

AGENDA
JENKS PLANNING COMMISSION
THURSDAY, JUNE 5, 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

OATH OF OFFICE

ROLL CALL

ELECTION OF CHAIR

ELECTION OF VICE CHAIR

BUSINESS

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

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on May 08, 2025
 - B. Approve minutes of the special meeting held on April 21, 2025
 - C. Approve Minor Subdivision on Jenks Landing Amended Plat to amend the locations of access for Lot 1, Block 1. General Location: S. Union Ave and W 111th St.
 - D. Approve Plat 25-15, a preliminary plat for Belvedere Reserve. General Location: 131st & Harvard
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 25 PUD 153 - request by Ryan McCarty for a zone change from AG (Agriculture) to RS-1 (Residential) with PUD 153 Overlay. General Location: 131st & Elm

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, MAY 8, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

CALL TO ORDER

The Jenks Planning Commission was called to order at 6:03 p.m. on May 08, 2025, by Chair Scott West.

OATH OF OFFICE

Withdrawn

ROLL CALL

Present

Gina Wilson

Amy Bors

Craig Bowman

Rob Sellers

Greg Nixon

Chair Scott West

Absent

Ray Stephens

ELECTION OF CHAIR

Withdrawn

ELECTION OF VICE CHAIR

Withdrawn

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 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 March 03, 2025
 - B. Approve Plat 25-09, a Preliminary Plat for 121 Crossing. General Location: 121st & HWY 75
 - C. Approve Plat 25-12, a Preliminary Plat for Frazier Falls. General Location: Harvard and 126th
 - D. Approve Plat 25-13, a Preliminary Plat for Glenwood Ridge. General Location: 121st and Elm
 - E. Approve Plat 25-14, a Preliminary Plat for Bridgepoint. General Location: 131st and Harvard

Scott West asked to pull Item 1.D. Rob Sellers made a motion to approve Item 1, pulling 1.D. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:

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

No: None

Motion Carried.

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

Chair Scott West wanted to mention that no amenities were currently on this Plat, but that they were still required and would be added later. Rob Sellers made a motion to approve Item 1.D on the condition that they bring the amenities package back at a later date. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

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

No: None

Motion Carried.

3. JZ 25 PUD 116.ma1 - A request for a Major Amendment to PUD 116 to reduce minimum livability space in Frazier Meadows II. General Location: 131st and Harvard.

Planning Director Marcae Hilton introduced Item 3 and answered questions. Robert Bell (101 E Aquarium) spoke about the application and answered questions. *The Planning Commission took a break from 7:17 p.m. until 7:31 p.m. No discussions on any items were held.* The following individuals spoke on the item:

- Matt Albright - 2060 E 128 PL S
- Josh Glasscock - 12922 S 20th Pl
- Aaron Farris - 2120 E 128th Pl
- Matt Albright - 2060 E 128th P S
- Jody Fowler - 13006 S 20th PL
- Ed Phillips - 13422 S 19th Ct

Robert Bell addressed the Commission to address the concerns brought by the citizens and answered more questions. Rob Sellers made a motion to keep the liveability space at 1800sqft and to keep the language in both plat and PUD. Amy Bors seconded the motion. A roll call vote of members was taken as follows:

Yes: Amy Bors, Craig Bowman, Gina Wilson, Greg Nixon, Rob Sellers

No: Scott West

Motion Carried. (Request denied)

OTHER BUSINESS

1. Planning Updates

Planning Director Marcae Hilton gave her planning update.

ADJOURNMENT

Meeting adjourned at 8:29 p.m.

MINUTES
JENKS PLANNING COMMISSION – SPECIAL MEETING
MONDAY, APRIL 21, 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 April 21, 2025, by Chair Scott West.

ROLL CALL

Present

Ray Stephens
Rob Sellers
Amy Bors
Gina Wilson
Craig Bowman
Chair Scott West

Absent

Greg Nixon

BUSINESS

1. Presentation of the Economic Development report, completed by Hunden Partners, as part of the Jenks Downtown Master Plan by Beck Design.
Planning Director Marcaé Hilton introduced Item 1. She introduced Anthony Meave and Don Beck from Beck Design as well as Lexi Cuff from Hunden Partners (present via a Microsoft Teams call). Both gave reports on the Downtown Master Plan and answered questions. *No votes were taken.*

OTHER BUSINESS

1. Planning Updates
No update given.

ADJOURNMENT

Meeting adjourned at 6:41 p.m.

To Chair Dr. Scott West and Planning Commission
Hearing Date June 05, 2025
Case Number Jenks Landing Amended
Request "Jenks Landing" Minor Subdivision, LNA/Access Amendment
Location West of South Union Avenue and south of W. 111th Street S.
Applicant Jason Mills, Cyntergy

Staff Report

Preparer | Marcaé Hilton

Attachments

- LNA Documents
- Filed Plat

Preparer

Stephen Collins, Cyntergy
Tulsa Engineering & Planning Associates

Background Information

STAFF COMMENTARY | This lot has a building permit for the Oklahoma Central Credit Union new building. During the building process an ONG gas valve (red circle) was identified in the middle of their drive. It was not identified in the survey, but was later located after work began. This valve is located within the limited access area.

PLANNING DATA

Public Comment: None | Plats and Minor Subdivisions do not require a public notice

OCCU AMENDMENT REQUEST: Move the Access to the west 30.72 Feet and amend the limits of no access (LNA) accordingly.

Account #	R60679823407560
Owner	OKLAHOMA CENTRAL CREDIT UNION
Address	11408 S UNION AV W
Zoning	CS, Commercial (Ordinance 1393, 1505)
Development Plan	PUD-97
Subdivision	JENKS LANDING AMENDED (REPLAT LOT 1 & PART OF LOT 3 BLOCK 1 JENKS LANDING)

Current Access

LNA 40' (from eastern lot line)
ACCESS 35'

Proposed Access

LNA 70.72' (from eastern lot line)
ACCESS 35'

JENKS LANDING

Plat No.	6730
Recorded	March 21, 2017
Lots	4 (Four) (Lots 2 & 4 no change)
Blocks 1 (One)	
Zoning	PUD 97 CS

JENKS LANDING AMENDED

Plat No.	6979
Recorded	June 17, 2021
Lots	6 (Six) (Lot 3 2 & Lot 1 4)
Blocks 1 (One)	
Zoning	PUD 97 CS

1.8 Limits of No Access

The undersigned owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Union Avenue and West 114th Street within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or released by the City of Jenks or its successors, or as otherwise provided by the statutes and laws of the State of Oklahoma. "Limits of No Access" shall be enforceable by the City of Jenks.

Figure 1: Amendment Process per filed plat.

Staff Evaluation & Recommendation

EVALUATION Staff recommends approval of the Minor Subdivision to amend the location of Access for Lot 1, Block 1 of Jenks Landing Amended.

CONDITIONS FILE AMENDMENT WITH TULSA COUNTY

RECOMMENDATION: *Staff recommends approval.*

JENKS LANDING DATA

JENKS LANDING | OTHER PARCEL DATA | (For Your Information only | Not Directly Related to this Case)

New Parcel (not created through the Lot Split process) | Parcel ID 606-7882-340-7520

Property Address | 3402 W 114 ST S

Part of Lot 3, Block 1

Gross Acres 2.27

New Parcel (not created through the Lot Split process) | Parcel ID 606-7882-340-7523

Property Address | Undetermined

Legal | Part of Lot 3 Block 1

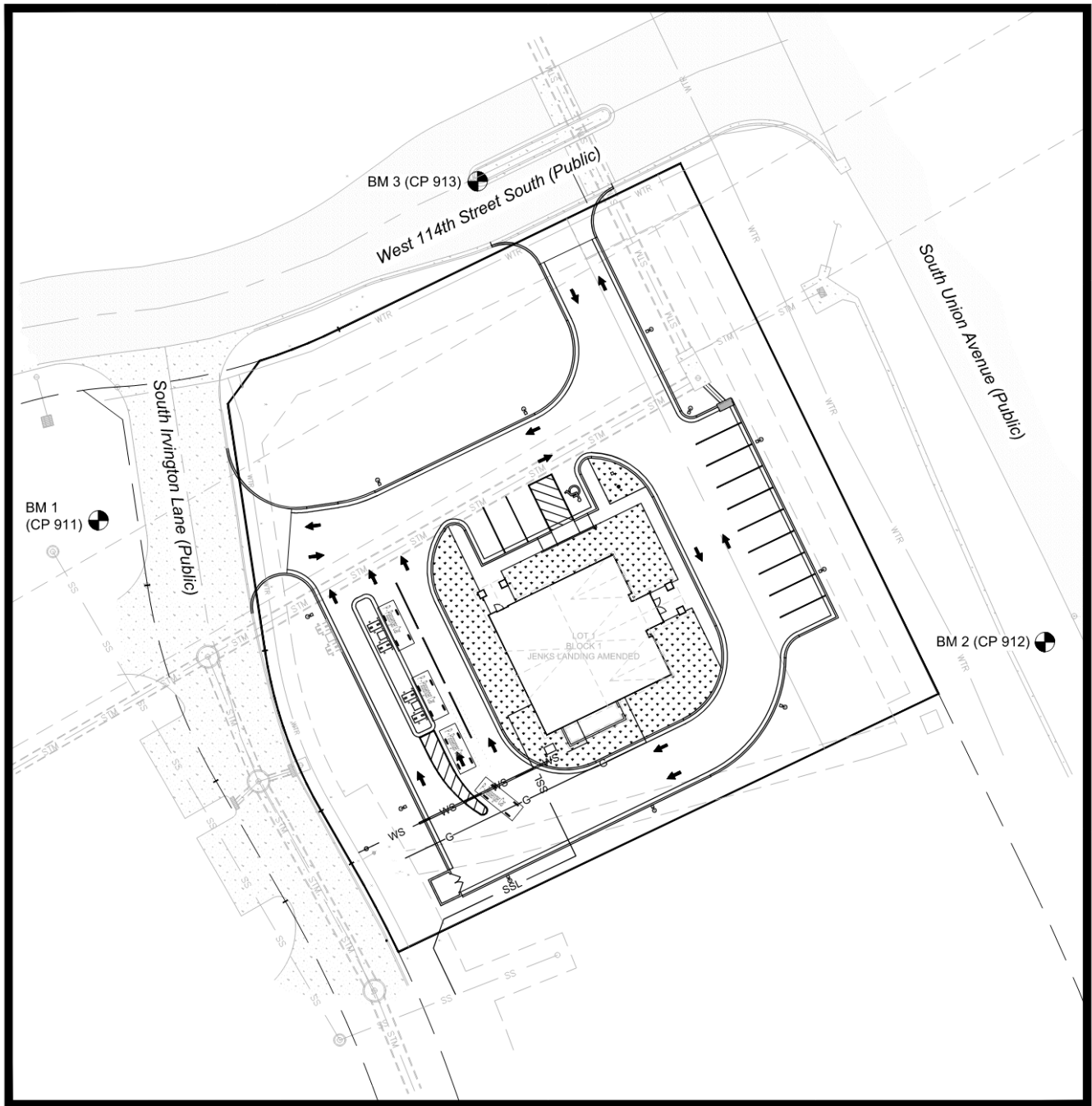
Gross Acres 1.39

JENKS LANDING II, Development Area B of PUD 97 (PUD 97A) | NOT FILED | January 21, 2020

Jenks City Council conditionally approved the Preliminary/Conditional Final Plat - Jenks Landing II.

Conditions:

- 1. Include language in the Deed of Dedication to accomplish the proportional assignment of maintenance responsibilities for Reserve B.*
- 2. Identify locations of Access Limits on the face of the plat per Paragraph 1.8 of the Deed of Dedication.*
- 3. Numbering of the two paragraphs under 2.2 Reserve Area "B" should be corrected to 2.2.1 and 2.2.2.*
- 4. Reserve Area "A" and "C" are described as being for various uses, including ingress and egress. No ingress/egress is shown on any of the accompanying site plans. Make modifications necessary to clarify Paragraphs 2.2.1 and 2.2.2 pertaining to Reserve Area "B".*
- 5. The plat and Deed of Dedication and Restrictive Covenants shall be updated with landscape requirements, masonry percentage, and other changes made in approval of the PUD.*



1 PROJECT MAP
SCALE: 1" = 30'



Figure 2: OCCU Site Plan before amended Access along north.

