

**AGENDA
JENKS PLANNING COMMISSION
THURSDAY, MARCH 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 Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on February 06, 2025
 - B. Approve Plat 25-08: Request for a Preliminary Plat for Kimberly Estates. General Location: 131st & Kimberly Clark Pl
 - C. Approve Plat 25-10, an amendment to the Crain and Wilson Industrial Park Addition Plat, amending the building setback line for the west lot line of Lot 1 Block 1 to 25 feet. General Location: 531 W "H" St.
 - D. PA 25-45: Comprehensive Future Land Use Map Amendment from Local Commercial to Medium Intensity Single Family. General Location: 131st & Harvard
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 25 SUP 124: Request for a Place of Assembly. General Location: 219 S Gateway Pl
4. Updates and changes to Chapter 16 – Unified Development Ordinance of the Jenks City Code: Article 3 – Base District Specific Standards; Article 5 – Use Specific Standards; Article 6 – Development Standards; and Article 9 – Administrative Procedures.

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

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

CALL TO ORDER

The Jenks Planning Commission was called to order at 6:01 p.m. on February 06, 2025, by Chair Scott West.

ROLL CALL

Present

Gina Wilson
Amy Bors
Craig Bowman
Greg Nixon
Ray Stephens
Chair Scott West

Absent

Rob Sellers

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 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]****

Greg Nixon made a motion to approve Item 1. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Ray Stephens, Scott West
Motion Carried.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
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]****

Planning Director Marcae Hilton introduced Items 3 and 4, and answered questions. Adam Doverspike (applicant representative) addressed the Commission about the application, along with the architect Whit Todd. The following citizens gave public comments on both items:

- Wayne Parker - 132 W 120th Pl
- Charlotte Montgomery - 10612 S Fir Ave
- Rick Evans - 10708 S Forest Ave
- Gary Scrivner - 11201 S Juniper
- Ivy Repasky - 708 W 108th St
- Catherine Lenhart - 777 W 106th St
- Dr. Josh Wedman - 11408 S Oak
- Sam Mather - 11902 S Juniper Ct
- *The Commission took a recess from 7:40 p.m. and returned at 7:49 p.m.*
- Linda Eaton - 307 E 111th St
- Justin Little - 10531 S Koa
- Steve Eaton - 307 E 111th St

Adam Doverspike addressed the Commission again to answer questions. Amy Bors made a motion to approve Item 3. Greg Nixon seconded the motion. A roll call vote of members was taken as follows:

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

Motion Carried.

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]****

Amy Bors made a motion to approve Item 4. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

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

Motion Carried.

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

Planning Director Marcae Hilton introduced Item 5 and answered questions. Ryan McCarty (applicant) addressed the Commission and answered questions. Ray Stephens made a motion to approve Item 5. Amy Bors seconded the motion. A roll

call vote of members was taken as follows:

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

Motion .

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).

Planning Director Marcae Hilton introduced Item 6 and answered questions. Gina Wilson made a motion to table Item 6 until the next meeting. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

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

Motion Carried.

OTHER BUSINESS

1. Planning Updates
None given.

ADJOURNMENT

Meeting was adjourned at 9:01 p.m.

To	Chair, Dr. Scott West and Planning Commission
Hearing Date	March 6, 2025
Case Number	Plat 25-08 Kimberly Estates
Request	Recommendation of approval of Preliminary Plat
Location	Corner south and east of 131 ST and Harvard
Applicant	Megan Pasco, Tanner Consulting

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Plat
- ☐ PUD 151

Preparer

Megan Pasco, Tanner Consulting
Megan Pasco, Tanner Consulting

Background Information

STAFF COMMENTARY | Tanner Consulting represents the developer seeking approval of a preliminary plat for an approved 72.5 acre single-family residential development. PUD 151 was approved and has been updated to reflect the changes recommended by the Planning Commission and approved by City Council. Approximately 17 acres (20%) have been dedicated to neighborhood parks, trails, drainage/detention, and common areas.

JZ 25 PUD 151 SUMMARY

CC SUMMARY | Approved with conditions. | January 7, 2025

PC SUMMARY | Approved 7-0-0 with conditions.

- *100% masonry be added*
- *Change the long, straight roads to calm traffic & get relief from the nodes and links in the UDO*

PLANNING DATA

Intended Use	Detached single-family residential, passive and active recreation.
Zoning	RS2 Zoning with PUD 151 Overlay District
Current Comp Plan	Medium Intensity Single-family
Parcel ID	9730-9730916010 (Part of this parcel)
STR	SECTION 9, TOWNSHIP 17, RANGE 13
PLAT Details	Kimberly Estates
	258 Lots
	25 Blocks
	9 Reserves
Gross Acres	72.458

Plat	Preliminary
Developer	Piper Management, LLC, Levi Green
Surveyor/Engineer	Tanner Consulting, L.C.C.
Citizen Comments	None, plats are not advertised
School System	Bixby Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or another document are not enforced by the City of Jenks
Council Ward	District 5 Donna Ogez
PUD Details	Multiple Reserve Area Uses (17 Acres) ○ Perimeter Fencing ▪ Locations South Harvard and E. 131st Street South ○ Landscaped entries ○ Stormwater drainage and detention ○ Placemaking: ▪ Common area neighborhood Amenities • Neighborhood Parks • Splash Pad • Multi-sport court ▪ Trails
	Number of proposed Lots: 260
	Nodes/Links: ○ 31 Nodes ○ 38 Links ○ 1.0 (UDO requires a minimum of 1.2)

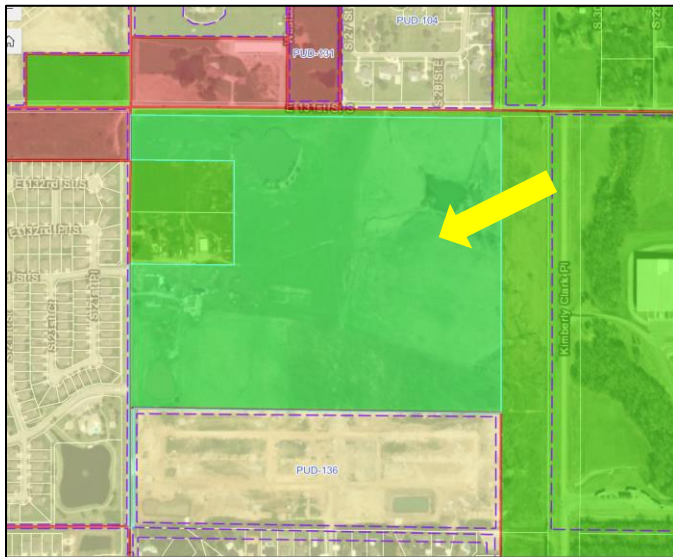


Figure 1: INCOG Zoning map of the parcel in question (not all of parcel is part of purchase). Refer to Site Plan for actual subdivision.

Zoning:

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

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

East: AG (Agriculture) PSO Easement

Staff Evaluation & Recommendation

Evaluation | UDO LANGUAGE

(E) Major Subdivisions.

- (1) Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).*
- (2) Major Subdivision Review Criteria.*
 - (a) Comprehensive Plan Alignment. The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*
 - (b) UDO Compliance. The Major Subdivision is consistent with the provisions of the UDO and the governing district.*
- (3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.*
- (4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.*
 - (a) The conference provides the City the opportunity to describe the community's vision to the applicant.*
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.*
 - (c) Preplatting Conference. The mandatory discussion is for following:*
 - ☐ *Lot dimensions and area conform with UDO requirements and Comprehensive Plan,*
 - ☐ *General topography of the tract,*
 - ☐ *Existing adjoining developments,*
 - ☐ *Existing streams, floodplains, and storm drainage (if any),*
 - ☐ *Existing public and private utilities and easements,*
 - ☐ *Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).*
 - ☐ *Proposed layout of streets, lots and blocks,*
 - ☐ *Proposed subdivision name,*
 - ☐ *Name, address and telephone of tract landowner and subdivider,*
 - ☐ *Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.*
- (5) Preliminary Plat. The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.*

(a) *Preliminary Plat Review Requirements. The preliminary plat shall show or be accompanied by the following:*

- ☐ *The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,*
 - ☐ *The date of preparation of the plat, north arrow, and scale (written and graphic presentation),*
 - ☐ *Key or location map showing location of subdivisions within the mile section,*
 - ☐ *An accurate legal description of the property,*
 - ☐ *The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
 - ☐ *The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*
SECONDARY ARTERIAL: Harvard and 131st are Secondary Arterials requiring 100 ft of ROW.
 - ☐ *The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,*
 - ☐ *The location and description of all existing structures, water bodies and watercourses, 131st has a storm water system that drains from the north to the pond on the south.*
 - ☐ *The areas subject to flooding based upon the regulatory flood plain boundary,*
 - ☐ *The names, locations and widths of all proposed streets, confirm types of streets and compliance with section 16-8-8, Table 16-8-8(K): Required Street Design Elements | PUD 151 – 50 ‘ vs 60’*
 - ☐ *The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,*
 - ☐ *All proposed lots progressively numbered and building setback lines, 258*
 - ☐ *Blocks progressively numbered, 25*
 - ☐ *A topographic map of the subdivided area with contour lines having two-foot contour intervals based on United States Coastal and Geodetic Survey datum,*
 - ☐ *Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - ☐ *Conforms to Subdivision Regulations for design and layout, PUD allowed for relief of links/nodes*
 - ☐ *Connects with current and anticipated future abutting development(s),*
 - ☐ *Lot dimensions and shapes facilitate private use and infrastructure placement,*
 - ☐ *Takes advantage of existing environmental features of the property,*
 - ☐ *Underground Mines. The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*
- (i) *The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer*

specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.

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

(b) *Additional Engineering Review Items:*

- ☐ *Are all lots serviced with public street access? yes*
- ☐ *Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street? Add LNA along 131st and Harvard.*
- ☐ *Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?*
- ☐ *Are all lots serviced with water and are adequate easements dedicated for water?*
- ☐ *Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer?*
- ☐ *Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area. Reserve Areas (9), identify reserve areas by number or letter*
- ☐ *Does the plat provide an accessway at least 20 feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area. Several reserve areas may need wider access.*
- ☐ *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?*
- ☐ *Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.*

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

(d) *Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report,*

and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

Staff & TAC Comments and Conditions of Approval

TAC | JENKS TAC | FEBRUARY 18, 2025 | AARON N SMITH | Trans ROW Agent, AEP/PSO, setback questions.

