

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 18, 2020
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

1. MEMBERS MEETING BY VIDEOCONFERENCE

- Chair Carol Minden
- Travis Fulkerson
- Scott West
- Leon Davis
- Craig Bowman
- John Brown
- David Randolph

The meeting will be live streamed on the [CITY OF JENKS' YOUTUBE CHANNEL](#).

III. REQUEST TO APPROVE MINUTES OF JUNE 04, 2020

Documents:

[2020.06.04 PC MINUTES.PDF](#)

IV. BUSINESS

1. ARC 20-490: Request by Wallace Engineering for approval of elevation drawings, site plan, signage, and materials

Documents:

1. [SR.TLC PC.06.18.20.PDF](#)
2. [TLE JENKS, OK COLOR ELEVATIONS.PDF](#)
3. [TLE SITE PLAN - PUD 16 AMENDMENT.PDF](#)
4. [TLE DETAILS - SIGNS-SITE-PLAYGROUND.PDF](#)

2. Request by Tulsa Engineering for approval of the Cobblestone Cottages Final Plat.
General Location: NE Corner of S Douglas & W 108th St S

Documents:

1. [SR.COBBLESTONE COTTAGES.PC.06.18.20.PDF](#)
2. [COBBLESTONE COTTAGES PRE-FINAL PLAT.PDF](#)
3. [COBBLESTONE COTTAGES AMENDED \(20-021.00\) - REVISED FINAL PLAT - NEW BLDGS.PDF](#)
4. [COBBLESTONE COTTAGES AMENDED \(20-021.00\) - DOD.PDF](#)

3. JL 20-346: Request by Jack Beaird for a lot split and combination. General Location:
12406 & 12422 Skyline Dr

Documents:

[SR.JL20-346 BEAIRD.PC.06.18.20.PDF](#)
[2004200 LOT COMBINATION SKETCH FOR LOT 2.PDF](#)
[2004200 LOT SPLIT SKETCH FOR LOT 3.PDF](#)

V. OTHER BUSINESS

1. Horizon Jenks - Comprehensive Plan Project Update
2. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 04, 2020
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

The Jenks Planning Commission was called to order at 6:04 p.m. on June 04, 2020, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

Travis Fulkerson - Videoconference
Scott West - Videoconference
Leon Davis - Videoconference
Craig Bowman - Videoconference
David Randolph - Videoconference
Chair Carol Minden- Videoconference

Absent

John Brown – Videoconference – Arrived at 6:07

Request to approve minutes of May 21, 2020. Travis Fulkerson made a motion to approve the minutes. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

Business

1. ARC 20-487: Request by Josh McFarland for approval of new materials, signage, and landscaping for Melody Lane Center. General Location: 716 W Main

John Brown arrived at 6:07 via videoconference. Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions from the Commission. John Brown made a motion to approve Item 1. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

2. ARC 20-488: Request by Tidal Wave Carwash for approval of a new LED monument sign. General Location: 408 S Elm.

Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions. Scott West made a motion to approve Item 2. David Randolph seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried

3. ARC 20-489: Request by Maggie's Place for approval of materials and outdoor mural.
General Location: 201 E Main St

Planning Director Marcaé Hilton present the staff report and recommended approval. She then answered questions. Kevin Smith [201 E Main; applicant] addressed the Commission about the application and answered questions. David Randolph made a motion to approve Item 3. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

YEA: Fulkerson, West, Davis, Bowman, Randolph, Minden

NAY: Brown

Motion carried.

4. JZ 20-656 PUD 16 Amendment: Request by Wallace Engineering for a major amendment to PUD 16 to allow for a child care facility. **General Location:** Southeast corner of Elm and 121st.

Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions. Jim Beach from Wallace Engineering (123 N Martin Luther King Jr Blvd, Tulsa) addressed the Commission about the application and answered questions. J. Frazier also answered questions. Correne Hopcraft (414 W 120th Pl S) spoke about the increase in traffic and noise the facility would bring. Leon Davis made a motion to approve Item 4. John Brown seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried

5. JL 20-345: Request by Wallace Engineering for a lot split related to JZ 20-656 PUD 16 Amendment. **General Location:** Southeast corner of Elm and 121st.

Planning Director Marcaé Hilton presented the staff report and recommended approval. John Brown made a motion to approve Item 5. Craig Bowman seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden
NAY: None

Motion carried

Old Business

1. JZ 20-655: Request by Robert Bell for a zone change to ROC (River Oriented Commercial). **General Location:** 813 E B St

Planning Director Marcaé Hilton stated that all items related to this case would be discussed together but would need individual votes. She then presented the staff report which recommended approval and answered questions from the Commission. Robert Bell (1011 W G St) addressed the commission about the applications and answered questions. Marinell Scott-Hall (717 E A Ave) spoke against the project due to drainage, lighting, smell of garbage, and wanted better screening should it go forward. Marie Olsen (714 E E St) spoke about the need for better screening and had concerns about music and hours of operations. Carolyn Morgan (404 W B St) spoke about the negatives from lights, water, and that a wood fence is not as good of a buffer as a masonry fence. Linda Whitewater (706 E C St) stated that B street is too small for the project. Robert Bell addressed the Commission about the public comments. Travis Fulkerson made a motion to approve Item 1. Leon Davis seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden
NAY: None

Motion carried

2. JZ 20-654 PUD 120: Request by Robert Bell for Planned Unit Development 120 – Fidler Acre. **General Location:** 813 E B St

John Brown made a motion to approve Item 2 with the following conditions: 8' masonry wall on northern fence line and to the halfway point on the western fence line for soundproofing; shielded lighting; hydrology and storm water management to move water away from the north end of property; no amplified sound; and trash receptacles on the east property line but not on the north. Travis Fulkerson seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden
NAY: None

Motion carried

3. ROWUEC 20-74: Request by Robert Bell for a Utility Easement Closure. **General Location:** 813 E B St.

Travis Fulkerson made a motion to approve Item 3. Craig Bowman seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried.

4. Request by Robert Bell for approval of Fidler Acre Preliminary Plat. **General Location:** 813 E B St.

Travis Fulkerson made a motion to approve Item 4. Craig Bowman seconded the motion. A roll call vote was taken as follows:

YEA: Fulkerson, Brown, West, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried

Other Business

1. Horizon Jenks – Comprehensive Plan Project Update.
Planning Director Marcaé Hilton gave an update on the Jenks Comprehensive Plan.
2. Planning Update
Planning Director Marcaé Hilton gave a Planning Department update.

Adjournment. Travis Fulkerson made a motion to adjourn. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: West, Brown, Fulkerson, Davis, Bowman, Randolph, Minden

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 8:45 p.m.

To	Planning Commission
Hearing Date	June 18, 2020
Case Number	ARC 20-490 THE LEARNING CENTER
Request	Appearance Review
Location	12606 S Memorial Dr.
Applicant	Jim Beach

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ TLE Elevations
- ☐ TLE Site Plan and Other Documents

Preparer

Wallace Engineering
Wallace Engineering

Background Information

STAFF COMMENTARY

ARC 20-490 | The Learning Center | This site is not located within a special district requiring ARC review and approval. However, PUD 16 as approved requires Appearance Review Committee evaluation. Staff contacted the ARC for official review via email but did not schedule a formal meeting.

This parcel is part of PUD 16 which was approved in mid-2000 along with a rezoning request (JZ-345). The undeveloped site is east of Elm Street/Casey's and south of 121st E. Avenue. The Learning Center site plan as seen was recommended for approval by Planning Commission and was heard at City Council on June 16, 2020. After the PC hearing it was brought to staff attention the PUD requires ARC approval. There is still developable land along 121st between Casey's and the proposed Learning Center.

All the documents as presented were included in the staff report presented to and reviewed by Planning Commission during the PUD amendment hearing. The Learning Center project includes: a major amendment to add/allow Use Unit 5 (childcare facility), a request for lot split, and Appearance Review.

PLANNING DATA

Comments No concerns were submitted to staff from the Planning Commission or staff regarding the elevations, materials, landscaping or signage at the hearing on June 04, 2020. City Council has not heard the item at the time of this report.

ARC | No objections were submitted to the office of the City Planner regarding the elevation drawings, landscaping, signage or screening.

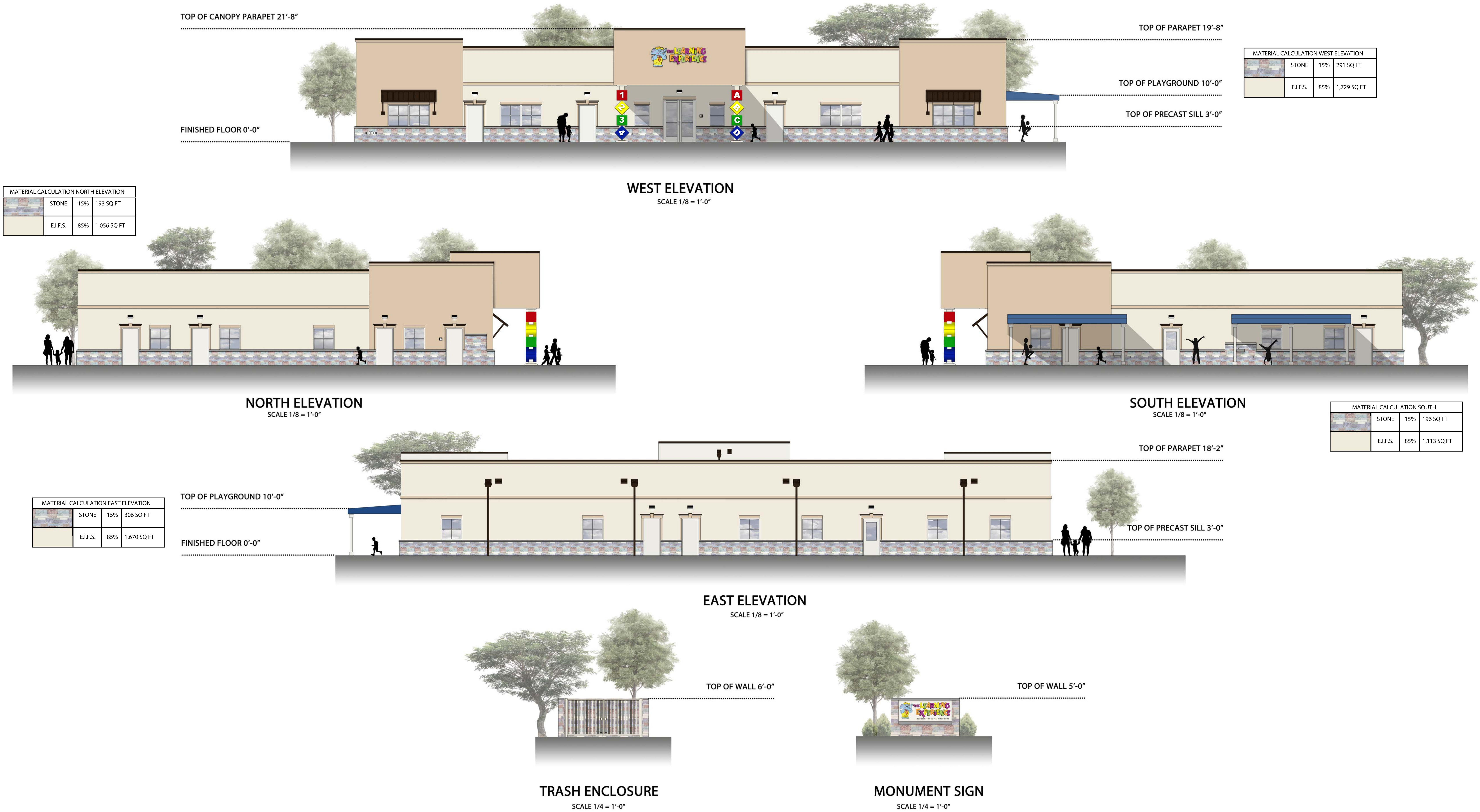
Public Comment None | no notice is given to public for ARC cases

Staff Evaluation & Recommendation

EVALUATION Staff believes the design and materials shown in for the proposed childcare facility meets the standards set and approved in the PUD.

