

**AGENDA**  
**JENKS PLANNING COMMISSION**  
**THURSDAY, APRIL 9, 2026, 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](mailto: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 March 05, 2026.
  - B. Approve JZ 26 PUD 97.mi3, a Minor Amendment to PUD 97 to amend landscaping requirements. General Location: South of 111th S on Union Ave.
  - C. Approve JL 26-417, a lot split on the Gateway Plaza Plat.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 26 PUD 155 - request for a zone change from AG (Agriculture) to RE (Residential Estate) and PUD 155 overlay. General Location: E of the NE corner of 141st & Elm St
4. Discussion and update on the Downtown Master Plan.

**OTHER BUSINESS**

1. Planning Updates

**ADJOURNMENT**

**MINUTES**  
**JENKS PLANNING COMMISSION**  
**THURSDAY, MARCH 5, 2026, 6:00 PM**  
**JENKS CITY HALL, 211 NORTH ELM**

CALL TO ORDER

The Agenda for the Jenks Planning Commission was posted on the City’s website at 4:24 P.M. on March 02, 2026. The meeting was called to order at 06:03 PM on the above date with Chair Scott West presiding at Jenks City Hall.

ROLL CALL

**Present**

Craig Bowman  
Rob Sellers  
Dakota Williams  
Chair Scott West

**Absent**

Gina Wilson  
Amy Bors  
Greg Nixon

INVOCATION

Invocation was given by Will Spoon of Park Church of Christ.

PLEDGE OF ALLEGIANCE

Was given.

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 February 05, 2026.
  - B. Approve Final Plat for Belvedere Estates. General Location: north of 131st & east of Harvard

Chair West asked to pull Item 1.A. Rob Sellers made a motion to approve Item 1, pulling 1.A. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:  
Yes: Craig Bowman, Rob Sellers, Scott West, Dakota Williams  
No: None  
Motion Carried.
2. Consideration and appropriate action relating to items removed from the Consent Agenda

Chair West stated that the name for the pastor who gave the invocation was James, not Jason. Scott West made a motion to approve Item 1.A with the name correction. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:  
Yes: Craig Bowman, Rob Sellers, Scott West, Dakota Williams  
No: None  
Motion Carried.
3. JZ 26-701 - Zone Change from AG (Agriculture) to CS (Commercial Shopping).

General Location: 634 W 101st Pl (behind Okie Express Car Wash)

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

Yes: Craig Bowman, Rob Sellers, Scott West, Dakota Williams

No: None

Motion Carried.

4. JZ 26 PUD 98.mi1 - Minor Amendment to PUD 98 for an amendment to the landscaping code and parking relief for Lots 11, 12, and 13 of Block 1 of 2900 West Main Plat.

Planning Director Marcae Hilton introduced Item 4. Craig Bowman made a motion to approve Item 4. Rob Sellers seconded the motion. A roll call vote of members was taken as follows:

Yes: Craig Bowman, Rob Sellers, Scott West, Dakota Williams

No: None

Motion Carried.

#### OTHER BUSINESS

1. Planning Updates

Planning Director Marcae Hilton gave her Planning Update.

#### ADJOURNMENT

Jenks Planning Commission adjourned at 06:28 PM.

To Chair Dr. Scott West and Planning Commission  
Hearing Date April 09, 2026  
Case Number JZ 25-PUD 97 Minor Amendment No. 3  
Request "Jenks Landing II" Landscape Plan Amendment  
Location West of South Union Avenue and south of W. 111<sup>th</sup> Street S.  
Applicant Dan Guterman, Mapleoak Investment

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Staff Report Preparer | Marcaé Hilton

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Attachments	Preparer
<input type="checkbox"/> Landscape Plan	Harry Bjornberg
<input type="checkbox"/> Revised Landscape Plan	Harry Bjornberg

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## Background Information

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**STAFF COMMENTARY** | Jenks Landing has been under development for nearly a decade. Currently most of the lots facing Highway 75 are developed or under development. Staff has worked with the original developer as well as individual lot developers to amend the PUD to allow for adjustments to the PUD 97, UDO and/or Zoning Code.

### PLANNING DATA

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

Request: Amendment to the Landscape Plan  
Zoning CS, Commercial (Ordinance 1393, 1505)  
Development Plan PUD-97  
Subdivision JENKS LANDING AMENDED (REPLAT LOT 1 & PART OF LOT 3 BLOCK 1 JENKS LANDING)  
Account # 60679823407590  
Owner MAPLEOAK INVESTMENTS INC  
Property Address 11462 S UNION AV W  
Development Plan PUD-97

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## Staff Evaluation & Recommendation

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**EVALUATION** Staff recommends approval of the landscape plan for Jenks Landing PUD 97, specifically the perimeter landscape zone requirement of 1 shrub per 4 linear feet.  
43 Required along the west and east  
19 Required along the north

**RECOMMENDATION:** *Staff recommends conditional approval.*

**CONDITIONS:** NONE

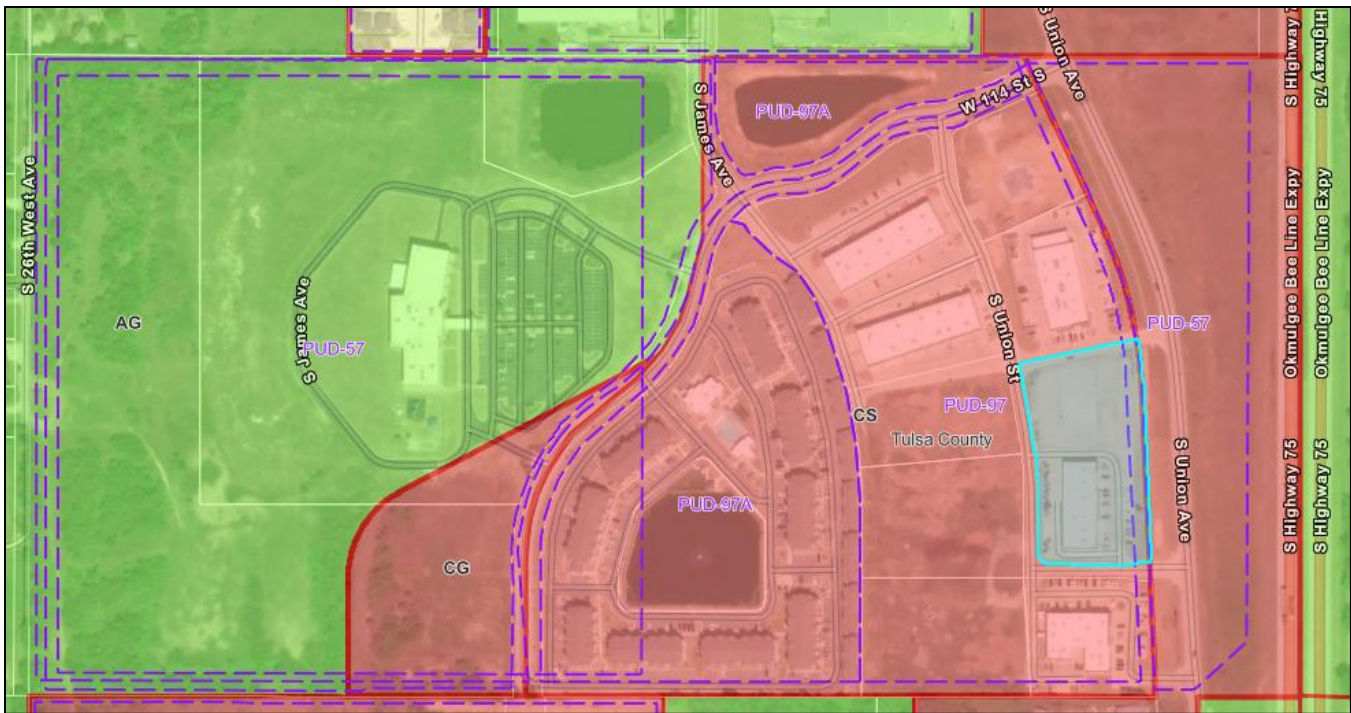


Figure 1: Zoning Map | INCOG



Figure 2: Google Map Image

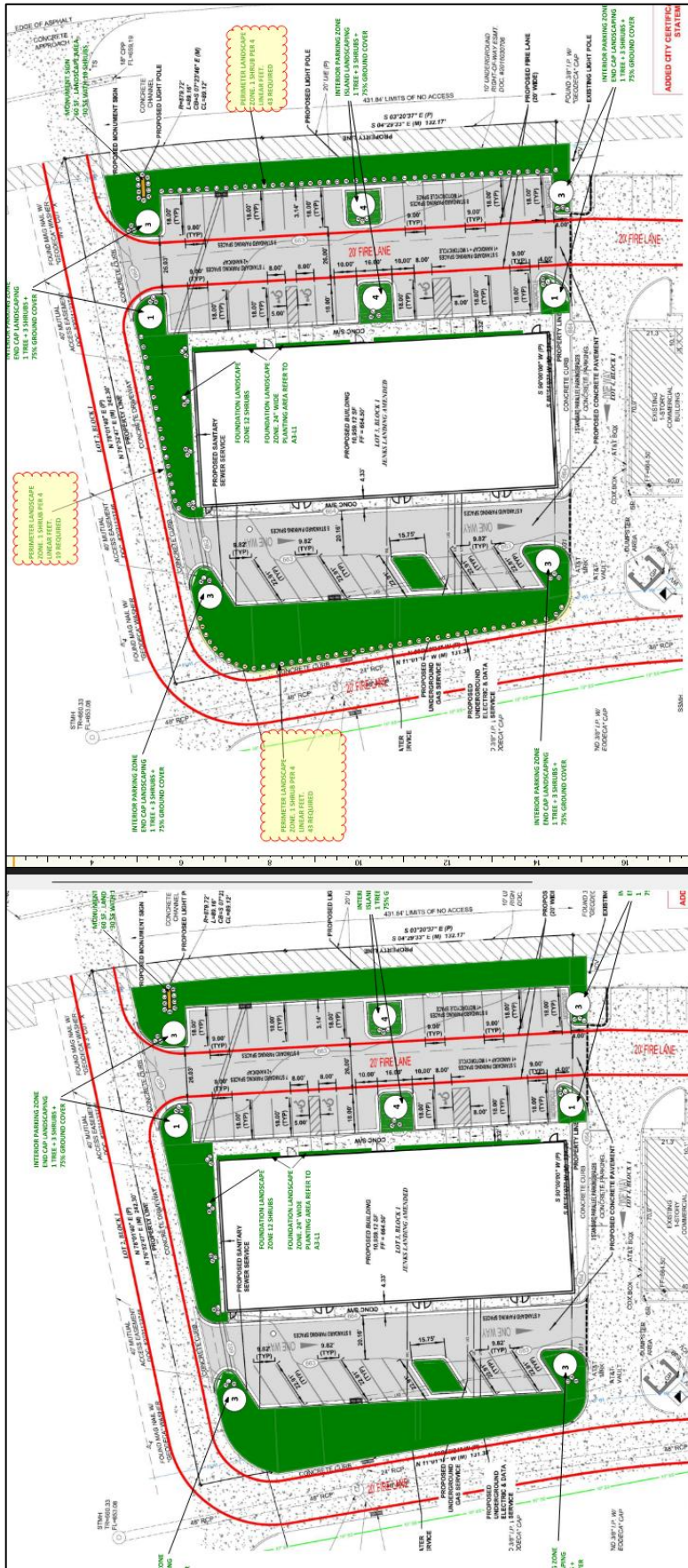


Figure 3: Landscape plan as approved by staff, Landscape plan as requested by applicant.