1. *Table 16-8-8(K): Required Street Design Elements | Residential collector (60') | Approved PUD 151 allows for 50' minimum width of ROW with 26' paving.*
2. *LNA, Limits of No Access | Add LNA along 131st and Harvard.*
3. *Reserve Areas (9), identify reserve areas by number or letter.*
4. *Several reserve areas may need wider access.*
5. *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?*
6. This is not a complete list, any exceptions not listed in the PUD 151 document are not approved, thereby requiring all other UDO requirements to be implemented.
 - Exception to Links and Nodes (1 vs 1.2)
 - Garage Setback (Code Requirement) see PUD 151 for details
7. Items to be required by staff prior/during development:
 - Sidewalks required internally, along Harvard, 131st
 - *Internally | 4 ft sidewalks vs 5 ft | Requested exception to 16-8-8(C)(1).*
 - Exterior | 5 ft per code
 - Sidewalks/trails and access across to Kimberly Clark Place, requires coordination with PSO
 - Sidewalks/Trails along Kimberly Clark Place may be coordinated with PSO or within the 200 FT ROW
 - Must meet requirements not specified in PUD for residential development as stated in the UDO.
 - *Street Trees | 1 per lot > UDO 1 per 40 ft. | 16-8-8(E)(1)(a).*
 - Coordinate with Bixby Public schools to provide a safe/adequate dedicated covered school bus pick up location.
 - Amend PUD to show conformance to *High Quality Building Materials (16-9-8) (g) High Quality Building Materials. The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including, but not limited to, masonry or wood. Vinyl siding is prohibited.*
8. Comments from Staff
 - *Subdivision Regulations | Make yourself familiar with the following:*
 - 16-8-7. Traffic Impact Analysis this is required.
 - 16-8-8. Street Design Standards
 - 16-8-10. Anti-monotony Standards
 - 16-8-11. Parkland Provision
 - Irrigation of lots-required for trees and landscape areas.
 - Tree plantings.

Recommendation | *Staff and TAC recommend conditional approval of the Preliminary plat "Kimberly Estates".*

PUD 151

Kimberly Estates

Preliminary Plat

PUD 151

Kimberly Estates

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

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

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

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

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

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

SAID TRACT CONTAINS 3,156,282 SQUARE FEET OR 72.458 ACRES.

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

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

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS:

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

B. UTILITY SERVICE:

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

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

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

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

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

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

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

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

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

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

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

D. LOT SURFACE DRAINAGE:

EXCEPT AS OTHERWISE PROVIDED FOR STORMWATER DETENTION FUNCTIONS WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS, ALL LOTS AND RESERVE AREAS SHALL RECEIVE AND DRAIN, IN AN

UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION, AND NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH LOT AND RESERVE AREA OWNER, THE HOA, AND THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:

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

F. STORMWATER DRAINAGE AND DETENTION EASEMENTS:

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

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

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

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

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

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

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

I. OTHER USES WITHIN EASEMENTS

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

SECTION II. RESERVE AREAS

A. GENERAL

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

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

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

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

5. THE CITY OF JENKS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PURCHASE ANY AND ALL RESERVE AREAS FROM THE OWNER THEREOF IN THE EVENT: (A) A COUNTY TREASURER'S CERTIFICATE OF TAX SALE BY ASSIGNMENT (THE TAX CERTIFICATE) IS ISSUED BY THE COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, AS THE RESULT OF UNPAID REAL PROPERTY TAXES COVERING ANY OR ALL SUCH RESERVE AREAS OF "KIMBERLY ESTATES"; AND (B) THE CITY OF JENKS BECOMES THE OWNER OF THE TAX CERTIFICATE OR REDEEMS THE TAX CERTIFICATE ACCORDING TO OKLAHOMA LAW.

6. THE CITY OF JENKS SHALL HAVE SIXTY (60) DAYS AFTER SATISFACTION OF II.A.5(A) AND II.A.5(B) ABOVE TO PURCHASE ANY CONCERNED RESERVE AREA OF "KIMBERLY ESTATES" FROM THE OWNER THEREOF FOR THE SUM OF TEN DOLLARS (\$10.00). THE CONCERNED RESERVE AREA OWNER SHALL DELIVER A CONVEYANCE TO THE CITY UPON RECEIPT OF SAID PURCHASE PRICE.

B. RESERVES B, C, D, E, AND F

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER HEREBY ESTABLISHES AND GRANTS PERPETUAL, NON-EXCLUSIVE STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS RESERVES B, C, D, E, AND F AS DEPICTED ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE OF THE SUBDIVISION, PROVIDED THAT THE CITY OF JENKS, OKLAHOMA, MAY PERMIT THE CONSTRUCTION OF NON-OBSTRUCTING NEIGHBORHOOD AMENITIES INCLUDING PARK BUILDINGS AND STRUCTURES,

C. RESERVES A, G, AND H

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES A, G, AND H ARE DESIGNATED AND CREATED TO PROVIDE FOR NEIGHBORHOOD ENTRANCES, NEIGHBORHOOD PERIMETER LANDSCAPING, IRRIGATION, FENCING, LIGHTING, OPEN SPACE, PASSIVE RECREATION, OTHER NEIGHBORHOOD AMENITIES, AND OTHER USES AS DETERMINED BY THE OWNER, OR ITS SUCCESSORS, AND PERMITTED OR APPROVED BY THE CITY OF JENKS, AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOA.

D. INDEMNIFICATION OF OWNER AND CITY

1. EACH LOT AND RESERVE AREA OWNER, RESIDENT, AND MEMBER OF THE HOA AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE CITY OF JENKS, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, LIABILITIES, AND DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS.

2. EACH LOT AND RESERVE AREA OWNER, RESIDENT, AND MEMBER OF THE HOA AGREES THAT NEITHER THE OWNER NOR THE CITY OF JENKS, OKLAHOMA, SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE HOA OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE HOA OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Preliminary Plat

PUD 151

Kimberly Estates

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

DEED OF DEDICATION & RESTRICTIVE COVENANTS (CONTINUED)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. APPROVAL

"KIMBERLY ESTATES" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) NO. 151 ("KIMBERLY ESTATES") (HEREINAFTER, "PUD-151") AS PROVIDED WITHIN SECTION 16-9-8 OF THE JENKS, OKLAHOMA UNIFIED DEVELOPMENT ORDINANCE (UDO).

THE PUD OVERLAY DISTRICT WAS CREATED TO VISUALLY REPRESENT AREAS OF THE COMMUNITY THAT ARE GOVERNED BY AN APPROVED PLANNED UNIT DEVELOPMENT AS DETAILED IN SECTION 16-9-8 OF THE UDO. UPON APPROVAL OF A PLANNED UNIT DEVELOPMENT BY THE CITY COUNCIL, THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PUD OVERLAY.

PUD-151 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF JENKS PLANNING COMMISSION ON DECEMBER 19, 2024, AND APPROVED BY THE JENKS CITY COUNCIL ON JANUARY 7, 2025, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 1657) APPROVED JANUARY 7, 2025, WITH EMERGENCY CLAUSE ATTACHED, MAKING THE ORDINANCE EFFECTIVE IMMEDIATELY.

PUD-151 REQUIRES THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND THE OWNER DESIRES TO ESTABLISH THE RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

B. AMENDMENT(S)

ANY PUD OVERLAY DISTRICT AMENDMENTS TRANSPIRING HEREAFTER SHALL BE AS PROCESSED AS PROVIDED WITHIN SECTION 16-9-8 (I) AMENDMENTS TO APPROVED PLANNED UNIT DEVELOPMENT OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) OF THE CITY OF JENKS.

THE PUD PROVISIONS OF THE UDO ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE OFFICE OF CODE ENFORCEMENT, CITY OF JENKS, OKLAHOMA, SUFFICIENT TO INSURE THE IMPLEMENTATION OF AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY FUTURE AMENDMENTS.

C. FILING OF A NEW PUD OR AMENDMENT(S)

THE CITY OF JENKS, IN ORDER TO PROVIDE AN ACCURATE RECORD OF THE APPROVED ESTABLISHED COVENANTS IDENTIFIED IN THE APPROVED ORDINANCE AND DETAILED IN THE DEVELOPMENT CRITERIA AND STANDARDS OF THE PUD OVERLAY DISTRICT DOES REQUIRE THAT ALL APPROVED PUD DOCUMENTS (MINOR OR MAJOR) BE FILED BY "SEPARATE INSTRUMENT" AS AN ADDENDUM TO THE DEED OF DEDICATION OF THE PLAT OF RECORD WITH THE TULSA COUNTY CLERK AND SEPARATE INSTRUMENT DOCUMENT SHALL BE AVAILABLE TO THE PUBLIC AT THE CITY OF JENKS PLANNING DEPARTMENT PER CITY OF JENKS POLICY.

D. PUD OVERLAY DISTRICT DOCUMENT ACCESS

REGARDING DEVELOPMENTS GOVERNED BY A PUD OVERLAY DISTRICT, PRIOR TO ANY SITE DEVELOPMENT OR DESIGN, CONTACT THE CITY OF JENKS OR PERFORM A TITLE SEARCH FOR THE APPROVED PLAT ADDENDUM DOCUMENT.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION:

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

B. MEMBERSHIP:

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

C. COVENANT FOR ASSESSMENTS:

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

D. SPECIAL ASSESSMENTS:

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

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

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

F. EXPANSION RIGHTS OF THE ASSOCIATION:

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

G. REQUIRED MOWING OF VACANT LOTS:

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

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

A. ENFORCEMENT:

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

B. DURATION:

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

C. AMENDMENT OR TERMINATION:

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

D. SEVERABILITY:

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

IN WITNESS WHEREOF, PIPER MANAGEMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2025.

BY: _____
_____, [TITLE]

STATE OF _____)
COUNTY OF _____) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AS _____ OF PIPER MANAGEMENT, LLC, AND ACKNOWLEDGED TO ME THAT _____ EXECUTED THE SAME AS

FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF PIPER MANAGEMENT, LLC FOR THE USES AND PURPOSES THEREIN SET FORTH, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

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

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.



