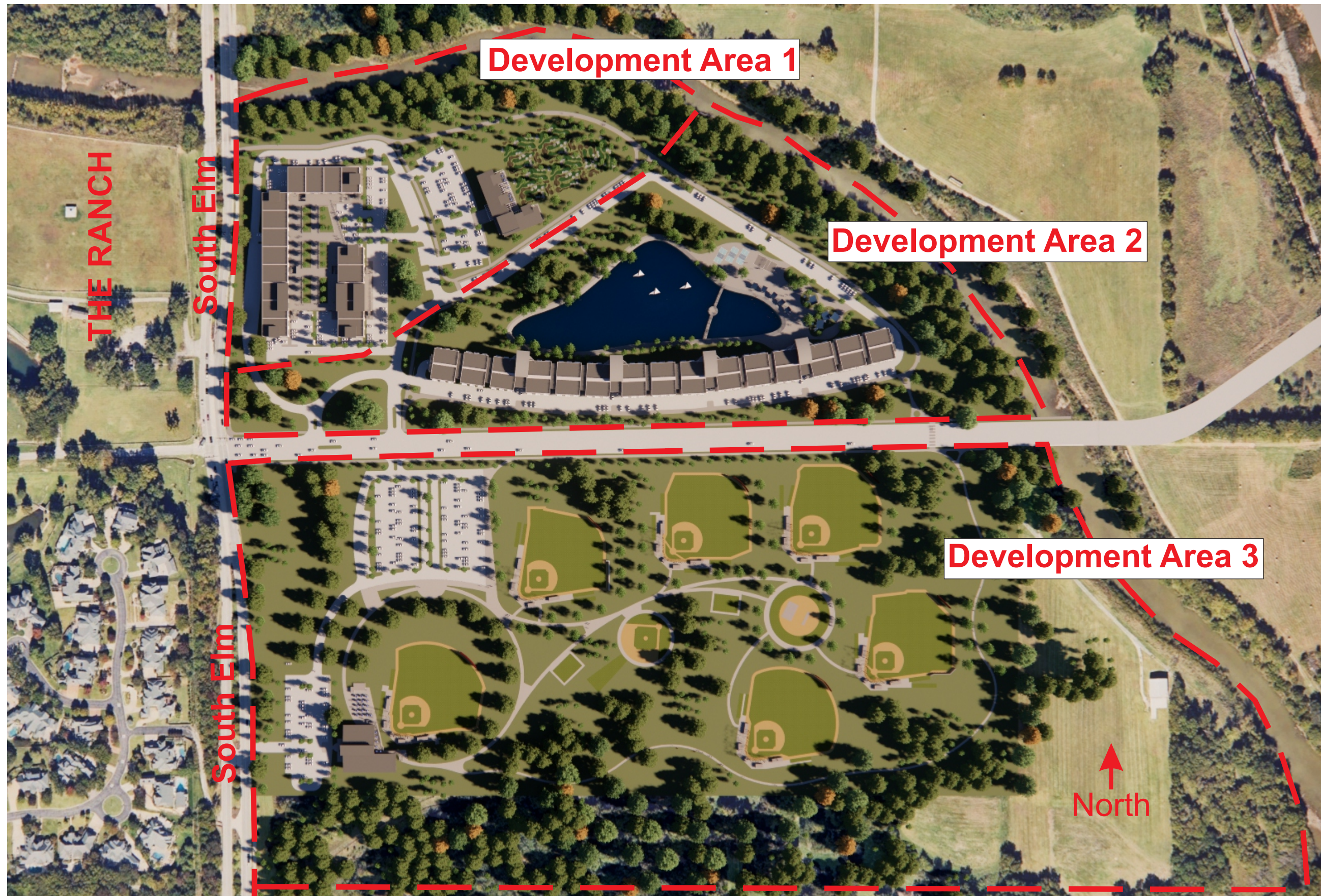
Less the North 20 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$;

AND

Lot Four (4) and the East Half (E/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma, EXCEPT two (2) acres in the Northeast Quarter of the Southwest Quarter (SW/4) lying North and East of Polecat Creek;

AND

The North Twenty (20) feet of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section 30, Township 18 North, Range 13 East of the Indian Base and Meridian (T 18 R 13E), Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof



THE FIELDS AT ELM CREEK PARK PUD 142

THE RANCH



THE FIELDS AT ELM CREEK PARK PUD 142



THE FIELDS AT ELM CREEK PARK PUD 142

**MINUTES
SPECIAL MEETING
JENKS CITY COUNCIL
TUESDAY, JUNE 27, 6:00 P.M.
JENKS CITY HALL, 211 NORTH ELM**

The Agenda for the Jenks City Council was posted on the City's website at 4:56 p.m. on June 23, 2023. The meeting was called to order at 6:00 p.m. on the above date with Mayor Cory Box presiding at Jenks City Hall.

A roll call vote of members was taken as follows:

Craig Murray	Present
Rodney Cline	Present
Kevin Short	Present
Donna Ogez	Present
Jere Schelling	Present
Gary Isbell	Present
Mayor Cory Box	Present

Invocation was given by Pastor Josh Krebs

Pledge of Allegiance was given

Animal Welfare Spotlight None

Citizen Comments Steve Eaton (307 E 111th St)

Business

Official action can only be taken on items which appear on the agenda. The City Council 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 regular meeting held on June 06, 2023
 - B. Approve Encumbrances and Expenditures
 - C. Monthly Reports
 - D. Reappoint Phil Frasier as Presiding Municipal Court through June 30, 2025 and approve judicial services agreement.
 - E. Reappoint Sharon Phillips as Alternate Municipal Court through June 30, 2025 and approve judicial services agreement.
 - F. JZ 23 PUD 128.mil – minor amendment to Estates at Ritz Hollow for a lot line adjustment

- G. Approve Final Plat Amended for Estates at Ritz Hollow
- H. Approve Plat Amendment for South County Crossing. General Location: N of 121st St, between Elwood and Elm
- I. Approve request by the Jenks Public Schools Foundation to use Jenks streets for the Hometown Huddle from 3:00 p.m. until 8:30 p.m. on September 29, 2023. [Luttrell]
- J. Approve request by the Jenks Chamber of Commerce to use Jenks streets for the Party in the Park from 4:00 p.m. until 11:00 p.m. on September 22, 2023.
- K. Approve request by the Jenks Athletic Department to use Jenks streets for Varsity home football games from 6:00 p.m. until 11:30 p.m. on the following dates: 8/18/23, 8/25/23, 9/8/23, 10/13/23, 11/3/23, 11/10/23.
- L. Approve request by Erin Dory to use Jenks streets for the Battle for the Republic event from 2:00 p.m. on July 07, 2023, until 1:00 a.m. on July 08, 2023.

Kevin Short made a motion to approve Item 1. Donna Ogez seconded the motion. A roll call vote of members was taken as follow:

Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Donna Ogez	Yes
Jere Schelling	Yes
Gary Isbell	Yes
Mayor Cory Box	Yes

Motion Carried.

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

- 3. Ordinance No. 1617, related to PUD 23 142: a request by Lou Reynolds for a Planned Unit Development to allow for outdoor entertainment, General, on AG (Agriculture) zoned land [Hilton] Planning Director Marcaé Hilton introduced Item 3. Lou Reynolds (2727 E 21st St, Tulsa, OK), presented the application to the Council. Rico Velazquez (Musco Lighting) and Gene Philips were brought by the applicant as lighting and floodplain experts. *Rico Velazquez provided a packet for Council. This Packet is attached to the end of the minutes.* All three answered questions from the Council. The following individuals gave public comments on this Item:

- Jennifer Wiseman (10610 S Gum St)
- Sam Mather (11902 S Juniper St)
- Allen Robinson (10614 S Forest)
- Stephen Murphy (10615 S Fir St)
- Linda Eaton (307 E 111th St)
- Justin Little (10531 S Koa St)

City Council took recess at 8:11 p.m. and returned at 8:24 p.m.

- Kelly Dunkerley (11310 S 4th St)
- Shannon Wilburn (2224 W 111th St)
- Brad Lenhart (777 W 106th St)

- Tim Batson (12305 S Ash)
- Burns Getchell (10503 S Koa St)
- Roddy Roberts (702 W 108th St)
- Catrena Thomas (115 W “A” St)
- Catherine Lenhart (777 W 106th St)
- Helen Clark (721 W 108th Pl)
- John Dorman (9400 S Broadway Ext, Suite 600, Oklahoma City, OK)
- Hilary Green (3738 S Xanthus Ave, Tulsa, OK)

City Attorney Teresa Nowlin and City Manager Christopher ShROUT answered questions. Lou Reynolds spoke again to address some of the questions raised by the commentors. Gary Isbell made a motion to approve Item 3 adding the 80’ limit for light poles. Donna Ogez seconded the motion. A roll call vote of members was taken as follow:

Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Donna Ogez	Yes
Jere Schelling	Yes
Gary Isbell	Yes
Mayor Cory Box	Yes

Motion Carried.

4. Emergency Clause for Ordinance No. 1617, making it effective immediately upon passage since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety. Gary Isbell made a motion to approve Item 4. Rodney Cline seconded to the motion. A roll call vote of members was taken as follow:

Craig Murray	No
Rodney Cline	No
Kevin Short	No
Donna Ogez	No
Jere Schelling	No
Gary Isbell	No
Mayor Cory Box	No

Motion failed

5. PA 23-27: Request for a Comprehensive Land Use Map amendment to amend the map from Parks and Open Space to Regional Commercial. General Location: N of 106th and E of Elm. Planning Director Marcaé Hilton introduced Item 5. The following individuals gave public comments on this Item:
- Catherine Lenhart (777 W 106th St)
 - Justin Little (10531 S Koa St)
 - Stephen Murphy (10615 S Fir St)
 - Steve Eaton (307 E 111th St)

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Kevin Short	Yes
Donna Ogez	Yes
Jere Schelling	Yes
Gary Isbell	Yes
Mayor Cory Box	Yes

Motion Carried.

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Gary Isbell	Yes
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Motion Carried.

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Craig Murray	No
Rodney Cline	No
Kevin Short	No
Donna Ogez	No
Jere Schelling	No
Gary Isbell	No
Mayor Cory Box	No

Motion failed

5. PA 23-27: Request for a Comprehensive Land Use Map amendment to amend the map from Parks and Open Space to Regional Commercial. General Location: N of 106th and E of Elm. Planning Director Marcaé Hilton introduced Item 5. The following individuals gave public comments on this Item:
- Catherine Lenhart (777 W 106th St)
 - Justin Little (10531 S Koa St)
 - Stephen Murphy (10615 S Fir St)
 - Steve Eaton (307 E 111th St)

Donna Ogez made a motion to approve Item 5. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Donna Ogez	Yes
Jere Schelling	Yes
Gary Isbell	Yes
Mayor Cory Box	Yes

Motion Carried.

6. Potential Executive Session for the purpose of discussing the possible purchase and appraisal of real property. 25 O.S. §307(B)(3) (Waco Ave. and 120th St between Union and Yukon). Craig Murray made a motion to enter Executive Session, Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Donna Ogez	Yes
Jere Schelling	Yes
Gary Isbell	Yes
Mayor Cory Box	Yes

Motion Carried. *Council entered Executive Session at 11:05 p.m. and returned at 11:24 p.m. No other business was discussed.*

7. Resolution 804 authorizing the acquisition of property for the construction of Waco Avenue extending north to 120th Street South and the construction of 120th Street South from Union Avenue to Yukon Avenue. Kevin Short made a motion to approve Item 7. Rodney Cline seconded the motion. A roll call vote of members was taken as follow:

Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes
Donna Ogez	Yes
Jere Schelling	Yes
Gary Isbell	Yes
Mayor Cory Box	Yes

Motion Carried.

8. Discuss potential Chamber relocation to ranch property (10596 S Peoria Ave) and potential demolition of the Hive (115 S 1st St), and potentially take action directing City Manager to obtain estimates and plans for demolition and potential new parking lot. City Manager Christopher Shrout introduced Item 8. Craig Murray made a motion to approve Item 8. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Craig Murray	Yes
Rodney Cline	Yes
Kevin Short	Yes

July 18, 2023

APPROVED BY JENKS CITY COUNCIL

PUD No. 142

Marcae Hilton
Marcae Hilton

The Fields at Elm Creek Park

**Approximately 118 Acres East of the Intersection of
South Elm Avenue and West 106th Street, Jenks, Oklahoma**



Applicant:
Eller & Detrich, P.C.
2727 East 21st Street,
Suite 200
Tulsa, Oklahoma 74114

Consultant:
Wallace Design Collective
123 N. Martin Luther King,
Jr., Blvd.
Tulsa, Oklahoma 74103

Developer:
Oak Properties, LLC
48 East 16th Street
Tulsa, Oklahoma 74119

May 2023

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III. DEVELOPMENT STANDARDS	6
IV. ACCESS AND CIRCULATION	9
V. TOPOGRAPHY AND SOILS	10
VI. UTILITIES	11
VII. SITE PLAN REVIEW	12
VIII. SCHEDULE OF DEVELOPMENT	12
IX. LEGAL DESCRIPTION	12

List of Exhibits

<u>Exhibit "A"</u>	- Aerial Photograph
<u>Exhibit "B"</u>	- Existing Zoning
<u>Exhibit "C"</u>	- Conceptual Site Plan
<u>Exhibit "D"</u>	- Conceptual Landscape Plan
<u>Exhibit "E"</u>	- Access and Circulation Plan
<u>Exhibit "F"</u>	- Existing Topography and Soils
<u>Exhibit "G"</u>	- Drainage Concept
<u>Exhibit "H"</u>	- Existing and Proposed Utilities
<u>Exhibit "I"</u>	- Legal Description

NOTE: MODIFICATIONS OF THE ORIGINAL OUTLINE DEVELOPMENT PLAN THAT WERE ADOPTED BY THE CITY COUNCIL OF JENKS, OKLAHOMA, UPON THE CITY COUNCIL'S APPROVAL OF PUD NO. 142 ARE MARKED BY RED UNDERLINING.

I. DEVELOPMENT STATEMENT

The Planned Unit Development (“PUD”) is a supplemental Zoning District authorized by Article 9, Section 16-9-8, of the Jenks Unified Development Ordinance (“UDO”). A PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines for a particular project (the “Development Standards”). A PUD may only modify the provisions of the UDO and does not modify any other municipal laws, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision of the Project. Such statements, unless expressly part of the Development Standards, are not regulatory and are not requirements to enforce by the City. The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable UDO requirements. If there is a conflict between the Development Standards and the UDO, the Development Standards shall apply. If a provision is not addressed by the PUD, then the UDO controls.

II. DEVELOPMENT CONCEPT

The Fields at Elm Creek Park is located on approximately 118 acres bounded on the north and east by Polecat Creek, on the west by South Elm Place and on the south by agriculturally zoned property used in a rural residential manner. No single family zoning or platted residential subdivisions abut the Project.

To buffer and further ensure compatibility and consistency with the property to the south, a landscaping buffer incorporating mostly existing trees will be left in place. Additionally, to the south, the nearest residence is located nearly 1,000 feet from any ball field. To the west, on the other side of South Elm Place, the nearest residence is located nearly 600 feet from any ball field.

Exhibit “A” is an **Aerial Photograph** that shows the location of The Fields at Elm Creek Park.

PUD No. 142 proposes a Little League Baseball park with up to ten (10) fields.

The purpose of PUD No. 142 is to create a regulatory framework for the development of The Fields at Elm Creek Park to create a gathering space that preserves existing trees and enhances the natural features to create a transitional area between the high intensity River District use by the Jenks Outlet Mall and the residential area across South Elm Place to the west.

PUD No. 142 provides a framework for a well-planned, cohesive project that integrates and permits the proposed use as a baseball facility in a park like setting within a connected, aesthetically pleasing and unified development.

As shown on **Exhibit “B”**, **Existing Zoning**, the site is currently zoned AG-Agricultural District.

PUD No. 142 uses substantial setback, buffering, landscaping and design details, including walking trails and nature trails, to ensure the integration of The Fields at Elm Creek Park into the surrounding area. Special emphasis has been applied to buffering along the south and west boundary lines and incorporating park-like uses within the Project.

The **Conceptual Site Plan** for the Project is shown on **Exhibit “C”**. The Project is designed so that public utilities, road access, drainage and other necessary facilities will be provided. The proposed parking is more than adequate to service the Project.

The Fields at Elm Creek Park is compatible and consistent with the use of adjacent properties.

The Project will have access to South Elm Place at West 106th Street. Vehicular access will be from West 106th Street South, which will be constructed as a four-lane road, and will be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular traffic or pedestrians.

Sidewalks will be extended along South Elm Place and West I 06th Street in accordance with the Jenks Subdivision Regulations. Right-of-way for the extension of West 106th Street will be dedicated, as necessary, during platting to comply with the Jenks Major Streets and Highway Plan.