**PLANTING LEGEND**  
ALL PLANTS ARE DROUGHT RESISTANT

- 1 OKLAHOMA REDBUD  
CERCIS CANADENSIS VAR TEXENSIS OKLAHOMA  
MATURE HEIGHT 20-35'  
1.5" CALIPER
- 2 THORNLESS HONEYLOCUST  
GLEDTSIA TRIANCANTHUS VAR INERMIS  
MATURE HEIGHT 20-50'  
1.5" CALIPER
- 3 RED MAPLE  
ACER RUBRUM  
MATURE HEIGHT 50-60'  
1.5" CALIPER
- 4 SHANTUNG MAPLE  
ACER TRUNCATUM  
MATURE HEIGHT 20-25'  
1.5" CALIPER
- A BIG BLUESTEM  
ANDROPOGON GERARDII  
MATURE HEIGHT 36-48" - 5 GALLON
- B LOVE GRASS  
ERAGROSTIS ELLIOTII  
MATURE HEIGHT 24-36" - 5 GALLON
- C MAIDEN GRASS  
MISCANTHUS SINENSIS  
MATURE HEIGHT 36-48" - 5 GALLON
- D BLUE OATS GRASS  
HELICOTRICHON SEMPERVIRENS  
MATURE HEIGHT 24-36" - 5 GALLON
- E DWARF BOXWOOD - JAPANESE BOXWOOD  
BUXUS MICROPHYLLA  
MATURE HEIGHT 24-48" 5 GALLON
- F CRIMSON PYGMY BARBERRY  
BERBERIS THUNBERGII  
MATURE HEIGHT 24-36" - 5 GALLON

- GROUND COVER**
- DWARF PERIWINKLE
  - VINCA MINOR
  - MATURE HEIGHT 4-12"

**LANDSCAPE NOTES**

- CONTACT 811 PRIOR TO DIGGING.
- PLANT TREES TWO (2) INCHES ABOVE FINISHED GRADE. CUT TWINE FROM AROUND THE TRUNK AND COMPLETELY REMOVE THE TOP HALF OF THE WIRE BASKET AND BURLAP FROM THE ROOTBALL. CAREFULLY REMOVE ANY EXCESS SOIL FROM THE TOP OF THE ROOTBALL TO EXPOSE THE ROOT FLARES.
- EACH TREE SHALL RECEIVE THREE (3) CUBIC FEET OF "BACK TO NATURE" SOIL. APPLY ROOTS TRANSPLANT I-STEP AT THE RATE OF 4 OZ PER 1" CALIPER. INCORPORATED I-STEP INTO THE TOP 3-4" OF SOIL BACKFILL.
- MULCH ALL TREE WELLS WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF THREE (3) INCHES.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE. SOD THE AREAS SHOWN WITH U-3 SOLID SOD. WATER AND ROLL IN ACCORDANCE WITH STANDARD NURSERY PRACTICE. PRIOR TO SODDING, APPLY LADY BUG FERTILIZER 8-2-4 AT THE RATE OF 10 POUNDS PER 1,000 SF. CONTACTS GROGGS GREEN BARN 918-944-4222. MOISTEN SOIL PRIOR TO THE PLACEMENT OF THE SOD.
- INSTALL TOP OF IRRIGATION SLEEVES 18" BELOW TOP OF PAVEMENT. EXTEND SLEEVES 18" BEYOND BACK OF CURB AND CAP. STAKE THE LOCATION OF THE SLEEVES WITH T-POSTS AND FLAGS.

**LANDSCAPE REQUIREMENTS**

**BUILDING FOUNDATION ZONE**

BUILDING PERIMETER = 460 LF  
FOUNDATION LANDSCAPING = 196.67 LF = 42.7%

**PARKING AREA PERIMETER ZONE**

NATIVE GRASS AT 4'-0" O.C.

**PARKING AREA INTERIOR ZONE**

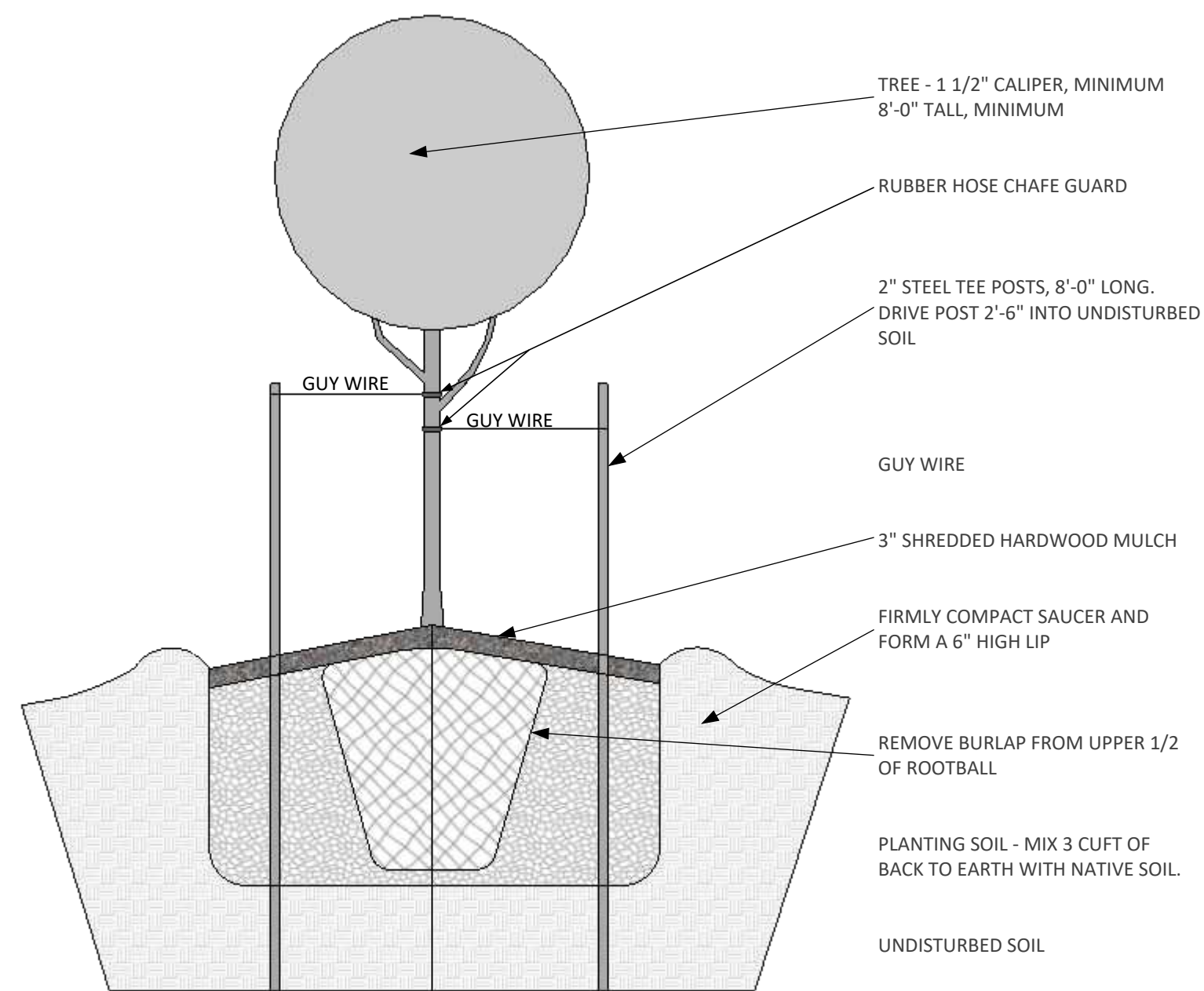
END CAPS WITH 1 TREE + 3 NATIVE GRASS + 75% GROUND COVER

**PLANT SUMMARY**

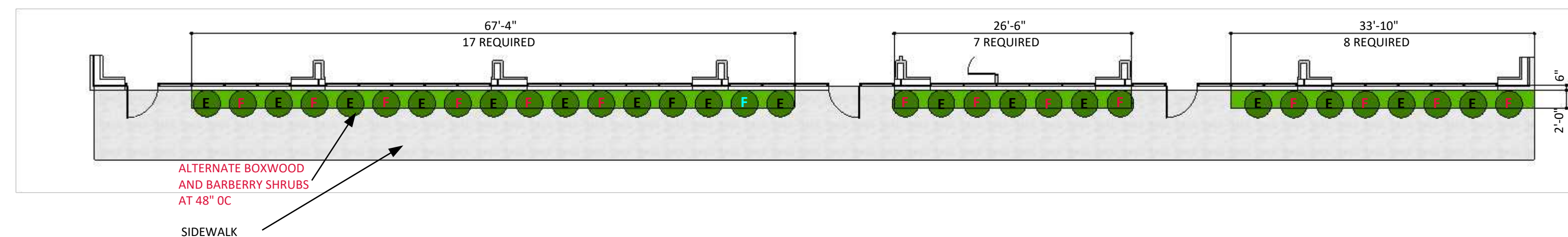
TREES	
TYPE 1	2 ea 25%
TYPE 2	2 ea 25%
TYPE 3	2 ea 25%
TYPE 4	2 ea 25%
TYPE 5	8 ea 100.0%

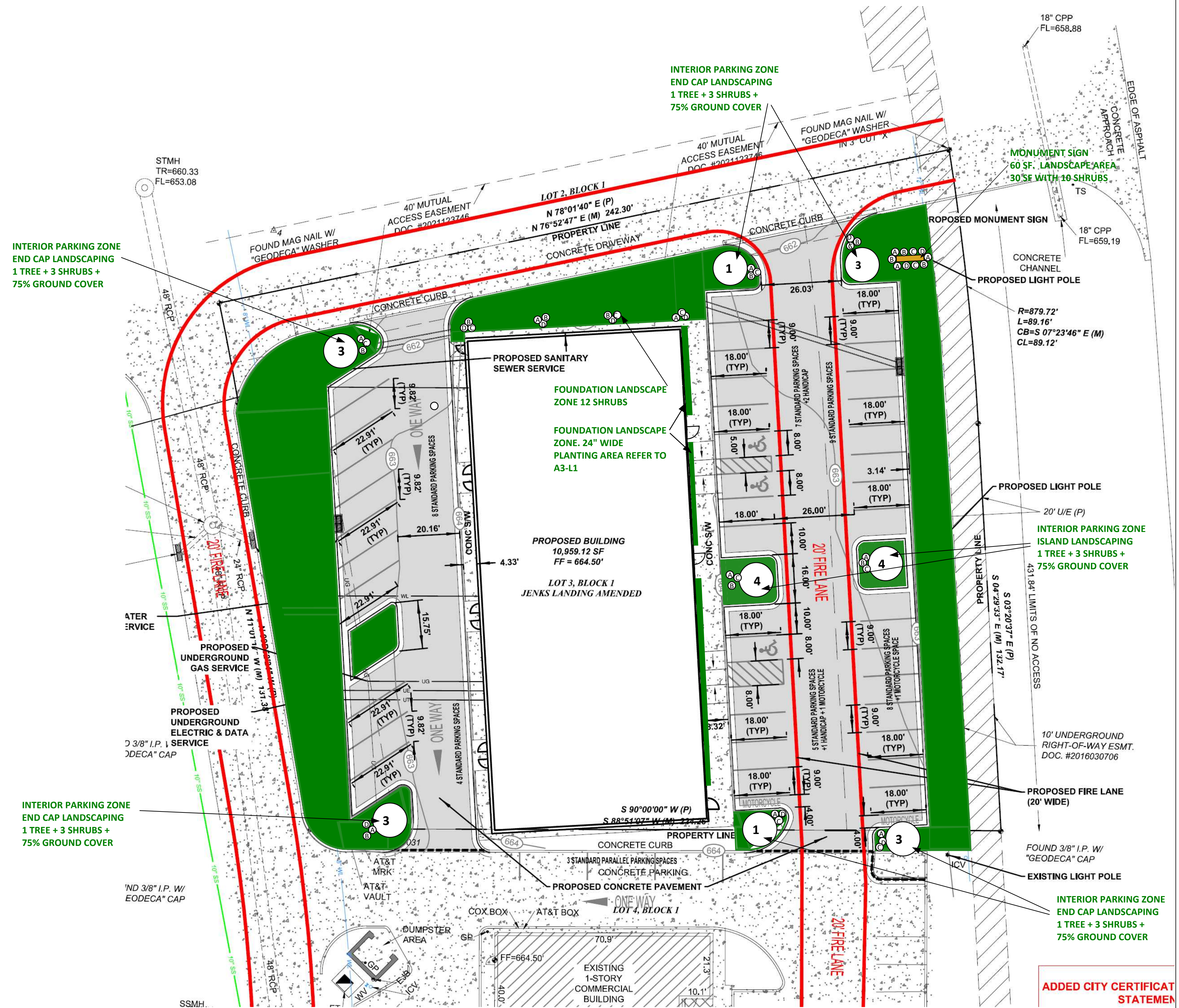
SHRUBS	
TYPE A	12 ea = 15.6%
TYPE B	12 ea = 15.6%
TYPE C	12 ea = 15.6%
TYPE D	9 ea = 11.8%
TYPE E	16 ea = 20.7%
TYPE F	16 ea = 20.7%
TYPE G	77 ea 100%



**A-3 TREE PLANTING DETAIL**  
NTS



**A-2 LANDSCAPE DETAIL**  
SCALE: 3/32"=1'-0"



BY MY SEAL AND SIGNATURE, I, HARRY BJORNBERG, DO HEREBY CERTIFY THAT THE LANDSCAPE PLAN SHOWN MEETS THE REQUIREMENTS OF THE CITY OF JENKS LANDSCAPE STANDARDS.