BY: _____
DAN E. TANNER
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

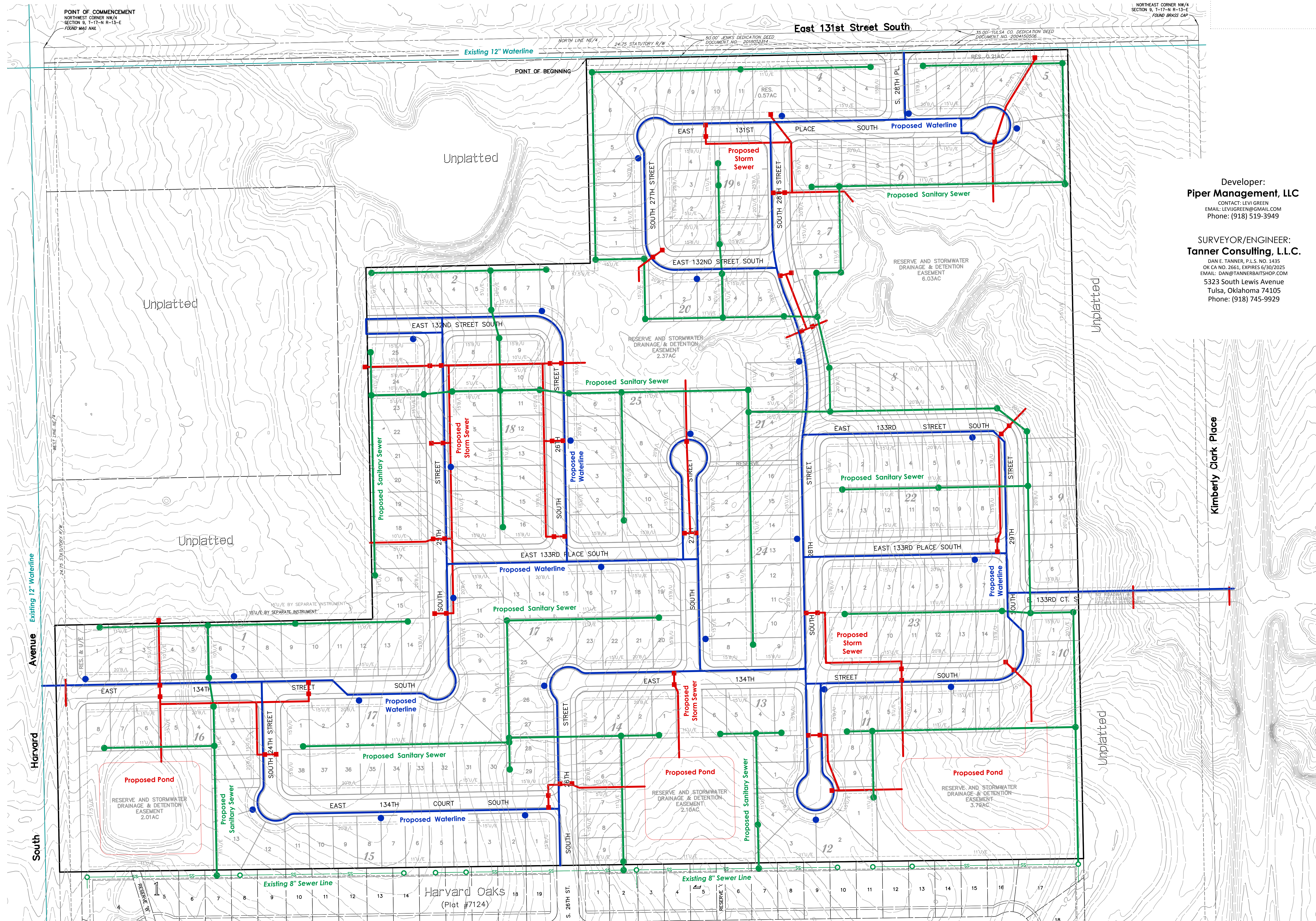
THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY DAN E. TANNER, AS A LICENSED LAND SURVEYOR.

03/08/2028
MY COMMISSION EXPIRES: _____ JENNIFER MILLER, NOTARY

Location Map
Scale: 1" = 2000'

Kimberly Estates

LEGEND	
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
PDS	PRIVATE DRAINAGE EASEMENT
RES	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
	STORM SEWER INLET
	FIRE HYDRANT
	SEWER MANHOLE



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

Kimberly Estates
SHEET 1 OF 1

To	City Council and Planning Commission
Hearing Date	March 4 & 6, 2025
Case Number	Minor Subdivision for "Approved JBOA 25-446"
Request	Acceptance of Minor Subdivision to match the approved Variance to allow for a build line encroachment of ± 25 feet.
Location	531 W "H" Street
Applicant	David Parrish

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Public Notice
- ☐ Alta Survey

Preparer

INCOG, Staff
Sisemore and Associates

Background Information

STAFF COMMENTARY | This item is clean up of the Plat to match the approved variance request.

Board of Adjustment | January 16, 2025 | Approved | JBOA 25-446

BACKGROUND: The plat for this lot was filed in March of 1974, the building was built 7 (seven) years later in 1981. It appears the 1972 Zoning Code allowed IL (Industrial Light) zoning a setback of 25 feet from the centerline and the building would have been approved. This historical fact makes the structure lawfully non-conforming. It is the opinion of staff the variance is the best option for moving forward.

In addition, the side yard is encroaching per the Unified Development Ordinance (UDO) Table 16-3-1(B), this variance will not seek to remove the side yard encroachment. Instead, staff will take a UDO amendment to Planning Commission in order to amend the IL setbacks to correct this setback encroachment and to prevent further nonconformities. Based on loose measurements, this entire industrial subdivision is lawfully nonconforming under current UDO standards.

PLANNING DATA

Intended Use	No Change in Use, this is an industrial park
Request	Minor Subdivision "Plat Amendment" to provide relief from front Buildline Encroachment
Zoning	IL, Industrial
Comprehensive Plan	Industrial
Special Overlay	None
Development Plan	None
Subdivision	Crain And Wilson Industrial Park No. 3519 Filed March 31, 1974 Legal: LT 1 BLK 1 Section: 19 Township: 18 Range: 13
Account #	60547831924680
Owner	R TURLEY ROOFING INC
Address	531 W H ST N
Land Area	0.55 acres / 24,023 sq ft
School District	JK-5A
Year Built	1981
Size	10,000 sqft

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	IL	IM
Lot Standards (Minimum)		
Lot Area (acres)	n/a	n/a
Lot Width (ft)	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)		
Front (ft)	50	50
Front, maximum (ft)	n/a	n/a
Exterior Side (ft) (3)	50	50
Exterior Side, maximum (ft)	n/a	n/a
Interior Side (ft) (3)	25 (2)	50 (4)
Rear (ft) (3)	25 (2)	50 (4)
Building Standards (Maximum)		
Height (ft)	60	60
Impervious Surface Coverage	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.		

Evaluation | The Plat and the UDO both require a 50 ft setback, the variance was approved/required to provide title relief and conformance to the UDO. Staff agreed with the argument from the applicant as stated below. This step is to amend the plat to match the variance.

APPLICANT REQUEST: The Applicant requests a Variance, pursuant to Section 16-9-9 of the Jenks Unified Development Ordinance (the “Ordinance”), of the building setbacks (Table 16-3-1(B)) in the IL District for property located at 531 West H Street (the “Property”).

The Property is located at the northeast corner of West H Street and North Elm Street. The Property is part of the Crain and Wilson Industrial Park which was platted in 1973. An existing, 10,000 square foot building is located on the Property which was constructed in 1981.

The Ordinance requires a 50-foot front setback for IL-zoned properties. The building is currently set back from the west property line 25 feet. However, due to an additional 25 feet of right-of-way established by the Plat, the building is set back from Elm Street 50 feet. The location of the building on the Property, which has existed for over 40 years, is unique and results in unnecessary hardship to the Property owner. Additionally, the practical effect of the platted 25’ right-of-way results in the intended 50-foot setback from the actual street. Accordingly, the requested Variance is in harmony with and does not impair the spirit and intent of the Ordinance.

Staff Comments | Staff recommends approval, this encroachment was not caused by the Applicant, the plat amendment is necessary “land use housekeeping”.

Recommendation | Approve the Plat Amendment to allow for the encroachment of 25± to match the approved Variance.

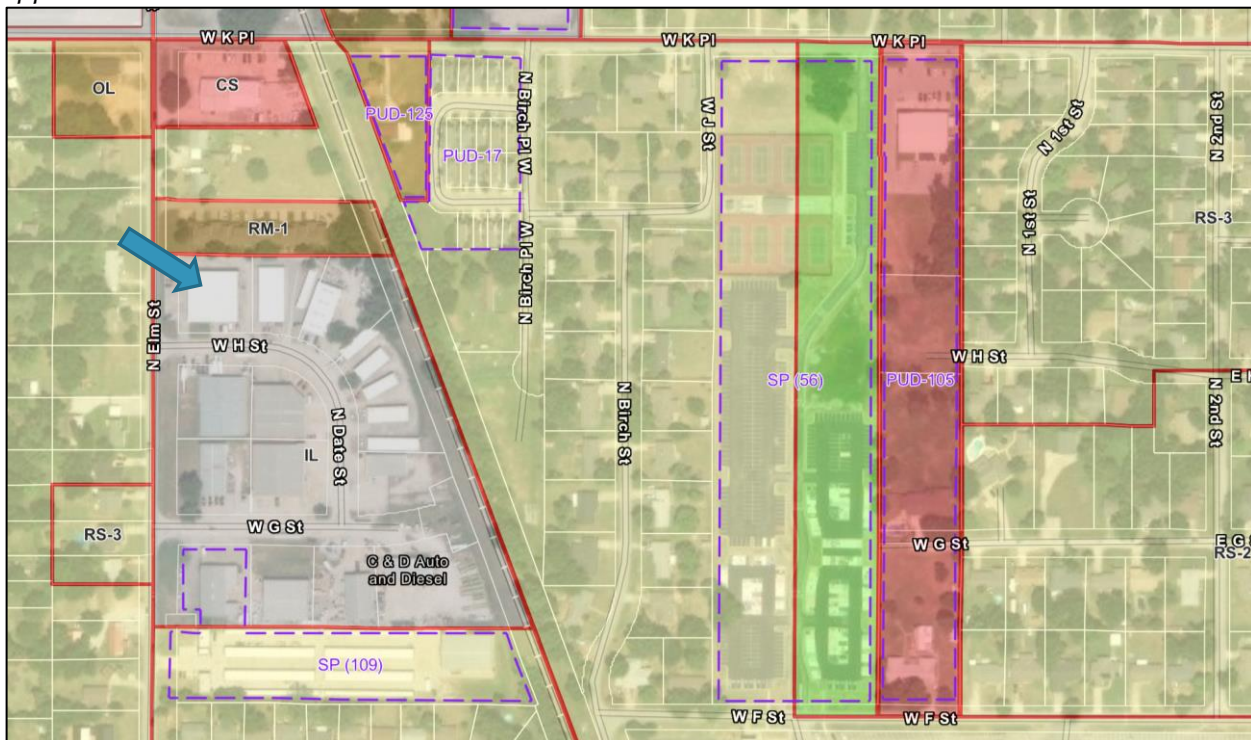


Figure 1: Zoning Map with Aerial View



Figure 2: google earth view



Figure 3: Zillow Photo

**AMENDMENT TO PLAT AND CERTIFICATE OF DEDICATION OF
CRAIN AND WILSON INDUSTRIAL PARK ADDITION
FOR
LOT ONE (1), BLOCK ONE (1)**