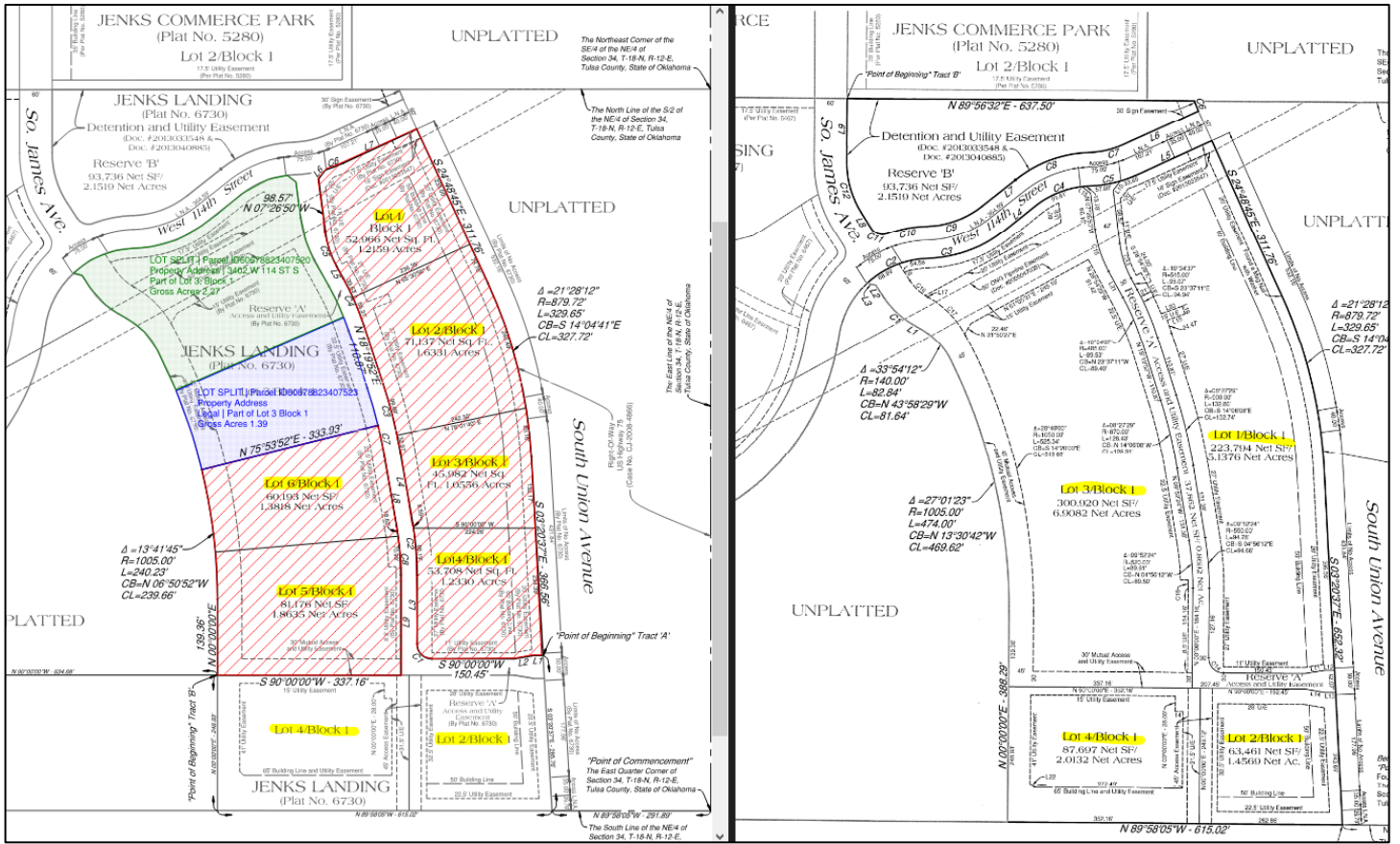


Figure 3: Jenks Landing Amended Preliminary/Final

Jenks Landing Final Plat

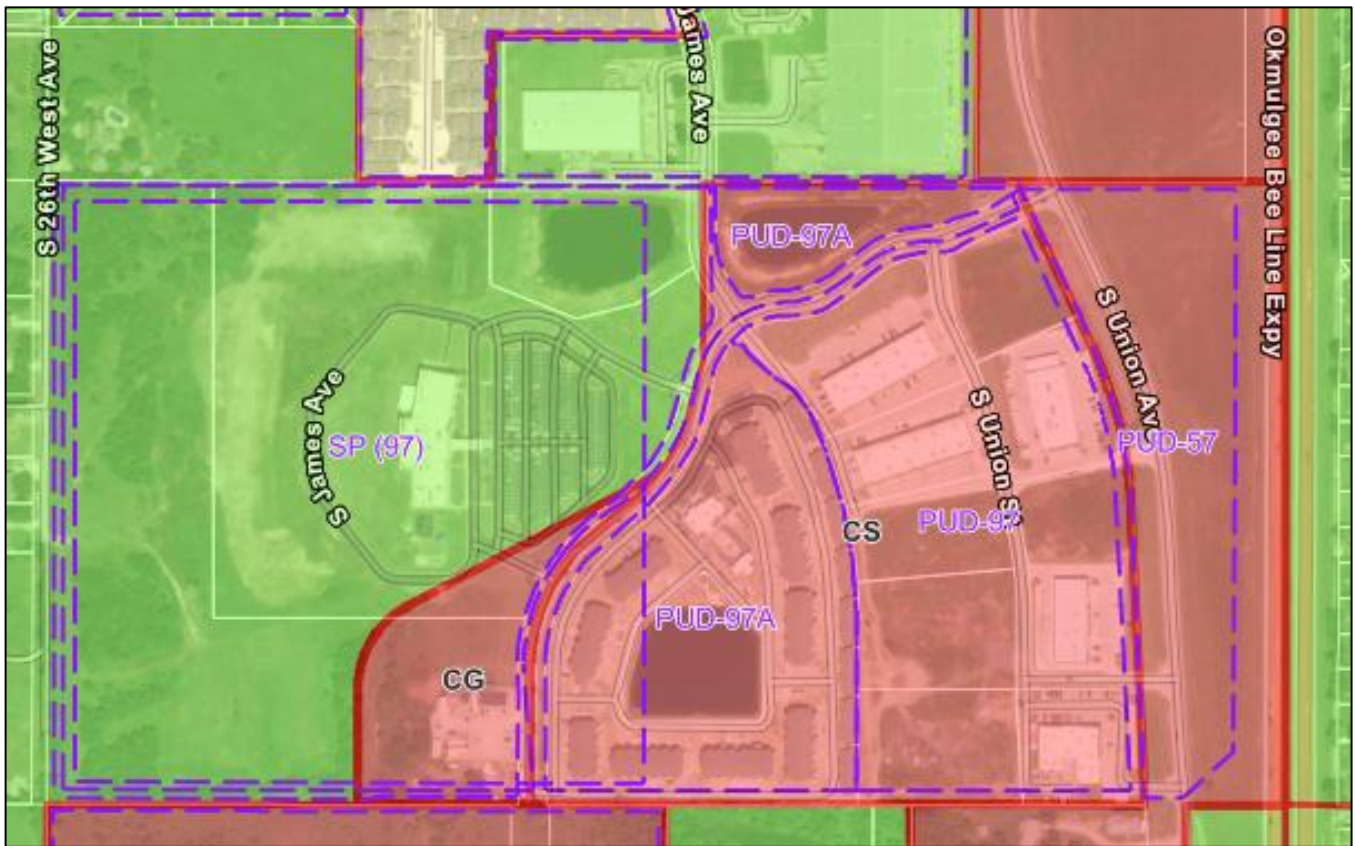
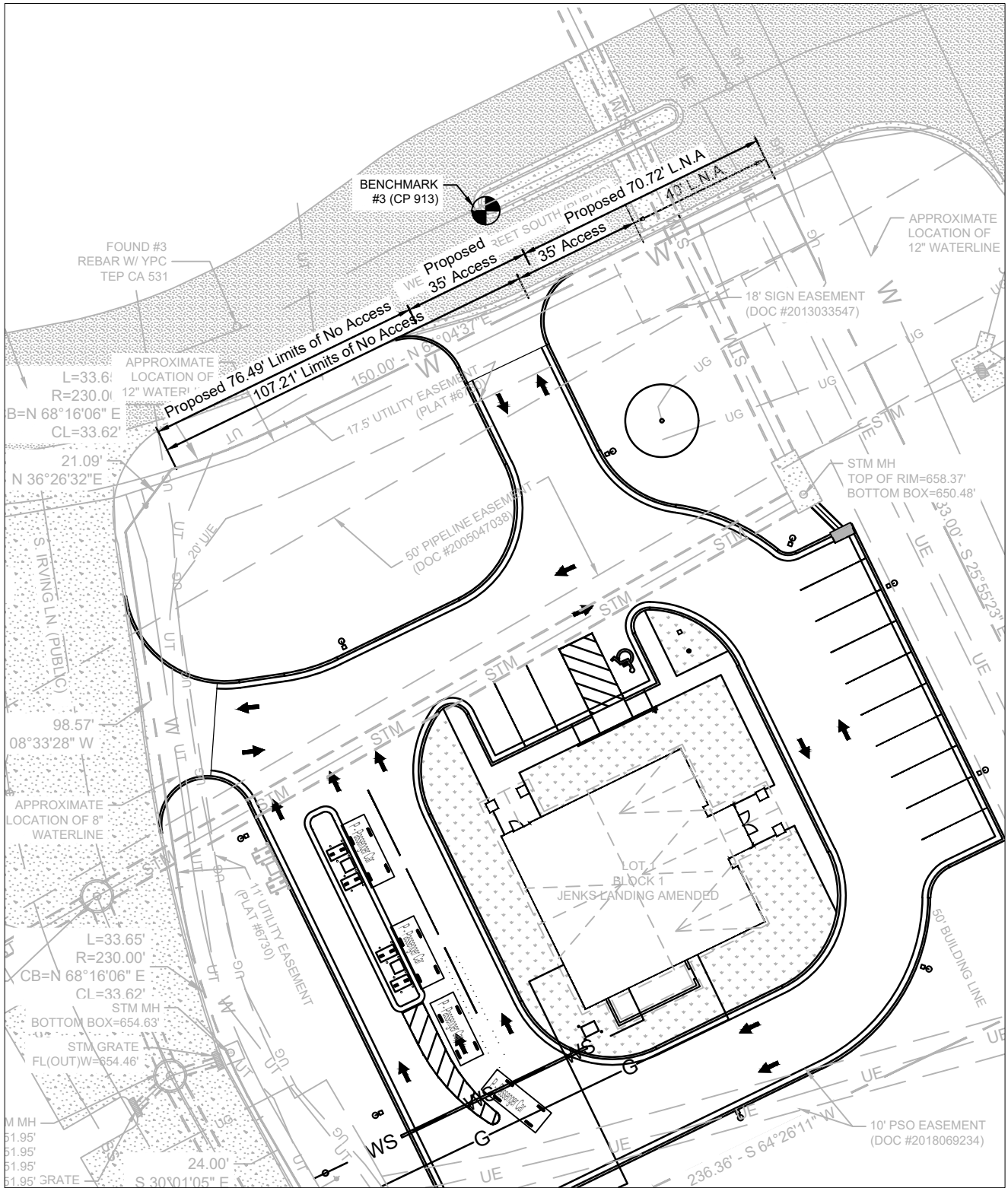


Figure 4: Zoning Map | INCOG



ACCESS EXHIBIT OCCU JENKS LANDING



CYNERGY
810 S CINCINNATI #200
TULSA, OK 74119
918.877.6000

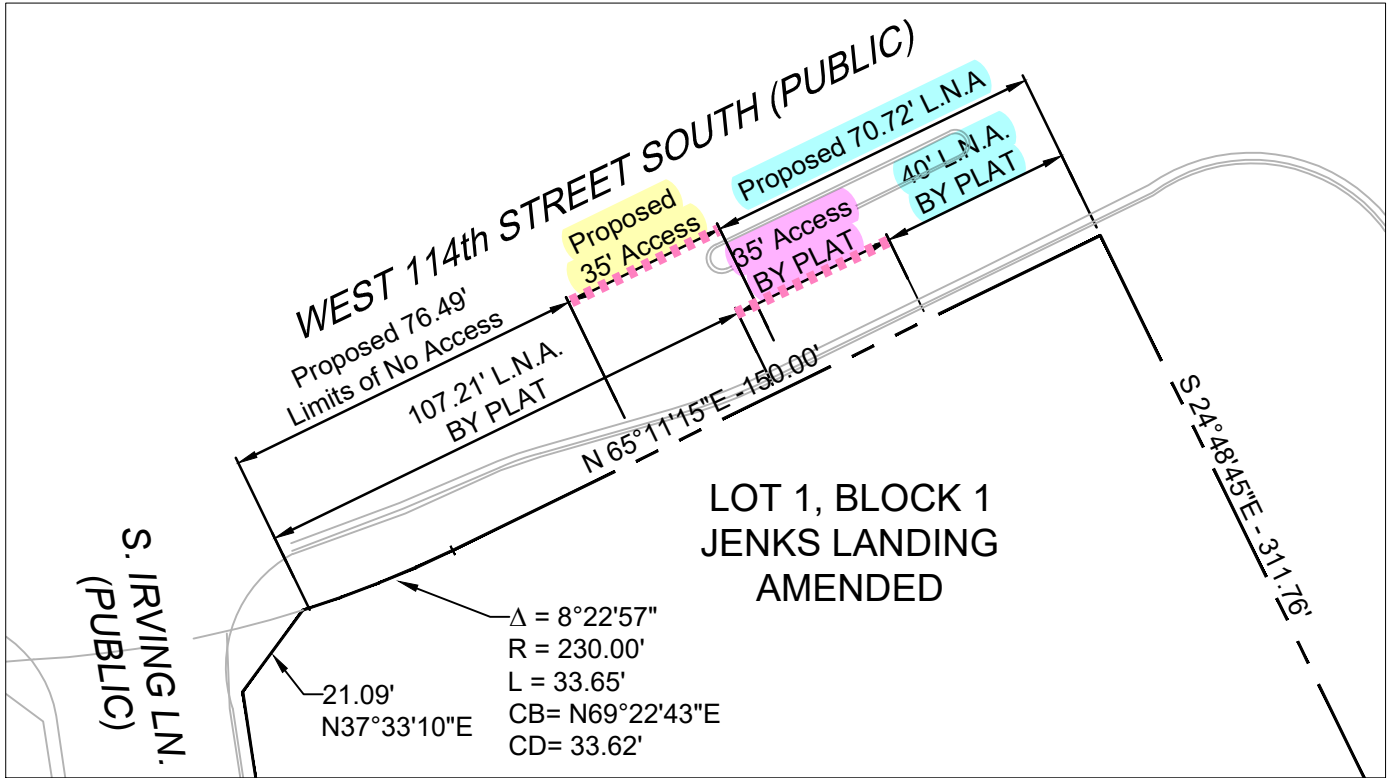
ISSUE DATE:
CHECKED BY: SRC
DRAWN BY: JML

SHEET NAME

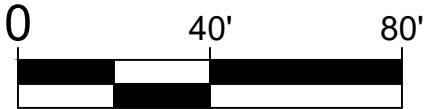
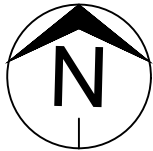
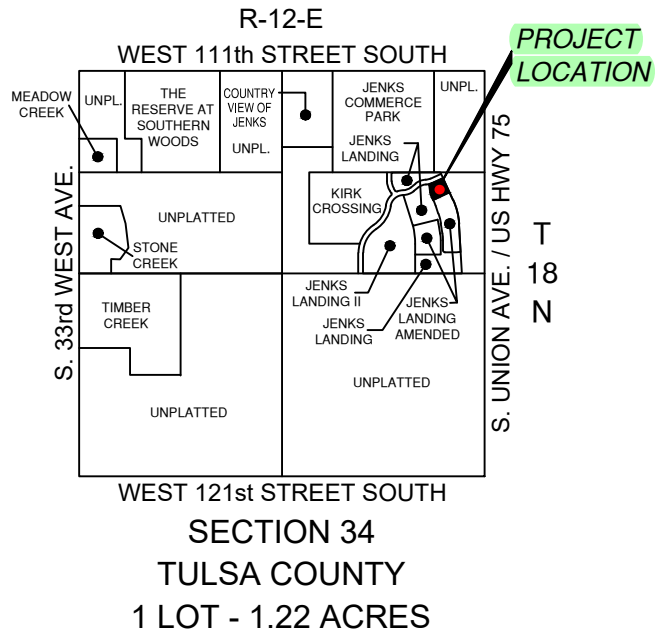
PROJECT NO:

SHEET NUMBER

COA



LOCATION MAP



SCALE: 1" = 40'-0"

**JENKS LANDING AMENDED
CHANGE OF ACCESS
EXHIBIT**



CYNERGY
810 S CINCINNATI #200
TULSA, OK 74119
918.877.6000

ISSUE DATE:
CHECKED BY: SRC
DRAWN BY: JML

SHEET NAME

PROJECT NO:

SHEET NUMBER

COA-01



Planned Unit Development No. 97

Jenks Landing Amended

OWNER / DEVELOPER

Dash Ranch, L.L.C.
 an Oklahoma limited liability company
 8806 South 6200 West
 Payson, Utah 84651
 918.424.2038

A replat of Lot 1 and part of Lot 3, Block 1 of "Jenks Landing", a subdivision in the City of Jenks, being a part of the NE¼ of Section 34, Township 18 North, Range 12 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

9810 East 42nd Street South, Suite 100
 Tulsa, Oklahoma 74146

918.252.9621
 CERTIFICATE OF AUTHORIZATION NO. 551
 RENEWAL DATE: JUNE 30, 2023

Legend

- Ac. = Acres
- CB = Chord Bearing
- CL = Chord Length
- Doc. = Document
- L.N.A. = Limits of No Access
- SF = Square Feet
- UE = Utility Easement

Monument Notes
 A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
 A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.
 A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curves, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyesores, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tracts are based on a plat bearing of N 69°50'00" W along the south line of the NE¼ of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof per "Kirk Crossing" a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 6467, as filed in the records of the Tulsa County Clerk's office.

Benchmark

A chiseled "X" in a chiseled box on top of the east curb of South James Avenue opposite the centerline of the south entry for Kirk Crossing Church.
 Elevation = 670.97 (NAVD88)

Backflow Preventer Valve

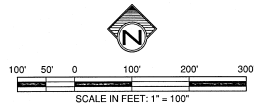
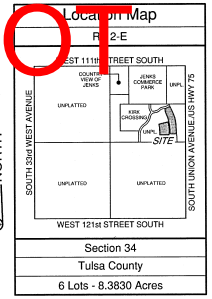
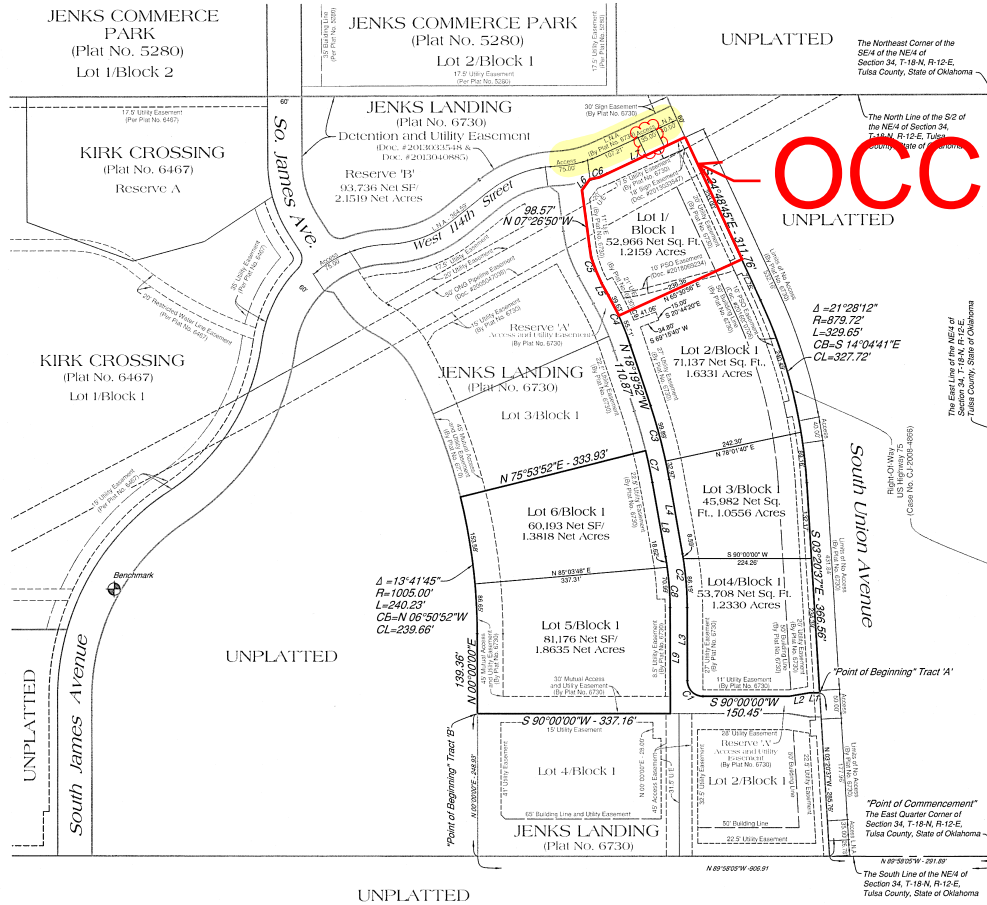
If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 90°00'00"W	17.59'	L8	N 37°33'10"E	21.09'
L2	S 89°34'25"W	38.60'	L7	N 65°11'15"E	159.00'
L3	N 00°00'00"E	127.16'	L8	S 09°52'24"E	131.38'
L4	N 09°52'24"W	131.38'	L9	S 00°00'00"W	184.16'
L5	N 28°52'25"W	24.00'			

Curve Table

No.	Data	Radius	Length	Chord Bearing	Chord Distance
C1	90°00'00"	27.00'	42.41'	N 45°00'00"W	38.18'
C2	09°52'24"	650.00'	94.78'	N 04°56'12"W	94.66'
C3	09°27'29"	900.00'	132.80'	N 14°00'58"W	132.74'
C4	10°24'37"	615.00'	95.07'	S 22°31'11"W	94.94'
C5	21°27'30"	180.00'	67.42'	N 18°10'40"W	67.03'
C6	08°22'57"	230.00'	33.65'	N 69°22'43"E	33.62'
C7	03°44'44"	870.00'	57.13'	S 17°45'16"E	57.12'
C8	09°52'24"	620.00'	89.61'	S 04°56'12"E	89.52'
C9	01°57'40"	636.00'	18.35'	S 23°30'14"E	18.55'



OCCU LOT

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$18,099.00 per trust receipt no. 16875 to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 06/15/2021
 John M. Feltz
 Tulsa County Treasurer
 By: *[Signature]*
 Deputy Clerk

FINAL PLAT

CERTIFICATE OF APPROVAL
 I hereby certify that this plat was approved by the Jenks City Council

on June 15, 2021

[Signature]
 MAYOR - VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.
[Signature]
 CITY MANAGER

Jenks Landing Amended
 Date of Preparation: May 7, 2021 Sheet 1 of 3

G:\21-020\Final\21-020 Amended Pre-Final Plat.dwg, 6/10/2021 - 3:10 PM

**Deed of Dedication
and
Restrictive Covenants
P.U.D. 97
JENKS LANDING AMENDED**

KNOW ALL MEN BY THESE PRESENTS:

DASH RANCH, L.L.C., an Oklahoma corporation, hereinafter referred to as the "Owner/Developer", is the owner of the following described land in the City of Jenks, Tulsa County, State of Oklahoma, to wit:

A tract of land located in the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

TRACT "A"

A tract of land being Lot 1, Block 1, "Jenks Landing", a subdivision in the City of Jenks, located within the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Plat No. 6730, as filed in the office of the Tulsa County Clerk, said tract being more particularly described as follows:

Commencing at the east quarter corner of Section 34, T-18-N, R-12-E of the Indian Base and Meridian;

Thence N 89°58'05" W, along the south line of said NE/4, a distance of 291.89 feet to a point, said point being the southeast corner of Lot 2, Block 1 of said "Jenks Landing";

Thence along the east line of said Jenks Landing, N 03°20'37" W a distance of 285.76 feet to the "Point of Beginning", said point being the southeast corner of said Lot 1;

The remaining courses described herein are along the south, west, north and east lines of said Lot 1;

Thence S 90°00'00" W a distance of 17.59 feet;

Thence S 80°34'35" W a distance of 36.65 feet;

Thence S 90°00'00" W a distance of 150.45 feet;

Thence along a tangent curve to the right with a central angle of 90°00'00", a radius of 27.00 feet, an arc length of 42.41 feet, a chord bearing of N 45°00'00" W for a chord length of 38.18 feet;

Thence N 00°00'00" E a distance of 127.16 feet;

Thence along a tangent curve to the left with a central angle of 09°52'24", a radius of 550.00 feet, an arc length of 94.78 feet, a chord bearing of N 04°56'12" W for a chord length of 94.66 feet;

Thence N 09°52'24" W a distance of 131.38 feet;

Thence along a tangent curve to the left with a central angle of 08°27'29", a radius of 900.00 feet, an arc length of 132.86 feet, a chord bearing of N 14°06'08" W for a chord length of 132.74 feet;

Thence N 18°19'52" W a distance of 110.87 feet;

Thence along a tangent curve to the left with a central angle of 10°34'37", a radius of 515.00 feet, an arc length of 95.07 feet, a chord bearing of N 23°37'11" W for a chord length of 94.94 feet;

Thence N 28°54'29" W a distance of 24.00 feet;

Thence along a tangent curve to the right with a central angle of 21°27'39", a radius of 180.00 feet, an arc length of 67.42 feet, a chord bearing of N 18°10'40" W for a chord length of 67.03 feet;

Thence N 07°26'50" W a distance of 98.57 feet;

Thence N 37°33'10" E a distance of 21.09 feet;

Thence along a non-tangent curve to the left with a central angle of 08°22'57", a radius of 230.00 feet, an arc length of 33.65 feet, a chord bearing of N 69°22'43" E for a chord length of 33.62 feet;

Thence N 65°11'15" E a distance of 150.00 feet;

Thence S 24°48'45" E a distance of 311.76 feet;

Thence along a tangent curve to the right with a central angle of 21°28'12", a radius of 879.72 feet, an arc length of 329.65 feet, a chord bearing of S 14°04'41" E for a chord length of 327.72 feet;

Thence S 03°20'37" E a distance of 366.56 feet to the "Point of Beginning".