DATE: 9/10/24  
**REVISED 12/9/24**  
**REVISED 2/20/26**



**A-1 LANDSCAPE PLAN**  
SCALE: 1"=20'-0"

NO.	DATE	REVISIONS
1	2/20/26	REVISED PERIMETER LANDSCAPING
2		
3		
4		
5		

**JENKS LANDING II**  
**RETAIL CENTER**  
11450 SOUTH UNION AVENUE  
JENKS, OKLAHOMA

ARCHITECT  
**HARRY BJORNBERG**  
4853 S SHERIDAN RD,  
TULSA OK 74145  
918-724-4472  
hbjorn@ewc1incorporated.com

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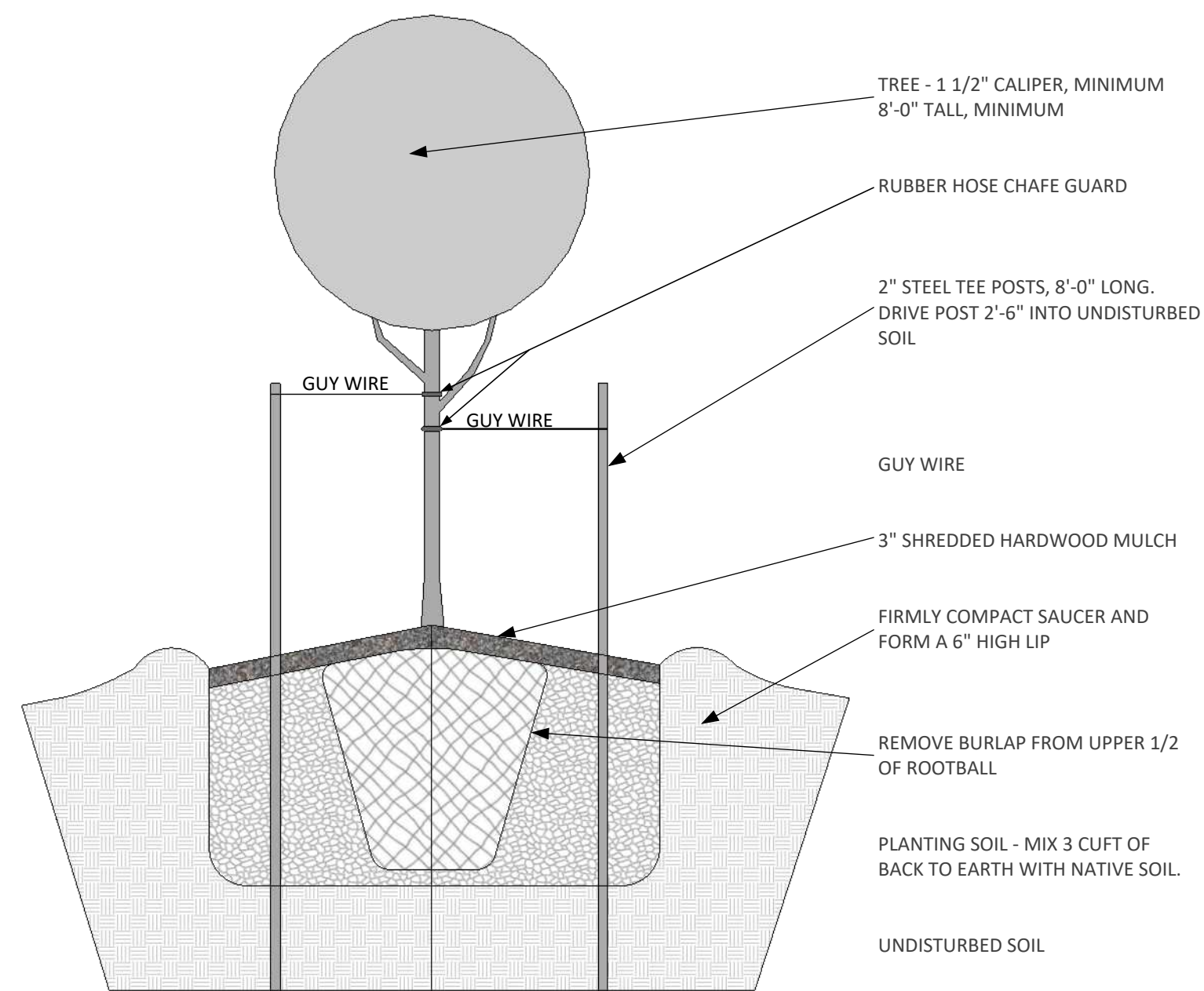
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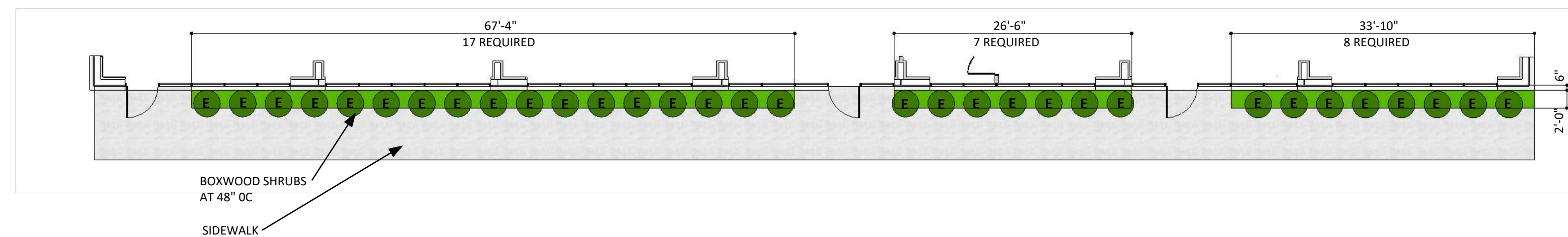
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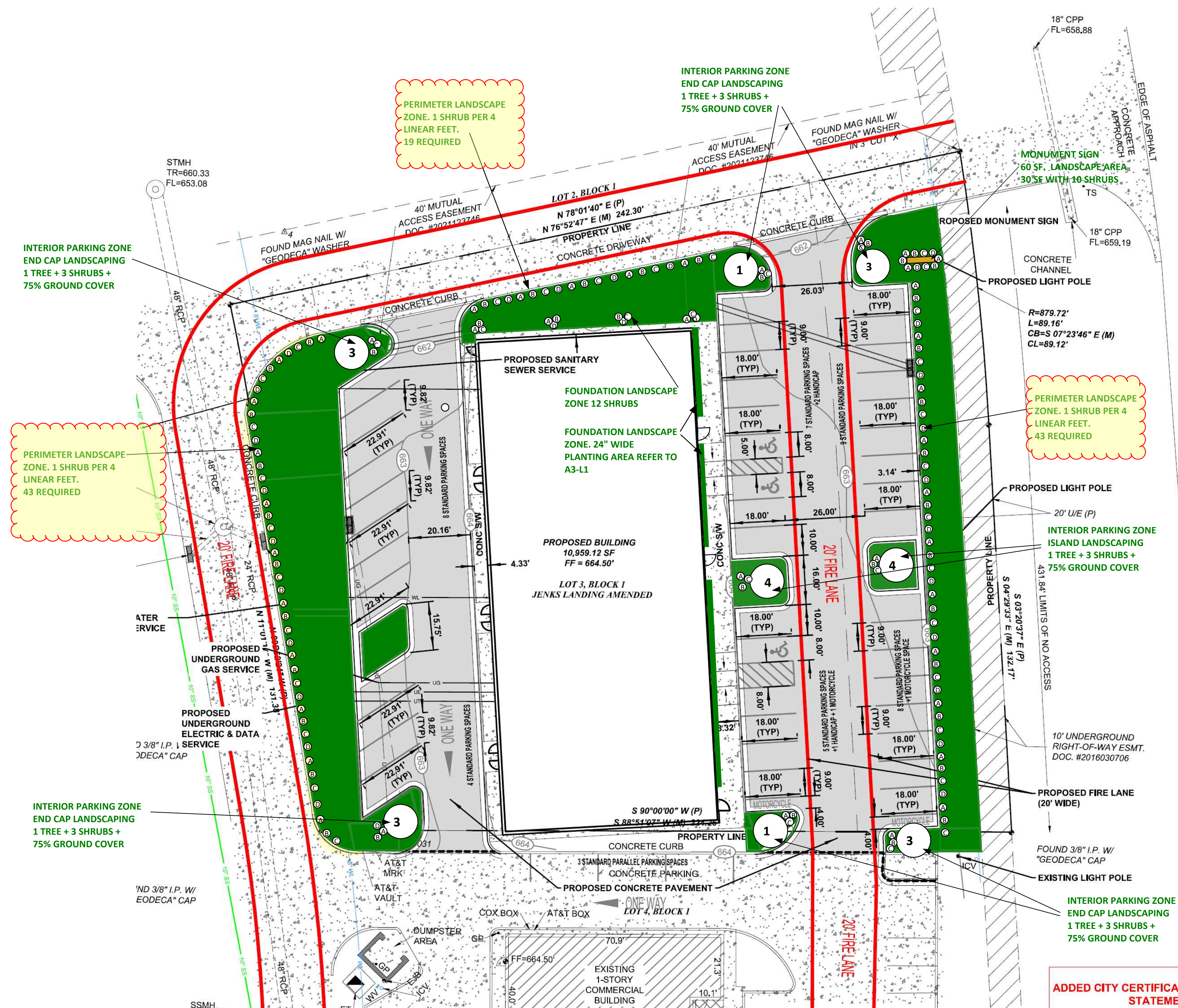
TREES		
TYPE 1	2 ea	25%
TYPE 2	2 ea	25%
TYPE 3	2 ea	25%
TYPE 4	2 ea	25%
TYPE 5	8 ea	100.0%
SHRUBS		
TYPE A	41 ea	22.4%
TYPE B	41 ea	22.4%
TYPE C	39 ea	21.3%
TYPE D	30 ea	16.4%
TYPE E	32 ea	17.5%
TOTAL	183 ea	100%



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NTS

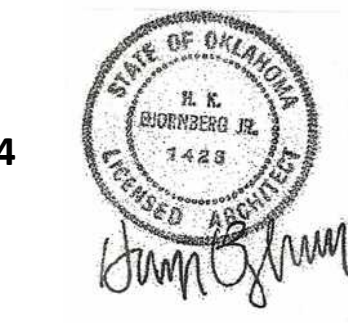


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DATE: 9/10/24  
REVISED 12/9/24



**A-1 LANDSCAPE PLAN**  
SCALE: 1"=20'-0"

NO.	DATE	REVISIONS	REMARKS
1			
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ARCHITECT  
**HARRY BJORNBERG**  
4853 S SHERIDAN RD,  
TULSA OK 74145  
918-724-4472  
hbjorn@ewc1incorporated.com

To Chair, Dr. Scott West and Planning Commission  
Hearing Date April 09, 2026  
Case Number JL 26-417 | Gateway Plaza  
Request Lot Split | Lot One, Block One Gateway  
Location S Gateway Place, south of Main and east of HWY 75  
Applicant AAB Engineering

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Staff Report Preparer | Marcaé Hilton

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Attachments Preparer  
 Lot Split Exhibit and Legal Description AAB Engineering, LLC

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## Background Information

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**STAFF COMMENTARY** | The applicant is seeking approval of a lot split in Gateway Plaza to accommodate a new service center. This lot split is formalizing Development Area A-1 as seen in PUD 83-1.

## PLANNING DATA

Public Comment None | no notice is given to public for Lot Split cases  
Zoning PUD 83B1 | Service Center  
General Location Gateway Place and Main Street | East of HWY 75 and south of W 96<sup>th</sup> Street S  
Plat Gateway Plaza Jenks | No. 6614 | June 08, 2015  
Lot Split Data [Parent Tract](#) | Lot 1, Block 1 | 87, 119.93 SQ FT or 2.00 ACRES  
Development Area A-1 of PUD 83 B1  
[Tract "A"](#) | Part of Lot One, Block 1 | 0.87 Acres  
Development Area A-1 of PUD 83 B1  
[Tract "B"](#) | Lot 1, Block 1 | 1.33 Acres  
Development Area A-1 of PUD 83 B1  
Assessor Data  
Account # R60645822339705  
Owner 3152 W MAIN LP  
Address  
Zoning CS, Commercial  
Development Plan PUD-83 AMENDED

**EVALUATION** Staff believes the Lot Split is in compliance with all City requirements, and meets the expectation presented with PUD 83 B1 and subsequent amendments. TAC has not provided comments to date.