The Project is located within FEMA Flood Zone AE.

Detail Landscape Plans will be submitted to the City of Jenks for approval at the time of Site Plan review.

III. DEVELOPMENT STANDARDS

LAND AREA: Approximately 118.89 Acres

PERMITTED USES:

Those uses permitted by right in the AG - Agricultural District excluding Medical Marijuana Uses; General Entertainment, Outdoor; Wireless Communication Facility; Mining and Mineral Processing and Oil and Gas (pipeline systems and related facilities only), Parks and Open Space, and Uses Customarily Accessory to the Permitted Principal Uses.

OFF-STREET PARKING:

As required by the applicable Use of the UDO; provided that General Entertainment, Outdoor use shall have a minimum of 600 parking spaces.

MINIMUM BALLFIELD SETBACKS:

From the centerline of South Elm Street	300 Feet
From the southerly boundary of the Project	200 Feet

MAXIMUM BUILDING HEIGHT: 50 Feet

ACCESSORY BUILDINGS:

The Project shall be permitted to have up to ten (10) accessory buildings. For purposes hereof, playground equipment and similar park amenities shall be not be considered accessory buildings.

SIGNS:

All sign types, excluding Billboard Signs, shall be permitted in the Project. Signs displaying sponsor information and advertisements shall be permitted to be installed on the interior fences and walls of the ball fields. The Developer shall submit a Comprehensive Sign Plan detailing the number, size, and location of Project signage for review and approval by the City prior to any sign permits being issued.

LANDSCAPING REQUIREMENTS:

A minimum of fifty percent (50%) of the total net area of the Project, not including ball fields, shall be improved and maintained with internal landscaping and/or preserved as existing open space.

LANDSCAPE BUFFER AND SCREENING:

Landscaping buffers along South Elm Street and the southerly boundary of the Project shall be established in the Detail Landscape Plans at the time of Site Plan review.

Exhibit “D” is the **Conceptual Landscape Plan.**

LIGHTING:

Ball field lights shall not exceed 60 FT in height.

All Project lighting shall otherwise comply with UDO provisions pertaining to lighting.

HOURS OF OPERATION:

Hours of operation shall be 7:00 a.m. to 10:00 p.m. Sunday through Thursday and 7:00 a.m. to 11 :00 p.m. Friday through Saturday.

TRASH DUMPSTER AREAS:

Trash dumpster areas shall be screened by masonry construction and steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

NO OUTSIDE STORAGE:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage.

NOISE:

The use of amplified music shall be restricted to the standards below except for events approved through the Special Event process. Hours of outdoor music shall be limited to:

8:00 am to 9:00 pm weekly | Sunday – Thursday

8:00 am to 11:00 pm weekly | Friday and Saturday.

Noise makers such as cow bells, vuvuzelas, clappers, ratchets, blow horns and similar items are expressly prohibited.

All amplified noise must be directed away from existing residential properties.

TRAILS AND PARKS:

The trails identified in the approved site plan shall be made available to the public during operating hours.

IV. ACCESS AND CIRCULATION

RIGHTS-OF-WAY:

Right-of-way for the extension of West 106th Street shall be dedicated as a Primary Arterial Street with 120 feet, during the platting of the Project in accordance with the Jenks Major Street and Highway Plan and the Jenks Subdivision Regulations. The street shall be designed with four lanes and a divided median. A turn lane shall be provided on Elm for northbound traffic.

SIDEWALKS:

Sidewalks shall be extended along South Elm Place and West 106th Street in accordance with the Jenks Subdivision Regulations. Additionally, walking and nature trails will be installed throughout the Project.

A map of the **Access and Circulation Plan** for the Project is attached as **Exhibit “E”**.

V. TOPOGRAPHY AND SOILS

Existing soils onsite consist of silty loam soils across the majority of the site north of the existing drainage ditch. Along Polecat Creek, soils consist of very fine sandy loam. A large swath of clay soil can be found south of the existing drainage ditch within the large grass fields. South of these fields, there are large rock outcrops along the large sloped areas near the south property line.

Existing Topography and Soils are represented on **Exhibit “F”** attached hereto.

VI. UTILITIES

All utilities to serve the Project are available at or will be extended to the property boundary.

Exhibit “G” is the **Existing and Proposed Utilities Plan**.

VII. SITE PLAN REVIEW

No Building Permit will be issued for any building within The Fields at Elm Creek Park until a Detail Site Plan and Detail Landscape Plan for the lot or parcel have been submitted to the City of Jenks and approved as being in compliance with the approved PUD Development Standards.

VIII. SCHEDULE OF DEVELOPMENT

The development within The Fields at Elm Creek Park is expected to begin in the Fall of 2023, after approval of the planning and development, platting and Detail Site Plan.

IX. LEGAL DESCRIPTION

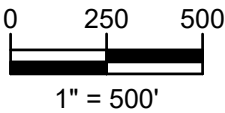
The **Legal Description** of the Project is attached hereto as **Exhibit “I”**.

THE FIELDS AT ELM CREEK PARK

Exhibit "A"
AERIAL PHOTO & BOUNDARY
AND ADJACENT DEVELOPMENTS



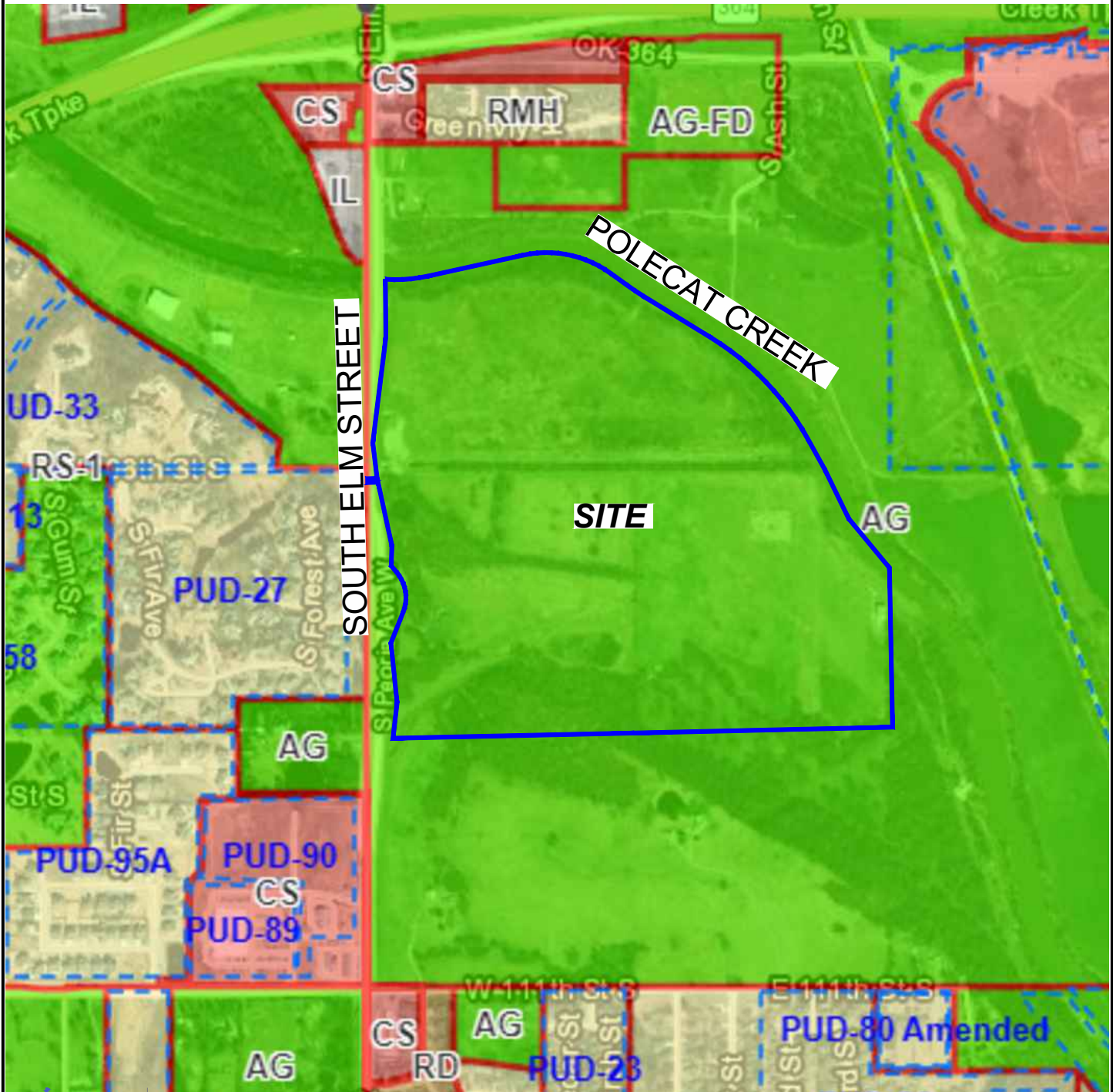
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PUD 142

THE FIELDS AT ELM CREEK PARK

Exhibit "B" EXISTING ZONING MAP



\\civil-server\projects\2340122 - Jenks\Draw\PRODUCTION\PUDEXHIBITS\2340122 Exhibit B-Zoning Map.dwg

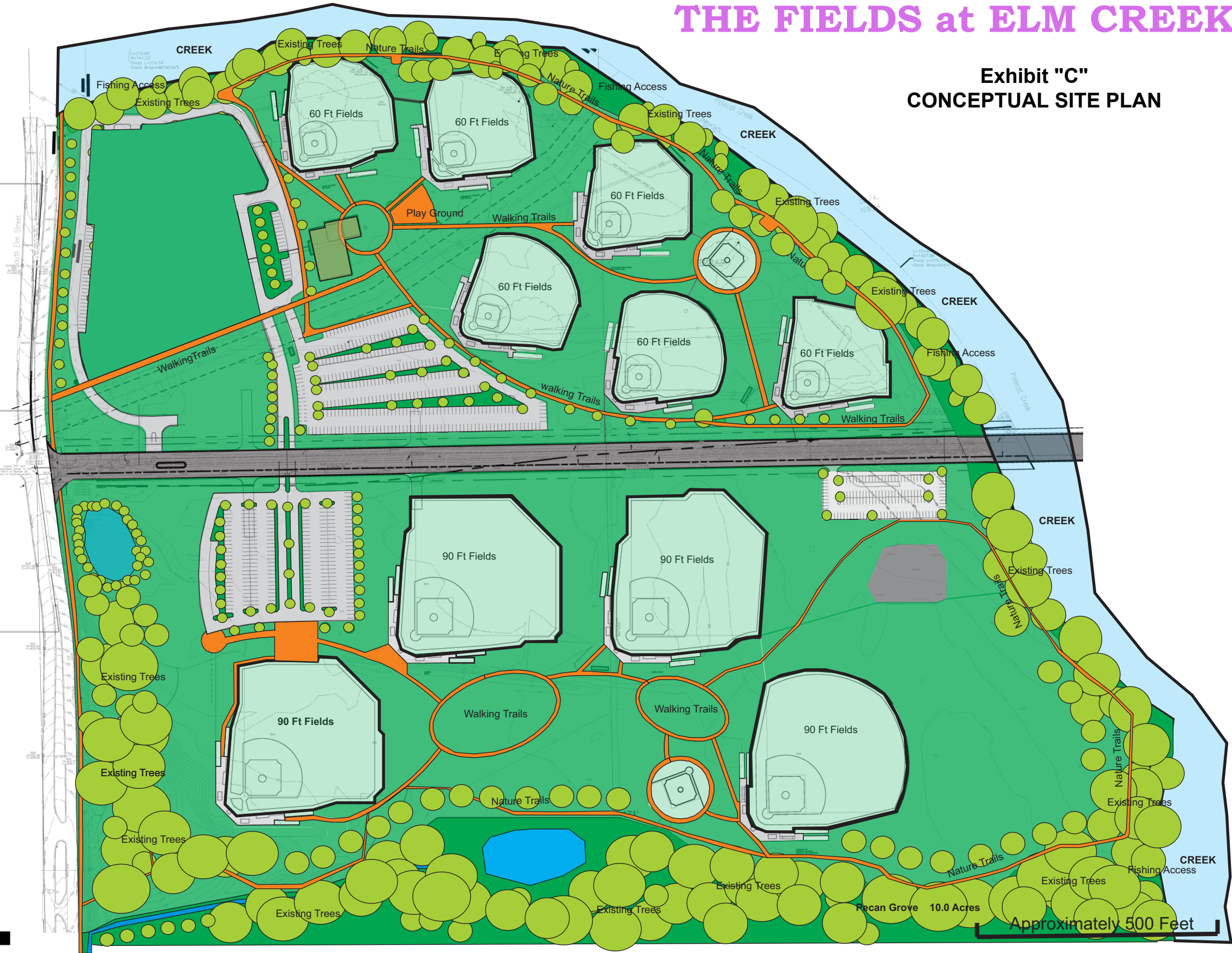


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THE FIELDS at ELM CREEK PARK

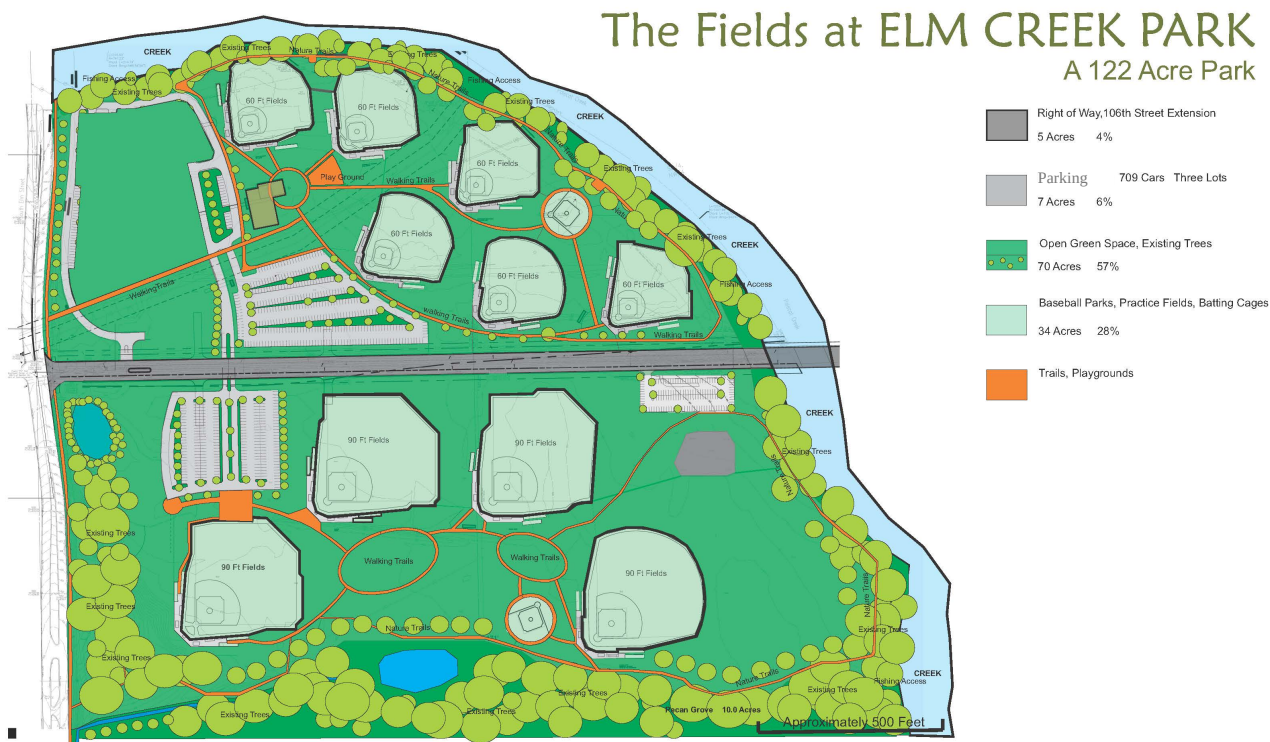
Exhibit "C" CONCEPTUAL SITE PLAN



	Right of Way, 106th Street Extension
	Parking 709 Cars Three Lots
	Open Green Space, Existing Trees
	Baseball Parks, Practice Fields, Batting Cages
	Trails, Playgrounds