THIS AMENDMENT TO PLAT AND CERTIFICATE OF DEDICATION OF CRAIN AND WILSON INDUSTRIAL PARK ADDITION (this “Amendment”) is entered into and effective as of the ____ day of _____, 2025.

RECITALS:

WHEREAS, the Plat and Certificate of Dedication of Crain and Wilson Industrial Park, an Addition in Tulsa County, was filed on May 31, 1974, as Plat No. 3519 in the records of the County Clerk of Tulsa County, Oklahoma (collectively, the “Deed of Dedication”).

WHEREAS, the original filing of the Deed of Dedication was ratified on October 27, 1974, without the corporate seal for CRAIN-WILSON, INC., or notary stamp affixed thereto;

WHEREAS, such defective filing of the Deed of Dedication was cured by the filing of a Corrected Ratification of Certificate of Dedication on November 1, 1978;

WHEREAS, the Deed of Dedication imposes a 50 foot building set back line on the west lot line of Lot One (1), Block One (1) Crain and Wilson Industrial Park, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded Plat thereof (“Lot 1”);

WHEREAS, in 1981, a building was constructed on Lot 1, the westernmost point of which building sits 25.1 feet from the west lot line of Lot 1; and

WHEREAS, the undersigned are the owners of at least 60 percent of the lots within Crain and Wilson Industrial Park Addition and desire to amend the Deed of Dedication reduce the building setback for the west lot line of Lot 1 from 50 feet to 25 feet.

AMENDMENT:

NOW, THEREFORE, the undersigned do hereby amend the Deed of Dedication of Crain and Wilson Industrial Park Addition to amend the building setback line for the west lot line of Lot 1 from 50 feet to 25 feet.

All provisions of the Deed of Dedication which are not modified by this instrument shall remain in full force and effect.

DATED as of the day and year first written above.

[Approval Pages for Lot Owners Follow]

APPROVAL OF AMENDMENT TO DEED OF DEDICATION

By signing below, I hereby approve of the proposed amendment to the Deed of Dedication for Crain and Wilson Industrial Park Addition with respect to Lot One (1), Block One (1).

SKYE PROPERTIES, LLC
An Oklahoma limited liability company

By: _____
Name: Hunter Rogers
Its: Manager

Lot 1, Block 1

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

This instrument was acknowledged before me on this ____ day of _____, 2025, by Hunter Rogers as Manager of Skye Properties, LLC, an Oklahoma limited liability company.

Commission No: _____
Notary Public

My Commission Expires: _____

APPROVAL OF AMENDMENT TO DEED OF DEDICATION

By signing below, I hereby approve of the proposed amendment to the Deed of Dedication for Crain and Wilson Industrial Park Addition with respect to Lot One (1), Block One (1).

BURNING TREE #11, LLC
An Oklahoma limited liability company

By: _____
Name: David Parrish
Its: Manager

Lot 1, Block 1

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

This instrument was acknowledged before me on this ____ day of _____, 2025, by David Parrish as Manager of Burning Tree #11, LLC, an Oklahoma limited liability company.

Commission No: _____
Notary Public

My Commission Expires: _____

APPROVAL OF AMENDMENT TO DEED OF DEDICATION

By signing below, I hereby approve of the proposed amendment to the Deed of Dedication for Crain and Wilson Industrial Park Addition with respect to Lot One (1), Block One (1).

WILSON-CRAIN, INC.

By: _____

Name: _____

Its: _____ President

Lot 2, Block 1

Lot 3, Block 1

Lot 4, Block 1

Lot 5, Block 1

Out Lot 1

ACKNOWLEDGMENT

[illegible]

This instrument was acknowledged before me on this ____ day of _____, 2025,
by _____ as _____ President of Wilson-Crain, Inc.,
an Oklahoma corporation.

Commission No: _____

Notary Public

My Commission Expires: _____

APPROVAL OF AMENDMENT TO DEED OF DEDICATION

By signing below, I hereby approve of the proposed amendment to the Deed of Dedication for Crain and Wilson Industrial Park Addition with respect to Lot One (1), Block One (1).

805 NORTH DATE, LLC
An Oklahoma limited liability company

By: _____
Name: _____
Its: Manager

Lot 6, Block 1

ACKNOWLEDGMENT

[illegible]

This instrument was acknowledged before me on this ____ day of _____, 2025,
by _____ as Manager of 805 North Date, LLC, an Oklahoma limited
liability company.

Commission No: _____

Notary Public

My Commission Expires: _____

APPROVAL OF AMENDMENT TO DEED OF DEDICATION

By signing below, I hereby approve of the proposed amendment to the Deed of Dedication for Crain and Wilson Industrial Park Addition with respect to Lot One (1), Block One (1).

**DAVID S. & DONNA B. GROUNDS
REVOCABLE LIVING TRUST**

David S. Grounds, Trustee

Donna B. Grounds, Trustee

Lot 1, Block 2

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

This instrument was acknowledged before me on this ____ day of _____, 2025, by David S. Grounds and Donna B. Grounds as Trustees of the David S. & Donna B. Grounds Revocable Living Trust.

Commission No: _____

Notary Public

My Commission Expires: _____

APPROVAL OF AMENDMENT TO DEED OF DEDICATION

By signing below, I hereby approve of the proposed amendment to the Deed of Dedication for Crain and Wilson Industrial Park Addition with respect to Lot One (1), Block One (1).

**ELLEN F. GROUNDS
REVOCABLE LIVING TRUST**

Ellen F. Grounds, Trustee

Charles A. Grounds, Trustee

**Lot 2, Block 2
Lot 3, Block 2
Lot 4, Block 2**

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

This instrument was acknowledged before me on this ____ day of _____, 2025, by Ellen F. Grounds and Charles A. Grounds as Trustees of the Ellen F. Grounds Revocable Living Trust.

Commission No: _____

Notary Public

My Commission Expires: _____

APPROVAL OF AMENDMENT TO DEED OF DEDICATION

By signing below, I hereby approve of the proposed amendment to the Deed of Dedication for Crain and Wilson Industrial Park Addition with respect to Lot One (1), Block One (1).

SOUTHSIDE SECURE STORAGE, LLC
An Oklahoma limited liability company

By: _____
Name: _____
Its: Manager

Lot 1, Block 3
Lot 2, Block 3
Lot 3, Block 3

ACKNOWLEDGMENT

[illegible]

This instrument was acknowledged before me on this ____ day of _____, 2025,
by _____ as Manager of Southside Secure Storage, LLC,
an Oklahoma limited liability company.

Commission No: _____

Notary Public

My Commission Expires: _____

APPROVAL OF AMENDMENT TO DEED OF DEDICATION

By signing below, I hereby approve of the proposed amendment to the Deed of Dedication for Crain and Wilson Industrial Park Addition with respect to Lot One (1), Block One (1).

DEA PROPERTIES, LLC
An Oklahoma limited liability company

By: _____
Name: _____
Its: Manager

Lot 4, Block 3

ACKNOWLEDGMENT

[illegible]

This instrument was acknowledged before me on this ____ day of _____, 2025,
by _____ as Manager of DEA Properties, LLC, an Oklahoma limited
liability company.

Commission No: _____

Notary Public

My Commission Expires: _____

APPROVED this _____ day of _____, 2025.

APPROVED AS TO FORM:

JENKS PLANNING COMMISSION

By: _____
Assistant City Attorney

By: _____
Chair

APPROVED BY MAYOR:

CITY OF JENKS, OKLAHOMA
A municipal corporation

Date: _____

By: _____
Cory Box
Mayor

ATTEST:

By: _____
Brandon Macy
City Clerk

Jenks | PC Staff Report



To	Chair Dr. West and Planning Commission
Date	March 06, 2025
Case Number(s)	PA 25-45 Comp Plan Amendment Presented to CC on March 4, 2025 JZ 25 PUD 152 Presented to CC on March 4, 2025
Request	<i>Comprehensive Plan Amendment back to Medium Intensity Single-family</i>
Location	North of 131 st and east of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ None
- ☐ None

Preparer

NA
NA

Background Information

This comp plan amendment request was included as part of the February 6 (Planning Commission - PC) and February 18, 2025 (City Council-CC) public hearing and background information of the agenda along with the rezoning and PUD request. No action was taken regarding the comp plan amendment at Planning Commission because the item title was excluded from the agenda. PC recommended approval to CC on the item noting this PA 25-45 request would need to come back. Staff has included this item as a “Consent Item” because the actual rezoning and PUD as well as PA 25-45 have been heard and likely approved, this is a cleanup of the Comp Plan.

Belvedere Single-family Residential Subdivision History

JZ 25 PUD 152

CC Summary | February 18, 2025 (weather event) March 4, 2025 | Public Hearing to approve per Ordinance 1666

PC Summary | February 6, 2025 | Regularly Scheduled Meeting

JZ 25 PUD 152 | Approved 6-1-0 | 1 commissioner was absent.

PC recommended approval of the Rezoning from AG and CS to RS2 and PUD 152 overlay with the condition that staff bring back the Comp Plan Amendment for approval.

