

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 22, 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 OCTOBER 08, 2020

Documents:

[2020.10.08 PC MINUTES.PDF](#)

IV. BUSINESS

1. ARC 20-492: Request by Loretta Kwiatkowski for approval of a monument sign. General Location: 900 W Main St

Documents:

1. [SR.ARC 20-492 LORDS.LADIES.PC 10.22.20.PDF](#)
2. [LORDS AND LADIES SIGN FINAL.PDF](#)

2. ARC 20-493: Request by John Sanford for approval a new building design. General Location 402 E Aquarium Dr

Documents:

1. [SR.ARC 20-493.PEDIATRIC ABC.PC10.22.20.PDF](#)
2. [ARC JENKS MEDICAL.PDF](#)

3. ARC 20-495: Request by Jacob Clark for approval of signs and designs for a gas station. General Location: 2840 W Main St

Documents:

1. [SR.ARCCASEYS 20-495PC 10.22.20.PDF](#)
2. [CASEY SIGN.PDF](#)
3. [CASEY ELEVATION.PDF](#)

[4. CASEY ELEVATION.2.PDF](#)

4. JL 20-349: Request by Jesse Powell for a lot split and lot combination & minor amendment for PUD 107. General Location: 13973 S 21st Ct E

Documents:

- [1. SR.JL 20-349 POWELL.CLEARFIELD.PDF](#)
- [2. LOT SPLIT.COMBO JL20-349 POWELL.PDF](#)
- [3. REQUEST TO AMEND PUD 107.PDF](#)

V. OTHER BUSINESS

1. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, OCTOBER 08, 2020
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

The Jenks Planning Commission was called to order at 6:00 p.m. on September 17, 2020, by Scott West. A roll call vote of members was taken as follows:

Present

Leon Davis - Videoconference
Craig Bowman - Videoconference
Travis Fulkerson - Videoconference
David Randolph - Videoconference
John Brown - Videoconference
Scott West - Videoconference

Absent

Chair Carol Minden - Videoconference

Request to approve minutes of September 17, 2020. David Randolph made a motion to approve the minutes. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Fulkerson, Randolph, West

NAY: None

ABSTAIN: Brown

Motion carried.

Business

1. ARC 20-494: Request by Lektron Branding Solutions for approval of a projecting wall sign. General Location: 121 E Main St

Planning Director Marcaé Hilton presented the staff report for Item 1 and answered questions. Craig Bowman made a motion to approve Item 1. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

2. JL 20-348: Request by Wallace Engineering for a lot split. General Location: W Main St & S Gateway Pl

Planning Director Marcaé Hilton presented the staff report for Item 2 and answered questions. Jim Beach (123 N MLKJ Blvd) addressed the Commission as the applicant. Craig Bowman made a motion to approve Item 2. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

3. Request to approve meeting schedule and time starting in January 2021

Planning Director Marcaé Hilton presented the staff report for Item 3 and answered questions. Travis Fulkerson made a motion to approve Item 3 meeting once a month at 6:00 p.m. beginning in 2021. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Other Business

1. Planning Update

Planning Director Marcaé Hilton gave a Planning update and answered questions.

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

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

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:29 p.m.

To	Planning Commission
Hearing Date	October 22, 2020
Case Number	ARC 20-492 LORDS AND LADIES Resubmittal
Request	Sign approval
Location	900 W. Main St.

Staff Report

Preparer | Marcaé Hilton

Attachments

Preparer

☐ Sign Documents

Steve Kukla

Background Information

STAFF COMMENTARY | Lords & Ladies began in January 1995 as a Family Child Care Home and has expanded over the years to our current capacity of 170.

Sec. 1620. - Appearance review committee duties.

A. The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located. Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.

ARC | August 25, 2020, ARC reviewed the drawing and asked for a revised sign with less information, staff reached out to applicant, explained the concerns regarding the amount of material on the face of the sign including but not limited to the small text and the potential for the sign to be distracting as drivers strain to read the content. The applicant agreed to review the comments and concerns and submit a new sign.