THE FIELDS AT ELM CREEK PARK

Exhibit "D" CONCEPTUAL LANDSCAPE PLAN



Conceptual Site Plan NTS

NOTE: SITE PLAN FROM OTHERS
NOT TO SCALE

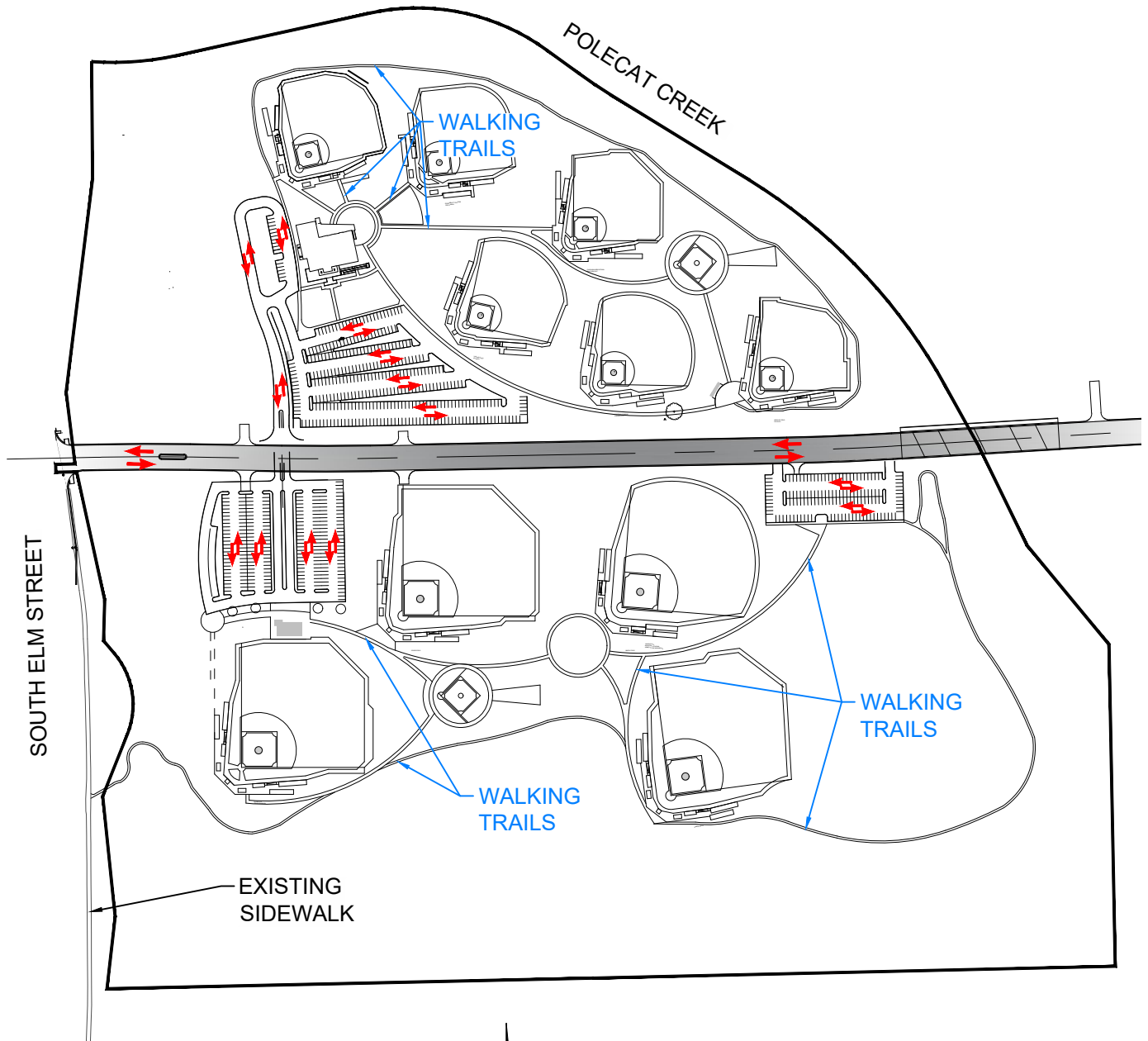


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PUD 142

THE FIELDS AT ELM CREEK PARK

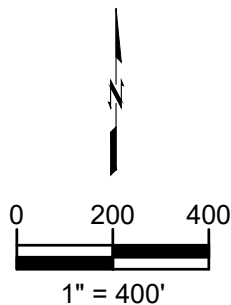
Exhibit "E" ACCESS & CIRCULATION PLAN



\\civil-server\projects\2340122 - Jenks\Drawings\PRODUCTION\2340122 Exhibit E - Access Plan.dwg

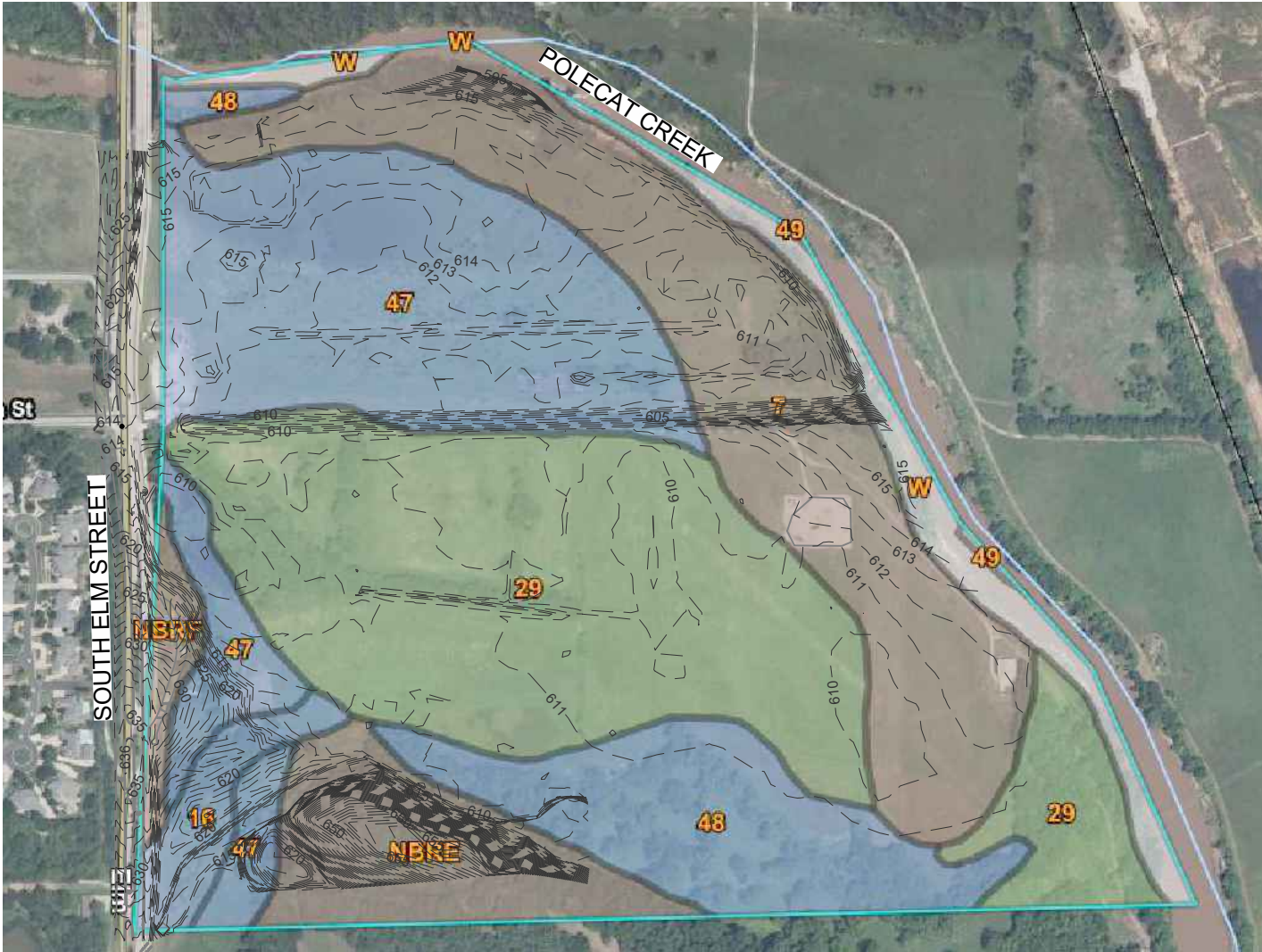


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THE FIELDS AT ELM CREEK PARK

Exhibit "F" EXISTING TOPOGRAPHY & SOILS



Map unit symbol	Map unit name
7	Choska very fine sandy loam, 0 to 1 percent slopes, rarely flooded
16	Dennis-Radley complex, 0 to 12 percent slopes
29	Latanier clay, 0 to 1 percent slopes, occasionally flooded
47	Radley silt loam, 0 to 1 percent slopes, occasionally flooded

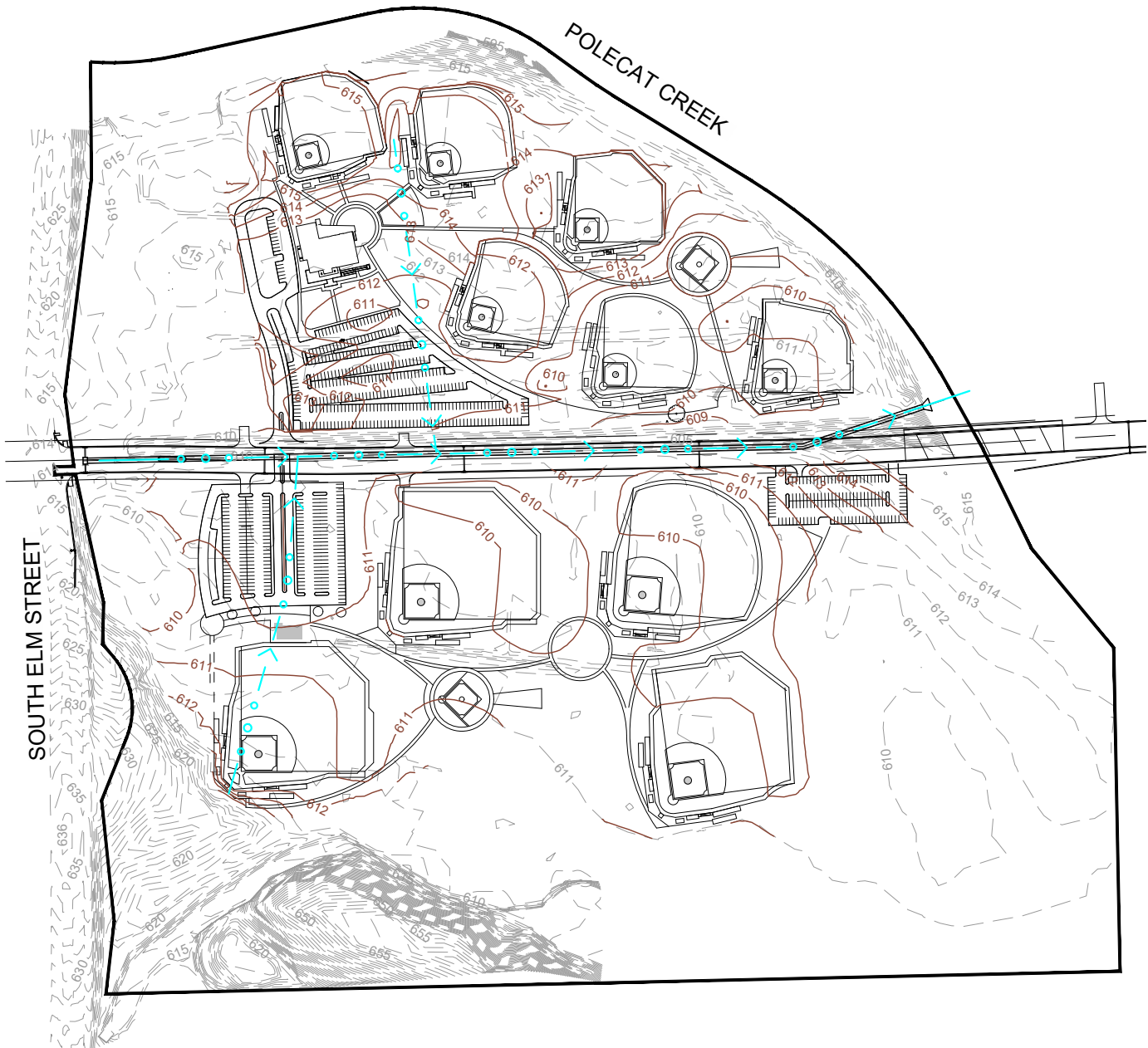
48	Radley silt loam, 0 to 1 percent slopes, frequently flooded
49	Severn very fine sandy loam, 0 to 3 percent slopes, rarely flooded
NBRE	Niotaze-Bigheart-Rock outcrop complex, 3 to 15 percent slopes, very stony
NBRF	Niotaze-Bigheart-Rock outcrop complex, 15 to 25 percent slopes, extremely stony
W	Water



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THE FIELDS AT ELM CREEK PARK

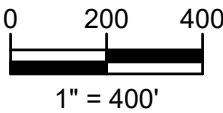
Exhibit "G" DRAINAGE CONCEPT



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LEGEND

— • • • — > — DRAINAGE FLOW PATH



PUD 142

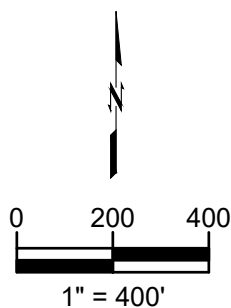
THE FIELDS AT ELM CREEK PARK

Exhibit "H" EXISTING & PROPOSED UTILITIES

\\civil-server\projects\2340122 - Jenks\Drawings\PRODUCTION\PUDEXHIBITS\2340122 Exhibit H - Utilities.dwg



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LEGEND

- EXISTING WATER
- PROPOSED WATER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

Exhibit "I"

LEGAL DESCRIPTION PUD 142 THE FIELDS AT ELM CREEK PARK

Tract A – Document Number 2006107753

A tract of land in the Northwest Quarter (NW/4) of Section Thirty (30), Township Eighteen (18) North, Range thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof lying South of the Center line of Polecat Cree, more particularly described as follows to-wit:

Commencing at the Southwest corner of the Northwest quarter (NW/4) of said Section 30; Thence north $88^{\circ}55'25''$ East a distance of 50.00 feet along the South boundary of the Northwest Quart (NW/4) to the point of beginning; Thence North $01^{\circ}04'28''$ West a distance of 549.25 feet parallel to the West boundary of said Section 30; Thence North $01^{\circ}48'49''$ East a distance of 473.21 feet to the center line of Polecat Creek, said point being 75.00 feet along the center line of Polecat Creek to the West boundary; Thence South $80^{\circ}59'17''$ East along the center line of Polecat Creek a distance of 0.00 feet to a point on a curve; Thence 276.74 feet on a curve to the left with a central angle of $21^{\circ}23'30''$ and a radius of 741.23 feet to a point of tangency; Thence North $77^{\circ}37'13''$ East a distance of 499.33 feet to a point on a curve; Thence 469.90 feet along a curve to the right with a central angle of $48^{\circ}24'31''$ and a radius of 556.16 feet to appoint of tangency; Thence south $53^{\circ}58'16''$ East a distance of 100.00 feet to a point on a curve; Thence 99.95 feet along a curve to the left with a central angle $04^{\circ}26'38''$ and a radius of 1286.65 feet to a point of tangency; Thence South $58^{\circ}24'54''$ East a distance of 405.44 feet to a point on a curve; Thence 723.64 feet along a curve to the right with a central angle of $29^{\circ}26'51''$ and radius of 1407.98 feet to a point of tangency; Thence South $28^{\circ}58'03''$ East a distance of 178.58 feet to a point in the South boundary of said Northwest Quarter (NW/4); Thence leaving the center line of Polecat Creek, South $88^{\circ}55'24''$ West a distance of 2303.93 feet along the South boundary of said Northwest Quarter (NW/4) to the point of beginning.

AND

Tract B – Document Number 2009005012

Lot Four (4), and the East half (E/2) of the Southwest Quarter (SW/4) of Section Thirty (30), Township Eighteen North (18N), Range Thirteen East (13E), Tulsa County, Oklahoma, except two (2) acres in the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4), lying North and East of Polecat Creek.

Less and Except

Document Numbers 20090244337 and 2009024438

Lot Four (4), and the Southeast Quarter (SE/4) of the Southwest Quarter (SE/4 SW/4) of Section Thirty (30), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma.

AND

Tract C – Document Number 2023014151

The NW ¼ of the SW ¼ of Section 30, Township 18 North, Range 13 East of the Indian Base of Meridian, Tulsa County State of Oklahoma, according to the U.S. Government Survey thereof, less and except the following parcels, to-wit:

Beginning at a point on the West line of said Section 30 a distance of 2836 feet South of the Northwest corner of said Section 30, thence running East around the arc of a curve to the left with a radius of 300 feet and a central angle of 39°03' a distance of 204.5 feet to a point of Tangency, thence S 39°03' E a distance 149.7 feet to a point of curve to the right with a radius of 200 feet and a central angle of 61°57', thence around the arc of the curve a distance of 216.24 feet to a point of tangency, thence S 22°54' W a distance of 414.6 feet to a point of curve to the left with a radius of 400 feet and a central angle of 22°54', thence around the arc of the curve a distance of 159.9 feet to a point on the West line of said Section 30 a distance of 1438.4 feet North of the Southwest corner of said Section 30, thence North along the West line of said Section 30 to the point of beginning containing 1.67 acres more or less.