PA 25-45 | 0-0-0 | No Action was taken; the Comprehensive Plan amendment was not on the agenda.

Mr. Russell Cozort owns approximately ten acres just east of the northeast corner of 131st and Harvard. In 2021, Mr. Cozort 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, now known as Local Commercial 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 approved uses including Commercial, Medical Marijuana grow facility. The largest parcel was purchased by a church with a RS1 underlying zoning and was approved for an assembly use per SUP 119 overlay.

REQUESTS

Uses	Single-family Residential
Request	Amend the Comprehensive Plan back to Medium Intensity Single-family APPROVED Rezone with a PUD Overlay [PUD 152 and (RS2) Single-family Residential] from (AG) Agriculture and (LC) Light Commercial
Current Zoning	RS2 and PUD 152
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

Zoning

- North | AG (Agriculture)
- East | RS1 Frazier Lakes | PUD 104
- South | RS2 Kimberly Estates | PUD 151
- West | CS (Commercial Shopping) & RS1 (SUP 119) Church Use -undeveloped

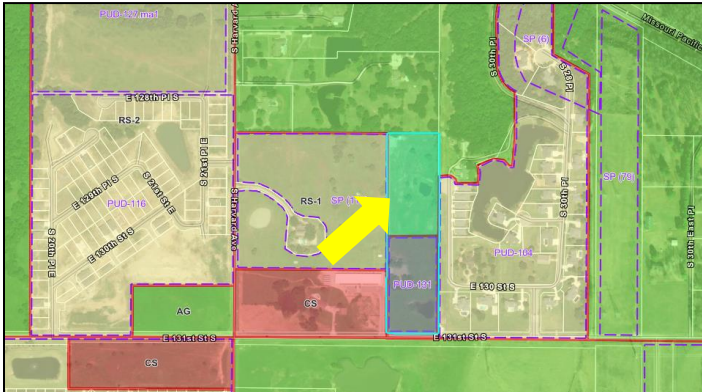


Figure 1: Zoning Map | INCOG

Comp Plan North | Medium Intensity Single-family | Currently large lots (AG)
 East | Medium Intensity Single-family | RS-1 Frazier Lakes | (PUD 104)
 South | Medium Intensity Single-family | Single-family Large lots AG (Agriculture)
 West | Local Commercial | CS (Commercial Shopping) | Cannabis Grow House

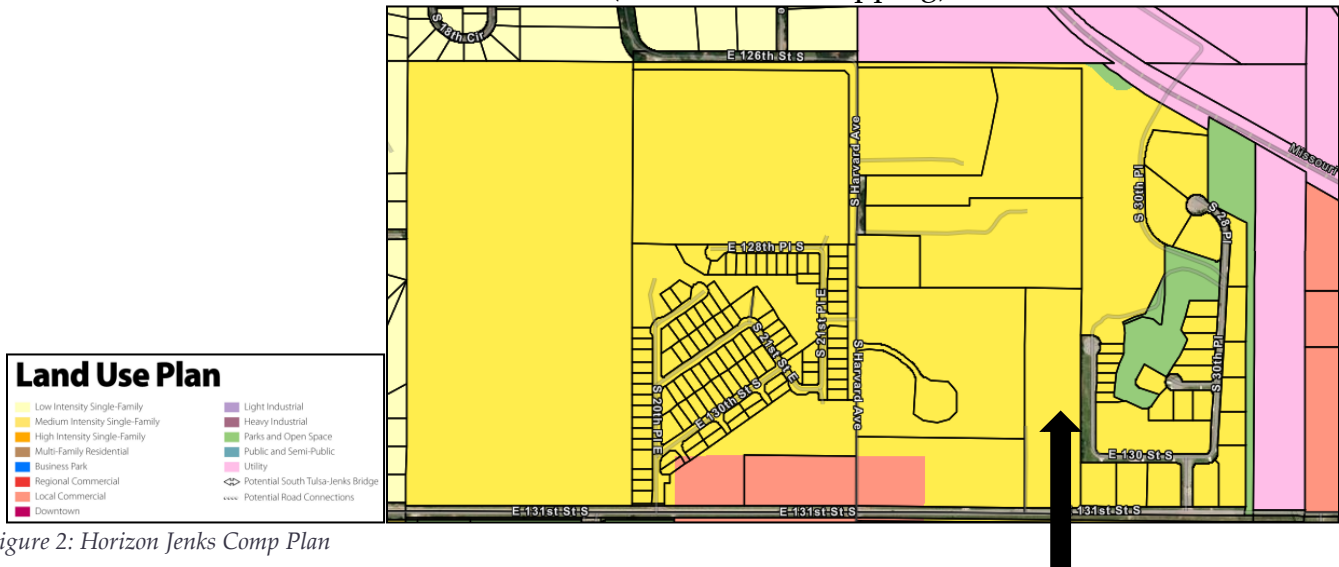


Figure 2: Horizon Jenks Comp Plan

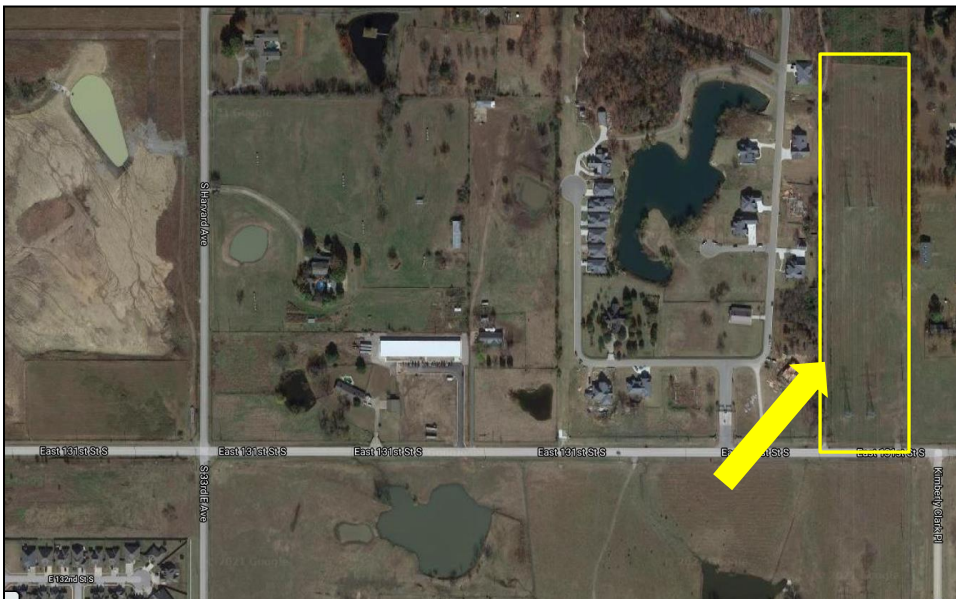


Figure 3: 131st and Harvard NE Corner

Staff Evaluation & Recommendation

Evaluation | This application has 1 request on a parcel approximately 10 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.

RECOMMENDATION | Staff recommends approval of the Comprehensive Plan Amendment request.

To	Chair Scott West and Planning Commission
Hearing Date	March 06, 2025
Case Number	JZ 25 SUP 124
Location	219 S GATEWAY PL W
Request	<i>Discussion and Recommendation of a Specific Use Permit for an Assembly Use on Main Street.</i>

Staff Report

Preparer | Marcaé Hilton

Attachments

Zoning Map and Notice
Site Plan

Preparer

INCOG & City Staff
None

Background Information

STAFF COMMENTARY

This request is for a Church (Assembly Use). The current site is a hotel which has had vacant ground floor space since it opened. The user wants to sublet a portion of the space, approximately 1,200 sq ft, at full build out. There are other spaces on the ground floor leased, vacant and available. Currently the property is zoned CS (Commercial Shopping) with PUD 83 Amended overlay. Staff met with the applicant and agreed to move the application for a Specific Use Permit (SUP 124) forward with the understanding there have not been any issues at the site since Church has been using the building for services. Staff spoke with the applicant about the potential conflict in parking and they are willing to adjust hours of operation, but no issue has been noted.

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

Zoning	CS (Commercial Shopping)
Request	Specific Use Permit Overlay to allow for an assembly
Account #	60645822339700
Owner	JENKS HOSPITALITY LLC
Property Address	219 S GATEWAY PL W
Development Plan	PUD-83 AMENDED
Subdivision	GATEWAY PLAZA
Comment	1 or 2 Public Comment at the time of this report
Land Use Map	Business Park
Council	Ward 2 Matt Emmons

Evaluation

1. SUP: Items requiring a Specific Use Permits are not allowed by right but could be allowed when deemed appropriate for the area.
 Certain uses (Assembly Use in CS) are designated as Specific Uses because of
 - a. the size of the land they require,
 - b. their specialized nature, or
 - c. because they may more intensely dominate the area in which they are located or
 - d. generate effects on the general public that are broader in scope than other uses permitted in the district.
2. COMP PLAN: This area is part of Gateway PUD. The Candlewood suites has already been hosting this church (assembly use) in their event space for some time.
3. STREET/ACCESS: Excellent
4. PARKING: The Church has operated here for several years and no parking issue has been reported.
5. STATE STATUTE: See Page 6 for explicit language regarding Specific Use Permits.

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

Use	Additional Regulation	CS
Agricultural Uses		CS
Residential Uses		CS

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

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

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

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

(A) Purpose.

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

(B) Specific Use Review Criteria.

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

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

- (D) Action by City Council. The City Council shall consider the Planning Commission's recommendation, the City planner report, and the applicable review criteria and shall approve, approve with modifications, or deny the Specific Use permit.
- (F) Time Limits for Interpretation. If for any reason the approved specific use ceases operation for a period of two years, then the approval of said Specific Use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved Specific Use that

does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place.

(G) Amendments to Approved Specific Use Permits.