Said tract contains 223,794 square feet or 5.1376 acres.

AND

TRACT "B"

A tract of land being a part of Lot 3, Block 1, "Jenks Landing", a subdivision in the City of Jenks, located within the S/2 of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Plat No. 6730, as filed in the office of the Tulsa County Clerk, said tract being more particularly described as follows:

Commencing at the east quarter corner of Section 34, T-18-N, R-12-E of the Indian Base and Meridian;

Thence N 89°58'05" W, along the south line of said NE/4 and the south line of said Jenks Landing, a distance of 906.91 feet to the southwest corner of Lot 4, Block 1 of said Jenks Landing;

Thence N 00°00'00" E, along the west line of said Lot 4, a distance of 248.93 feet to the "Point of Beginning", said point being the southwest corner of said Lot 3;

Thence continuing along the west line of said Lot 3, N 00°00'00" E a distance of 139.36 feet;

Thence continuing along said west line, along a tangent curve to the left with a central angle of 13°41'45", a radius of 1005.00 feet, an arc length of 240.23 feet, a chord bearing of N 06°50'52" W for a chord length of 239.66 feet;

Thence N 75°53'52" E a distance of 333.93 feet, to a point on the east line of said Lot 3;

Thence along said east line, on a non-tangent curve to the right with a central angle of 03°45'44", a radius of 870.00 feet, an arc length of 57.13 feet, a chord bearing of S 11°45'16" E for a chord length of 57.12 feet;

Thence continuing along said east line, S 09°52'24" E a distance of 101.38 feet;

Thence continuing along said east line, along a tangent curve to the right with a central angle of 09°52'24", a radius of 520.00 feet, an arc length of 89.61 feet, a chord bearing of S 04°56'12" E for a chord length of 89.50 feet;

Thence continuing along said east line, S 00°00'00" W a distance of 184.16 feet to the southeast corner of said Lot 3;

Thence S 90°00'00" W, along the south line of said Lot 3, a distance of 337.16 feet to the "Point of Beginning".

Said tract contains 141,369 square feet or 3.2454 acres.

Said combined Tracts 'A' and 'B' contain 365,163 square feet or 8.3830 acres.

The non-astronomical basis of bearings for said contained herein is the south line of the NE/4 of Section 34, T-18-N, R-12-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

As Owner/Developer, I hereby certify that I have caused the above described land to be surveyed, divided, mapped, dedicated and access rights reserved as presented on the plat and have designated the subdivision as "JENKS LANDING AMENDED", a subdivision in the City of Jenks, Tulsa County, Oklahoma.

SECTION I. EASEMENTS AND UTILITIES

1.1. General Utility Easements

The Owner/Developer does hereby dedicate, for public use, the utility easements as depicted on the accompanying plat as "U/E" or "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and

communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves to itself, and to its assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along the streets and all of the utility easements depicted on the plat for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenants shall be binding on each lot owner and shall be enforceable by the City of Jenks, Oklahoma, and by the supplier of any affected utility service, that within the streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit ditches, parking areas, curbing, landscaping and customary screening fences and walls.

1.2. Underground Service

1.2.1 Street light poles or standards may be served by overhead line or underground cable and elsewhere throughout the subdivision. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the public streets as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways.

1.2.2 Underground service cables and gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot. Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definite, permanent, effective and non-exclusive right-of-way easement on the lot, 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.

1.2.3 The suppliers of electric, telephone, cable television, and gas services, through its agents and employees, shall at all times have the right of access to all easement ways 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, telephone, cable television, or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on the lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television, or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner of the lot shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or the owner's agents or contractors.

1.2.5 The foregoing covenants set forth in this subsection 1.2 shall be enforceable by each supplier of the electric, telephone, cable television, or gas service and the owner of the lot agrees to be bound hereby.

1.3. Water and Sewer Service

1.3.1 The owner of each lot shall be responsible for the protection of the public water mains and of the public sanitary sewer facilities located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main or public sanitary sewer main. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main or

sewer main, or any construction activity which would interfere with public water and sewer mains, shall be prohibited.

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

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

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

1.4. Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this Deed of Dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or the its agents or contractors.

1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.5. Surface Drainage

Each lot shall receive and drain, in an unobstructed manner, the storm- and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this "Section 1.5. Surface Drainage" shall be enforceable by any affected lot owner and by the City of Jenks.

1.6. Paving and Landscaping Within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the City of Jenks or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7. Storm Sewer

1.7.1 The City of Jenks, or its successors, through its proper agents and employees shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

1.7.2 No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

1.7.3 The City of Jenks, or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

1.7.4 The foregoing covenants concerning the public storm sewer system shall be enforceable by the City of Jenks, or its successor, and the owner of each lot agrees to be bound hereby.

1.7.5 The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

1.8. Limits of No Access

The undersigned owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Union Avenue and West 114th Street within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or retossed by the City of Jenks or its successors, or as otherwise provided by the statutes and laws of the State of Oklahoma. "Limits of No Access" shall be enforceable by the City of Jenks.

SECTION II. RESERVE AREAS

2.1. Reserve Areas

Every person or entity who is a record owner of the fee interest of a lot within "JENKS LANDING AMENDED" shall be subject to the requirements and responsibilities as described in "Section II. Reserve Areas" of the Deed of Dedication and Restrictive Covenants of Jenks Landing, Plat No. 6730.

SECTION III. CORRIDOR APPEARANCE DISTRICT

3.1. Appearance Design

3.1.1 Building design and site plan details should be so designed to provide building exterior walls and structural facades of a complementary style in order to minimize the impact of proposed new buildings and uses on adjacent and nearby properties. Exterior walls of buildings visible from the fronting street(s) must provide a complementary appearance utilizing design features, landscaping, color schemes and other architectural treatments to eliminate monotone or monolithic exterior walls or structural facades in order to be compatible and complementary to adjacent and nearby properties within the Corridor Appearance District.

3.1.2 In addition to complementary exterior wall design and building materials, the use of building setbacks, screening fences, landscaping, signage, lighting, and other site-specific amenities should be used to increase compatibility of the building with adjacent and nearby properties.

3.1.3 All roof-mounted heating and air conditioning equipment (HVAC) shall be screened.

3.2. Building Materials

3.2.1 The design of new structures and of additions to existing structures, including new-site improvements, should take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises in the adjacent neighborhood. Contemporary designs for new structures, additions to existing structures or remodels may be allowed so long as such construction is compatible with the essential form and integrity of other structures in the adjacent neighborhood.

3.2.2 All new structures and all reconstruction or remodeling of existing structures within the Corridor Appearance District should utilize exterior materials such as masonry, face brick, stone, or wood.

3.2.3 Traditional color schemes and combinations of those colors that are complementary to the adjacent neighborhood should be used for all exterior wall coverings. Fluorescent or luminescent colors shall be prohibited.

JENKS LANDING AMENDED

Date Prepared: May 7, 2021 Sheet 2 of 3

3.3 Parking and Landscaping

3.3.1 Parking

- a. Off-street parking areas/off-street loading areas should conform to the design, lighting, and improvements as required by the Jenks zoning code.
- b. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties within a residential zoning district.
- c. Unenclosed off-street parking areas shall be surfaced with a dust-free all-weather material
- d. Parking and internal traffic circulation should be established within each separate development in a way that will result in a substantial reduction in the number of existing and new public street and private drive access points to major arterial street frontages.

3.3.2 Landscaping

- a. Street frontages within the Corridor Appearance District should provide a sense of open space and should be buffered from the streets by landscaped drives, lawns, or parking.
- b. Trees and shrubbery utilized for landscaping purposes should conform to the species recommended and approved by the City of Jenks.
- c. Locations along or near to the proposed routes of the Jenks Trail System should be encouraged to provide for pedestrian and bicycle access to the system.
- d. Commercial and other office uses within the Corridor Appearance District should provide minimum landscaped open space as follows:
 - i. Commercial Use 12.5% of Lot Area
 - ii. Office Use 12.5% of Lot Area

3.4 Fencing

- 3.4.1 Development and re-development within the Corridor Appearance District should include adequate screening and buffering to avoid negative impacts on adjacent residential areas.
- 3.4.2 Screening fencing, where required by the Jenks Zoning Code and else where on a lot within a Corridor Appearance District, should be wooden fencing, faux fencing, masonry, or brick walls or combinations thereof, providing visual barriers.
- 3.4.3 Screening walls or fences shall be maintained by the owner or occupant of the lot containing the use required to construct the screening.
- 3.5 Signage
 - 3.5.1 All signs as defined in the Jenks City Code should be designed to be compatible with and complementary to the adjacent neighborhood. All signs should be designed and erected in compliance with the Jenks City Code, Zoning Code, and Sign Code without the necessity of variances. Variances of height, size, setback, and other code requirements should not be supported within the Corridor Appearance District.

3.6 Lighting

- 3.6.1 All lighting, including exterior and parking lot lighting should be so designed to complement the building structures constructed and those located in adjacent areas.
 - a. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties or road right-of-way.
 - b. Lighting incorporating period lighting fixtures similar to special theme district and conforming to approved City street lighting studies are encouraged.

SECTION IV. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "JENKS LANDING AMENDED" was submitted as part of a planned unit development (designated as PUD No. 97) pursuant to Chapter 9 of the City of Jenks Zoning Ordinance.

WHEREAS, the planned unit development provisions of the Jenks Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Jenks, sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Jenks.

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

4.1 Permitted Uses:

Uses permitted by right or special exception in the CS Zone District, Use Unit 15 (Other Trades and Services), Warehousing with no outside storage permitted.

4.2 Floor Area Ratio: 0.40

4.3 Minimum Building Setbacks:

- from South Union Avenue ROW 50 feet
- from West 114th Street ROW 50 feet
- from West Development Line 5 feet
- from South Development Line 50 feet

4.4 Maximum Building Height: 35 feet*

Architectural elements may exceed the maximum building height with Site Plan approval.

* Plus 2 feet of setback for each one foot building height exceeding 15 feet, if the property abuts an RE, RS or RD District.

4.5 Minimum Off-Street Parking:

- Retail As required by the City of Jenks Zoning Code for the applicable Use Unit
- Service Center
 - Office 1 space/300 s.f.
 - Warehouse 1 space/600 s.f.

4.6 Minimum Landscaped Area: 12.5%

4.7 Landscaping and Open Space:

Unless modified herein, landscaping and open space will be provided in accordance with the City of Jenks Zoning Code.

4.8 Signage:

Signs shall be installed in accordance with the City of Jenks Zoning Code.

4.9 Lighting:

Lighting will be installed in accordance with the City of Jenks Zoning Code.

V. PROPERTY OWNERS' ASSOCIATION

5.1 Formation

The Owner/Developer has formed or shall cause to be formed in accordance with the status of the State of Oklahoma, JENKS LANDING AMENDED PROPERTY OWNERS' ASSOCIATION, INC., a nonprofit corporate entity (herein referred to as the 'Association'). The Association shall be formed for the general purposes of maintaining Reserves "A" and "B", as described in "Section II, Reserve Areas" of the Deed of Dedication and Restrictive Covenants of Jenks Landing, Plat No. 6730.

5.2 Membership

Every person or entity who is a record owner of the fee interest of a lot within 'JENKS LANDING AMENDED' shall be a member of the Association. Membership shall be appurtenant to and may not be

separated from the ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership to the Association as of the date of incorporation, or as of the date of recording of the deed, whichever occurs last.

5.3 Covenant for Assessments

The owner and each subsequent owner of a lot, by acceptance of a deed thereto, are deemed to covenant and agree to pay the 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 Reserves "A" and "B" as designated on the plat of Jenks Landing, Plat No. 6730. Said assessments will be established by the Board of Directors in accordance with the declaration and the bylaws of the Association. An unpaid assessment shall be a lien against the lot which it is made. The lien, however, shall be subordinate to the lien of any first mortgage

5.4 Enforcement Rights of the Association

Without limitation of such other powers and rights as the Association may have, the Association shall be deemed a beneficiary, to the same extent as a lot owner, of the various covenants set forth within this Deed of Dedication, and shall have the right to enforce all the covenants to the same extent as a lot owner.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

6.1 Enforcement and Duration

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

6.2 Amendment

The Covenants contained herein within "Section I. Easements and Utilities" and "Section IV. Planned Unit Development Restrictions" may be amended or terminated at any time by a written instrument signed and acknowledged by the Jenks Planning Commission or its successors with the approval of the City of Jenks.

6.3 Severability

These restrictive covenants, together with the other documents incorporated by reference, shall be construed as an entity and the pertinent sections of all instruments as a whole. The invalidity of any phrase, clause or provisions herein contained shall not serve to render the balance or this instrument void, or unenforceable, and the same shall be thereafter construed as if such phrase, clause or provision were not herein contained, or to otherwise give maximum effect to the intent of the undersigned. The failure of the grantor, or any successor in title, to enforce any given restriction or covenant, or conditions at any time, or from time to time, shall not be deemed to be a waiver or relinquishment of any right or remedy nor a modification of these restrictions and protective covenants.

6.4 Definitions

In the event of ambiguity of any word or term set forth herein, the meaning thereof shall be deemed to be defined as set forth within the City of Jenks Zoning Code as the same existed on January 1, 2000 or as subsequently amended.

IN WITNESS WHEREOF: DASH RANCH, L.L.C., an Oklahoma limited liability company, executed this instrument this 11 day of June, 2021.

DASH RANCH, L.L.C.
an Oklahoma limited liability company

Troy Akir
Troy Akir, Managing Member

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

Before me, the undersigned, a notary public in and for said County and State on this 11th day of June, 2021, personally appeared Troy Akir, to me known to be the identical person and Managing Member who subscribed the name of the maker thereof and acknowledged to me that he executed the same as his free and voluntary act and deed of DASH RANCH, L.L.C., an Oklahoma limited liability company, for the uses and purposes therein set forth.

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



Jack Taber
Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2024

CERTIFICATE OF SURVEY

I, Bobby D. Long, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "JENKS LANDING AMENDED", a subdivision in Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this 11th day of June, 2021



Bobby D. Long
Bobby D. Long
Registered Professional Land Surveyor
Oklahoma No. 1886

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

The foregoing Certificate of Survey was acknowledged before me this 11th day of June, 2021, by Bobby D. Long.



Jack Taber
Jack Taber, Notary Public
My commission No. is 12005192
My commission expires May 31, 2024

JENKS LANDING AMENDED
Date Prepared: May 7, 2021 Sheet 3 of 3

Jenks | PC Staff Report



To Chair, Dr. Scott West and Planning Commission
Date June 05, 2025
Case Number PLAT 25-15 "Belvedere"
Request(s) Preliminary Plat for a Single-family development (*JZ 25 PUD 152 Overlay*)
Location North of 131st and east of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

- Legal Notice
- Zoning Exhibit

Preparer

INCOG
Select Design, Ryan McCarty

Background Information

CC Summary | February 18, 2025 | Approved at the regularly scheduled meeting. (consent agenda)

PC Summary | February 6, 2025 | Approved at the regularly scheduled hearing. (consent 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 was developed as a commercial medical marijuana grow facility and he felt residential development may have challenges and requested Local Commercial zoning with an amendment to the Comprehensive Plan.