Commencing at the NW Corner of said NW ¼ of the SW ¼ said point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253", Thence N 88°47'57" E 24.75 feet along the North Line of said NW ¼ of the SW ¼; Thence departing said North line S 01°05'48" E-20.00 feet to the POINT OF BEGINNING; Thence N 88°47'57" E -52.70 feet; Thence S 12°18'29" E – 331.27 feet; Thence S 01°38'42" W – 102.06 feet; Thence N 40°09'53" W – 107.30 feet to a Point of Curve; Thence on the arc of a non-tangent curve to the right whose center bears N 40°51'19" E, having a Delta of 16°18'34", a Radius of 300.00 feet, a distance of 85.40 feet; Thence N 01°05'48" W – 271.00 feet to the POINT OF BEGINNING, containing 31,299 square feet of 0.72 acres, more or less.

Commencing at the SW Corner of the NW $\frac{1}{4}$ of said SW $\frac{1}{4}$ from which the NW corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ bears N 01°05'48" W – 1324.79, said NW Corner point being marked by a Yellow Plastic Cap bearing the inscription "PLS 1253", Thence N 88°39'50" E 24.75 feet along the South Line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ to the POINT OF BEGINNING; Thence leave said South Line N 01°05'48" W – 243.29 feet; Thence N 21°47'07" E – 263.75 feet; Thence S 05°51'46" E – 306.35 feet; Thence S 06°26'47" W - 0182.13 feet to a point on said South Line; Thence S 88°39'50" W – 104.10 feet along said South Line to the POINT OF BEGINNING, containing 43.711 square feet or 1.00 acres, more or less.

And less the North 20 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$.

AND

Tract D – Document Number 2009005854

The North Twenty (20) feet of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section 30, Township 18 North, Range 13 East of the Indian Base and meridian (T 18 R 13E) Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

To	Chair Scott West and Planning Commission
Hearing Date	February 7, 2025
Case Number(s)	Comp Plan Amendment PUD 152
Request(s)	<i>Comprehensive Plan Amendment back to Medium Intensity Rezoning from (AG) Agriculture to Single-family Residential (RS2)</i>
Location	North of 131 st and east of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ Zoning Exhibit

Preparer

INCOG
Select Design, Ryan McCarty

Background Information

Mr. Russell Cozort owns approximately ten acres just east of the northeast corner of 131st and Harvard. In 2021, Mr. requested to rezone about five (5) acres or ½ the property. Prior to 2021, Mr. Cozort planned to construct homes but the adjacent property to the west has a commercial medical marijuana grow facility and he felt residential development may have challenges and requested Light Commercial zoning with an amendment to the Comprehensive Plan. The area is surrounded by a variety of zoning and uses which have changed since 2021. To the north there are still large Single-family lots and/or farming on Agriculture land, to the east there is a residential subdivision with large lots and dense Single-family, on the west there is a combination of uses including Commercial, Medical Marijuana grow facility, and the largest parcel was purchased by a church with a RS1 underlying zoning and a SUP 119 overlay zoning. Staff has no objection to the general.

REQUESTS

Uses	Single-family Residential
Zoning Request(s)	Amend the Comprehensive Plan back to Medium Intensity Single-family Rezone with a PUD Overlay [PUD 152 and (RS2) Single-family Residential] from (AG) Agriculture and (LC) Light Commercial
Current Zoning	(AG) Agriculture and LC Local Commercial with PUD 131
Comprehensive Plan	The Comp Plan was never updated to reflect the 2021 request, therefore the map will not show the amendment. Medium Intensity Single-family (Horizon Jenks New Comp Plan)
General Location	3707 E 131 ST S 131 st and Harvard
Public Comment	The City Planner has received no comments at the time of the staff report.

Current Parcel Data

Plat	Unplatted
Parcel ID	97304730429010
Property Address	3707 E 131 ST S
Legal	E330.6 SW SW LESS S35 FOR RD SEC 4 17 13
STR	Section 4, Township 17, Range 13
Gross Acres	9.75
School District	JK-4A

2021 Zoning Summary:

CC Approved | August 17, 2021 | Approved Per Ordinance No. 1562

PC Approved | August 05, 2021 | Approved 5-0-2 (2 Members Absent), liked the changed provided with the restrictions created by the Planned Unit Development. No one from the public showed up to speak. Staff mailed out a copy of the proposed PUD to everyone on the legal mailing notice list. Additionally, staff met with applicant and agreed with the pursuit of Light Commercial in lieu of Office with specific exceptions as noted in the Zoning Data.

PC Summary | July 08, 2021 | Item was continued by staff with the applicant in agreement, no new land use decision had been made at the time of the application deadline.

PC Summary | June 03, 2021 | This item was heard and continued during the Planning Commission hearing. Staff, Applicant and PC agreed the rezoning request should be accompanied by a PUD or downzoning to Office due to concerns raised during the hearing (see meeting minutes below). Because both the PUD and/or Office zoning is a more restrictive zoning and because Pharmacies/Drug Stores were to be restricted as a use within the PUD; no new notice was given. However, staff did send out a mailer to citizens previously noticed with a copy of the PUD and the date and time of the new hearing.

Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Tim Terral (applicant) addressed the Council about the application and answered questions. The following individuals gave their comments to the Commission:

- Vic Yoder (12913 S 27th St) – spoke against Item 3; worried that it would become a **dispensary**
- Janis McKethan (12925 S 27th St) – spoke against Item 3; **doesn't want businesses**, and wants to remain in the country
- Charlie Wollmershauser (12901 S 27th St E) – spoke against Item 3; doesn't want a **tall building** next to the neighborhood
- James Williams (12921 S 27th St) – spoke against Item 3; says that **there should be a goal** for the land before the zone change can happen.
- Wendy Vassiliou (12224 S 14th Ct) – spoke against Item 3; doesn't want a **dispensary** put in the lot.
- Lisa Williams (12921 S 27th St) – spoke against Item 3; thinks we should **wait** until development for lot is known

Tim Terral addressed the Commission again to speak on some of the concerns from the citizens. John Brown made a motion to table Item 3 to the next meeting. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows: Motion carried; Item tabled to 2021.07.08 meeting.

YEA: Davis, Beyer, Bowman, Randolph, Brown, Minden **NAY:** None

ZONING INFORMATION

Table 16-3-1(A): Residential District Bulk and Dimensional Standards			
Standard	PUD 152	RS2	RS1
Lot Standards (Minimum)			
Lot Area (sqft)	8,000	8,000	10,000
Lot Area/DU (sqft)	Max Dwellings: 54/30 Drawn	8,000	10,000
Lot Width (ft)	70	55-60	70
Yard Setbacks (Minimum)			
Front (ft)	20	20 (3)	25
Exterior Side (ft) (131 st)	35	15 (3)	20
Interior Side (ft)	5/5 (10)	5	15 (1)
Rear (ft)	20	20	25
Building Standards (Maximum)			
Height (ft)	35*	35	35
Impervious Surface Coverage	45%	45%	45%
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.			
* See PUD for Height exceptions			
UDO Highlights			
Amenities	1. Private gated neighborhood 2. Landscaped Entry 3. Recreational Areas (Passive Recreation) 4. Detention facility with fountains 5. Stocked Fishing pond with dock 6. Walking trail-<i>all weather surface</i> 7. 7 feet brick or stone screening walls 8. New tree plantings 9. Landscaped green space		
Zoning	RS2 (Residential Single-family) PUD 131 Overlay		
Land Area / Dwelling Unit	14,520 sq ft / Land Area: 10.01 Acres (Based on 30 dwellings)		
Building Materials	100% Masonry/stone front facing street, TL 85% Exterior Masonry		
Signage	64 SQ FT vs 15 SQ FT		

Figure 1: UDO (Unified Development Ordinance (Zoning))

West | CS (Commercial Shopping) & RS1 (SUP 119) Church Use -undeveloped



Figure 4: 131st and Harvard NE Corner

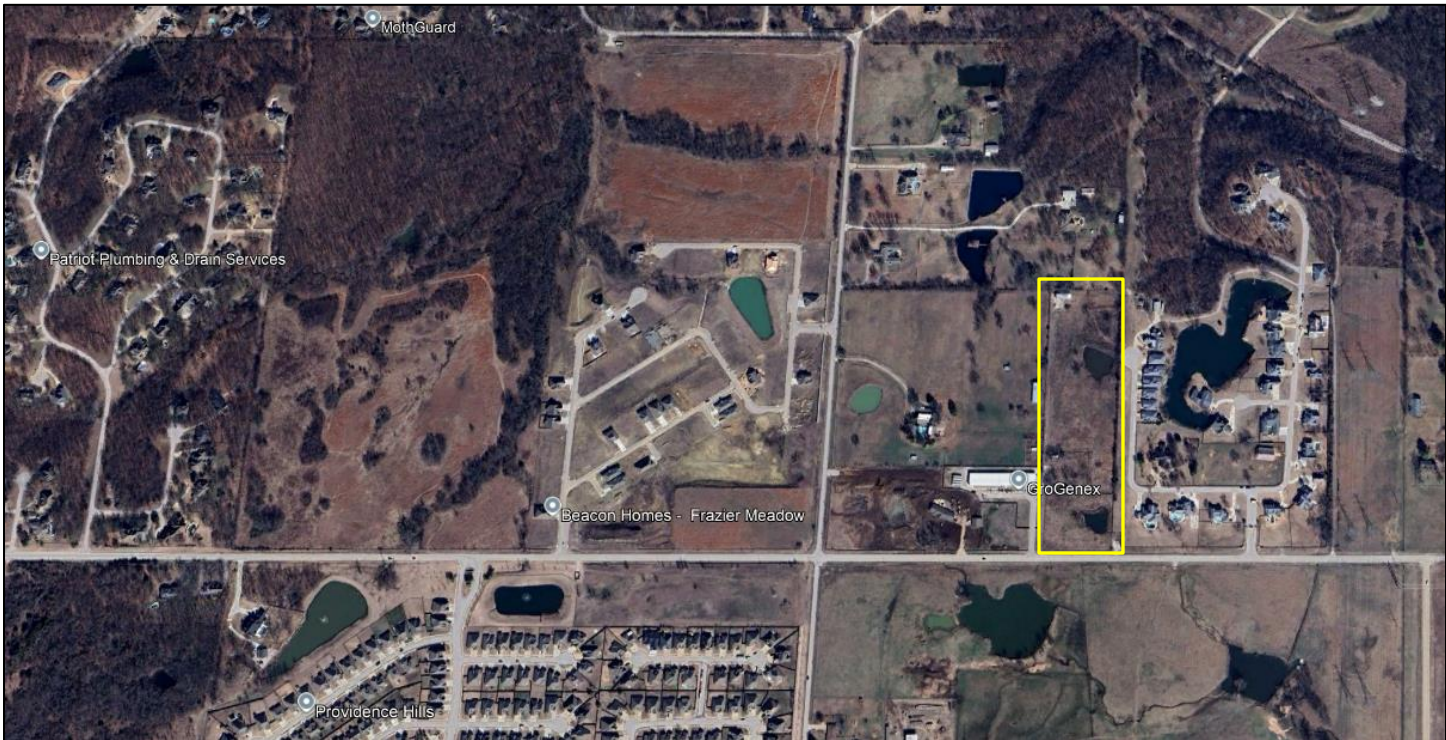


Figure 5: Google Earth view | housing, commercial, undeveloped, industrial

Evaluation | This application has 2 requests on a parcel approximately 5 acres in size:

1. **COMP PLAN AMENDMENT** | The official Land Use Map was never updated, approving this amendment will allow the city to keep the Future Land Use Map from the policy guide position of Medium Intensity Single-family residential.
2. **REZONING** | Approving this request would allow the current and/or any future property owners to build a Single-family Residential subdivision with a PUD Overlay District. Staff believes this site is unique because it is sandwiched between a residential subdivision and a “Commercial Medical Marijuana Grow facility”.
3. **PLAT** | Platting is required at time of development.

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

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

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

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

- (2) *Major Amendment. A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:*
 - (a) *Increase density,*
 - (b) *Increase the height of buildings,*
 - (c) *Reduce open space by more than five percent,*
 - (d) *Modify the proportion of housing types,*
 - (e) *Change parking areas in a manner that is inconsistent with this UDO,*
 - (f) *Increase the approved gross floor area by more than 500 square feet,*
 - (g) *Alter alignment of roads, utilities, or drainage, or*
 - (h) *Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.*
- (3) *Minor Amendment. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).*
- (4) *Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.*
- (K) *Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.*
- (1) *Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards. (Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § VII, 10-17-2023)*

RECOMMENDATION | Planning Commission has two (2) actions | Staff recommends conditional approval of both actions:

- 1. *Comprehensive Plan Amendment to remain unchanged on the land use map, but acknowledging there was an approved amendment.*
- 2. *Rezoning from AG to RS2 and PUD 152*
- 3. *Platting is required at time of development*
- 4. *PUD Comments*
 - a. *Side Yard adjacent to a street-strike this comment, since there is only one street.*
 - b. *Consider language for landscaping maintenance specific to the public areas and the roundabout.*
 - c. *Add PUD 152 to face of document.*
 - d. *Provide a clean copy of the PUD once it has been approved.*
 - e. *Full ROW to be dedicated during platting.*

Planned Unit Development

Belvedere Reserve

10.01 ACRES

NORTH OF East 131ST ST S AND E OF S 33RD E AVE

JENKS, OKLAHOMA

December 19, 2024



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

P.O. Box 548
Bixby, Oklahoma 74008
Phone: (918) 798-8356



ENGINEERED BY
DESIGN

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I. Development Concept

Belvedere Reserve is a private, gated single-family development on a 10.0-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. The project is located on the north side of East 131st Street South approximately a quarter mile east of the intersection of East 131st Street South and South Harvard Avenue. The property currently has two separate zoning designations, PUD-131 along East 131st Street South and AG covering approximately the north half. This Planned Unit Development will replace PUD-131 in its entirety and follow RS-2 dimensional and density standards.

Adjacent to the property are several different land uses and zoning classifications, as follows:

EAST:	PUD-104 / RS-1: Single-family Residential
NORTH:	AG: Agriculture
WEST:	SP (119) / RS-1: Single-family Residential & CS: Commercial Shopping
SOUTH:	East 131 st Street South

Belvedere Reserve is a professional planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include a detention facility with fountain(s), all-weather surface walking trail, 7' brick or stone screening walls, entry/exit gates with keypad, new tree plantings and landscaped green space for the enjoyment of the residents in Belvedere Reserve.

Legal Description

THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 88°52'50" EAST ALONG THE SOUTH LINE THEREOF 990.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°04'12" WEST AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 1,318.41 FEET; THENCE NORTH 88°52'50" EAST TO SAID EAST LINE 330.60 FEET; THENCE SOUTH 01°04'12" EAST ALONG THE EAST LINE THEREOF 1,318.41 FEET TO THE SOUTH LINE OF SAID SECTION 4; THENCE SOUTH 88°52'50" WEST 330.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 435,867.7 SQ. FEET OR 10.01 ACRES.

