

AGENDA
JENKS PLANNING COMMISSION
THURSDAY, NOVEMBER 6, 2025, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM

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

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

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 October 09, 2025.
 - B. Approve Plat 25-14 - the Final Plat for Bridgepoint. General Location: 131st & Harvard
 - C. Approve Plat 25-19 - Preliminary Plat for Far East Mission Church. General Location: 131st & Harvard
 - D. Approve JZ 25 PUD 113.mi2 - request for a Minor Amendment to PUD 113 for adjustment to the Bulk and Dimensional Standards (build line & setback). General Location: 1098 West 106th Street South
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 25-700: a zone change from AG (Agriculture) to RS-1 (Residential Single Family). General Location: 2300 W 91st St
4. Amendments to Article 3 (Base District Specific Standards) and Article 7 (Sign Standards) of the Unified Development Ordinance
5. Adoption of 2026 Planning Commission Meeting Dates

OTHER BUSINESS

1. Planning Updates

ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
THURSDAY, OCTOBER 9, 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 October 09, 2025, by Chair Scott West.

ROLL CALL

Present

Gina Wilson
Amy Bors
Craig Bowman
Ray Stephens
Chair Scott West

Absent

Rob Sellers
Greg Nixon

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 September 04, 2025.
 - B. Approve JL 25-411 - A Lot Split for Aaron Kelkhoff near 187 E 116th St.
 - C. Approve JL 25-412 - A Lot Split for Chris Zemenek near 2300 W 91st St.

Amy Bors made a motion to approve Item 1. Gina Wilson seconded the motion. A roll call vote of members was taken as follows:
Yes: Amy Bors, Craig Bowman, Gina Wilson, Ray Stephens, Scott West
No: None
Motion Carried.
2. Consideration and appropriate action relating to items removed from the Consent Agenda

Withdrawn
3. Minor Amendment to the Comprehensive Plan Land Use Map:
 - a. Regional Commercial to Low Intensity Single-family (W of HWY 75, S of 91st St)
 - b. Parks and Open Space to Regional Commercial (W of HWY 75, on Union Ave from S of 91st St to 121st St)
 - c. Parks and Open Space to Regional Commercial (E of railroad tracks and south of Simon Outlet Mall)
 - d. Business Park and High Intensity Single-family to Medium Intensity Single-family (N of 131st St & W of Elm St)

- e. Local Commercial to High Intensity Single-family (N of 131st St & W of Elm St)
- f. Medium Intensity Single-family to Low Intensity Single-family (N of 131st St at Lewis & W of Harvard)
- g. Medium Intensity Single-family to Low Intensity Single-family (S of 131st St and W of Lewis)
- h. Medium Intensity Single-family to Low Intensity Single-family (N of 141st St and E of Elm)

Planning Director Marcae Hilton introduced Item 3 and answered questions. Gina Wilson made a motion to Approve Item 3. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

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

No: None

Motion Carried.

- 4. JZ 25 PUD 146.ma2 - request for a Zone Change from CS (Commercial Shopping) to RS-3 (Residential Single Family) and approval of Major Amendment 2 for PUD 146 (Planned Unity Development) Overlay. General Location: N of 131st & W of Elm.

Planning Director Marcae Hilton introduced Item 4 and answered questions. Robert Bell (applicant) addressed the Commission and answered questions. Amy Bors made a motion to approve Item 3 with the condition of moving the playground. Ray Stephens seconded the motion. A roll call vote of members was taken as follows:

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

No: None

Motion Carried.

OTHER BUSINESS

- 1. Planning Updates

Planning Director Marcae Hilton gave her planning update.

ADJOURNMENT

Jenks Planning Commission adjourned at 06:51 PM.

Jenks | PC Staff Report



To	Chair Scott West and Planning Commission
Hearing Date	November 06, 2025
Case Number	Plat 25-14 Bridgepoint
Request	Approval of Final Plat
Location	131 st and Harvard
Applicant	Cliff Bennett, Wallace Engineering

Staff Report	Preparer Marcaé Hilton
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Attachments	Preparer
☐ Preliminary Plat	Wallace Engineering

Background Information

STAFF COMMENTARY | This is a request to approve a final plat, the property is located at the northeast corner of 131st and Harvard and is under development with commercial uses.

PRELIMINARY PLAT SUMMARY:

CC Summary | Approved May 20, 2025. Item on Consent Agenda.

PC Summary | Approved 6-0-1, May 8, 2025, at regularly scheduled hearing. Item on Consent, one planning commissioner was absent.

PLANNING DATA

REQUEST	Final Plat Approval
ZONING	(CS) Commercial Shopping
EXISTING USE	Medical Marijuana Grow (nonconforming)
	NEW USE-Multi-tenant no new Medical Marijuana uses
PARCEL ID	97304730427010
LEGAL	W990.6 S440.08 SW SW LESS S35 THEREOF SEC 4 17 13 9.204ACS
OWNER	Oak Properties LLC
PROP_ADD	2217 E 131 ST S
TR_SEC	7304
ACRES	9.21
ROW	0.79 Acres of Right of Way dedicated by plat
ORDINANCE NO.	1157 (JZ 453)

PLAT	Final Plat for review
	5 Lots, 1 Block
	Lot 1 1.88 acres
	Lot 2 1.90 acres
	Lot 3 1.62 acres
	Lot 4 0.92 acres
	Lot 5 2.10 acres
ROW	Dedicated by Plat 100 ft Minimum
Street Designations	Harvard and 131 st are Secondary Arterial
Access Separation	300 feet

TAC COMMENTS:

October 27, 2025

- Aaron Smith | TRANS RIGHT OF WAY AGENT, AEP
Good Afternoon, I do not see any PSO Transmission Line issues on the proposed properties.
If you have any questions, please let me know. Thank you

April 4, 2025

- Robert Carr, COJ: Water and sewer designs have changed. Will need U/E for these added to the plat.
- Angela Hughes, Cox Communications, Land Use Agent, sent a release letter.
- Timothy Mikles, OneOK, ONEOK Gas Transportation, L.L.C. (045)
 - Pipeline Name: PSO Riverside 16" Pipeline
 - Pipeline Number: A-1517
 - No Impact: Pipeline is west of the property (SE 5-17N-13E, Tulsa Co., OK)
- Aaron Smith, Trans Right of Way Agent, AEP
Good Afternoon, I do not see any PSO transmission lines in the two areas. If you have any questions or if you need anything, please let me know. Thank you



Figure 1: Major Street and Highway Plan | Secondary Arterial

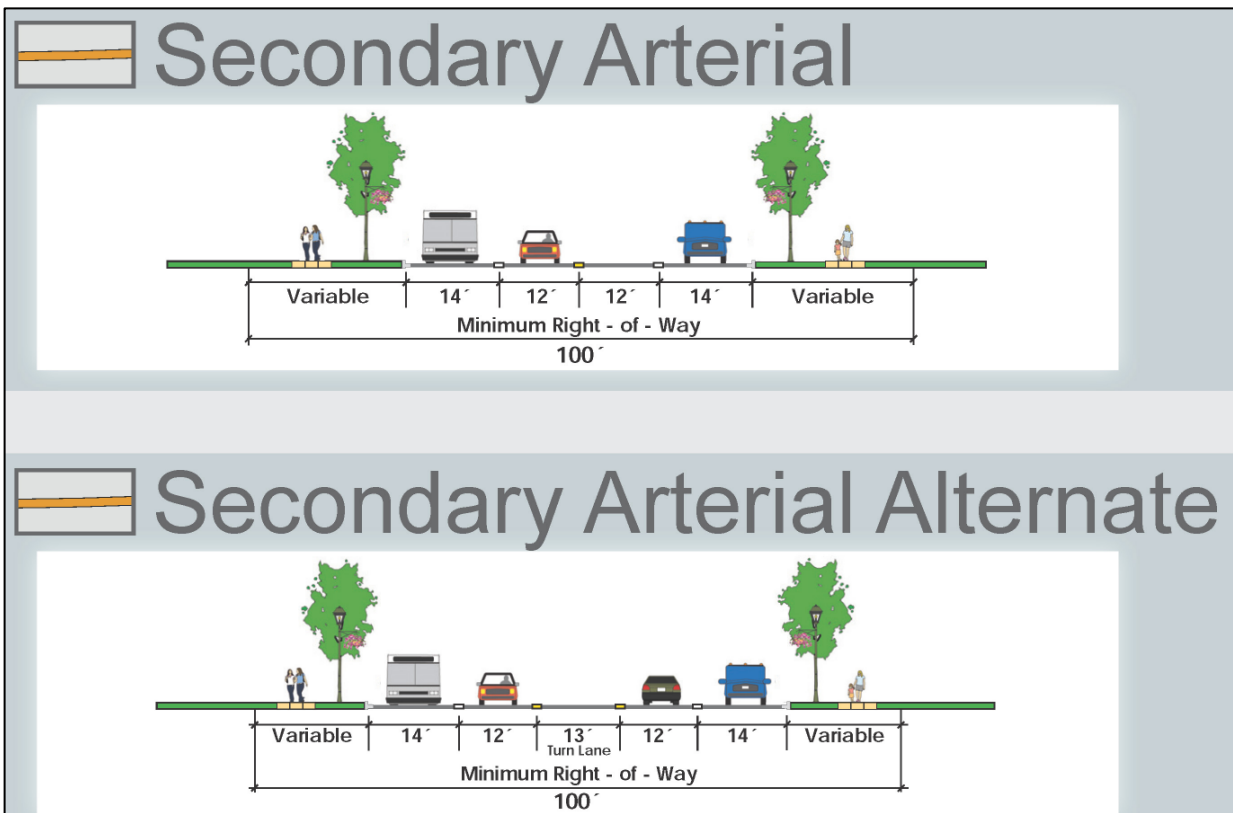


Figure 2: INCOG Street Standard

UDO STANDARDS | Sec. 16-8-4. Subdivision Procedures.

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

- (i) *The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
 - (ii) *The certificate for release of mortgage for land dedicated to the public.*
 - (iii) *Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*
 - (iv) *The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.*
 - (v) *The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.*
 - (vi) *The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.*
 - (vii) *The certificate by the County Treasurer that all land taxes have been paid on the property.*
 - (c) *Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.*
 - (d) *Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.*
 - (e) *Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.*
 - (7) *Time Limit. The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.*
 - (8) *Vacated Plats. The vacation of a plat by District Court action or by written instrument as provided by Title 11 O.S. § 42-101 et seq., shall remove the obligation to construct required improvements.*
 - (9) *Platting Waiver. The City Council, pursuant to their exclusive jurisdiction of subdivision plats, may remove the platting requirement upon a determination that the above-stated purposes have been achieved by the previous platting or could not be achieved by a plat or replat.*
- (Ord. No. 1581, § II, 4-5-2022; Ord. No. 1624, § VI, 10-17-2023)*

ARTICLE 8. SUBDIVISION STANDARDS

Sec. 16-8-2. General Subdivision Standards.

- (A) *Land Suitability.*
- (B) *Zoning District Compliance. No subdivision shall be approved unless it conforms to all of the requirements of this UDO. Whenever there is a discrepancy between minimum standards or*

dimensions noted in this article and those contained in other chapters of this UDO, building codes or other adopted regulations, codes or ordinances, the most restrictive shall apply.

(C) Comprehensive Plan Conformance.

(4) Street Designations and Names.

Sec. 16-8-3. General Design Standards.

- (A) Design Criteria Manual. The City Engineer is authorized to develop, adopt, and amend from time to time, Engineering and Design Standards for the design, installation, and construction of public utilities. All subdivisions and the installation of all public utilities within any development shall comply with the requirements established in the Engineering Design Criteria, as amended from time to time.*

(Ord. No. 1581, § II, 4-5-2022)

Sec. 16-8-4. Subdivision Procedures.

- (6) Final Plat. The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.*

Sec. 16-8-5. Infrastructure Acceptance Requirements.

Sec. 16-8-6. Maintenance and Supervision.

- (A) Where a subdivision contains sewers, sewage treatment facilities, water supply systems, parks and grounds held in common, or other physical facilities necessary or desirable for the welfare of the area, or that are of common use or benefit which are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made for a Property Owner Association (POA) or other mechanism which is acceptable to the City for the proper and continuous operation, maintenance, and supervision of such facilities. Maintenance shall include perimeter screening, mowing and landscaping along arterial streets. Membership dues in the POA shall be set which are appropriate to the maintenance requirements. It shall be mandatory that all property owners in the subdivision become members of the POA. A copy of the agreements providing for the proper and continuous operation, maintenance and supervision of such facilities shall be presented to the Planning Commission at the time of final platting and shall be filed of record with the plat of the land thereof. (Ord. No. 1581, § II, 4-5-2022)*

Sec. 16-8-7. Circulation and Connectivity.

(A) Major Street and Highway Plan.

(2) Street Stubs.

- (a) In new developments, the subdivider is required to terminate streets as stubs at the outer perimeter boundaries of the development based on the criteria below. If the street in question meets at least two of the criteria, then the street must be built to an appropriate collector street standard:*
- (I) The street intersects directly with any street designated as an arterial street and provides access to an area with an overall density of ten dwelling units per acre or provides access to more than 150 dwelling units.*
 - (II) The street by its general configuration, in relationship to the existing development of the area, serves any collector function.*
 - (III) The street extends into an undeveloped area in such a manner as to serve any future collector function.*
 - (IV) The street serves as the primary access to a significant nonresidential, institutional, or recreational land as well as an access to a residential area of 20 or more acres.*

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- (b) *Street stubs shall be clearly demarcated and identified for future street extension by street signage.*
 - (c) *All stub streets shall conform to the City's adopted version of the International Fire Code.*
 - (3) *Street Standard. In new developments, new streets not identified on the INCOG Major Street and Highway Plan must be built to an appropriate collector street standard if they meet any of the following criteria:*
 - (a) *The street intersects directly with an arterial street and provides access to an area with an overall density of ten dwelling units per acre or provides access to more than 150 dwelling units.*
 - (b) *The street by its general configuration, in relationship to the existing development of the area, in effect serves a collector function.*
 - (c) *The street extends into an undeveloped area in such a manner as to serve a future collector function.*
 - (d) *The street serves as the primary access to a significant nonresidential, institutional, or recreational land, as well as an access to a residential area of 20 or more acres.*
 - (B) *Right-of-Way Widths. The minimum right-of-way widths of proposed streets shall be as detailed in Table 16-8-7(B).*
 - (C) *Paving Widths. The minimum paving widths from curb face shall be as detailed in Table 16-8-7(C).*
 - (D) *Private Street Entrance Requirements.*
 - (E) *Traffic Impact Analysis (TIA).*
 - (F) *Vehicular Connectivity.*
- Sec. 16-8-8. Street Design Standards.**
- (A) *Traffic Calming Devices..*
 - (B) *Street Markers and Traffic Control Signs. All street markers and traffic control signs posted in accordance with the Manual of Uniform Traffic Control Devices shall be installed by the subdivider prior to the issuance of any certificates of occupancy for any building on that street.*
 - (C) *Sidewalk.*
 - (1) *A sidewalk with a minimum width of five feet shall be required on both sides of all streets.*
 - (2) *If the parkway is utilized as a rain garden, the sidewalk shall be a minimum of three inches higher than the height of the curb.*
 - (D) *Street Verge. A street verge with a minimum width of five feet shall be located between the back of curb and the sidewalk along both sides of all streets. Street verges shall be planted with turf grass or utilized as a rain garden.*
 - (E) *Landscape Strip. A landscape strip with a minimum width of five feet shall be located between the sidewalk and the property line along both sides of all streets. Landscape strips shall be planted with either street trees or utilized as a rain garden as detailed below.*
 - (1) *Street Trees.*
 - (a) *A minimum of one canopy tree shall be planted every 40 feet.*
 - (b) *Where overhead utility line conflicts are present, a minimum of one understory tree shall be planted every 20 feet.*
 - (c) *The spacing of street trees shall take into consideration local conditions and clear vision triangles.*
 - (2) *Rain Garden. Requirements for street trees may be waived if the landscape strip is designed as a rain garden as approved by the City Engineer.*
 - (F) *Utility Location. Utilities shall be located in the street verge along both sides of all streets.*
 - (G) *On-Street Parking.*

(H) Medians.

(M) Access.

- (1) Each lot, tract, or parcel shall be provided with access to a public street, approved private street, or highway.
- (2) Non-access provisions controlling ingress and egress to streets may be required by City Council to assure traffic safety and to relieve congestion at intersections.
- (3) The minimum distance between access points are as specified in Table 16-8-8(M) unless otherwise approved by the City Engineer.

Table 16-8-8(M): Access Separation Requirements	
Type of Street	Minimum Distance Between Access Points
Freeway or Expressway	As limited by ODOT
Primary Arterial	600 feet
Secondary Arterial	300 feet Request requires City Engineer Approval
Commercial (CBD) Collector	No access limits
Minor Industrial Street	No access limits
Residential Collector	No access limits
Minor Residential Street	No access limits

Sec. 16-8-9. Cluster Development.

Sec. 16-8-10. Anti-Monotony Standards.

Sec. 16-8-12. Easements.

Sec. 16-8-13. Floodplain Areas and Flood Damage Prevention.

Staff Evaluation & Recommendation

Evaluation | Staff recommends conditional approval of the **FINAL PLAT**. The City of Jenks does not enforce private covenants, including but not limited to Deed of Dedication's, HOA regulations, or other. Platted easements cannot be encroached. The site plan should meet or exceed the setback requirements and other CS District Bulk and Dimensional Standards.

Recommendation | Staff, TAC and Planning Commission recommend conditional approval of the Preliminary Plat for Bridgepoint.

1. Access. This plat received conditional approval at the Preliminary plat review.
 - a. Could shared access be obtained with the Far East Church on the north?
 - i. Stub out to north?
 - b. Access and LNA require City Engineer Approval.
 - i. Secondary Arterial requires a 300 ft separation.
2. Pay Back Agreement. Continue discussions with Staff.

FINAL PLAT

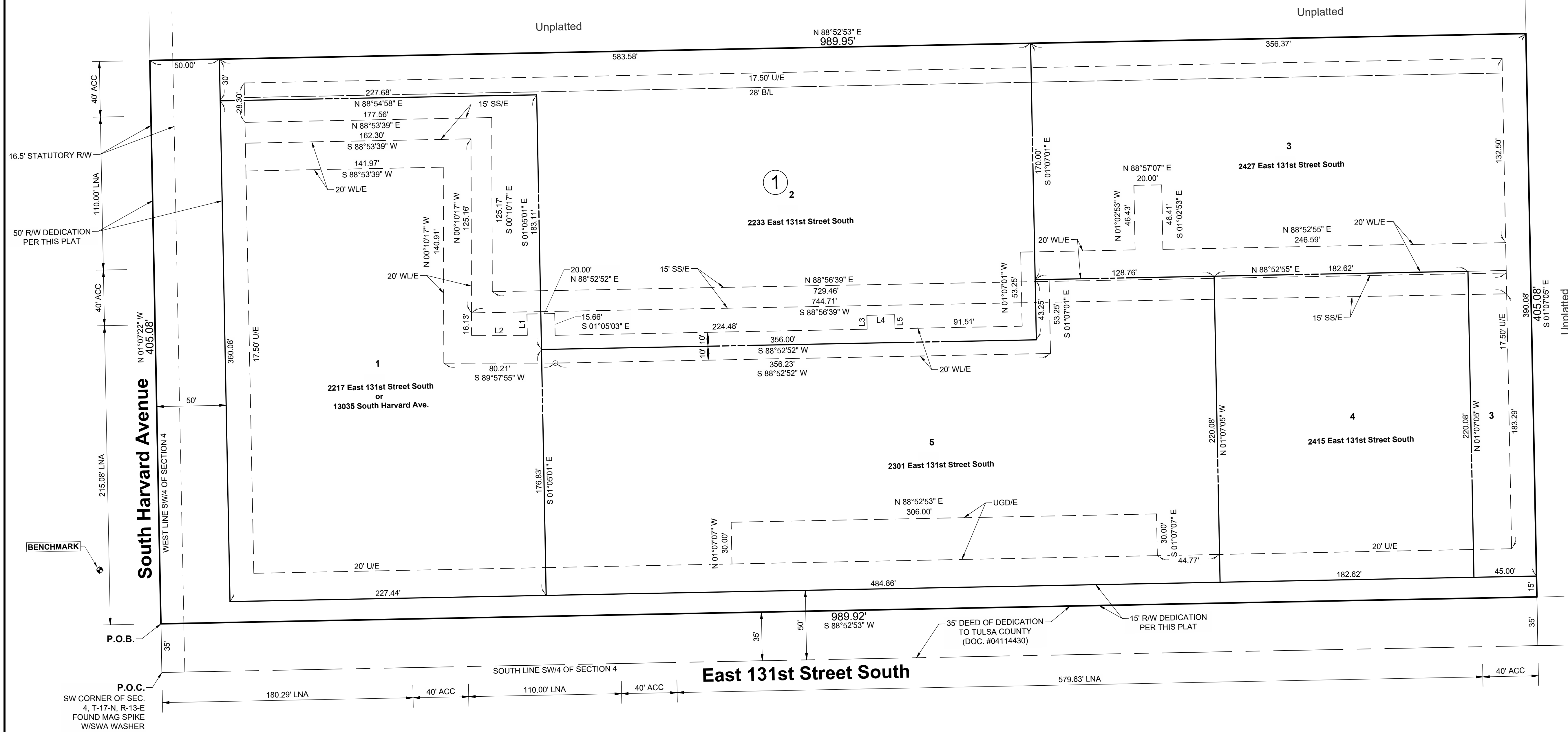
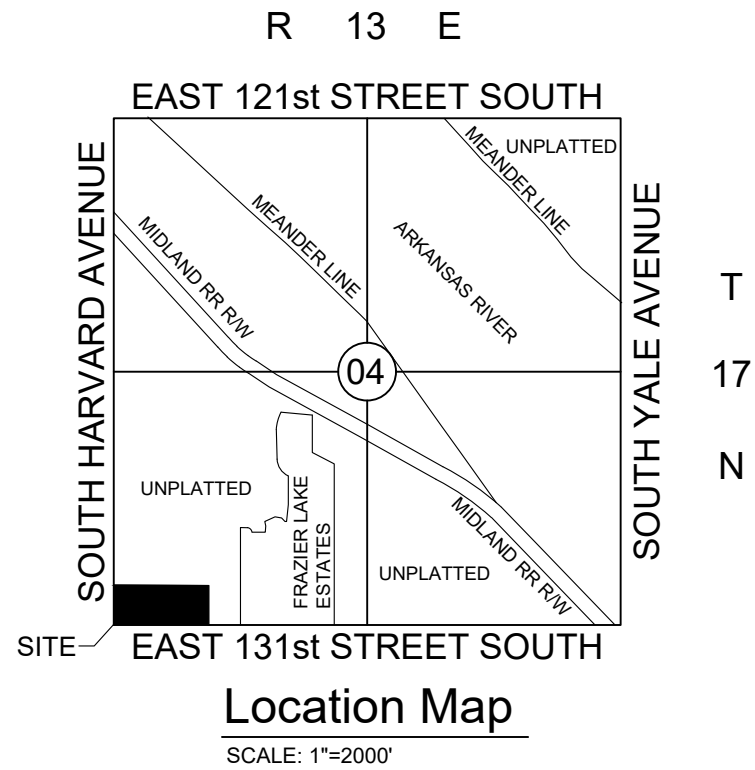
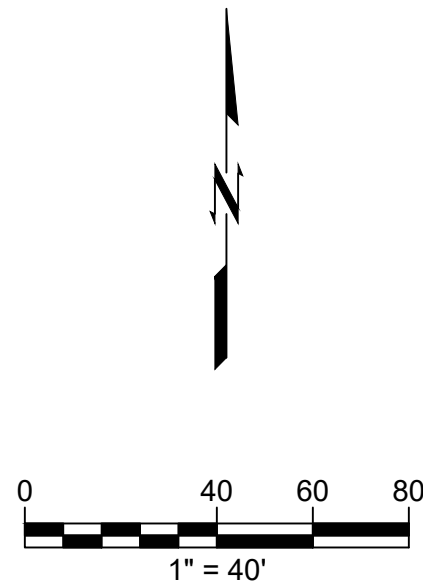
BRIDGEPOINT

PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Oak Properties LLC
48 East 16th Street
Tulsa, Oklahoma, 74119
Phone: (918) 299-3040
CONTACT: DUANE PHILLIPS

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
GRANT PHILLIPS P.E.
grant.phillips@wallace.design

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
R. WESLEY BENNETT, PLS 1562
wes.bennett@wallace.design



LEGEND

B/L = BUILDING SETBACK
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
SS/E = SANITARY SEWER EASEMENT
WL/E = WATER LINE EASEMENT
U/E = UTILITY EASEMENT
UGD/E = UNDERGROUND DETENTION EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

XXXX ADDRESS

① BLOCK NUMBER

2 LOT NUMBER

● IRON PIN SET
○ IRON PIN FOUND

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FIVE (5) LOTS IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 401,003 SF (9.21 ACRES)
R/W DEDICATED BY PLAT CONTAINS 34,353 SF (0.79 ACRES)

PROPERTY ZONED CS

MONUMENTATION

MONUMENTATION FOUND AS NOTED
1/2" IRON PINS TO BE SET AT MAIN BOUNDARY CORNERS.