RECOMMENDATION

Staff recommends approval of elevation drawings, site plan, signage, landscaping and materials per any staff, ARC, Planning Commission, and City Council comments



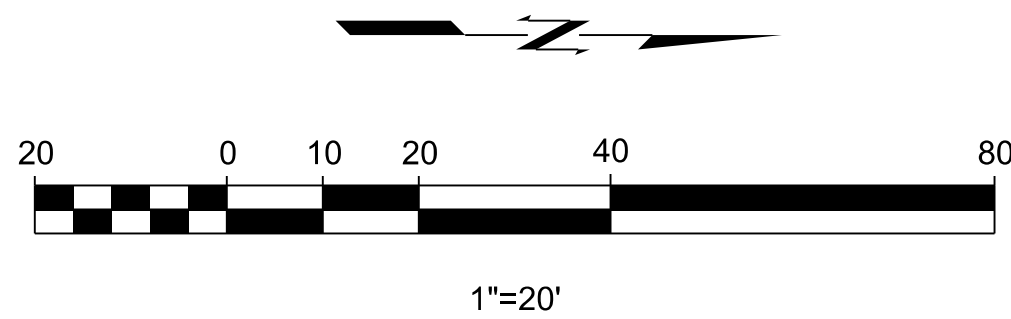
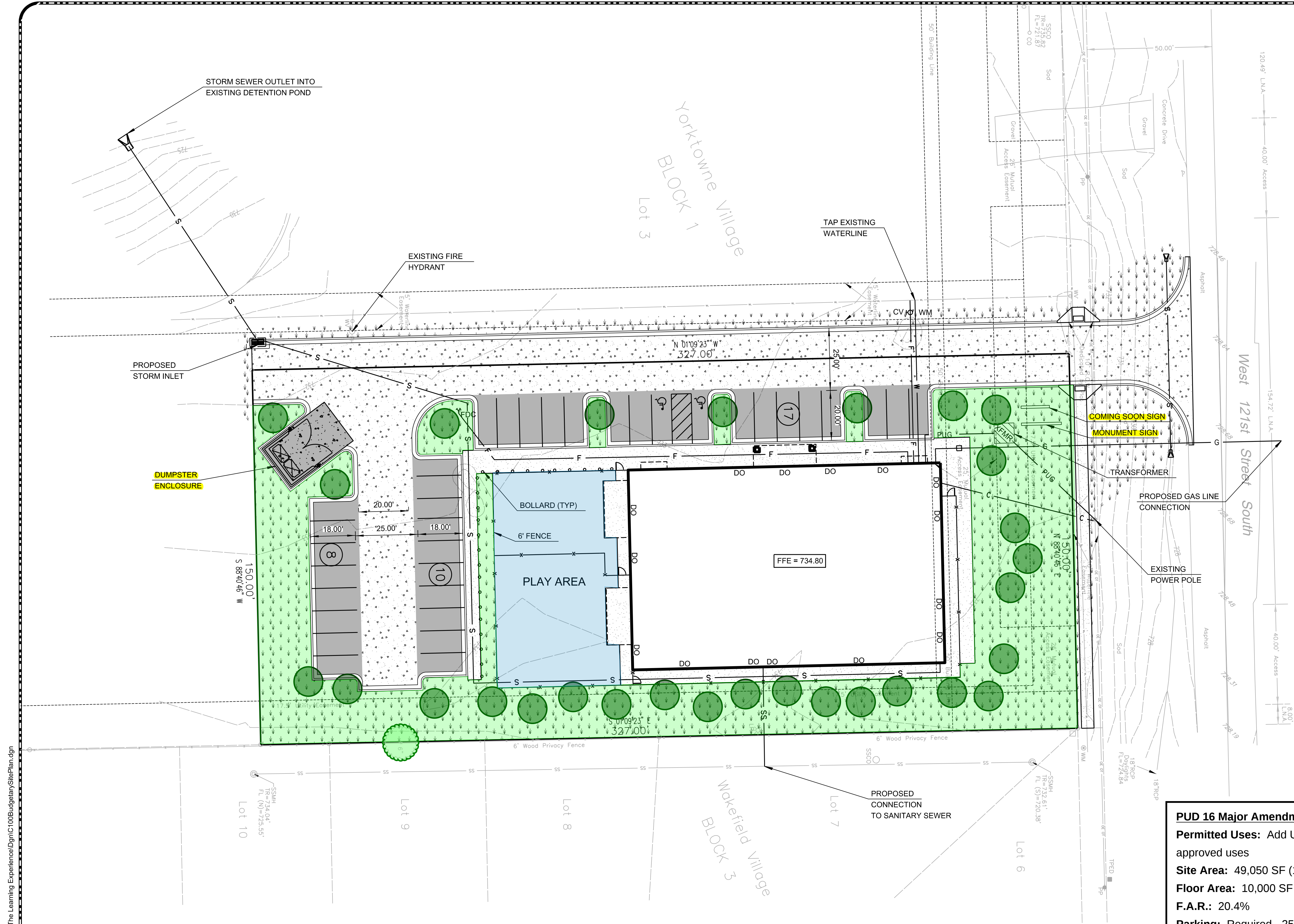
THE LEARNING EXPERIENCE

JENKS, OK

CASCO + R5



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES



PUD 16 Major Amendment

Permitted Uses: Add Use Unit 5, Children's Nursery to list of previously approved uses

Site Area: 49,050 SF (1.13 acres)

Floor Area: 10,000 SF

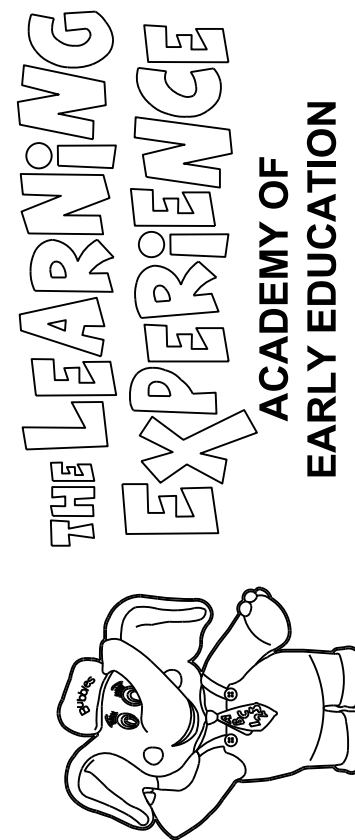
F.A.R.: 20.4%

Parking: Required - 25 (1 space per 400 SF); Provided - 35 (min. corporate requirement)

Landscape: Trees and green open space shown conceptually on this plan; final is subject to Planning Commission approval during Appearance Review

Building Exterior: 100% Masonry - 15% stone, 85% EIFS (See attached building elevations)

Exterior Lighting: Primary lighting is from wall-mounted fixtures and any pole lights will be limited to 15' high. All lights will be shielded and pointed downward and away from adjacent residential properties.



12606 S. MEMORIAL DR.
BIXBY, OK 74008

ISSUE			
NO.	DATE	DESCRIPTION	INT.
REVISION			
NO.	DATE	DESCRIPTION	INT.

THIS DOCUMENT IS
PRELIMINARY IN NATURE AND
IS NOT A FINAL, SIGNED AND
SEALED DOCUMENT.

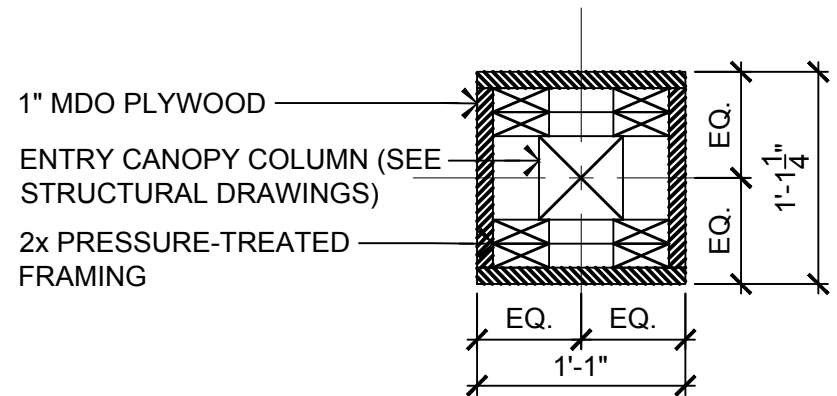
Project Number: 919569	Scale: AS NOTED
Drawn By:	Approved By:
Drawing Name: BUDGETARY SITE PLAN	
Drawing Number: C100	

ENTRY BLOCKS PAINT SCHEDULE					
FINISH AREA	COLOR	BENJAMIN MOORE		PPG PAINTS	
		COLOR NAME	STOCK NO.	COLOR NAME	STOCK NO.
BLOCKS 1 & A	RED	WATERMELON RED	2087-20	BURNT RED	PPG1188-7
BLOCKS 2 & B	YELLOW	YELLOW RAIN COAT	2020-40	FLIRTATIOUS	PPG1212-7
BLOCKS 3 & C	BLUE	TWILIGHT BLUE	2067-30	CRUSHED VELVET	PPG1245-7
BLOCKS 4 & D	GREEN	PRAIRIE GREEN	2038-30	LEPRECHAUN	PPG1228-6
COLUMN WRAP	WHITE	WHITE DOVE	OC-17	WHITE DOVE	CM BM

CM BM = COLOR MATCH BENJAMIN MOORE
CM SW = COLOR MATCH SHERWIN WILLIAMS

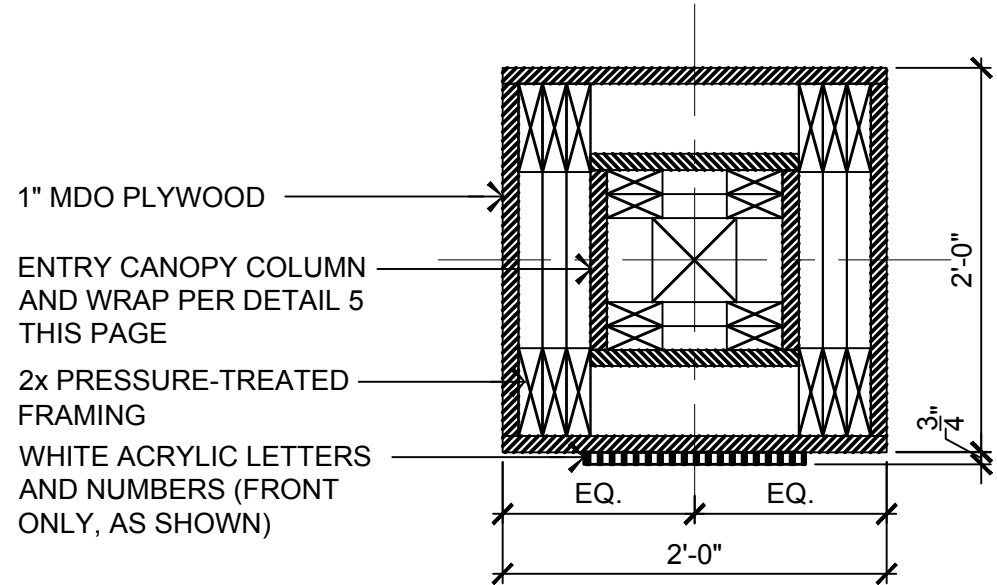
- ENTRY BLOCKS PAINT SCHEDULE NOTES:
- LETTERING SHALL BE WHITE ACRYLIC (PROVIDED BY SIGN VENDOR).
 - PAINT FINISH (COLORS SPECIFIED ABOVE):
 - BENJAMIN MOORE N098 MOORGLO 100% ACRYLIC HOUSE AND TRIM PAINT
 - PPG SPEEDHIDE ZERO EXTERIOR (SATIN, ZERO V.O.C.)
 - ALL PAINTED SURFACES SHALL RECEIVE MINIMUM ONE COAT OF PRIMER AND TWO COATS OF PAINT (UNLESS FACTORY PRIMED BY THE MANUFACTURER). REFER TO SPECIFICATIONS DRAWINGS FOR ADDITIONAL INFORMATION.
 - SELECTED COLOR PALETTE SHALL BE FROM ONE OF THE ABOVE MANUFACTURERS.
 - NO SUBSTITUTIONS WILL BE ALLOWED.

NOTE: FINISH OUT COLUMNS TO MATCH THE BUILDING.



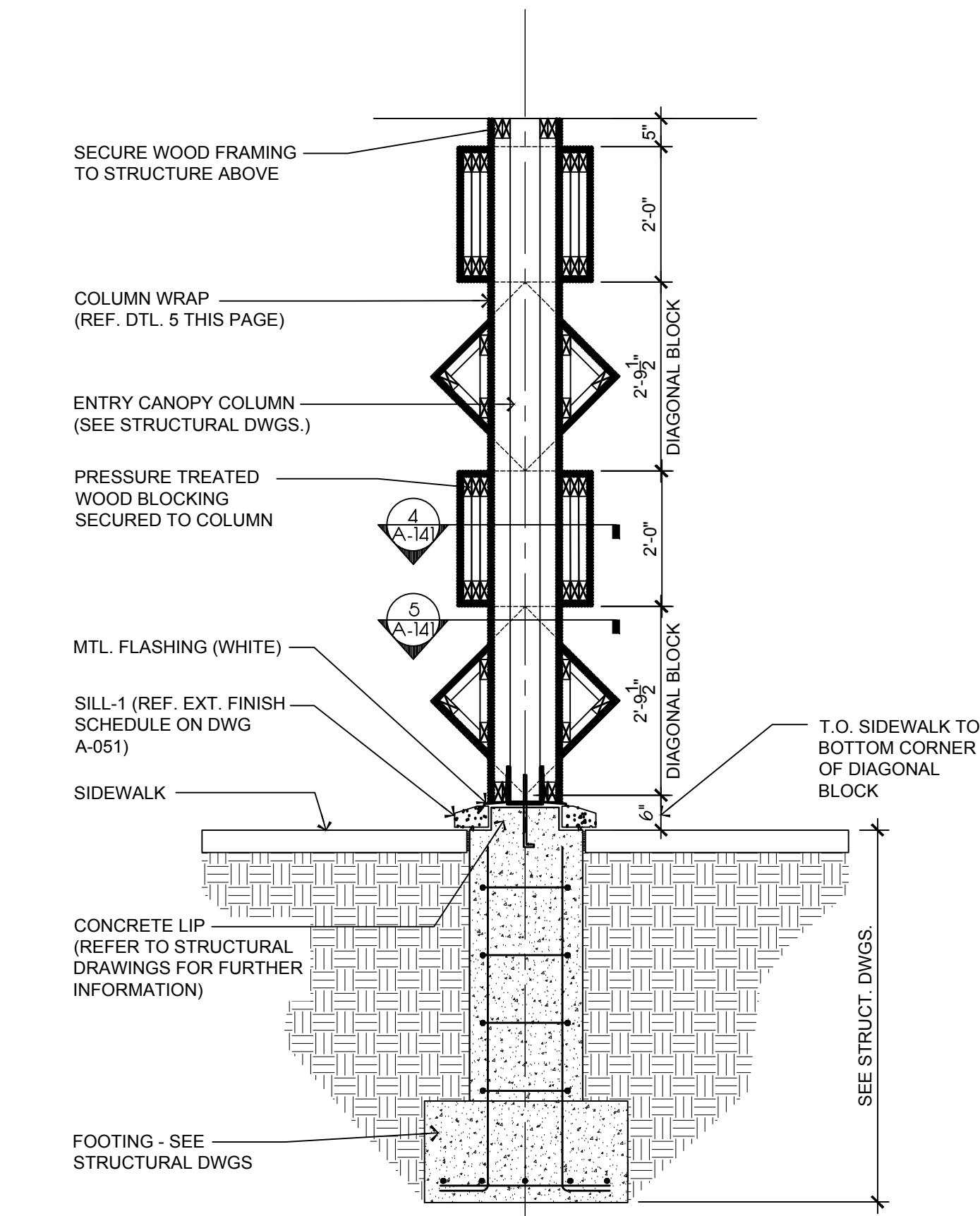
COLUMN WRAP PLAN DETAILS

SCALE: 1"=1'-0"