EXHIBIT A
VICINITY MAP

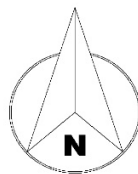
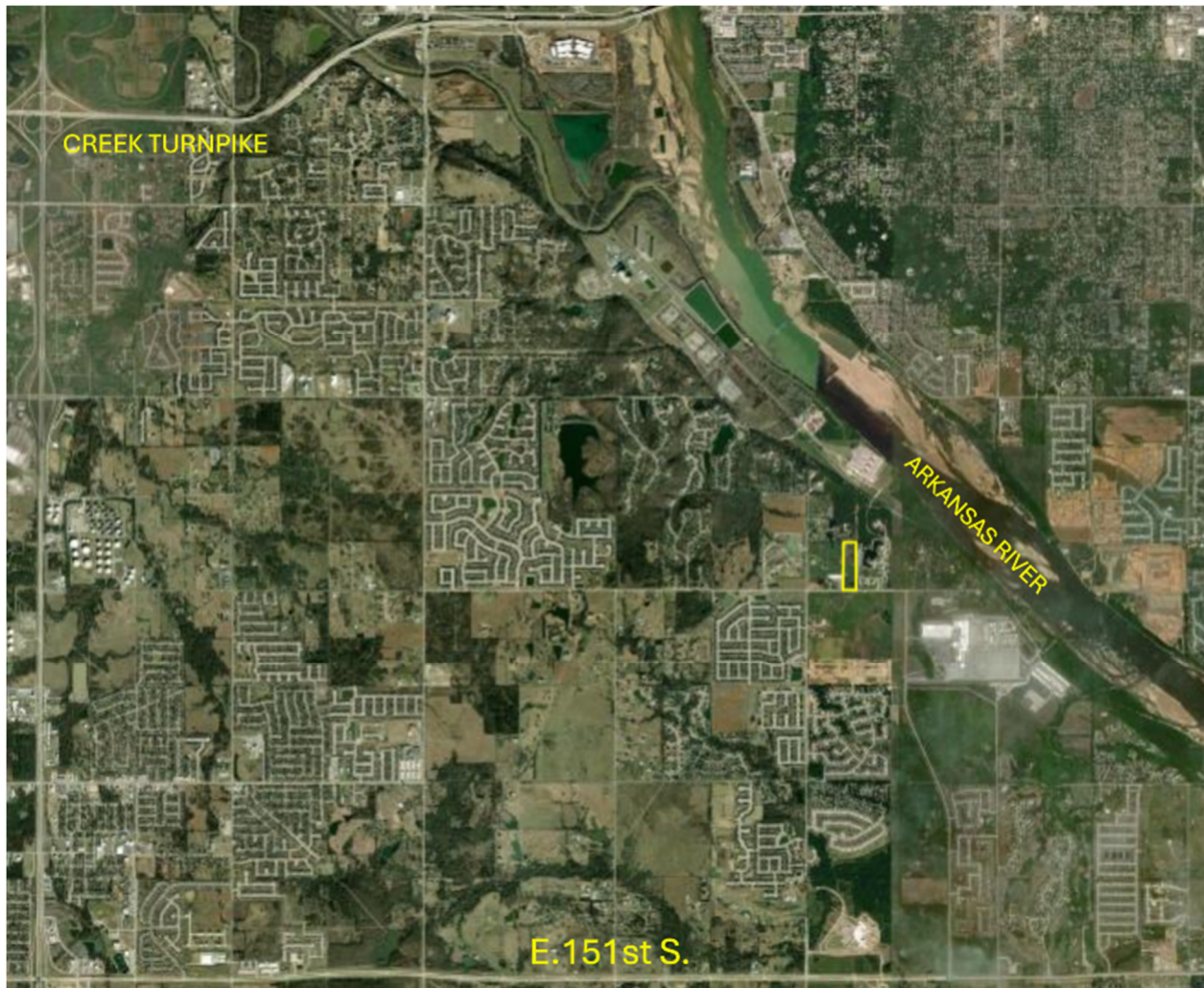


EXHIBIT B
AERIAL PHOTO

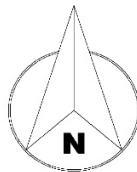
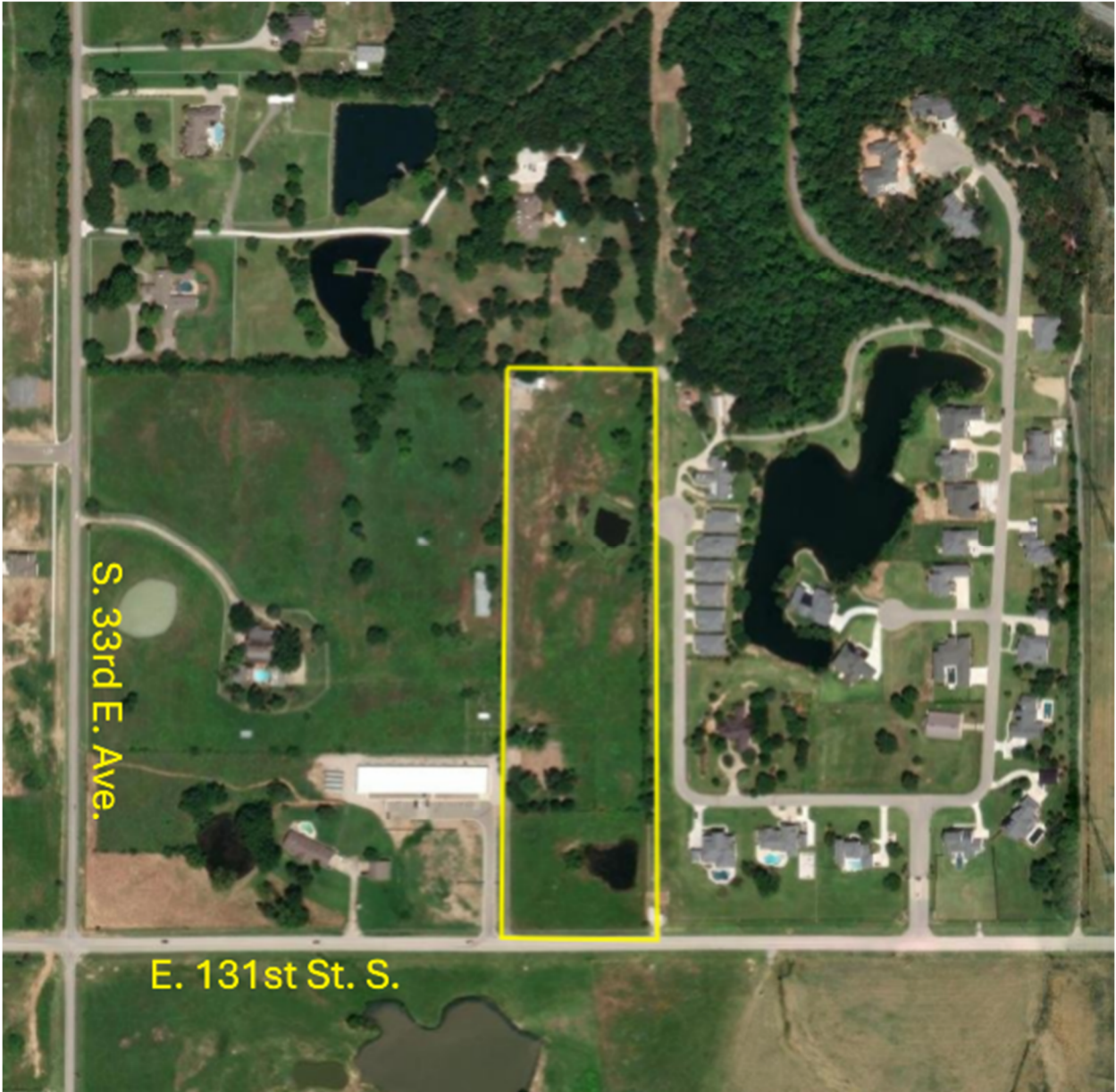


EXHIBIT C
SITE TOPOGRAPHY

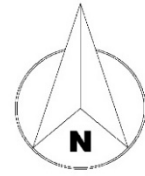
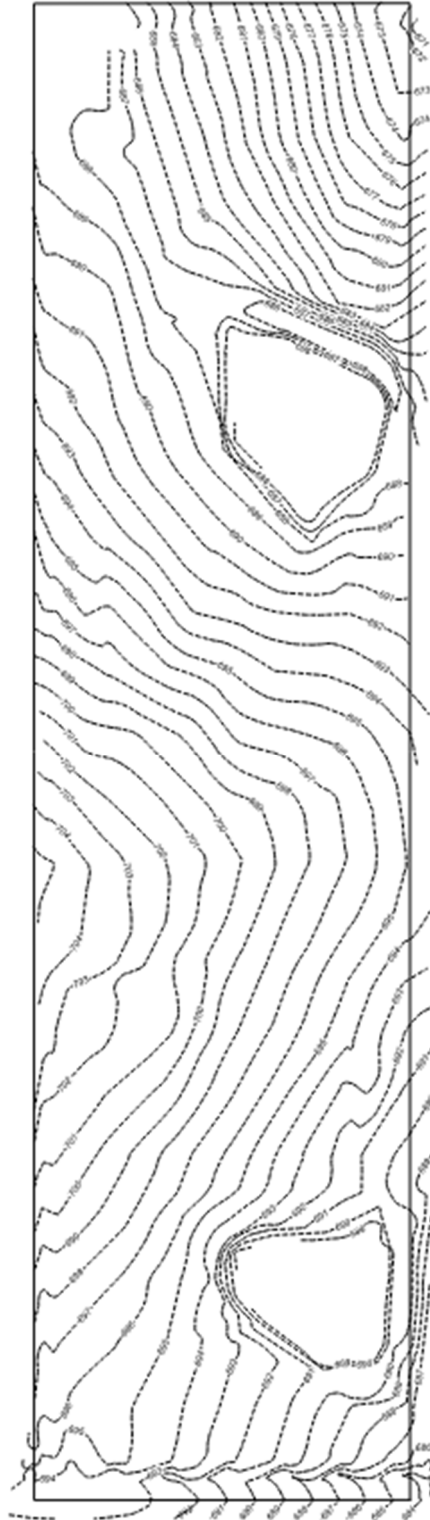


EXHIBIT D
CURRENT ZONING MAP

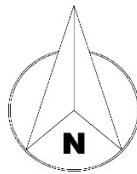
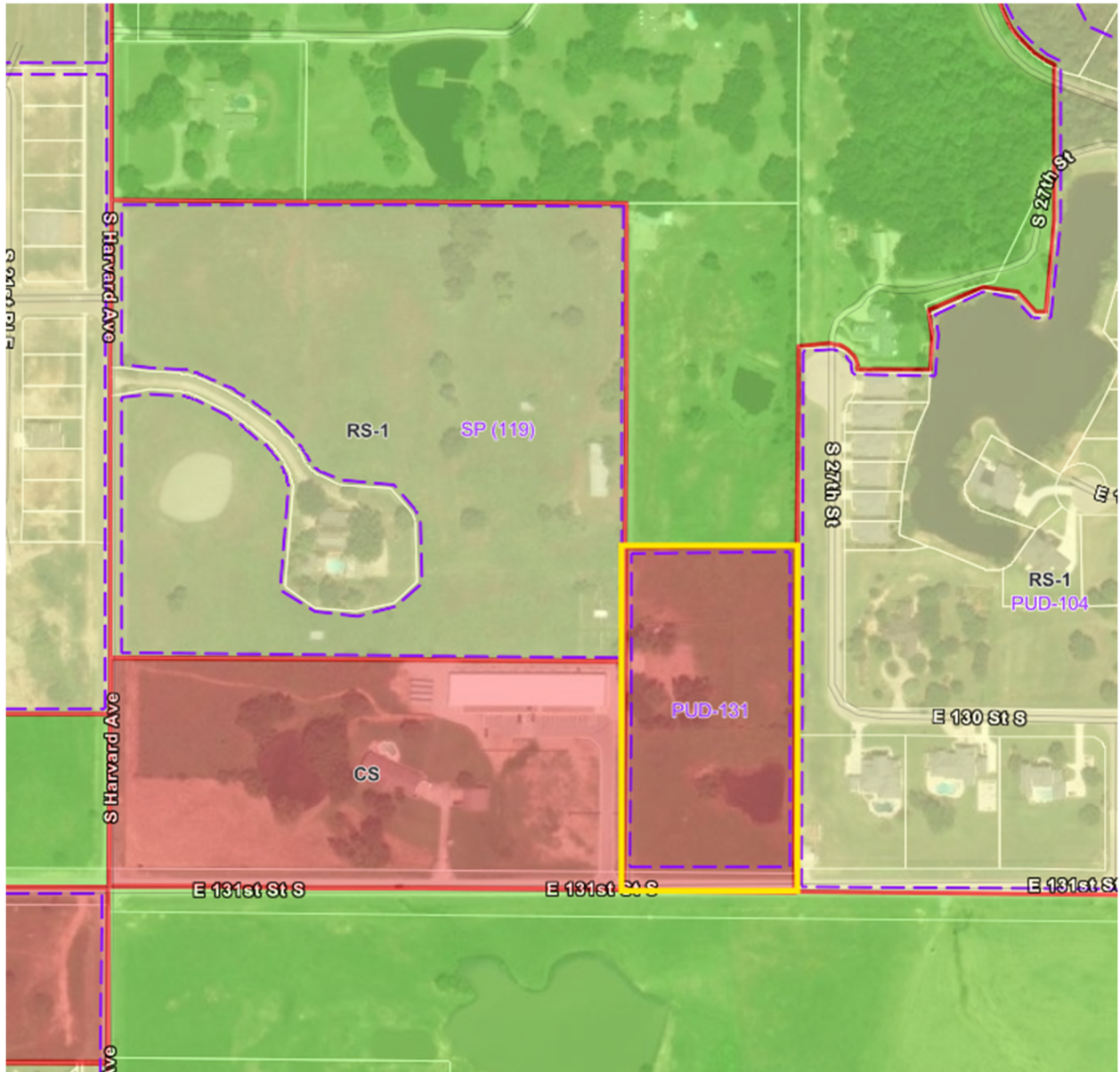
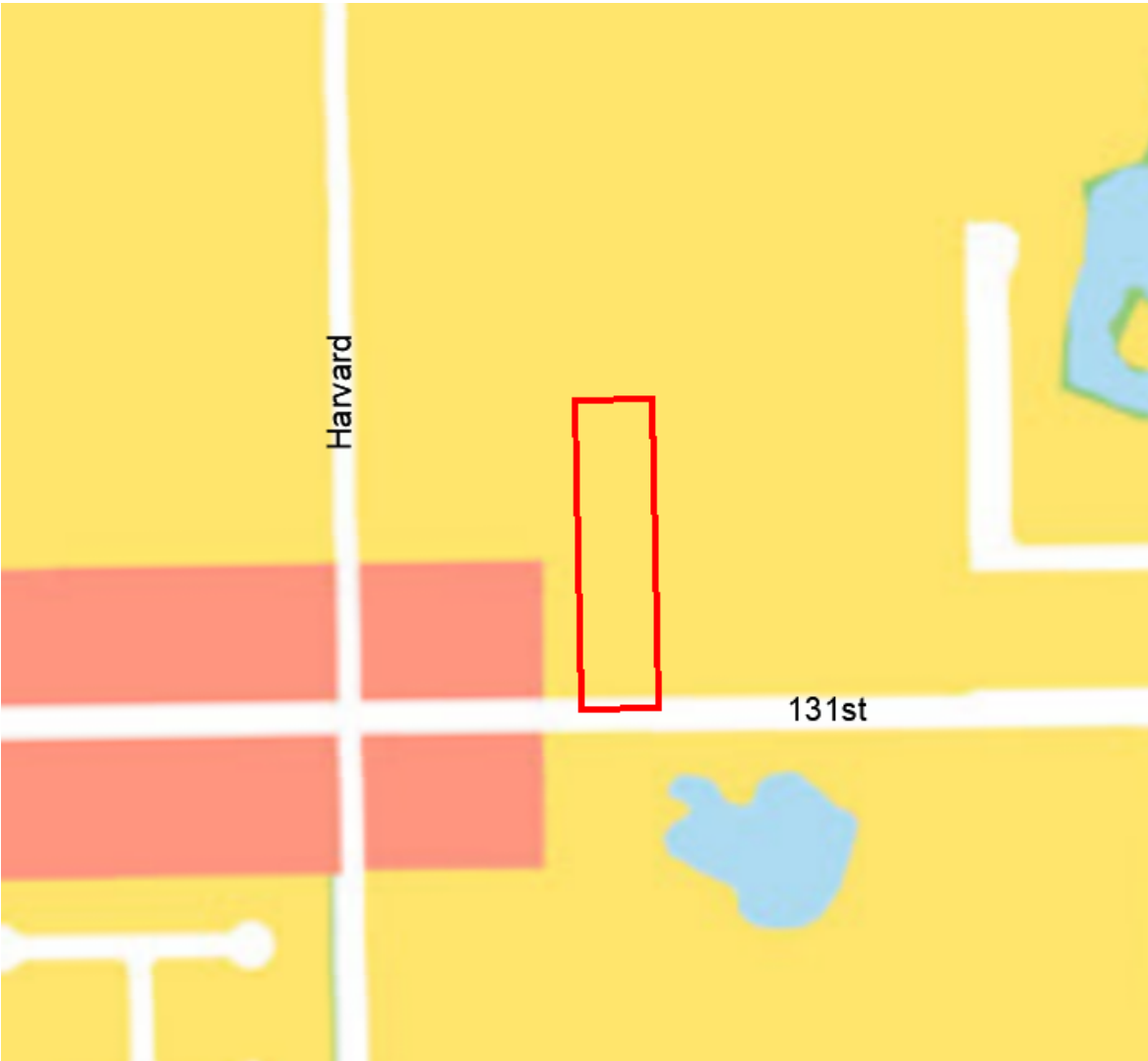


EXHIBIT E
COMPREHENSIVE PLAN MAP



Land Use Plan

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



East 131st Street South

S 88°52'50" W - 330.60'