BENCHMARK

3/8" IRON PIN
NORTHING=361015.892
EASTING=2577902.605
ELEV=704.56

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.
VERTICAL DATUM IS BASED ON GPS DATA (NAVD88)

ADDRESS NOTE

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

FLOODPLAIN NOTE

FEMA FIRM MAP TULSA COUNTY, OKLAHOMA AND INCORPORATED
AREAS. MAP NUMBER 40143C0427L WITH A MAP REVISION DATE OF
OCTOBER 16, 2012, SHOWS NO FLOOD PLAIN ON SUBJECT
PROPERTY.

SURVEYOR'S LAST SITE VISIT:
11/15/24

**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

Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	81,924.03	1.88
2	82,747.95	1.90
3	70,486.96	1.62
4	40,191.20	0.92
5	91,300.47	2.10

LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.28'	N 01°05'02" W
L2	40.11'	N 89°57'55" E
L3	10.00'	N 01°07'08" W
L4	20.00'	N 88°52'52" E
L5	10.00'	S 01°07'08" E

ORIG SIZE: 24" X 36"

PLOT: 10/24/25

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FINAL PLAT

BRIDGEPOINT
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

OAK PROPERTIES, LLC, AN OKLAHOMA CORPORATION (HEREINAFTER REFERRED TO AS THE "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, JENKS COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND LYING IN GOVERNMENT LOT ELEVEN (11) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼, SW¼), SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (18.6M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF SAID SECTION FOUR (4); THENCE N01°07'22"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION FOUR (4) FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUING N01°07'22"W FOR A DISTANCE OF 405.08 FEET; THENCE N88°52'53"E FOR A DISTANCE OF 989.95 FEET; THENCE S01°07'05"E FOR A DISTANCE OF 405.08 FEET; THENCE S88°52'53"W FOR A DISTANCE OF 989.92 FEET TO THE POINT OF BEGINNING (P.O.B.)

SAID TRACT CONTAINS 9.21 ACRES, MORE OR LESS.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO FIVE (5) LOTS, AND ONE (1) BLOCK (HEREIN AFTER THE "PLAT") IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY, AND HAS DESIGNATED THE SUBDIVISION AS "BRIDGEPOINT" A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "BRIDGEPOINT").

SECTION I. EASEMENTS AND UTILITIES

A. UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAY AS DEPICTED ON THE ACCOMPANYING PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER OR ANY SUBSEQUENT OWNER OF A LOT OF RECORD WITHIN "BRIDGEPOINT", HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING 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 HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH SHALL BE BINDING ON EACH LOT OWNER AND ITS SUCCESSORS 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 THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENTS AND THE IN THE PERIMETER RIGHTS-OF-WAY OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND NON-EXCLUSIVE 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.
- 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 UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF A LOT OF SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE OVERHEAD AND/OR UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF OVERHEAD AND/OR UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, COMMUNICATION, CABLE TELEVISION OR GAS SERVICE AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- THE OWNER OF A LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED IN THE SUBDIVISION.
- WITHIN THE UTILITY EASEMENTS 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 OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF JENKS, OKLAHOMA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.
- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

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

- THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE SUBDIVISION AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

- THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT OWNER SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. 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 THE OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

F. UNDERGROUND STORMWATER DETENTION EASEMENT

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE A PERPETUAL EASEMENT ON OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "UNDERGROUND DETENTION EASEMENT" (UGD/E) FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, UNDERGROUND DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE "BRIDGEPOINT" SUBDIVISION.
- UNDERGROUND DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATION APPROVED BY THE CITY OF JENKS.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE DETENTION EASEMENT AREAS NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN SUCH EASEMENT AREAS UNLESS APPROVED BY THE CITY OF JENKS.
- UNDERGROUND DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE "BRIDGEPOINT" OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION AND RETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE OWNER SHALL PROVIDE THE CUSTOMARY MAINTENANCE WITHIN THE DETENTION EASEMENT AREA IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - CONCRETE APPURTENANCE SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
 - REMOVAL OF ACCUMULATED SILT AND VEGETATION FROM THE CONCRETE CHANNEL(S) SHALL OCCUR TWICE YEARLY.
- IN THE EVENT THE "BRIDGEPOINT" OWNERS ASSOCIATION SHOULD FAIL TO MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN THE UNDERGROUND DETENTION EASEMENT AREA, THE CITY OF JENKS, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS AND MAY REMOVE ANY OBSTRUCTIONS OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE "BRIDGEPOINT" OWNERS ASSOCIATION. IN THE EVENT THAT THE "BRIDGEPOINT" OWNER'S ASSOCIATION FAILS TO PAY THE COST OF SUCH MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN "BRIDGEPOINT", PROVIDED HOWEVER, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/4 THE TOTAL COST. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF JENKS.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE 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 PROTECTING LANDSCAPING IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. LANDSCAPING

EACH LOT OWNER SHALL BE BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE, HEALTH, AND VIABILITY OF THE REQUIRED LANDSCAPE MATERIALS. THE IRRIGATION SYSTEM SHALL BE KEPT IN GOOD WORKING ORDER TO ENSURE THE SURVIVAL OF ALL REQUIRED PLANT MATERIAL. ALL LANDSCAPE MATERIAL SHALL BE KEPT AT LEAST 5 FEET, MEASURED HORIZONTALLY, FROM BURIED UTILITIES.

I. LIMITS OF NO ACCESS

THE LOT OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH HARVARD AVENUE AND EAST 131ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE JENKS, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

J. BLANKET MUTUAL ACCESS EASEMENT

ALL LOTS AND OR SUBSEQUENT LOTS THROUGH LOT SPLITS OR REPLATS SHALL HAVE PERPETUAL LOT TO LOT MUTUAL ACCESS ON THE ACCOMPANYING PLAT. BLANKET MUTUAL ACCESS IS HEREBY ESTABLISHED BY THE OWNER FOR THE PURPOSE OF PERMITTING VEHICULAR ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE LOTS CONTAINED WITHIN THE "BRIDGEPOINT" SUBDIVISION. SUCH ACCESS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF ALL LOT OWNERS WITHIN THE "BRIDGEPOINT" SUBDIVISION, THEIR GUESTS, AND INVITEES AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

K. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE JENKS UNIFIED DEVELOPMENT ORDINANCE. ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE FIRST ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF JENKS ENGINEERING DESIGN STANDARDS.

L. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF JENKS, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF JENKS, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY OF JENKS, OKLAHOMA MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY OF JENKS'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER, NOTWITHSTANDING THE FOREGOING, THE CITY OF JENKS, OKLAHOMA MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY OF JENKS, OKLAHOMA'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE LOT OWNER, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION II. PROPERTY OWNERS' ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA THE BRIDGEPOINT PROPERTY OWNERS' ASSOCIATION, INC., A NONPROFIT ENTITY (SOMETIMES REFERRED TO HEREIN AS THE PROPERTY OWNERS' ASSOCIATION OR ASSOCIATION"). THE PROPERTY OWNERS' ASSOCIATION SHALL BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING ALL RESERVE AREAS AND OTHER COMMON AREAS WITHIN BRIDGEPOINT, AND OTHERWISE ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION.

B. MEMBERSHIP

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

C. COVENANT FOR ASSESSMENTS

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THERETO, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE PROPERTY OWNERS' ASSOCIATION AN ANNUAL ASSESSMENT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL RESERVE AREAS DESIGNATED ON THE PLAT. AN UNPAID ASSESSMENT, PROPERLY FILED, SHALL BECOME A LIEN UPON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS

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

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE PROPERTY OWNERS' ASSOCIATION MAY HAVE, THE PROPERTY OWNERS' 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.

F. RESERVE AREAS

ALL RESERVE AREAS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE PROPERTY OWNERS' ASSOCIATION IS FORMED AND OWNERSHIP OF SUCH RESERVE AREA IS CONVEYED TO THE ASSOCIATION FROM AND AFTER SAID DATE. THE PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SUCH RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I (STREETS, EASEMENTS AND UTILITIES) ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTIONS I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE CITY OF JENKS. ANY SUCH AMENDMENT SHALL BECOME EFFECTIVE WHEN RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

INVALIDATION OF ANY COVENANT 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.

FINAL PLAT

BRIDGEPOINT

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF: OAK PROPERTIES LLC., HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2025.

OAK PROPERTIES LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____

TITLE

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____ AS _____ OF OAK PROPERTIES LLC., AN OKLAHOMA LIMITED LIABILITY COMPANY.

BY _____
NOTARY PUBLIC

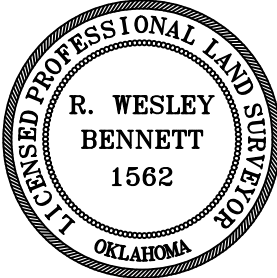
MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

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

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



R. WESLEY BENNETT, PLS
OK PLS 1562

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED R. WESLEY BENNETT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

BY _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/2028
MY COMMISSION NUMBER: 00020202



Jenks | PC Staff Report



To	Chair Scott West and Planning Commission
Hearing Date	November 06, 2025
Case Number	Plat 25-19 Far East Mission Church
Request	Approval of Preliminary Plat
Location	North of 131 st and east of (S. 33rd E. Ave.) Harvard
Applicant	Justin DeBruin, Wallace Engineering

Staff Report	Preparer Marcaé Hilton
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Attachments	Preparer
☐ Preliminary Plat	Wallace Engineering

Background Information

STAFF COMMENTARY | This is a request to approve a preliminary plat, the property is located to the north and east corner of 131st and Harvard and is under development with commercial uses.

The land has never been platted and has an odd-shaped lot carved out of the middle of the parcel. This secondary lot has a residential dwelling which originally served as the homestead for the entire twenty (20) acre parcel. The parcel is encumbered by the single-family residence (13031 S Harvard Ave, Jenks, OK 74037) which did not go through the Lot Split process, it was created through a “deed correction” and filed with Tulsa County. The residents of 13031 S Harvard currently have their home on the market and have expressed concerns if a church were to go on the adjacent land. The lot is grandfathered non-conforming.

PLANNING DATA

REQUEST	Preliminary Plat Approval
ZONING	RS1 and SUP 119 Overlay
	Assembly Use Church on a large residential zoned parcel
EXISTING USE	Undeveloped, surrounding a single-family residential
Address	12877 S Harvard Ave.
Plat	Unplatted Platting is required
Parcel ID	9730-473-045-3620

Legal	PRT SW SW BEG 440.08N SWC SW SW TH N878.42 E990.6 S878.42 W990.6 POB LESS BEG 941.41N SWC SW TH N54.79 ELY73.98 E54.90 CRV RT39.66 CRV RT143.60 SE30.75 CRV RT92.30 CRV LF40.63 SE41.09 ELY100.11 SE59.83 SE18.97 S115.84 SW63.13 SW71.84 WLY79.76 NW70.49
Gross Acres	18.35 Acres
School District	Bixby
Council	Donna Ogez
Site Plan	Included
Plat Data	1 Lot, 1 Block
Acres	17.39
ROW	0.95 Dedicated by Plat 100 ft Minimum
Street Designations	Harvard and 131 st are Secondary Arterial
Access Separation	300 feet

TAC COMMENTS:

October 27, 2025 | No comments at the time of this report.



Figure 1: Major Street and Highway Plan | Secondary Arterial

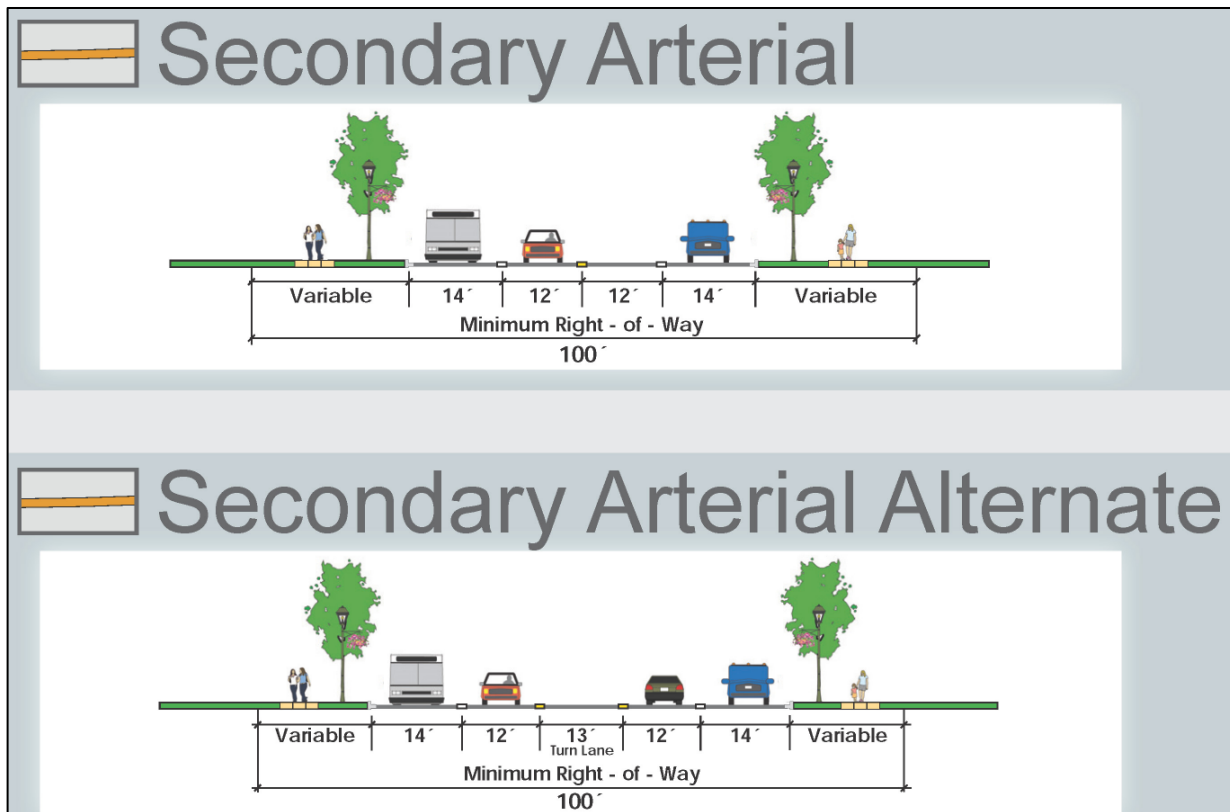


Figure 2: INCOG Street Standard

UDO STANDARDS | [ARTICLE 8. SUBDIVISION STANDARDS](#)

Sec. 16-8-2. General Subdivision Standards.

- (A) Land Suitability.
- (B) Zoning District Compliance. No subdivision shall be approved unless it conforms to all of the requirements of this UDO. Whenever there is a discrepancy between minimum standards or dimensions noted in this article and those contained in other chapters of this UDO, building codes or other adopted regulations, codes or ordinances, the most restrictive shall apply.
- (C) Comprehensive Plan Conformance.
- (4) Street Designations and Names.

Sec. 16-8-3. General Design Standards.

- (A) Design Criteria Manual. The City Engineer is authorized to develop, adopt, and amend from time to time, Engineering and Design Standards for the design, installation, and construction of public utilities. All subdivisions and the installation of all public utilities within any development shall comply with the requirements established in the Engineering Design Criteria, as amended from time to time.

(Ord. No. 1581, § II, 4-5-2022)

Sec. 16-8-4. Subdivision Procedures.

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

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

(d) Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.

Sec. 16-8-5. Infrastructure Acceptance Requirements.

Sec. 16-8-6. Maintenance and Supervision.

(A) Where a subdivision contains sewers, sewage treatment facilities, water supply systems, parks and grounds held in common, or other physical facilities necessary or desirable for the welfare of the area, or that are of common use or benefit which are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made for a Property Owner Association (POA) or other mechanism which is acceptable to the City for the proper and continuous operation, maintenance,

and supervision of such facilities. Maintenance shall include perimeter screening, mowing and landscaping along arterial streets. Membership dues in the POA shall be set which are appropriate to the maintenance requirements. It shall be mandatory that all property owners in the subdivision become members of the POA. A copy of the agreements providing for the proper and continuous operation, maintenance and supervision of such facilities shall be presented to the Planning Commission at the time of final platting and shall be filed of record with the plat of the land thereof. (Ord. No. 1581, § II, 4-5-2022)

Sec. 16-8-7. Circulation and Connectivity.

(A) Major Street and Highway Plan.

(2) Street Stubs.

(a) In new developments, the subdivider is required to terminate streets as stubs at the outer perimeter boundaries of the development based on the criteria below. If the street in question meets at least two of the criteria, then the street must be built to an appropriate collector street standard:

(I) The street intersects directly with any street designated as an arterial street and provides access to an area with an overall density of ten dwelling units per acre or provides access to more than 150 dwelling units.

(II) The street by its general configuration, in relationship to the existing development of the area, serves any collector function.

(III) The street extends into an undeveloped area in such a manner as to serve any future collector function.

(IV) The street serves as the primary access to a significant nonresidential, institutional, or recreational land as well as an access to a residential area of 20 or more acres.

(b) Street stubs shall be clearly demarcated and identified for future street extension by street signage.

(c) All stub streets shall conform to the City's adopted version of the International Fire Code.

(3) Street Standard. In new developments, new streets not identified on the INCOG Major Street and Highway Plan must be built to an appropriate collector street standard if they meet any of the following criteria:

(a) The street intersects directly with an arterial street and provides access to an area with an overall density of ten dwelling units per acre or provides access to more than 150 dwelling units.

(b) The street by its general configuration, in relationship to the existing development of the area, in effect serves a collector function.

(c) The street extends into an undeveloped area in such a manner as to serve a future collector function.

(d) The street serves as the primary access to a significant nonresidential, institutional, or recreational land, as well as an access to a residential area of 20 or more acres.

(B) Right-of-Way Widths. The minimum right-of-way widths of proposed streets shall be as detailed in Table 16-8-7(B).

(C) Paving Widths. The minimum paving widths from curb face shall be as detailed in Table 16-8-7(C).

(D) Private Street Entrance Requirements.

(E) Traffic Impact Analysis (TIA).

(F) Vehicular Connectivity.

Sec. 16-8-8. Street Design Standards.

(A) Traffic Calming Devices..

- (B) *Street Markers and Traffic Control Signs.* All street markers and traffic control signs posted in accordance with the Manual of Uniform Traffic Control Devices shall be installed by the subdivider prior to the issuance of any certificates of occupancy for any building on that street.
- (C) *Sidewalk.*
- (1) A sidewalk with a minimum width of five feet shall be required on both sides of all streets.
 - (2) If the parkway is utilized as a rain garden, the sidewalk shall be a minimum of three inches higher than the height of the curb.
- (D) *Street Verge.* A street verge with a minimum width of five feet shall be located between the back of curb and the sidewalk along both sides of all streets. Street verges shall be planted with turf grass or utilized as a rain garden.
- (E) *Landscape Strip.* A landscape strip with a minimum width of five feet shall be located between the sidewalk and the property line along both sides of all streets. Landscape strips shall be planted with either street trees or utilized as a rain garden as detailed below.
- (1) *Street Trees.*
 - (a) A minimum of one canopy tree shall be planted every 40 feet.
 - (b) Where overhead utility line conflicts are present, a minimum of one understory tree shall be planted every 20 feet.
 - (c) The spacing of street trees shall take into consideration local conditions and clear vision triangles.
 - (2) *Rain Garden.* Requirements for street trees may be waived if the landscape strip is designed as a rain garden as approved by the City Engineer.
- (F) *Utility Location.* Utilities shall be located in the street verge along both sides of all streets.
- (G) *On-Street Parking.*
- (H) *Medians.*
- (M) *Access.*
- (1) Each lot, tract, or parcel shall be provided with access to a public street, approved private street, or highway.
 - (2) Non-access provisions controlling ingress and egress to streets may be required by City Council to assure traffic safety and to relieve congestion at intersections.
 - (3) The minimum distance between access points are as specified in Table 16-8-8(M) unless otherwise approved by the City Engineer.

Table 16-8-8(M): Access Separation Requirements	
Type of Street	Minimum Distance Between Access Points
Freeway or Expressway	As limited by ODOT
Primary Arterial	600 feet
Secondary Arterial	300 feet Request requires City Engineer Approval
Commercial (CBD) Collector	No access limits
Minor Industrial Street	No access limits
Residential Collector	No access limits
Minor Residential Street	No access limits

Sec. 16-8-9. Cluster Development.

Sec. 16-8-10. Anti-Monotony Standards.

Sec. 16-8-12. Easements.

Sec. 16-8-13. Floodplain Areas and Flood Damage Prevention.

Staff Evaluation & Recommendation

Evaluation | Staff recommends conditional approval of the **PRELIMINARY PLAT**. The City of Jenks does not enforce private covenants, including but not limited to Deed of Dedication's, HOA regulations, or other. Platted easements cannot be encroached. The site plan should meet or exceed the setback requirements and other CS District Bulk and Dimensional Standards.

Recommendation | *Staff and TAC recommend conditional approval of the Preliminary Plat for Far East Mission Church.*

1. Access.
 - a. Could shared access be obtained between the Far East Church on the north and Bridgepoint on the South?
 - i. Stub out to north/south?
 - b. Access and LNA require City Engineer Approval.
 - i. Secondary Arterial requires a 300 ft separation.
2. Pay Back Agreement. Continue discussions with Staff.
3. Meet with Staff to further discuss site plan layout and access.