*Sec. 16-8-4. Subdivision Procedures.*

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

*(1) Lot Split Review Requirements.*

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

*(2) Procedure.*

*(a) Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:*

- All existing and proposed lot lines,*
- All existing buildings, and*
- All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,*
- A north arrow, and map scale.*

*(b) City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.*

*(3) Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:*

*(a) Lot Characteristics.*

- Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment. The Lot dimensions do conform.*
- Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each*

*proposed lot shall meet the minimum standards of the health department. Confirmed on the site plan where the new lot is located, which side are the utilities located and are they adequate and substantially meet the requirements.*

*(b) Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.*

*(c) Access and Streets.*

- Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
- The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured. Each lot has access to a public street.*
- Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
  - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,*
  - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.**

**CONDITIONS**    1) Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.

2) Provide City Planner with copy of recorded Deeds

**RECOMMENDATION:** *Staff recommends approval of JL 26-417 pending TAC comments.*

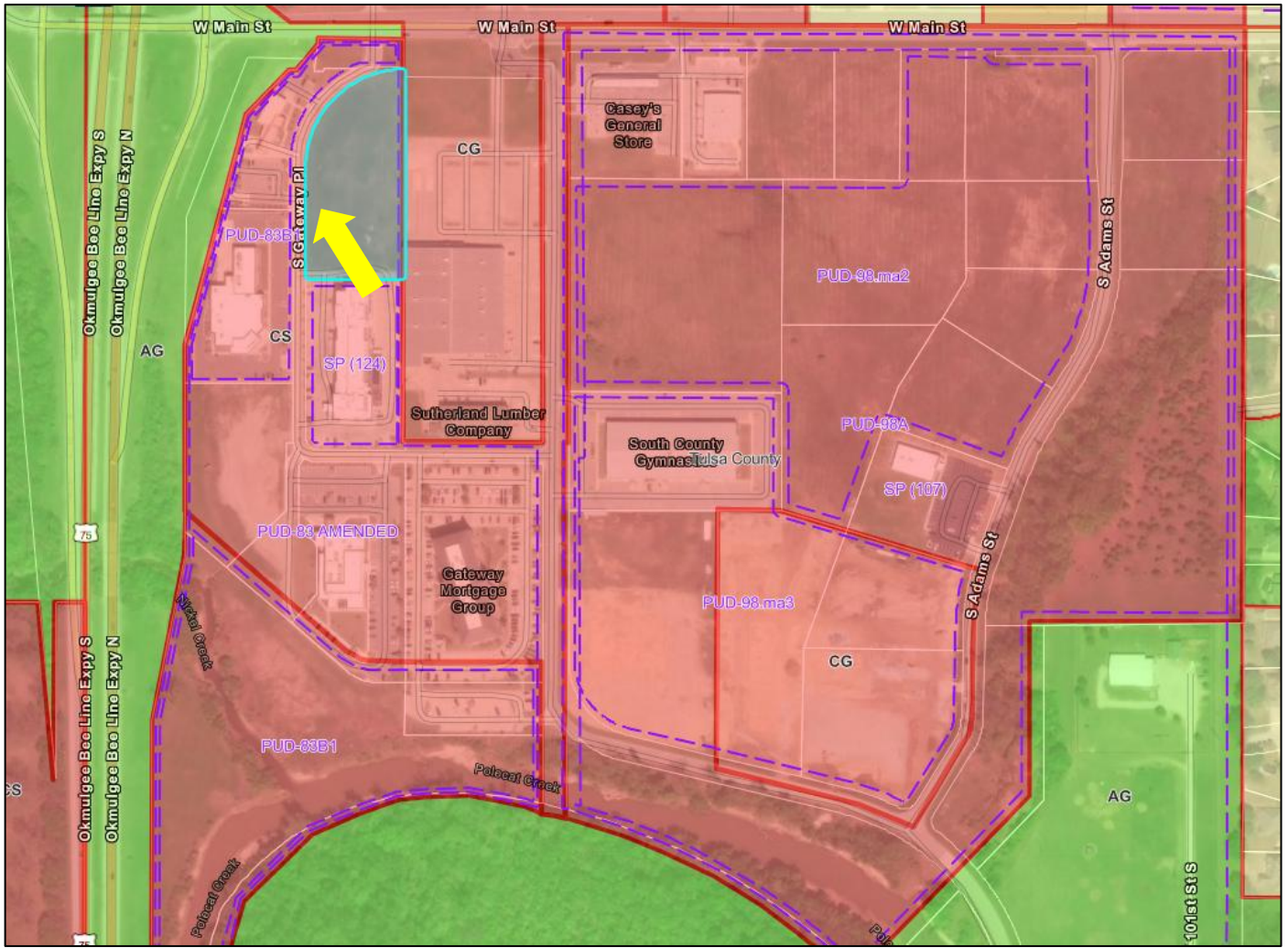


Figure 1: Zoning Map | INCOG



Figure 2: AERIAL MAP



Figure 3: View facing south



Figure 4: View facing south

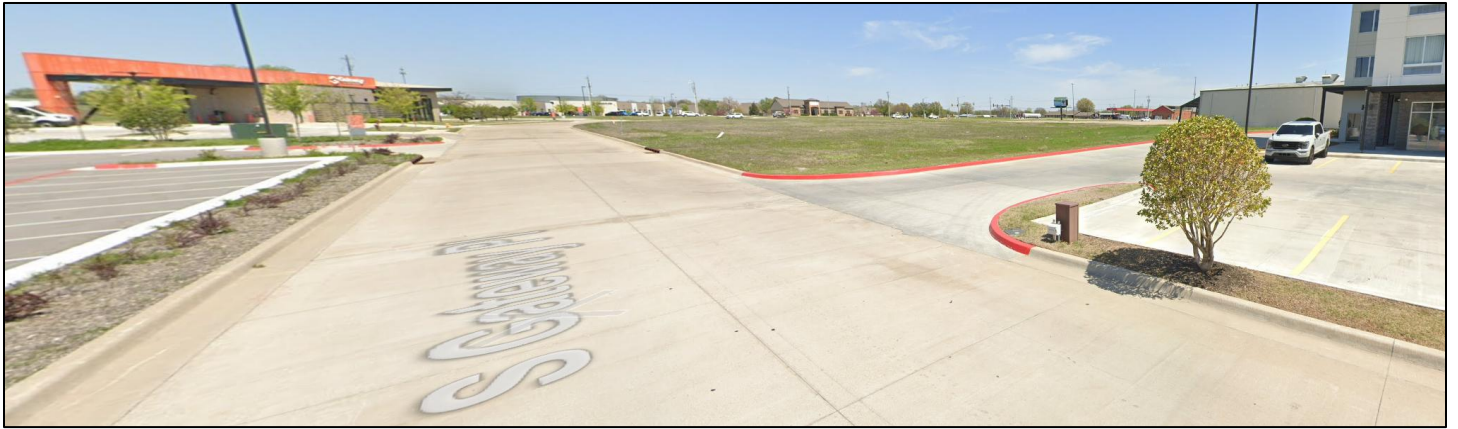


Figure 5: View facing north

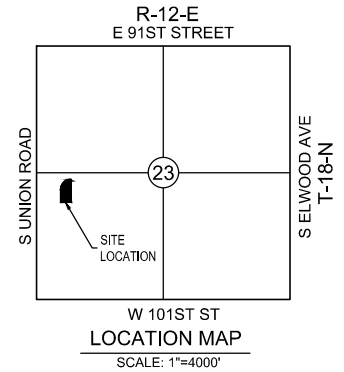


Figure 6: View from Main Street/96th

# Parent Tract

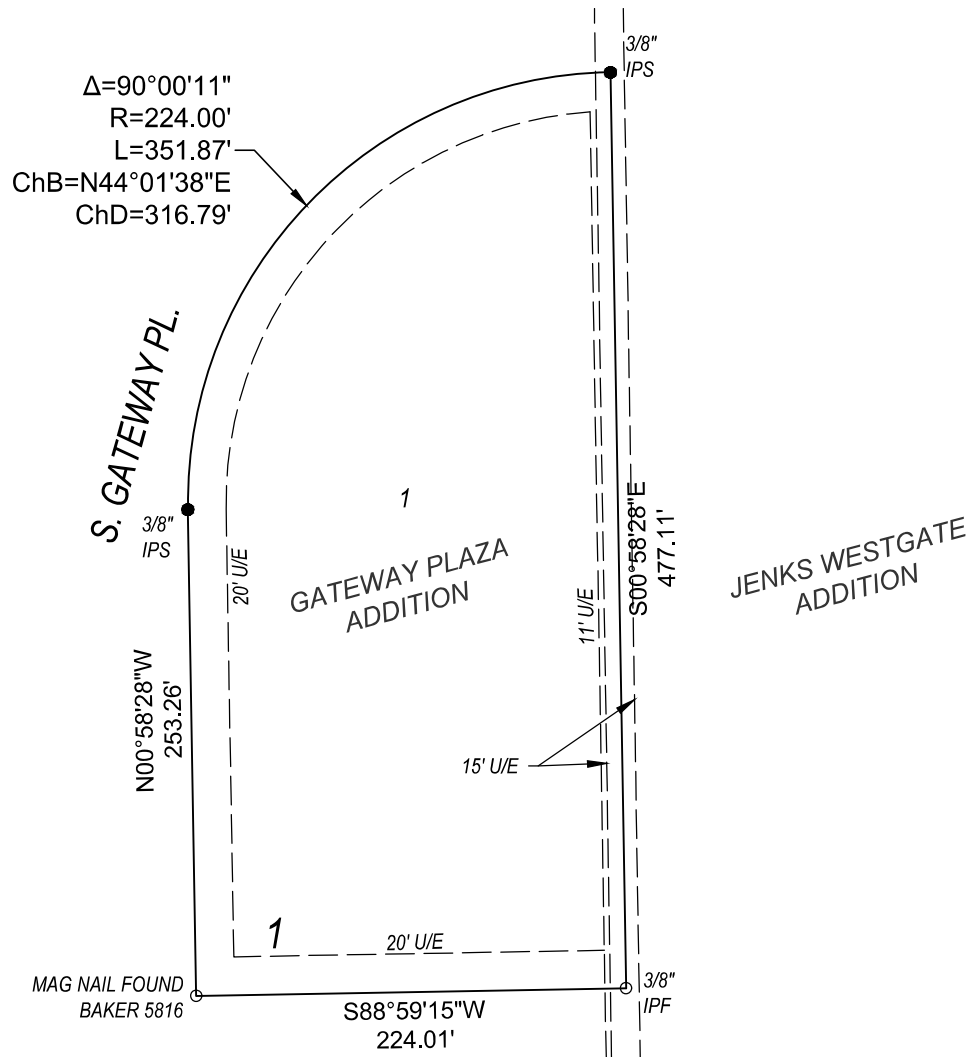
A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), GATEWAY PLAZA, AN ADDITION IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6614 THEREOF.

(PAGE 1 OF 2)



0 50 100

DRAWING SCALE: 1"= 100'



BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF BLOCK 1 BEING S 00°58'28" E.

**LEGEND**

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (W/ CAP STAMPED CA 6318)
- U/E - UTILITY EASEMENT
- B/L - BUILDING LINE

**AAB Engineering, LLC**

**Engineering • Surveying • Land Planning**

PO Box 2136 Sand Springs, OK 74063  
 OK CA#6318 Exp: June 30, 2026  
 AZ CA#23897 Exp: March 29, 2026  
 KS CA#2292 Exp: Dec. 31, 2026  
 SD CA#7581 Exp: March 31, 2027  
 Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Mon, 23 Mar 2026 FILE: P:\181223-2900 W MAIN-3152 W MAIN-BOSCH SURVEY\LOT SPLITS\1812-23-3152 W MAIN TOPO-LOT SPLIT

# Parent Tract

(PAGE 2 OF 2)

## LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), GATEWAY PLAZA, AN ADDITION IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6614 THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT ONE (1), BLOCK ONE (1), OF SAID GATEWAY PLAZA. LESS & EXCEPT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°59'27" WEST ALONG THE SOUTHERLY LINE OF LOT 1 FOR 199.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°56'10" AND A RADIUS OF 30.00 FEET WITH A CHORD BEARING OF NORTH 45°01'24" WEST AND A CHORD DISTANCE OF 42.40 FEET FOR AN ARC LENGTH OF 47.09 FEET; THENCE NORTH 0°03'17" WEST FOR 359.29 FEET; THENCE NORTH 89°56'43" EAST FOR 224.00 FEET; THENCE SOUTH 0°03'17" EAST FOR 371.50 FEET; THENCE SOUTH 89°59'27" EAST FOR 5.12 FEET; THENCE SOUTH 0°00'00" EAST FOR 18.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 87, 119.93 SQUARE FEET OR 2.00 ACRES, MORE OR LESS.