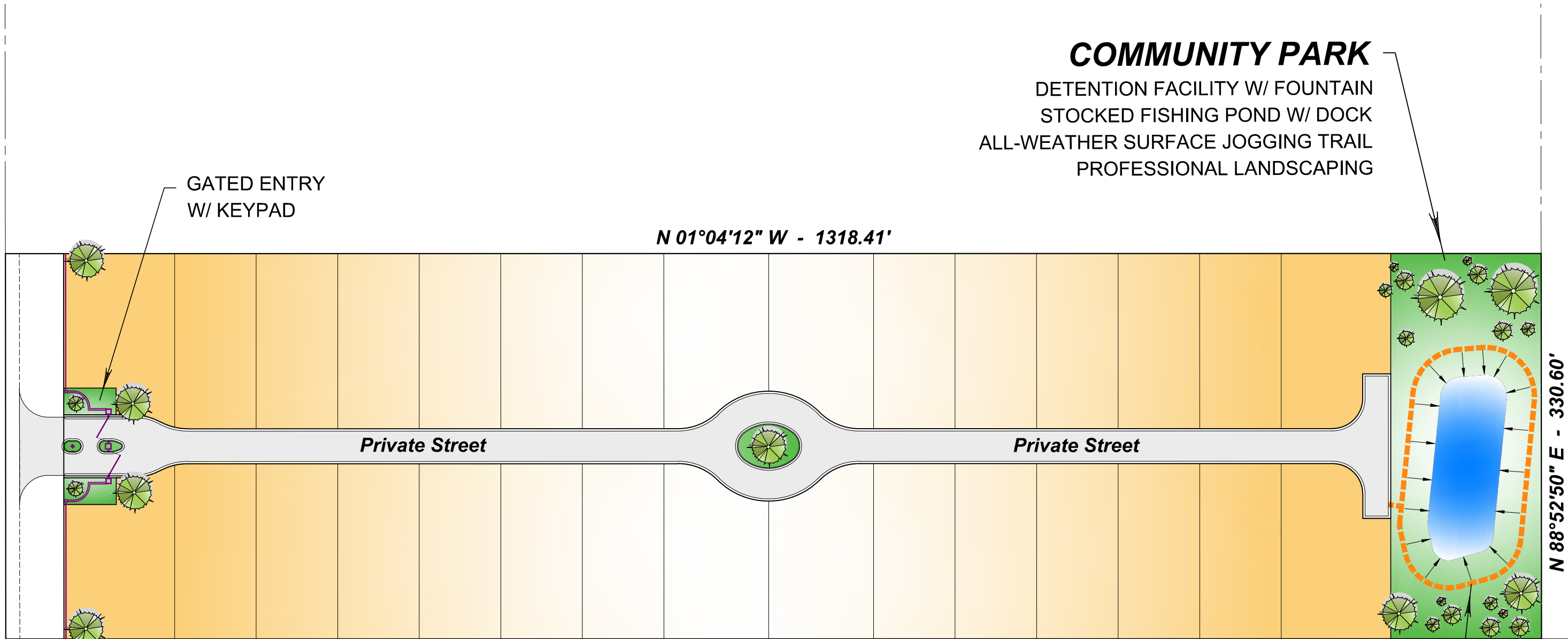
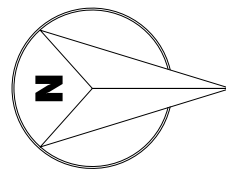


EXHIBIT F

CONCEPTUAL SITE PLAN

NOTE: SITE GEOMETRY, STREET PATTERNS, LOT CONFIGURATIONS, ETC. SHOWN HEREON ARE SUBJECT TO CHANGE AND ARE SHOWN FOR REFERENCE ONLY IN ORDER TO CONVEY THE INTENT OF THE PROPOSED DEVELOPMENT. THE PUD TEXT CONTAINING DEVELOPMENT STANDARDS SHALL GOVERN FINAL SITE DESIGN. FOR THE PURPOSES OF SITE PLAN REVIEW REQUIREMENTS, THE APPROVED FINAL PLAT SHALL CONSTITUTE THE REQUIRED DETAILED SITE PLAN.



JOGGING TRAIL

COMMUNITY PARK
DETENTION FACILITY W/ FOUNTAIN
STOCKED FISHING POND W/ DOCK
ALL-WEATHER SURFACE JOGGING TRAIL
PROFESSIONAL LANDSCAPING

I. Development Standards

Land Area: 10.01 Acres

Zoning: RS-2

Permitted uses:

- Residential Facility for Persons with a Disability
- Single-Family Detached
- Accessory Building
- Accessory Dwelling
- Accessory Structure

Excluded Uses:

- Community Garden
- Group Living Arrangements
- Government Uses, indoor
- Solar Energy Collection System, ground
- Solar Energy Collection System, roof

Residential lot density calculation:

Maximum dwelling units allowed in RS-2 zoning district (435867.7 / 8,000 square feet): 54

Maximum dwelling units (residential lots) allowed by this PUD: 30

Land area per dwelling unit (based on 30 dwelling units): 14,520 square feet

Minimum lot width: 70 feet

Minimum lot area: 8,000 square feet

Maximum structure height: 35 feet *

* with the exception of chimneys, cupolas, or other architectural structures which may extended to a maximum of 45 feet.

Off-Street Parking: Three (3) enclosed off-street parking spaces per dwelling unit

Front yard: 20 feet

Rear yard: 20 feet

Side yard adjacent to lot: 5 feet *

* no residence shall be built nearer than five (5) feet to any side lot on one side, and five (5) feet on the other side, thus requiring a combined total of at least ten (10) feet between the residences.

Side yard adjacent to street: 15 feet

All other yards abutting an East 131st Street South: 35 feet

Maximum Impervious Surface Coverage: 45%

III. General Provisions

A. BUILDING MATERIALS

Where facing private streets, the exterior walls of the first floor (up to the top of the first-floor plate line) of a dwelling shall be 100% masonry or stone; provided that the area of all windows, doors, other openings, and covered porches located on said exterior walls shall be excluded in the determination of the area of the exterior walls. A total of 85% of the exterior of the dwelling shall be masonry.

B. SIGNAGE

An identification sign shall be permitted with a maximum of 64 square feet of display signage surface. Additional signage for amenities will be allowed with a maximum of 16 square feet.

C. ACCESS & CIRCULATION

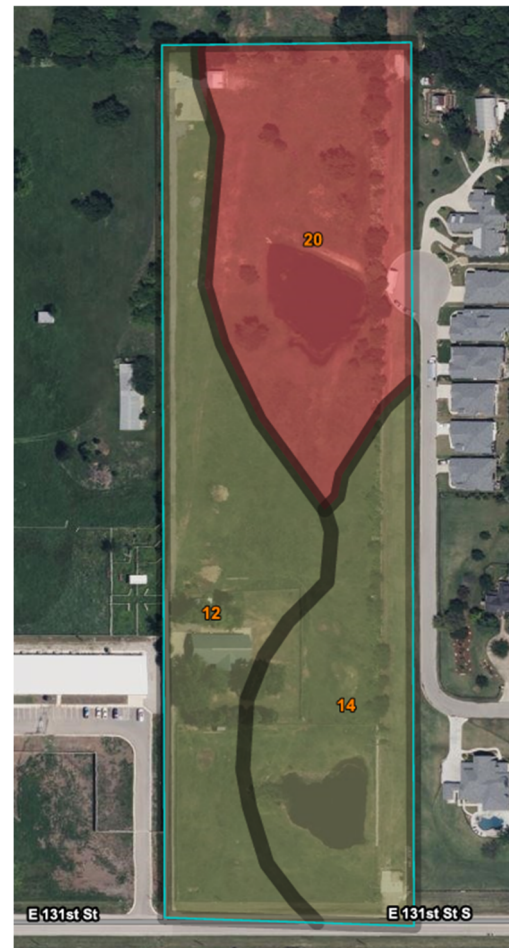
The subject tract shall be accessed from East 131st Street South along the south side of the property. Interior vehicular access shall be derived from a single gated entrance with a single curbed, asphalt private street. The private street shall be designed and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards. There are no plans for future residential street connections to this property.

D. TOPOGRAPHY & EXISTING SOILS

The property consists of pastureland with elevations ranging from 686 feet to 705 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site.

Existing soils consist of the following:

- (12) Dennis silt loam
 - 1% to 3% slopes
- (14) Dennis silt loam
 - 3% to 5% slopes, eroded
- (20) Eram-Coweta complex
 - 5% to 15% slopes



E. UTILITIES & DRAINAGE

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the site. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service and sanitary sewer will be provided by the City of Jenks.

F. AMENITIES

- Passive recreation / green space / reserve areas
- Stocked pond with fishing dock
- All-weather surface jogging trail
- Large backyards to allow for swimming pools
- Gated entrance with brick or stone screening walls
- New tree plantings and professional landscaping

G. SITE PLAN REVIEW

For the purposes of site plan review requirements, the approved final plat shall constitute the required detailed site plan.

H. PLATTING REQUIREMENT

No building permit shall be issued until the area comprising the Planned Unit Development has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and the City of Jenks shall be a beneficiary thereof.

To	Chair Scott West and Planning Commission
Hearing Date	February 06, 2025
Case Number	Unified Development Ordinance (UDO) Updates
Request	<i>Review and Recommend Approval of the UDO Edits</i>

Staff Report

Preparer | Marcaé Hilton

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. This is a routine update, the public hearing was advertised for February 17, 2025 at the City Council hearing.

Staff Evaluation & Recommendation

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

Amendments:

Page 9-10 of 215 | Table 16-3-1(B) | *IL setbacks*

Page 12 of 215 | Sec. 16-3-3. Exceptions to Bulk and Dimensional Standards.

(A) Height Exceptions.

(2) | *allow for approved art exhibits on rooftops.*

Page 17 of 215 | Sec. 16-3-4. Permitted, Conditional, Special Exception, and Specific Uses.

(C) Nonresidential District Permitted, Special Exception, and Specific Uses.

Institutional and Utility Uses | Place of Assembly | *RTC (Allow for consideration through the PUD process.)*

Page 40 of 215 | Sec. 16-5-4. Retail Use Specific Standards.

B) General Retail, less than 10,000 square feet, less than 5,000 square feet in the DT District. | *New parking standards.*

Page 45 of 215 | Sec. 16-5-5. Service Use Specific Standards.

(C) General Service, less than 10,000 square feet, less than 5,000 square feet in the DT District. |
New parking standards.

Page 66 of 215 | Sec. 16-6-1. Off-Street Parking and Loading.

(D) Design Standards for Off-Street Parking Areas. (4) Surfacing. **Parking on grass in residential districts is prohibited.**

Page 68 of 215 | Table 16-6-1(E): Off-Street Parking Requirements **(Remove “Place of Worship”, this was previously removed from UDO.)**

Page 75-77 of 215 | Sec. 16-6-2. Driveways.

(A) Residential District Driveway Standards.

(1) (b) | **add the option for circle or semicircle driveways.**

(2) Single-slab Driveway Design Standards.

(recategorize the paragraph width)

(other changes related to materials)

(3) Ribbon Driveway Design Standards. **(clarification)**

(6) Parking Pad. **(changes to surface materials and other design details)**

Figure 6.7: Parking Pad Design Standards **(must be updated to match changes)**

Page 166 of 215 | Table 16-9-4(A): Summary of Board/Commission Review and Approval Procedures **(add details and alphabetize for clarification)**

Page 168 of 215 | Table 16-9-4(B)(7): Notice Methods by Board/Commission Review and Action Procedure **(alphabetize and clarify)**

Page 184 of 215 | Sec. 16-9-13. Map Amendments **(Zoning/Rezoning | “INCOG” Map Amendment).**

RECOMMENDATION: Staff recommends approval of the requested changes.

ARTICLE 3. BASE DISTRICT SPECIFIC STANDARDS

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	5,500	6,900	6,900	6,000	6,000	20,000
Lot Area/DU (sqft)	24,000	10,000	8,000	5,500	3,450	2,300	2,000	1,500	1,000
Lot Width (ft)	150	70	60	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.									

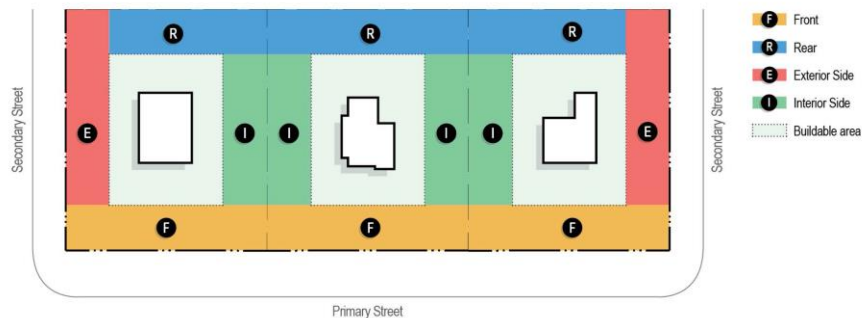
- (B) Table 16-3-1(B) addresses the requirements applicable to development or use of a lot in an agriculture, office, commercial, or industrial zoning district.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	150	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)										
Front (ft)	25	25	40	0	0	25	0	0	50 (5)	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50 (5)	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2) (5)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2) (5)	50 (4)

Building Standards (Maximum)										
Height (ft)	35	50	60	50	60	60	85	85	60	60
Impervious Surface Coverage	n/a	60%	70%	60%	70%	70%	100%	70%	70%	70%
Notes										
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.										
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.										
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.										
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.										
(5) <u>This minimum setback only applies to new construction. In order to eliminate undue hardships, when the structure is existing and the parcel is part of a platted subdivision or part of a Planned Unit Development (PUD), the setback(s) as identified on the approved document, plat or in the deed of dedication or governing zoning code at time of construction will apply.</u>										

- (1) *ROC District Bulk and Dimensional Standards.* The bulk and dimensional standards for the RTC—Riverfront Tourist Commercial District shown in Table 16-3-1(B) shall apply to all parcels in the ROC—River Oriented Commercial Legacy District.
- (2) *CH District Bulk and Dimensional Standards.* The bulk and dimensional standards for the CG—Commercial General District shown in Table 16-3-1(B) shall apply to all parcels in the CH—Commercial High-Intensity Legacy District.

Figure 3.1: Yard Setback Locations



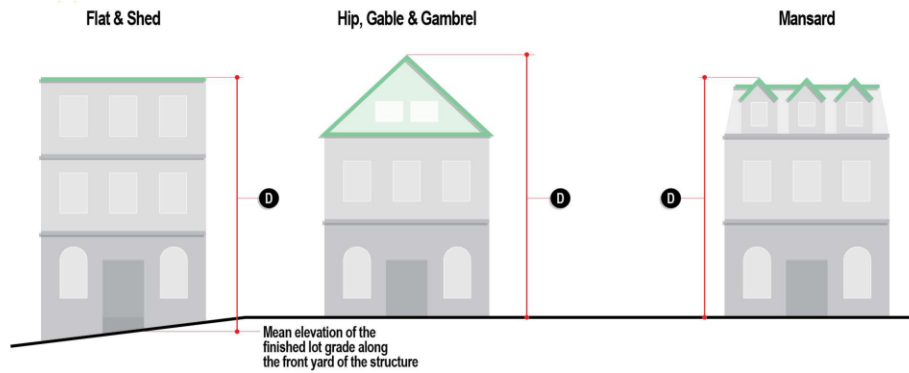
- (C) *Compliance with Yard Requirements.* Except as otherwise provided, required yards shall be open and unobstructed from the ground to the sky, unless otherwise permitted in this UDO. Yards provided for a building for the purpose of complying with the provisions of this UDO shall not be considered the yard for any other building, and yards provided for a lot shall not be considered the yard of any other lot.

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

Sec. 16-3-2. Calculating Dimensions.

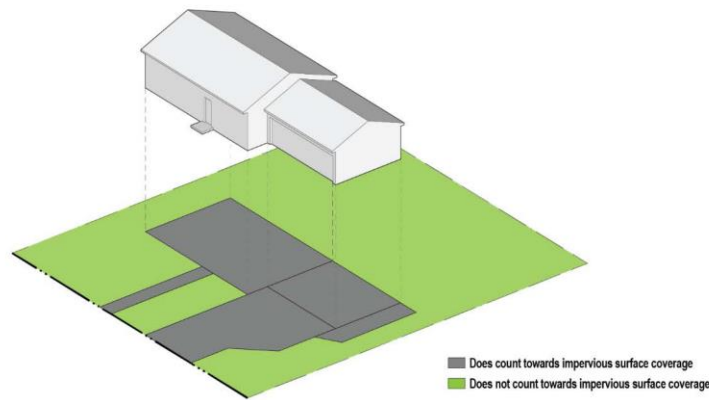
- (A) *Lot Width.* All lots shall abut upon a public or private street, and each lot shall have a minimum lot width measured at the property line.
- (B) *Lot Widths for Lots that Abut a Cul-de-Sac.* The lot width of all lots which abut a cul-de-sac may be reduced by a maximum of 50 percent of the required lot width for the district in which it is located, as measured from the property line. The required lot width for the district shall be met at the front yard setback line.