\\civil-server\projects\2540222 Far East Mission Church\04 Production\04 Plat\2540222 Preliminary Plat.dwg PLOT:101/25

ORIG SIZE:24"x36"

Plot:101/25

\\civil-server\projects\2540222 Far East Mission Church\04 Production\04 Plat\2540222 Preliminary Plat.dwg

PLACE HOLDER
CO. RECORDING STAMP

PRELIMINARY PLAT

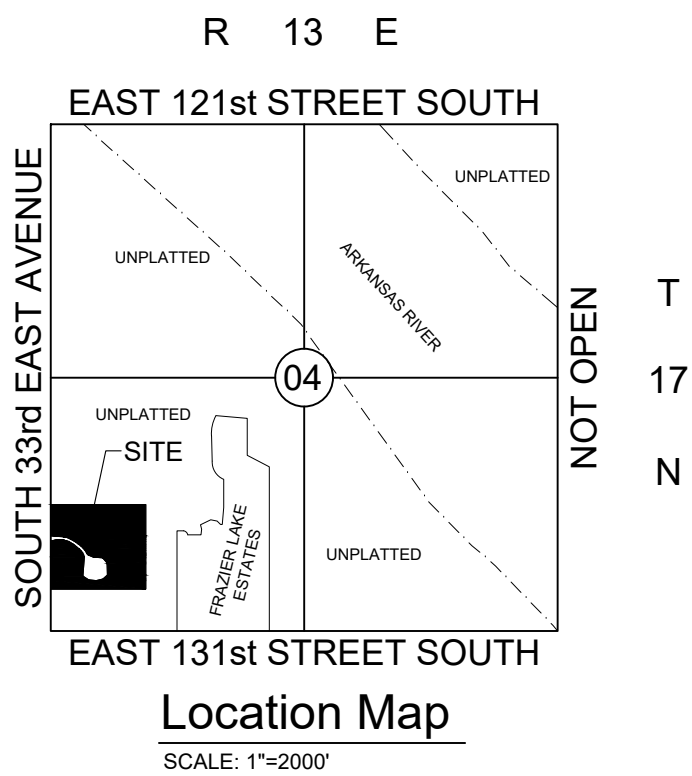
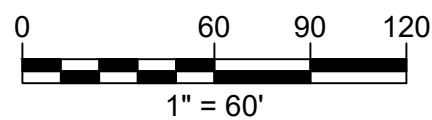
FAR EAST MISSION CHURCH

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, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Far East Mission Church, Inc.
8238 South College Place
Tulsa, Oklahoma, 74137
Phone: (918) 946-3390
CONTACT: REV. DR. CIN KHAW KHAM
khamn01210@yahoo.com

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
JORDAN RODICH, P.E.
jordan.rodich@wallace.design

SURVEYOR:
White Surveying Company
P.O. Box 471675
9936 East 55th Place Tulsa, Oklahoma 74047-1675
Phone: (918) 663-6924
OK CA NO. 1098, EXPIRES 6/30/2027
Contact: JOHN L. LIBBY JR., PLS 1806
john@whitesurvey.com



CURVE TABLE					
CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD BEARING (CB)	CHORD DISTANCE (CD)
C1	39.66'	130.00'	17°28'40"	S 79°19'12" E	39.50'
C2	143.60'	453.18'	18°09'19"	S 61°30'12" E	143.00'
C3	92.30'	227.98'	23°11'51"	S 40°49'37" E	91.67'
C4	40.63'	62.33'	37°21'05"	S 47°54'14" E	39.92'
C5	105.09'	151.37'	39°46'44"	N 32°32'11" W	102.99'
C6	121.44'	405.51'	17°09'30"	N 60°48'18" W	120.98'
C7	40.59'	125.00'	18°36'18"	N 78°41'12" W	40.41'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	73.98'	S 84°14'39" E
L2	54.90'	S 88°03'32" E
L3	30.75'	S 52°25'33" E
L4	41.09'	S 66°34'47" E
L5	100.11'	S 86°36'53" E
L6	59.83'	S 42°40'46" E
L7	18.97'	S 23°10'19" E
L8	115.84'	S 03°14'06" E
L9	63.13'	S 46°57'00" W
L10	71.84'	S 76°13'31" W
L11	79.76'	N 85°53'08" W
L12	70.49'	N 57°29'00" W
L13	196.24'	N 03°09'40" E
L14	37.27'	N 52°25'33" W
L15	49.33'	N 87°59'21" W
L16	75.68'	S 79°51'03" W

BLANKET EASEMENTS
* R/W (PG. 66) TO THE CITY OF GLENPOOL (BK. 6279, PG. 1347)
* BARK R/W AGREEMENT (PG. 66) TO THE CITY OF GLENPOOL (BK. 6280, PG. 378)

FINAL PLAT
CERTIFICATE OF APPROVAL

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

MAYOR-VICE MAYOR

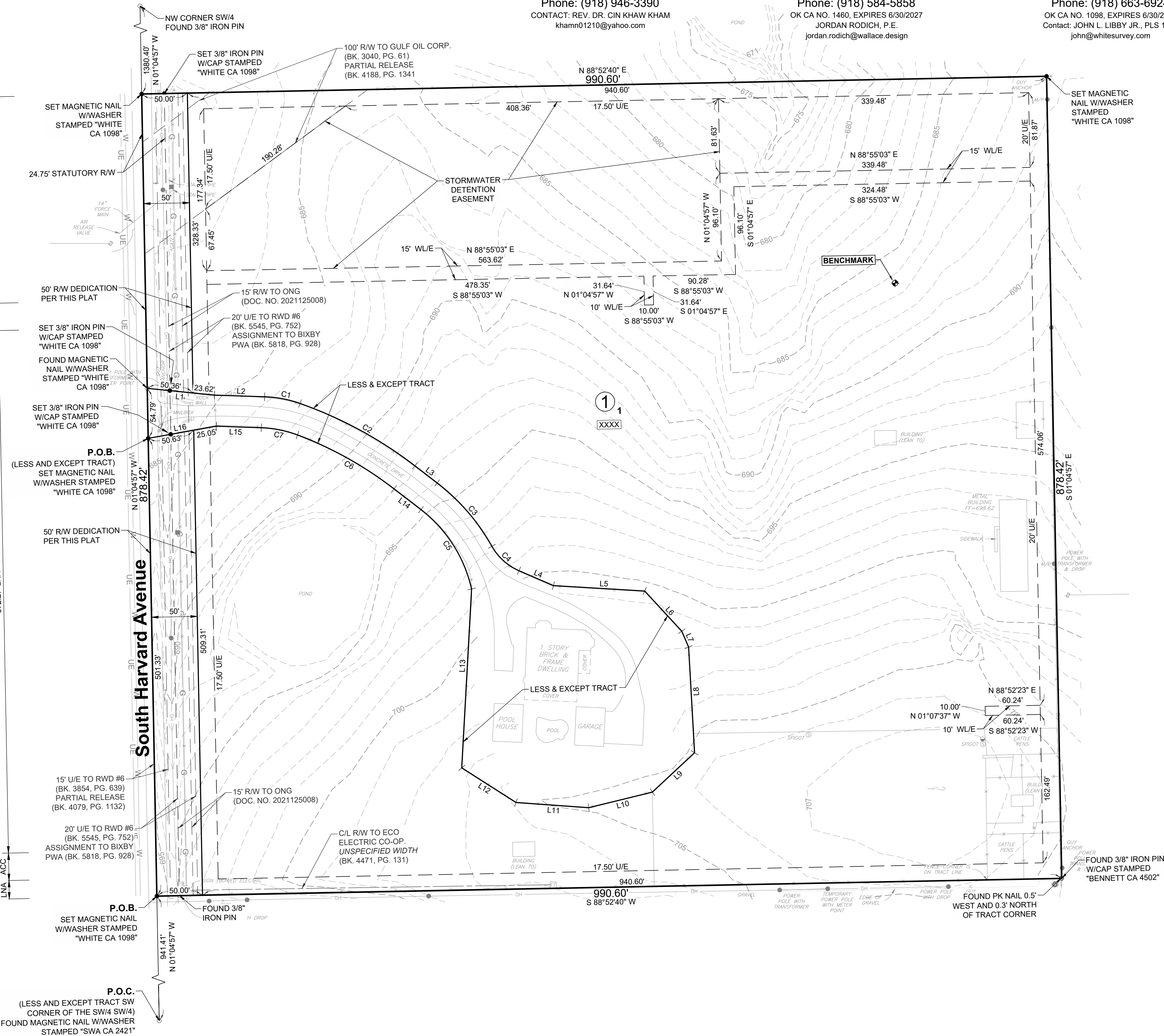
THE APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

PLACE HOLDER
CO. CLERK STAMP

PLACE HOLDER
CO. TAX STAMP

DATE: 10/1/2025
FAR EAST MISSION CHURCH
PRELIMINARY PLAT
SHEET 1 OF 2



LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
C/L = CENTERLINE
DOC = DOCUMENT
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
RWD = RURAL WATER DISTRICT
ONG = OKLAHOMA NATURAL GAS
PWA = PUBLIC WORKS AUTHORITY
ECO = EAST CENTRAL OKLAHOMA
BK./PG. = BOOK/PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

XXXX ADDRESS
① BLOCK NUMBER
2 LOT NUMBER
● MONUMENT SET
○ MONUMENT FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 799,047 SF (18.34 ACRES)
LOT 1 CONTAINS 757,516 SF (17.39 ACRES)
R/W DEDICATED BY PLAT CONTAINS 41,531 SF (0.95 ACRES)

PROPERTY ZONED RS1

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
3/8\"/>

BENCHMARK
3/8\"/>

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

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

FLOODPLAIN NOTE
THE SUBJECT PROPERTY LIES WITHIN ZONE X UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FIRM MAP PANEL NUMBER 40143C0427L AND MAP PANEL NUMBER 40143C0431L BOTH WITH AN EFFECTIVE DATE OF 10/16/2012.

SURVEYOR'S LAST SITE VISIT:
XXXXXXXXXXXXXXXXXXXX

ORIG SIZE:24"x38"

PLOT:10/1/25

\\civl-server\projects\2540222 Far East Mission Church\04 Production\04 Plat\2540222 DOD.dwg

PRELIMINARY PLAT

FAR EAST MISSION CHURCH

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

FAR EAST MISSION CHURCH, INC., A NON-PROFIT ORGANIZATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND CONTAINED WITHIN THE SOUTHWEST QUARTER (SW4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH FIVE HUNDRED EIGHTY-NINE AND SEVENTEEN HUNDREDTHS (549.17) FEET OF THE SOUTH NINE HUNDRED FORTY-NINE AND TWENTY-FIVE HUNDREDTHS (989.25) FEET OF THE WEST NINE HUNDRED NINETY AND SIX TENTHS (990.6) FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) 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.

AND

THE NORTH THREE HUNDRED TWENTY-NINE AND TWENTY-FIVE HUNDREDTHS (329.25) FEET OF THE WEST NINE HUNDRED NINETY AND SIX TENTHS (990.6) FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) 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.

LESS AND EXCEPT:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4) 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, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE SW1/4; THENCE NORTH 01°04'57" WEST LINE OF SAID SW1/4 OF THE SW1/4 FOR 941.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°04'57" WEST ALONG SAID WEST LINE FOR 54.79 FEET; THENCE SOUTH 84°14'39" EAST FOR 73.98 FEET; THENCE SOUTH 88°03'32" EAST FOR 54.90 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 130.00 FEET, A CHORD BEARING OF SOUTH 79°19'12" EAST, A CHORD DISTANCE OF 39.50 FEET WITH AN ARC LENGTH OF 39.66 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 453.18 FEET, A CHORD BEARING OF SOUTH 61°30'12" EAST, A CHORD DISTANCE OF 143.00 FEET AND AN ARC LENGTH OF 143.60 FEET; THENCE SOUTH 52°25'33" EAST FOR 30.75 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 227.98 FEET, A CHORD BEARING OF SOUTH 40°49'37" EAST, A CHORD DISTANCE OF 91.67 FEET AND AN ARC LENGTH OF 92.30 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 62.33 FEET, A CHORD BEARING OF SOUTH 47°54'14" EAST, A CHORD DISTANCE OF 39.92 FEET AND AN ARC LENGTH OF 40.63 FEET; THENCE SOUTH 66°34'47" EAST FOR 41.09 FEET; THENCE SOUTH 86°36'53" EAST FOR 100.11 FEET; THENCE SOUTH 42°40'46" EAST FOR 59.83 FEET; THENCE SOUTH 23°10'19" EAST FOR 18.97 FEET; THENCE SOUTH 03°14'06" EAST FOR 115.84 FEET; THENCE SOUTH 46°57'00" WEST FOR 63.13 FEET; THENCE SOUTH 76°13'31" WEST FOR 71.84 FEET; THENCE NORTH 85°53'08" WEST FOR 79.76 FEET; THENCE NORTH 57°29'00" WEST FOR 70.49 FEET; THENCE NORTH 03°09'40" EAST FOR 196.24 FEET TO A NON-TANGENT CURVE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 151.37 FEET, A CHORD BEARING OF NORTH 32°32'11" WEST, A CHORD DISTANCE OF 102.99 FEET AND AN ARC LENGTH OF 105.09 FEET; THENCE NORTH 52°25'33" WEST FOR 37.27 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 405.51 FEET, A CHORD BEARING OF NORTH 60°48'18" WEST, A CHORD DISTANCE OF 120.98 FEET AND AN ARC LENGTH OF 121.44 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 125.00, A CHORD BEARING OF NORTH 78°41'12" WEST, A CHORD DISTANCE OF 40.41 FEET AND AN ARC LENGTH OF 40.59 FEET; THENCE NORTH 87°59'21" WEST FOR 49.33 FEET; THENCE SOUTH 79°51'03" WEST FOR 75.68 FEET TO THE POINT OF BEGINNING.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT, ONE BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "FAR EAST MISSION CHURCH", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "FAR EAST MISSION CHURCH").

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

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

B. UNDERGROUND SERVICE

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

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

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

D. SURFACE DRAINAGE

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

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. LIMITS OF NO ACCESS

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

G. SIDEWALKS; PUBLIC SIDEWALK EASEMENT

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

H. WATER LINE EASEMENTS

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

I. STORMWATER DETENTION EASEMENTS

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN STORMWATER DETENTION EASEMENTS NOR SHALL THERE BY ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
 - CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
 - CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
- LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENTS.
- IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, TULSA COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

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

C. AMENDMENT

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

D. SEVERABILITY

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

IN WITNESS WHEREOF:

FAR EAST MISSION CHURCH, INC., A NON-PROFIT ORGANIZATION, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2025.

BY: _____
NAME

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025.

BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

[SEAL]

CERTIFICATE OF SURVEY

I, JOHN L. LIBBY JR., OF WHITE SURVEYING COMPANY, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "FAR EAST MISSION CHURCH", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

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



JOHN L. LIBBY JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR #1806

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

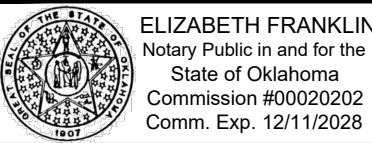
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED JOHN L. LIBBY JR., TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/2028

MY COMMISSION NUMBER: 00020202

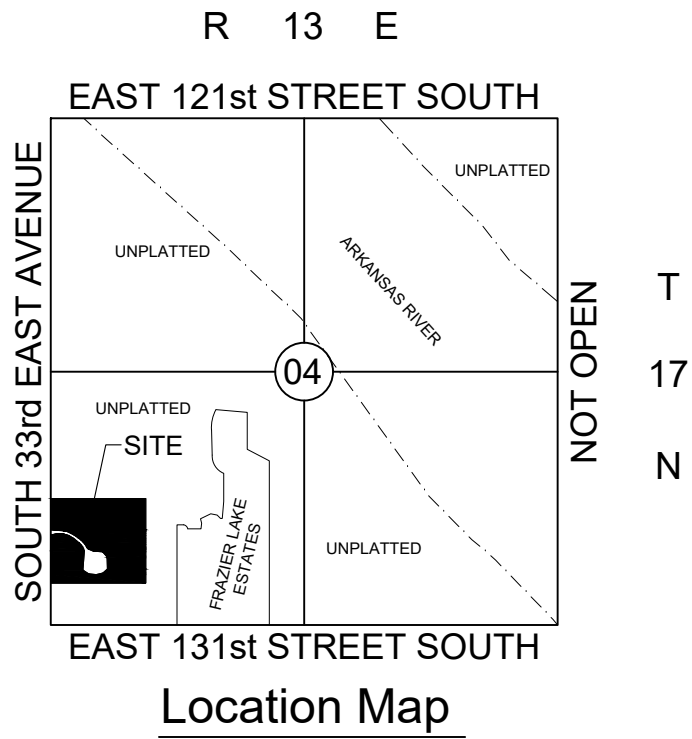
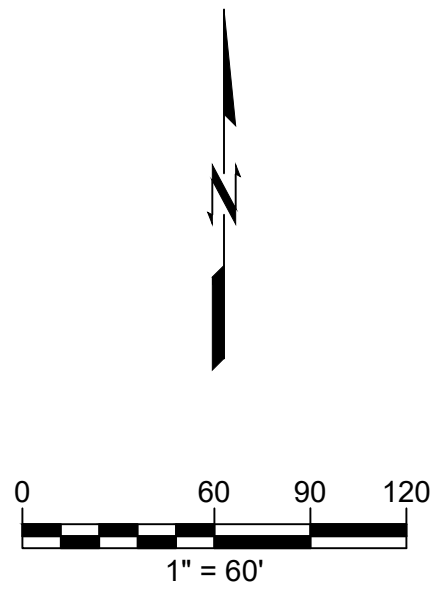
[SEAL]



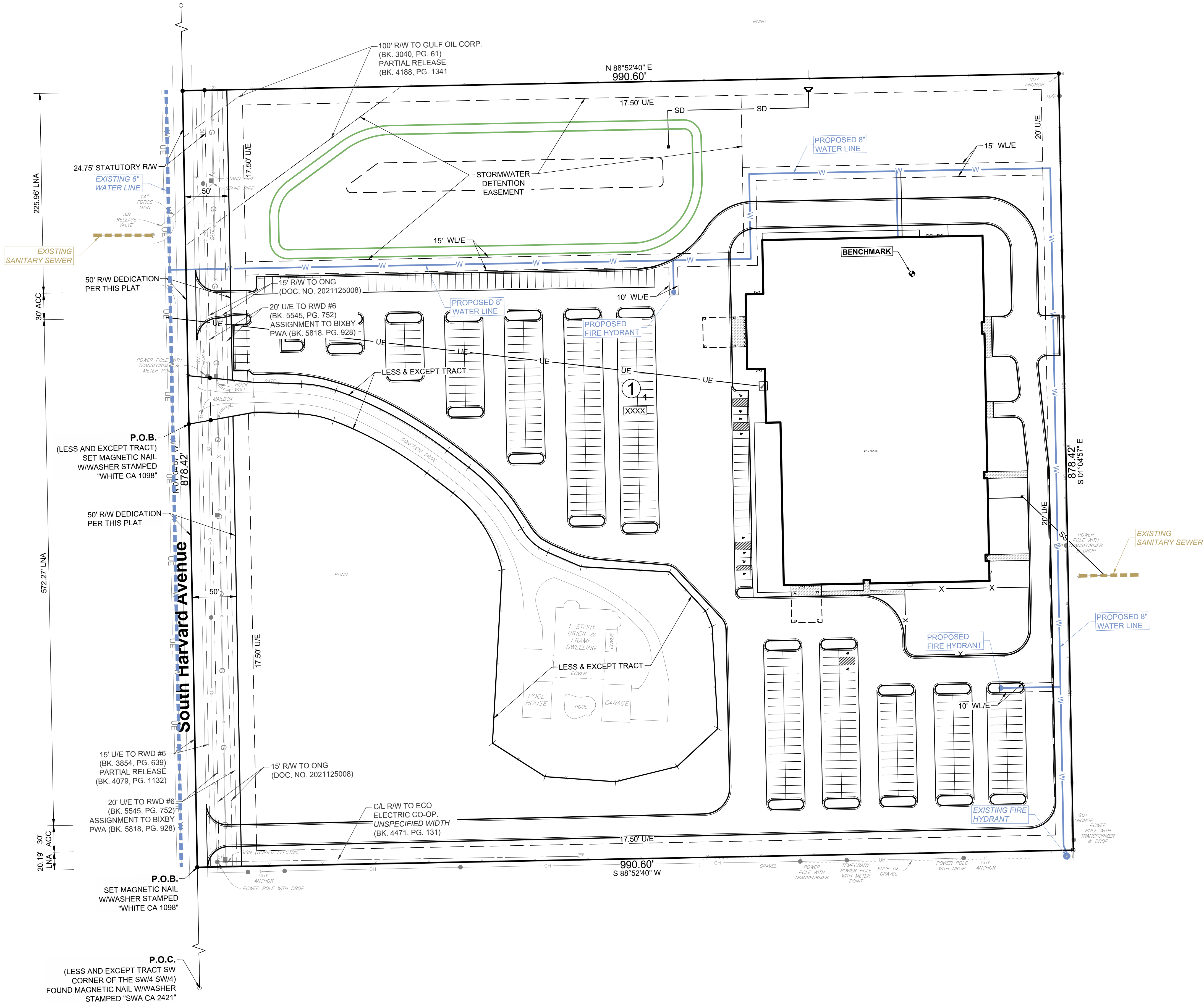
CONCEPTUAL IMPROVEMENTS PLAN

FAR EAST MISSION CHURCH

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, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.



- LEGEND**
- B/L = BUILDING SETBACK
 - ACC = ACCESS
 - LNA = LIMITS OF NO ACCESS
 - R/W = RIGHT-OF-WAY
 - U/E = UTILITY EASEMENT
 - RWD = RURAL WATER DISTRICT
 - ONG = OKLAHOMA NATURAL GAS
 - PWA = PUBLIC WORKS AUTHORITY
 - ECO = EAST CENTRAL OKLAHOMA
 - BK./PG. = BOOK/PAGE
-
- EXISTING WATER
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - PROPOSED DETENTION POND



To	Chair Scott West and Planning Commission
Hearing Date	November 6, 2025
Case Number	JZ 24-PUD 113 Minor Amendment No. 2 (Stone Bluff)
Location	1098 West 106th Street South
Request	<i>Discussion and Recommendation of Minor Amendment requests for PUD 113 Overlay District</i>

Staff Report

Preparer | Marcaé Hilton

Attachments

Minor Amendment Request and PUD 113

Preparer

Tanner Consulting

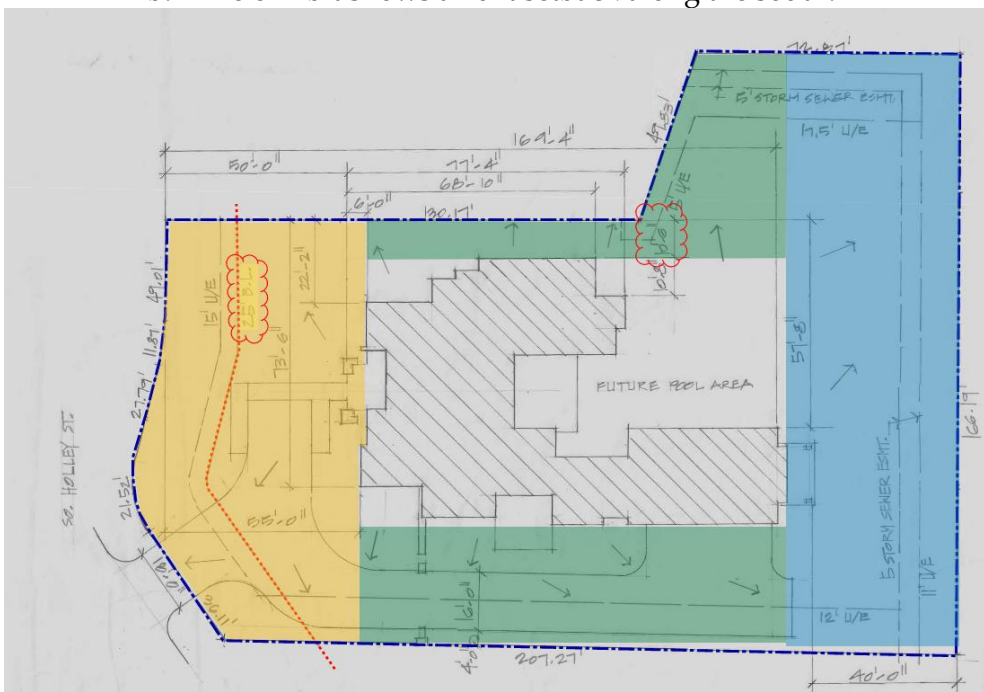
Background Information

PUD 113 Summary | Minor Amendment No. 1 | Approved by Planning Commission June 20, 2024

PUD 113 Summary | Minor Amendment No. 2

2 Request's:

1. Block 1 Lot 2 | Reduce the front yard setback for to allow for a larger buildable area for a custom home.
2. Block 1 Lot 6 | Reduce North side yard setback from 10' to 5'6"
 - a. The exhibit shows a 10.6 setback along the north (Reserve C).
 - b. The exhibit shows a 16 ft setback along the south.