PLOT DATE: Mon, 23 Mar 2026 FILE: P:\181223-2900 W MAIN-3152 W MAIN BOSCH\SURVEY\LOT SPLITS\1812-23-3152 W MAIN TOPO-LOT SPLIT

### **SURVEYOR'S STATEMENT**

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA. LAST SITE VISIT WAS COMPLETED ON JULY 14, 2025.

 3-12-2026

MIKEL L. STEWART  
OKLAHOMA PLS NO. 2105



AAB Engineering, LLC  
  
Engineering • Surveying • Land Planning  
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2026  
AZ CA#23897 Exp: March 29, 2026  
KS CA#2292 Exp: Dec. 31, 2026  
SD CA#7581 Exp: March 31, 2027  
Office: (918) 514-4283 Fax: (918) 514-4288

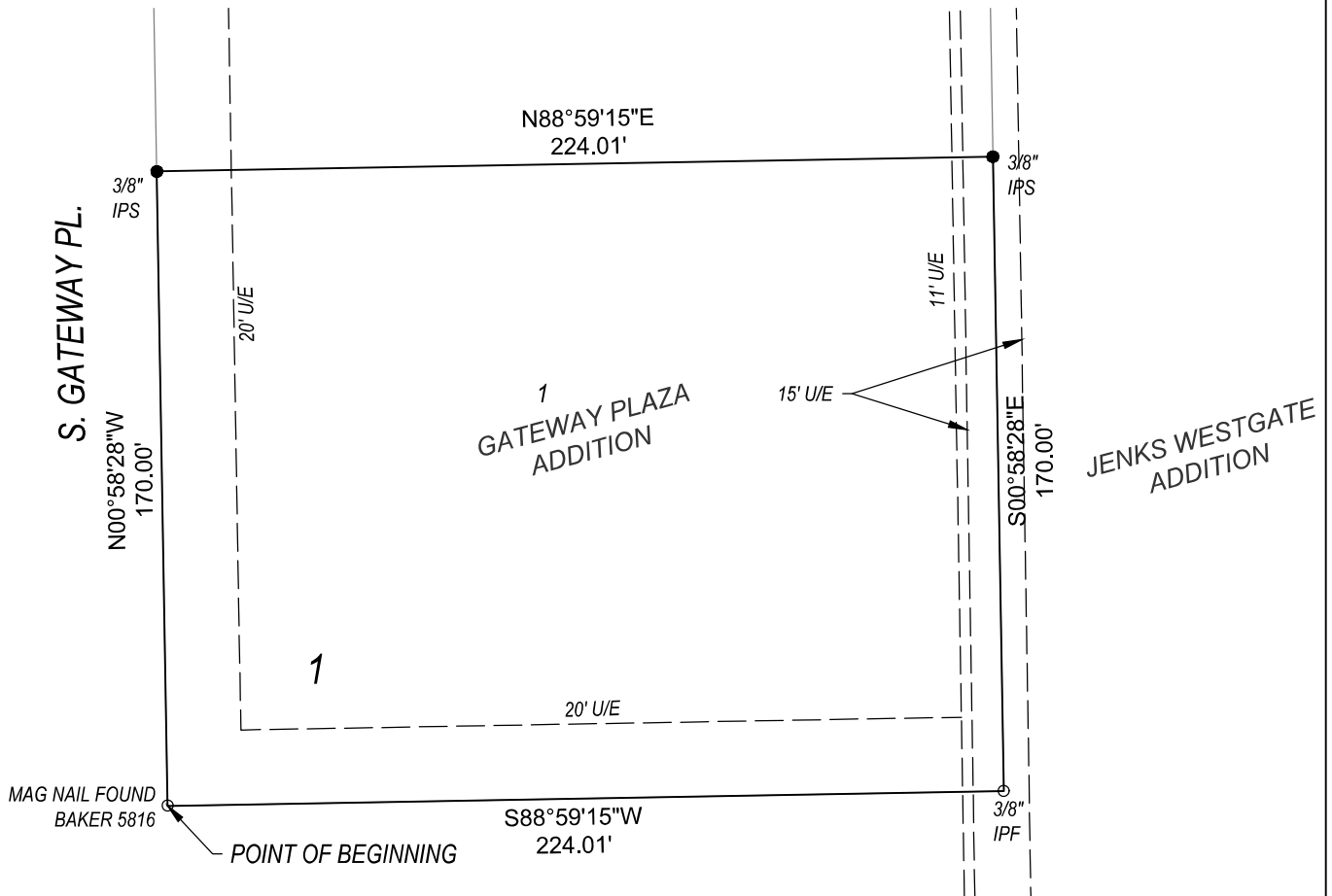
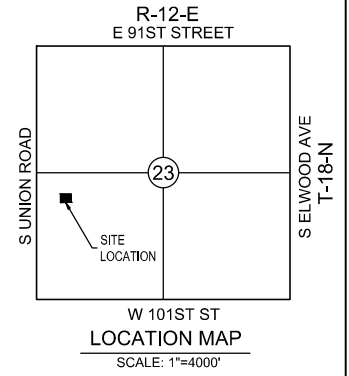
# Tract A

(PAGE 1 OF 2)



0 25 50

DRAWING SCALE: 1"= 50'



BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF BLOCK 1 BEING N 00°58'28" W.

**LEGEND**

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (W/ CAP STAMPED CA 6318)
- U/E - UTILITY EASEMENT
- B/L - BUILDING LINE

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# Tract A

(PAGE 2 OF 2)

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PART OF LOT ONE (1), BLOCK ONE (1), GATEWAY PLAZA, AN ADDITION TO THE CITY OF JENKS TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6614 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1) OF BLOCK ONE (1); THENCE NORTH 00°58'28" WEST ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 170.00 FEET; THENCE NORTH 88°59'15" EAST A DISTANCE OF 224.01 FEET TO THE EAST LINE OF SAID LOT ONE (1); THENCE SOUTH 00°58'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 88°59'15" WEST ALONG THE SOUTH LINE OF SAID LOT ONE (1), A DISTANCE OF 224.01 FEET TO THE POINT OF BEGINNING. CONTAINING 38,082 SQUARE FEET OR 0.87 ACRES, MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF LOT ONE (1), BLOCK ONE (1) BEING NORTH 00°58'28" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON MARCH 11, 2026, BY MIKEL L. STEWART, OKLAHOMA LICENSED LAND SURVEYOR NO. 2105.

PLOT DATE: Mon, 23 Mar 2026 FILE: P:\1812\23-2900 W MAIN-3152 W MAIN BOSCH\SURVEY\LOT SPLITS\1812-23-3152 W MAIN TOPO-LOT SPLIT

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 3-12-2026

MIKEL L. STEWART  
OKLAHOMA PLS NO. 2105



AAB Engineering, LLC



Engineering • Surveying • Land Planning

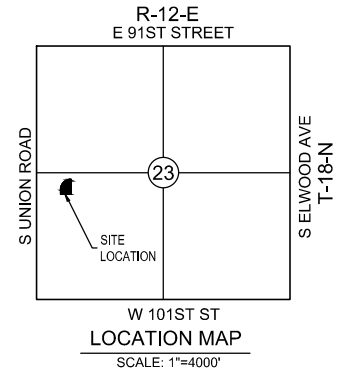
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# Tract B

(PAGE 1 OF 2)



0 25 50  
DRAWING SCALE: 1"= 50'



S. GATEWAY PL.

GATEWAY PLAZA ADDITION

JENKS WESTGATE ADDITION

N00°58'28"W  
83.26'

3/8" IPS

20' U/E

POINT OF BEGINNING

3/8" IPS

N00°58'28"W  
170.00'

3/8" IPF

SW CORNER LOT 1, BLOCK 1  
GATEWAY PLAZA  
3/8" IRON PIN FOUND  
POINT OF COMMENCEMENT

S88°59'15"W  
224.01'

SE CORNER LOT 1, BLOCK 1  
GATEWAY PLAZA  
3/8" IRON PIN FOUND

11' U/E

S00°58'28"E  
307.11'

3/8" IPS

S00°58'28"E  
170.00'

3/8" IPF

$\Delta=90^{\circ}00'11''$   
R=224.00'  
L=351.87'  
ChB=N44°01'38"E  
ChD=316.79'

15' U/E

**LEGEND**  
IPF - IRON PIN FOUND  
IPS - IRON PIN SET (W/ CAP  
STAMPED CA 6318)  
U/E - UTILITY EASEMENT  
B/L - BUILDING LINE

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE  
COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST  
LINE OF BLOCK 1 BEING N 00°58'28" W.

AAB Engineering, LLC

Engineering • Surveying • Land Planning

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# Tract B

(PAGE 2 OF 2)

## LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PART OF LOT ONE (1), BLOCK ONE (1), GATEWAY PLAZA, AN ADDITION TO THE CITY OF JENKS TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6614 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1) OF BLOCK ONE (1); THENCE NORTH 00°58'28" WEST ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°58'28" WEST ALONG SAID WEST LINE, A DISTANCE OF 83.26 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 224.00 FEET, A CHORD BEARING OF NORTH 44°01'38" EAST, A CHORD DISTANCE OF 316.79 FEET AND AN ARC LENGTH OF 351.87 FEET TO THE EAST LINE OF SAID LOT ONE (1); THENCE SOUTH 00°58'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 307.00 FEET; THENCE SOUTH 88°59'15" WEST A DISTANCE OF 224.01 FEET TO THE POINT OF BEGINNING. CONTAINING 58,044 SQUARE FEET OR 1.33 ACRES, MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE EAST LINE OF LOT ONE (1), BLOCK ONE (1) BEING NORTH 00°58'28" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON MARCH 11, 2026, BY MIKEL L. STEWART, OKLAHOMA LICENSED LAND SURVEYOR NO. 2105.

### **SURVEYOR'S STATEMENT**

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 3-12-2026

MIKEL L. STEWART  
OKLAHOMA PLS NO. 2105



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# Exhibit F

Proposed Development Areas



To	Chair, Dr. Scott West and Planning Commission
Hearing Date	April 09, 2026
Case Number	JZ 26-PUD 155
Request	Rezoning Residential Estate (RE) and PUD 155 overlay
Applicant	Tanner Consulting
Location	North of 141 <sup>st</sup> Street and east of Elm

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## Staff Report

Preparer | Marcaé Hilton

### Attachments

- PUD Document
- Legal Notice

### Preparer

Tanner Consulting  
City of Jenks

---

## Background Information

**SITE SUMMARY** | This project is essentially Phase II of Pine Ridge to the west. This general area of south Jenks has been slowly developing for over 20 years, during that time the vision has changed dramatically. When the UDO was updated and with the potential bridge in mind, staff and the consultant believed Local Commercial would be beneficial to residents. The presence of pipelines along Elm and the lack of availability of utilities is the primary reason the site has not been developed, there have been multiple meetings on the site and the general area. However, there is no plan for the City of Jenks to extend public sanitary sewer which makes the land less viable for commercial development. The current concept continues to build an exclusive gated subdivision with estate size lots subdivision with private streets.

PUD 145 | Phase 1 | Pine Ridge | Approval Summary:

- City Council (CC) Summary: Approval | December 05, 2023
- Planning Commission (PC) Summary: Approval | November 15, 2023

### Elements of PUD 155

Acres	20.092
Lots	27   Estate Lots   Conceptual Layout
Access	Private, gated
UDO 16-9-8	C.1.b   C.2. Qualification and exception (1) Will preserve and enhance the existing landscape, trees, and natural

features of the enlarged and enhanced pond at the south end of the property, by placing it in a common area reserve and providing for its perpetual care and maintenance, and

(2) will be comprised of a mixture of single-family residential and private, neighborhood park uses, and

(3) will have high quality building materials including masonry and wood, as will be specified within the highly restrictive covenants fled for the subdivision.