Figure 3.5: Calculating Building Height



- (E) *Impervious Surface Coverage.* That portion of a lot that is covered by hard surfaces that impede infiltration of rainfall into the underlying soil profile, including all paved surfaces and principal and accessory buildings and structures.

Figure 3.6: Calculating Impervious Surface Coverage



(Ord. No. 1581, § II, 4-5-2022)

Sec. 16-3-3. Exceptions to Bulk and Dimensional Standards.

- (A) *Height Exceptions.* The following structures, except where preempted by other government regulations, shall not be subject to the height limitations of the district in which they are located:
- (1) Farm buildings and structures.
 - (2) Aerials, antennas, approved 3-D art exhibits, belfries, chimneys, cupolas, domes, elevators, mechanical equipment penthouses, flagpoles, masts, monitors, smokestacks, spires, towers (cooling, fire hose), and ventilators, provided they are not intended for human occupancy and do not exceed the height limitations of the district in which they are located by more than 20 percent unless approved as a special exception as detailed in section 16-9-6.
- (B) *Lot Area and Width Exceptions.* Except for fire protection and ambulance service, lot area and width requirements shall not apply to indoor or outdoor governmental uses or temporary uses as detailed in section 16-3-4(B) and (C).
- (C) *Permitted Yard Obstructions.* Obstructions are permitted in required yards as follows:

School, elementary/middle		S	S	S	S	S	S	S	S	S
School, high		S	S	S	S	S	S	S	S	S
Retail Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
General Retail, less than 10,000 sq. ft.	16-5-4(B)					PUD	PUD	C	C	P
Service Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
General Service, less than 10,000 sq. ft.	16-5-5(C)					PUD	PUD	C	C	P
Lodging Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Bed and Breakfast	16-5-6(A)	PUD	PUD							
Short-Term Rental	16-5-6(B)	C	C	C	C	C	C	C	C	C
Eating/Drinking Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Coffee/Tea Shop	16-5-7(A)					PUD	PUD	C	C	P
Accessory Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Accessory Building	16-5-12(A)	P	P	P	P	P	P	P	P	P
Accessory Dwelling	16-5-12(B)	P	P	P	P					
Accessory Structure	16-5-12(D)	P	P	P	P	P	P	P	P	P
Home Based Child Care	16-5-12(G)	SE	SE	SE	SE	SE	SE	SE	SE	SE
Home Based Business	16-5-12(H)	C	C	C	C	C	C	C	C	C
Solar Energy Collection System, ground	16-5-12(M)	P	P	P	P					
Solar Energy Collection System, roof	16-5-12(N)	P	P	P	P	P	P	P	P	P
Temporary Uses		RE	RS1	RS2	RS3	RD	RTH	RM1	RM2	RM3
Construction Related		T	T	T	T	T	T	T	T	T
Farmers' Market		T						T	T	T
Food Truck	16-5-13(A)		C	C	C			C	C	C
Garage/Estate Sale		T	T	T	T	T				
Outdoor Dining	16-5-13(B)					T	T	T	T	T
Portable Outdoor Storage Device	16-5-13(D)	T	T	T	T	T				

(C) *Nonresidential District Permitted, Special Exception, and Specific Uses.*

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses											
Use	Additional Regulation	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Agricultural Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Commercial Agriculture, Indoor	16-5-11. (B)	P									
Commercial Agriculture, Outdoor		P									
Passive Agriculture		P									
Urban Agriculture, Indoor		S								P	P
Urban Agriculture, Outdoor		P									
Residential Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Multifamily Building, 8 units or more	16-5-2(C)		S	S	S	S	S	S	S		
Multifamily Building, less than 8 units	16-5-2(C)		S	S	S	S	S	S	S		

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Multifamily Complex	16-5-2(D)		S	S	S	S	S		S		
Residential, above ground floor			S	S	S	P	P	P	P		
Residential Facility for Persons with a Disability	16-5-2(B)	P	S	S	S	S	S	S	S		
Single-Family Detached		P									
Institutional and Utility Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Government Uses, indoor		P	P	P	P	P	P	P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S	S	S	S	S	S	S
Place of Assembly		S		S		S	S	S	PUD	S	S
Wireless Communication Facility	16-5-3(B)	S	S	S	S	S	S	S	S	P	P
Wireless Communication Facility, Small Cell	16-5-3(B)	S	C	C	C	C	C	C	C	P	P
Retail Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Adult Uses	16-5-4(A)						S				
Convenience Store					P	P	P	P	P		
General Retail, less than 10,000 sq. ft.	16-5-4(B)		P	P	P	P	P	P	P		
General Retail, 10,000 sq. ft.—49,999 sq. ft.	16-5-4(C)				S	P	P	S	P		
General Retail, 50,000 or more sq. ft.	16-5-4(D)					P	P	S	S		
Multitenant Shopping Center	16-5-4(E)				C	P	P	C	P		
Pawn Shop							S				
Service Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Acute Care Center			P	P	S	P	P			S	
Business Park	16-5-5(A)			P						P	
Check Cashing/Pay Day Loan Store							S				
Commercial Animal Boarding	16-5-5(B)	P					P			P	
General Service, less than 10,000 sq. ft.	16-5-5(C)		P	P	P	P	P	P	P		
General Service, 10,000—49,999 sq. ft.	16-5-5(D)				S	P	P	S	S		
General Service, 50,000 sq ft or more	16-5-5(E)					P	P	S	S		
Hospital				S		S	S			S	
Medical/Dental Office			P	P	P	P	P	P	P		
Personal Storage Facility	16-5-5(F)					S	S			P	P
Professional Office			P	P	P	P	P	P	P		
Professional Office, above ground floor			P	P	P	P	P	P	P		
Tattoo Parlor							S				
Veterinary Clinic/Animal Hospital		S	S	S	S	P	P			P	P
Lodging Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Hotel						P	P	P	P	P	
Motel						S	S				

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(B) *General Retail, less than 10,000 square feet, less than 5,000 square feet in the DT District.*

- (1) The main entrance shall be oriented towards the primary street.
- (2) All off-street parking, as required in section 16-6-1(E) of this UDO, shall be located in the rear and/or interior side yard.

(a) Off-street parking located in the interior side yard shall be set back a minimum of one foot from the front elevation of the primary building.

(b) CS and CG Districts. Any portion of an off-street parking located in the front yard shall meet the following requirements:

(1) Parking Area Landscape.

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

(II) Parking Area Interior Landscape Zone. The parking area interior landscape zone requirements detailed in section 16-6-3(E)(3)(a).

- (3) A maximum of one curb cut shall be permitted per street frontage unless otherwise approved by the City Planner due to site specific constraints.
- (4) ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.
- (5) Exterior building materials shall be time- and weather-tested materials and techniques such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture, and those included in the City of Jenks Preferred Building Materials List.

(C) *General Retail, 10,000—49,999 square feet.*

- (1) All off-street parking, as required in section 16-6-1(E) of this UDO, is encouraged to be located in the rear and/or interior side yard. Any portion of an off-street parking located in the front yard shall meet the requirements for Type B interior and perimeter parking lot landscaping.
- (2) Façades greater than 100 feet in length, measured horizontally, shall incorporate surface articulation every 50 feet.
- (3) Ground floor façades that face public streets shall have arcades, clear glass display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length.
- (4) ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.
- (5) Exterior building materials shall be time- and weather-tested materials and techniques such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture, and those included in the City of Jenks Preferred Building Materials List.

(D) *General Retail, 50,000 square feet or more.*

- (1) Façades greater than 100 feet in length, measured horizontally, shall incorporate surface articulation every 100 feet.
- (2) Ground floor façades that face public streets shall have arcades, clear glass display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length.
- (3) ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.

-
- (4) The animals shall be boarded in appropriate kennel units with insulation to further abate noise.
 - (5) All litter and waste must be contained and controlled on site by having appropriate flushing drains and other physical elements to properly dispose of cleaning waste from the boarding area.
 - (6) The boarding area must be air-conditioned and heated so that any windows, doors, or other openings can be closed at all times, with the exception of ingress and egress into the area.
- (C) *General Service, less than 10,000 square feet, less than 5,000 square feet in the DT District.*
- (1) The main entrance shall be oriented towards the primary street.
 - (2) All off-street parking, as required in section 16-6-1(E) of this UDO, shall be located in the rear and/or interior side yard.
 - (a) Off-street parking located in the interior side yard shall be set back a minimum of one foot from the front elevation of the primary building.
 - (b) CS and CG Districts. Any portion of an off-street parking located in the front yard shall meet the following requirements:
 - (1) Parking Area Landscape.
 - (I) Parking Area Perimeter Landscape Zone. A low screening wall, the height of which provides effective screening to a maximum height of three feet shall be used in conjunction with required landscaping as detailed [in section] 16-6-3(D).
 - (II) Parking Area Interior Landscape Zone. The parking area interior landscape zone requirements detailed in section 16-6-3(E)(3)(a).
 - (3) A maximum of one curb cut shall be permitted per street frontage unless otherwise approved by the City Planner due to site specific constraints.
 - (4) ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.
 - (5) Exterior building materials shall be time- and weather-tested materials and techniques such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture, and those included in the City of Jenks Preferred Building Materials List.
- (D) *General Service, 10,000—49,999 square feet.*
- (1) All off-street parking, as required in section 16-6-1(E) of this UDO, is encouraged to be located in the rear and/or interior side yard. Any portion of an off-street parking located in the front yard shall meet the requirements for Type B interior and perimeter parking lot landscaping.
 - (2) Façades greater than 100 feet in length, measured horizontally, shall incorporate surface articulation every 50 feet.
 - (3) Ground floor façades that face public streets shall have arcades, clear glass display windows, entry areas, awnings, or other such features along no less than 60 percent of their horizontal length.
 - (4) Curb cuts and site vehicular access shall be minimized in frequency and width and shall not dominate the site plan or property and street frontage.
 - (5) ADA compliant pedestrian walkways shall be provided to all building entries and parking areas and shall connect to the sidewalk at the street frontage.
 - (6) Exterior building materials shall be time- and weather-tested materials and techniques such as, but not limited to, masonry, stone veneer systems, stucco, precast panels with inlaid or stamped brick texture, and those included in the City of Jenks Preferred Building Materials List.

- (a) Internal vehicular circulation systems shall be designed to allow for vehicular cross-access between the development's off-street parking areas and off-street parking areas in an adjoining non-single-family development, or to the boundary of adjoining vacant land.
 - (b) Required vehicular cross access between the adjoining off-street parking areas shall be provided through the use of a single two-way maneuvering lane or two one-way maneuvering lanes that are sufficiently wide to accommodate traffic by automobiles, service vehicles, loading vehicles, and emergency vehicles.
 - (c) The City Planner may waive or modify the requirement for vehicular cross access on determining that such cross access is impractical or undesirable because it would require crossing a significant physical barrier or environmentally sensitive area, would create unsafe conditions, or there exists an inability to connect to adjacent property.
 - (d) Easements allowing cross access to and from properties served by a vehicular cross-access, along with agreements defining maintenance responsibilities of property owners, shall be recorded with Tulsa County before issuance of a building permit for the development.
- (3) **Lighting.** Lighting used to illuminate an off-street parking area, if any, shall meet all requirements for outdoor lighting as detailed in section 16-6-7.
 - (4) **Surfacing.** Parking on grass is prohibited within Residential Districts and other zoning districts unless otherwise specified. Off-street parking areas shall be surfaced with a dust free all-weather material including, but not limited to, concrete, bituminous pavement, pavers, or an equivalent material as approved by the City Engineer.
 - (5) **Drainage.** Off-street parking areas shall require submittal of stormwater drainage plans in compliance with City of Jenks Stormwater Management program and Design Criteria to the City Engineer for review and approval prior to installation.
 - (6) **Curb and Gutter.** Combination concrete curb and gutter or concrete barrier curb is required around the perimeter of all parking areas, except for residential parking areas with fewer than eight spaces. Where alternatives to concrete curb and gutter are demonstrated to be more appropriate and recommended by the City Engineer, the alternatives may be approved by the City Planner.
 - (7) **Wheel Guards.** Parking spaces may be provided with wheel guards or bumper guards to prevent the encroachment of parked vehicles in sidewalks, pedestrian circulation areas, or landscape areas. When provided, wheel guards shall be located to ensure that a minimum of four feet of clearance is maintained between the front of a vehicle and a pedestrian circulation area.
 - (8) **Parking Space and Drive Aisle Dimensions.** Plans for the layout of off-street parking areas shall be in accordance with Table 16-6-1(D)(8). If wheel guards are used, stall lengths shall be measured from the internal face of the wheel guard. Two-way aisle width minimum standards shall apply to the total aisle, not a single lane.

Table 16-6-1(D)(8): Parking Stall and Aisle Dimensional Standards				
Parking Angle (degrees)	Minimum (feet)			
	(A)	(B)	(C)	(D)
	Stall Width	Stall Length	One-Way Aisle Width	Two-Way Aisle Width
0	8	20	11	12
45	9	19	16	20
60	9	20	16	20
90	9	18	20	24

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- (4) *Calculations.* The following rules shall apply when calculating the required minimum number of parking spaces:
- (a) *Fractions.* When measurements of the number of required spaces result in a fractional number, the number shall be rounded up to the next higher whole number.
 - (b) *Area Measurements.* Unless otherwise expressly stated, all area-based (square footage) parking standards must be computed on the basis of gross floor area (GFA).
 - (c) *Occupancy or Capacity-Based Standards.* For the purpose of computing parking requirements based on employees, students, residents or occupants, calculations must be based on the largest number of persons working on any single shift, the maximum enrollment, or the maximum fire-rated capacity, whichever is applicable as determined by the City Planner and the Fire Department.
 - (d) *Unlisted Uses.* In the case of uses not listed in Table 16-6-1(E), the number of spaces for a similar use, as determined by the City Planner, shall apply.

Table 16-6-1(E): Off-Street Parking Requirements	
Use	Minimum Parking Requirement
Agricultural Uses	
Community Garden	n/a
Passive Agriculture	n/a
Urban Agriculture, indoor	1/1,500 sq ft GFA
Urban Agriculture, outdoor	n/a
Residential Uses	
Duplex	2/unit
Community Group Home, Re-entry Facility, Residential Treatment Center, Transitional Living Center	As determined by the Planning Commission
Multifamily, above ground floor	1.5/efficiency-1 bedroom unit
Multifamily Building, 8 units or more	2/2+ bedroom unit
Multifamily Building, less than 8 units	
Multifamily Complex	
Residential Clubhouse	1/300 sq ft GFA
Senior Housing, dependent	.5/unit
Senior Housing, independent	1.5/unit
Single-Family Detached	2/unit
Townhome	1.5/efficiency-1 bedroom unit or 2/2+ bedroom unit
Institutional Uses	
Government Uses, indoor	As determined by the Planning Commission
Government Uses, outdoor	
Place of Assembly	1/40 sq ft of chapel, sanctuary, or auditorium area
Place of Worship	
School, elementary/middle	1/800 sq ft GFA
School, high	1/400 sq ft GFA
Retail Uses	
Adult Uses	1/250 sq ft GFA
Convenience Store	
General Retail, less than 10,000 sq ft	
General Retail, 10,000 sqft —50,000 sq ft	

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Sec. 16-6-2. Driveways.

(A) *Residential District Driveway Standards.* A single slab or ribbon driveway from the property line to legal, on-site parking shall be provided and shall be in conformance with the following criteria.

(1) *Limit of One.*

(a) One single slab or ribbon driveway and one curb cut shall be permitted per single-family residential lot every 75 feet of lot frontage.

(b) Circle or semicircle driveways may be approved per adopted engineering standards.

(bc) New single-family detached residential parcels taking access from collector or arterial streets, as identified by INCOG, shall share driveways in order to protect public safety by limiting curb cuts, unless otherwise approved as an administrative exception as detailed in section 16-9-3(E).

(2) *Single-Slab Driveway Design Standards.*

(a) Width.

(I.) Single-slab driveways on lots with duplex and townhome uses shall not exceed 27 feet in width at the property line.

(II.) Single-slab driveways on lots with single-family detached uses shall not exceed the width of the garage doors.

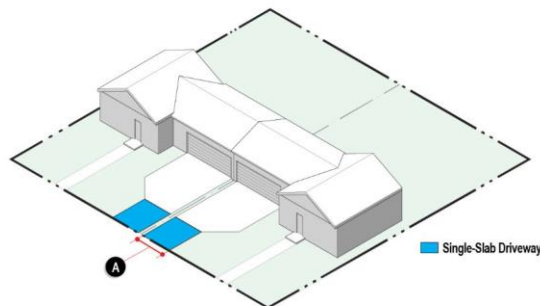
(b) Materials.