STAFF COMMENTARY

This PUD overlay was approved on September 17, 2018, for a single-family gated neighborhood. As approved, the underlying zoning is RS-1. The lots were sized to meet or exceed the minimum RS-1 bulk and area standards in the Zoning Code at the time of approval and range from ½ acre to ¾ acre. The entry has not changed; it has a divided center median and separate ingress and egress gates. The original PUD set forth strict development standards, including minimum masonry and square footage requirements that ensure the development is in harmony with the surrounding properties.

The property was platted in 2019 as “Stone Bluff”. Staff have worked with the ownership over the years and have been kept abreast of the issues which have kept the subdivision from moving forward in the development process. The applicant (developer representative) is requesting to amend the following development standards: Minimum Side Yard Setback:

PUD 113	PUD 113	Amendment Request Side Yard Setback
Minor Amendment No. 1	One 15ft, Other 15ft	One-15ft, Other-10ft (Approved)
Minor Amendment No. 2 (2 Requests)	35ft	30 ft (Block 1 Lot 2)

ZONING	RS1(Single-family Residential) & PUD 113 (Overlay District)
REQUEST	Amend the side yard setback to 15/10
PLAT DATA	6 Lots, 1 Block, 3 Reserves
	No. 6879, Date 09-27-2019
ADDRESS	East of Elm south of 106 th Street
STR	2582
ACRES	5
COMMENT	No Public Comment at the time of this report
LAND USE MAP	Low Intensity Single-family
COUNCIL WARD	6 Cory Box

Staff Evaluation & Recommendation

Evaluation The requests meets the intent of the Comprehensive Plan and Land Use Map. The overall plan for PUD 113 is unchanged, no other lots are impacted by the request.

Stone Bluff
PUD-113 Minor Amendment #2

Platted in 2019, Stone Bluff (PUD-113) is a private single-family residential neighborhood consisting of 6 approximately 1/2-acre lots in the City of Jenks. The original PUD set forth strict development standards, including minimum masonry and square footage requirements, that help ensure the development is in harmony with the surrounding properties.

In June 2024, PUD-113 Minor Amendment #1 was approved, reducing the minimum side yard setbacks to 15'/10' to provide future home builders more flexibility while building.

PUD-113 Minor Amendment #2 seeks to reduce the minimum front yard setback for Block 1 Lot 2 only to allow for a larger buildable area for a proposed custom home.

Except as specifically provided herein, no other changes are proposed by this minor amendment.

Request a PUD Minor Amendment to update the following Development Standards:

Minimum Front Yard Setback for Block 1 Lot 2: 30FT (*previously 35FT per PUD-113*)

Side Yard Setback reduced to 5'6" Feet Adjacent to Reserve "C" for Block 1, Lot 6.

Tulsa County Clerk - Michael Willis
Doc # 6879 Page(s): 4 Recorded 09/27/2019 12:02:19 PM
Receipt # 19-53616 Fees: \$16.00

STONE BLUFF
AUGUST 9, 2019
SHEET 1 OF 4

STONE BLUFF

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
PLANNED UNIT DEVELOPMENT NO. 113

KNOW ALL MEN BY THESE PRESENTS:

106th & ELGIN, LLC HEREINAFTER REFERRED TO AS "GRANTOR", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

COMMENCING FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION TWENTY-FIVE (25), THENCE N89°41'00"E FOR A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING N88°43'07"E FOR A DISTANCE OF 439.88 FEET, THENCE S01°06'37"E FOR A DISTANCE OF 404.59 FEET, THENCE S88°39'00"W FOR A DISTANCE OF 494.46 FEET, THENCE N01°09'33"E FOR A DISTANCE OF 46.511 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 5.00 ACRES MORE OR LESS.

AS OWNER OF THE ABOVE DESCRIBED LAND, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS PRESENTED ON THE PLAT AND HAS DESIGNATED THE SUBDIVISION AS "STONE BLUFF", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION" OR "STONE BLUFF").

SECTION I. EASEMENTS AND UTILITIES

1.1 GENERAL UTILITY EASEMENTS

GRANTOR DOES HEREBY DEDICATE FOR PUBLIC USE THE RIGHT-OF-WAY OF WEST 106th STREET SOUTH, AS DEPICTED ON THE ACCOMPANYING PLAT, AND DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UE" 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, CABLE TELEVISION LINES, 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 THEREUTO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, GRANTOR HEREBY RESERVES TO ITSELF, AND TO ITS SUCCESSORS AND ASSIGNS (THE "LOT OWNER" OR "LOT OWNERS"), 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 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. GRANTOR HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH OF THE LOT OWNERS 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, BUILT, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS.

1.2 UNDERGROUND SERVICE

1.2.1 OVERHEAD POLES MAY BE LOCATED ALONG THE PERMITTER 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 GAS SERVICE SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITY SERVICES, SHOWN ON THE ATTACHED PLAT. GRANTOR DOES HEREBY RESTRICT THE UTILITY EASEMENTS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT TO A SINGLE SUPPLIER OF ELECTRICAL SERVICE.

1.2.2 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 SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS.

1.2.3 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 HOWEVER, THAT THE CITY OF JENKS OR THE SUPPLIER OF CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND DEFINITIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE

PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

1.2.4 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 TO 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.

1.2.5 THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON THE LOT 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 LOT OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH LOT OWNER OR ITS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE.

1.3 WATER AND SEWER SERVICE

1.3.1 THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND OF THE PUBLIC SANITARY SEWER FACILITIES LOCATED ON ITS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID PUBLIC WATER MAIN, PUBLIC SANITARY SEWER MAIN, OR STORM SEWER. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE ELEVATION SHOWN 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 MAINS, OR PUBLIC SANITARY SEWER MAINS, BUT THE LOT OWNER OF EACH LOT WILL PAY FOR DAMAGE OR REPLACEMENT OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR ITS 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 EACH OF THE LOT OWNERS AGREE TO BE BOUND HERETO.

1.4 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, THE LOT OWNER SHALL NOT 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 SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

1.5 LIMITS OF NO ACCESS

GRANTOR HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST 106th STREET SOUTH IN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO.

1.6 PAVING AND LANDSCAPING WITHIN EASEMENTS

THE LOT OWNER SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE LANDSCAPING AND PAVING OCCASIONED BY THE INSTALLATION OF OR THE REMOVAL OF ANY UTILITY SERVICE 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 PRIVATE STORM SEWER EASEMENT

1.7.1 FOR THE COMMON USE AND BENEFIT OF THE LOT OWNERS AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, GRANTOR HEREBY ESTABLISHES AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" OR "SSE" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT.

1.7.2 THE PRIVATE STORM SEWER EASEMENT AND DRAINAGE FACILITIES LOCATED THEREON SHALL BE MAINTAINED BY THE LOT OWNERS. SUCH MAINTENANCE SHALL BE AT THE COST OF THE HOMEOWNERS' ASSOCIATION (AS HEREINAFTER DEFINED).

1.7.3 IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION EASEMENT AREAS AND FACILITIES THEREIN SITUATED, THE CITY OF JENKS, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE STORMWATER DETENTION EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE AND DETENTION FUNCTIONS, AND THE COST THEREOF SHALL BE PAID BY THE HOMEOWNERS' ASSOCIATION.

1.7.4 IN THE EVENT THE HOMEOWNERS' ASSOCIATION FAILS TO PAY THE COST OF SUCH MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND DELIVERY TO THE HOMEOWNERS' ASSOCIATION OF A RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COST SHALL BE A LIEN AGAINST THE LOTS WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH LOT SHALL BE LIMITED TO 1/6 OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADOPT SUCH BILLING PROMULGATED UPON THE RESIDENTIAL LOT OWNER'S WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

1.8 RESERVE AREA "A" (PRIVATE STREETS)

RESERVE AREA "A" (AS SHOWN ON THE ACCOMPANYING PLAT) SHALL BE LIMITED TO USE FOR PRIVATE STREETS, OPEN SPACE, LANDSCAPING, AND PRIVATE STORM SEWER EASMENT (AS DESCRIBED HEREIN) AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED FOR THE PURPOSES OF ADMINISTRATION AND MAINTENANCE OF THE PRIVATE STREETS AND OTHER COMMON AREAS OF THE SUBDIVISION.

STREETS LOCATED WITHIN RESERVE "A" AS DEPICTED ON THE ACCOMPANYING PLAT, ARE ESTABLISHED BY GRANTOR AS PRIVATE STREETS FOR THE COMMON USE AND BENEFIT OF THE LOT OWNERS, FOR THE COMMON USE AND BENEFIT OF THE LOT OWNERS, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE VARIOUS LOTS AND PUBLIC STREETS.

GRANTOR HEREBY GRANTS TO THE CITY OF JENKS, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS AND TO OPERATE THEREIN ALL SERVICE, EMERGENCY AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

GRANTOR HEREBY COVENANTS WITH THE CITY OF JENKS, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND AND INURE TO THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, TO:

1.8.1 CONSTRUCT AND MAINTAIN STREET SURFACING EXTENDING THE FULL LENGTH OF THE PRIVATE STREETS DEPICTED WITHIN THE ACCOMPANYING PLAT, AND MEETING OR EXCEEDING THE FOLLOWING STANDARDS:

1.8.2 SURFACING WITHIN SHALL NOT BE LESS THAN 26" MEASURED FROM FACE OF CURB TO FACE OF CURB,

1.8.2.1 STREETS SHALL BE BOX CURBED,

1.8.2.2 GUTTERS, BASE AND PAVING MATERIALS SHALL BE OF A QUALITY AND THICKNESS MEETING THE NOW EXISTING STANDARDS OF THE CITY OF JENKS, OKLAHOMA FOR MINOR RESIDENTIAL STREETS,

1.8.2.3 THE VERTICAL GRADE OF THE STREETS SHALL NOT EXCEED 10%,

1.8.2.4 PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER ANY PRIVATE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT WHICH WOULD OBSTRUCT THE VIEW OF A MOTORISTAL VEHICLE, SPECIFICALLY ANY FIRE VEHICLE, FROM FREE USAGE OF THE PRIVATE STREET.

1.9 SANITARY SEWER EASEMENT

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

SECTION II. RESERVE AREAS

2.1 USE OF LAND

2.1.1 RESERVE AREA "A" (PRIVATE STREETS)

RESERVE AREA "A" SHALL BE LIMITED TO USE AS SET FORTH WITHIN SECTION 1.8 HEREOF.

2.1.2 RESERVE AREAS "B" AND "C" (STORMWATER DETENTION, OVERLAND DRAINAGE, OPEN SPACE AND UTILITY EASEMENT)

2.1.2.1 FOR THE COMMON USE AND BENEFIT OF THE LOT OWNERS AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, GRANTOR DOES HEREBY ESTABLISH AND GRANTS PERPETUAL EASEMENTS ON, OVER AND ACROSS RESERVES "B" AND "C" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN STONE BLUFF AND FROM PROPERTIES NOT INCLUDED WITHIN STONE BLUFF.

2.1.2.2 DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN RESERVES "B" AND "C" SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

2.1.2.3 DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN RESERVES "B" AND "C" SHALL BE CONVEYED TO AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION COMPOSED OF THE LOT OWNERS. MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTION INCLUDING REPAIR OF EROSION AND APPURTENANCES AND REMOVAL OF DEBRIS, OBSTRUCTIONS, AND SILTATION AND PERFORMANCE OF ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE STORMWATER DETENTION EASEMENT AREA. MAINTENANCE SHALL BE AT THE COST OF THE APPLICABLE HOMEOWNERS' ASSOCIATION AS SET FORTH UNDER SECTION V, AND SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

i. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF LITTER.

ii. THE DETENTION EASEMENT AREA SHALL BE MOVED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.

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

2.1.2.5 IN THE EVENT THE HOMEOWNERS' ASSOCIATION OBLIGATED TO MAINTAIN RESERVES "B" AND "C", AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE APPLICABLE TO RESERVES "B" AND "C", 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 STONE BLUFF, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO 1/6 OF THE COSTS. THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY THEN COLLECT SUCH COSTS BY ADJUDICATING SUCH COSTS TO RESIDENTIAL LOT OWNERS' WATER BILLING FEES WITHIN STONE BLUFF.

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

2.1.2.7 IN ADDITION TO THE ABOVE DESCRIBED PURPOSES AND RESTRICTIONS OF RESERVES "B" AND "C", THIS AREA SHALL ADDITIONALLY SERVE AS RECREATIONAL OPEN SPACE AND BE USED FOR UTILITY EASEMENTS, LANDSCAPING, SIGNAGE, AND FENCING FOR THE RESIDENTS OF STONE

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BLUFF, UPKEEP AND GENERAL MAINTENANCE OF RESERVES "B" AND "C" SHALL BE IN STRICT ACCORDANCE WITH THE ABOVE LISTED STANDARDS. ALL COSTS INCURRED FOR UPKEEP AND GENERAL MAINTENANCE OF RESERVES "B" AND "C" SHALL BE BORNE BY THE HOMEOWNERS' ASSOCIATION, AS SET FORTH WITHIN SECTION V HEREOF.

2.2 ALL RESERVES

2.2.1 ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVES, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS, PRIVATE STREETS AND RECREATIONAL FACILITIES WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION. SEE SECTION IV FOR ADDITIONAL DETAILS AND REQUIREMENTS.

2.2.2 IN THE EVENT THE HOMEOWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AND FACILITIES THEREON LOCATED 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.

2.2.3 IN THE EVENT THE HOMEOWNERS' ASSOCIATION FAILS TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE DEVELOPMENT. SUCH COSTS OF MAINTENANCE SHALL BECOME A LIEN ON ALL THE RESIDENTIAL LOTS AS HEREINAFTER DEFINED, WHICH MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRIORATY UPON THE RESIDENTIAL LOT OWNERS' WATER BILL, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, STONE BLUFF WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 111) AS PROVIDED WITHIN SECTIONS 800 ET SEQ. OF THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON 7/30/2018, WHICH P.U.D. NO. 111 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON AUGUST 29, 2018, AND BY THE JENKS CITY COUNCIL ON SEPTEMBER 4, 2018; AND

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

WHEREAS, GRANTOR DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF GRANTOR, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

THEREFORE, GRANTOR DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

3.1 USE OF LAND

3.1.1 ALL LOTS WITHIN THE SUBDIVISION, EXCEPT RESERVES "A," "B" AND "C," SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS WHICH SHALL BE GOVERNED BY THE USE AND DEVELOPMENT REGULATIONS OF THE R-5.1 DISTRICT EXCEPT AS HEREINAFTER MODIFIED.

3.2 DEVELOPMENT STANDARDS

PERMITTED USES	SINGLE FAMILY DETACHED DWELLINGS
MAXIMUM NUMBER OF DWELLING UNITS ALLOWED	6
MINIMUM LOT SIZE	20,000SQ. FT.
MINIMUM LOT FRONTAGE	120 FEET
MINIMUM LOT WIDTH	120 FEET
MINIMUM FRONT YARD	35 FEET
MINIMUM REAR YARD	25 FEET
MINIMUM SIDE YARD	15 FEET

** ARCHITECTURAL DECORATIVE FEATURES SUCH AS CHIMNEYS AND CUPOLAS, MAY EXTEND TO A MAXIMUM HEIGHT OF 45 FEET, HOWEVER, NO HABITABLE PORTION OF ANY DWELLING MAY EXCEED THE 5-FOOT HEIGHT LIMITATION. MAXIMUM BUILDING HEIGHT SHALL BE MEASURED FROM TOP OF SLAB OF PRIMARY DWELLING FLOOR WHICH FACES THE STREET RIGHT-OF-WAY. WALK-OUT BASEMENT FLOORS SHALL NOT BE INCLUDED IN HEIGHT MEASUREMENT.

3.2.1 MINIMUM SIZE FOR A SINGLE-STORY DWELLING SHALL BE 3,000 SQUARE FEET. MINIMUM SIZE FOR A ONE AND A HALF (1 1/2) TWO (2) STORY DWELLING SHALL BE 3,750 SQUARE FEET OF HEATED LIVING AREA.

3.2.2 ALL EXTERIOR WALLS OF PRIMARY DWELLING FLOOR OF DWELLINGS ERRECTED ON ANY LOT SHALL BE 100 PERCENT BRICK, STONE, OR STUCCO; PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOW AND DOOR LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA.

3.2.3 DETACHED ACCESSORY BUILDINGS SHALL BE LOCATED IN THE REAR YARD, SHALL NOT COVER GREATER THAN 20% OF THE REAR YARD, AND ARE ALLOWED UP TO A MAXIMUM OF 600 SQUARE FEET PROVIDED THAT ALL ZONING CRITERIA FOR SAID STRUCTURE ARE IN COMPLIANCE WITH THE JENKS ZONING CODE. SAID STRUCTURE SITS ON A CONCRETE SLAB, AND SAID STRUCTURES SHALL BE BRICK, STUCCO, OR STUCCO EXTERIOR SURFACING THAT MATCHES THE EXISTING MAIN RESIDENCE; PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOW AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA. DETACHED ACCESSORY BUILDINGS SHALL REQUIRE CONCRETE SLAB ON GRADE CONSTRUCTION.

3.3 DEFINITIONS

IN THE EVENT OF AMBIGUITY OF ANY WORD OR TERM SET FORTH IN SUBSECTIONS 3.1 AND 3.2 OF SECTION III, THE MEANING THEREOF SHALL BE DEEMED TO BE DEFINED AS SET FORTH WITHIN THE JENKS ZONING CODE AS THE SAME EXISTED ON 7/30/2018 OR AS SUBSEQUENTLY AMENDED.

SECTION IV. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, GRANTOR DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN.

THEREFORE, GRANTOR DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON GRANTOR, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

4.1 ARCHITECTURAL DESIGN COMMITTEE - PLAN REVIEW

4.1.1 NO BUILDING, GAZEBO, SWIMMING POOL, IMPROVEMENTS, CONCRETE DRIVEWAY, FENCE, OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT IN THE SUBDIVISION UNTIL, THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY GRANTOR, OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS, WHICH ARE HEREINAFTER REFERRED TO AS THE "ARCHITECTURAL DESIGN COMMITTEE". FOR EACH BUILDING AND/OR IMPROVEMENT, THE REQUIRED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED IN DUPLICATE AND INCLUDE A SITE PLAN WITH DRAINAGE CONCEPT, FLOOR PLAN, EXTERIOR ELEVATIONS, EXTERIOR MATERIALS. IN THE EVENT THE ARCHITECTURAL DESIGN COMMITTEE FAILS TO APPROVE OR DISAPPROVE PLANS AND SPECIFICATIONS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN 14 DAYS AFTER SUBMISSION, OR IN THE EVENT NO SLUT TO ENSURE THE ERECTION OF THE BUILDING OR STRUCTURE OR THE MAKING OF AN ALTERATION HAS BEEN COMMENCED PRIOR TO THE 30TH DAY FOLLOWING COMPLETION THEREOF, APPROVAL OF THE ARCHITECTURAL DESIGN COMMITTEE SHALL, NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. THE APPROVAL OR FAILURE TO APPROVE BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION.

4.1.2 THE ARCHITECTURAL DESIGN COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERRECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL DESIGN COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OF RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE OR CODE VIOLATIONS. NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT ANY OF THE LOT OWNERS IN THE SUBDIVISION FROM PROSECUTING ANY LEGAL ACTION RELATING TO IMPROVEMENTS WITHIN THE SUBDIVISION WHICH THEY WOULD OTHERWISE BE ENTITLED TO PROSECUTE.

4.1.3 THE ARCHITECTURAL DESIGN COMMITTEE'S OBJECTIVE IS TO ADVANCE THE HARMONIOUS USE OF LANDSCAPING, FENCING, HARDSCAPING, LANDSCAPE LIGHTING AND OTHER LANDSCAPE DESIGN ITEMS TO PROMOTE COMPATIBILITY AND CONFORMITY WITHIN THE SUBDIVISION. THE ARCHITECTURAL DESIGN COMMITTEE RESERVES THE AUTHORITY TO REVIEW, APPROVE, OR REJECT THE TYPE OF LANDSCAPING, LANDSCAPE DESIGN ITEMS, OR PLAY STRUCTURES OF ANY KIND WHICH MAY BE PLACED IN PUBLIC VIEW BY ANY OF THE LOT OWNERS AND DETERMINED IN THE DISCRETION OF THE ARCHITECTURAL DESIGN COMMITTEE TO BE INCOMPATIBLE WITH THE OVERALL DESIGN STANDARDS OF STONE BLUFF.

4.1.4 THE ARCHITECTURAL DESIGN COMMITTEE RESERVES THE RIGHT, IN THEIR SOLE DISCRETION AND WITHOUT KINDER OF ANY OF THE LOT OWNERS AT ANY TIME SO LONG AS GRANTOR IS THE OWNER OF ANY LOT OR ANY PART THEREOF, TO AMEND, REVISE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY THEM AS ARCHITECTURAL DESIGN COMMITTEE AND FILED IN THE COUNTY CLERK'S OFFICE IN THE COURTHOUSE OF TULSA COUNTY, OKLAHOMA.

4.1.5 THE POWERS AND DUTIES OF THE ARCHITECTURAL DESIGN COMMITTEE SHALL BE DEEMED TRANSFERRED TO THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION V, OR UPON WRITTEN ASSIGNMENT TO THE HOMEOWNERS' ASSOCIATION BY THE ARCHITECTURAL DESIGN COMMITTEE; OR WHEN ALL LOTS ARE SOLD, WHICHEVER OCCURS FIRST, AND THEREAFTER THE FOREGOING POWERS AND DUTIES SHALL BE EXERCISED BY THE BOARD OF DIRECTORS OF THE HOMEOWNERS' ASSOCIATION OR AUTHORIZED REPRESENTATIVES.