Sewer

Aerobic | ODEQ Approval required

**PUBLIC COMMENT** | One citizen called about fencing, the developer will contact him directly.

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

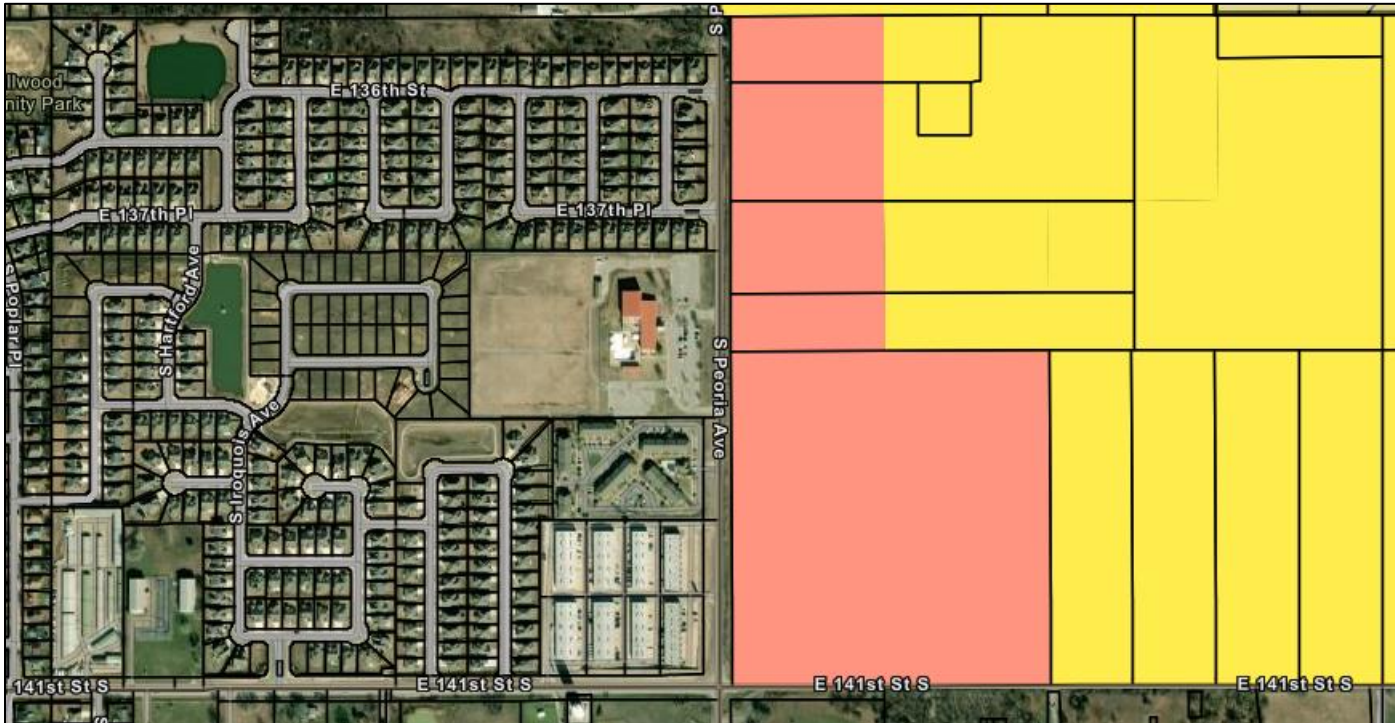


Figure 1: Comprehensive Plan as Approved November 07, 2023

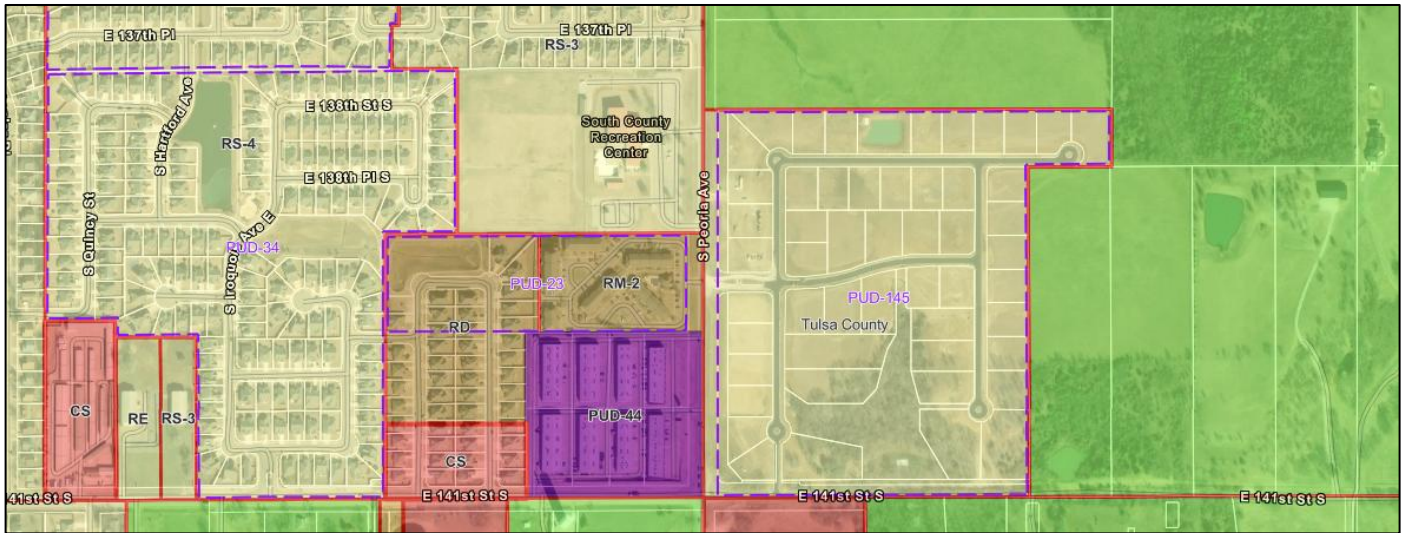


Figure 2: INCOG Map

Zoning:

North: (AG) Agriculture

South: (CS) Commercial Shopping and (AG) Agriculture

West: PUD 145 RE | (Glenpool) | (CS) Commercial Shopping, (RM-2) Multi-family, (RS-3) Residential Single-family, Tulsa County Recreation Facility

East: (AG) Agriculture

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Staff Evaluation, Comments & Recommendations

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**STAFF COMMENTS** | *The PUD as submitted meets the intent and spirit of the UDO. (TAC) Technical Advisory Committee provided no initial comments.*

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

(A) *Purpose. In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*

- (1) *To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
- (2) *To provide more efficient use of land,*
- (3) *To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
- (4) *To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
- (5) *To unify building and structures through design,*

(6) *To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*

**(B) General Provisions.**

(1) *Any residential development greater than 20 acres shall be approved as a Planned Unit Development.*

(2) *Developments including only single-family detached residential uses, are discouraged, and may not be approved. .Amenity packages may be used to offset "only" single-family. (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*

(4) *The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*

(5) *The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*

**(C) Site Development Allowances and Modification Standards.**

**(1) Site Development Allowances.**

(a) *Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this article.*

(b) *Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned with a minimum of one of the modification standards detailed in section 16-9-8(C)(2) below.*

(2) *Modification Standards. In addition to the Standards for Review established in section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards shall not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal.*

(a) *Public Gathering Space. The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of moveable tables and chairs, a fountain or other water feature, a sculpture or other public art feature, benches, seat walls, raised landscape planters, pedestrian scale, and celebratory lighting such as string or Tivoli lights, and/or other features. The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.*

(b) *Sustainable Design. The Planned Unit Development is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design capable of reducing energy consumption and improving onsite stormwater management.*

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

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

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

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

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

*(D) Standards for Review. Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural, and/or site design; or the conservation of special man-made or natural features of the site. Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in section 16-9-8(C)(2). No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:*

- (1) Comprehensive Plan Alignment. The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*
- (2) Placemaking. The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces.*
- (3) Integrated Design with Identifiable Centers and Edges. The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. The design shall provide identifiable centers, which form focus areas of activity in the development, and edges, which define the outer borders of the development, through the harmonious grouping of buildings, uses, facilities, public gathering spaces, and open space.*
- (4) Public Welfare. The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.*
- (5) Compatibility with Adjacent Land Uses. The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties.*
- (6) Impact on Public Facilities and Resources. The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.*
- (7) Archaeological, Historical or Cultural Impact. The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development.*
- (8) Drives, Parking and Circulation. The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections.*

*(E) Pre-Application Public Meeting. The applicant, after conducting the required pre-application conference, as detailed in section 16-9-4(C)(1), and prior to application submittal, as detailed in section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties*

and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application.

- (F) *Hearing and Recommendation by the Planning Commission. The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment, make a recommendation to the City Council to approve, approve with modifications, or deny the Planned Unit Development based on the applicable review criteria. The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.*
- (G) *Action by the City Council. The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:*
- (1) Approve the application,*
  - (2) Approve the application with modifications,*
  - (3) Deny the application,*
  - (4) Refer the application back to the Planning Commission for further review, or*
  - (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.*
- (H) *Zoning Map Amendment. Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.*
- (I) *Additional Application Requirements. A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this chapter, as applicable to the application, including those for Site Plan Review in section 16-9-3(C), Conditional Use Permits in section 16-9-3(D), Specific Use Permits in section 16-9-7, and Sign Permits in section 16-9-3(F).*
- (J) *Amendments to Approved Planned Unit Development.*
- (1) Determination of Level of Change. Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in section 16-9-8(J)(2) and section 16-9-8(J)(3) below.*
  - (2) Major Amendment. A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:*
    - (a) Increase density,*
    - (b) Increase the height of buildings,*
    - (c) Reduce open space by more than five percent,*
    - (d) Modify the proportion of housing types,*
    - (e) Change parking areas in a manner that is inconsistent with this UDO,*
    - (f) Increase the approved gross floor area by more than 500 square feet,*
    - (g) Alter alignment of roads, utilities, or drainage, or*
    - (h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.*
  - (3) Minor Amendment. A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in section 16-9-8(J)(2).*

- (4) *Approval Processes. A major amendment to an approved Planned Unit Development shall follow the procedure set in section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.*
- (K) *Expiration. For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.*
- (1) *Conformance with Current Regulations. Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.*

**RECOMMENDATION** | The applicant will continue to work with staff throughout the process of platting and implementation of the subdivision. All regulations in the UDO will be met; any exceptions will require an approved amendment to the Planned Unit Development.

*Staff recommends approval of the request for a Single-family development due to the lack of infrastructure and the excellence of PUD 155 providing a Phase II of Pine Ridge for south Jenks.*



# The Summit at Pine Ridge

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## TABLE OF CONTENTS

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- I. DEVELOPMENT CONCEPT
- II. DEVELOPMENT STANDARDS
- III. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS
- IV. EXHIBITS
  - Exhibit A: *Conceptual Site Plan*
  - Exhibit B: *Property Description*

# The Summit at Pine Ridge

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## I. DEVELOPMENT CONCEPT

Building on the success of the first phase “Pine Ridge”, The Summit at Pine Ridge proposes exclusive, gated homes on estate lots located east of the northeast corner of South Elm Street (South Peoria Avenue) and 141st Street in the City of Jenks, Oklahoma. The Summit at Pine Ridge, a Planned Unit Development (PUD), conceptually shows 27 homesites on 20.092 acres with a large common area for a landscaped stormwater detention pond greeting residents and guests at the entrance. Streets will be private and gated, but with curb and gutter design.

By its design, this PUD satisfies the purposes for a PUD as outlined in the Jenks Unified Development Ordinance (UDO) Section 16-9-8: to develop the site with innovation, imagination, and creative architectural design, to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations, to result in a product which fulfills the objectives of the Jenks Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations of the UDO, to permit and encourage flexibility and to accomplish the following purposes of (1) stimulating creative approaches to the commercial, residential, and mixed-use development of land, (2) providing more efficient use of land, (3) preserving natural features and providing open space areas and recreation areas in excess of that required under conventional zoning regulations, (4) developing new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities, (5) unifying building and structures through design, (6) promoting long-term planning pursuant to the City of Jenks’ Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.