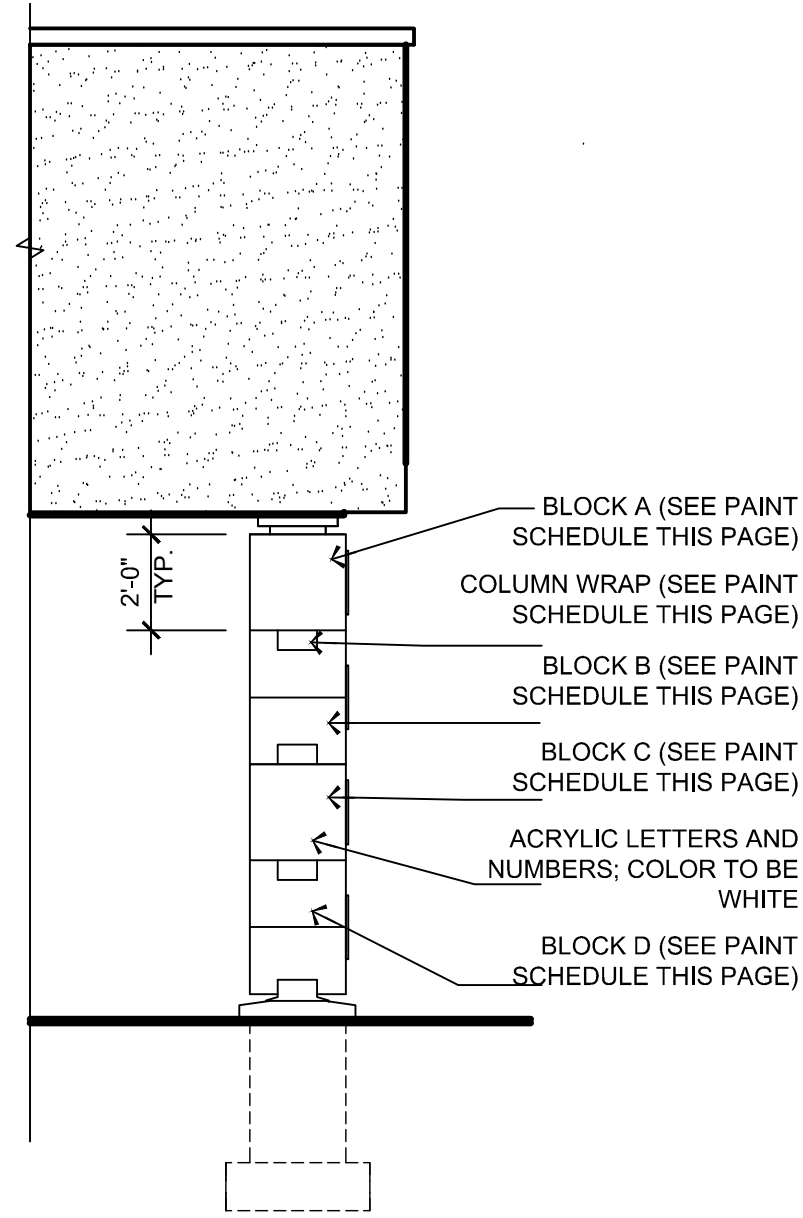
BUILDING BLOCKS PLAN DETAILS

SCALE: 1"=1'-0"



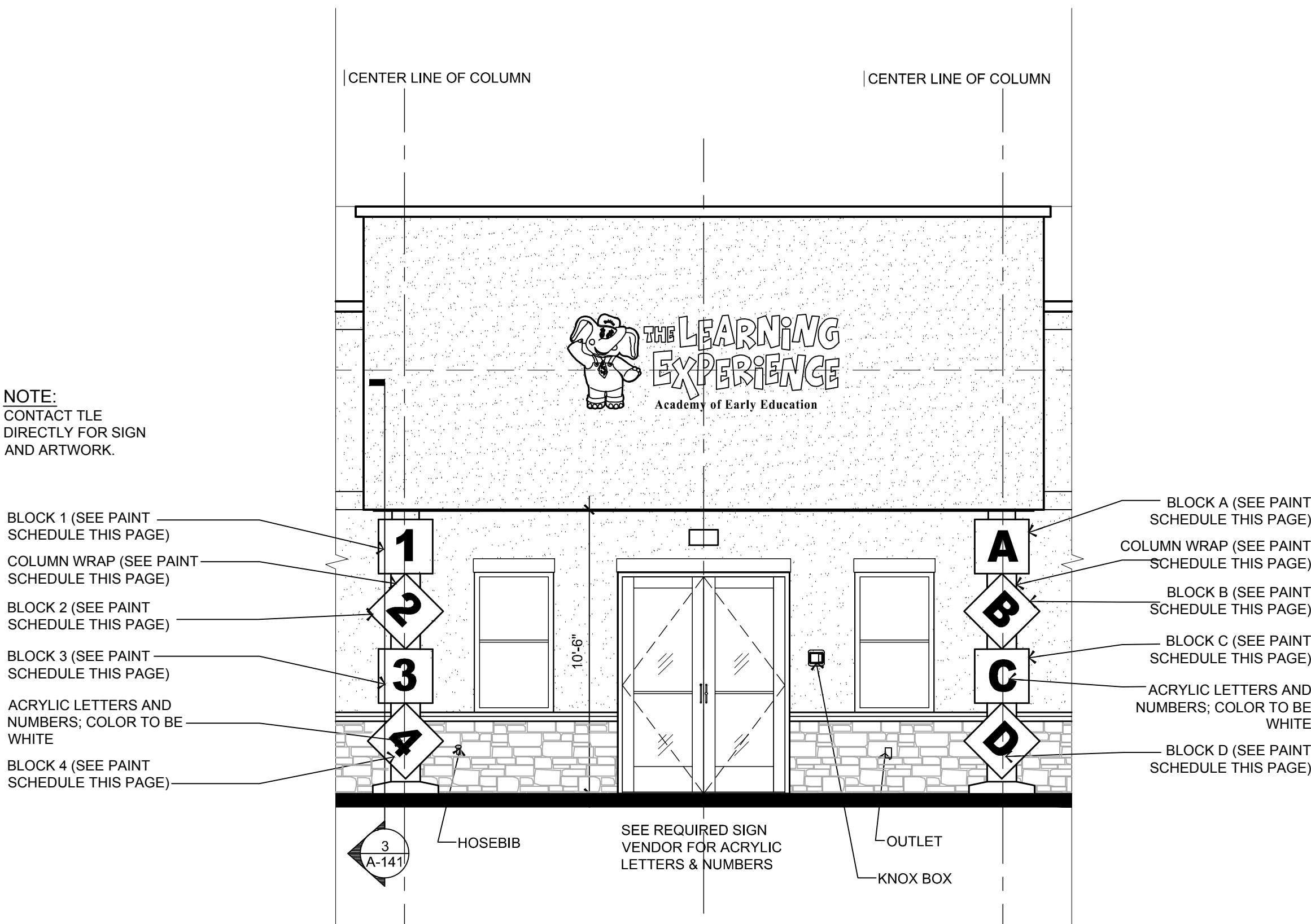
SECTION THROUGH COLUMN COVER

SCALE: 1/2"=1'-0"



SIDE ELEVATION AT CANOPY

SCALE: 1/4"=1'-0"

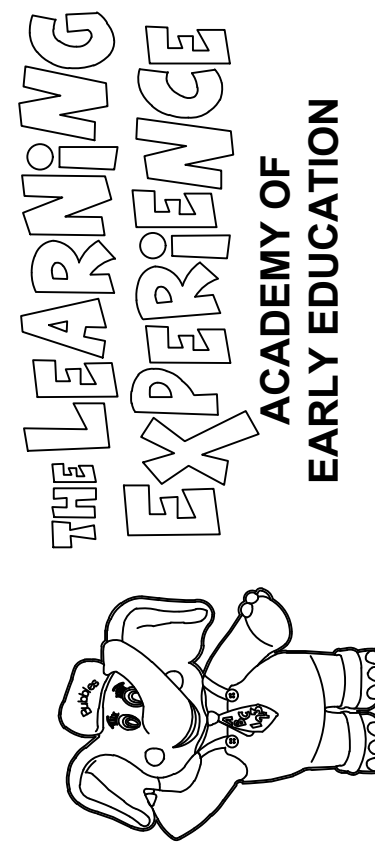


FRONT ELEVATION AT CANOPY

SCALE: 1/4"=1'-0"

- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
- GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
- VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

COMPANY NAME & LOGO



STREET ADDRESS
CITY, STATE ZIP CODE

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

NAME OF LICENSEE:
LICENSE NUMBER:
EXPIRATION DATE:

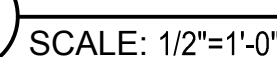
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Drawn By: JA	Approved By: ---

Drawing Name:

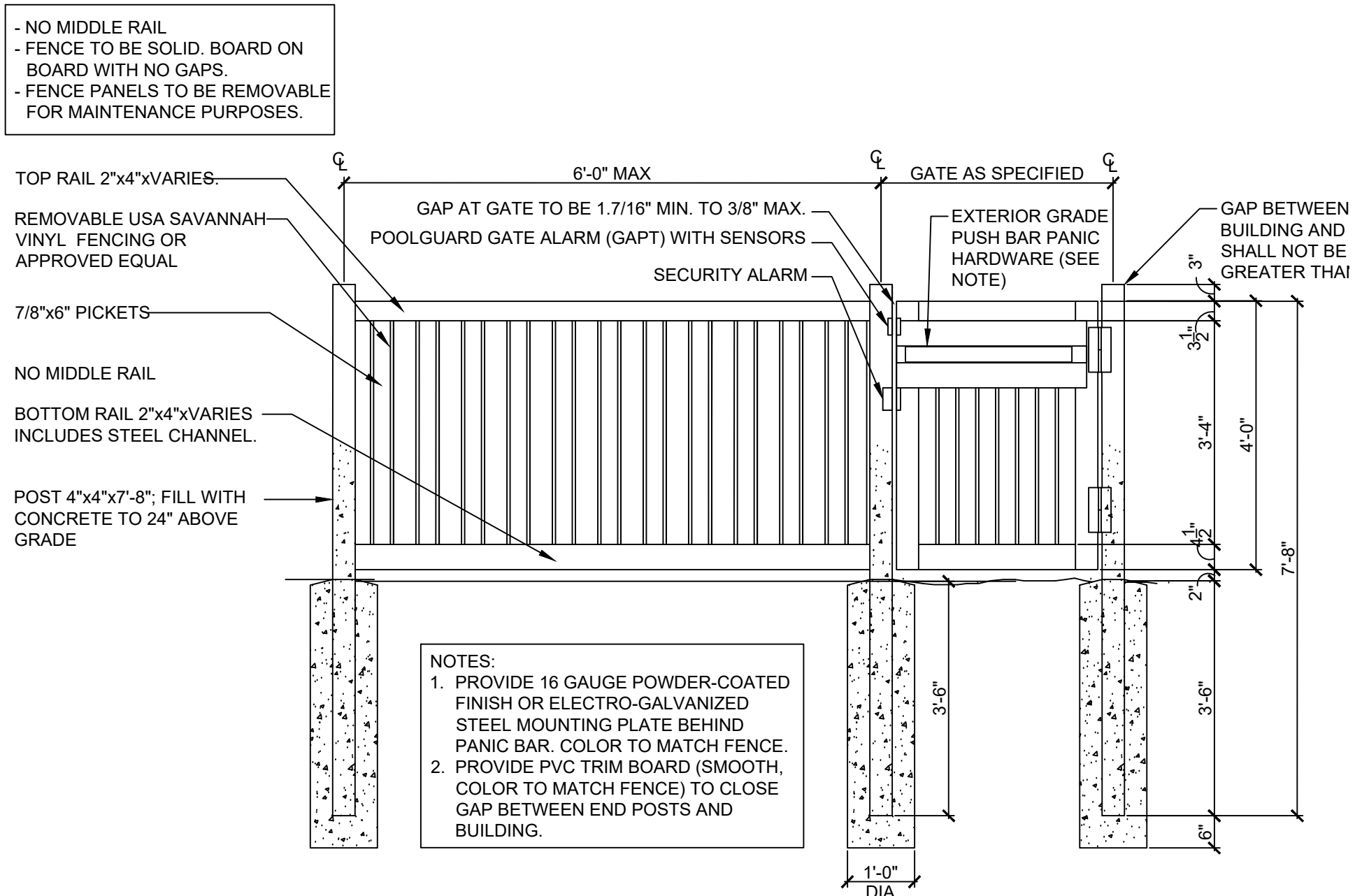
MAIN ENTRY DETAILS

Drawing Number:

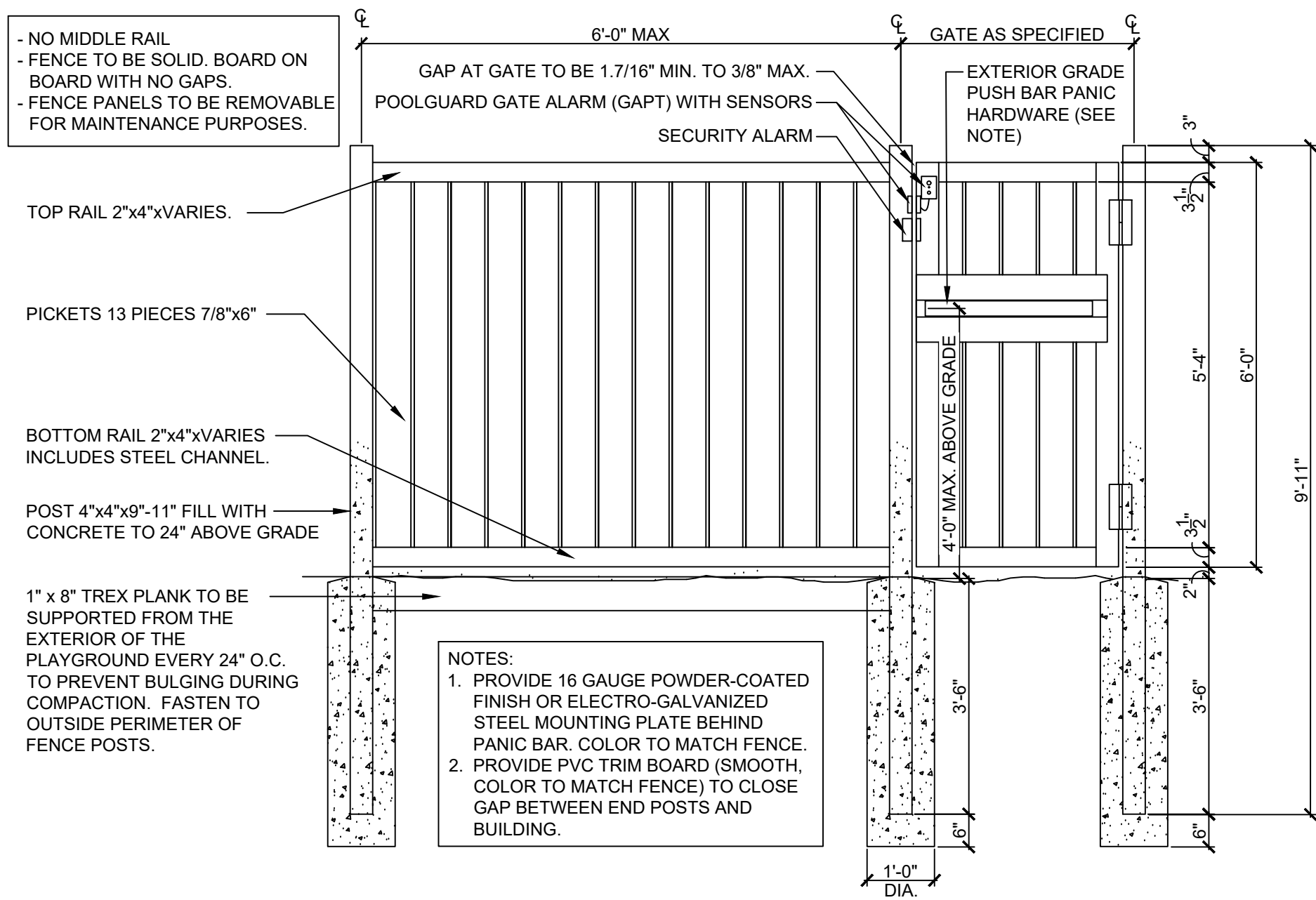
A-141



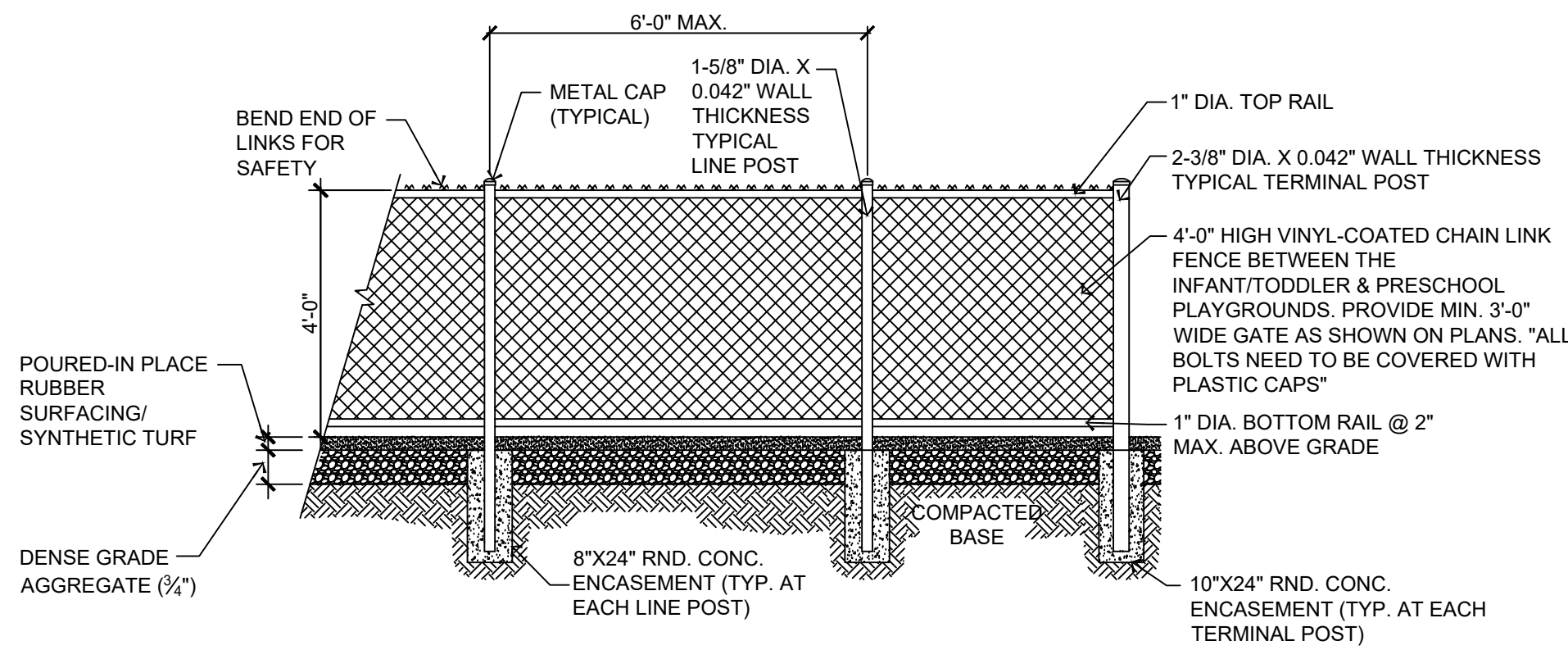
2019.Q4.01 RETAIL PROTOTYPE



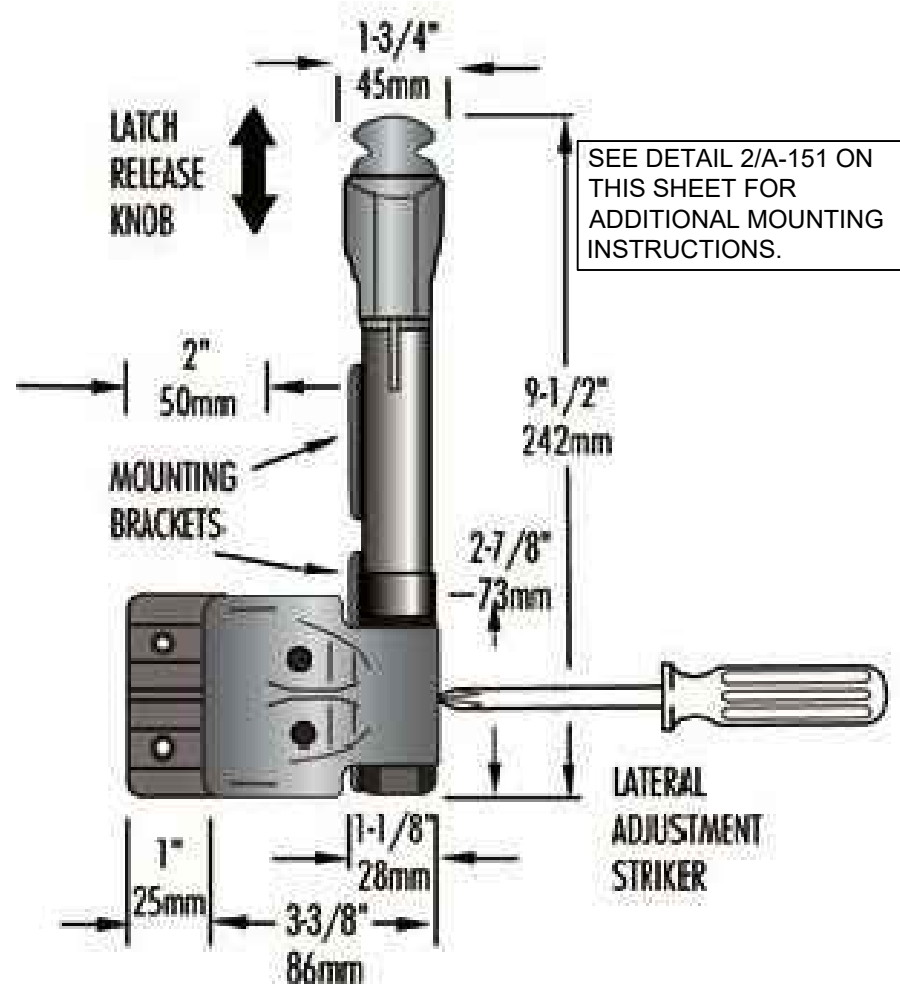
3 4'-0" PVC FENCE AND GATE DETAIL
SCALE: 1/2"=1'-0"



2 TYP. PVC FENCE AND GATE WITH PANIC HARDWARE
SCALE: 1/2"=1'-0"



4 4'-0" CHAIN LINK FENCE DETAIL
SCALE: 1/2"=1'-0"



5 MAGNA LATCH DETAIL
SCALE: N.T.S.

KEY NOTES:

- 1 PRESCHOOL PLAYGROUND P.I.P. SURFACING SHALL BE 50/50 BLUE/BLACK FINISH
- 2 PRESCHOOL PLAYGROUND P.I.P. SURFACING WITHIN FALL ZONES SHALL BE 50/50 GREEN/BLACK FINISH

GENERAL NOTES:

1. COORDINATE WITH PLAYGROUND EQUIPMENT VENDOR, AND INSTALL FOOTINGS AND FOUNDATIONS AS REQUIRED FOR PLAYGROUND EQUIPMENT.
2. PROVIDE 6'-0" HIGH USA VINYL SAVANNAH (WHITE) PRIVACY STYLE FENCE OR APPROVED EQUAL, AROUND PERIMETER OF PLAYGROUND AND WHEREVER ELSE SHOWN ON PLANS. REFER TO DETAIL #2 FOR ADDITIONAL INFORMATION.
3. PROVIDE 3'-0" WIDE MIN. GATES WITH EXTERIOR GRADE PANIC HARDWARE. NO ACCESS FROM OUTSIDE. SEE DETAIL #2 & 3 ON A-151 FOR MOUNTING HEIGHTS. PROVIDE AND INSTALL POOLGUARD GATE ALARM, GAPT, ON ALL PLAYGROUND PERIMETER GATES.
4. PROVIDE 4'-0" HIGH VINYL COATED, CHAIN LINK FENCE BETWEEN THE INFANT & PRESCHOOL PLAYGROUNDS. PROVIDE MIN. 3'-0" WIDE GATE WITH MAGNA LATCH OR APPROVED EQUAL. REFER TO PLAYGROUND PLAN FOR LOCATION.
5. INSTALL CAMERAS TO ENSURE ADEQUATE COVERAGE. PROVIDE ADDITIONAL CAMERAS TO ELIMINATE BLIND SPOTS. EXTERIOR CAMERAS SHALL BE INSTALLED IN EACH PLAYGROUND. EXACT QUANTITY AND LOCATIONS SHALL BE COORDINATED WITH "THE LEARNING EXPERIENCE."
6. CONTRACTOR TO ENSURE PROPER DRAINAGE FOR PLAYGROUND AREA, SO BELOW GRADE "PONDING" WILL NOT OCCUR. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT 1/8" TO 1/4" PER FOOT PITCH. PROVIDE DRYWELL, CORRUGATED PIPE, FRENCH DRAIN, ETC IF NEEDED. NO ROOF DRAINS TO EMPTY DIRECTLY INTO PLAYGROUND.



1 PLAYGROUND PLAN
SCALE: 1/8"=1'-0"

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

CASCO
12 Summit Drive, Suite 100, St. Louis, MO 63143 T: 314.821.1100



ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

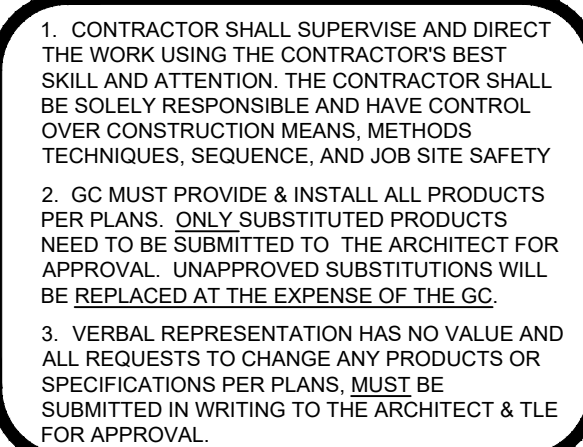
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Drawn By: --	Approved By: --
Drawing Name:	

PLAYGROUND AREA DETAILS

Drawing Number:	
A-151	



5 TYP. LIGHT POLE FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"

[illegible]

Project Number: 919569	Scale: AS NOTED
Drawn By: ---	Approved By: ---
Drawing Name: ARCHITECTURAL SITE DETAILS	
Drawing Number: SP-101	

To	Planning Commission
Hearing Date	June 18, 2020
Case Number	Final Re-Plat Cobblestone Cottages
Request	Final Plat Approval
Location	North of 111 th Street and East of South Union Avenue
Applicant	Tim Terral (TEP) Tulsa Engineering and Planning Associates, Inc.