The area is surrounded by a variety of zoning and uses which have changed since 2021. To the north there are still large Single-family lots and/or farming on Agriculture land, to the east there is a residential subdivision with large lots and dense Single-family. The west has 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(s)	Approval of Preliminarily Plat
Current Zoning	PUD 152 and (RS2) Single-family Residential
Comprehensive Plan	Medium Intensity Single-family
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 Currently being platted
 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 INFORMATION

Table 16-3-1(A): Residential District Bulk and Dimensional Standards			
Standard	PUD 152	RS2	RS1
Lot Standards (Minimum)			
Lot Area (sqft)	8,000	8,000	10,000
Lot Area/DU (sqft)	Max Dwellings: 54/30 Drawn		10,000
Lot Width (ft)	70	55 60	70
Yard Setbacks (Minimum)			
Front (ft) *Plat shows 35ft B/L	20*	20 (3)	25
Exterior Side (ft) (131 st)	35	15 (3)	20
Interior Side (ft)	5/5 (10)	5	15 (1)
Rear (ft)	20	20	25
Building Standards (Maximum)			
Height (ft)	35*	35	35
Impervious Surface Coverage	45%	45%	45%
Notes			
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.			
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.			
(3) Garages shall be setback a minimum of 25 feet from the front property line.			
* See PUD for Height exceptions			
PUD Highlights			
Amenities	1. Private gated neighborhood 2. Landscaped Entry 3. Recreational Areas (Passive Recreation) 4. Detention facility with fountains 5. Stocked Fishing pond with dock 6. Walking trail-all weather surface 7. 7 feet brick or stone screening walls 8. New tree plantings 9. Landscaped green space		
Zoning	RS2 (Residential Single-family) PUD 131 Overlay		
Land Area / Dwelling Unit	14,520 sq ft / Land Area: 10.01 Acres (Based on 30 dwellings)		
Building Materials	100% Masonry/stone front facing street, TL 85% Exterior Masonry		
Signage	64 SQ FT vs 15 SQ FT		

Figure 1: UDO (Unified Development Ordinance (Zoning)

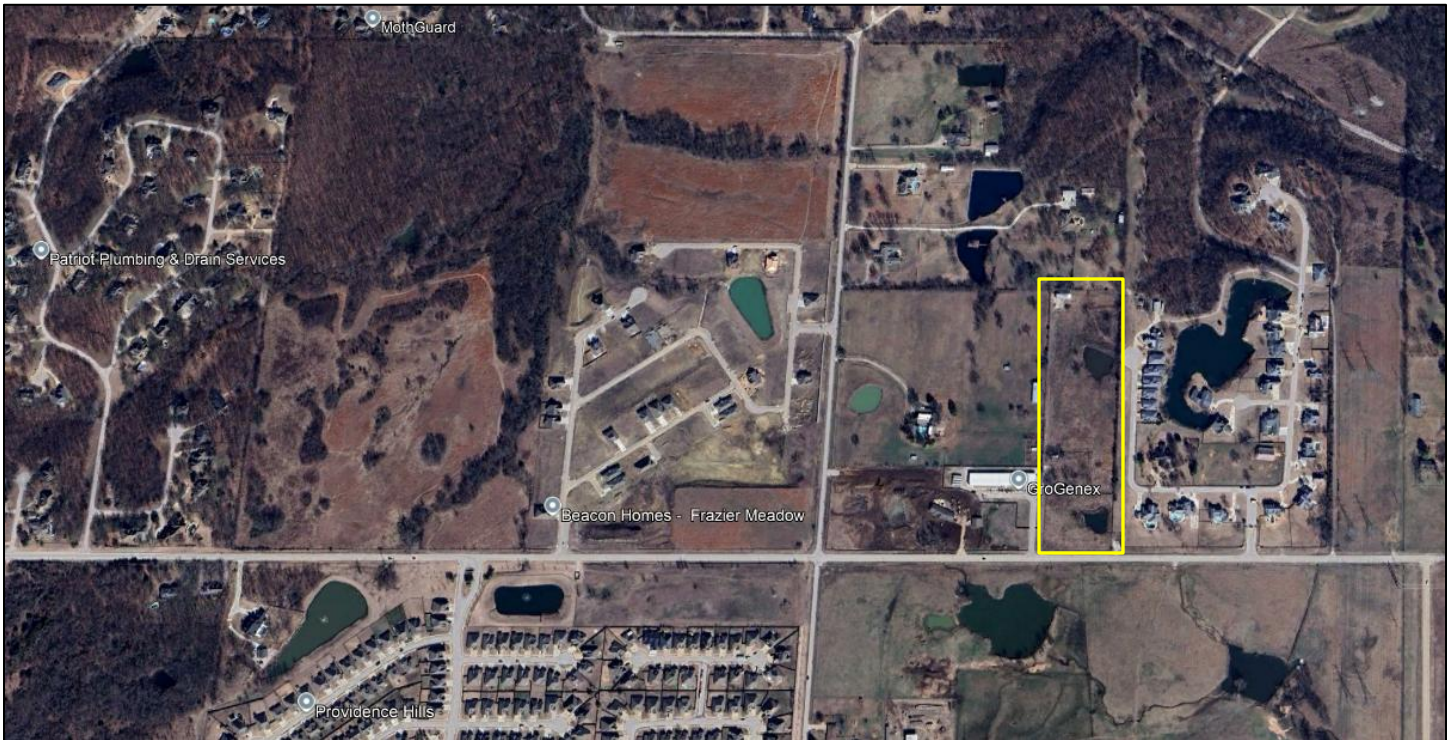


Figure 4: Google Earth view | housing, commercial, undeveloped, industrial

Staff Evaluation & Recommendation

Evaluation | This application is a request for a preliminary plat that matches the approved PUD 152 Overlay for a parcel approximately 10 acres in size:

Lots	28
Blocks	2
Reserves	4
Area	9.74 Acres
STR	04-17N, 13E

TAC COMMENTS: May 20, 2025

PSO | AARON N SMITH | TRANS RIGHT OF WAY AGENT
ANSMITH1@AEP.COM | D:918.599.2551 | C:918.508.3116
212 E 6TH ST, TULSA, OK 74119

Good Afternoon,

I do not see any PSO Transmission lines on the proposed areas and I do not see any issues.

If you have any questions, please let me know.

Thank you, Aaron Smith

COX | Angela

Good Afternoon Marcae!

Cox has no objections 😊

Thank you! Angela

ARTICLE 8. SUBDIVISION STANDARDS | Not complete list.

(b) Street Names.

- (I) *Street names shall meet the naming convention established by the City Engineer and shall not:*
 - (i) *Exceed 14 characters in length, excluding street-type designation;*
 - (ii) *Contain hyphens, apostrophes or other non-letter characters;*
 - (iii) *Exceed two words in length, excluding street-type designation;*
 - (iv) *Contain directional prefixes or suffixes (i.e., north, south, east, and west);*
 - (v) *Be phonetically similar to other street names in the City of Jenks (i.e., Shadow - Chateau, Parakeet - Park Heat, Grade - Gate);*
 - (vi) *Have the same name but different street type designation (i.e. Willow Drive - Willow Court); or*
 - (vii) *Duplicate facilities or geographic locations (i.e. Basketball Court, Bowling Alley).*
- (II) *Street names within a subdivision shall have a consistent theme (i.e. tree species, names of artists, bird species).*

(D) Private Street Entrance Requirements.

- (1) *All private street entrances shall be on arterial or collector streets only.*
 - (2) *All private street entrances (at the gate) shall have entrance and exit lanes, with lanes being at least 14 feet wide.*
 - (3) *The call box shall be a minimum of three car lengths (60 feet) from the ultimate curb of the adjacent arterial street.*
 - (4) *All private street exits on arterial streets shall have two lanes for outbound traffic and one lane for inbound traffic.*
 - (5) *Pedestrian access shall be provided near the main entrance and be shown on the site plan.*
 - (6) *If private street entrances have a structure (or cover) over the driving lane, the vertical clearance shall be at least 14 feet.*
 - (7) *Gates for gated communities shall be shown in the site plan and set back as follows.*
 - (a) *Forty feet from the edge of the paving to the keypad.*
 - (b) *Forty feet from the keypad to the gate.*
 - (8) *Private streets intersecting with any public street shall have a turn-around before the gate entrance that provides 38-foot minimum from the entrance face of curb on the control panel island to the face of curb on the outside of the exit lane. The turn-around shall provide space between control panel-island and gate or gate-island for at least a full size passenger vehicle to make the turn-around in one fluid motion.*
 - (9) *Access to all emergency and service delivery vehicles shall be guaranteed at all entrances by the homeowners association. These vehicles include, but are not limited to, the following agencies: Police, Fire, Ambulance, Street/Stormwater, Utilities and General Services, refuse pickup, mail delivery, municipal and county inspections (code) departments, other municipal and government agencies, utility companies (electric, gas, telephone, cable TV, water, sewer), etc. The Subdivider and the homeowners association shall provide insurance indemnification for any loss to any government vehicles.*
 - (10) *All current security codes, passwords/numbers and devices necessary to allow instant access shall comply with the requirements set out by the City of Jenks public safety officials.*
- (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,*
 - *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,*
 - *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,*
 - *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,*
 - *Blocks progressively numbered,*
 - *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,**
 - *Connects with current and anticipated future abutting development(s), N/A Private development*
 - *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, via Reserve A from 131st.***

*Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street? **Yes***

*Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street? **TBD***

*Are all lots serviced with water and are adequate easements dedicated for water? **Yes***

*Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer? **Yes***

*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. **Yes***

*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. **Yes***

*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? **Engineering***

*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? **Yes** 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.*

RECOMMENDATION | *Staff recommends conditional approval:*

1. *Provide a clean copy of the PUD 152 for filing as an addendum to the Plat:*
 - a. *PUD Comments*
 - i. *Side Yard adjacent to a street-strike this comment, since there is only one street.*
 - ii. *Consider language for landscaping maintenance specific to the public areas and the roundabout.*
 - iii. *Add PUD 152 to face of document.*
 - iv. *Provide a clean copy of the PUD once it has been approved.*
 - v. *Full ROW to be dedicated during platting.*
 - vi. *Do you meet all the subdivision regulations?*
 2. *Plat Comments*
 - a. *See face of plat.*
 - b. *See the following UDO/Subdivision Standards (not complete list)*
 - i. *Sec. 16-8-2. General Subdivision Standards.*
 - (4) *Street Designations and Names.*
 - (b) *Street Names.*
 - ii. *Sec. 16-8-5. Infrastructure Acceptance Requirements.*
 - iii. *Sec. 16-8-7. Circulation and Connectivity.*
 - (D) *Private Street Entrance Requirements*
 - iv. *Sec. 16-8-8. Street Design Standards.*
 - v. *Sec. 16-8-10. Anti-Monotony Standards.*
 1. *Provide system of implementation.*
 - vi. *Sec. 16-8-11. Parkland Provision.*

Subdivision Statistics

SUBDIVISION CONTAINS TWENTY-EIGHT (28) LOTS IN TWO (2) BLOCKS AND FOUR (4) RESERVE AREAS.

GROSS SUBDIVISION AREA: 424,296.7 SF / 9.74 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

Monumentation

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

Benchmark

ADS STATION 509 - 5/8" REBAR WITH ALUMINUM CAP
N: 429293.418, E: 2594905.585, ELEV.: 627.84' NAVD88

Addresses

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. THE ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Legend

- B/L -- BUILDING SETBACK LINE
- IPF -- IRON PIN FOUND
- IPS -- IRON PIN SET
- L.N.A. -- LIMITS OF NO ACCESS
- OD/E -- OVERLAND DRAINAGE EASEMENT
- U/E -- UTILITY EASEMENT
- WL/E -- RESTRICTED WATERLINE EASEMENT
- 1234** -- STREET ADDRESS

Planned Unit Development No. 152

Belvedere Reserve

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Line Table

LINE	BEARING	DISTANCE
L1	N 88°55'48" E	124.00'
L2	S 88°55'48" W	21.00'
L3	S 88°55'48" W	21.00'
L4	S 01°04'12" E	24.00'
L5	N 01°04'12" W	24.00'
L6	S 01°04'12" E	35.96'
L7	N 01°04'12" W	36.05'
L8	S 88°52'50" W	99.00'
L9	S 88°52'50" W	115.78'
L10	S 01°04'12" E	422.17'
L11	N 01°04'12" W	422.17'
L12	S 88°52'50" W	115.82'
L13	S 01°04'12" E	342.03'
L14	N 01°04'12" W	342.03'
L15	N 01°04'12" W	20.15'
L16	S 88°52'50" E	7.00'
L17	N 88°52'50" E	7.00'
L18	N 01°04'12" W	20.07'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.84'	26.00'	90°00'00"	S 43°55'48" W	36.77'
C2	40.84'	26.00'	90°00'00"	N 46°04'12" W	36.77'
C3	24.99'	48.00'	29°49'45"	S 15°59'05" E	24.71'
C4	24.99'	48.00'	29°49'45"	S 13°50'40" W	24.71'
C5	111.13'	106.73'	59°39'29"	N 01°04'12" W	106.18'
C6	24.99'	48.00'	29°49'45"	N 15°59'05" E	24.71'
C7	24.99'	48.00'	29°49'45"	N 13°50'40" E	24.71'
C8	111.13'	106.73'	59°39'29"	S 01°04'12" E	106.18'
C9	23.76'	48.00'	28°21'27"	S 15°14'56" E	23.51'
C10	35.36'	22.50'	90°02'57"	S 46°05'41" E	31.83'
C11	25.74'	52.00'	28°21'27"	N 15°14'56" E	25.47'
C12	23.76'	48.00'	28°21'27"	N 13°06'31" E	23.52'
C13	35.32'	22.50'	89°57'03"	N 43°54'19" E	31.81'
C14	25.74'	52.00'	28°21'27"	S 13°06'31" W	25.47'
C15	29.04'	18.50'	89°57'03"	N 43°54'19" E	26.15'
C16	29.08'	18.50'	90°02'57"	N 46°05'41" W	26.17'

Owner / Developer

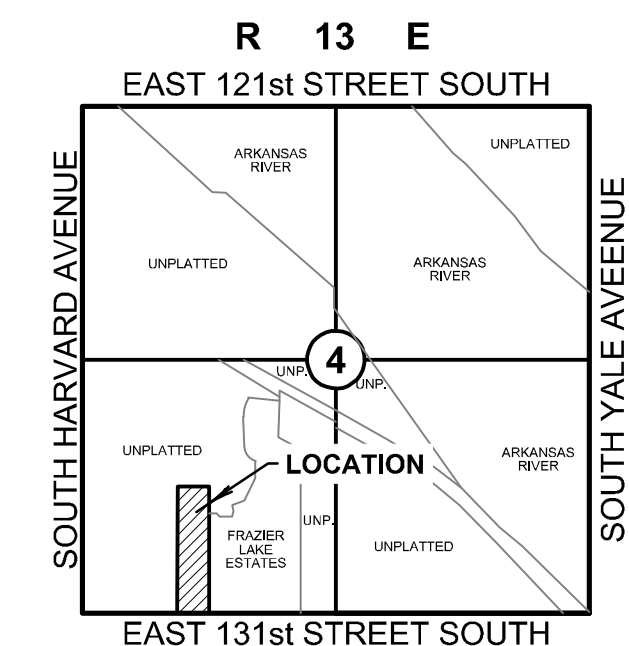
CLEARFIELD PARTNERS, LLC
P.O. BOX 265
JENKS, OKLAHOMA 74037
PHONE: (918) 260-1415
MR. RUSSELL D. COZORT
EMAIL: rdc4855@aol.com

Surveyor

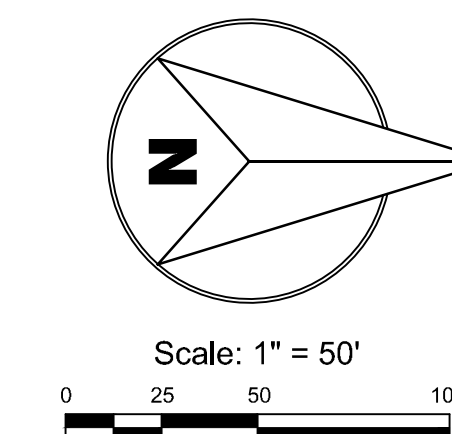
FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

Engineer

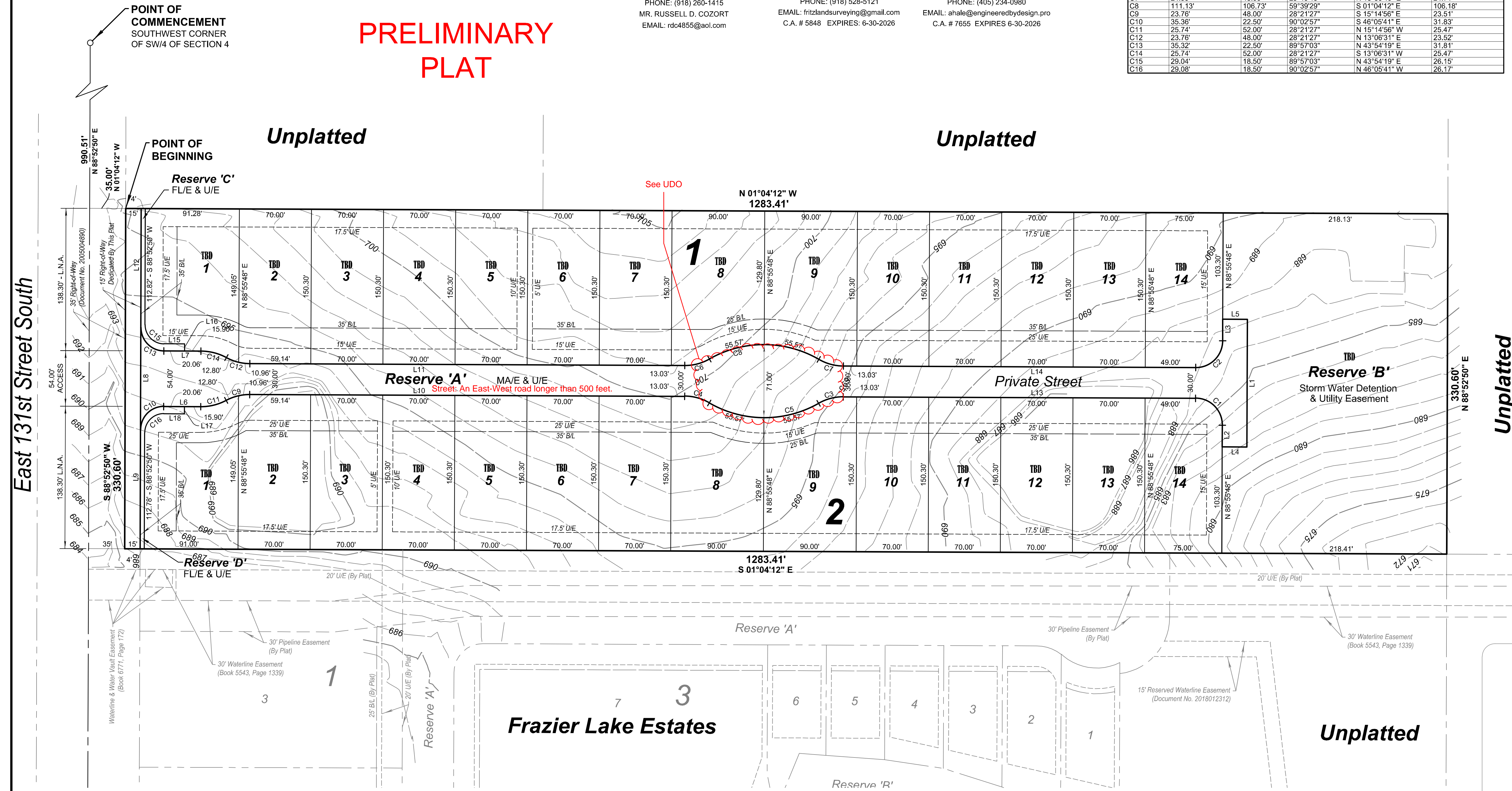
ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2026



Location Map
SCALE: 1"=2000'



PRELIMINARY
PLAT



FINAL PLAT

CERTIFICATE OF APPROVAL

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

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2025
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY TREASURER STAMP

Deed of Dedication & Restrictive Covenants

PRELIMINARY PLAT

BELVEDERE RESERVE Planned Unit Development No. 152

KNOW ALL MEN BY THESE PRESENTS:

CLEARFIELD PARTNERS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SAID SECTION 4; THENCE NORTH 88°52'50" EAST ALONG THE SOUTH LINE THEREOF 990.51 FEET; THENCE NORTH 01°04'12" WEST AND PARALLEL WITH THE EAST LINE OF THE SW/4 OF SAID SECTION 4 A DISTANCE OF 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°04'12" WEST 1283.41 FEET TO THE NORTH LINE OF THE SW/4 OF SAID SECTION 4; THENCE NORTH 88°52'50" EAST ALONG SAID NORTH LINE 330.60 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF SAID SECTION 4; THENCE SOUTH 01°04'12" EAST ALONG THE EAST LINE THEREOF 1283.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 131st STREET SOUTH; THENCE SOUTH 88°52'50" WEST ALONG SAID RIGHT-OF-WAY LINE 330.60 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 424,296.7 SQ. FEET OR 9.74 ACRES.