4.2 FLOOR AREA OF DWELLING

4.2.1 MINIMUM SIZE FOR A SINGLE-STORY DWELLING SHALL BE 3,000 SQUARE FEET. MINIMUM SIZE FOR A ONE AND A HALF (1 1/2) TWO (2) STORY DWELLING SHALL BE 3,750 SQUARE FEET OF HEATED LIVING AREA.

4.2.2 COMPUTATION OF LIVING AREA. THE COMPUTATION OF LIVING AREA SHALL NOT INCLUDE ANY BASEMENT, GARAGE, PORCH, OR ATTIC AREA USED FOR STORAGE. ALL LIVING AREA MEASUREMENTS SHALL BE TAKEN TO OUTSIDE OF FRAME LINE.

4.3 GARAGES/DRIVEWAYS

EACH DWELLING SHALL HAVE AN ATTACHED TWO (2) CAR GARAGE PROVIDING SPACE FOR A MINIMUM OF TWO (2) AUTOMOBILES AND A MAXIMUM OF THREE (3) AUTOMOBILES FOR (3) THREE CAR GARAGES. GARAGES SHALL BE ENCLOSED AND CARPORTS ARE PROHIBITED. GLASS IN GARAGE DOORS IS PROHIBITED. CONCRETE DRIVEWAYS SHALL, NOT EXCEED THE OVERALL WIDTH OF THE GARAGE. DRIVEWAY EXTENSIONS WIDER THAN THE OVERALL WIDTH OF THE GARAGE ARE NOT PERMITTED.

4.4 BUILDING MATERIAL REQUIREMENTS

4.4.1 STEM WALLS. ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK OR STONE OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION OR STEM WALLS SHALL BE EXPOSED.

4.4.2 ROOFING. THE ROOF OF THE DWELLING ERRECTED ON ANY LOT SHALL BE A 50-YEAR SHINGLE, A MINIMUM OF 10:12 PITCH FOR ROOF SYSTEMS OR SINGLE STORY AND 8:12 FOR TWO-STORY DWELLINGS SHALL BE USED. THE ROOF AND CORRESPONDING ROOF PITCHES SHALL BE ALLOWED ONLY WITH SPECIFIC ARCHITECTURAL COMMITTEE APPROVAL.

4.4.3 EXTERIOR WALLS. ALL EXTERIOR WALLS OF THE DWELLING ERRECTED ON ANY LOT SHALL BE 100 PERCENT BRICK, STONE, OR STUCCO; PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE-TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED BY WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS (EXCLUSIVE OF FIREPLACE CROSSLING). HOWEVER, THE ABOVE REQUIREMENTS MAY BE ALLOWED BY ARCHITECTURAL COMMITTEE APPROVAL.

4.4.4 WINDOWS. ALL WINDOWS FOR ALL DWELLINGS WITHIN STONE BLUFF SHALL BE WOOD OR WOOD CLAD.

4.4.5 SIDING. NO STEEL, ALUMINUM, OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING.

4.4.6 CHIMNEYS. ALL CHIMNEYS VISIBLE FROM THE STREET SHALL BE BRICK, STONE, OR STUCCO. CHIMNEY CAPS SHALL CONFORM TO THE SPECIFIC TERMINATOR CAP DESIGNED AND APPROVED FOR STONE BLUFF BY THE ARCHITECTURAL COMMITTEE.

4.4.7 MAIL BOXES. ALL MAIL BOXES VISIBLE FROM THE STREET SHALL BE CAST ALUMINUM OR CAST IRON AND SHALL BE "FILIGREE" DESIGN (ALMA). A SINGLE MAIL BOX DESIGN SHALL BE SELECTED BY THE ARCHITECTURAL COMMITTEE.

4.4.8 ROOF FLASHING AND VALLEYS. ALL EXPOSED EXTERIOR ROOF FLASHING AND VALLEYS SHALL BE EITHER ALUMINUM OR COPPER MATERIAL AND PAINTED TO MATCH THE ROOFTOP ON WHICH SUCH FLASHING IS PLACED.

4.4.9 WAIVER. THE ARCHITECTURAL COMMITTEE MAY WAIVE IN A PARTICULAR INSTANCE, THE BUILDING MATERIAL REQUIREMENTS SET OUT IN THIS SUBSECTION; PROVIDED, SUCH WAIVER TO BE EFFECTIVE MUST BE IN WRITING, DATED AND SIGNED BY A MAJORITY OF SUCH COMMITTEE.

4.4.10 ALL CONSTRUCTION TRAFFIC MUST ENTER THE DEVELOPMENT ONLY THROUGH DESIGNATED CONSTRUCTION ENTRANCES).

4.5 ON-SITE CONSTRUCTION

NO EXISTING OR OFF-SITE BUILT STRUCTURE SHALL BE MOVED ONTO OR PLACED ON ANY LOT.

4.6 PLAY STRUCTURES/TRAMPOLINES

NO PLAY STRUCTURES SHALL BE ALLOWED IN THE FRONT YARD OF ANY RESIDENCE. PLAY STRUCTURES AND TRAMPOLINES MUST BE SETBACK A MINIMUM OF FIVE FEET (5'-0") FROM ALL PROPERTY LINES. PLAY STRUCTURES IN EXCESS OF TEN (10) FEET IN HEIGHT MUST BE PRE-APPROVED BY THE ARCHITECTURAL COMMITTEE PRIOR TO INSTALLATION. TRAMPOLINES ARE PERMITTED IN REAR YARDS PROVIDED THEY DO NOT EXCEED SIX (6) FEET IN HEIGHT AND ARE OUT OF VIEW OF ADJOINING LOT OWNERS.

4.7 FENCING

4.7.1 ALL FENCES MUST BE APPROVED BY THE ARCHITECTURAL DESIGN COMMITTEE PRIOR TO CONSTRUCTION. FAILURE TO OBTAIN SUCH APPROVAL PRIOR TO INSTALLATION MAY RESULT IN A HOMEOWNERS' ASSOCIATION ISSUED MANDATE TO ALTER, REMOVE, OR CONSTRUCT THE FENCE SUCH THAT IT COMPLIES WITH REQUIRED DESIGN CRITERIA.

4.7.2 WOOD PRIVACY FENCES. STANDARD PRIVACY FENCES, IF INSTALLED, MUST BE CONSTRUCTED OF WOOD POSTS, BAILS, AND UNIFORM STANDARD WIDTH PICKETS AT UNIFORM HEIGHT NOT TO EXCEED SIX (6) FEET. ALL SUCH PRIVACY FENCES SHALL INCLUDE A TOP RAIL CAP.

4.7.3 FENCE COLORING OTHER THAN THE NATURAL (UNTREATED) COLOR OF THE WOOD MUST BE APPROVED BY THE ARCHITECTURAL DESIGN COMMITTEE PRIOR TO THE COMMENCEMENT OF WORK.

4.7.4 FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF JENKS ZONING CODE. INTERIOR FENCING OR WALLS SHALL NOT EXTEND BEYOND THE BUILDING LINES OF THE LOT AND, IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, FENCING MAY NOT EXTEND IN FRONT OF THE RESIDENCE. NO FENCE SHALL EXCEED SIX FEET IN HEIGHT, EXCEPT ALONG THE PERMETER OF THE SUBDIVISION. FENCING FACING THE STREET AND INSTALLED IN SIDE YARDS BETWEEN HOMES SHALL BE ALIGNED WITH EXISTING FENCES ON ADJOINING LOTS WHERE POSSIBLE. THE GOOD SIDE SHALL FACE THE STREET.

4.8 SATELLITES/ANTENNAS

EXTERIOR TELEVISION, "C" RADIO OR OTHER TYPE OF ANTENNA INCLUDING SATELLITE DISHES SHALL BE PROHIBITED WITH THE FOLLOWING EXCEPTION: SMALL SATELLITE DISHES WHICH DO NOT EXCEED EIGHTEEN (18) INCHES IN DIAMETER SHALL BE ALLOWED SO LONG AS THE DISH IS INSTALLED ON THE BACK OR SIDE OF THE DWELLING AND OUT OF PUBLIC VIEW AS MUCH AS POSSIBLE FROM ANY STREET WITHIN THE SUBDIVISION.

4.9 RETAINING WALLS

RETAINING WALLS SHALL NOT BE CONSTRUCTED ON ANY LOT UNTIL A SITE PLAN HAS BEEN APPROVED BY THE ARCHITECTURAL COMMITTEE. SITE PLAN MUST SHOW THE HOUSE, DRAINAGE CONCEPT, AND THE PROPOSED LOCATION AND HEIGHT OF RETAINING WALLS. RETAINING WALLS MAY BE CONSTRUCTED OF BRICK, STONE, OR VERSA-LOK. CONCRETE RETAINING WALLS MUST BE FACED WITH BRICK, STONE, OR STUCCO. THE USE OF RAILROAD TIES IS NOT PERMITTED.

4.10 RECREATIONAL VEHICLES/TRAILERS/EQUIPMENT

NO RECREATIONAL VEHICLES INCLUDING, BUT NOT LIMITED TO BOATS, PERSONAL WATER CRAFT, AND TRAILERS, SHALL BE ALLOWED UPON ANY LOT WITHIN THE SUBDIVISION UNLESS WHOLLY CONTAINED WITHIN AN ATTACHED GARAGE STRUCTURE OR FREESTANDING OUTBUILDING UPON THE LOT. SUCH GARAGE OR OUTBUILDING SHALL BE LIMITED TO A MAXIMUM OF 600 SQUARE FEET IN SIZE PER SECTION III, AND SHALL CONTAIN A MINIMUM OF 100 PERCENT BRICK, STONE, OR STUCCO EXTERIOR SURFACING.

4.11 INOPERATIVE VEHICLES/MACHINERY/LANDSCAPE EQUIPMENT

NO INOPERATIVE VEHICLES OR EQUIPMENT OF ANY KIND SHALL BE STORED ON ANY LOT EXCEPT WITHIN AN ENCLOSED GARAGE.

4.12 TRASH CONTAINERS

TRASH CONTAINERS, EXCEPT DURING PERIODS OF COLLECTION, SHALL BE STORED OUT OF VIEW FROM THE PUBLIC AND ADJOINING PROPERTY OWNERS. NO EXPEDS GARBAGE CANS, TRASH CANS, OR TRASH BURNING APPARATUS OR STRUCTURE SHALL BE PLACED ON ANY LOT.

4.13 ANIMALS

THE KEEPING OR HOUSING OF ANIMALS OR FOWLS, OF ANY KIND OR CHARACTER, SHALL BE PROHIBITED ON ANY LOT, EXCEPT WITH RESPECT TO DOGS, CATS AND OTHER ANIMALS KEPT AS FAMILY PETS, SUCH AS HAMSTERS, FISH, PARROTS AND THE LIKE (THE "PERMITTED PETS"), PROVIDED SUCH PERMITTED PETS SHALL NOT BE KEPT, BREED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE AND ANY PERMITTED PET SHALL BE KEPT INDOORS OR IN A FENCED BACKYARD AT ALL TIMES, AS APPROPRIATE. OR WALKED ON A LEASH. PETS SHALL BE CONTROLLED IN A MANNER THAT WILL NOT INTERFERE WITH THE USE AND ENJOYMENT OF OTHER LOT OWNERS' PROPERTY AND NEIGHBORHOOD AMENITIES.

4.14 NOXIOUS ACTIVITY

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED OUT UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

4.15 SIGNAGE

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN 6 SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR REAL ESTATE SINGS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

4.16 LANDSCAPING

PRIOR TO OCCUPANCY OF A HOME UPON A LOT IN STONE BLUFF, THE LOT OWNER SHALL BE RESPONSIBLE FOR SODDING ALL YARD AREAS (FRONT, SIDE AND REAR YARDS) OF THE LOT, AND A SPRINKLER/IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL TO SUPPORT ALL SAID SODDED AREAS. THE ARCHITECTURAL COMMITTEE MAY REVIEW AND POTENTIALLY WAIVE, IN THE PARTICULAR INSTANCE, SODDING AND IRRIGATION REQUIREMENTS FOR EXISTING NATURAL AREAS OF AESTHETIC VALUE IDENTIFIED UPON LOTS

AND WITHIN OTHER NATURAL AREAS OF THE SUBDIVISION. ADDITIONALLY, EACH LOT OWNER SHALL PLANT THE EQUIVALENT WORTH OF \$1,500.00 IN LANDSCAPING MATERIALS (TREES, SHRUBS, BUSHES, GROUND COVER, ETC.) WITHIN THE FRONT YARD AREA OF EACH LOT UNDER THEIR OWNERSHIP PRIOR TO OCCUPANCY OF A HOME UPON A LOT.

4.17 TEMPORARY STRUCTURE

NO TRAILER, TENT, OR ANY STRUCTURE OF A TEMPORARY NATURE SHALL BE AT ANY TIME USED FOR HUMAN HABITATION, TEMPORARILY OR PERMANENTLY.

4.18 DRIVEWAYS

DRIVEWAYS CANNOT BE CONSTRUCTED OF CHAT OR ASPHALT. CONCRETE, BRICK, FLAGSTONE, OR OTHER BUILDING MATERIALS UTILIZED FOR DRIVEWAY SURFACING MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE PRIOR TO CONSTRUCTION ACTIVITY OCCURRING UPON A LOT.

4.19 CUL-DE-SAC IMPROVEMENTS AND RESTRICTIONS

ALL RESERVE AREAS LOCATED WITHIN CUL-DE-SACS OF THE SUBDIVISION ARE TO BE LANDSCAPED BY THE LOT OWNER AND SHALL BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH WITHIN SECTION V HEREOF FOR FUTURE MAINTENANCE AND UTILITY. ON-STREET PARKING WITHIN THE CUL-DE-SAC AREAS OF THE SUBDIVISION SHALL BE PROHIBITED.

SECTION V. HOMEOWNERS' ASSOCIATION

5.1 FORMATION OF HOMEOWNERS' ASSOCIATION

GRANTOR HAS FORMED OR SHALL CAUSE TO BE FORMED THE STONE BLUFF HOMEOWNERS' ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS THE "HOMEOWNERS' ASSOCIATION"), A NON-PROFIT CORPORATE ENTITY TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING RESERVES "A" & "B" AND ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF STONE BLUFF.

5.2 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, AND MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE HOMEOWNERS' ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

5.3 COVENANT FOR ASSESSMENTS

EACH LOT OWNER BY ACCEPTANCE OF A DEED THEREFORE, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION ASSESSMENTS TO BE ESTABLISHED BY THE LOT OWNERS OR BOARD OF DIRECTORS IN ACCORDANCE WITH A DECLARATION TO BE EXECUTED AND RECORDED BY THE LOT OWNERS. AN ASSESSMENT SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. ASSESSMENTS NOT PAID WITHIN THIRTY DAYS OF THE MAILING TO A LOT OWNER OF THE ASSESSMENT SHALL ACCRUE INTEREST AT THE ANNUAL RATE PER ANNUM OF 10%. THE LIEN MAY BE FORECLOSED IN THE SAME MANNER AS A MORTGAGE LIEN. THE HOMEOWNERS' ASSOCIATION SHALL BE ENTITLED TO RECOVER ALL COURT COST AND OTHER COST OF FORECLOSURE INCLUDING A REASONABLE ATTORNEY'S FEE.

5.4 ANNEXATION OF ADDITIONAL PROPERTIES

THE LOT OWNERS WILL CAUSE TO BE FILED OF RECORD A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STONE BLUFF HOMEOWNERS' ASSOCIATION (THE "DECLARATION"). THE DECLARATION WILL PROVIDE THAT THE LOT OWNERS MAY FROM TIME TO TIME FILE OF RECORD A NOTICE OF ANNEXATION. UPON THE FILING OF SUCH A NOTICE OF ANNEXATION, ADDITIONAL PROPERTIES PLATTED INTO RESIDENTIAL LOTS, CONTAINING UTILITIES FOR PUBLIC USE, STREETS, ADDITIONAL COMMON AREAS, AND RECREATIONAL FACILITIES, SUCH AS A SWIMMING POOL AND OTHER RECREATIONAL FACILITIES WHICH THE LOT OWNERS DETERMINES WILL ENHANCE THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF STONE BLUFF AND USEFULNESS AND ENJOYMENT OF THE COMMON AREAS BY MEMBERS OF THE HOMEOWNERS' ASSOCIATION, WILL BECOME ANNEXED TO AND A PART OF STONE BLUFF. EVERY PERSON WHO BECOMES A FEE OWNER OF LOT IN THE ANNEXED PROPERTY BY ACCEPTANCE OF A DEED TO THE LOT THEREIN SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION AS OF THE DATE OF ANNEXATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST. THE OWNERS OF LOTS IN ANNEXED PROPERTIES AND OWNERS OF LOTS IN THE ORIGINAL PLATTED ADDITION WILL BEAR ALL THE COST OF MAINTENANCE OF COMMON AREAS AND RECREATIONAL FACILITIES, IN THE SAME MANNER AS IF THE ANNEXED PROPERTIES WERE A PART OF THE ORIGINAL PLAT OF STONE BLUFF. THE HOMEOWNERS' ASSOCIATION SHALL THROUGH ASSESSMENTS BEAR ALL COST FOR MAINTENANCE OF THE ADDITIONAL COMMON AREAS AND RECREATIONAL FACILITIES ON THE SAME BASIS AS THE HOMEOWNERS' ASSOCIATION BEARS ALL COST FOR MAINTENANCE OF THE COMMON AREAS WITHIN STONE BLUFF AND THE ANNEXED PROPERTY.

5.5 ENFORCEMENT RIGHTS OF THE HOMEOWNERS' ASSOCIATION

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE HOMEOWNERS' ASSOCIATION MAY HAVE, THE HOMEOWNERS' ASSOCIATION SHALL BE DEEMED A BENEFICIARY, TO THE SAME EXTENT AS THE LOT OWNERS, OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DOCUMENT, AND SHALL HAVE THE RIGHT TO ENFORCE THE COVENANTS TO THE SAME EXTENT AS THE LOT OWNERS.

5.6 REQUIRED MOWING OF VACANT LOTS

THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE DEVELOPMENT, IF THE LOT HAS NOT BEEN MOWED TEN (10) DAYS AFTER THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT HAS NOTIFIED THE LOT OWNER THAT THE LOT IS IN VIOLATION OF "SECTION 15-1-13: ABATEMENT OF WEEDS AND TRASH" OF THE JENKS CITY CODE. THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD THE COST OF SAID MOWING THE LOT OWNER'S ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUB-SECTION 5.3.

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 GRANTOR, ITS GRANTEE, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER 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 GRANTOR, OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, 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 EJECTY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, AND TO PREVENT HIMSELF OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANTS OR TO RECOVER DAMAGES FOR SUCH VIOLATIONS.

6.2 AMENDMENT

THE PROVISIONS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE LOTS WITHIN THE SUBDIVISION, AND WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II. PLANNED DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT FROM THE OWNERS OF MORE THAN 75% OF THE LOTS WITHIN THE SUBDIVISION AND APPROVED BY THE CITY OF JENKS. ANY OTHER PROVISION OF THESE COVENANTS MAY BE AMENDED BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 75% OF THE LOTS WITHIN THE SUBDIVISION. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

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 OF 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 SEPTEMBER 4, 2014 OR AS SUBSEQUENTLY AMENDED.

IN WITNESS WHEREOF: 106th & ELGIN, LLC EXECUTED THIS INSTRUMENT THIS 3rd DAY OF September, 2019.

106th & ELGIN, LLC

BY: *[Signature]*
NAME: RODOLPH C. ANDERSON
TITLE: Manager

ACKNOWLEDGMENT

STATE OF Oklahoma
COUNTY OF Tulsa

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September, 2019, BY Jean Andrus as manager OF 106th & Elgin, LLC.

[Signature]
NOTARY PUBLIC

MY COMMISSION NO. 
MY COMMISSION EXPIRES: [SEAL]

CERTIFICATE OF SURVEY

I, R. WADE BENNETT, OF BENNETT SURVEYING, INC., A LICENSED 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 "STONE BLUFF", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

IN WITNESS WHEREOF, I HAVE SIGNED AND SEAL THIS 8TH DAY OF AUGUST, 2019.



[Signature]
R. WADE BENNETT
LICENSED PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF OKLAHOMA
COUNTY OF TULSA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF AUGUST, 2019, BY R. WADE BENNETT.

[Signature]
NOTARY PUBLIC

MY COMMISSION NO. #00020202
MY COMMISSION EXPIRES: 12-11-2020
[SEAL]

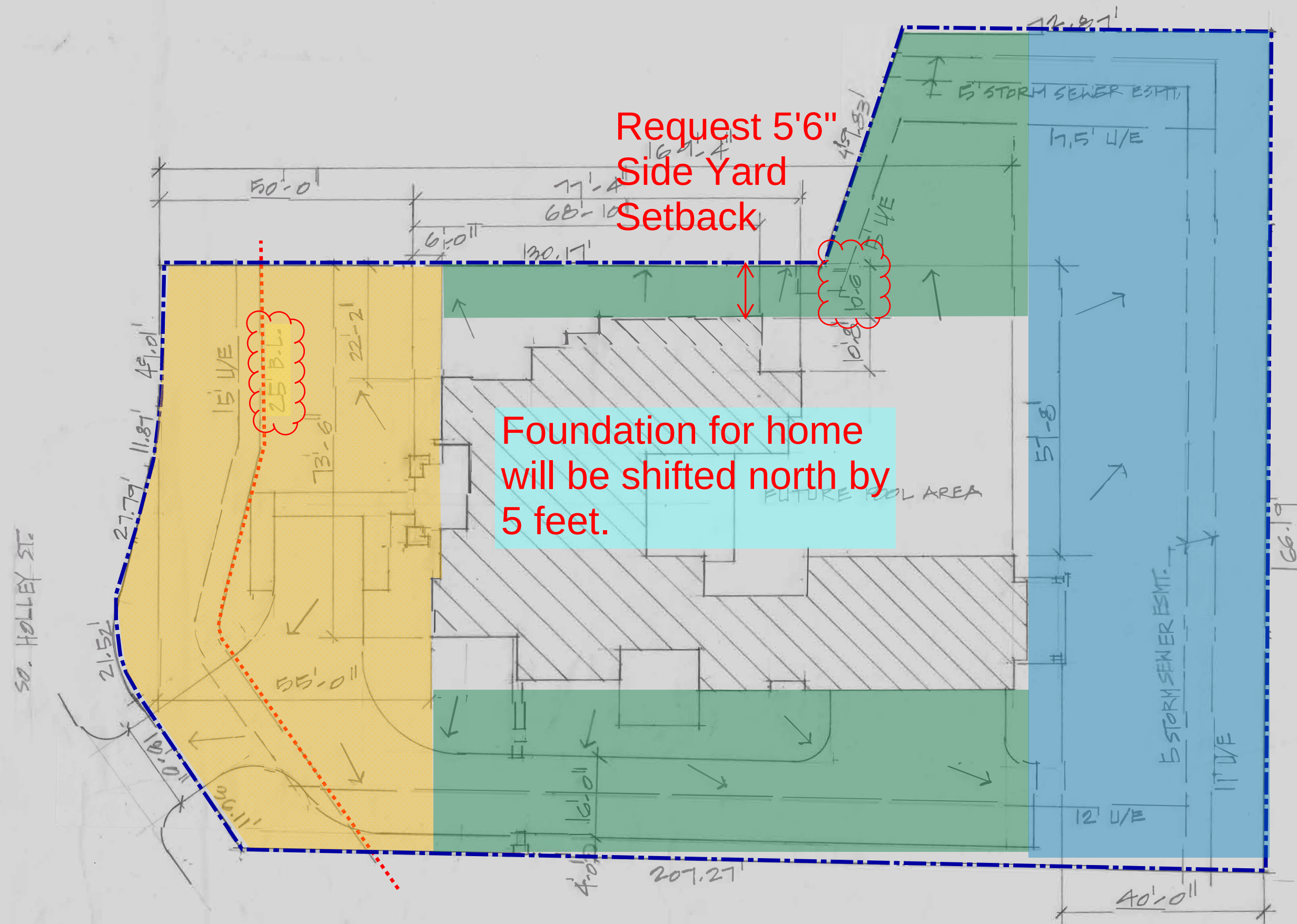


My request is to have a 5'-6" side yard setback in regard to the reserve area that has been carved out of this lot. The 5' would then be on the south side of the subject residence. The house itself will stay as drawn.