ARC Motion | August 25, 2020 | The item was tabled in lieu of a revised sign design, design is too busy, doesn't fit neighborhood, too distracting.

ARC Summary and Vote | October 13, 2020 | The ARC had a scheduled meeting on October 13, 2020 at 3:00 PM via TEAMS, the meeting started with Marcaé Hilton and Brandon Macy present. Upon learning there were several scheduling conflicts, Marcaé asked the members to submit their comments and concerns via email by Friday, October 16, 2020.

VOTE | 6-0-1 Approve

No Issues

No comments submitted

Approve as submitted

Approve as submitted

Approve as submitted

No Issues

Nonvoting Attendees

Members

Josh Driskell, Jenks Chamber of Commerce

Heather Turner, Anthem Road Academy, Downtown Business Owner

JayCee Kerns, LC Kerns Contractors, Downtown Business Owner

Tanner Rush, Community Development Coordinator, City of Jenks

Greg Helms, GS Helms & Associates, Architect

Matt Bear, Quick Trip, Architect

Marcaé Hilton, City Planner, City of Jenks

Brandon Macy, City Clerk

Data

[Sign Size](#)

6'x4' (24 sq) | meets code requirements

Lot Width

168 feet

Public Comment

None | no notice is given to public for ARC cases

Parcel #

56050-82-24-00020

Situs address

900 W MAIN ST S JENKS 74037

Subdivision

HIGHLAND ADDN

Zoning

Correct Zoning per Ordinance No. 719 | (CS) Commercial Shopping | *Incorrect per Tulsa County and INCOG | (RS-1) RES SINGLE-FAMILY LOW DENSITY DISTRICT | Staff was able to get the map corrected.*