This PUD is eligible for modification (UDO Sections 16-9-8.C.1.b / 16-9-8.C.2 and 16-9-8.D) as it qualifies for at least three (3) prerequisite standards: (1) Will preserve and enhance the existing landscape, trees, and natural features of the enlarged and enhanced pond at the south end of the property, by placing it in a common area reserve and providing for its perpetual care and maintenance, and (2) will be comprised of a mixture of single-family residential and private, neighborhood park uses, and (3) will have high quality building materials including masonry and wood, as will be specified within the highly restrictive covenants filed for the subdivision.

The Summit at Pine Ridge is intended to provide a unified treatment of the development possibilities of the project site by fusing continuity of function and design, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, and to encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure, and land use compatibility.

The Planned Unit Development will be laid out and developed as a unit in accordance with an integrated overall design and will have a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public/private gathering spaces, and open spaces.

# The Summit at Pine Ridge

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The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on the Exhibit A “Conceptual Site Plan.” A conceptual development plan depicting site design for lots, streets, the gated entry, and open spaces is provided on Exhibit A.

By its design, as outlined above, this PUD satisfies the purposes for a PUD as outlined in the Jenks Unified Development Ordinance (UDO) Section 16-9-8 and Oklahoma State Statutes Title 11 Sections 43-110:111. This PUD is meets all of the requirements of UDO Section 16-9-8.D as follows:

(1) Comprehensive Plan Alignment: The “Horizon Jenks Comprehensive Plan” (“Comprehensive Plan”), “Land Use Plan” map designates the site as “Low Intensity Single-Family.” This is a recent redesignation from “Medium Intensity Single-Family” per Comprehensive Plan Amendment PA 22-43 initiated in late 2024. Chapter 5 of the Comprehensive Plan provides that this designation supports a maximum of two (2) dwelling units (DUs) per acre.

The subject property is presently zoned AG Agricultural District. To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Estate District. A maximum of 1.49 DUs per acre of gross land area is proposed by this PUD, and the site plan only proposes 27 DUs (1.29 DUs/Acre). Thus, the requested RE zoning district, together with the density restrictions imposed by this PUD, guarantees alignment with the “Low Intensity Single-Family” designation of the Horizon Jenks Comprehensive Plan Land Use Plan.

(2) Placemaking: The large common open space at the entrance with the enlarged and enhanced pond and building design cohesiveness through private Restrictive Covenants will foster a sense of place and community.

(3) Integrated Design with Identifiable Centers and Edges: Focal points/centers will include the landscaped, gated entry with entry signage and the large common area enlarged and enhanced pond, which will also be used as a neighborhood amenity. Edges will be formed by a landscaped, neighborhood perimeter fence along 141st Street, matching the existing edges created by the first phase along both 141st Street and Elm Street. The building design cohesiveness through private Restrictive Covenants and the differing housing styles of the adjoining subdivisions will create edges around the site.

(4) Public Welfare: The Summit at Pine Ridge will go through extensive engineering design and review to ensure no adverse impact on City of Jenks public welfare. The large preserved common open space at the entrance is guaranteed in the development. The large lot size requirement will ensure adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, or general welfare.

# The Summit at Pine Ridge

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(5) Compatibility with Adjacent Land Uses: The Summit at Pine Ridge will be compatible and consistent with the adjacent Pine Ridge subdivision to the west and north, and with other surrounding tracts, most of which are presently vacant but are anticipated to be developed with compatible single-family residential development and use. Land to the south of 141st Street is vacant but is planned by the City of Glenpool for nonresidential development, an extension of the commercial strip along 141st Street originating at U.S. Highway 75. These future uses are sufficiently separated from the subject property via the Secondary Arterial 141st Street, which is planned for an ultimate right-of-way of 100 feet, per the Comprehensive Plans of both Jenks and Glenpool.

(6) Impact on Public Facilities and Resources: The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. During the Predevelopment Meeting, City of Jenks staff indicated agreement that there are adequate utilities available to serve the site.

(7) Archaeological, Historical, or Cultural Impact: The proposed development does not substantially adversely impact any archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development. An archaeological report will be requested from the Oklahoma Archeological Survey with input from the Oklahoma State Historical Preservation Office and all regulatory requirements will be fulfilled as required by UDO Section 16-9-8.D.7.

(8) Drives, Parking and Circulation: Two (2) enclosed parking spaces will be required per lot to reduce street parking. Together with the parking pads which will be constructed in front of the required garages, this is above and beyond the minimum parking requirements of the UDO. Driveway widths, as regulated by this PUD, are at an appropriate scale for this low-density residential subdivision. Principal vehicular access is from 141st Street, which will have the planned public right-of-way dedicated by the required PUD subdivision plat. The one (1) proposed street intersection is designed to be at a point which not only compliments the pond, but also allows the greatest possible vertical and horizontal separation from the top of a hill on 141st Street to allow for safe line-of-sight. This location will encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. The low density together with the internal private streets, the gates, the calming street curvature from the entrance, and the short and straight street patterns will ensure that pedestrians utilizing the streets will be adequately protected from vehicular traffic. The subdivision plat will include dedications guaranteeing access to emergency vehicles. With respect to vehicular and pedestrian circulation, special attention has been given to the location and number of access points to the public street, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Cross access (such as within a suburban commercial development) will not be necessary for this single-family residential development.

The PUD shall be developed in accordance with the use and development regulations of the City of Jenks

# The Summit at Pine Ridge

## II. DEVELOPMENT STANDARDS

<b>Gross Land Area:</b>	875,219 SF	20.092 AC
<b>Net Land Area:</b>	875,219 SF	20.092 AC
<b>Permitted Uses in This PUD:</b>	<b>Permitted Uses RE District (By Right):</b>	
<p>“Single-Family Detached” dwellings;                  “Community Garden” including but not limited to existing trees and planted trees and other landscaping within a private common area;                  “Private park” uses as a “Site Development Allowance,” which may include common area facilities such as neighborhood parks, playgrounds, and recreational open spaces;                  subdivision identification monument signs at entries; and accessory uses and structures permitted in the RE Residential Estate District, including but not limited to accessory dwelling units.</p>	<p>“Single-Family Detached” dwellings; “Community Garden”; “Group Living Arrangements”; “Residential Facility for Persons with a Disability”; “Government Uses, indoor”; and accessory uses and structures as permitted in the RE Residential Estate District, including but not limited to accessory dwelling units.</p>	
<b>Requirement:</b>	<b>This PUD:</b>	<b>RE District:</b>
<b>Maximum Number of Lots:</b>	30	36 *
<b>Minimum Lot Width †:</b>	120 FT	150 FT
<b>Minimum Street Frontage:</b>	30 FT	N/A
<b>Minimum Lot Size:</b>	21,780 SF (1/2 AC)	24,000 SF
<b>Minimum Lot Area per Dwelling Unit:</b>	21,780 SF (1/2 AC)	24,000 SF
<b>Maximum Building Height:</b>	35 FT **	35 FT
<b>Maximum Impervious Surface Coverage:</b>	70%	25%
<b>Minimum Yard Setbacks:</b>		
Front Yard:	25 FT	25 FT
Rear Yard:	25 FT	25 FT
Side Yard (Interior):	10 FT & 5 FT	10 FT & 5 FT
Side Yard Abutting a Street:	20 FT	20 FT
Garage Facing Side Yard Street:	20 FT	20 FT; 25 FT from Front Line
<b>Minimum Dwelling Size:</b>	2,600 SF (See Section III.E.)	None
<b>Minimum First Floor Masonry:</b>	100% masonry (See Section III.E.)	None

# The Summit at Pine Ridge

<b>Minimum Landscaping Tree Requirements:</b>	2 Trees per each 40 FT of street frontage within front yard of each lot, rounded up	1 Street Tree / 40 FT
<b>Off-street Parking and Yard Coverage:</b>	A minimum of two (2) enclosed off-street parking spaces required per dwelling unit. Off-street parking shall not exceed 25% of the required front yard width or area. ***	
<b>Other Bulk and Area Requirements:</b>	As required within the RE District	

\* This number is calculated based on land area divided by RE 24,000 SF minimum lot area per dwelling unit.

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

\*\*\* Off-street parking and drives shall not exceed 35 FT in width. Circular drives are permitted, in which case each drive shall be restricted to 20 FT in width, with parking pads allowed at 35 FT in width. Drives shall not exceed the aggregate width of the garage doors, except where parking pads are utilized in side yards. Drives and parking shall otherwise meet UDO requirements.

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

# The Summit at Pine Ridge

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## III. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS

III.A. ACCESS AND CIRCULATION: As designed, the subdivision will have one (1) point of access to 141st Street. Public street right-of-way will be dedicated for the 141st Street frontage upon platting, up to 50 feet from the Sectionline for 141st Street (a Secondary Arterial Street).

Internal streets serving the Site will be private, gated, local minor residential streets, with curb and gutter and stormsewers for drainage, with 26' of paving within 50'-minimum-width rights-of-way. The private, gated streets shall be constructed to meet the minimum standards of the City of Jenks for minor public streets, except that internal sidewalks will not be constructed due to low densities and neighborhood-only traffic, and as otherwise outlined below. Due to extreme slopes, no sidewalk is required along Gates serving 141st Street. Gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Jenks and be approved by the Jenks Fire Marshal during the platting stage.

The 5' minimum-width landscaped strips shall be adjacent to the required front yards, and each lot shall require, anywhere within the interconnected landscaped strip/front yard area, the minimum number of canopy trees as specified in Section II. Due to the low density and the streets being private and gated, and the design challenge presented by the tract configuration compounded by the pond area (to be enlarged and enhanced), (1) Blocks shall not exceed 800' in length, except along PUD perimeters, and (2) the minimum connectivity index shall be 1.0, all such as shown on the conceptual site plan. The City of Jenks may approve further alternative street design standards through platting including, but not limited to divided, boulevard-style streets separated by private landscaped islands having one-way lanes meeting right-of-way width requirements in aggregate.

A sidewalk or trail along the 141st Street exterior street frontage shall be constructed by the developer, unless payment of fee-in-lieu is proposed and accepted by the City of Jenks. Any such sidewalks shall be a minimum of five (5) feet in width, shall be ADA compliant, and shall be approved by the City Engineer.

Limits of No Access (LNA) will be imposed by the future plat along the 141st Street frontage, except at approved street intersection(s).

III.B. SIGNAGE, LANDSCAPING, AND FENCING: One (1) neighborhood identification monument-style ground shall be permitted at each street entrance. The maximum copy area height shall be 8 FT, the maximum copy area mounted height shall be 15 FT, and the maximum display surface area shall be 120 SF. If signage is included on both sides of the entry, the second sign shall be permitted, in which case the aggregate display surface area shall be restricted to 120 SF.

Fences shall comply with the UDO.

# The Summit at Pine Ridge

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Generous landscaped strips shall be installed along 141st Street and shall include a uniform neighborhood perimeter fence along the frontage. The required landscaped strip shall be a minimum of 10 feet in width and shall be secured by a landscape easement or Reserve Area dedicated by the plat. Within the landscaped strips, a minimum of one (1) large tree shall be planted for every twenty-five (25) linear feet of street frontage, and rounded up to the nearest whole number. Trees may be grouped together or evenly spaced. Trees shall be two-inch (2") caliper minimum and shall be on the City's approved tree list. For required trees located underneath overhead electrical or communications lines, short tree species or shrubs may be substituted for large tree species, subject to the approval of the Jenks Planning Director.

The lot or their homebuilder shall install and thereafter maintain landscaping canopy trees as specified in Section II. and meeting or exceeding the requirements of the UDO. Trees shall be 2" caliper minimum and shall be on the City's approved tree list.

III.C. UTILITIES AND DRAINAGE: A waterline is located along 141st Street. Waterlines shall be looped to provide water service and fire protection. Fire hydrant locations shall be coordinated with and approved by the Jenks Fire Marshal during platting.

As with Pine Ridge, the site is not remotely close to available public sanitary sewer, and further is at an elevation where a lift station would be required. Therefore, lots are proposed to be a minimum of ½ acre in size and will utilize ODEQ-approved individual onsite (aerobic) sewage disposal systems.

Electric, natural gas, and communications services are understood to be available onsite or by customary extension.

The site is moderately sloped and primarily drains to the south, which ultimately drains to Posey Creek. The northern portion of the site drains to the north and to the west, ultimately to Coal Creek. The primary stormwater detention will be located at the south end of the site, utilizing an existing and enhanced pond.