Stated otherwise, the 10'-6" red clouded measurement is being requested to be approved to be reduced to 5'-6". The exact home will be moved 5' to the North and there will be 5 additional feet on the South. Because of fencing and slope issues the additional 5' are necessary for the owners to get their vehicles in and out of the garage with reasonable ease. (not tearing the fence down)

General Notes

- All dimensions are to face of studs unless otherwise noted
- Setting of the building pad level is the responsibility of the building contractor as well as the design of any necessary retaining walls to attain proper drainage through-out the site
- Building contractor is responsible for establishing proper grading levels around the new residence to create positive drainage flow away from all structures
- Contractor must verify all dimensions prior to proceeding with construction.
- Ridges and valleys are to be braced down to proper support, on through to foundation support.
- Ridges and valleys over 12' to be 2x12, unless noted otherwise. Ends to be cut to frame out w/rafters.
- Garage ceiling, under stairs, water heaters and chimney drywall to be 5/8" type x-sheetrock
- Ceiling in garage and areas with living space above shall receive minimum of R-30 batt insulation
- Connect gutters and downspouts to an underground drainage piping system.
- Dryer and Range vents to be vented outside
- All rafter spans to be braced 12' o.c.(maximum)
- Verify soil compaction conditions prior to construction
- All grades to be minimum 8" from plates and sloping away from all structures.
- All roof venting shall be placed on back side of roof ridge. No visible venting on front side of the residence roofing.
- See plan for ceiling heights



Site Plan

1"=20'-0"

LOT 6 BLOCK 1 IN STONE BLUFF

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW4), OF THE SOUTHEAST QUARTER (SE4), OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW4) OF THE SOUTHEAST QUARTER (SE4) OF SAID SECTION TWENTY-FIVE (25); THENCE N88°43'03"E FOR A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°43'03"E FOR A DISTANCE OF 439.88 FEET; THENCE S01°06'37"E FOR A DISTANCE OF 494.59 FEET; THENCE S88°39'00"W FOR A DISTANCE OF 439.48 FEET; THENCE N01°09'33"W FOR A DISTANCE OF 495.11 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 5.00 ACRES, MORE OR LESS.

Jenks | PC Staff Report



To	Chair Scott West and Planning Commission
Hearing Date	November 06, 2025
Case Number	JZ 25-700
Location	2300 W 91 st St
Request	<i>Recommendation of a rezoning from AG (Agriculture) to RE (Residential Estate)</i>

Staff Report	Preparer Brandon Macy
Attachments	Preparer
Public Notice	INCOG & City Clerk
Lot Split	Wallace Design

Background Information

STAFF COMMENTARY

This is to rezone a parcel of land from AG to RE. The request comes after the conditional approval of JL 25-412 which was approved at the 2025.10.09 PC meeting. The zone change is required per the UDO as the southeastern lot does not meet the requirement for AG zoning. The lot would meet the requirements for Residential Estate (RE), the UDO's largest Residential category. The notice that was mailed and published requested RS-1, as at the time of application we were unsure on what the applicant wanted. We published RS-1 as this would allow us to request RE at a meeting as it is a lesser (meaning less dense/intensive) use.

Once the zoning is completed, the lot split will be finalized and the applicant will provide deeds to be stamped and filed with Tulsa County.

REQUEST	RE (Residential Multi-Family)
ZONING	AG (Agriculture)
LOCATION	SE CORNER OF 2300 W 91 ST ST.
OWNER	RACKLEY, ANTHONY W LIVING TRUST
SUBDIVISION	Unplatted
STR	SECTION 22, TOWNSHIP 18, RANGE 12
Parcel #	98222822209710 (Original, unsplit lot)
COUNCIL WARD	2 Matthew Emmons

Staff Evaluation & Recommendation

Evaluation The request meets the intent of the Comprehensive Plan and Land Use Map.

Standard	RE	
Lot Area (sqft)	24,000	
Lot Area/DU (sqft)	24,000	
Lot Width (ft)	150	
Front (ft)	25	
Exterior Side (ft)	20	
Interior Side (ft)	15	
Rear (ft)	25	
Height (ft)	35	
Impervious Surface Coverage	25%	

Surrounding Zoning:

- North: RS3 (Single-family)
- South: AG (Agriculture)
- West: AG (Agriculture)
- East: AG (Agriculture)

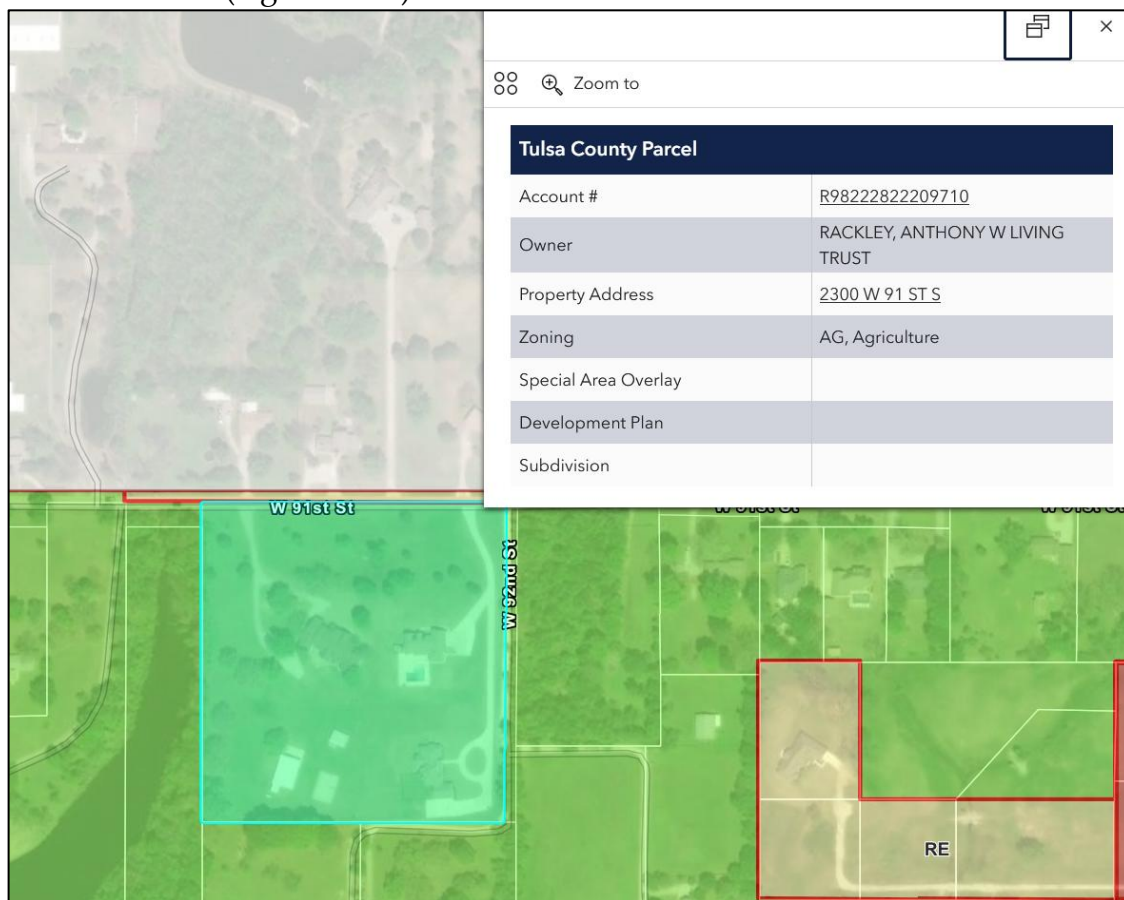


Figure 1: INCOG Zoning Map

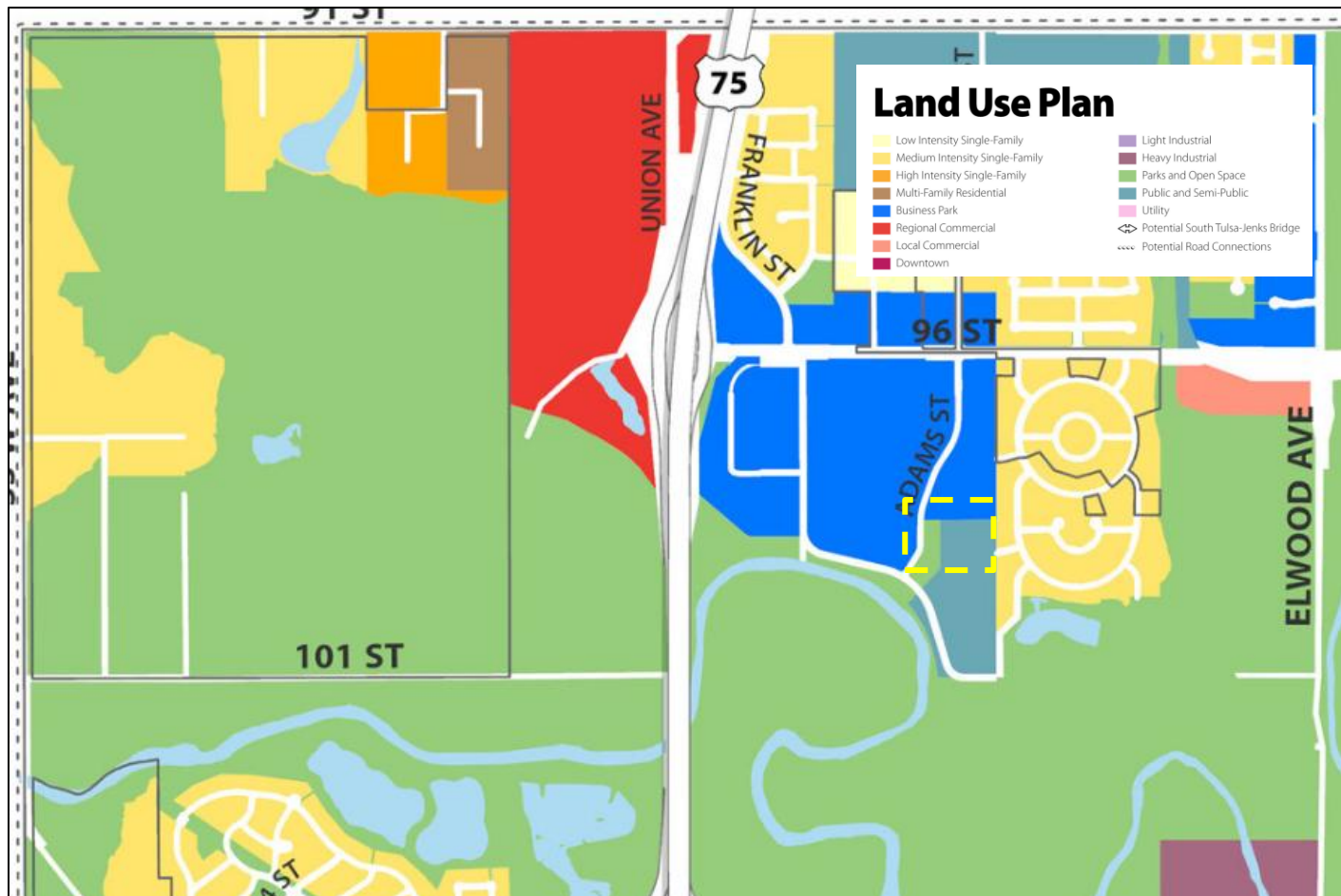


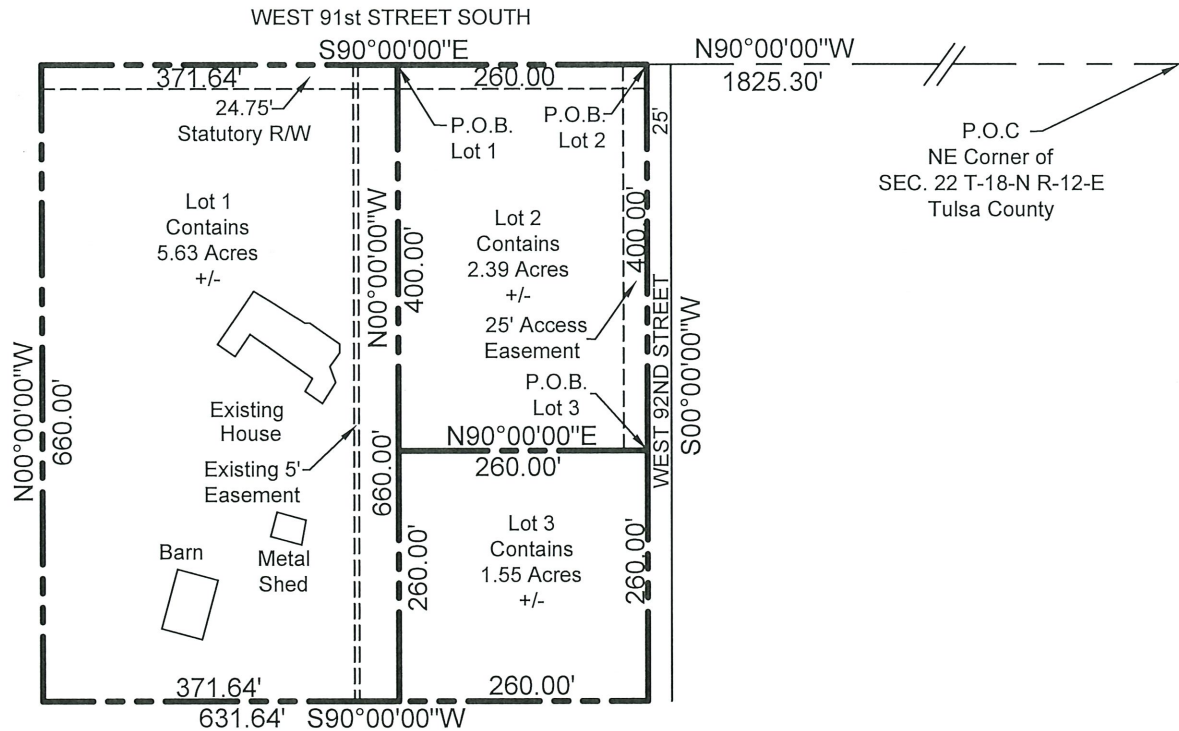
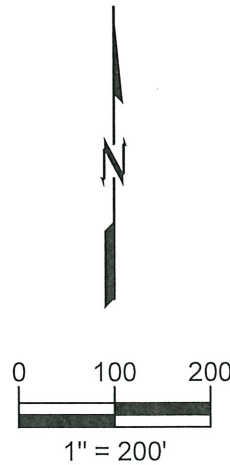
Figure 2: Comprehensive Land Use Plan

RECOMMENDATION | Staff recommends approval of this rezoning request to RE (Residential Estate).

ORIG SIZE: 11"X17"

PLOT:8/26/2025 12:27:24 PM

\\Chouteau-Server\Root\Jobs\2540399-Rackley Lot Split-Zemankel A+D\Final Drawing\2540399 Lot Split.dwg



LEGEND

P.O.B. = POINT OF BEGINNING

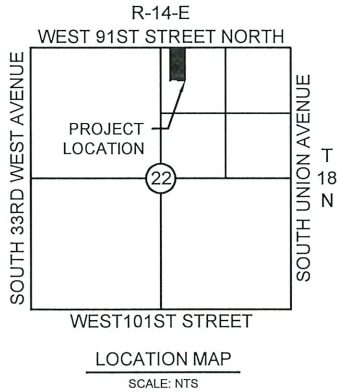
P.O.C. = POINT OF COMMENCEMENT

N = NORTH

E = EAST

S = SOUTH

N = NORTH



SURVEY NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T-18-N, R-12-E, TULSA COUNTY, STATE OF OKLAHOMA AS BEING N90°00'00"W
2. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD, THEREFORE THE SUBJECT PROPERTY MAY HAVE EASEMENTS NOT SHOWN HEREON.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!!)
4. THE LAST SITE SURVEY VISIT WAS 08-16-2025.

LEGAL DESCRIPTION (PARENT)

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 E/2 NW/4 NW/4 NE/4) AND THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 W/2 NW/4 NW/4 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND A TRACT BEGINNING 1825.3 FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE WEST 326.64 FEET; THENCE SOUTH 660 FEET; THENCE EAST 326.61 FEET THENCE NORTH 660 FEET TO THE POINT OF BEGINNING, LESS THE EAST 25 FEET FOR ROADWAY.

LEGAL DESCRIPTION (LOT 1)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST 2085.30 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH FOR A DISTANCE OF 660.00 FEET TO THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4); THENCE DUE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 371.64 FEET; THENCE DUE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2, W/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 660.00 FEET TO THE SECTION LINE; THENCE DUE EAST ALONG THE SECTION LINE FOR A DISTANCE OF 371.64 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 5.63 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON AUGUST 26TH, 2025 BY CLIFF BENNETT, PLS #1815.

LEGAL DESCRIPTION (LOT 2)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST FOR A DISTANCE OF 1825.30 FEET TO THE POINT OF BEGINNING; THENCE DUE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET; THENCE DUE WEST FOR A DISTANCE OF 260.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 400.00 FEET TO THE SECTION LINE; THENCE DUE EAST FOR A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 2.39 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON AUGUST 26TH, 2025 BY CLIFF BENNETT, PLS #1815.

LEGAL DESCRIPTION (LOT 3)

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST FOR A DISTANCE OF 1825.30 FEET; THENCE DUE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 260.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE EAST 260.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 1.55 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON AUGUST 26TH, 2025 BY CLIFF BENNETT, PLS #1815.

BOUNDARY SURVEY CERTIFICATION:

THIS BOUNDARY SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF AUGUST, 2025.

BY: 

CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815



wallace design collective, pc
structural · civil · landscape · survey
123 north martin luther king jr. blvd.
tulsa, oklahoma 74103
918.584.5858
oklahoma ca1460
exp: 6-30-27



RACKLEY

2300 W. 91ST
TULSA, OK

DATE 08/26/25

PROJECT NO. 2540399

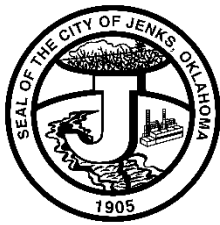
DRAWN BY QTA

SHEET NAME

LOT SPLIT

SHEET NO.

1 of 1



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 25-700

Request: Zone Change

Request for a zone change from AG (Agriculture) to RS-1 (Residential Single-Family).

Legal Description:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22); THENCE DUE WEST FOR A DISTANCE OF 1825.30 FEET; THENCE DUE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE SOUTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2, E/2, NW/4, NW/4, NE/4) OF SECTION TWENTY-TWO (22) FOR A DISTANCE OF 260.00 FEET; THENCE DUE NORTH FOR A DISTANCE OF 260.00 FEET; THENCE DUE EAST 260.00 FEET TO THE POINT OF BEGINNING. AREA CONTAINING 1.55 ACRES, MORE OR LESS.

General Location: S of 91st St & W of S 23rd Ave

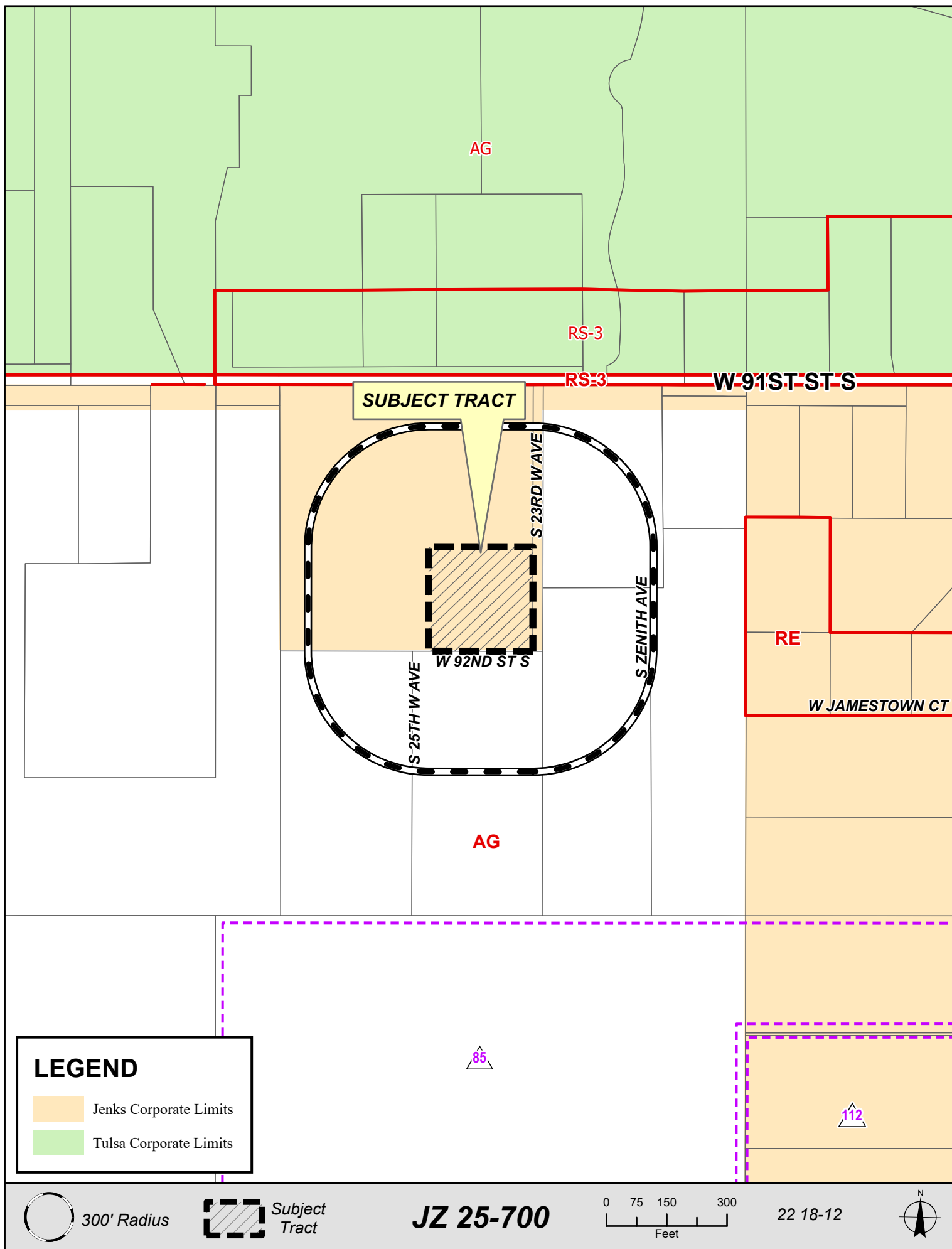
Hearing Date: 6 November 2025 at 6 p.m.