BEARINGS ARE BASED UPON THE SEVERAL OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N) NORTH AMERICAN DATUM 1983 (NAD83).

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND PRIVATE STREETS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "BELVEDERE RESERVE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES, AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT 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 THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

1. OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.

2. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.

3. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

4. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

5. THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE

SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

6. OKLAHOMA NATURAL GAS'S EASEMENT RECORDED IN BOOK _____, PAGE _____ SHALL REMAIN IN FULL FORCE AND EFFECT. OKLAHOMA NATURAL GAS'S EASEMENT PRE-DATES THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES OF OKLAHOMA NATURAL GAS'S RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES, AND PERMANENT STRUCTURES, WITHOUT OKLAHOMA NATURAL GAS'S PRIOR WRITTEN CONSENT.

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

1. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.

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

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

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. OVERLAND DRAINAGE EASEMENTS

1. OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.

2. NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.

3. THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.

4. IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. STORM WATER DETENTION EASEMENT

1. THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE 'A' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.

2. DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION III) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE

HOMEOWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

- THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

4. IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.

5. IN THE EVENT THE HOMEOWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, 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 RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.

6. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

H. RESERVE 'A'

RESERVE 'A' IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES AND KEYPAD ENTRY, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF BELVEDERE RESERVE.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE BELVEDERE RESERVE HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE BELVEDERE RESERVE DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION III HEREOF.

I. RESERVE 'B'

THE USE OF RESERVE 'A' SHALL BE LIMITED TO USE AS STORM WATER DETENTION, OVERLAND DRAINAGE EASEMENT, UTILITY EASEMENT, MAINTENANCE ACCESS, OPEN SPACE, SIDEWALKS, JOGGING TRAILS, FISHING DOCK, AND LANDSCAPING AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

J. RESERVE 'C' AND 'D'

THE USE OF RESERVE 'C' AND 'D' SHALL BE LIMITED TO USE AS UTILITY EASEMENTS, LANDSCAPING, SCREENING FENCES AND WALLS, ENTRY FEATURES INCLUDING GATES, AND SUBDIVISION IDENTIFICATION SIGNS, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION III, TO BE FORMED FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF THE COMMON AREAS OF THE SUBDIVISION.

K. LOT SALES

NO LOT CREATED BY THIS PLAT SHALL BE SOLD, TRANSFERRED OR OTHERWISE RELINQUISHED BY THE OWNER/DEVELOPER UNTIL THE INFRASTRUCTURE AND DEVELOPMENT REQUIREMENTS LISTED AND DESCRIBED IN THIS SECTION I HAVE BEEN COMPLETED.

L. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "BELVEDERE RESERVE" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD 152), AS PROVIDED WITHIN THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON _____, 2025, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD 152 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE JENKS ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, SUFFICIENT TO ASSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO, AND

WHEREAS, THE OWNERS ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA, AND

THEREFORE, THE OWNERS DO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (BELVEDERE RESERVE), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 9.74 ACRES (424,296.7 SQUARE FEET)

EXISTING ZONING: PUD 152

BELVEDERE RESERVE NEIGHBORHOOD PUD DEVELOPMENT STANDARDS INCLUDES ALL LOTS LOCATED WITHIN BELVEDERE RESERVE:

PERMITTED USES:

USE UNIT 1, AREA WIDE USES BY RIGHT

USE UNIT 6, SINGLE-FAMILY DWELLINGS, AND CUSTOMARY FACILITIES AND AMENITIES, INCLUSIVE OF COMMON SPACE AREA USES AND ACTIVITIES GENERALLY FOUND WITHIN MASTER-PLANNED RESIDENTIAL COMMUNITIES.

MINIMUM LOT WIDTH: 70 FEET

MINIMUM LOT AREA: 8,000 SQUARE FEET

MAXIMUM STRUCTURE HEIGHT: 35 FEET, WITH THE EXCEPTION OF CHIMNEYS, CUPOLAS, OR OTHER ARCHITECTURAL STRUCTURES WHICH MAY EXTEND TO A MAXIMUM HEIGHT OF 45 FEET.

MINIMUM OFF-STREET PARKING: THREE (3) ENCLOSED OFF-STREET PARKING SPACES PER DWELLING UNIT

BUILDING SETBACK FROM ARTERIAL STREET RIGHT-OF-WAY: 85 FEET FROM THE CENTERLINE OF EAST 131ST STREET SOUTH

FRONT YARD ABUTTING A PRIVATE STREET RESERVE: A TWENTY (20) FOOT SETBACK SHALL BE ALLOWED FOR THE HABITABLE PORTION OF THE STRUCTURE PROVIDED THAT ANY FRONT-FACING GARAGE IS LOCATED AT LEAST TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE. WHERE FRONT YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT.

REAR YARD: 20 FEET

SIDE YARD: 5 FEET, NO RESIDENCE SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT ON ONE SIDE, AND FIVE (5) FEET ON THE OTHER SIDE, THUS COMBINED TOTAL OF AT LEAST TEN (10) FEET BETWEEN THE RESIDENCES. REQUIRING A

ALL OTHER YARDS ABUTTING A PRIVATE STREET RESERVE: 15 FEET, UNLESS A SIDE ENTRY GARAGE IS PROPOSED. IF A SIDE ENTRY GARAGE IS PROPOSED THE BUILDING WALL CONTAINING THE GARAGE DOOR SHALL BE SET A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE PRIVATE STREET RESERVE.

SECTION III. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

A HOMEOWNERS' ASSOCIATION, KNOWN AS 'BELVEDERE RESERVE ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE PRIVATE STREETS AND RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF BELVEDERE RESERVE ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE PRIVATE STREETS, STORM WATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BELVEDERE RESERVE AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE BELVEDERE RESERVE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL BELVEDERE RESERVE DEVELOPMENT COMMUNITY AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE

BELVEDERE RESERVE 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 SUBSECTION III.C OF THIS SECTION.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES, AND SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN BELVEDERE RESERVE AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN BELVEDERE RESERVE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A 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 ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

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

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERSHIP IN BELVEDERE RESERVE AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III, PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION III, HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL OWNERS WITHIN THAT NEIGHBORHOOD COMMUNITY THAT DESIRES THE CHANGE. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT 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: CLEARFIELD PARTNERS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2025.

CLEARFIELD PARTNERS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
RUSSELL COZORT, MANAGING MEMBER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED RUSSELL COZORT TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGING MEMBER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "BELVEDERE RESERVE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694



STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2025, PERSONALLY APPEARED ANDY FRITZ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.

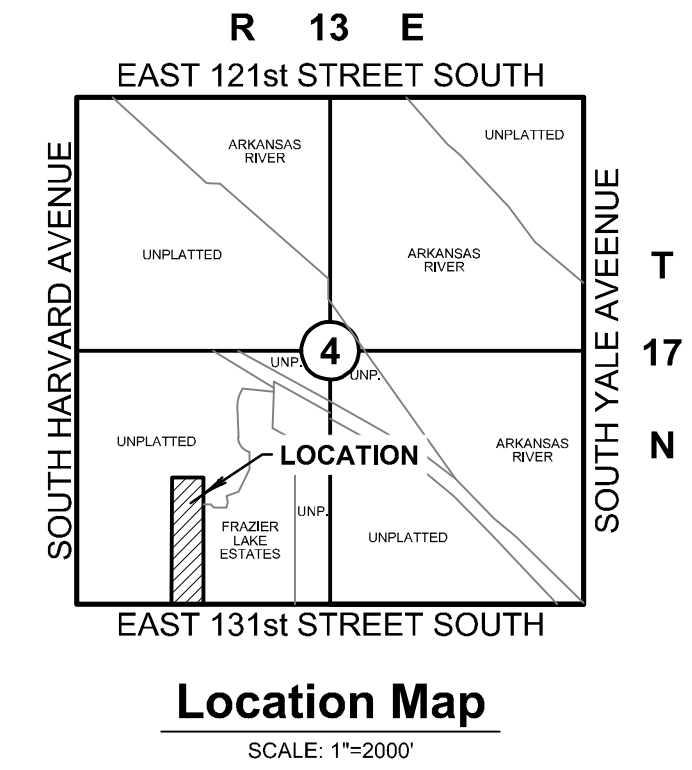
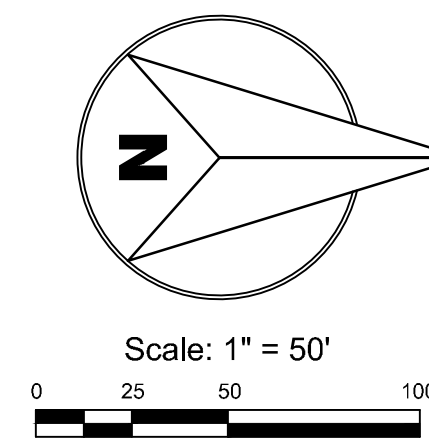
JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2026
MY COMMISSION NUMBER: 14005589



CONCEPTUAL IMPROVEMENTS PLAN

Planned Unit Development No. 152 **Belvedere Reserve**

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



Owner / Developer

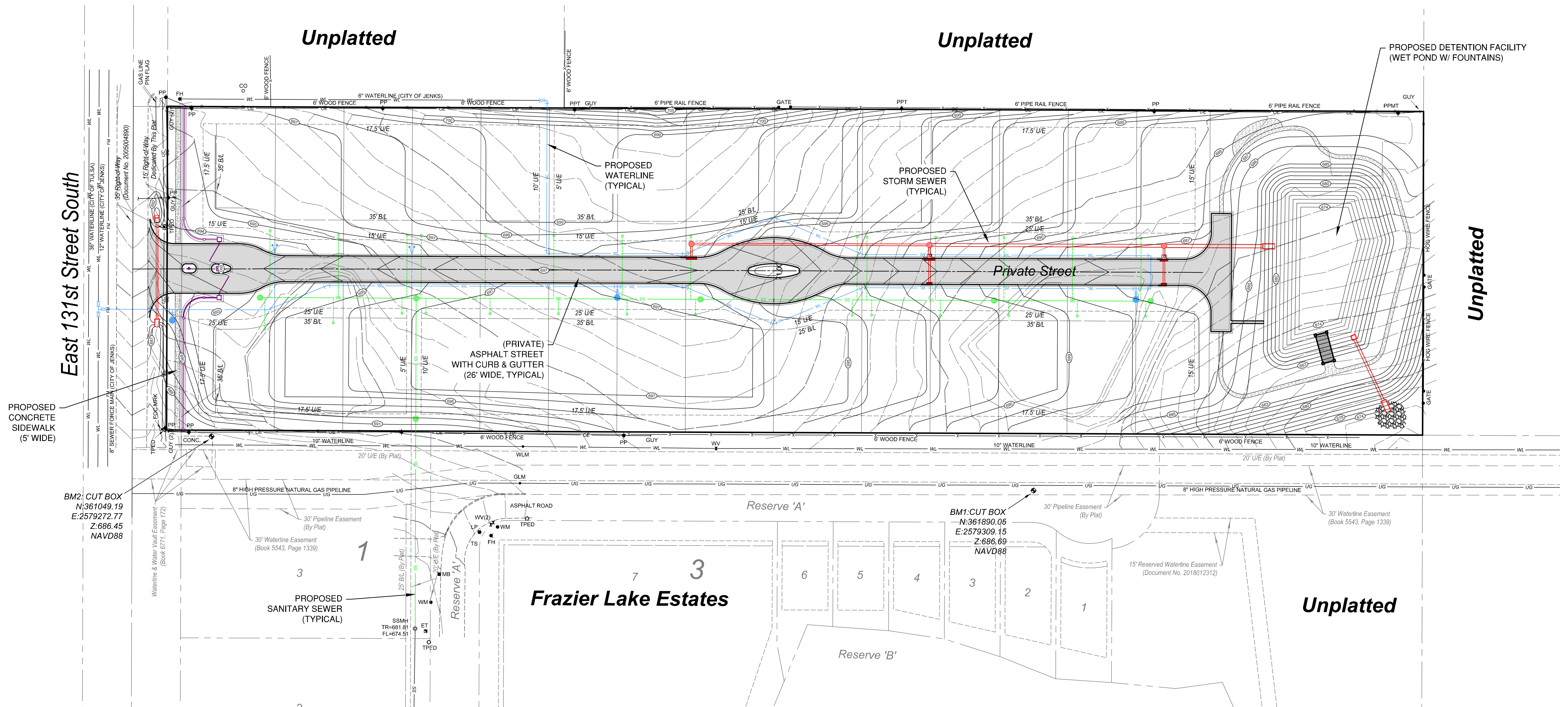
CLEARFIELD PARTNERS, LLC
P.O. BOX 265
JENKS, OKLAHOMA 74037
PHONE: (918) 260-1415
MR. RUSSELL D. COZORT
EMAIL: rdc4855@aol.com

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES: 6-30-2026



To Chair Scott West and Planning Commission
Hearing Date June 05, 2025
Case Number JZ 25 PUD 153 Overlay
Request Rezoning from (AG) Agriculture to Single-family Residential (RS1) and PUD 153 Overlay
Location South of 131st and east of Elm (Peoria)

Staff Report

Preparer | Marcaé Hilton

Attachments

- Legal Notice
- PUD 153 Exhibit

Preparer

INCOG
Select Design, Ryan McCarty

Background Information

Bentley Ranch is single-family development on a 30.21-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. Currently there is a single-family residence located on the property. The project is located on the south side of East 131st Street approximately a quarter mile east of the intersection of East 131st Street South and (Elm) South Peoria Avenue. The property is currently zoned AG for Agriculture use. This Planned Unit Development will primarily follow RS-1 dimensional and density standards.

REQUESTS

Uses	Single-family Residential
Zoning Request	Rezone to (RS1) Single-family Residential with a PUD Overlay (PUD 153)
Current Zoning	(AG) Agriculture
Comprehensive Plan	Medium Intensity Single-family
Public Comment	The City Planner has received no comments at the time of the staff report.

Current Parcel Data

General Location	1404 E 131 ST S 131 st and Elm
Plat	Unplatted
STR	Section 07, Township 17, Range 13
School District	Jenks JK-4A
Parcel ID West lot	97307-73-07-16010
Legal	W/2 NE NW LESS N35 THEREOF SEC 7 17 13 19.470ACS
Gross Acres	19.47 acres / 848,113 sq ft
Parcel ID East lot	97307-73-07-17010
Legal	W/2 E/2 NE NW LESS N35 FOR RD SEC 7 17 13 9.735ACS
Gross Acres	9.74 acres / 424,274 sq ft

ZONING INFORMATION

Table 16-3-1(A): Residential District Bulk and Dimensional Standards			
Standard	PUD 153	RS2	RS1
Lot Standards (Minimum)			
Lot Area (sqft)	10,000	8,000	10,000
Lot Area/DU (sqft)	Max Dwellings: 85 Lots Drawn	8,000	10,000
Lot Width (ft)	80	60	70
Yard Setbacks (Minimum)			
Front (ft)	25	20 (3)	25
Exterior Side (ft)	20 & 35 (131 st)	15 (3)	20
Interior Side (ft)	5/5 (10)	5	15 (1)
Rear (ft)	20	20	25
Building Standards (Maximum)			
Height (ft)	35*	35	35
Impervious Surface Coverage	45%	45%	45%
Notes			
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.			
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.			
(3) Garages shall be setback a minimum of 25 feet from the front property line.			
* See PUD for Height exceptions			
UDO Highlights			
Amenities* * Sec. 16-8-11. Parkland Provision. Are amenities equivalent to what has been required for non-gated subdivisions? Do Amenities meet the code?	<ol style="list-style-type: none"> 1. Passive Recreation / Green Space / Reserve Areas 2. Stocked Fishing pond with dock 3. Walking/Jogging trail-<i>all weather surface</i> 4. Large backyards for swimming pools 5. Brick/Stone Landscaped Entry 6. Split rail fence along arterial street adjacent to pond 7. Detention facility with fountains? 8. New tree plantings 9. Landscaped green space 		
Zoning	RS1 (Residential Single-family) PUD 153 Overlay		
Land Area / Dwelling Unit	131 Dwelling Units (DU) allowed/UDO 1,315,947.6 sq ft @ 30.21 Acres (RS1) 85 Dwelling Units allowed by PUD 153		
Building Materials	100% Masonry/stone		
Garages	3 enclosed off-street parking spaces per DU		
Signage	64 Sq Ft \ Amenities (16 Sq Ft)		

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

Zoning North East 131st Street | Yorktown
 East AG (Agriculture) Tulsa County
 South AG (Agriculture) Undeveloped
 West AG (Agriculture) | SUP 84

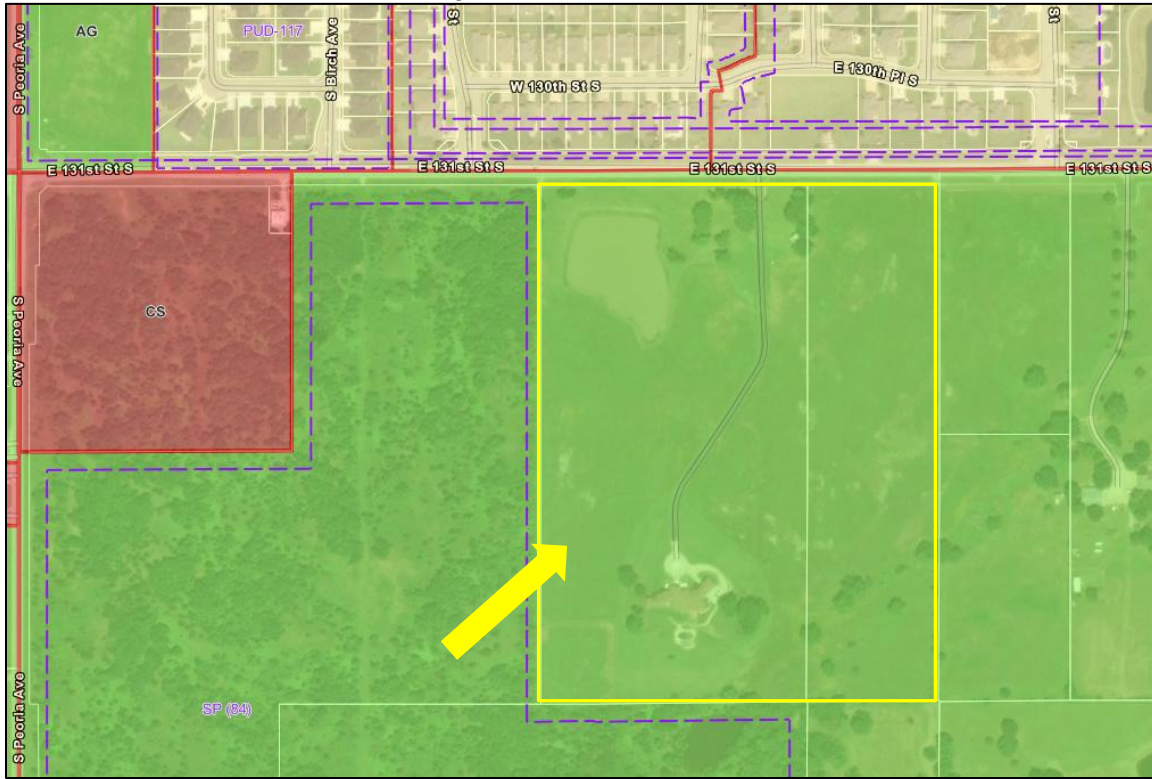


Figure 2: Zoning Map | INCOG

Comp Plan North | Medium Intensity Single-family | Yorktown
 East | Medium Intensity Single-family | Tulsa County | Single-family Large lots
 South | Medium Intensity Single-family | AG (Agriculture) Undeveloped
 West | Medium Intensity Single-family | AG (Agriculture) Undeveloped