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Cobblestone Cottages Final Plat Documents
- ☐ Cobblestone Cottages DOD Document

Preparer

TEP
TEP

Background Information

STAFF COMMENTARY

Cobblestone Cottages | PUD-38 was approved by the City Council on April 19, 2004. It was originally part of the “New Springs Campus” church project and was approved for a total of 27 dwelling units consisting of Multi-family and detached dwellings designed for senior citizens, with recreation, dining facilities, and customary accessory uses. All paving and infrastructure is in place. One duplex and one four-plex building has been built and are all that exist today. The current street system is private and is proposed to remain private with the homeowner’s association responsible for maintenance of streets and common areas.

STAFF | PUD-38A | This project meets the requirements of the original PUD and the amendment from August of 2018. The primary changes are the number of lots, the lot configuration and the goal of creating individual lots to enable lot and home sales.

	PUD 38	PUD 38A	ORIGINAL PLAT	REPLAT
Streets	No change	No change	No change	No change
Utilities	No change	No change	No change	Additional Easements
Bldg. Setbacks				
Min. Front Yard	NA	15 feet	NA	15 feet
Min. Rear Yard	NA	7.5 feet	NA	7.5 feet
Min. Side Yard	NA	0 feet	NA	0 feet
Min. Side Yard, corner	NA	5 feet	NA	5 feet
Permitted Uses	*PUD 38	*PUD 38	*PUD 38	**PUD 38
Max. Number of DU’s	27	No Change	No Change	27 26
Max. Building Height	35 feet	No Change	No Change	No Change
Off-street Parking	Per site plan	No Change	No Change	No Change

Min. Livability Space per DU	500 square feet (No Change)
Signage	As allowed in RTH (No Change)
Other Bulk and Area Req's	Per RTH (No Change)

*PUD 38 | Private Age Restriction of 55 | PUD 38-Multi-family (Duplex, Quad-plex and other plex's), and Single-family detached

**PUD 38 | NO Private Age Restriction | Same as original PUD 38

1. TEP | *All of the infrastructure is in place for the 27 proposed units, but the development has been lying idle for a number of years. We look forward to getting this project back up and running, but with an improved, updated and cohesive style, creating an exciting and vital community for this area.*
2. STAFF | What is the target market, seniors or no age group in particular? – TEP | *The project will be targeted to seniors and families, so not just the 55 and above group that was originally targeted, more of an integrated community. This is in line with the market we were going for with the latest approved PUD Amendment and Preliminary Plat. One of the potential markets is with the aging of the population, parents could live in one unit and a family member and their family could live in the adjoining unit to help with the parent's care, etc.*
3. STAFF | Will these be for rentals or individual ownership, or both? – TEP | *Both individual ownership and rentals*
4. STAFF | Will the architectural look, etc. match what is existing and what is being shown on the Cobblestone Cottages website? – TEP | *The units will be similar in style to what is existing but will be updated since the original units were designed in 2004. Masonry requirements will match the existing units, but there will be more variety in terms of elevations, floorplans, etc., all with a style and look that is cohesive and complimentary. The units will not all be brick masonry but could be any of the City accepted masonry materials.*
5. TEP | *The Homeowner's Association to be established by the plat, will have as it's main objective the maintenance of the reserve areas, gated entries, perimeter fencing, etc., this will include the maintenance of the streets which will be located in a reserve area. Individual lawns, buildings/structures will be at the expense of the unit/structure's owner, basically, everything located within each lot will be the responsibility of that particular lot owner.*

PLANNING DATA

Zoning	RM-1 Multi-family Residential PUD 38A Ordinance No. 1462 SP 50
Original Plat	Cobblestone Cottages PUD 38 a replat of a portion of Lot 1, Block 1, Newsprings Campus Plat No. 5779
Proposed Plat	Cobblestone Cottages Amended a replat of all of Lot 1, Block 1 and Reserve "A" & Overland Drainage Easement 23 Lots 3.7941 Acres

STR Section 26, T18N, R12E
Tulsa County Parcel ID 60620822636480
 Property Address 10701 DOUGLAS DR
 Legal LT 1 BLK 1
 Gross Acres 3.40

Public Comment None

Staff Comment

Street Names | Identification of current street names and correction as needed. These streets, which already exist and have homes on them, have been identified as “Douglas Circle” previously. I think this remains the preferred naming, as it lines up with Douglas Street in Glenwood South and the Circle suffix is best for this type of street layout with a closed loop and one main entrance.

Addresses | add to face of plat per staff approval

TAC Comment

PSO | Matthew Riley | We will need additional 11’ easement added to the plat along the backs of lots 1-3 block 2. There will be a cost to the developer to adjust the existing electrical underground in this addition due to the changes of the re-plat.

ONG | Kymberly Vossler | The only comment we have for a gas line is: If possible to extend the 15’ U/E to 17.5’ U/E since the water line will be utilizing the U/E.

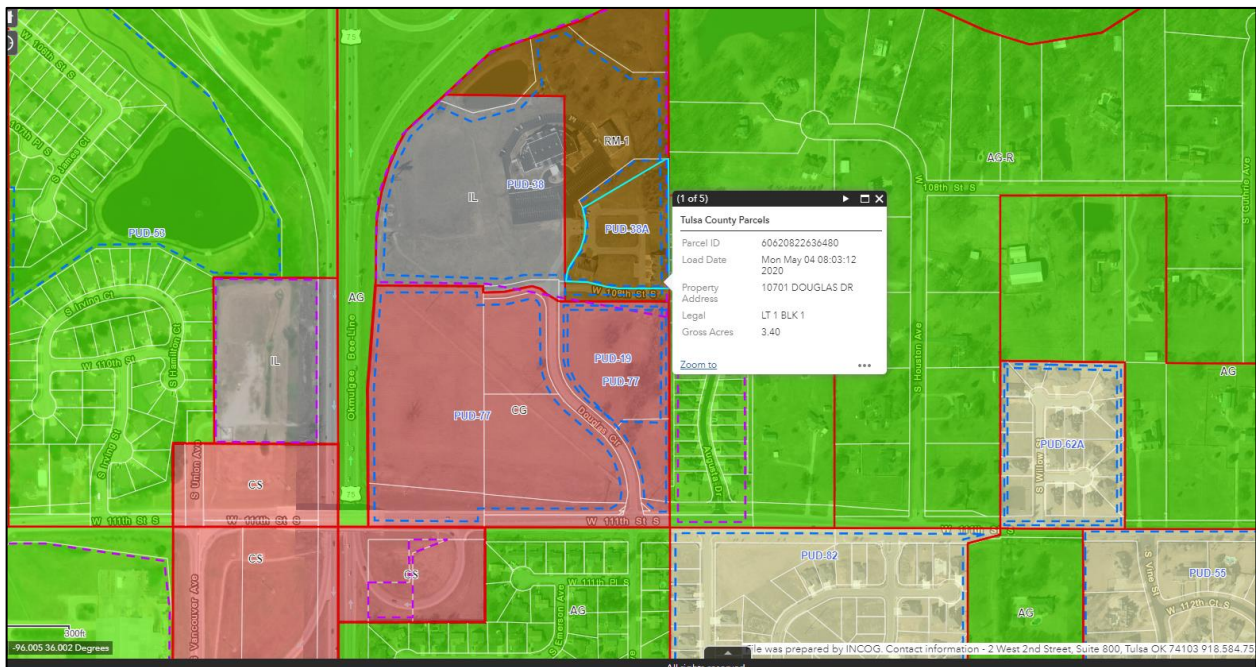


Figure 1: Zoning Map from INCOG

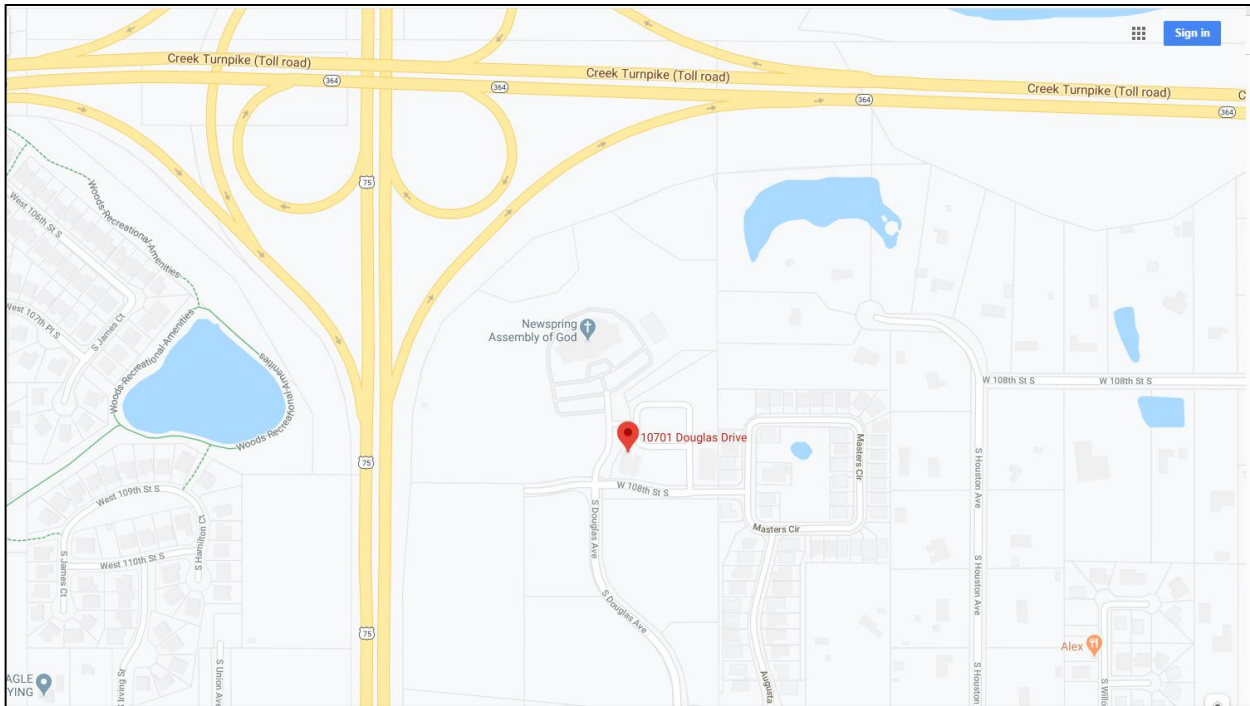


Figure 2: Bing Map

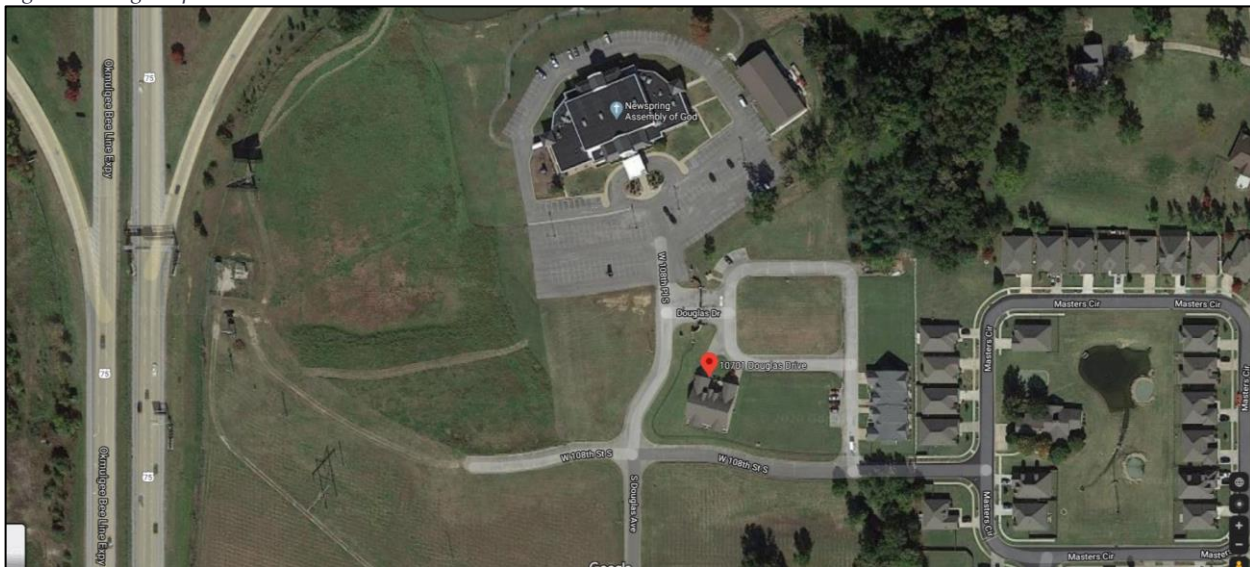


Figure 3: Aerial View of Existing Development

Staff Evaluation & Recommendation

EVALUATION Staff believes the re-plat of Cobblestone Cottages, an existing subdivision within the City of Jenks will meet the requirements of PUD 38A and other required City Codes. Staff does not believe this plat is injurious to the City of Jenks or its citizens.

RECOMMENDATION

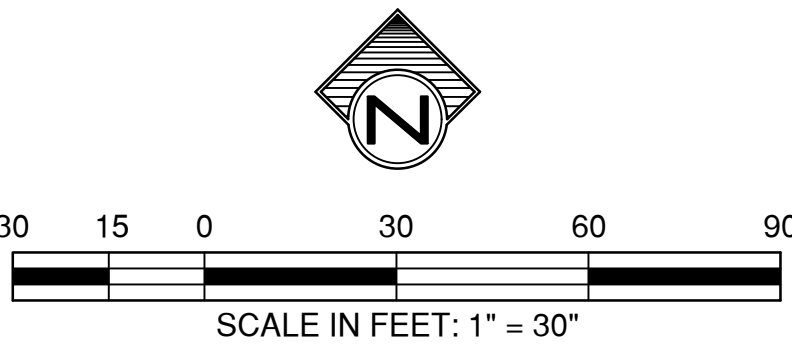
Staff and TAC recommend conditional approval of the requested Re-plat of Cobblestone Cottages per staff comments and correction of all outstanding issues

Cobblestone Cottages Amended

A Re-Plat of All of Lot 1, Block 1 and Reserve "A" & Overland Drainage Easement, "Cobblestone Cottages", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5779, as filed in the records of the Tulsa County Clerk's office.