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 8 October 2025.

Marcae Hilton, Secretary
Jenks Planning Commission



ARTICLE 7. SIGN STANDARDS

Sec. 16-7-1. Purpose and Intent.

- (A) *Purpose.* The purpose of this article is to set out regulations for the erection and maintenance of signs visible from the public right-of-way while preserving the right of free speech and expression.
- (B) *Scope.* The regulations of [this] article shall provide a balanced and fair legal framework for design, construction, and placement of signs that:
- (1) Promotes the safety of persons and property by ensuring that signs do not create a hazard by:
 - (a) Collapsing, catching fire, or otherwise decaying,
 - (b) Confusing or distracting motorists, or
 - (c) Impairing drivers' ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.
 - (2) Promotes the efficient communication of messages, and ensures that persons exposed to signs:
 - (a) Are not overwhelmed by the number of messages presented, and
 - (b) Are able to exercise freedom of choice to observe or ignore said messages according to the observer's purpose.
 - (3) Protects the public welfare and enhances the appearance and economic value of the community by protecting scenic views and avoiding sign clutter that can compromise the character, quality, and viability of commercial corridors,
 - (4) Ensures that signs are compatible with their surroundings, and prevents the construction of signs that are a nuisance to occupants of adjacent and contiguous property due to brightness, reflectivity, bulk, or height,
 - (5) Promotes the use of signs that are aesthetically pleasing, of appropriate scale, and integrated with the built environment, in order to meet the objectives related to the quality and character of development set forth in the Comprehensive Plan of the City of Jenks,
 - (6) Enhances property values and business opportunities,
 - (7) Assists in wayfinding, and
 - (8) Provides fair and consistent permitting and enforcement.
- (C) *Authority.* The City Council finds that:
- (1) This article advances important and substantial governmental interests,
 - (2) The regulations set out in this article are unrelated to the suppression of constitutionally-protected free expression and do not involve the content of protected messages which may be displayed on signs, nor do they involve the viewpoint of individual speakers,
 - (3) The incidental restriction on the freedom of speech is no greater than is essential to the furtherance of the interests protected by this article, and

-
- (4) Certain types of speech are not protected by the First Amendment due to the harm that they cause to individuals or the community, and speech that is harmful to minors may be prohibited in places that are accessible to minors.
 - (5) Any Planned Unit Development ordinance or Specific Use approved prior to the adoption of this UDO which references compliance with the City of Jenks Zoning Code shall meet the applicable sign standards of this UDO.

(D) *General Findings of Fact.* The City Council finds that:

- (1) The ability to display signs of reasonable size and dimensions is vital to the health and sustainability of many businesses, and the display of signs with noncommercial messages is a traditional component of the freedom of speech, but the constitutional guarantee of free speech may be limited by appropriate and constrained regulation that is unrelated to the expression itself,
- (2) The City has an important and substantial interest in preventing sign clutter (which is the proliferation of signs of increasing size and dimensions as a result of competition among property owners for the attention of passing motorists), because sign clutter degrades the character of the community, makes the community a less attractive place for commerce and private investment, and dilutes or obscures messages displayed along the City's streets by creating visual confusion and aesthetic blight,
- (3) Sign clutter can be prevented by regulations that balance the legitimate needs of individual property owners to convey their commercial and noncommercial messages against the comparable needs of adjacent and nearby property owners and the interest of the community as a whole in providing for a high-quality community character,
- (4) Temporary signs that are not constructed of weather-resistant materials are often damaged or destroyed by wind, rain, and sun, and after such damage or destruction, degrade the aesthetics of the City's streets if they are not removed,
- (5) The City has an important and substantial interest in keeping its rights-of-way clear of obstructions and litter,
- (6) The City has an important and substantial interest in protecting the health of its tree canopy, which contributes to the character and value of the community, and
- (7) The uncontrolled use of billboard signs and their location, density, size, shape, motion, illumination, and demand for attention can be injurious to the purposes of this UDO, and destructive to community character and property values, and that, as such, restrictions on the display of off-premises commercial messages are necessary and desirable.

(Ord. No. 1581 , § II, 4-5-2022)

Sec. 16-7-2. Limit on Sign Area.

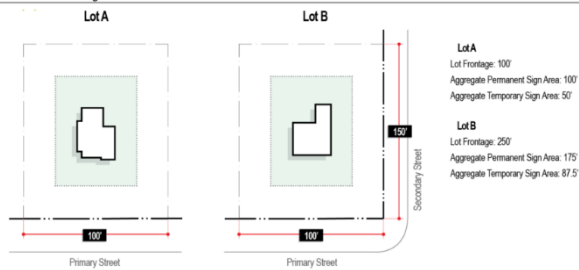
- (A) Reserved.
- (B) *Temporary Sign Area Limit.* Each lot shall be allowed aggregate temporary sign area equal to one-half square foot of sign area per linear foot of lot frontage.
- (C) *Premises Having Frontage on More Than One Dedicated Street.* Premises having frontage on more than one dedicated street will be allowed an additional one-half square foot of aggregate sign area for each lineal foot of the secondary lot frontage; however additional sign area shall only be displayed on the secondary frontage.

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(Supp. No. 6)

- (D) *Irregularly Shaped Lots.* Irregularly shaped lots with minimal lot frontage, relative to more typically shaped lots in the district, may petition for additional aggregate sign area through the Comprehensive Sign Plan process as detailed in section 16-7-9.

Figure 7.1: Limit on Sign Area



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

Sec. 16-7-3. Sign Measurement.

- (A) *Sign Height.* Sign height shall be measured by the total distance between the highest point on the sign to the average elevation of the ground upon which the sign supports are placed, except when the sign supports rest upon a berm or other area elevated above the surrounding ground or when the sign supports rest upon a ditch or other area lower than the surrounding ground. In such cases, the elevation of the centerline of the adjacent roadway shall be considered as the ground level.

Figure 7.2: Sign Height Measurement



- (B) *Sign Area.* Unless otherwise defined, sign area is determined by the total area enclosed by a continuous perimeter along the edges of a sign, including any frame or border. The area of a sign composed of individually-affixed letters is determined by the total area of the smallest geometric shape enclosing the copy. A maximum of two geometric shapes may be utilized. The calculation for a double-faced sign shall be the area of one face only.

(Supp. No. 6)

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Figure 7.3: Sign Area Measurement



(Ord. No. 1581 , § II, 4-5-2022)

Sec. 16-7-4. Permitted Sign Types.

The following key is to be used in the interpretation of Table 16-7-4.

- (A) *Permitted Sign Types.* Sign types marked as "P" in the table shall be permitted subject to all applicable regulations of this UDO and only after the issuance of a Sign Permit as detailed in section 16-9-3(F).
- (B) *Allowed Sign Types.* Sign types marked as "A" in the table shall be allowed subject to all applicable regulations of this UDO.
- (C) *Prohibited Sign Types.* A blank space in the table indicates that a sign type is not allowed in the respective zoning district.
- (D) *Unlisted Sign Types.* Sign types that are not included in Table 16-7-4 shall be considered prohibited.

Table 16-7-4: Permitted Sign Types by District													
Sign Type	District												
	R Districts	AG	OL	OM	LC	CS	CG	DC	DT	RTC	IL	IM	
Permanent Signs													
Wall Sign	P (1)	P (1)	P	P	P	P	P	P	P	P	P	P	P
Single-Tenant Monument Sign	P (1)(2)	P (1)	P	P	P	P	P			P	P	P	
Multi-Tenant Monument Sign			P	P	P	P	P			P	P	P	
Post Sign, Permanent								P	P				
Pole/Pylon Sign						P (3)	P (3)				P (3)	P (3)	
Awning/Canopy Sign	P (1)	P (1)	P	P	P	P	P	P	P	P	P	P	P
Blade Sign			P	P	P	P	P	P	P	P	P	P	P
Window Sign, Permanent			P	P	P	P	P	P	P	P	P	P	P
Billboard Sign						P (3)	P (3)				P (3)	P (3)	
Temporary Signs													

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Wall-Mounted Banner Sign	P (1)	P (1)	P	P	P	P	P	P	P	P	P	P
Ground-Mounted Banner Sign	P (1)	P (1)	P	P	P	P	P			P	P	P
Feather Sign						P	P				P	P
Window Sign, Temporary			P	P	P	P	P	P	P	P	P	P
Post Sign, Temporary	A	A	A	A	A	A	A	A	A	A	A	A
Yard Sign	A	A	A	A	A	A	A				A	A
Notes:												
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.												
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.												
(3) Sign shall be permitted spacing requirements for Billboard Signs are found within 300 feet of in the Oklahoma Department of Transportation "Outdoor Advertising Brochure," billboards may be placed along United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only.												

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

Sec. 16-7-5. Permanent Sign Standards.

(A) Wall Signs.

(1) Sign Area.

- The maximum sign area of wall signs in the R, OL, LC, and DC Districts shall not exceed (5%) five percent of the total area of the ~~face-façade~~ of the wall to which the sign is to be affixed.
- The maximum sign area of wall signs in the OM, CS, RTC, and IL Districts shall not exceed (10%) ten percent of the total area of the ~~face-façade~~ of the wall to which the sign is to be affixed.
- The maximum sign area of wall signs in the CG and IM Districts shall not exceed (15%) 15 percent of the total area of the ~~face-façade~~ of the wall to which the sign is to be affixed.

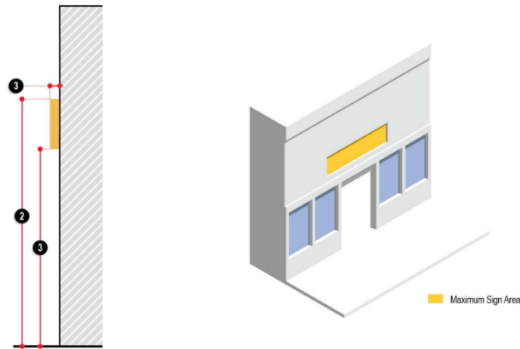
(2) Sign Height. No wall sign shall protrude above the highest roofline or the top of the parapet wall or mansard roof.

(3) ~~Projection~~ Sign Depth.

- A wall sign shall not extend more than (6") six inches from the wall of the building or structure to which it is attached.
- A wall sign shall maintain a minimum vertical clearance of (10') ten feet from grade.

Commented [MH1]: Staff removed projection because we use this term in a different location with a slightly different meaning.

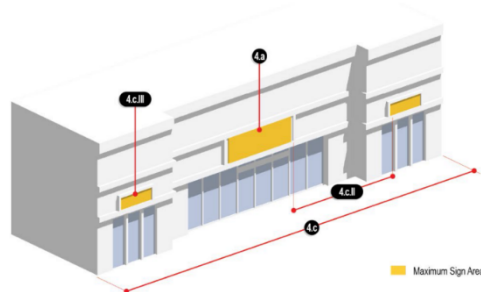
Figure 7.4: Wall Sign Area, Height, and Projection



(4) *Number of Signs.*

- (a) Single tenant buildings shall be permitted a total of (2) two wall signs; however only (1) one wall sign shall be displayed on any single building façade.
- (b) Multi-tenant buildings shall be permitted (1) one wall sign per unit.
- (c) A maximum of (2) two secondary wall signs may be authorized for buildings with lineal frontage in excess of (75') ~~75-seventy-five~~ feet by the City Planner provided such additional signage is:
 - (I) In keeping with the overall design and architecture of the building,
 - (II) A minimum of (20') ~~20-twenty~~ feet from the primary wall sign and other secondary wall signs,
 - (III) A maximum of (50%) ~~fifty (50)~~ percent of the size of the primary wall sign,
 - (IV) Less visually prominent on the site than the building's primary wall sign, and
 - (V) The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in section 16-7-5(A)(1).

Figure 7.5: Secondary Wall Signs



- (5) *Sign Copy.* If the sign copy utilized on a wall sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign's backing plate, the City Planner may approve an increase in sign area up to an additional (5%) five percent of the total area of

the face of the wall to which the sign is to be affixed. Box/cabinet signs shall be prohibited in the Downtown Commercial District.

(6) *Other Provisions.*

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

(B) *Single-Tenant Monument Signs.*

(1) *Sign Area.*

- (a) The maximum sign area of single-tenant monument signs in the AG, R, R₁, OL, and LC, Districts shall not exceed (15) fifteen square feet.
 - i. Residential Subdivisions are limited to (15) fifteen square feet unless they meet the following criteria.
 - o Residential Subdivisions may be approved for additional square footage when accompanied by a PUD; and the signage is part of the entry feature.
 - o Entry feature signage for residential subdivisions may be approved for lettering up to 2 feet in height when attached to a wall less than 3 feet in height.
 - o Digital signs are not permitted in the residential zonings.
- (b) The maximum sign area of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed (30) thirty square feet.
- (c) The maximum sign area of single-tenant monument signs in the CG and IM Districts shall not exceed (45) forty-five square feet.
- (d) The maximum sign area of (100) one hundred square feet is allowed for a single-tenant monument sign within (500') five hundred feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only, measured by the shortest distance from the physical edge of paving to the sign location.

(2) *Sign Height.*

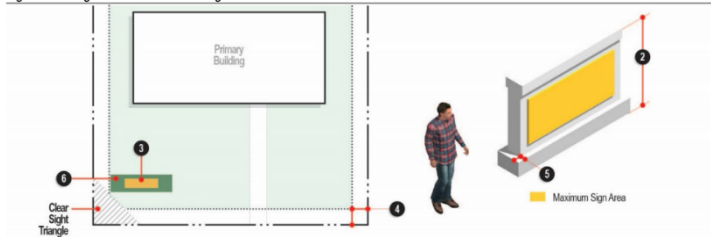
- (a) The maximum sign height of single-tenant monument signs in the R, OL, and LC Districts shall not exceed (5') five feet.
- (b) The maximum sign height of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed (7') seven feet.
- (c) The maximum sign height of single-tenant monument signs in the CG and IM Districts shall not exceed (10') ten feet.
- (d) The maximum sign height of (30) thirty feet is allowed for a single-tenant monument sign within (500') five hundred feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes measured by the shortest distance from the physical edge of paving to the sign location.

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- (3) *Number of Signs.* A maximum of one single-tenant monument sign shall be permitted per lot frontage.
- (4) *Location.* Single-tenant monument signs shall comply with the following locational standards.
 - (a) Shall be located a minimum of (5') five feet from all property lines, rights-of-way, and utility easements;
 - (b) Shall not block points of ingress or egress;
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system, and
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) *Sign Base.* The base of single-tenant monument sign, including all structural components, shall extend horizontally from the sign face a minimum of (10%) ten percent and a maximum of (25%) 25 twenty-five percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.
- (6) *Landscape Requirement.* All single-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to half of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one shrub or native grass per every (3) three square feet of required landscape area.
- (7) *Other Provisions.* A single-tenant monument sign shall not be permitted on a lot frontage with an existing single-tenant monument sign or pole/pylon sign.

Figure 7.6: Single-Tenant Monument Sign Standards



(C) *Multi-Tenant Monument Signs.*

- (1) *Sign Area.*
 - (a) The maximum sign area of multi-tenant monument signs in the R, OL, and LC Districts shall not exceed (30) 30 thirty square feet.
 - (b) The maximum sign area of multi-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed (60) sixty square feet.
 - (c) The maximum sign area of multi-tenant monument signs in the CG and IM Districts shall not exceed (90) ninety square feet.
 - (d) The maximum sign area of (200) two hundred square feet is allowed for a multi-tenant monument sign within (500) five hundred feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only, measured by the shortest distance from the physical edge of paving to the sign location.
- (2) *Sign Height.*

- (a) The maximum sign height of multi-tenant monument signs in the R, OL, and LC Districts shall not exceed (10') ten feet.
 - (b) The maximum sign height of single-tenant monument signs in the OM, CS, RTC, and IL Districts shall not exceed (14') fourteen feet.
 - (c) The maximum sign height of single-tenant monument signs in the CG and IM Districts shall not exceed (20') twenty feet.
 - (d) The maximum sign height of (30) thirty square feet is allowed for a multi-tenant monument sign within (500') five hundred feet of United States Federal Highways, Federal Interstate Highways, State of Oklahoma Highways, U.S. or State Toll ways or Turnpikes only, measured by the shortest distance from the physical edge of paving to the sign location.
- (3) *Number of Signs.* A maximum of one multi-tenant monument sign shall be permitted per lot frontage.
 - (4) *Location.* Multi-tenant monument signs shall be located a minimum of five feet from all property lines, rights-of-way, and utility easements; shall not block points of ingress or egress; be placed in any sidewalk or pedestrian circulation system and shall not be located in a clear sight triangle as detailed in section 16-6-6.
 - (5) *Sign Base.* The base of multi-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten percent and a maximum of 25 percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.
 - (6) *Landscape Requirement.* All multi-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to half of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one shrub or native grass per every (3) three square feet.
 - (7) *Other Provisions.* A multi-tenant monument sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

Figure 7.7: Multi-Tenant Monument Sign Standards

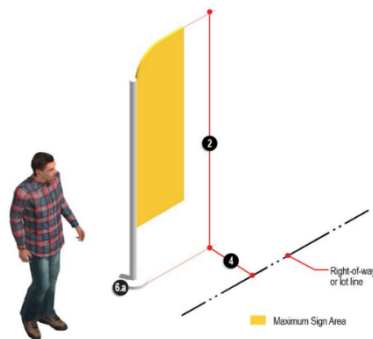


(D) *Post Sign, Permanent.*

- (1) *Sign Area.* The maximum sign area of a permanent post sign shall not exceed (6) six square feet.
- (2) *Sign Height.* The maximum height of a permanent post sign shall not exceed (6') six feet.
- (3) *Number of Signs.* A maximum of (1) one permanent post sign shall be allowed per lot frontage.
- (4) *Location.* Permanent post signs shall meet the following locational requirements.

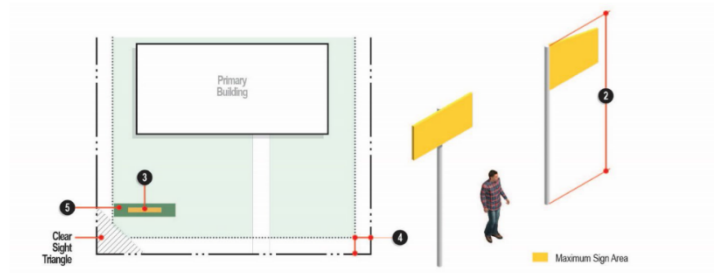
- (a) Shall be located a minimum of (5') five feet from all property lines, rights-of-way, and utility easements;
 - (b) Shall not block points of ingress or egress;
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system, and
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) *Other Provisions.*
- (a) Permanent post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - (b) Permanent Post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 7.8: Permanent Post Sign Standards



- (E) *Pole/Pylon Signs.*
- (1) *Sign Area.* The sign area of pole/pylon signs shall not exceed (30) thirty square feet in any district.
 - (2) *Sign Height.* The sign height of pole/pylon signs shall not exceed (40') forty feet in any district.
 - (3) *Number of Signs.* A maximum of one pole/pylon sign shall be permitted per lot.
 - (4) *Location.* Pole/Pylon signs shall comply with the following locational standards.
 - (a) Shall be located a minimum of (5') five feet from all property lines, rights-of-way, and utility easements;
 - (b) Shall not block points of ingress or egress;
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system; and
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
 - (5) *Landscape Requirement.* All pole/pylon signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to the square footage of the sign area of the associated sign. Landscape areas shall be planted with one shrub or native grass per every (3) three square feet.
 - (6) *Other Provisions.* A pole/pylon sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

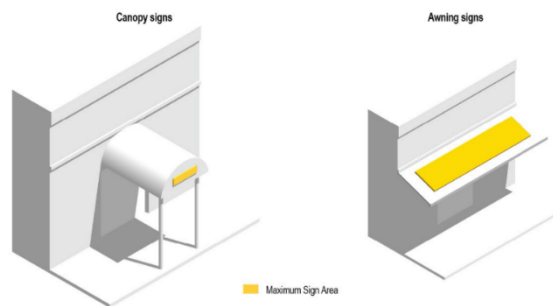
Figure 7.9: Pole/Pylon Sign Standards



(F) *Awning/Canopy Signs.*

- (1) *Sign Area.* The maximum sign area of awning/canopy signs shall be ~~(50%) fifty~~ percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign shall count towards the maximum amount of sign area permitted for wall signs as detailed in section 16-7-5(A)(1).
- (2) *Other Provisions.* Awning/canopy signs shall only be permitted on awnings/canopies extending above ground floor entrances or windows.

Figure 7.10: Awning-Canopy Sign Standards



(G) *Blade/Projecting Signs.*

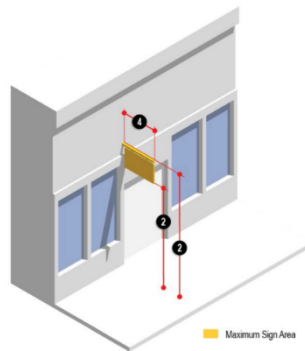
- (1) *Sign Area.*
 - (a) The maximum permitted sign area of blade signs shall be ~~(4) four~~ square feet.
 - (b) ~~The maximum permitted sign area of projecting signs shall be equal to twice the median height of the building. The maximum permitted sign area of "special" projecting blade sign shall be 35 square feet.~~
- (2) *Height.*
 - (a) Blade signs shall not extend above the roofline of the building to which it is attached, or a maximum of ~~(12') twelve~~ feet, whichever is less, and shall maintain a minimum vertical clearance of ~~10')~~ ten feet.

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- (b) ~~"Special"~~ ~~p~~Projecting ~~blade~~ signs shall not exceed the height of the parapet or wall to which it is attached by more than ~~(25%) twenty-five~~ percent and shall maintain a minimum vertical clearance of ~~(10')~~ ten feet.
- (3) *Number of Signs.* A maximum of ~~(1)~~ one blade sign shall be permitted per ground floor nonresidential tenant space. A blade sign may be displayed on the same building frontage as a wall or an awning or canopy sign, and ~~"special"~~ projecting ~~blade~~ sign.
- (4) *Projection.* Blade signs shall horizontally project a maximum of ~~(4')~~ four feet from the mean elevation of the building to which it is attached or with staff recommendation and approval of Planning Commission. ~~"Special"~~ ~~p~~Projecting blade signs shall not be continuously attached to the surface of the wall.
- (5) *Other Provisions.*
 - (a) *Illumination.*
 - i. Blade signs shall not be internally illuminated.
 - ii. ~~"Special"~~ ~~p~~Projecting signs may incorporate ~~neon, neon or other illumination~~; staff may require approval from Planning Commission for other requests. ~~Cabinet signs are prohibited within the Downtown Core (DC) and the Riverfront Tourist Commercial (RTC).~~
 - (b) Blade ~~and Projecting~~ signs may encroach upon, extend, or project over a public right-of-way or easement. The property owner may be required to provide a release or hold harmless to the City prior to issuing permits for any such signs.