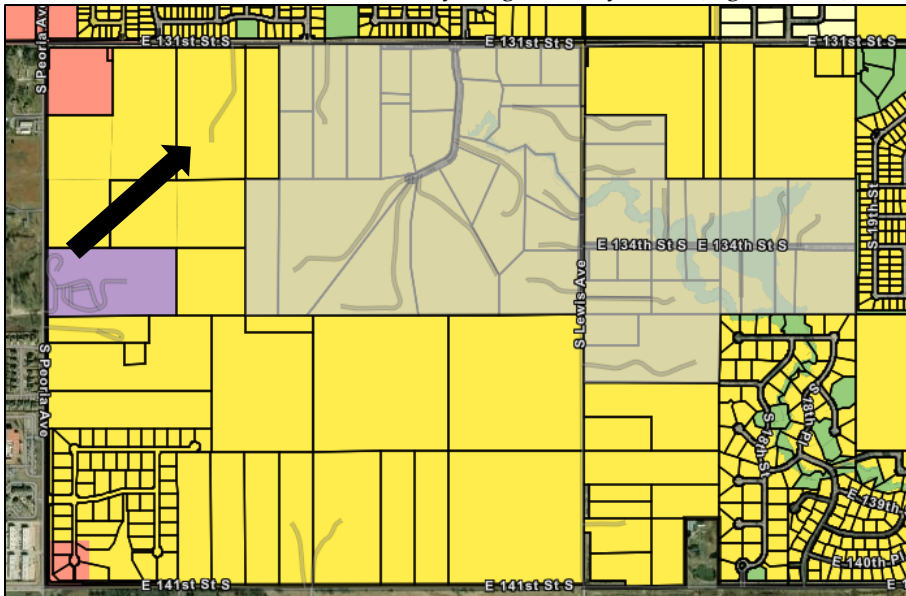


Figure 3: Horizon Jenks Comp Plan

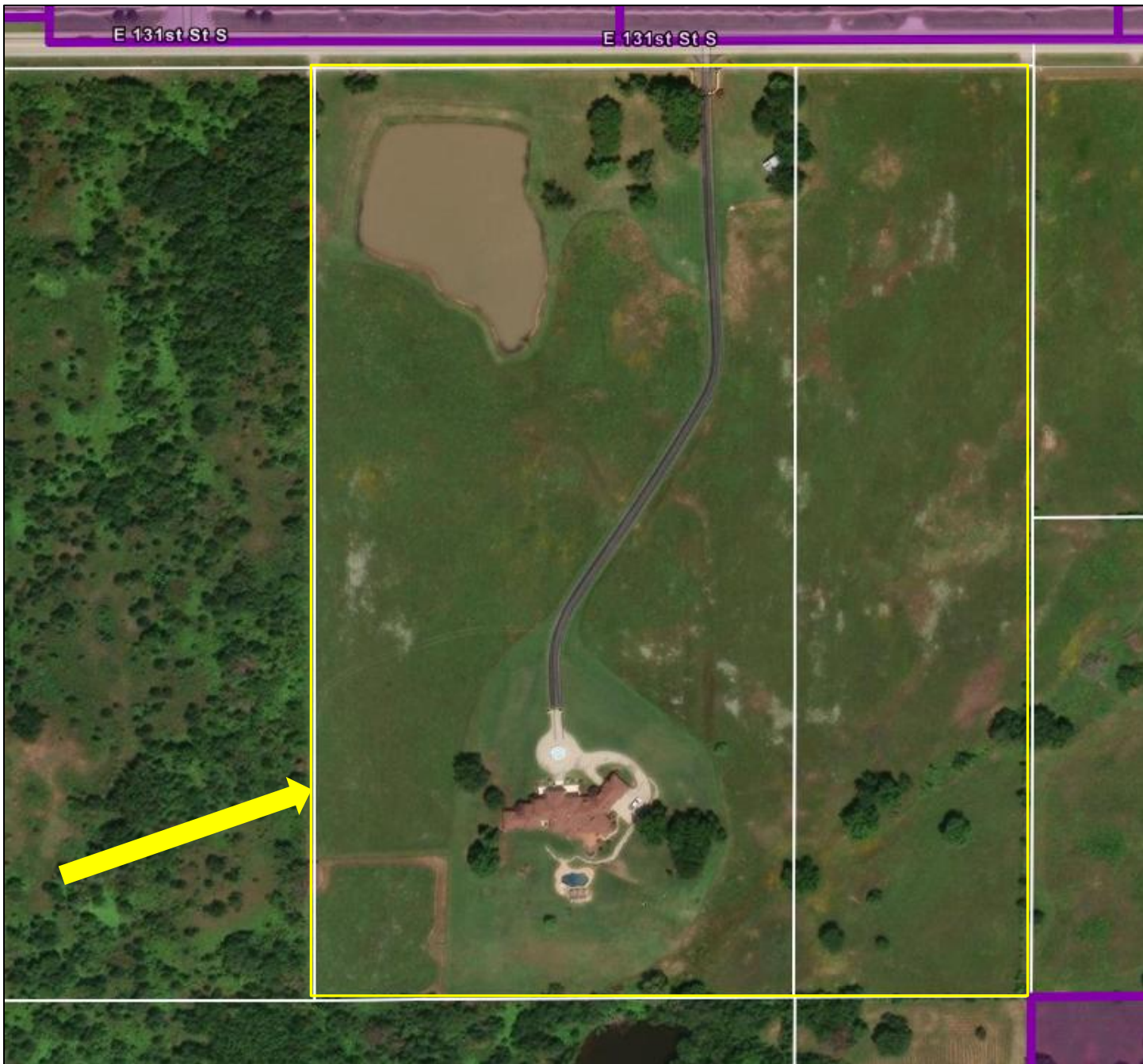


Figure 4: South of 131st and east of Elm.

Evaluation | This application has 1 request for a single-family residential development.

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

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

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

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

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

RECOMMENDATION | *Staff recommends conditional approval:*

1. *Conditionally approve rezoning from AG to RS1 and PUD 153 overlay*
2. *Platting is required at time of development*
3. *PUD Comments (Not Complete list)*
 - a. *Comply with UDO Subdivision Standards or ask for relief.*
 - i. *Sec. 16-8-7. Circulation and Connectivity.*
 1. *Links and Nodes?*
 - ii. *Sec. 16-8-8. Street Design Standards.*
 - iii. *Sec. 16-8-10. Anti-Monotony Standards.*
 1. *Provide system of implementation. How are you tracking this requirement?*
 - iv. *Sec. 16-8-11. Parkland Provision.*
 1. *Are amenities equivalent to what has been required for non- gated subdivisions?*
 2. *Do Amenities meet the code?*
 3. *Developments including only single-family detached residential uses, are discouraged, and may not be approved. Amenity packages may be used to offset "only" single-family.*
4. *Add PUD 153 to face of document.*
5. *Provide a clean copy of the PUD once it has been approved.*
6. *Full ROW to be dedicated during platting.*

Planned Unit Development
153

Bentley Ranch

30.21 ACRES

South of E. 131ST St. S. and east of S. Peoria Ave.

Jenks, OKLAHOMA

May 27, 2025

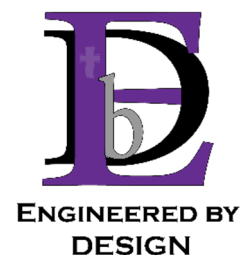


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I. Development Concept

Bentley Ranch is a public street, single-family development on a 30.21-acre tract of presently undeveloped land in the City of Jenks, Tulsa County, Oklahoma. There is currently a single-family residence located on the property. The project is located on the south side of East 131st Street South approximately a quarter mile east of the intersection of East 131st Street South and South Peoria Avenue. The property is currently zoned AG for Agriculture use. This Planned Unit Development will follow RS-1 dimensional and density standards.

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

EAST:	AG: Agriculture
NORTH:	East 131 st Street South
WEST:	AG: Agriculture
SOUTH:	AG: Agriculture

Bentley Ranch is a professional planned neighborhood with a landscaped entry and recreational areas. Plans for the neighborhood include a detention facility with fountain(s), all-weather surface walking trail, brick pony wall with wood fences and split rail fences, new tree plantings and landscaped green space for the enjoyment of the residents in Bentley Ranch.

Legal Description

TRACT 1:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF.

AND

TRACT 2:

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 E/2 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

EXHIBIT A
VICINITY MAP

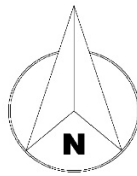
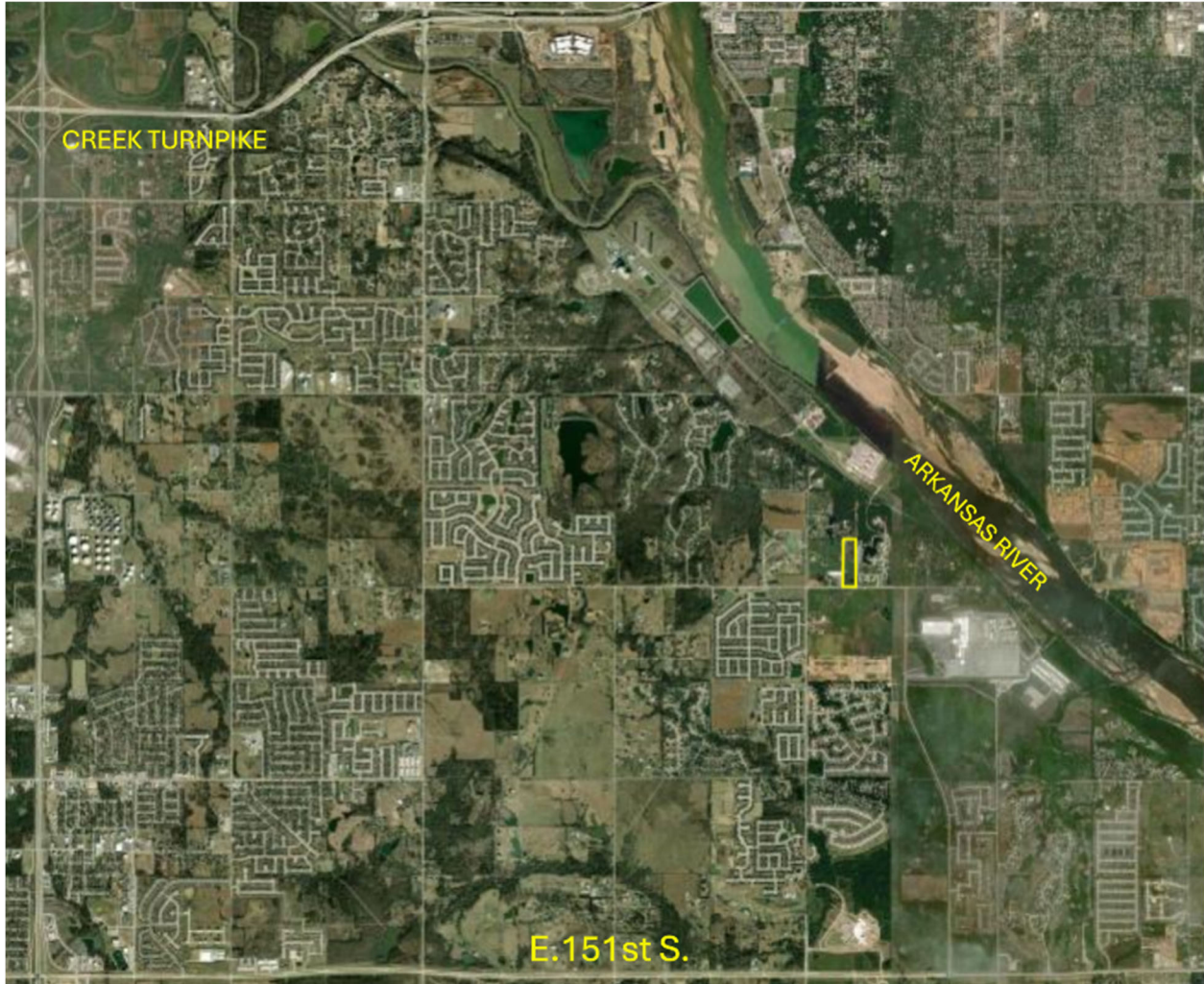