- (1) *Determination of Level of Change.* Upon receiving a Specific Use permit amendment application, the City Planner shall determine whether the amendment is a minor amendment or a major amendment based on the criteria detailed in section 16-9-7(G)(2) and section 16-9-7(G)(3) below.
- (2) *Major Amendment.* A major amendment is any proposed change to an approved Specific Use Permit that results in one or more of the following:
 - (a) Increase in the intensity of the site's use,
 - (b) Additional noise, glare, odor, or other impacts that are detectable from off-site
 - (c) Affects the subject property in a manner that inhibits its continued use or reuse, or
 - (d) Results in a change inconsistent with any standards or conditions imposed by the City Council in approving the Specific Use Permit, as determined by the City Planner.
- (3) *Minor Amendment.* A minor amendment is any proposed change to an approved Specific Use Permit that is consistent with the standards and conditions upon which the Specific Use Permit was approved, which does not alter the concept or intent of the Specific Use Permit, and is not considered a major amendment as detailed in section 16-9-7(G)(2).
- (4) *Approval Process.* A major amendment to an approved Specific Use permit shall follow the procedure for a Specific Use Permit approval set in section 16-9-7(C) and (D). A minor amendment to an approved Specific Use permit may be approved by the Planning Commission. (Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § VII, 10-17-2023)

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

Zoning: North, South, East, West: CS (Commercial Shopping)

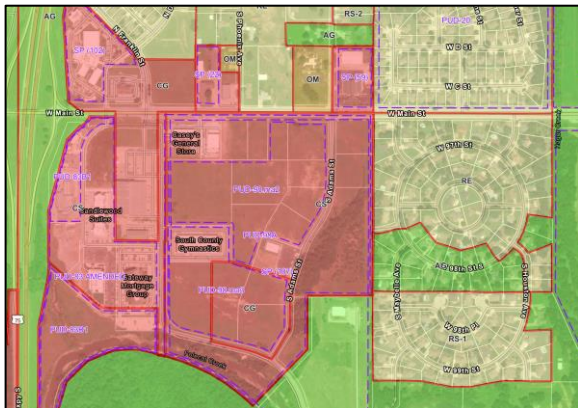


Figure 1: INCOG Zoning Map

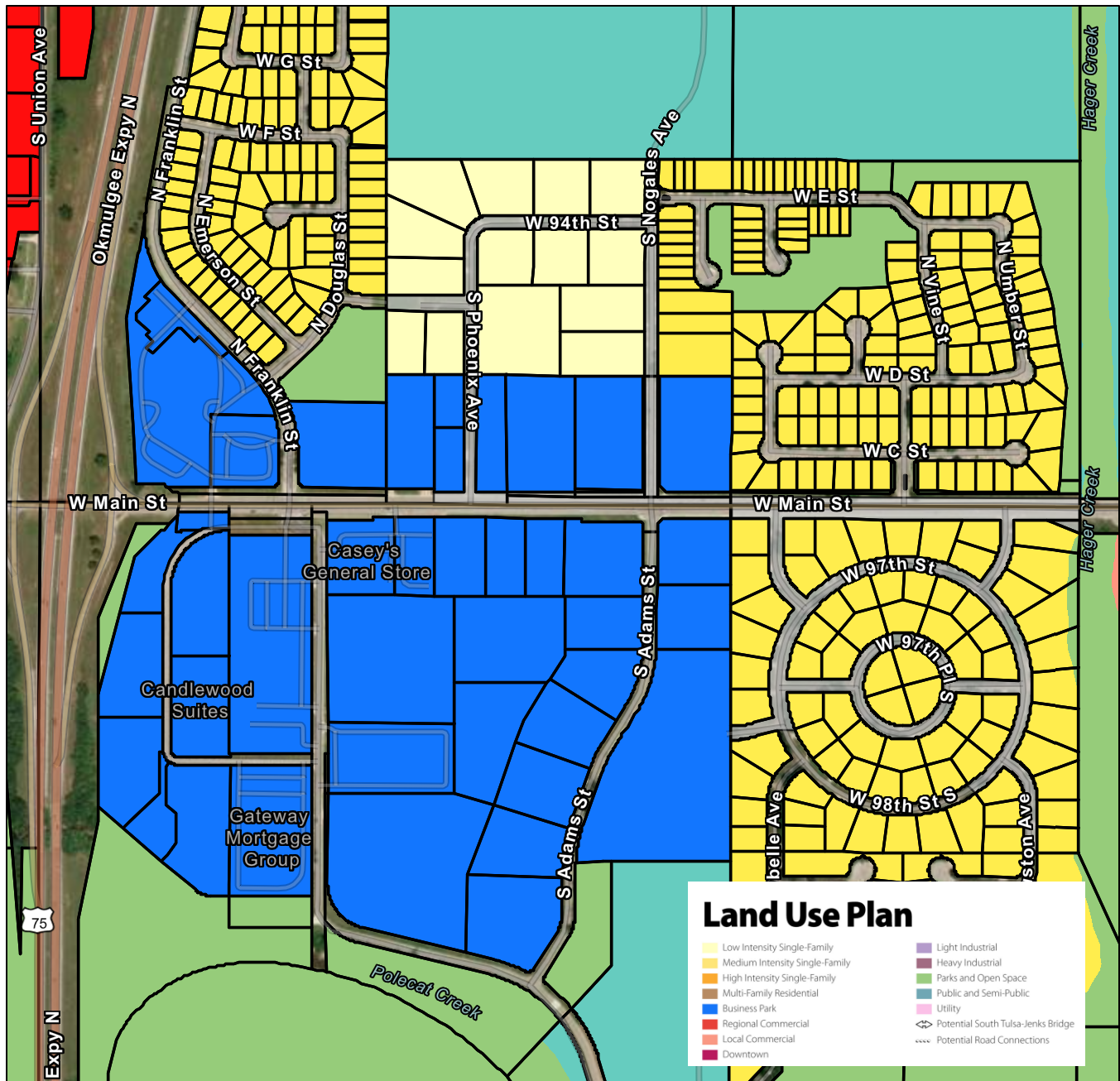
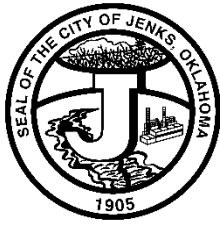


Figure 2: Comprehensive Land Use Plan

RECOMMENDATION | Staff recommends approval of Specific Use Permit 124.



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

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

Case Number: JZ 25 SUP 124

Request: Specific Use Permit to allow for a Place of Assembly

Request by Joshua Krebs for approval of a Specific Use Permit to allow for a Place of Assembly.

Legal Description: Subdivision: GATEWAY PLAZA (60645)
Legal: PRT LOT 1 BEG SECR LT 1 TH W199.14 CRV RT47.09 N359.29 E224 S371.50 E5.12
S18 TO POB BLOCK 1
Section: 23 Township: 18 Range: 12

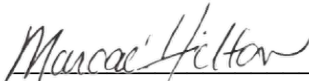
General Location: 219 S Gateway Pl

Hearing Date: 06 March 2025 at 6 p.m.

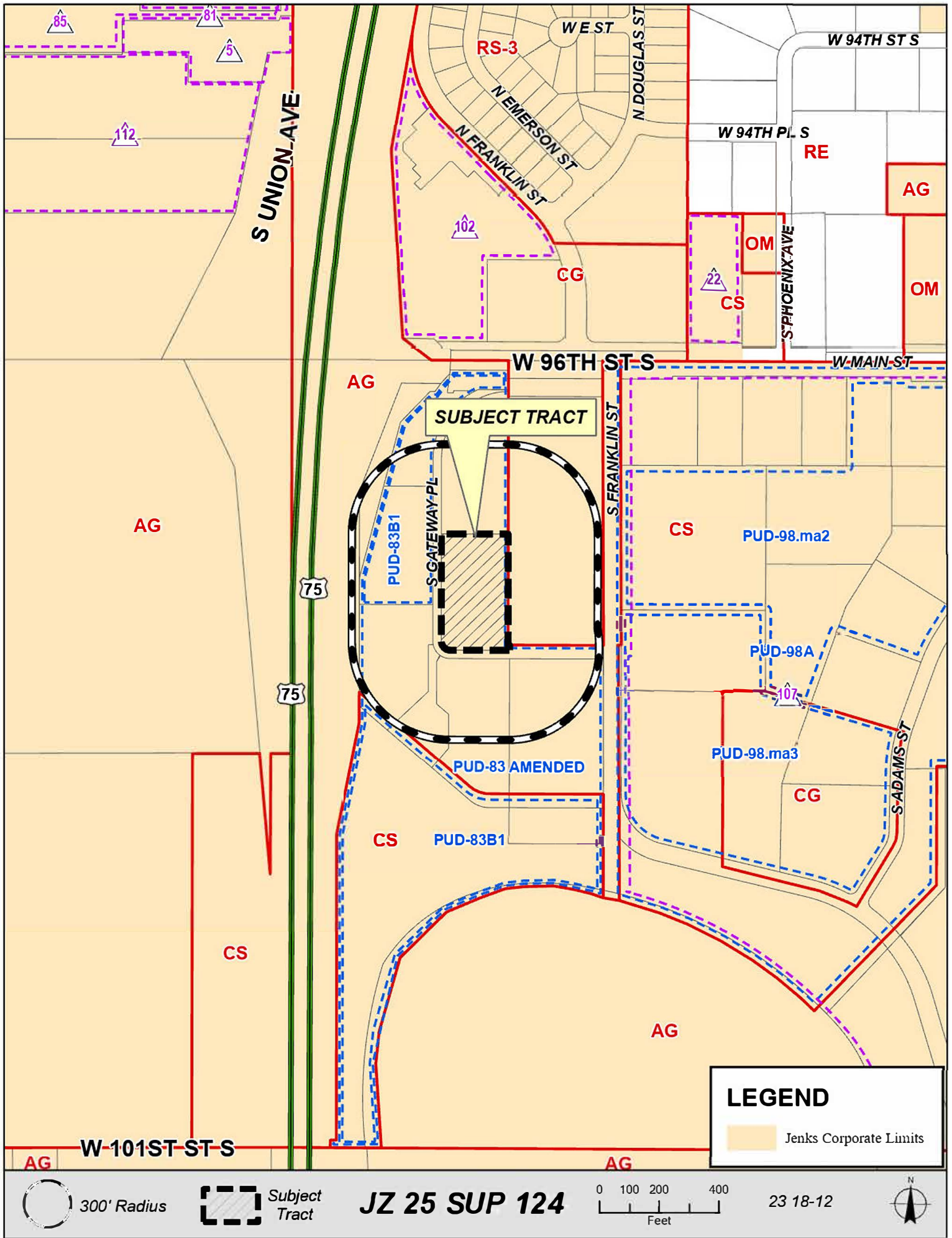
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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 10 February 2025.