(I.) Single-slab driveways shall be surfaced with concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, concrete pavers, paving blocks, or similar materials approved by the City Engineering or Planning Staff.

(III.) Homes built prior to 1985 may qualify for exceptions on parking pad materials.

(II.) Porous asphalt may only be used on lots three acres or larger.

Figure 6.4: Single-Slab Driveway Design Standards



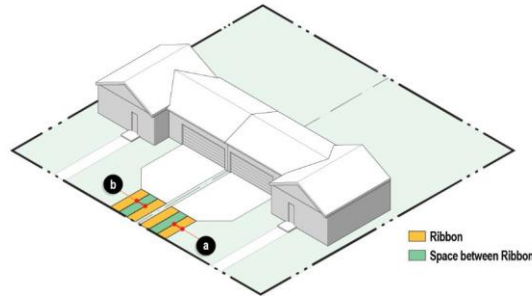
(3) *Ribbon Driveway Design Standards.*

(a) Width. Ribbons shall be a minimum of two feet wide and a maximum of three feet wide.

(b) Dimensions. Ribbons shall be a minimum of three feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.

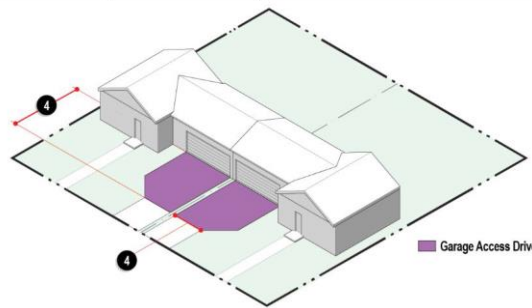
- (c) **Materials.** Ribbons shall be concrete including decorative concrete, patterned concrete, and exposed aggregate concrete, concrete pavers, paving blocks, or similar materials approved by the City Engineer ing or Planning Staff. Porous asphalt may only be used on lots three acres or larger.

Figure 6.5: Ribbon Driveway Design Standards



- (4) **Garage Access Drive For Duplex and Townhome Uses.** A garage access drive, the width of the garage, as measured from the garage door(s) plus an additional three feet on either side of the garage door(s), is permitted to extend for a distance of 16 feet from the garage doors before tapering, within ten feet, back to the maximum driveway width.

Figure 6.6: Duplex and Townhome Garage Access Drive Design Standards



- (5) **Porte Cochère and Courtyard.** If a porte cochère is utilized, a courtyard in the rear of the porte cochère for the purpose of accessing the garage(s) may be allowed. The dimensions of the courtyard shall be as approved by the City Planner to ensure compliance with maximum impervious surface requirements as established in section 16-3-1. The driveway leading to the porte cochère shall comply with the requirements established in section 16-6-2(A)(1-3) and shall terminate directly at the porte cochère without being subject to the tapering requirements for garage access drives in section 16-6-2(A)(4).

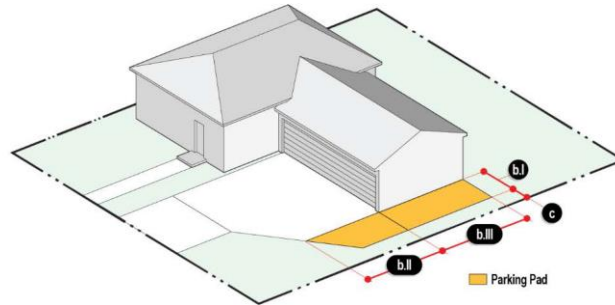
- (6) **Parking Pad.**

- (a) **Limit of One.** A single-family driveway may be extended to include one parking pad.
- (b) **Configuration.**
- (I) A parking pad shall be a maximum of ten feet in width.
 - (II) ~~The portion of the parking pad adjacent to the driveway shall have a maximum length of 20 feet, as measured from the front façade line of the garage. A minimum seven foot taper shall be included in the 20 foot maximum. Parking pads are limited to a maximum of 400 square feet in aggregate.~~
 - (III) The portion of the parking pad adjacent to the garage shall have a maximum length equal to the depth of the garage, as measured from the front façade line of the garage.
 - (IV) Parking pads must be accessed by the driveway.

(V) Materials. The maximum impervious surface requirement for the lot may not be exceeded to accommodate a parking pad. Parking pads may be constructed of an impervious surface or meet the requirements for an approved permeable surface.

- (c) *Location.* The parking pad shall be set back a minimum of five feet from any side property line.

Figure 6.7: Parking Pad Design Standards



(B) *Multifamily and Nonresidential Driveway Standards.*

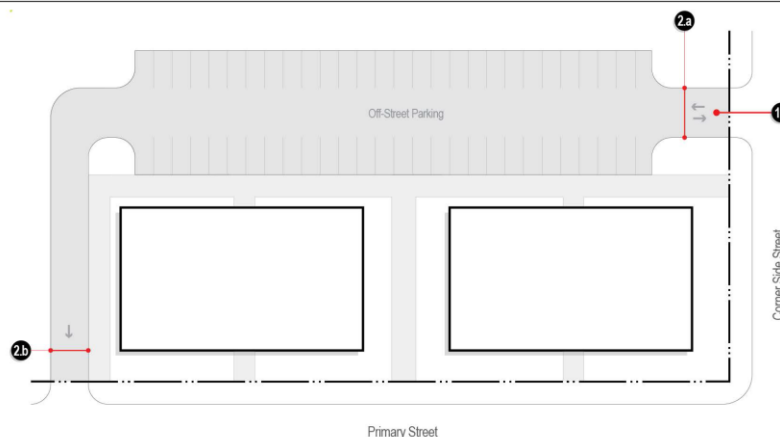
(1) *Location.*

- (a) Where an off-street parking area of a corner lot abuts an alley or a corner side street, access to the off-street parking area shall be obtained from a driveway off the alley or corner side street.
- (b) No lot can have multiple driveways for purposes of vehicular ingress and egress without a minimum of 300 foot separation between such curb cuts along a street, unless otherwise approved by the City Engineer.

(2) *Driveway Design Standards.*

- (a) Two-way driveways for multifamily and nonresidential uses shall be a minimum of 20 feet and a maximum of 36 feet at the property line.
- (b) One-way driveways for multifamily and nonresidential uses shall be a minimum of twenty (20) feet and a maximum of twenty-six (26) feet at the property line.
- (c) Driveways for multifamily and nonresidential uses shall be surfaced with an asphaltic concrete or portland cement concrete pavement.

Figure 6.8: Multifamily and Nonresidential Driveway Standards



- (c) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.
- (4) City Planner Action. Upon determination of completeness, the application shall be reviewed by the City Planner to ensure the application conforms to the criteria in subsection 2 above. Based upon their review, the City Planner shall approve or deny the Temporary Use Permit application in writing.

(Ord. No. 1581, § II, 4-5-2022)

Sec. 16-9-4. Board/Commission General Review and Action Procedures.

- (A) *Summary of Board/Commission Review and Approval Procedures.* Table 16-9-4(A) summarizes the Board/Commission Review and Approval procedures and identifies the appropriate boards or commissions that serve as recommending or decision-making bodies.

Table 16-9-4(A): Summary of Board/Commission Review and Approval Procedures					
Petition Review Procedure		<u>PNR*</u>	Planning Commission	City Council	Board of Adjustment
<u>1</u>	<u>Appeal of Administrative Determinations</u>				<u>D</u>
<u>2</u>	<u>Comprehensive Plan Future Land Use Map, Major</u>	<u>*</u>	<u>R</u>	<u>D</u>	
<u>3</u>	<u>Floodplain Variance</u>	<u>*</u>		<u>D</u>	
<u>4</u>	<u>Interpretation</u>				<u>D</u>
<u>5</u>	<u>PUD Planned Unit Development, Minor Amendment</u>		<u>D</u>		
<u>6</u>	<u>PUD Planned Unit Development, and Major PUD Amendment</u>	<u>*</u>	<u>R</u>	<u>D</u>	
<u>7</u>	<u>Special Exception</u>	<u>*</u>			<u>D</u>
<u>8</u>	<u>Subdivision Major (Plat/other)</u>		<u>R</u>	<u>D</u>	
<u>9</u>	<u>Subdivision Minor (Lot Split, Lot Combo, other)</u>		<u>D</u>		
<u>10</u>	<u>SUP Specific Use Permit and Major SUP Amendment</u>	<u>*</u>	<u>R</u>	<u>D</u>	
<u>11</u>	<u>SUP Specific Use Permit Minor Amendment</u>		<u>D</u>		
<u>12</u>	<u>UDO Text Amendment</u>	<u>*</u>	<u>R</u>	<u>D</u>	
<u>13</u>	<u>Variance</u>	<u>*</u>			<u>D</u>
<u>14</u>	<u>Zoning/Rezoning "INCOG" Map Amendment</u>	<u>*</u>	<u>R</u>	<u>D</u>	
<u>1</u>	<u>Special Exception Use Permit</u>				<u>D*</u>
<u>2</u>	<u>Specific Use Permit and Major Specific Use Permit Amendment</u>		<u>R*</u>	<u>D</u>	
<u>3</u>	<u>Specific Use Permit Minor Amendment</u>		<u>D</u>		
<u>4</u>	<u>Lot Split</u>		<u>D</u>		
<u>5</u>	<u>Minor Subdivision</u>		<u>D</u>		
<u>6</u>	<u>Major Subdivision</u>		<u>R</u>	<u>D</u>	
<u>7</u>	<u>Planned Unit Development and Major Planned Unit Development Amendment</u>		<u>R*</u>	<u>D</u>	
<u>8</u>	<u>Minor Planned Unit Development Amendment</u>		<u>D</u>		
<u>9</u>	<u>Variance</u>				<u>D*</u>
<u>10</u>	<u>Floodplain Variance</u>			<u>D*</u>	
<u>11</u>	<u>Comprehensive Plan Future Land Use Map Amendment</u>		<u>R*</u>	<u>D</u>	

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- (II) Present zoning district of the property,
 - (III) The zoning district requested as part of the proposed Map Amendment.
 - (IV) Other information as deemed necessary by the City Planner.
- (5) *Additional Published and Written Notice Requirements.*
- (a) If the Map Amendment requested would permit the use of treatment facilities, multiple family facilities, transitional living facilities, halfway houses and any housing or facility that may be used for medical or nonmedical detoxification as these terms are defined pursuant to Title 43A O.S. § 3-403, the entity proposing the change in district regulation, restriction, or boundary shall mail a written notice within 30 days of the hearing to all real property owners within one-quarter of a mile where the area to be affected is located and shall be responsible for all costs incurred in mailing this notice.
- (6) *Board of Adjustment Notices.*
- (a) *Cost of Notice.* All costs associated with published and written notice, as required by this UDO, shall be the responsibility of the applicant.
 - (b) *Notices.*
 - (I) *Published and Written Notice Method.* When published notice is required, as detailed in Table 16-9-4(B)(7), the City Planner shall ensure that notice is published on the City's website and in a newspaper of general circulation in the City at least ten days before the date of the scheduled public hearing.
 - (II) *Published and Written Notice Content.* Published notices shall require the following content:
 - (i) Legal description of the property and the street address or approximate location in the municipality;
 - (ii) Present zoning classification of the property and the nature of the appeal, variance or exception requested; and
 - (iii) Date, time and place of the hearing.
- (7) *Notice Methods by Board/Commission Review Procedure.* Table 16-9-4(B)(7) shows the required method for each type of required notice.

Table 16-9-4(B)(7): Public Notice Methods by Board/Commission Review and Action Procedure				
Petition Review Procedure		Published Notice	Written Notice	Posted Notice
<u>1</u>	<u>Comprehensive Plan Future Land Use Map, Major Amendment</u>			•
<u>2</u>	<u>Zoning/Rezoning "INCOG" Map Amendment</u>	•	•	•
<u>3</u>	<u>PUD Planned Unit Development and Major PUD Amendment</u>	•	•	•
<u>4</u>	<u>Special Exception</u>	•	• ⁽¹⁾	
<u>5</u>	<u>SUP Specific Use Permit and Major SUP Amendment</u>	•	•	•
<u>6</u>	<u>UDO Text Amendment</u>	•		
<u>7</u>	<u>Variance</u>	•	• ⁽¹⁾	
<u>8</u>	<u>Special Exception</u>	•	• ⁽¹⁾	

2	Specific Use Permit and Major Specific Use Permit Amendment	•	•	•
3	Planned Unit Development and Major Planned Unit Development Amendment	•	•	•
4	Variance	•	• (+)	
5	Comprehensive Plan Future Land Use Map Amendment			•
6	Text Amendment	•		
7	Map Amendment	•	•	•
Key:				
• = Required Notice Method				
(1) A copy of the published notice may be mailed in lieu of the required written notice.				

(8) *Notice Issues.* Minor technical deviations from specified notice requirements shall not be deemed to impair notice where there is actual notice. When required written notices have been properly addressed and deposited in the mail, failure of a party to receive such notice shall not invalidate any subsequent action. In all cases, however, the requirements for the timing of the notice and for specifying the time, date, and place of a hearing and the general location of the subject property shall be strictly construed. If questions arise at the hearing regarding the adequacy of notice, the body hearing the matter shall make a finding regarding whether there was compliance with the notice requirements of this article.

(C) *General Application Requirements.*

(1) *Pre-Application Conference.*

- (a) A prospective applicant, prior to submitting an application, shall meet for a pre-application conference with the City Planner. The purpose of the conference is to help the applicant understand the Comprehensive Plan, UDO, standards by which the application will be evaluated, and the application requirements. The City Planner may waive the pre-application conference requirement for any application when the City Planner deems the preapplication conference not necessary.
- (b) After reviewing the review and approval process, the applicant may request a waiver of any application requirement which in the applicant's judgment should not apply to the proposed application. Such request shall be made in writing prior to the submission of the formal application documents.
- (c) All requests for waiver shall be reviewed by the City Planner. A final determination regarding the waiver shall be given to the prospective applicant following the decision.

(2) *Application Submittal.*

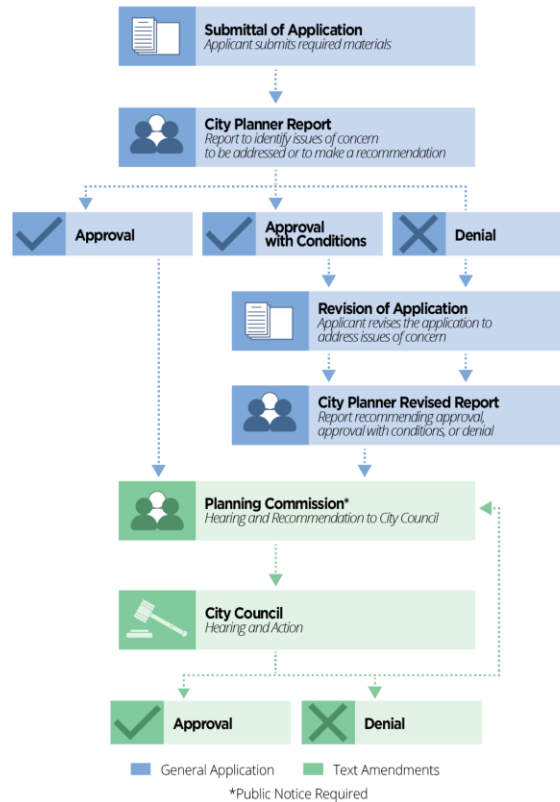
- (a) Applications shall be submitted to the City Planner.
- (b) Upon receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.
- (c) Failure to cure the deficiencies within six months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.

(3) *City Planner Report.*

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

- (D) *Action by the City Council.* The City Council shall consider the Planning Commission's recommendation, City planner report, and the applicable review criteria and may grant or deny the Text Amendment. The City Council may also refer the Text Amendment application back to the Planning Commission for further consideration.

Figure 9.7: Text Amendment Process



(Ord. No. 1581, § II, 4-5-2022)

Sec. 16-9-13. Map Amendments (Zoning/Rezoning | “INCOG” Map Amendment).

- (A) *Initiation of Map Amendments.* Amendments to the City's Zoning Map may be initiated by the City Council, by the Planning Commission, City Staff, or the property owner or an authorized agent.
- (B) *Exceptions for General Revisions.* General and broad revisions to the Zoning Map shall be treated as Text Amendment pursuant to section 16-9-12.
- (C) *Map Amendment Review Criteria.* For the purpose of establishing and maintaining sound, stable and desirable development within the city, the rezoning of land is to be encouraged only in certain circumstances and when consistent with the Comprehensive Plan. Map Amendments should only be approved if at least one of criteria (1)—(4) and both criteria (6) and (7) have been satisfied:
- (1) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of this UDO,