OWNER / DEVELOPER

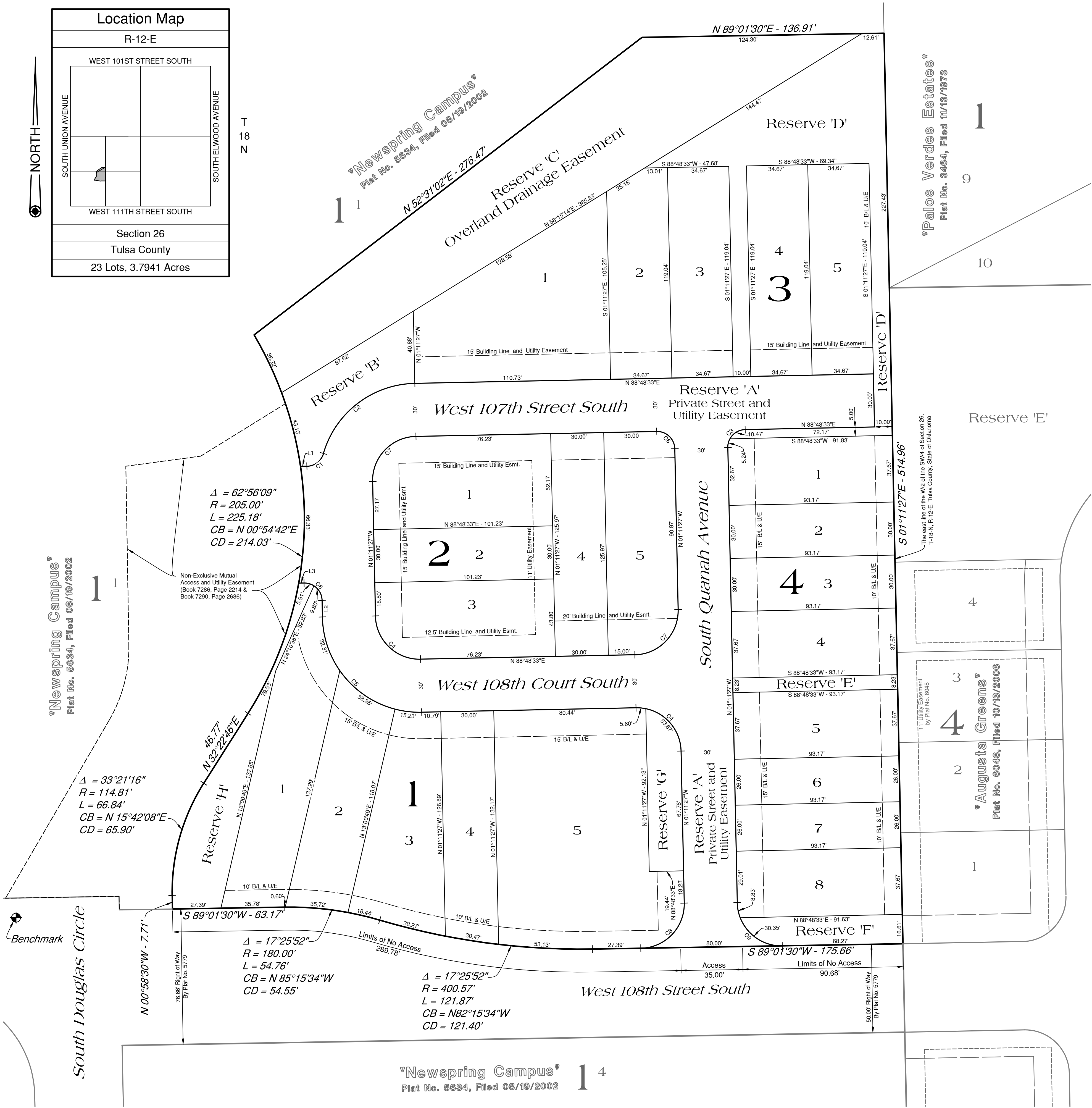
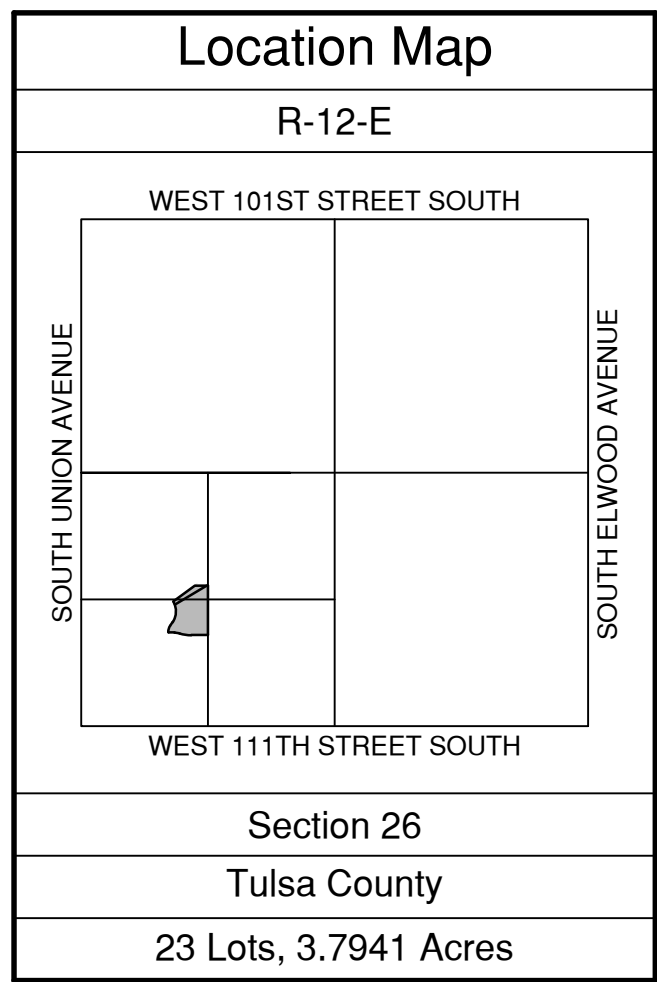
Team Leverage, L.L.C.
an Oklahoma limited liability corporation
5009 East 99th Street
Tulsa, Oklahoma 74137
918.519.7443



ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021



Legend

B/L & U/E = Building Line & Utility Easement

Monument Notes

A 3/8" deformed bar with a plastic cap or a 3/8" deformed bar with no cap were found at all plat boundary corners.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve and points of reverse curve, after completion of improvements, unless noted otherwise.

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Basis of Bearings

The non-astronomic bearings for said tract are based on a recorded plat bearing of S 01°11'27"E along the East line of Lot 1, Block 1, "Cobblestone Cottages" a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5779, as filed in the records of the Tulsa County Clerk's office.

Benchmark

A "Mag" nail set in the top of curb 15 feet northeast of the northwest/west curb return of the intersection of South Douglas Circle and West 108th Street South.

Elevation = 646.32 NAVD 1988

Backflow Preventer Valve

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

Line Table

No.	Bearing	Distance
L1	N 88°48'33"E	3.60'
L2	N 01°11'27"W	9.43'

No.	Bearing	Distance
L3	S 88°48'33"W	3.01'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	72°34'43"	10.00'	12.67'	N 52°31'11"E	11.84'
C2	72°34'43"	55.00'	69.67'	N 52°31'11"E	65.10'
C3	90°00'00"	10.00'	15.71'	S 43°48'33"W	14.14'
C4	90°00'00"	25.00'	39.27'	N 46°11'27"W	35.36'
C5	90°00'00"	55.00'	86.39'	N 46°11'27"W	77.78'
C6	90°00'00"	10.00'	15.71'	N 46°11'27"W	14.14'
C7	90°00'00"	25.00'	39.27'	N 43°48'33"E	36.36'
C8	90°12'57"	25.00'	39.36'	S 43°55'02"W	35.42'
C9	89°47'03"	25.00'	39.18'	S 46°04'59"E	35.29'

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

COBBLESTONE COTTAGES AMENDED

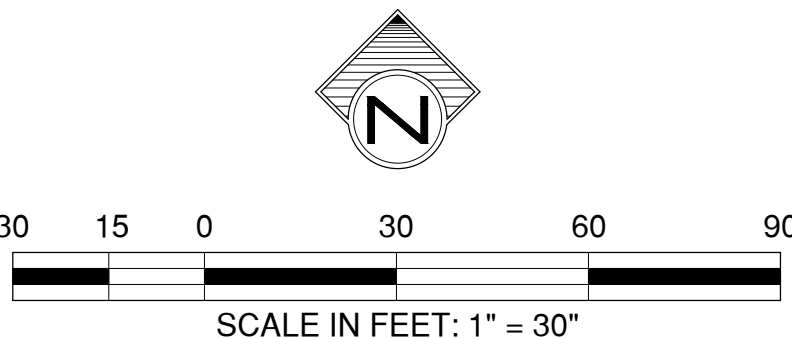
Date of Preparation: May 19, 2020 Sheet 1 of 2

Cobblestone Cottages Amended

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OWNER / DEVELOPER

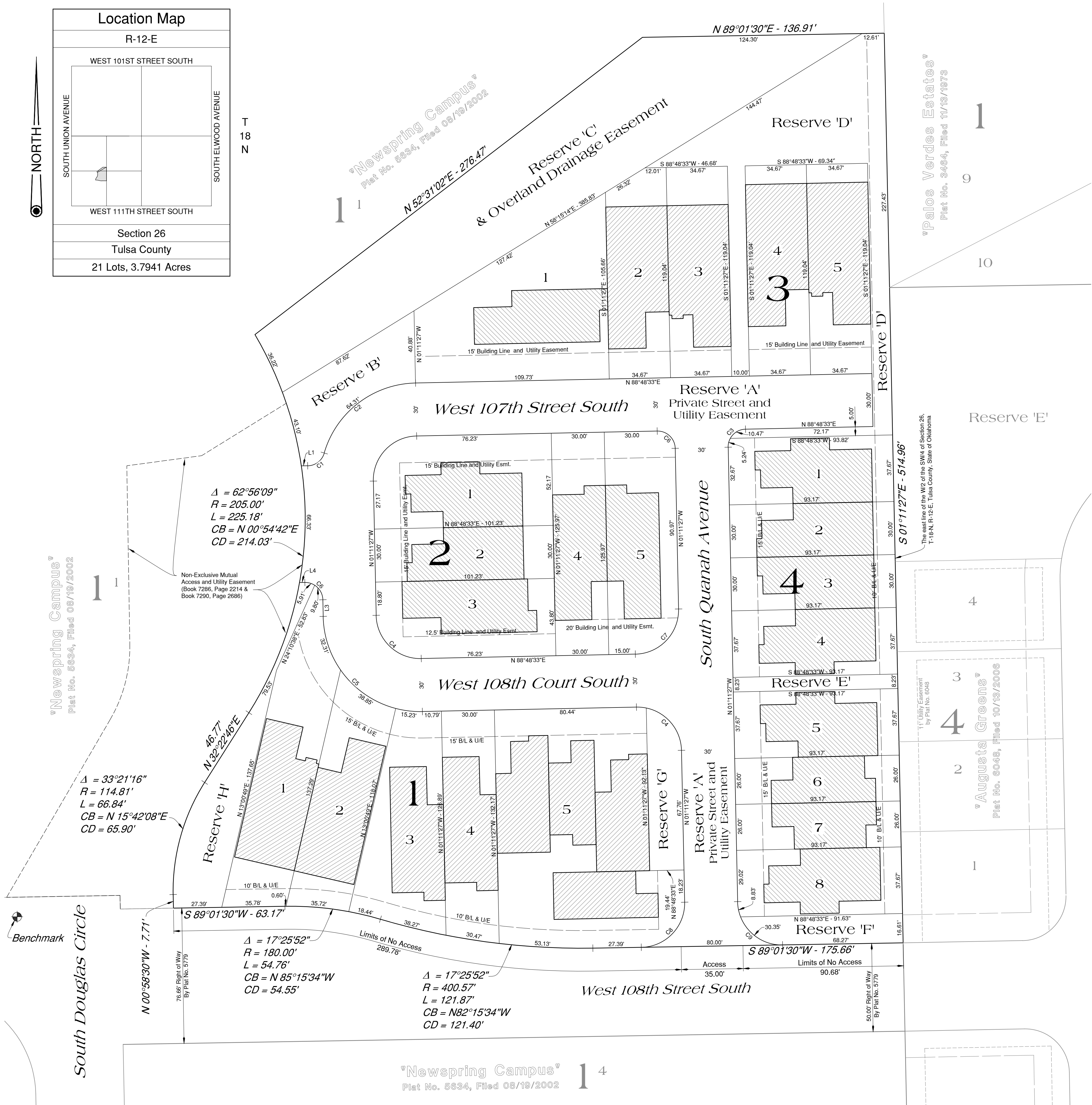
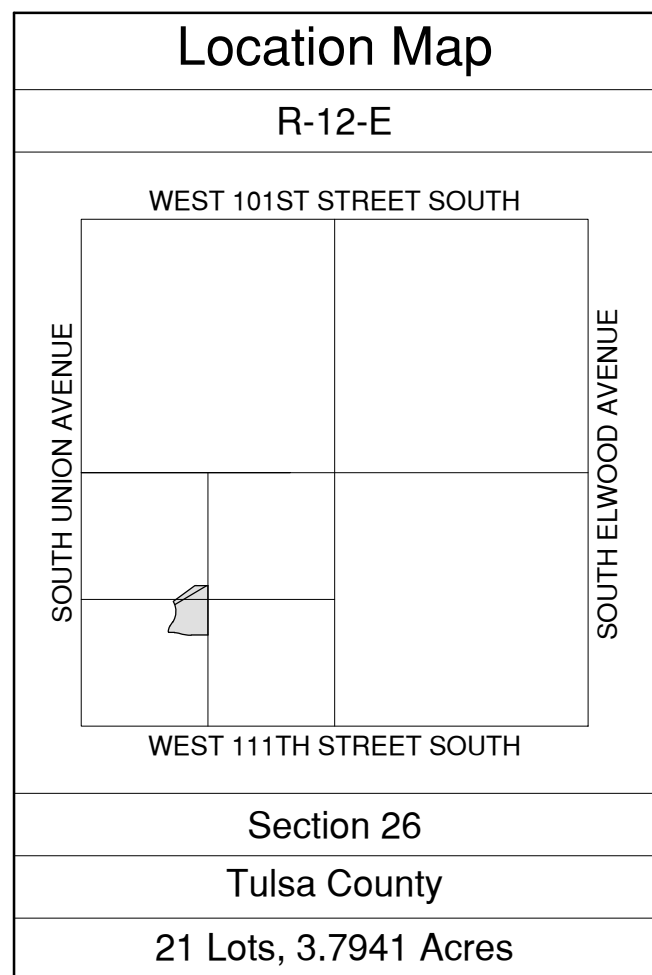
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Basis of Bearings

The non-astronomic bearings for said tract are based on a recorded plat bearing of S 01°11'27"E along the East line of Lot 1, Block 1, "Cobblestone Cottages" a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5779, as filed in the records of the Tulsa County Clerk's office.