Marcae Hilton, Secretary
Jenks Planning Commission



To	Chair Scott West and Planning Commission
Hearing Date	March 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

Continued from February 6, 2025.

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 12-13 of 215 | Sec. 16-3-3. Exceptions to Bulk and Dimensional Standards.

(A) Height Exceptions.

(2) | *allow for approved structures on rooftops.*

Page 17, 19 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 167-169 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.

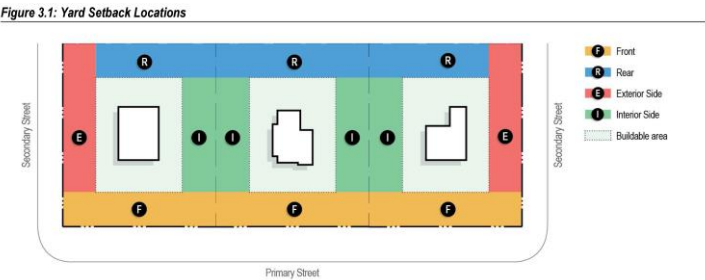
Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	150	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise 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)

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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>										

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- (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.

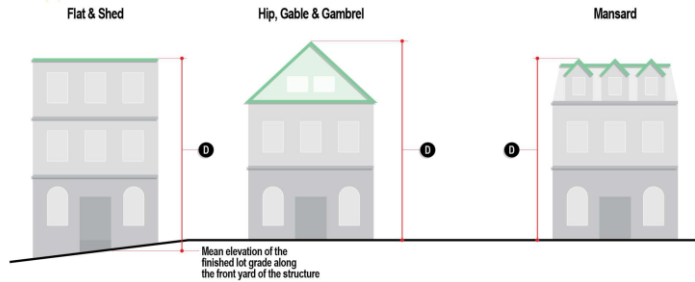


- (C) *Compliance with Yard Requirements.* Except as otherwise provided, required yards shall be open and unobstructed from the ground to the sky, unless otherwise permitted in this UDO. Yards provided for a building for the purpose of complying with the provisions of this UDO shall not be considered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

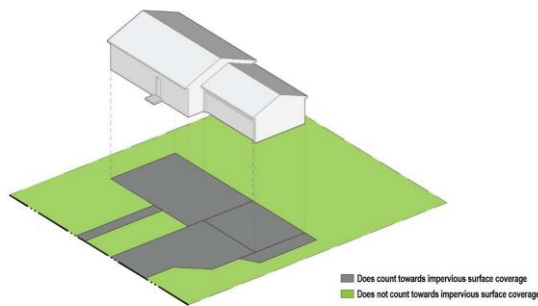
- (A) *Lot Width.* All lots shall abut upon a public or private street, and each lot shall have a minimum lot width measured at the property line.
- (B) *Lot Widths for Lots that Abut a Cul-de-Sac.* The lot width of all lots which abut a cul-de-sac may be reduced by a maximum of 50 percent of the required 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 roof-mounted structures, 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.

(a) *Approved roof-mounted structures.*

1. Roof-mounted structures means a structure attached to any portion of the highest roof or fascia of a building.
2. Roof-mounted structures are not signs and may not be used for on or off premises advertising.

(Supp. No. 7)

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3. Roof-mounted structures require a conditional use permit.

4. Roof-mounted structures are permitted only for non-residential, mixed use and multi-family dwellings.

5. Roof-mounted structure limitations:

Height: limited to 15 feet above the roof, including the support structure. No structure shall extend 75 feet from the ground.

Width: limited to 33% of roof level width or 20 feet whichever is less.

Illumination: illumination is preferred to be internal, no structure shall have blinking, flashing or fluttering lights or illuminating devices which have a changing light intensity, or color brightness. Beacon lights are prohibited. Illumination shall not be used at any location or in any manner so as to be confused with or construed as traffic control devices.

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(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:

- (1) Architectural projections, including windowsills, belt courses, cornices, eaves, flues, and ornamental features may project a maximum of three feet into required yards, provided that they do not obstruct the light and ventilation of adjacent buildings and such projections are set back at least three feet from an adjacent side or rear lot line, and 20 feet from any front lot line.
- (2) Terraces, patios, uncovered decks, and ornamental features, which have no structural element more than three feet above or below the adjacent ground level, may project any distance into a required rear yard or ten feet into a required front or side yard. All such projections must be set back at least three feet from an adjacent side or rear lot line, and 20 feet from any front lot line.
- (3) Fire escapes, fireproof outside stairways, egress window wells, and balconies may project a maximum of three feet into required yards, provided that they do not obstruct the light and ventilation of adjacent buildings and such projections are set back at least three feet from an adjacent side or rear lot line, and 20 feet from any front lot line.
- (4) Lamp posts with a maximum height of ten feet, and flag poles up to 35 feet in height may be located within required yards, provided they are set back at least five feet from property lines.
- (5) Temporary ADA ramps may extend into a required front yard provided that the ramp is setback at least three feet from the side property line(s).
- (6) *Swimming Pools and Associated Equipment.* In the AG District or any residential district, swimming pools and associated equipment shall be located:
 - (a) In a rear yard and/or within the buildable area of the lot,
 - (b) A minimum of five feet from property lines,
 - (c) A minimum of ten feet from the nearest front elevation of the primary building,
 - (d) Outside of any utility easement or drainage easement, and
 - (e) At least 25 feet from any street right-of-way.

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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		
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		

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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				
Short-Term Rental	16-5-6(B)	C						C	C		
Eating/Drinking Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Bar/Tavern							P	P	P		
Brewery/Winery/Distillery, micro					S	P	P	P	P	P	
Brewery/Winery/Distillery, tasting room					S	P	P	P	P		
Coffee/Tea Shop	16-5-7(A)		P	P	P	P	P	P	P	P	
Food Truck Court	16-5-7(B)				S	S	S		S		
Restaurant, delivery/carry out only					S	P	P	S	S		
Restaurant, fast casual					P	P	P	P	P		
Restaurant, sit down					P	P	P	P	P		
Entertainment Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Archery/Gun Range		S					S				

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General Entertainment, indoor, less than 10,000 sq. ft.	16-5-8(A)	S			P	P	P	P	P		
General Entertainment, indoor, 10,000 sq. ft.—49,999 sq. ft.	16-5-8(B)	S			S	P	P	S	P		
General Entertainment, indoor, more than 50,000 sq. ft.	16-5-8(C)	S				P	P	S	S		
General Entertainment, outdoor	16-5-8(D)	S				S	S		S		
Vehicle Related Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Autobody Repair						S	S			P	P
Car Wash	16-5-9(A)					S	P				
Fuel Sales	16-5-9(B)					P	P			P	P
Gas Station With Mini-Mart						P	P			P	P
Service Station						P	P				
Trucking Establishment	16-5-9(C)									S	S
Vehicle Sales and Rental							S				
Industrial Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Brewery/Winery/Distillery						S	S			P	P
Laboratory				S						P	P
Manufacturing, Artisan						S	S	S	S	P	P
Manufacturing, Heavy											P
Manufacturing, Light										P	P
Mining and Mineral Processing and Oil and Gas	Municipal Code	S								S	S
Warehouse, distribution										P	P
Warehouse, office	16-5-10(A)			S			S			P	P
Warehouse, storage										P	P
Medical Marijuana Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Medical Marijuana Commercial Grower	16-5-11(A)	P					S			P	P
Medical Marijuana Education Facility	16-5-11(A)	S	P	P			S			P	P
Medical Marijuana Dispensary	16-5-11(A)				P	P	P	S	S	S	S
Medical Marijuana Research Facility	16-5-11(A)						S			P	P
Medical Marijuana Testing Laboratory	16-5-11(A)						S			P	P
Medical Marijuana Processing Facility, Heavy	16-5-11(A)										P
Medical Marijuana Processing Facility, Light	16-5-11(A)						S			P	P
Accessory Uses		AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Accessory Building	16-5-12(A)	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling	16-5-12(B)	P									
Accessory Retail	16-5-12(C)	P						P		P	
Accessory Structure	16-5-12(D)	P	P	P	P	P	P	P	P	P	P
Roof-mounted Structures		C	C	C	C	C	C	C	C	C	C

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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.

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(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 may be required at the discretion of the City Planner to 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).

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- (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.

-
- (2) Outdoor exercise areas shall be fully enclosed with a fence or wall with a minimum height of six feet.
 - (3) The hours of operation for outdoor areas shall be limited daily from 7:00 a.m. to 7:00 p.m.
 - (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 may be required at the discretion of the City Planner 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.

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- (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 by adopted City of Jenks policy. 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 and adopted City of Jenks policy.

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(b) 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.

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

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(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.

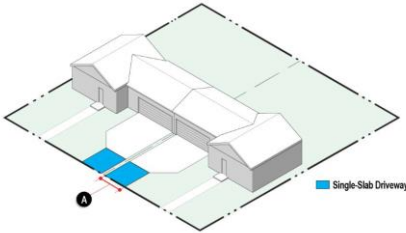
(III.) Homes built prior to 1985 may qualify for exceptions on parking pad materials per adopted City of Jenks policy.

Commented [MH1]: Approved policy may become code if it is found to be supported.

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

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Figure 6.4: Single-Slab Driveway Design Standards

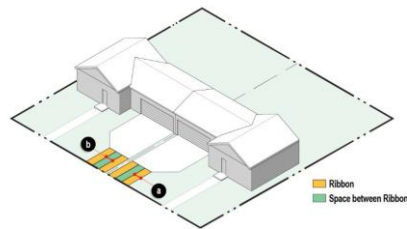


(3) *Ribbon Driveway Design Standards.*

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

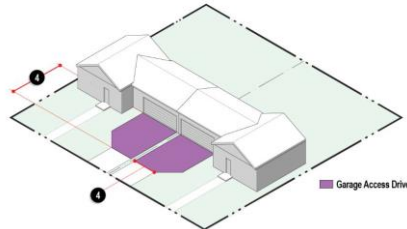
- (b) **Dimensions.** Ribbons shall be a minimum of three feet apart measured from their nearest edges. The space between ribbons shall be planted in turf grass or other ground cover used in the front yard.
- (c) **Materials.** Ribbons shall be concrete including decorative concrete, patterned concrete, 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.~~

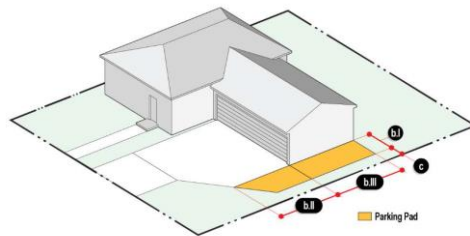
(III) The portion of the parking pad adjacent to the garage shall have a maximum length equal to the depth of the garage, as measured from the front façade line of the garage.