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

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

When fully platted, not less than 5% or 1 acre of the Site shall be preserved as open space for the enjoyment of the residents.

# The Summit at Pine Ridge

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Jenks UDO Section 16-8-11 provides certain requirements for parkland provision. As designed, at least one (1) acre of the site is planned for a reserve area for use as private park with onsite stormwater management facilities. The U.S. Census Bureau's 2020-2024 estimates provide that there were 3.01 people per dwelling unit in Jenks. At 27 dwelling units, 81 residents may be expected within the subdivision. Prorating the 5.5 acres of parkland required per 1,000 residents, the 1 acre exceeds the 0.45 acres required, even excepting the area exclusively used for onsite stormwater management or other utility functions (check this); should any difference result after Engineering design and permitting, a payment of fee-in-lieu may be required. A minimum of \$2,251.00 shall be spent per acre on private parkland improvements as provided in UDO Section 16-8-11.(B).

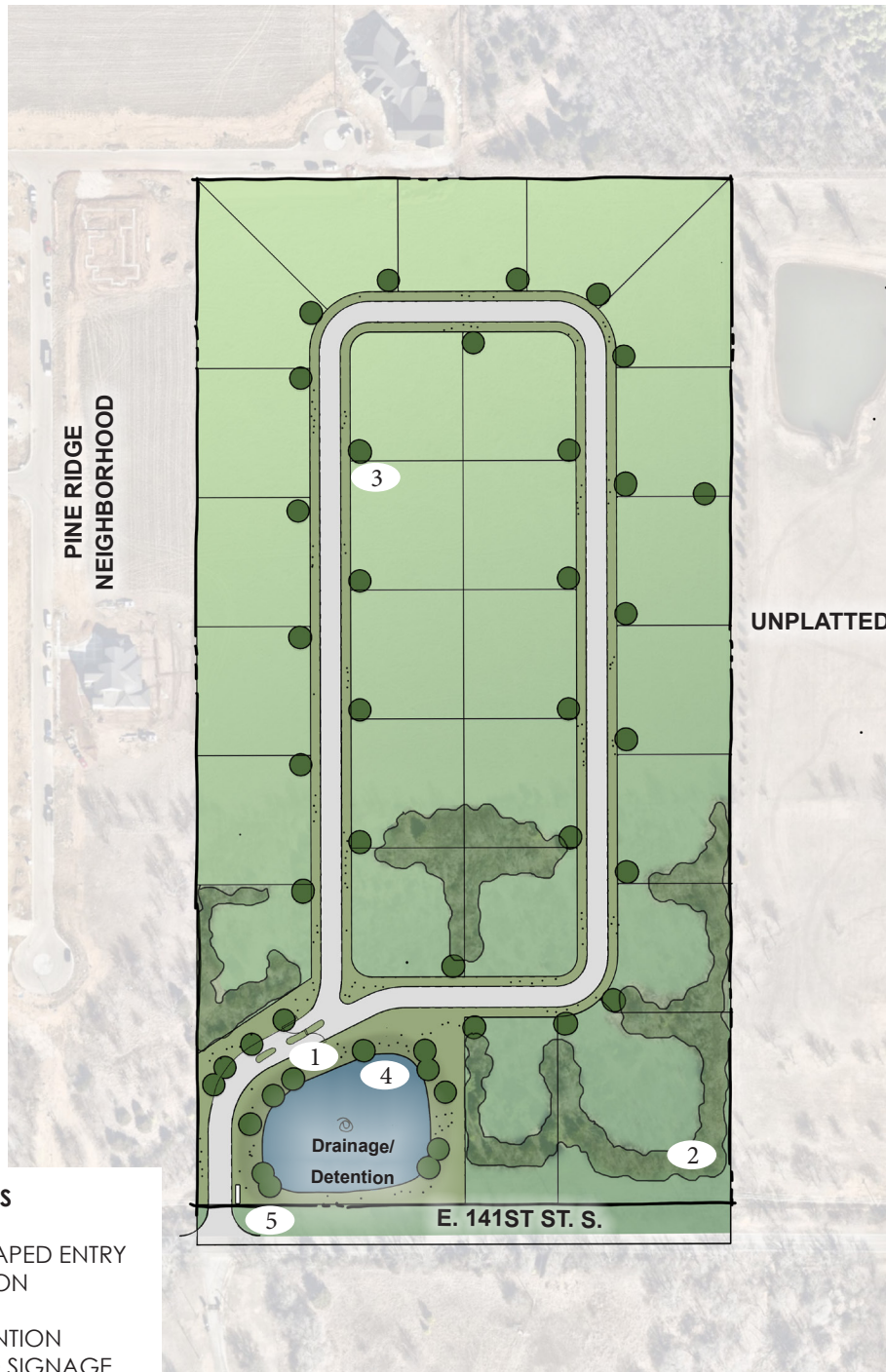
For any private park buildings or structures requiring parking or a building permit (other than a small job permit), Site Plan application approval may be required by the City of Jenks.

III.E. STANDARDS PERTAINING TO DWELLINGS: All single-family dwelling units shall have a minimum finished heated living area and first-floor masonry content as specified within Development Standards Section II. Cementitious fiber such as Hardie brand is an approved masonry alternative. Masonry percentages shall exclude windows, doors, decorative accents, and beneath covered patios and porches. The masonry requirement shall mean brick, natural or manufactured/cast stone, and stucco. The exterior surface of any foundation, including stem walls, shall also be of masonry.

# The Summit at Pine Ridge

## IV. EXHIBITS

### Exhibit A: Conceptual Site Plan



#### SITE PLAN KEY NOTES

- 1. GATED, LANDSCAPED ENTRY
- 2. TREE PERSERVATION
- 3. TREES
- 4. DRAINAGE/DETENTION
- 5. NEIGHBORHOOD SIGNAGE



*This plan is conceptual in nature and subject to adjustments during the platting and engineering process. Refer to survey for actual dimensions.*

# The Summit at Pine Ridge

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## Exhibit B: Property Description

A TRACT OF LAND THAT IS ALL OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W/2 SE/4 SW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID W/2 SE/4 SW/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF "PINE RIDGE", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7177); THENCE NORTH 1°10'56" WEST AND ALONG THE WEST LINE OF THE W/2 SE/4 SW/4 AND THE EASTERLY LINE OF SAID "PINE RIDGE", FOR A DISTANCE OF 1321.53 FEET; THENCE NORTH 88°39'46" EAST AND CONTINUING ALONG SAID EASTERLY LINE AND ITS EXTENSION, AND ALONG THE NORTH LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 662.48 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 1321.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°40'57" WEST AND ALONG THE SOUTH LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 661.97 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 875,219 SQUARE FEET OR 20.092 ACRES.

Bruce W. Heine  
1801 East 141<sup>st</sup> South  
Jenks, Oklahoma 74008-4832

Ms. Marcae Hilton  
Director of Planning  
City of Jenks  
211 N Elm Street  
Jenks, OK 74037

**Subject:** Public Comment & Request – Case JZ 26 PUD 155 (Perimeter Fencing Along Shared Property Line)

Dear Ms. Hilton,

My name is Bruce W. Heine, and I own the 20-acre property (two 10-acre parcels) immediately west of and directly adjacent to the parcel in Case JZ 26 PUD 155 (east of the northeast corner of 141st Street and Elm Street, bordering the existing Pine Ridge addition.)

I am writing to provide public comment on the requested zone change from AG to RE with PUD 155 overlay. While I do not oppose the development proceeding, I have a significant concern regarding future fencing along our shared property line.

Over the past few years, I have invested approximately \$40,000 installing a high-quality welded-4-rail pipe fence along the entire shared boundary with this property. This fence was chosen for its durability, clean appearance, and compatibility with the rural/residential estate character of the area.

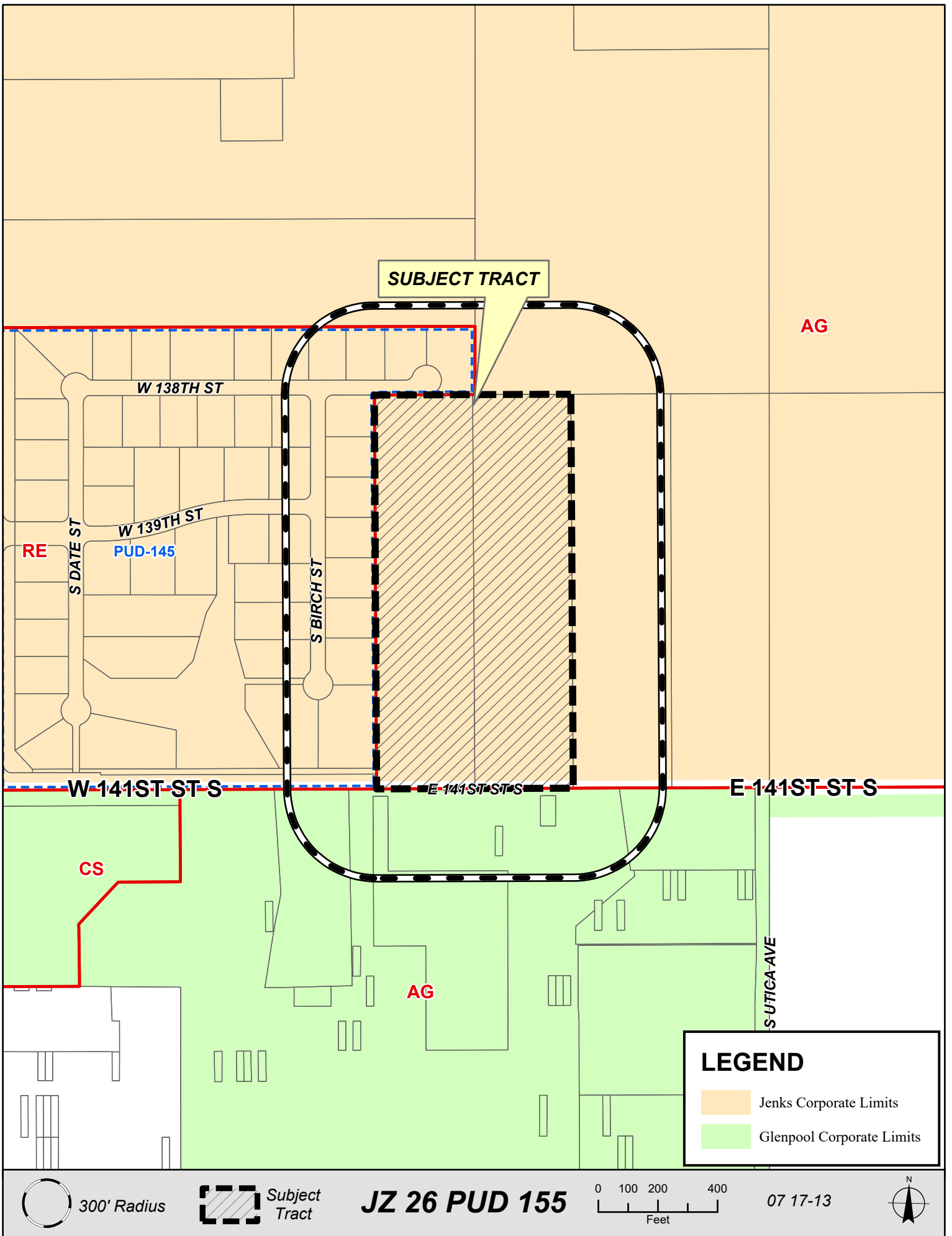
My only request is that, as a condition of PUD approval, the applicant/developer be required to install a perimeter fence along the entire shared property line that **matches or is highly compatible** in style, material (welded pipe or ornamental iron), height, color, and overall quality with my existing fence. This simple condition would preserve aesthetic continuity, prevent a visually unpleasant mismatch between the properties, and protect the investment I have already made.

I am more than willing to provide photographs of the existing fence (or meet with staff or the applicant) to help define acceptable standards. I also plan to attend the public hearing on April 9, 2026, at 6:00 p.m.

Thank you very much for your time and for considering this reasonable request. Please feel free to contact me at 918 645 8989 or [bruce.heine5@gmail.com](mailto:bruce.heine5@gmail.com) if you need any additional information.

Sincerely,

Bruce W. Heine  
1801 E 141<sup>st</sup> S  
Jenks, OK 74008

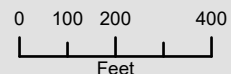


**LEGEND**

- Jenks Corporate Limits
- Glenpool Corporate Limits



**JZ 26 PUD 155**



07 17-13