Legal

PARCEL A LESS BEG NEC THEREOF THE S11.48 NW5.05 N11.52 SE5.06 TO POB

STR

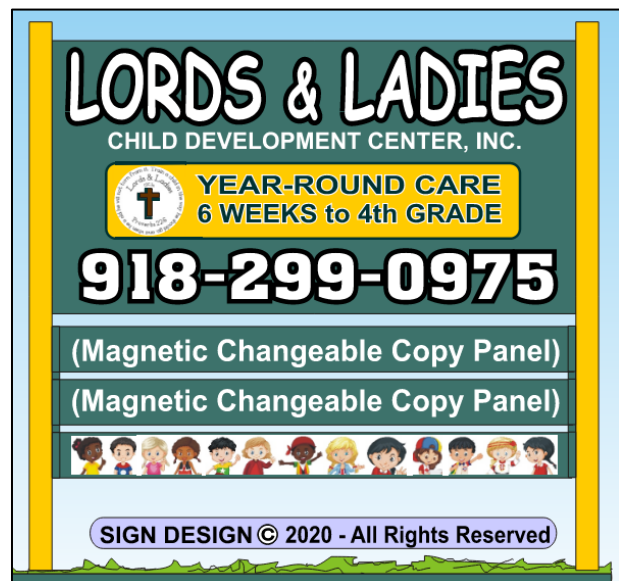
Section: 24, Township: 18, Range: 12

Buildings

1 Commercial Day Care Center	1995	—	3,780 SF
2 Commercial Day Care Center	2004	—	5,952 SF



Figure 1: Original Submittal



New Revised Submittal

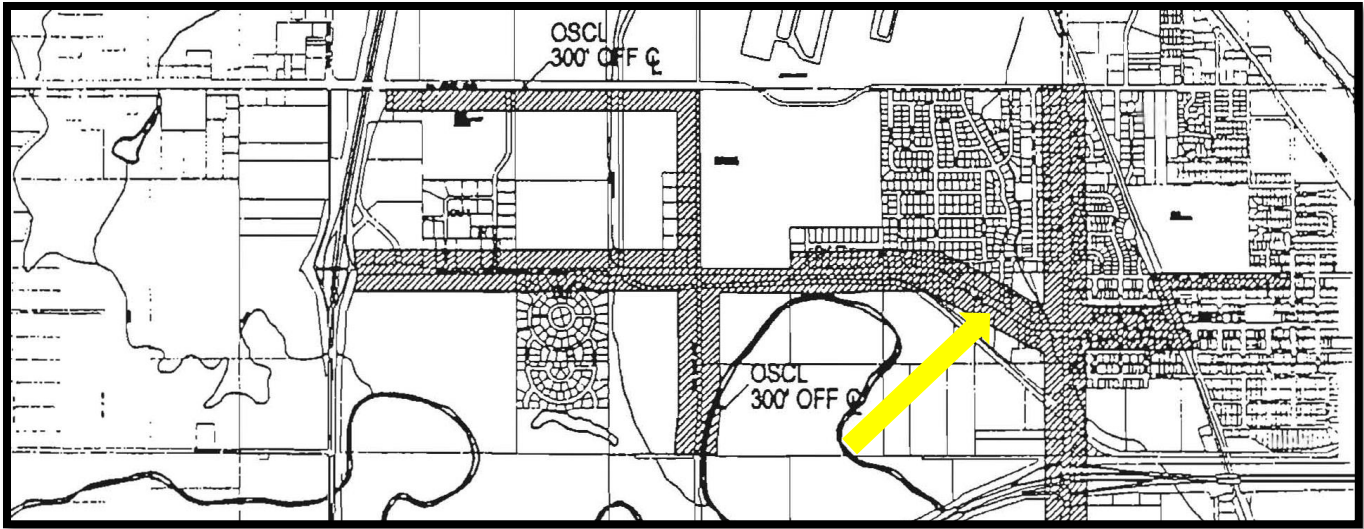


Figure 2: CORRIDOR APPEARANCE DISTRICT MAP

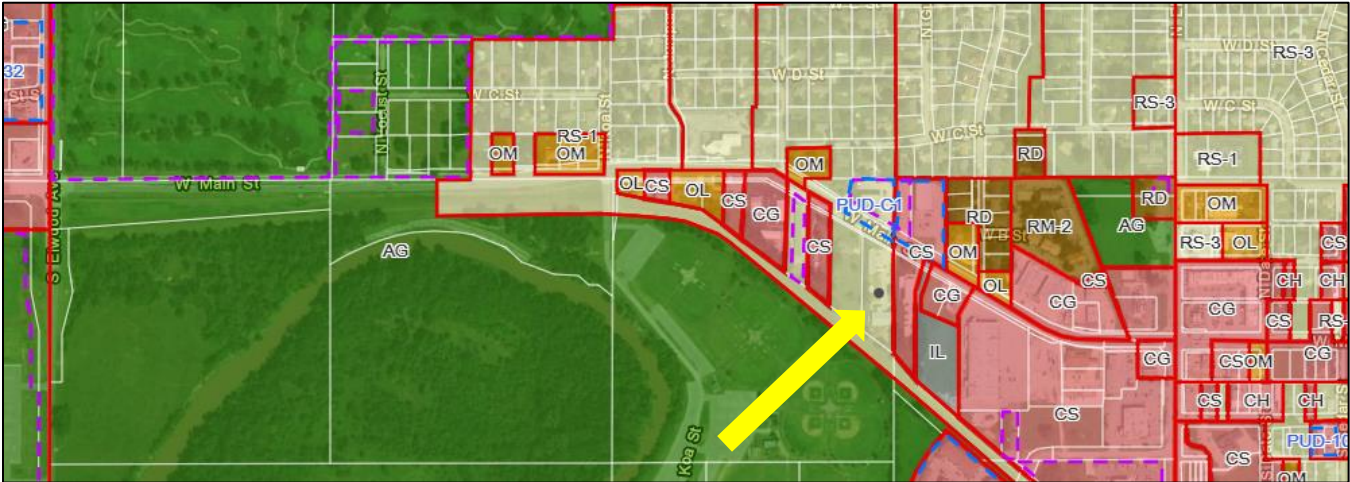


Figure 3: Incorrect Zoning Map

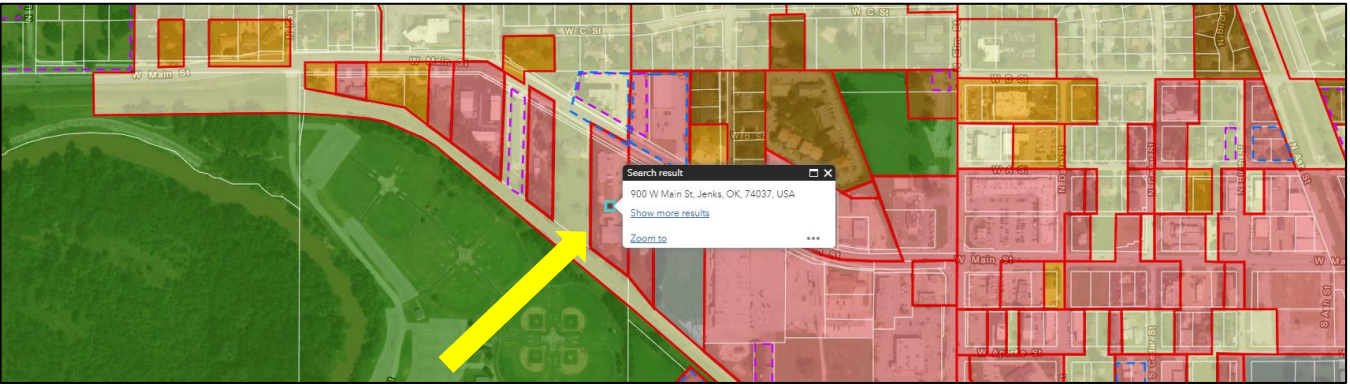


Figure 4: Corrected Zoning Map



Figure 5: AERIAL VIEW

Staff Evaluation & Recommendation

EVALUATION | Staff and ARC find this sign request can be approved as presented in the application. Staff was able to get the zoning information corrected with Tulsa County Parcel Data and the INCOG zoning map as seen in Figure 4.

ZONING REQUIREMENTS

3. a. One sign for each street frontage identifying the commercial complex and individual tenants therein, not exceeding in aggregate display surface area *one square foot per each linear foot of street frontage*.
- f. Ground signs shall be set back from the centerline of an abutting street one-half the right-of-way width designated on the major street plan or one-half of the dedicated right-of-way, whichever is greater; or 25 feet if the street is not designated on the major street plan.