EXHIBIT B
AERIAL PHOTO



EXHIBIT C
SITE TOPOGRAPHY

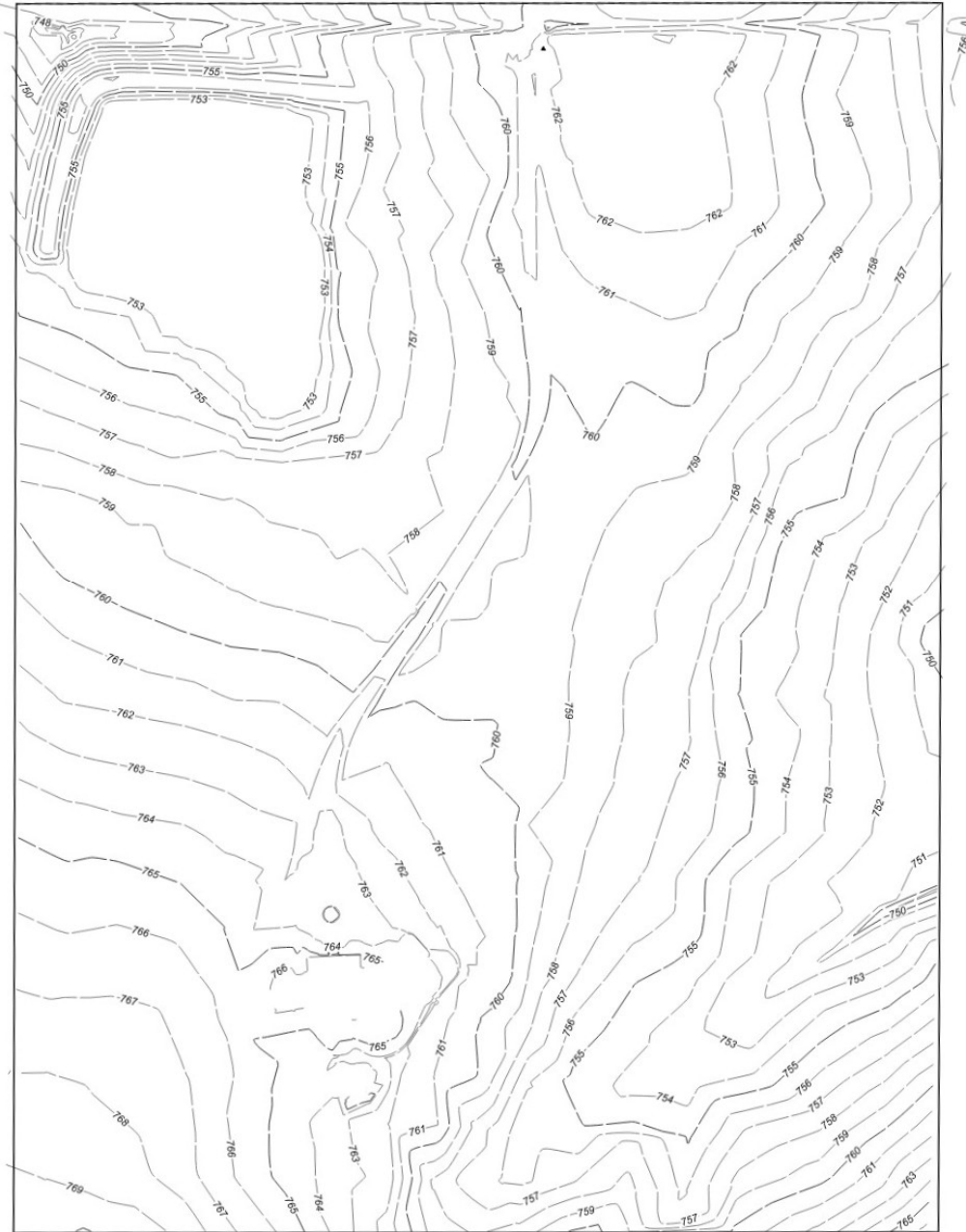


EXHIBIT D
CURRENT ZONING MAP

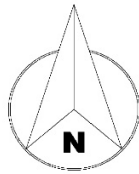
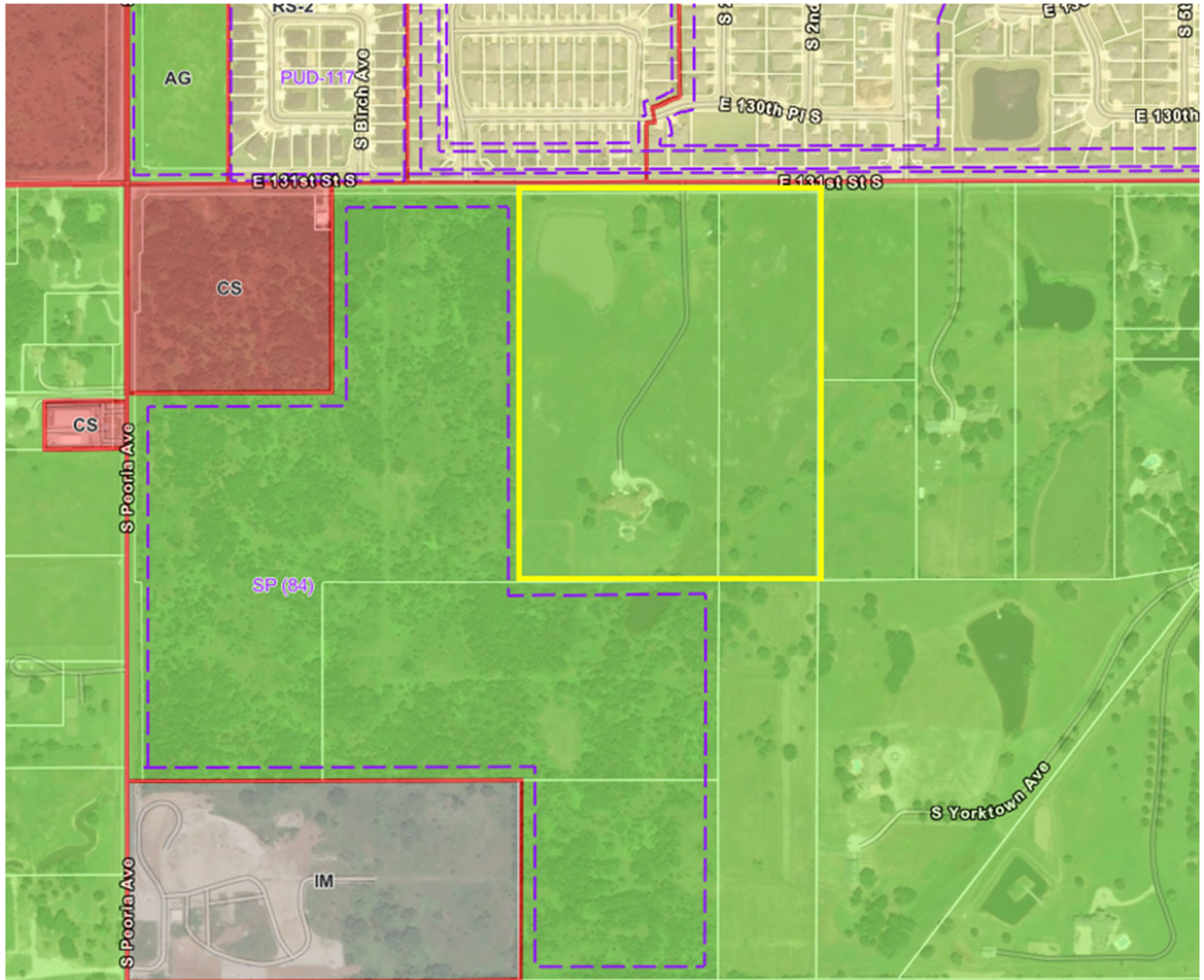
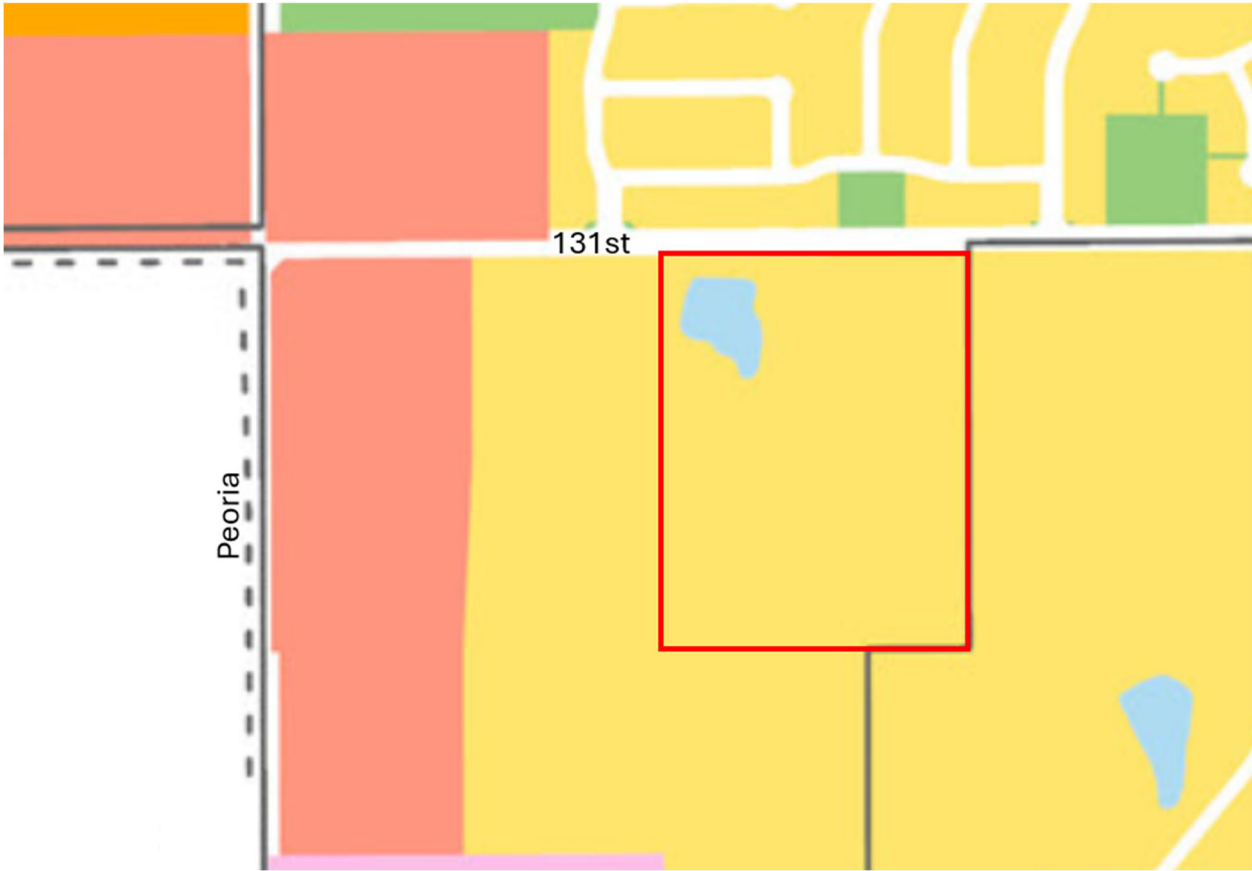


EXHIBIT E
COMPREHENSIVE PLAN MAP

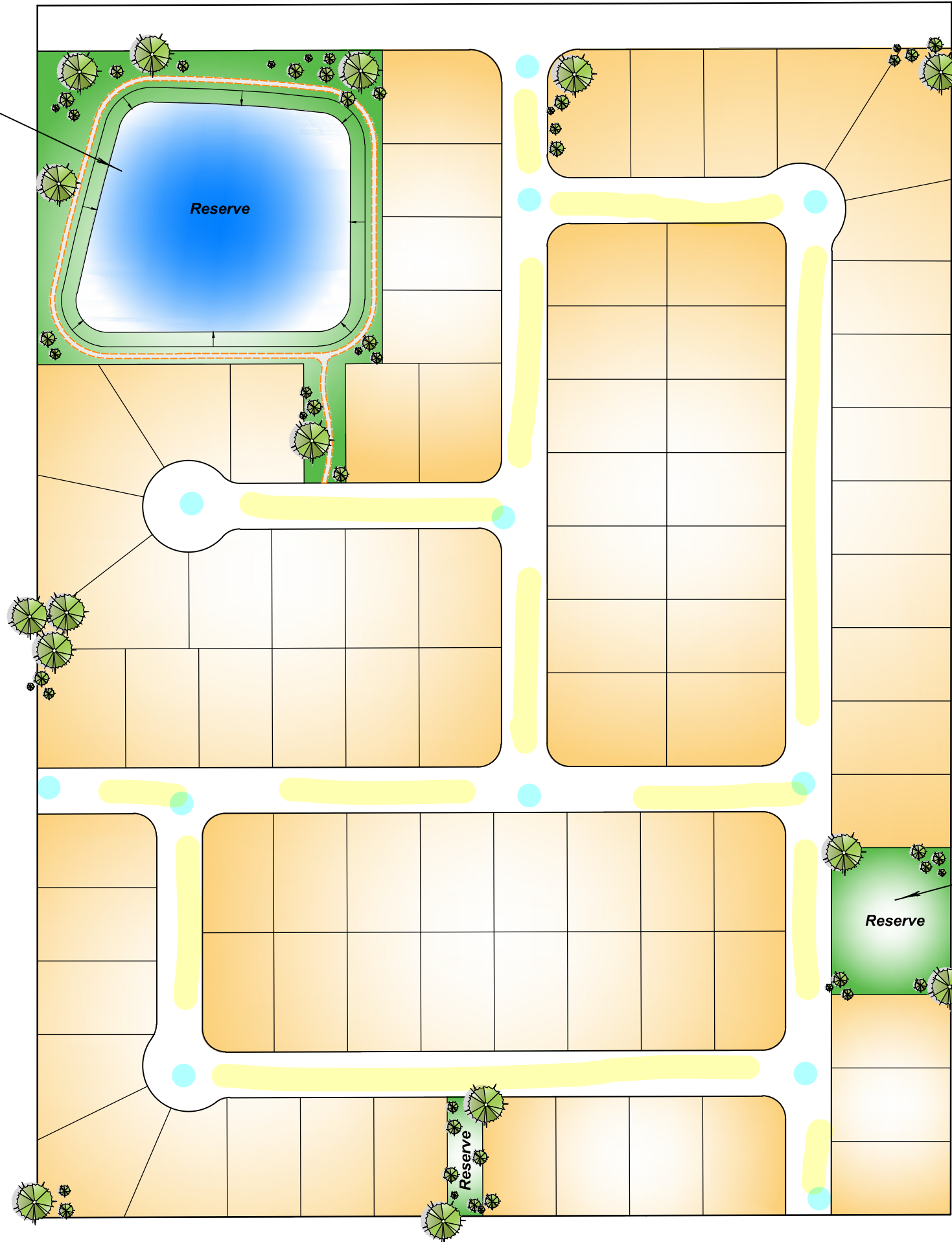


Land Use Plan

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



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



13/12=1.08
Links and
Nodes

DRY DETENTION FACILITY
PROFESSIONAL LANDSCAPING

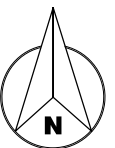


EXHIBIT F
CONCEPTUAL SITE PLAN

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

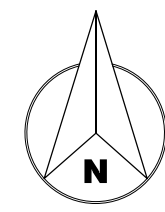
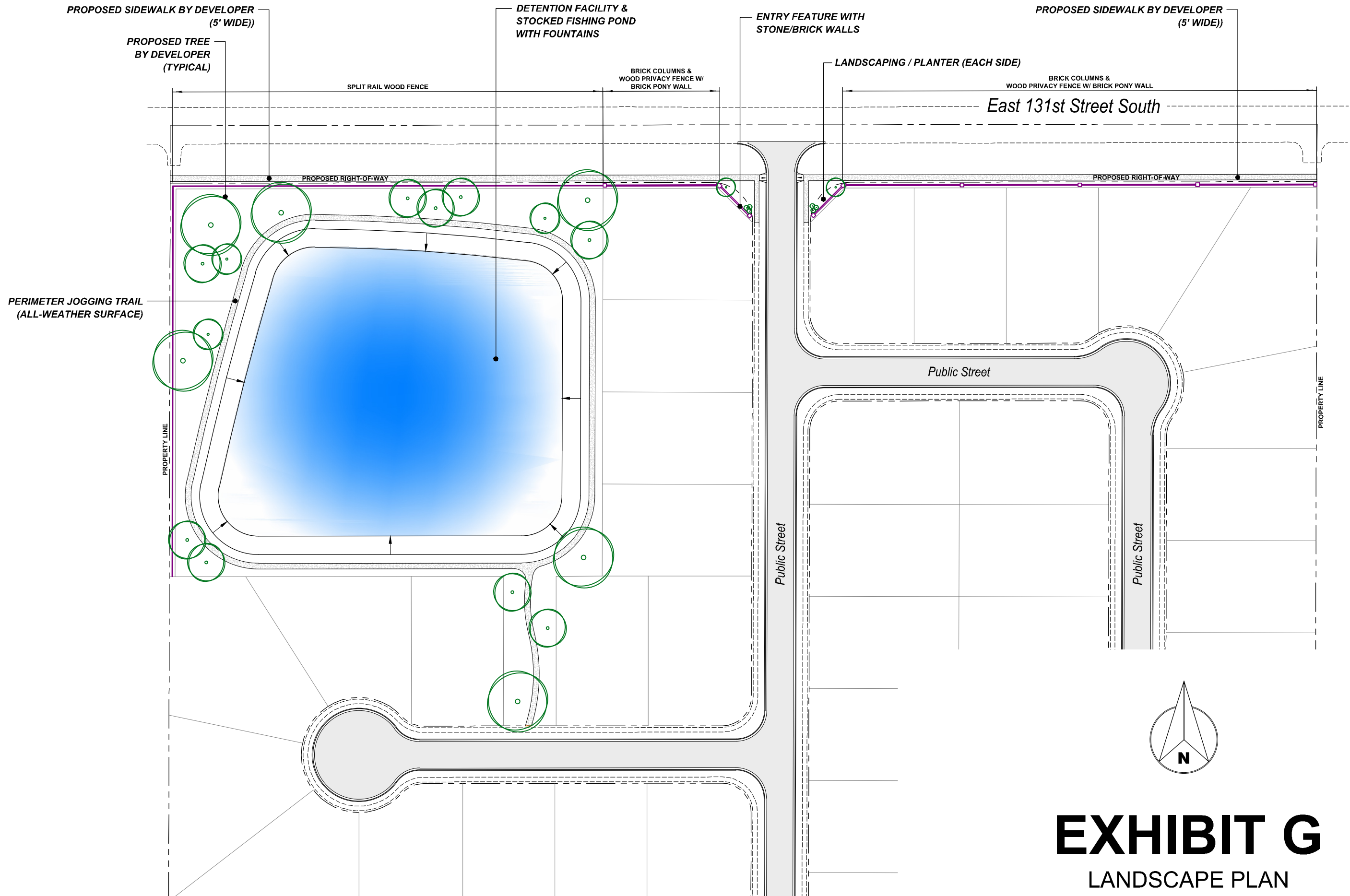


EXHIBIT G

LANDSCAPE PLAN

I. Development Standards

Land Area: 30.21 Acres

Zoning: RS-1

Permitted uses: All uses permitted by right within the RS-1 zoning district.

Residential lot density calculation:

Maximum dwelling units allowed in RS-1 zoning district (1,316,079.6 / 10,000 square feet): 131

Maximum dwelling units (residential lots) allowed by this PUD: 85

Minimum lot width: 80 feet

* Lots with cul-de-sac or radial “knuckle” frontage may have a minimum width of 40 feet at the right-of-way line but shall meet the minimum requirements for lot areas as specified in this PUD.

Minimum lot area: 10,000 square feet

Maximum structure height: 35 feet

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

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

Maximum Stories: 2

Front yard: 25 feet

Rear yard: 20 feet

Side yard adjacent to lot: 5 feet *

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

Side yard adjacent to street: 20 feet

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

Maximum Impervious Surface Coverage: 45%

III. General Provisions

A. BUILDING MATERIALS

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

B. SIGNAGE

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

C. ACCESS & CIRCULATION

The subject tract shall be accessed from East 131st Street South along the north side of the property. Interior vehicular access shall be derived from a single entrance with a single curbed, asphalt public street. The public street shall be designed and constructed according to the specifications set forth by the City of Jenks Engineering Design Standards.



D. TOPOGRAPHY & EXISTING SOILS

The property consists of pastureland with elevations ranging from 753 feet to 770 feet. The Soil Survey of Tulsa County, Oklahoma was used to help identify soil types present on the site.

Existing soils consist of the following:

- (4) Bates-Coweta complex
 - 3% to 5% slopes
- (12) Dennis silt loam
 - 1% to 3% slopes
- (14) Dennis silt loam
 - 3% to 5% slopes, eroded
- (16) Dennis-Radley complex
 - 0% to 12% slopes

E. UTILITIES & DRAINAGE

Utilities are either available at the development boundaries or will be provided by customary extension adjacent to the site. Storm water drainage will be collected, and detention will be addressed within designated reserve areas in accordance with the City of Jenks Engineering Design Standards. Domestic and irrigation water service will be provided by Creek County RWD #2 and sanitary sewer service will be provided by the City of Jenks.

F. AMENITIES

Neighborhood amenities will be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat. These amenities include, but are not limited to:

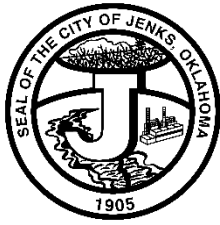
- Passive recreation / green space / reserve areas
- Stocked fishing pond
- All-weather surface jogging trail
- Large backyards to allow for swimming pools
- Entrance with brick or stone screening walls
- Split rail fence along arterial street adjacent to pond.
- Brick pony wall and wood fence with brick pillars along arterial street adjacent to lots.
- New tree plantings and professional landscaping

G. SITE PLAN REVIEW

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

H. PLATTING REQUIREMENT

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



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 PUD 153

Request: Zone Change & PUD Overlay

Request by Ryan McCarty for a zone change from AG (Agriculture) to RS-1 (Residential) with PUD 153 Overlay.

Legal Description: TRACT 1:

THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF.

AND

TRACT 2:

THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 E/2 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

General Location: 131st and Elm St

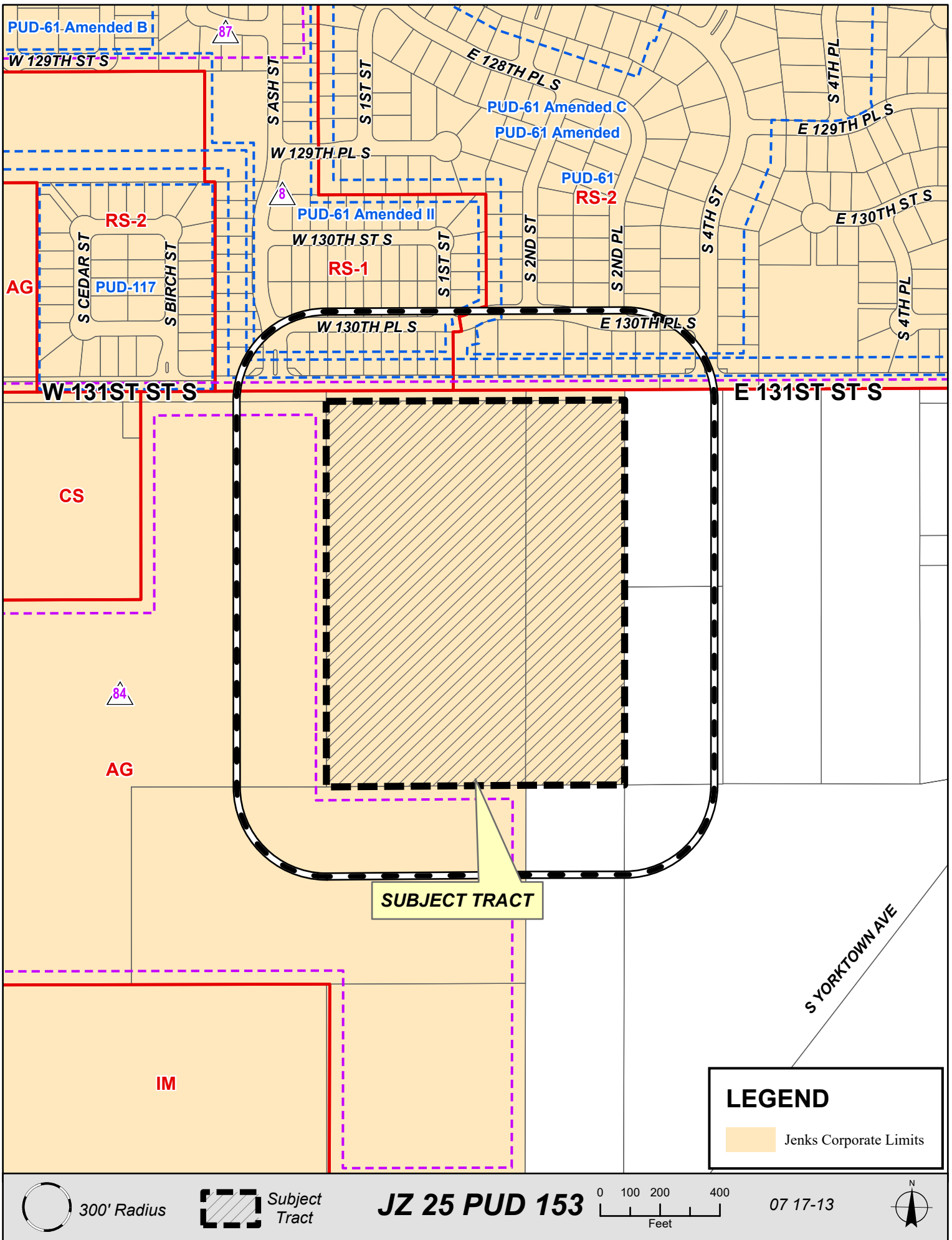
Hearing Date: 05 June 2025 at 6 p.m.