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C8					
C9					

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

COBBLESTONE COTTAGES AMENDED

Date of Preparation: May 12, 2020 Sheet 1 of 2

COBBLESTONE COTTAGES
AMENDED

DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
PUD No. 38-A

KNOW ALL MEN BY THESE PRESENTS:

That Team Leverage, L.L.C., an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer", is the owner of the following described land:

All of Lot 1, Block 1 and Reserve "A" & Overland Drainage Easement, "Cobblestone Cottages", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5779, as filed in the records of the Tulsa County Clerk's office.

Said tract contains 165,273 square feet or 3.7941 Acres.

The non-astronomic bearings for said tract are based on a recorded plat bearing of S01°11'27"E along the East line of Lot 1, Block 1, "Cobblestone Cottages", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5779, as filed in the records of the Tulsa County Clerk's office.

The Owner/Developer has caused the same to be engineered, surveyed, staked and platted into lots, blocks, streets, and reserve areas in conformity to the accompanying plat and survey thereof, which plat is made a part hereof (the "Plat"), and has caused the same to be named "COBBLESTONE COTTAGES AMENDED", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma (the "Subdivision").

SECTION I. EASEMENTS AND UTILITIES

1.1 General Utility Easements

The Owner/Developer does hereby dedicate for public use the utility easements as depicted on the accompanying plat as "Utility Easement" or "U/E", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along the public street and the utility easements depicted on the plat, for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on the Owner/Developer 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 shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing and landscaping or other similar improvements that do not constitute an obstruction.

1.2 Underground Service

- 1.2.1 Overhead poles may be located along the perimeter of the subdivision as necessary if located in utility easements for the purpose of the supply of underground service. Street light poles or standards may be served by underground cable, and except as provided in the immediately preceding sentence, all electric and communication supply lines shall be located underground, in the easement-ways reserved for general utility services and streets, shown on the attached plat. The owner/developer 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 and streets shown on the plat of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in 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 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 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 owner of each 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 each lot in the subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such 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 service.
- 1.3 Water and Sewer Service
- 1.3.1 The owner of the lot shall be responsible for the protection of the public water and sewer mains located on his lot.
- 1.3.2 Within the depicted utility easement area, if the ground elevations are altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground level apertures, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense.
- 1.3.3 The City of Jenks, Oklahoma, or its successors, shall be responsible for ordinary maintenance of public water and 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.
- 1.3.4 The 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 this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water or sewer facilities.
- 1.3.5 The foregoing covenants set forth in this subsection 1.3 shall be enforceable by the City of Jenks, Oklahoma, or its successors, and the owner of the lot agrees to be bound hereby.
- 1.4 Gas Service
- 1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this deed of dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service. THE SUPPLIER OF GAS SERVICE CAN REQUIRE THE LOCATION OF GAS SERVICE STUB-OUTS FROM THE HOME AT THE TIME OF CONSTRUCTION.
- 1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration of grade or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or its agents or contractors.
- 1.4.3 The foregoing covenants set forth in this paragraph shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.
- 1.5 Surface Drainage
- Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from drainage areas of higher elevation and from public and private 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 the lot. The foregoing covenants set forth in this paragraph 1.5 shall be enforceable by any affected lot owner and by the City of Jenks, Oklahoma.
- 1.6 Paving and Landscaping Within Easements
- The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of, or maintenance to, the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the City of Jenks or the supplier of the utility service shall use reasonable care in the performance of such activities.
- 1.7 Limits of No Access
- The undersigned Owner/Developer hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to West 108th Street South within the bounds designated as "Limits of No Access" (L.N.A.) on the Plat, which "Limits of No Access" may be amended or released by the Jenks Planning Commission, or its successor, and 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 above established shall be enforceable by the City of Jenks, Oklahoma.
- 1.8 Private Streets
- 1.8.1 Reserve "A" as designated on the accompanying plat is herein dedicated as private streets for the common use and benefit of the owners of lots within "COBBLESTONE COTTAGES AMENDED", their guests and invitees for the purpose of providing access to and from the various lots and for providing

decorative fencing and landscaping, and are reserved for subsequent conveyance to Cobblestone Cottages Amended Homeowners' Association, L.L.C., a not for profit, for the purposes of the administration and maintenance of the streets and other common areas of the subdivision.

- 1.8.2 The Owner/Developer herein grants to the City of Jenks, Oklahoma, the United States Postal Service and to any public utility providing utility service to the subdivision, the right to enter and traverse the private streets (Reserve "A") and to operate thereon all service, emergency and government vehicles including but not limited to police and fire vehicles and equipment and does further grant to the City of Jenks and to any public utility providing utility service to the subdivision the right to make various underground utility crossings of the private streets (Reserve "A") as reasonably necessary to provide service and upon the installation of any such utility line, cable or facility such grantee shall be deemed to have a definitive perpetual easement covering a strip 5 feet in width extending 2-1/2 feet on each side of the utility line, cable or facility.
- 1.8.3 The Owner/Developer for itself and its successors herein covenants with the City of Jenks, which covenants shall run with the land and inure to the benefit of the City of Jenks and shall be enforceable by the City of Jenks to: 1.8.3.1 Prohibit the erection of any arch or similar structure over any private street as depicted on the accompanying plat which would prohibit any governmental, specifically any fire vehicle from free usage of the private streets (Reserve "A").
- 1.8.4 The City of Jenks shall have no duty to maintain any private streets (Reserve "A") nor have any implied obligation to accept any subsequent tender of dedication of such private streets (Reserve "A").
- 1.8.5 The Owner/Developer or its assigns, hereby reserves the right to maintain, change or otherwise regulate the hours of operation of the privacy gates at every entry into "COBBLESTONE COTTAGES AMENDED", until such time that the last lot owned within "COBBLESTONE COTTAGES AMENDED" has been purchased and dues paying residents are living in the home constructed upon such lot, at which time, (unless sooner assigned by the Owner/Developer) it will be the Homeowners' Association, to determine the hours of operation of such gates. This in no way precludes individual lot owners within "COBBLESTONE COTTAGES AMENDED", from time to time, to provide a limited access code to open the gates for the purpose of showing a listed property for sale, yard maintenance, cleaning services or like service personnel to access the areas behind the gates for restricted purposes during allowed times.
- 1.8.6 The privacy gates shall be licensed and operated in accordance with the City of Jenks's private street entrance requirements. The maintenance of the gates shall be the responsibility of the Homeowners' Association.
- SECTION II. RESERVE AREAS
- 2.1 Use of Land
- 2.1.1 Reserve Area "A" Reserve Area "A" shall contain, but not be limited to use for private streets, guest parking, access gates, access gate keypads, and associated appurtenances, landscaping, utilities, signage, and open space and is reserved for subsequent conveyance to the Homeowners' Association, to be comprised of the owners of the residential lots within "COBBLESTONE COTTAGES AMENDED" as set forth within Section IV hereof.
- 2.1.2 Reserve Areas "B", "C", "D", "E", "F", "G" and "H" Reserve Areas "B", "C", "D", "E", "F", "G" and "H" shall be used for open space, signage, landscaping, walls, fencing, recreation, drainage, overland drainage, stormwater drainage, utilities, and ingress and egress and is reserved for subsequent conveyance to the Homeowners' Association to be comprised of the owners of the residential lots within "COBBLESTONE COTTAGES AMENDED" as set forth within Section IV hereof. Fencing and walls shall meet the requirements of Section 5.2.E.3.iv of the Zoning Ordinance.
- 2.2 All Reserves
- 2.2.1 All costs and expenses associated with all reserves, including maintenance of various improvements will be the responsibility of the property owner.
- 2.2.2 In the event the property owner should fail to properly maintain the reserve areas and facilities thereon located as above provided, the City of Jenks, Oklahoma, or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the property owner.
- 2.2.3 In the event the property owner 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, provided however, the lien against each residential lot shall be limited to 1/21 of the costs. This lien may be foreclosed by the City of Jenks, Oklahoma.
- SECTION III. PLANNED UNIT DEVELOPMENT
- WHEREAS, "COBBLESTONE COTTAGES AMENDED" was submitted as part of a planned unit development (designated as PUD No. 38-A) pursuant to Chapter 9 of the City of Jenks Zoning Ordinance.
- WHEREAS, the planned unit development provisions of the Jenks Zoning Code require the establishment of covenants of record, inuring to and enforceable by the City of Jenks, Oklahoma, sufficient to assure the implementation and continued compliance with the approved planned unit development; and
- WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual

benefit of the Owner/Developer, its successors and assigns, and the City of Jenks, Oklahoma.

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

3.1 General Standards

The development of "COBBLESTONE COTTAGES AMENDED" shall be subject to the Planned Unit Development provisions of the Jenks Zoning Code as such provisions existed on July 16, 2018 and as approved for Planned Unit Development No. 38-A.

3.2 Development Standards - Cobblestone Cottages Amended:

- 3.2.1 Permitted Uses: Multifamily and detached dwellings, recreation and dining facilities and uses customarily accessory to permitted uses shall be permitted
- 3.2.2 Maximum Number of Dwelling Units 27
- 3.2.3 Maximum Building Height: 35 feet
- 3.2.4 Off-Street Parking Off-street parking shall be provided as established in the detail site plan included with PUD No. 38-A
- 3.2.5 Minimum Building Setbacks:
- | | |
|---------------------------|----------|
| From East Property Line | 11 feet |
| From South property lines | 10 feet |
| From West property lines | 10 feet* |
| Front Yard | 15 feet |
| Rear Yard | 7.5 feet |
| Side Yard | 0 feet |
| Side, Corner Lot | 5 feet |
- * with 20' minimum Landscape Easement on adjacent property.
- 3.2.6 Minimum Livability Area per DU 500 sf.
- 3.2.7 Signage: Signs shall be permitted as permitted in the RTH zoning district of the Jenks Zoning Code.
- 3.2.8 Other Bulk and Area Requirements: Except as modified in this Section 3.2, lots and buildings shall comply with the bulk and area requirements of the RTH Zoning District as set forth in the Jenks Zoning Code.

SECTION IV. HOMEOWNERS' ASSOCIATION

4.1. Formation.

The Owner/Developer has formed or shall be caused to be formed, an association of owners of lots within the subdivision, which shall be named "Cobblestone Cottages Amended Homeowners' Association, L.L.C., a not for profit" (the "Association") for the general purposes of maintaining the landscaping, private streets, reserve areas, parking and driveways and other common areas and to enhance the desirability and attractiveness of the subdivision. The Owner/Developer will control the Association until such time that it is turned over to the Homeowners' Association. Every record owner of a fee interest in a lot in the subdivision shall be a member of the Association and such membership shall be appurtenant to and may not be separated from ownership of a lot. The acceptance of a deed to a lot shall constitute acceptance of membership in the Association. All members of the Association covenant and agree to pay to the Association an annual assessment established by the Association which shall be no less than the minimum amount necessary to adequately maintain and support all common areas of interest, including, without limitation, all reserve areas, streets and driveways and common areas as designated on the plat.

4.2. Maintenance.

Reserve Areas: the Association, except as hereinafter provided, shall be responsible for the maintenance of improvements and landscaping within all reserve areas designated on the plat and the reserve areas are reserved for subsequent conveyance to the Association.

SECTION V.
ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

5.1. Enforcement

The restrictions herein set forth shall run with the land and shall be binding upon the Owner/Developer, its successors and assigns, within the provisions of SECTION I. EASEMENTS AND UTILITIES, are set forth certain covenants and the enforcement rights pertaining thereto, and whether or not therein so stated the covenants within Section I, shall inure to the benefit of and be enforceable by the City of Jenks, Oklahoma.

5.2. Duration

These restrictions shall remain in full force and effect until 40 years from the date of filing this plat of record, and thereafter shall automatically be continued for

successive periods of 10 years, unless terminated or amended as hereinafter provided.

5.3. Amendment

The covenants contained within SECTION I. EASEMENTS AND UTILITIES, may be amended or terminated at any time by written instrument signed and acknowledged by the owners of the affected lot or parcel and by the Jenks Planning Commission or its successors with the approval of the City of Jenks, Oklahoma. All other covenants may be amended at any time by an instrument in writing signed by the owners of at least sixty percent (60 %) of all lots in the addition and signed by the Owner/Developer; providing however, that until the Owner/Developer has sold all lots in the addition, the Owner/Developer reserves the right to amend any of the covenants contained herein without the consent of the other owners if such amendment, in the sole opinion and discretion of the Owner/Developer, is necessary for the development and sale of the lots in the addition.

5.4. 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 of any part hereof as set forth herein, which shall remain in full force and effect.

WITNESS WHEREOF, the undersigned Owner/Developer, has executed this instrument this ____ day of _____, 2020.

Team Leverage, L.L.C.
an Oklahoma limited liability company

By: Ed McLaughlin, Partner

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

This instrument was acknowledged before me this ____ day of _____, 2020, by Ed McLaughlin, Partner of Team Leverage, L.L.C.