- g. Setback. No sign shall be erected, maintained or overhang into any street, easement, required parking stall, right-of-way, or any area designated in the Jenks Plan as a future street right-of-way except as an integral part of an approved awning, unless approval of the Jenks City Council has been obtained and a written agreement is entered into by the City of Jenks providing for removal of such sign upon notice at the sole expense of the property owner.
- h. Appearance Review District. No sign shall be erected within an Appearance Review District unless and until approval by the Appearance Review Committee and Planning Commission is received.
- i. Traffic Signal Clearance. No sign shall be located in such a way as to obstruct or obscure or in any manner interfere with any traffic signal light or public warning sign.
- j. Obstruction of View Signs. When located in such a manner so as to prevent any motorist from obtaining a clear view of approaching vehicles for a distance of 500 feet along an expressway or any other public right-of-way, are prohibited. Signs are prohibited where by reason of the position, shape, color or combination thereof, the same interferes with or obstructs the view of or may be confused with an authorized traffic signal, sign or device.

RECOMMENDATION | *Staff and ARC recommend approval of the new sign as presented*



Steve Kukla
SIGNS
 Freelance Graphics
 & Design
918-234-7446

"Serving **YOU** with
 Professional Creativity &
 Expert Craftsmanship
 in Graphic Arts...
 ...**Since 1973**"

LORDS & LADIES

CHILD DEVELOPMENT CENTER, INC.