(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.

(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		PNR*	Planning Commission	City Council	Board of Adjustment
1	Appeal of Administrative Determinations				D
2	Comprehensive Plan Future Land Use Map, Major	±	R	D	
3	Floodplain Variance	±		D	
4	Interpretation				D
5	PUD Planned Unit Development, Minor Amendment		D		
6	PUD Planned Unit Development, and Major PUD Amendment	±	R	D	
7	Special Exception	±			D
8	Subdivision Major (Plat/other)		R	D	
9	Subdivision Minor (Lot Split, Lot Combo, other)		D		
10	SUP Specific Use Permit and Major SUP Amendment	±	R	D	
11	SUP Specific Use Permit Minor Amendment		D		
12	UDO Text Amendment	±	R	D	
13	Variance	±			D
14	Zoning/Rezoning "INCOG" Map Amendment	±	R	D	
1	Special Exception Use Permit				D [±]
2	Specific Use Permit and Major Specific Use Permit Amendment		R [±]	D	
3	Specific Use Permit Minor Amendment		D		
4	Lot Split		D		
5	Minor Subdivision		D		
6	Major Subdivision		R	D	
7	Planned Unit Development and Major Planned Unit Development Amendment		R [±]	D	
8	Minor Planned Unit Development Amendment		D		
9	Variance				D [±]
10	Floodplain Variance			D [±]	
11	Comprehensive Plan Future Land Use Map Amendment		R [±]	D	

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12	Text Amendment		R ⁺	D	
13	Map Amendment		R ⁺	D	
14	Appeal of Administrative Determinations				D
15	Interpretation				D
Key:					
R = Recommendation					
D = Decision Making Body					
* = Public Notice Required See Figure 16-9-4(B)(7) for more information					

(B) *Notice Requirements.*

- (1) *Cost of Notice.* All costs associated with published and written notice, as required by this UDO, shall be the responsibility of the applicant.
- (2) *Published Notice.*
 - (a) *Published 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 15 days before the date of the scheduled public hearing.
 - (b) *Published Notice Content.* Published notices shall require the following content:
 - (I) The date, time, and place of the scheduled public hearing,
 - (II) A map of the area to be affected, indicating street names or numbers, streams, or other significant landmarks in the area,
- (3) *Written Notice.*
 - (a) *Written Notice Method.* When written notice is required, as detailed in Table 16-9-4(B)(7), the City Planner shall provide notice by first class mail to all owners of record of the subject property and all owners of record within 300 feet of the boundaries of the subject property. The notice shall be deposited in the U.S. mail by the City Planner at least 20 days before the scheduled public hearing. Ownership information shall be obtained from the records of the Tulsa County Assessor.
 - (b) *Written Notice Content.*
 - (I) The date, time, and place of the scheduled public hearing
 - (II) Present zoning district of the property,
 - (III) The zoning district requested as part of the proposed Map Amendment.
 - (IV) A legal description of the property involved in the application and the street address or the approximate location of the property,
- (4) *Posted Notice.*
 - (a) *Posted Notice Method.* When posted notice is required, as detailed in Table 16-9-4(B)(7), the City Planner shall post a sign on the subject property along the fronting street. If the subject property fronts two or more streets, signs shall be posted along each frontage. The notice shall be posted by the City Planner at least 20 days before the scheduled public hearing.
 - (b) *Posted Notice Content.*
 - (I) The date, time, and place of the scheduled public hearing

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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	▲	▲ ⁽¹⁾	
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.*

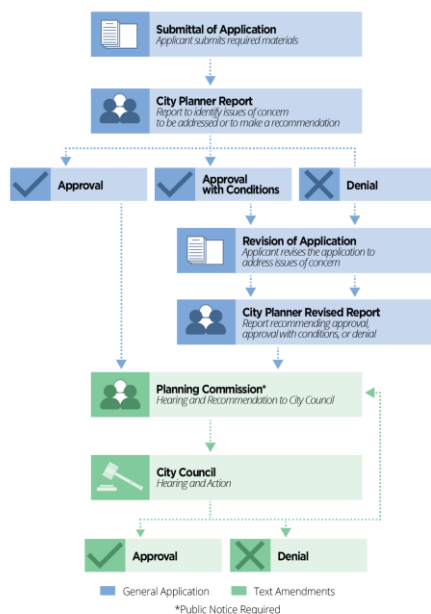
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(Supp. No. 7)

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,

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(Supp. No. 7)

JENKS | PLANNING UPDATE



2/27/2025

TO Christopher Shrout, City Manager
Robert Carr, Assistant City Manager
City Council, Planning Commission, Board of Adjustment

SUBJECT Update from Planning Department

FROM Marcaé Hilton, City Planner

Planning Summary

Preparer | Marcaé Hilton

VOTE KEY	VOTE	DATE OF HEARING
APPROVED	A	
CONTINUED	C	
DENIED	D	
WITHDRAWN	W	
GOVERNING BODY/CASE	VOTE	DATE
MARCH		
CITY COUNCIL		MARCH 4, 2025
JZ 25 PUD 152		BELVEDERE RESERVE REZONING AND PUD RESIDENTIAL 131 HARVARD
JZ 25 PUD 142.MA1		MAJOR AMENDT. & REZONING FIELDS @ELM 106 TH / ELM PHILLIPS
MINOR SUBDIVISION		PLAT AMENDMENT 531 W "H" STREET DAVID PARISH
PLANNING COMMISSION		MARCH 6, 2025
PLAT 24-02		PRELIMINARY PLAT 121 CROSSING BAUMANN COMMERCIAL USES
PLAT 25-08		PRELIMINARY PLAT KIMBERLY ESTATES E OF HARVARD/S OF 131ST
MINOR SUBDIVISION		PLAT AMENDMENT 531 W "H" STREET DAVID PARISH
PA 25-45		BELVEDERE RESERVE COMP PLAN AMEND RESIDENTIAL 131 HARVARD
JZ 25 SUP 124		SPECIAL USE PERMIT (SUP)JOSHUA KREBS
UDO EDITS		UDO EDITS SOME CLEAN UP OTHERS NEW LANGUAGE
TAC		MARCH 11, 2025 NO ITEMS AT THIS TIME
BOA		MARCH 13, 2025 NO ITEMS AT THIS TIME
CITY COUNCIL		MARCH 25, 2025 (MARCH 18, 2025 SCHEDULED FOR 3/25/25)
PLAT 24-02		PRELIMINARY PLAT 121 CROSSING BAUMANN COMMERCIAL USES
PLAT 25-08		PRELIMINARY PLAT KIMBERLY ESTATES E OF HARVARD/S OF 131ST
JZ 25 SUP 124		SPECIAL USE PERMIT (SUP)JOSHUA KREBS
UDO EDITS		UDO EDITS SOME CLEAN UP OTHERS NEW LANGUAGE
FEBRUARY PLANNING ITEMS		
PLANNING COMMISSION		FEBRUARY 6, 2025
JZ 25 PUD 152	A	BELVEDERE RESERVE REZONING AND PUD RESIDENTIAL 131 HARVARD
JZ 25 PUD 142.MA1	A	MAJOR AMENDMENT FIELDS AT ELM
JL 25-406	A	LOT SPLIT/COMBO 12435 S GARY AVENUE SANDRA STEWART
JZ 25-698 (DELAYED)	-	REZONING RS3 TO RM3 SE 5TH AND AQUARIUM PL
UDO EDITS		UDO EDITS SOME CLEAN UP OTHERS NEW LANGUAGE
CITY COUNCIL		MARCH 4 FEBRUARY 18 (CONTINUED DUE TO WEATHER)
JZ 25 PUD 152		BELVEDERE RESERVE REZONING AND PUD RESIDENTIAL 131 HARVARD

JENKS | PLANNING UPDATE



2/27/2025

JZ 25 PUD 142.MA1		MAJOR AMENDMENT FIELDS AT ELM
TAC		FEBRUARY 18, 2025
PLAT 24-02		PRELIMINARY PLAT 121 CROSSING BAUMANN COMMERCIAL USES
PLAT 25-08		PRELIMINARY PLAT KIMBERLY ESTATES E OF HARVARD/S OF 131ST
JANUARY PLANNING ITEMS		
CITY COUNCIL	A	JANUARY 7, 2025
TAC	A	JANUARY 3, 2025
JL 24-403	A	LOT COMBO 12906 S 15 TH ST BARRY MITTASCH
JL 25-404	A	LOT SPLIT TPO LOT 4 BLOCK 1 JACK TABER, TEP
JL 25-405	A	LOT SPLIT 123 AQUARIUM DR. CHRIS ZEMANEK
PLAT 25-07	A	PRELIMINARY PLAT CROSSVINE 126 TH AND ELM
PLANNING COMMISSION		JANUARY 9, 2025
JL 25-404	A	LOT SPLIT TPO LOT 4 BLOCK 1 JACK TABER, TEP
JL 25-405	A	LOT SPLIT 123 AQUARIUM DR. CHRIS ZEMANEK
JZ 25 PUD 112.MI4	A	MINOR AMENDMENT SOUTH COUNTY CROSSING EAVE HT & MASONRY
JZ 25-697	A	REZONING RS-3 TO CS 515 W. AQUARIUM PL BELL
PLAT 25-07	A	PRELIMINARY PLAT CROSSVINE 126 TH AND ELM
BOARD OF ADJUSTMENT		JANUARY 16, 2025
JBOA 25-446	A	VARIANCE 531 W H ST. BUILD LINE ENCROACHMENT ON EXISTING BLDG
CITY COUNCIL		JANUARY 21, 2025
JZ 25-697	A	REZONING RS-3 TO CS 515 W. AQUARIUM PL BELL
PLAT 25-07	A	PRELIMINARY PLAT CROSSVINE 126 TH AND ELM
UPCOMING CASES		