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 13 May 2025.

Marcae Hilton, Secretary
Jenks Planning Commission



PUD-61 Amended B

W 129TH ST S

87

S ASH ST

S 1ST ST

E 128TH PL S

PUD-61 Amended C
PUD-61 Amended

S 4TH PL

E 129TH PL S

W 129TH PL S

PUD-61
RS-2

PUD-61 Amended II

W 130TH ST S

RS-1

S 1ST ST

S 2ND ST

S 2ND PL

S 4TH ST

E 130TH ST S

S 4TH PL

AG

RS-2

PUD-117

S CEDAR ST

S BIRCH ST

W 130TH PL S

E 130TH PL S

W 131ST ST S

E 131ST ST S

CS

84

AG

IM

SUBJECT TRACT

S YORKTOWN AVE

LEGEND

Jenks Corporate Limits

300' Radius

Subject Tract

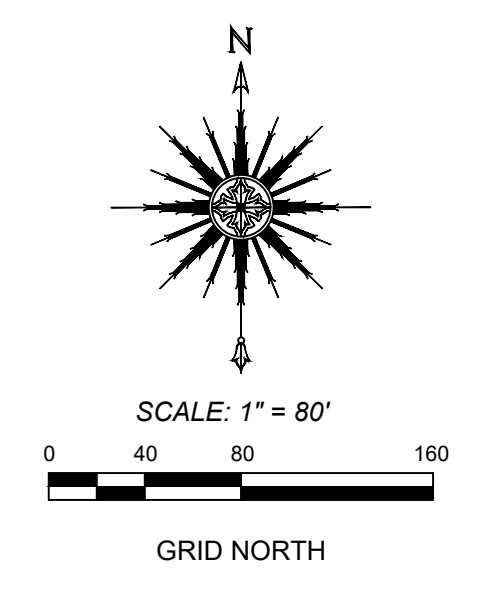
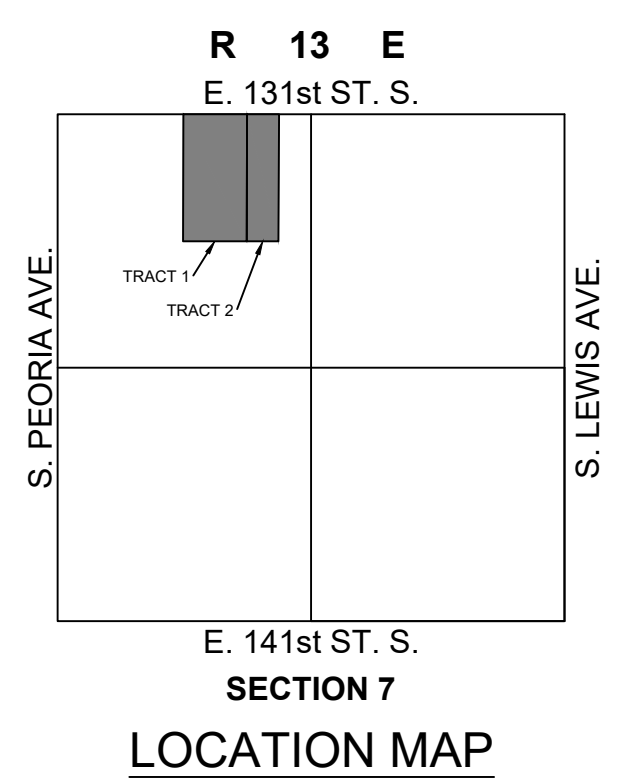
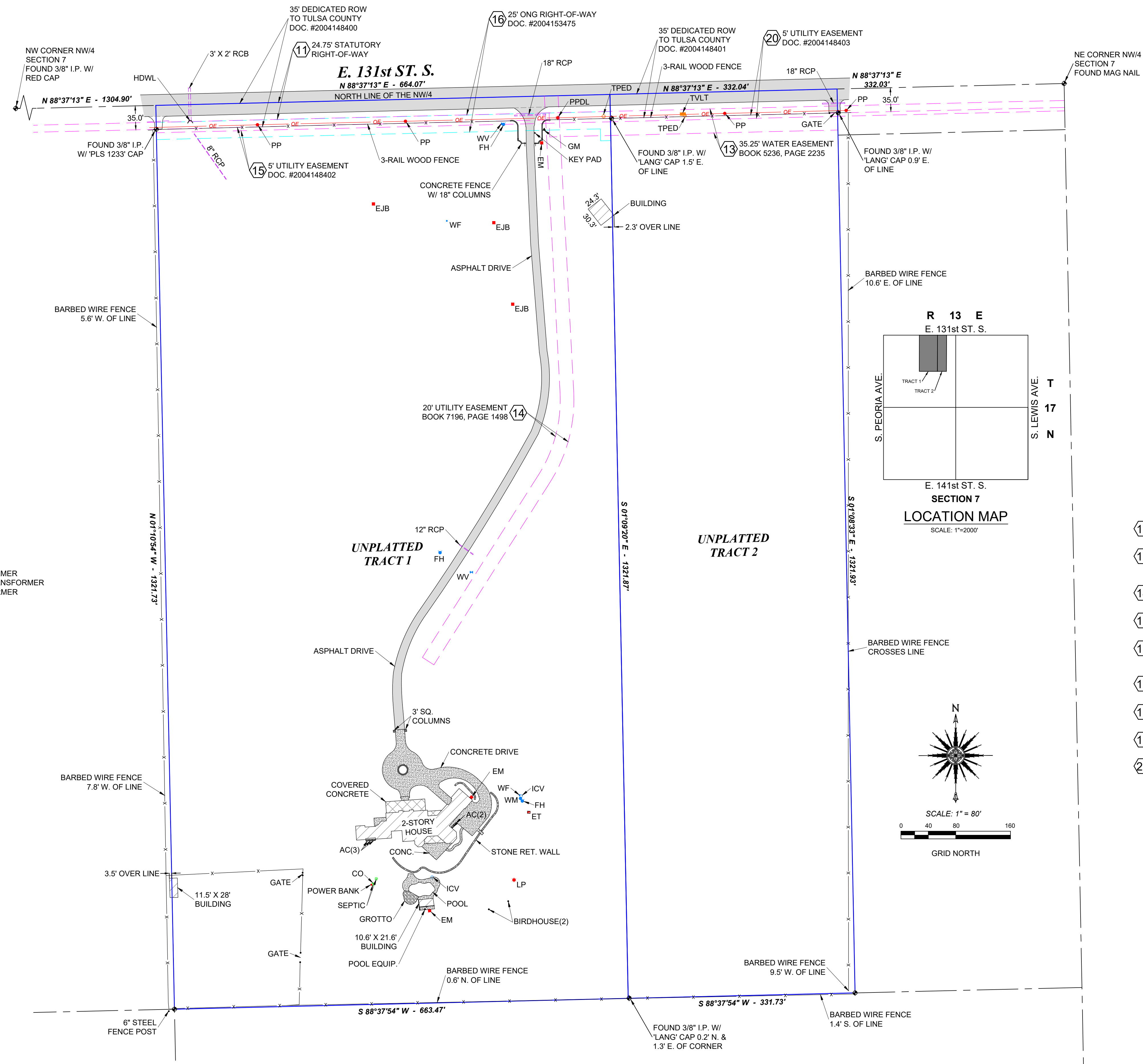
JZ 25 PUD 153

0 100 200 400
Feet

07 17-13



- LEGEND**
- AC = AIR CONDITIONER
 - AD = AREA INLET
 - ASP = AUTO SPRINKLER
 - BC = BOTTOM OF CURB
 - B/L = BUILDING LINE
 - BM = BENCHMARK
 - BWF = BARBED WIRE FENCE
 - CATV = CABLE TV PEDESTAL
 - CL = CENTERLINE
 - CLB = CLIMB BARRIER
 - CLF = CHAIN LINK FENCE
 - CO = CLEAN OUT
 - CPS = COX POWER SUPPLY
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - DGDI = DOUBLE GRATE DROP INLET
 - DIP = DUCTILE IRON PIPE
 - EM = ELECTRIC METER
 - EO = ELECTRIC OUTLET
 - EPED = ELECTRIC PEDESTAL
 - ET = ELECTRIC TRANSFORMER
 - FF = FINISH FLOOR
 - FG = FINISH GRADE
 - FH = FIRE HYDRANT
 - FOM = FIBER OPTIC MARKER
 - FOV = FIBER OPTIC VAULT
 - FP = FLAG POLE
 - FL = FLOWLINE
 - GLM = GAS LINE MARKER
 - GM = GAS METER
 - GR = GAS REGULATOR
 - GV = GAS VALVE
 - GL = GROUND LIGHT
 - GP = GUARD POST
 - GUY = GUY ANCHOR
 - HDWL = HEADWALL
 - HPP = HIGH POWER POLE
 - HPS = HANDICAP PARKING SIGN
 - HWF = HOG WIRE FENCE
 - ICV = IRRIGATION CONTROL VALVE
 - I.P. = IRON PIN
 - (L) = PER LEGAL DESCRIPTION
 - LP = LIGHT POLE
 - (M) = MEASURED DATA
 - MAVE = MUTUAL ACCESS EASEMENT
 - MB = MAILBOX
 - MRK = UTILITY MARKER
 - MW = MONITORING WELL
 - (P) = PER PLAT
 - P/E = PIPELINE EASEMENT
 - PLF = PLASTIC FENCE
 - PLM = PIPELINE MARKER
 - PM = PARKING METER
 - PP = POWER POLE
 - PPD = POWER POLE W/ DROP SERVICE
 - PPDT = POWER POLE W/ DROP & TRANSFORMER
 - PPDLT = POWER POLE W/ DROP, LIGHT & TRANSFORMER
 - PPLT = POWER POLE W/ LIGHT & TRANSFORMER
 - PPM = POWER POLE W/ ELECTRIC METER
 - PPNS = POWER POLE / NO SERVICE
 - PPT = POWER POLE W/ TRANSFORMER
 - RCB = REINFORCED CONCRETE BOX
 - RCP = REINFORCED CONCRETE PIPE
 - RD = ROOF DRAIN
 - ROW = RIGHT-OF-WAY
 - SSLH = SANITARY SEWER LAMP HOLE
 - SSMH = SANITARY SEWER MANHOLE
 - S/B = SETBACK
 - SGDI = SINGLE GRATE DROP INLET
 - SH = SPRINKLER HEAD
 - SP = SIGN POST
 - STMH = STORM SEWER MANHOLE
 - STJB = STORM SEWER JUNCTION BOX
 - TM = TELEPHONE MANHOLE
 - TPED = TELEPHONE PEDESTAL
 - TC = TOP OF CURB
 - TD = TOP OF DECK
 - TG = TOP OF GRATE
 - TH = THRESHOLD
 - TR = TOP OF RIM
 - TS = TRAFFIC SIGN
 - TSLP = TRAFFIC SIGNAL LIGHT POLE
 - TSPB = TRAFFIC SIGNAL PULL BOX
 - TSMH = TRAFFIC SIGNAL MANHOLE
 - TVLT = TELEPHONE VAULT
 - TW = TOP OF WALL
 - U/E = UTILITY EASEMENT
 - UM = UTILITY MARKER
 - VP = VENT PIPE
 - WF = WATER FAUCET
 - WM = WATER METER
 - WSE = WATER SURFACE ELEVATION
 - WV = WATER VALVE
 - WDF = WOOD FENCE
 - (Z) = ZONING
 - = CENTERLINE
 - x— = FENCE LINE
 - OC— = OVERHEAD COMMUNICATION
 - OE— = OVERHEAD ELECTRIC
 - SS— = SANITARY SEWER
 - ST— = STORM SEWER
 - TOP/TOE = TOP/TOE OF GROUND SLOPE
 - UC— = UNDERGROUND COMMUNICATION
 - UE— = UNDERGROUND ELECTRIC
 - UG— = UNDERGROUND GAS
 - UT— = UNDERGROUND TELEPHONE
 - WL— = WATERLINE



LEGAL DESCRIPTION - PER TITLE COMMITMENT FILE NO. TUL2024-496-1

TRACT 1:
THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF.

AND

TRACT 2:
THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (W/2 E/2 NE/4 NW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

ALTA TABLE 'A' NOTES

ITEM 1: SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

ITEM 2: SUBJECT PROPERTY ADDRESS - 1404 E. 131st St. S., BIXBY, TULSA COUNTY, OK 74008

ITEM 3: WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0426L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

ITEM 4: TRACT 1 GROSS LAND AREA: 877,364.2 SQ. FT. / 20.14 ACRES.
TRACT 2 GROSS LAND AREA: 438,715.4 SQ. FT. / 10.07 ACRES.

ITEM 8: FEATURES OBSERVED AT THE TIME OF THE SURVEY ARE SHOWN HEREON.

ITEM 16: NO EARTH MOVING WORK OR BUILDING CONSTRUCTION WAS OBSERVED AT THE TIME OF SURVEY.

SCHEDULE B - SECTION II NOTES
FIDELITY NATIONAL TITLE INSURANCE COMPANY
MID CONTINENT TITLE
FILE NO.: TUL2024-496-1
EFFECTIVE DATE: NOVEMBER 13, 2024 AT 07:00 AM (AS TO TRACT 1)
DECEMBER 12, 2024 AT 07:00 AM (AS TO TRACT 2)
REV. 12/24/2024

- 11. STATUTORY EASEMENTS ON SECTION LINE.
24.75' WIDE RIGHT-OF-WAY AFFECTS THE NORTHERLY 24.75' OF THE CAPTIONED LEGAL DESCRIPTION AS SHOWN HEREON.
- 13. WATER EASEMENT IN FAVOR OF CITY OF TULSA RECORDED IN BOOK 5236 AT PAGE 2235.
35.25' WIDE EASEMENT AFFECTS THE SOUTHERLY 35.25' OF THE NORTHERLY 60' OF THE EASTERLY 421.5± OF THE SURVEYED PROPERTY AS SHOWN HEREON.
- 14. UTILITY EASEMENT IN FAVOR OF THE PUBLIC RECORDED IN BOOK 7196 AT PAGE 1498.
20' WIDE UTILITY EASEMENT AFFECTS TRACT 1 AS SHOWN HEREON.
- 15. UTILITY EASEMENT IN FAVOR OF THE PUBLIC RECORDED AS DOCUMENT NO. 2004148402.
5' WIDE UTILITY EASEMENT AFFECTS THE SOUTHERLY 5' OF THE NORTHERLY 40' OF TRACT 1 AS SHOWN HEREON.
- 16. RIGHT OF WAY IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED AS DOCUMENT NO. 2004153475. 25' WIDE RIGHT-OF-WAY AFFECTS THE SOUTHERLY 25' OF THE NORTHERLY 50' AND THE SOUTHERLY 17.5' OF THE NORTHERLY 67.5' OF THE EASTERLY 15' OF TRACT 1 AS SHOWN HEREON.
- 17. PRESENCE OF WATER INJECTION WELL AND OIL AND GAS WELL AS SHOWN ON OPTION CONTRACT RECORDED IN BOOK 6044 AT PAGE 693. AFFECTS TRACT 1 IN A BLANKET MANNER; NO GRAPHICS SHOWN.
- 18. ACCESS AND OIL AND GAS ACTIVITY AS SHOWN IN ASSIGNMENT AND BILL OF SALE RECORDED AS DOCUMENT NO. 2005019274. AFFECTS TRACTS 1 AND 2 IN A BLANKET MANNER; NO GRAPHICS SHOWN.
- 19. NOTICE OF UTILIZATION IN FAVOR OF THE PUBLIC, RECORDED IN BOOK 3093 AT PAGE 235. AFFECTS TRACTS 1 AND 2 IN A BLANKET MANNER; NO GRAPHICS SHOWN.
- 20. UTILITY EASEMENT IN FAVOR OF THE PUBLIC RECORDED AS DOCUMENT NO. 2004148403.
5' WIDE EASEMENT AFFECTS THE SOUTHERLY 5' OF THE NORTHERLY 40' OF TRACT 2 AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY
MID CONTINENT TITLE
BROOKBAY CONSTRUCTION, LLC
STRIDE BANK, N.A.
JAMES R. BEAVERS AND JIMMIE LEE BEAVERS, TRUSTEES OF THE BEAVERS FAMILY TRUST, DATED NOVEMBER 24, 2008

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 16 OF TABLE A THEREOF. DATE OF LAST SITE VISIT WAS JANUARY 7, 2025. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83). MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET. UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE. ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

WITNESS MY HAND AND SEAL THIS 24th DAY OF JANUARY, 2025.

Andy Fritz

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



ALTA/NSPS LAND TITLE SURVEY TUL2024-496-1		
PART OF THE NW/4 OF SEC.07, T17N, R13E 1404 E. 131st ST. S., BIXBY, TULSA COUNTY, OK 74008		
SURVEY: DCH	DATE: 01.07.2025	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAWN: RLL	DATE: 01.24.2025	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 01.24.2025	PH: 918-528-5121
REV:	PROJECT NO.: 25001	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2026