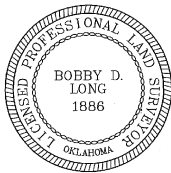
Notary Public

CERTIFICATE OF SURVEY

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

Executed this ____ day of _____, 2020.

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



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

The foregoing Certificate of Survey was acknowledged before me this ____ day of _____, 2020, by Bobby D. Long.

Jack Taber, Notary Public

COBBLESTONE COTTAGES AMENDED
Date of Preparation: May 19, 2020 Sheet 2 of 2

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To	Planning Commission
Hearing Date	June 18, 2020
Case Number	JL 20-346 BEAIRD
Request	Lot Split, Lot Combination
Location	12606 S Memorial Dr.
Applicant	Jack Beaird Owner

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Lot Split Document
- ☐ Lot Combination Document

Preparer

American Eagle Land Surveying
American Eagle Land Surveying

Background Information

STAFF COMMENTARY

Mr. Beaird owns Lot Two (2), Block Two (2) of Skyline Estates, an Addition in the City of Jenks. Some years ago, a fence was constructed between Lot Two (2) and Three (3). It was learned after many years the fence encroaches the neighbor's property by 0.0613 acres identified in the survey as Lot three (3), Block Two (2), Skyline Estates. The neighbors have come to an agreement and are pursuing a Lot Split and Lot Combination for two platted lots.

PLANNING DATA

Zoning	RS-1 Single-family Residential
Plat	Skyline Estates Plat No. 3889 February 8, 1979
Lot Two	Parcel ID 60960730522950
	Property Address 12406 S SKYLINE DR E
	Legal LT 2 BLK 2
	Gross Acres 0.56
Lot Three	Parcel ID 60960730522970
	Property Address 12422 S SKYLINE DR E
	Legal LT 3 BLK 2
	Gross Acres 1.17

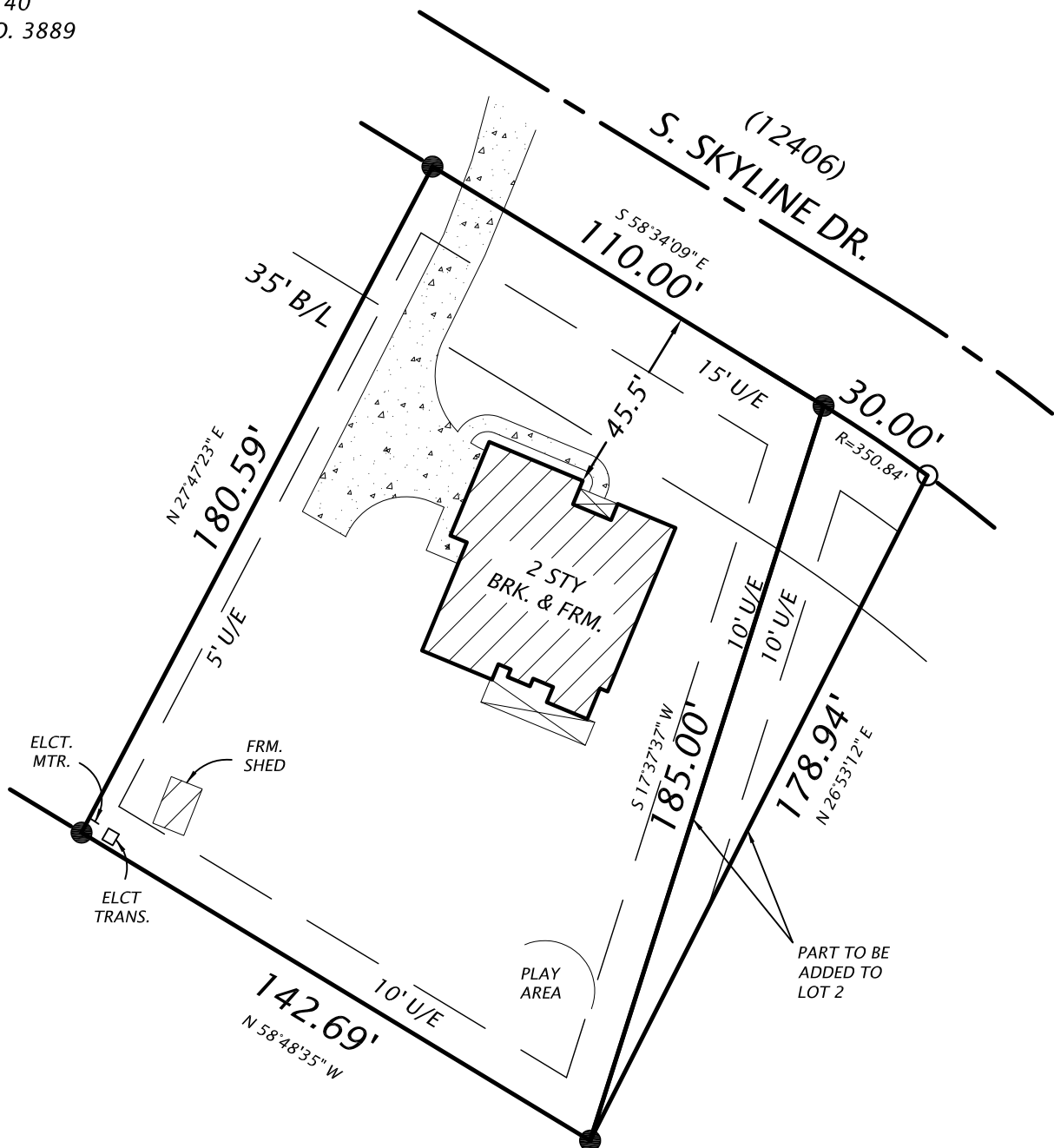


PROFESSIONAL LAND SURVEYOR'S
PROPOSED LOT COMBINATION SKETCH

Client: Jack Allen Beard and Lynn Louise Beard



SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION



CERTIFICATE

I DARRELL BIBLE, PROFESSIONAL LAND SURVEYOR #1731 IN AND FOR THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT AND LEGAL DESCRIPTION REPRESENTS A SKETCH FOR A LOT COMBINATION PERFORMED UNDER MY DIRECT SUPERVISION. THE ABOVE PLAT MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAYS OF RECORD. NO RESEARCH OF ABSTRACT OR RECORD OFFICES HAS BEEN CONDUCTED.

LEGEND

-  = FD. IRON PIN
 = SET IRON PIN
 = SET P.K. NAIL

Quinn Behr

Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 6/30/2020
Final: 5/30/2020





AMERICAN EAGLE LAND SURVEYING, LLC

2023 West 111th Street, Jenks, Ok 74037

Ph 918-640-4162 Fax 918-894-5248

darrellbible@gmail.com

Order No. 2004200

“ATTACHMENT”

LEGAL DESCRIPTION

Original Tract

Lot Two (2), Block Two (2), SKYLINE ESTATES, an Addition to the City of Jenks, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

LEGAL DESCRIPTION

Tract to be added to Lot 2

A Part of Lot Three (3), Block Two (2), SKYLINE ESTATES, an Addition to the City of Jenks, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof being more particularly described as follows, to-wit:

Beginning at the Northwest Corner of said Lot 3; Thence S 17°37'37" W along the West line of said Lot 3 a distance of 185.00 feet; Thence N 26°53'12" E a distance of 178.94 feet to a point on the Northerly line of said Lot 3; Thence along a curve the the left with a radius of 350.84 feet a distance of 30.00 feet to the point of beginning, containing 0.0613 acres (2669.7 Sq Ft) of land more or less, This legal description provided May 30, 2020 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.



AMERICAN EAGLE
LAND SURVEYING, LLC

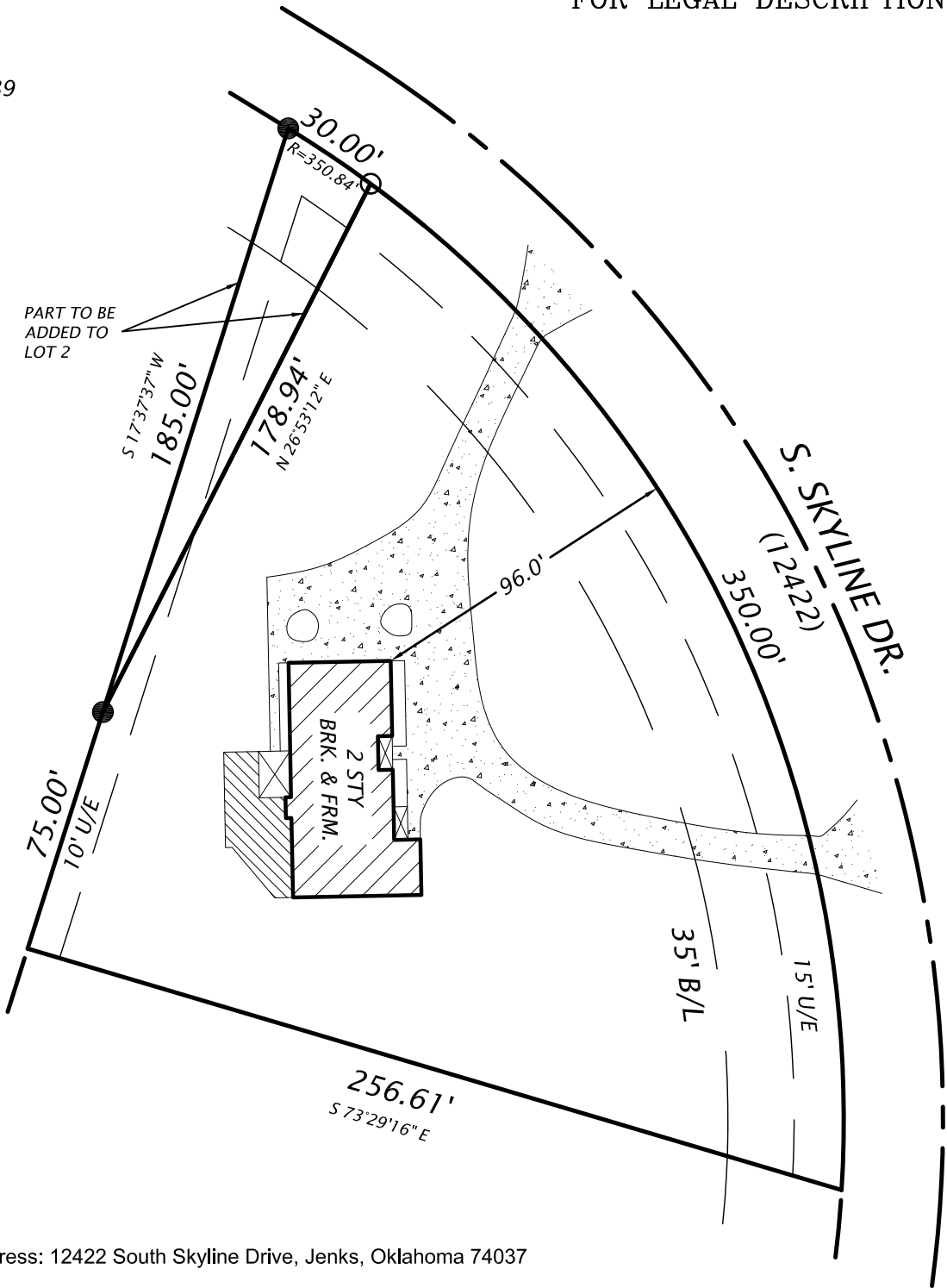
2023 West 111th Street Jenks, OK. 74037
OFFICE (918)640-4162 FAX (918)894-5248
darrellbible@gmail.com

PROFESSIONAL LAND SURVEYOR'S
PROPOSED LOT SPLIT SKETCH

Order No. 2004200
Client: George McCaskill

SCALE
1" = 50'
PLAT NO. 3889

SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION



Property address: 12422 South Skyline Drive, Jenks, Oklahoma 74037

CERTIFICATE

I DARRELL BIBLE, PROFESSIONAL LAND SURVEYOR #1731 IN AND FOR THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT AND LEGAL DESCRIPTION REPRESENTS A SKETCH FOR A LOT SPLIT PERFORMED UNDER MY DIRECT SUPERVISION. THE ABOVE PLAT MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAYS OF RECORD. NO RESEARCH OF ABSTRACT OR RECORD OFFICES HAS BEEN CONDUCTED,

LEGEND

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Darrell Bible

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Order No. 2004200

“ATTACHMENT”

LEGAL DESCRIPTION

Original Tract

Lot Three (3), Block Two (2), SKYLINE ESTATES, an Addition to the City of Jenks, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

LEGAL DESCRIPTION

Tract to be added to Lot 2

A Part of Lot Three (3), Block Two (2), SKYLINE ESTATES, an Addition to the City of Jenks, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof being more particularly described as follows, to-wit:

Beginning at the Northwest Corner of said Lot 3; Thence S 17°37'37" W along the West line of said Lot 3 a distance of 185.00 feet; Thence N 26°53'12" E a distance of 178.94 feet to a point on the Northerly line of said Lot 3; Thence along a curve the the left with a radius of 350.84 feet a distance of 30.00 feet to the point of beginning, containing 0.0613 acres (2669.7 Sq Ft) of land more or less, This legal description provided May 30, 2020 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.

LEGAL DESCRIPTION

Remaining Tract

Lot Three (3), Block Two (2), SKYLINE ESTATES, an Addition to the City of Jenks, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof, LESS AND EXCEPT Beginning at the Northwest Corner of said Lot 3; Thence S 17°37'37" W along the West line of said Lot 3 a distance of 185.00 feet; Thence N 26°53'12" E a distance of 178.94 feet to a point on the Northerly line of said Lot 3; Thence along a curve the the left with a radius of 350.84 feet a distance of 30.00 feet to the point of beginning, containing 0.986 acres of land more or less, This legal description provided May 30, 2020 by Darrell Bible, L.S. #1731 in and for the State of Oklahoma.