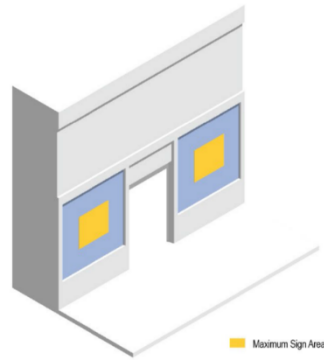
Figure 7.11: Blade Sign Standards



(H) *Window Signs, Permanent.*

- (1) *Sign Area.* The maximum permitted sign area of a permanent window sign shall be 25 percent of the square footage of the individual window on which the sign shall be located. Permanent window sign area shall be counted in aggregate with temporary window sign area.

Figure 7.12: Permanent Window Sign Standards



(I) **Billboard Signs.**

- (1) **Sign Area.** The maximum sign area of billboard signs shall not exceed ~~(14' x 48')~~ **fourteen** feet by ~~48forty-eight~~ feet and may include an additional ~~(3' x 48three')~~ **three** foot by ~~48forty-footeight foot~~ marquee located at the base of the sign face.
- (2) **Sign Height.** The maximum height of billboard signs shall not exceed ~~(50')~~ **fifty** feet.
- (3) **Sign Separation.**
 - (a) A minimum distance of 1,000 linear feet shall be required between billboard signs. The separation requirement shall apply to ~~either the~~ side of the roadway **regardless of which side of the roadway** the sign is located upon.
 - (b) Billboard signs shall maintain a minimum separation of ~~(50')~~ **fifty** feet from any monument sign or pole/pylon sign. The separation requirement shall be measured in a straight line from the nearest point on the sign to the nearest point of any monument sign or pole/pylon sign.
- (4) **Location.**
 - (a) No billboard sign shall be located within ~~(300')~~ **three hundred** feet of a public park. The setback requirement shall be measured in a straight line from the nearest point on the sign to the nearest point on the property of the park.
 - (b) Billboard signs, if visible from an R district or if visible from a designated residential development area, shall be setback from such district or area a minimum linear distance equal to the area of the billboard sign. The setback requirement shall be measured in a straight line from the nearest point on a sign to the nearest point of an R district or residential development area boundary line.
 - (c) No portion of a billboard sign shall be located within ~~(10')~~ **ten** feet of a freeway right-of-way. The setback requirement shall be measured in a straight line from the nearest point on a sign to the nearest point of the freeway right-of-way boundary line.
 - (d) No billboard sign shall be permitted to be located upon or constructed within a required landscape zone, off-street parking area, or off-street loading area, nor to otherwise obstruct vehicular or pedestrian access or ~~circulation, or circulation or~~ pose any other hazard to motor vehicle traffic exiting, entering, or traveling within the site on which the sign is located.

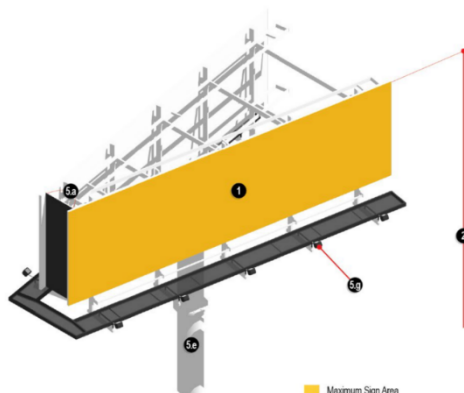
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(5) *Other Provisions.*

- (a) No billboard sign shall contain more than (2) two sides, and only (1) one side shall be included in the computation of display surface area. The (2) two sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed 30 degrees.
- (b) A billboard sign shall be oriented to be primarily visible from the freeway.
- (c) No billboard sign shall contain flashing, blinking, or traveling lights or reflective glitter.
- (d) Cutouts or extensions shall be permitted, in addition to the display surface area permitted in this section, so long as the cutouts or extensions do not exceed (15%) fifteen percent of the display surface area.
- (e) No billboard sign shall be supported by more than (1) one post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.
- (f) Billboard signs which have animation, revolving or rotating components or movement shall be prohibited.
- (g) Illumination on the face of billboard signs shall not exceed 70 foot candles measured at a two-foot distance.
- (h) Any illumination shall be by constant light.
- (i) Billboard signs may include electronic message boards for a maximum of 100 percent of the permitted sign area subject to compliance with all standards of section 16-7-7(B).

Figure 7.13: Billboard Sign Standards



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

Sec. 16-7-6. Temporary Sign Standards.

(A) *General Standards for Permitted Temporary Signs.*

- (1) *Concurrent Display.* A maximum of two permitted temporary signs, as permitted per district, may be displayed on a lot concurrently.

(2) *Display Period.*

- (a) The permitted display period of a permitted temporary sign shall be a maximum of ~~(30)~~ thirty days.
- (b) ~~A total of (3) three nonconcurrent display periods shall be permitted per single-tenant building or unit of a multitenant building per calendar year.~~
- (c) Nonconcurrent display periods shall be separated by a minimum of ~~(30)~~ thirty days.

Commented [MH2]: This has been a problem for multiple businesses.

(B) *Wall-Mounted Banner Signs.*

(1) *Sign Area.*

- (a) The maximum sign area of wall-mounted banner signs in the R, OL, LC, and DC Districts shall not exceed ~~(2.5%)~~ two and one-half percent of the total area of the face of the wall to which the sign is to be affixed.
- (b) The maximum sign area of wall-mounted banner signs in the OM, CS, RTC, and IL Districts shall not exceed ~~(5%)~~ five percent of the total area of the face of the wall to which the sign is to be affixed.
- (c) The maximum sign area of wall-mounted banner signs in the CG and IM Districts shall not exceed ~~(7.5%)~~ seven and one-half percent of the total area of the face of the wall to which the sign is to be affixed.

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

- (3) *Number of Signs.* A maximum of one wall-mounted banner sign shall be permitted per lot frontage of a single-tenant building or unit of a multi-tenant building.

- (4) *Location.* Wall-mounted banner signs shall be affixed to a building.

- (5) *Projection.* Wall-mounted banner signs shall be affixed flat against the building to which they are mounted.

Figure 7.14: Wall Mounted Banner Sign Standards



(C) *Ground-Mounted Banner Signs.*

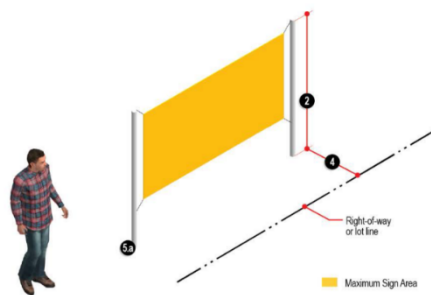
- (1) *Sign Area.* The maximum sign area of a ground-mounted banner sign shall not exceed ~~(32)~~ thirty-two square feet.
- (2) *Sign Height.* The maximum height of a ground-mounted banner sign shall not exceed ~~(6')~~ six feet.
- (3) *Number of Signs.* A maximum of ~~(1)~~ one ground-mounted banner sign shall be permitted per lot frontage.
- (4) *Location.* Ground-mounted banner signs shall meet the following locational requirements.
 - (a) Shall be located a minimum of ~~(5')~~ five feet from all property lines, rights-of-way, and utility easements;

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- (b) Shall not block points of ingress or egress;
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system, and
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) *Other Provisions.*
- (a) Ground-mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - (b) Ground-mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

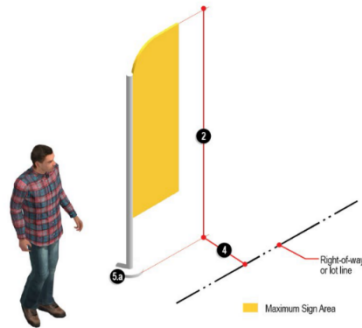
Figure 7.15: Ground Mounted Banner Sign Standards



(D) *Feather Sign.*

- (1) *Sign Area.* The maximum sign area of feather signs shall not exceed (16) sixteen square feet.
- (2) *Sign Height.* The maximum height of a feather sign shall not exceed (8') eight feet.
- (3) *Number of Signs.* A maximum of one feather sign shall be permitted per (25') twenty-five feet of linear lot frontage.
- (4) *Sign Separation.* Each feather sign shall be separated from another feather sign by at least (25') twenty-five feet.
- (5) *Location.* Feather signs shall meet the following locational requirements.
 - (a) Shall be located a minimum of (5') five feet from all property lines, rights-of-way, and utility easements;
 - (b) Shall not block points of ingress or egress;
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system, and shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (6) *Other Provisions.*
 - (a) Feather signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - (b) Feather signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

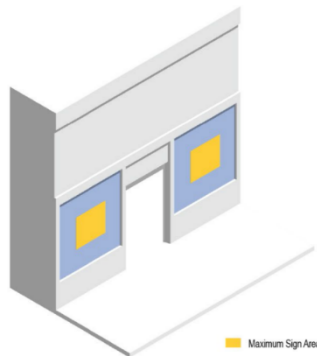
Figure 7.16: Feather Sign Standards



(E) *Window Sign, Temporary.*

- (1) *Sign Area.* The maximum sign area of a temporary window sign shall be (30%) thirty percent of the square footage of the individual window on which the sign shall be located. Temporary window sign area shall be counted in aggregate with permanent window sign area.

Figure 7.17: Temporary Window Sign Standards



(F) *Post Signs, Temporary.*

- (1) *Sign Area.* The maximum sign area of a temporary post sign shall not exceed (6) six square feet.
- (2) *Sign Height.* The maximum height of a temporary post sign shall not exceed (6') six feet.
- (3) *Number of Signs.* A maximum of one temporary post sign shall be allowed per lot frontage.
- (4) *Location.* Temporary post signs shall meet the following locational requirements.
 - (a) Shall be located a minimum of (5') five feet from all property lines, rights-of-way, and utility easements;
 - (b) Shall not block points of ingress or egress;

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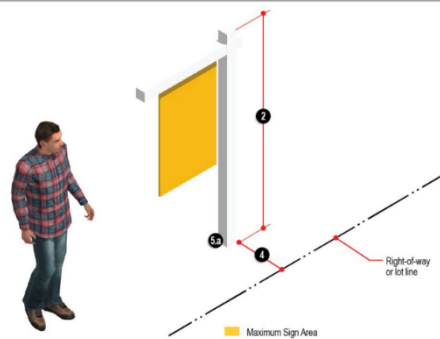
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- (c) Shall not be placed in any sidewalk or pedestrian circulation system, and
- (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.

(5) *Other Provisions.*

- (a) Temporary post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
- (b) Temporary post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 7.18: Temporary Post Sign Standards

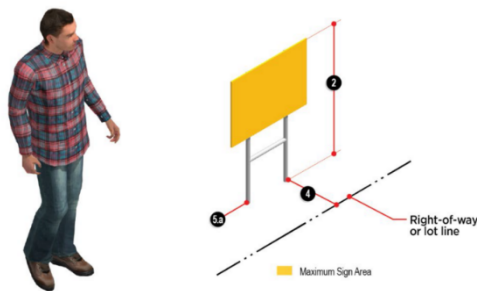


(G) *Yard Signs.*

- (1) *Sign Area.* The maximum sign area of a yard sign shall not exceed (4) four square feet.
- (2) *Sign Height.* The maximum height of a yard sign shall not exceed (3.5') three and one-half feet.
- (3) *Number of Signs.*
 - (a) A maximum of (2) two yard signs may be displayed concurrently for a period of (30) thirty consecutive days.
 - (b) An unlimited number of yard signs may be displayed concurrently for a period of 48 hours.
- (4) *Location.* Yard signs shall meet the following locational criteria.
 - (a) Yard signs shall be located a minimum of (5') five feet from all property lines, rights-of-way, and utility easements;
 - (b) Shall not block points of ingress or egress;
 - (c) Shall not be placed in any sidewalk or pedestrian circulation system, and
 - (d) Shall not be located in a clear sight triangle as detailed in section 16-6-6.
- (5) *Other Provisions.*
 - (a) Yard signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - (b) Yard signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

- (c) Yard signs in residential districts displayed for a period of 48 hours or less shall be exempt from the requirements of this section.

Figure 7.19: Yard Sign Standards



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

Sec. 16-7-7. General Sign Standards.

(A) *Illumination.*

- (1) *Location and Design of Light Source.* Whenever an external artificial light source is used for a sign, such source shall be located, shielded, and directed so as not to be directly visible from any public street or private residence. No receptacle or device housing a permitted light source for a sign shall protrude more than 12 inches from the face of the sign or building to which it is attached except if such light source is ground-mounted, locked in place, and cannot be redirected.
- (2) *Level of Illumination.* In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed the outdoor lighting standards established in section 16-6-7. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of glare or direct light upon adjacent property or streets.
- (3) *Signs Adjacent to Residential Areas.* Any illuminated sign located on a lot abutting or across a street from, and visible from, any residentially zoned area shall not be illuminated between the hours of ten 10:00 p.m. and 7:00 a.m. except that such sign may remain illuminated during such time as the activity to which the sign pertains is open for business so long as such sign is not a public or private nuisance.

(B) *Electronic Message Boards.* Single-tenant and multi-tenant monument signs, pole/pylon signs, and billboard signs may incorporate electronic message boards in accordance with the following.

- (1) Streaming video and audio prohibited except during times when a special event permit has been issued for activities on or adjacent to the location of the sign through a Staff Administrative Process.
- (2) Each message must be displayed for a minimum of (8) eight seconds.
- (3) Change of message must be accomplished in (2) two seconds.
- (4) Change of message must occur simultaneously on the entire sign.
- (5) No flashing, dimming, or brightening may occur except to accommodate a message change.
- (6) Electronic message boards must contain a default mechanism that freezes an image in case of malfunction.

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- (7) Electronic message boards shall automatically adjust intensity of display based on natural ambient light conditions. No such sign shall display an illuminative brightness exceeding 500 NITs at any time between one-half hour after sunset until one-half hour before sunrise or 6,500 NITs between one-half hour before sunrise until one-half hour after sunset.
- (8) Electronic message boards shall be able to display multicolor high quality images based on display size. Multi-color display shall be able to show a minimum of 281 trillion color shades.
- (9) Electronic message boards shall comply with Table 16-7-7(B)(9).

Table 16-7-7(B)(9): Resolution to Size Matrix	
Size of Electronic Message Board	Maximum Pixel Size
10 sqft—25 sqft	10 mm
26 sqft—75 sqft	16 mm
76 sqft—125 sqft	19 mm
126 sq ft and larger	23 mm

- (10) Electronic message boards shall be turned off between the hours of 10:00 p.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday when located within ~~(300')~~ three-hundred feet of a residential lot.
- (11) Operators must be able to respond to a malfunction or safety issue within one hour of notification.
- (12) Applications shall be reviewed by the City Engineer and determined that the sign placement does not interfere with traffic control devices within ~~(300')~~ three-hundred300 feet of the sign or traffic circulation upon roadways, if determination is not approved by City Engineer a report from a traffic engineer certifying that the proposed sign does not interfere with the design characteristics of the traffic circulation and traffic control devices shall be required.

(C) *Visibility Standards.* All signs shall comply with the visibility standards established in section 16-6-6.
(Ord. No. 1581 , § II, 4-5-2022)

Sec. 16-7-8. Prohibited Signs and Content.

- (A) *Prohibited Signs.* The following sign types shall be prohibited in all zoning districts:
- (1) Roof Signs, unless part of an approved PUD or Planning Commission approval.
 - (2) Outline Lighting on windows, facades and roofs excluding seasonal decor,
 - (3) Signs with flashing lights,
 - (4) Snipe Signs,
 - ~~(5)~~ Pennants,
 - ~~(56)~~ Streamers,
 - ~~(67)~~ Spinners,
 - ~~(78)~~ Propellers,
 - ~~(89)~~ Inflatable Shapes, and
 - ~~(940)~~ Signs which encroach on the public right-of-way.

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(10) Cabinet signs are prohibited within the Downtown Core (DC) and the Riverfront Tourist Commercial (RTC).

(B) *Prohibited Content.*

- (1) The following content is prohibited without reference to the viewpoint of the individual speaker:
 - (a) Text or graphics of an indecent or immoral nature and harmful to minors,
 - (b) Text or graphics that advertise unlawful activity,
 - (c) Text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats, or
 - (d) Text or graphics that present a clear and present danger due to their potential confusion with traffic control signs or signs that provide public safety information (for example, signs that use the words "Stop," "Yield," "Caution," or "Danger," or comparable words, phrases, symbols, or characters in such a manner as to imply a safety hazard that does not exist).
- (2) The narrow classifications of content that are prohibited by this subsection are either not protected by the United States or Oklahoma Constitutions, or are offered limited protection that is outweighed by the substantial governmental interests in protecting the public safety and welfare. It is the intent of the City Council that each paragraph of this Subsection be individually severable in the event that a court of competent jurisdiction were to hold one or more of them to be inconsistent with the United States or Oklahoma Constitutions.

(Ord. No. 1581 , § II, 4-5-2022)

Sec. 16-7-9. Comprehensive Sign Plan.

- (A) *Intent.* The intent of the comprehensive sign program is to set forth a theme as to the placement, lettering style, color, materials, mounting method, and other related design considerations of signs.
- (B) *Applicability.* Any building or development on an irregularly shaped lot may elect to submit a comprehensive sign plan to receive additional aggregate sign area beyond the maximum established in section 16-7-2. After the approval of a comprehensive sign plan, no permanent sign shall be erected, placed, or maintained except in conformance with the Comprehensive Sign Plan.
- (C) *Conditions.* The City Planner may attach conditions, requirements, or standards necessary to assure that the signs covered by the Comprehensive Sign Plan will not be materially detrimental to persons or property in the vicinity. In making its determination, the City Planner shall not base any condition on the content of a sign.
- (D) *Evaluation Criteria.*
 - (1) *Placement.* All signs shall be placed where they are visible and legible. Factors to be considered include the location of a sign relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and viewing angles. Wall Signs may be approved on building walls other than the wall of a unit of a multi-tenant building in which some units have little or no visibility from the street.
 - (2) *Quantity.* The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and wayfinding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.

Commented [MH3]: *Specific type of signage commonly used for various commercial and informational purposes.*

The design options for cabinet signs can vary widely, ranging from straightforward plastic faces that offer a more economical choice to more durable metal faces that can accommodate push-thru letters. Push-thru letters involve cutting out letters from the sign face and allowing them to protrude slightly, creating a three-dimensional effect that enhances readability and visual appeal. Cabinet signs are often employed in settings such as retail establishments, restaurants, and corporate offices, where clear visibility and durability are essential. They can be illuminated internally or externally to ensure that messages are easily seen both during the day and at night. This versatility makes cabinet signs a popular choice for businesses looking to attract attention and convey information effectively.

-
- (3) *Size.* All signs shall be no larger than necessary for visibility and legibility but in no instance shall the sign area or sign height exceed the maximum established per sign type per district. Factors to be considered in determining appropriate size include topography, volume, and speed of traffic, viewing distances and angles, proximity to adjacent uses, and placement of display.
- (E) *Application.* A comprehensive sign plan shall be submitted on a form established by the City Planner. The application shall contain the following information as well as all other information required by the City Planner to ensure compliance with the comprehensive sign plan evaluation criteria.
- (1) Name, address, and telephone number of the applicant.
 - (2) Location of building, structure, or lot to which or upon which the comprehensive sign plan shall apply.
 - (3) Name of person, firm, corporation, or association developing the comprehensive sign plan.
 - (4) Written consent of the owner or lessee of the building, structure, or land to which the proposed comprehensive sign plan is applicable.
 - (5) Scale drawing of all signs included in the comprehensive sign plan indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment. Said drawings shall be drawn at a scale no smaller than one-eighth inch equals one foot and shall be prepared, signed, and sealed by a registered professional engineer when required by the City Engineer.
 - (6) A scale drawing indicating the location and position of all signs included in the comprehensive sign plan in relation to nearby buildings or structures. Said drawing shall be at a scale no smaller than (1") one inch equals (50') fifty feet.
- (F) *Review and Action.* The City Planner shall review the comprehensive sign plan application and approve, approve with conditions, or deny the application based on the evaluation criteria. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.
- (G) *Appeals.* Any applicant who receives a notice of denial from the City Planner may, within (30) thirty days after receipt of such decision, appeal such decision to the Board of Adjustment by filing a written notice of appeal with the City Planner with an explanation as to why said decision was not warranted according to the applicant.
- (1) *Criteria.* The Board of Adjustment shall find that the City Planner misapplied or erroneously interpreted one of the evaluation criteria in item (D) of this section to determine that the denial decision was not warranted. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.
- (H) *Amendments to Comprehensive Sign Plans.*
- (1) *Minor Amendments.* Minor amendments may be approved by the City Planner and shall include any change in the site plan or design details of an approved Comprehensive Sign Plan which is consistent with the standards and conditions applied to the Plan. A minor amendment shall not:
 - (a) Increase the sign area or sign height of any sign,
 - (b) Allow for additional signs to be erected, constructed, and/or displayed,
 - (c) Replace an approved sign type with another sign type, including electronic message boards, and
 - (d) Alter the square footage of associated landscape areas.
 - (2) *Major Amendments.* Major amendments shall require the resubmittal of a Comprehensive Sign Plan application and shall include any change in the site plan or design details of an approved Comprehensive Sign Plan which is not consistent with the standards and conditions applied to the Plan and not considered a minor amendment.

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(Supp. No. 6)

(Ord. No. 1581 , § II, 4-5-2022)

Sec. 16-7-10. Safety, Maintenance, and Abandonment.

- (A) Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be constructed and maintained in compliance with the applicable codes of the City.
- (B) All signs, together with all supports, braces, guys, and anchors shall be kept in proper repair in accordance with the provisions of this UDO. When not galvanized or constructed of approved corrosion resistive, noncombustible materials, signs shall be painted when necessary, to prevent corrosion, rust, peeling paint, and excessive fading. Failure of owners to keep signs maintained in good mechanical and visual repair shall be deemed a violation of this UDO.
- (C) It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean condition, free of rubbish. Any landscaping surrounding the sign shall be kept trimmed and in good repair. If the landscaping installed at the time of sign approval dies, said landscaping shall be replaced immediately or as soon as weather permits.
- (D) Every existing sign shall be subject to an inspection whenever the City Planner deems it necessary. In the event an inspection demonstrates that repairs, and/or maintenance is necessary, the sign owner shall be notified and required to complete said repairs and/or maintenance within 30 days of notification. The City Planner is authorized to grant one 30-day extension, if, upon written request, it is deemed necessary due to extenuating circumstances.
- (E) If the City Planner shall find that any sign is unsafe or insecure, or is a threat to the public safety, or was, after the adoption of this UDO constructed, erected, or maintained in violation of the provisions of this title, he or she shall give written notice per the provisions of this UDO. Such notice shall specify the manner in which the sign is unsafe or in violation of this UDO.
- (F) Sign copy shall be removed and in the case of a wall sign, the building façade shall be repaired, by the owner or lessee of the premises upon which the sign is located when the use which the sign is associated is no longer conducted on the premises. The sign copy shall be removed within 30 days of when the use ceases to operate. If the owner or lessee fails to remove the sign copy, the City Planner shall give the owner 30 days written notice to remove it. Failure to comply with the notice shall be deemed a violation of this UDO.

(Ord. No. 1581 , § II, 4-5-2022)

(Supp. No. 6)

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January 2026

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



February 2026

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



March 2026

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



April 2026

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



May 2026

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



June 2026

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



July 2026

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



August 2026

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



September 2026

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



October 2026

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



November 2026

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



December 2026

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