YEAR-ROUND CARE
6 WEEKS to 4th GRADE

918-299-0975

(Magnetic Changeable Copy Panel)

(Magnetic Changeable Copy Panel)



SIGN DESIGN © 2020 - All Rights Reserved

Post Office Box 464 • Tulsa, Oklahoma 74101 • (918) 234-7446
 Electronic Mail: manasseh@sbcglobal.net **S-I-G-N**

To	Planning Commission
Hearing Date	October 22, 2020
Case Number	ARC 20-493 Jenks Pediatric
Request	Approval of New Building Appearance Review
Location	402 E. Aquarium Place
Applicant	John Sanford

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Jenks Medical Office Documents

Preparer

John Sanford

Background Information

STAFF COMMENTARY

ARC 20-493 | JENKS MEDICAL OFFICE “ABC” | [SPECIAL THEME DISTRICT](#) | This application represents a request to move forward with the building permit for new pediatric office on a property zoned CS “Commercial Shopping.” The applicant has met the zoning requirements as shown on the proposed site plan. The property is approximately one block south of Main Street and east of 4th street in an area that has a mix of residential and office uses. The lot is currently vacant; the west side of 4th street has a new contemporary office building on the north and the south has a house which has been renovated for an office use. The Horizon Jenks Comprehensive Plan identifies this area as “Downtown | The downtown land use designation includes Downtown Jenks, centered along East Main street. Downtown areas should continue to consist of a variety of commercial uses including boutiques, antique stores, restaurants, cultural amenities and offices. The City should work to enhance the character and identity of this area to make it a true destination in the Tulsa region.” The site plan makes use of the front lawn and matches the neighborhood with green space, sidewalks and generous plantings.

ARC Summary and Vote | The ARC had a scheduled meeting on October 13, 2020 at 3:00 PM via TEAMS, the meeting started with Marcaé Hilton and Brandon Macy present. Upon learning there were several scheduling conflicts, Marcaé asked the members to submit their comments and concerns via email by Friday, October 16, 2020.

VOTE | 6-0-1 Approve

Members

No Issues

Josh Driskell, Jenks Chamber of Commerce

No comments submitted

Heather Turner, Anthem Road Academy, Downtown Business Owner

Approve as submitted

JayCee Kerns, LC Kerns Contractors, Downtown Business Owner

Approve as submitted

Tanner Rush, Community Development Coordinator, City of Jenks

Approve as submitted

Greg Helms, GS Helms & Associates, Architect

No Issues

Matt Bear, Quick Trip, Architect

Nonvoting Attendees	Marcaé Hilton, City Planner, City of Jenks Brandon Macy, City Clerk
Public Comment	None no notice is given to public for ARC cases

Zoning Code

1660. 1. Special Theme District Guidelines.
- A. General.
1. The criteria are designed to be flexible in nature but provide a cohesive theme for the defined special district. Architectural designs that were typical of the turn of the century are the theme for the special district. The overall appearance of structures within the defined district should adhere to the main theme as described below.

2. Conformance to the Historic Turn-of-the-Century Architectural Design Theme, especially Victorian or Western styles, shall be required.

- The site plan submitted shall conform to a flexible turn-of-the-century design theme of plus or minus 14 years surrounding the year of 1900 time period.
 - Evaluation of the conformance to the architectural theme will be contingent upon the *facade color scheme*, and *material selection* for remodeling as well as *landscape and decorative treatments* proposed. An artist's rendition which is located in City Hall and which shows a streetscape of the theme, shall be conformed with as closely as possible.

3. The proposed plan shall show an overall compatibility with the design theme and streetscape. A blending of similar treatments of surrounding structures with the use of such things as period street lighting, window boxes, or pedestrian benches, is encouraged.

4. Materials selected for the proposed plan shall be compatible in appearance and texture of the overall architectural theme.

a. The following factors will govern the Planning Commission evaluation of a proposal in the Special Theme District:

1. Conformance with the design theme.

2. Compatibility with surrounding area.

3. Circulation patterns.

4. Landscaping and screening.

5. Material Selection.

5. Traditional Turn-of-the-Century color schemes and combinations of those colors should be used for all exterior wall coverings. Fluorescent or luminescent colors should be prohibited, unless measures are in place to "soften" the effect on adjoining properties.

B. Parking/Landscaping.

C. Signage.

D. Lighting.

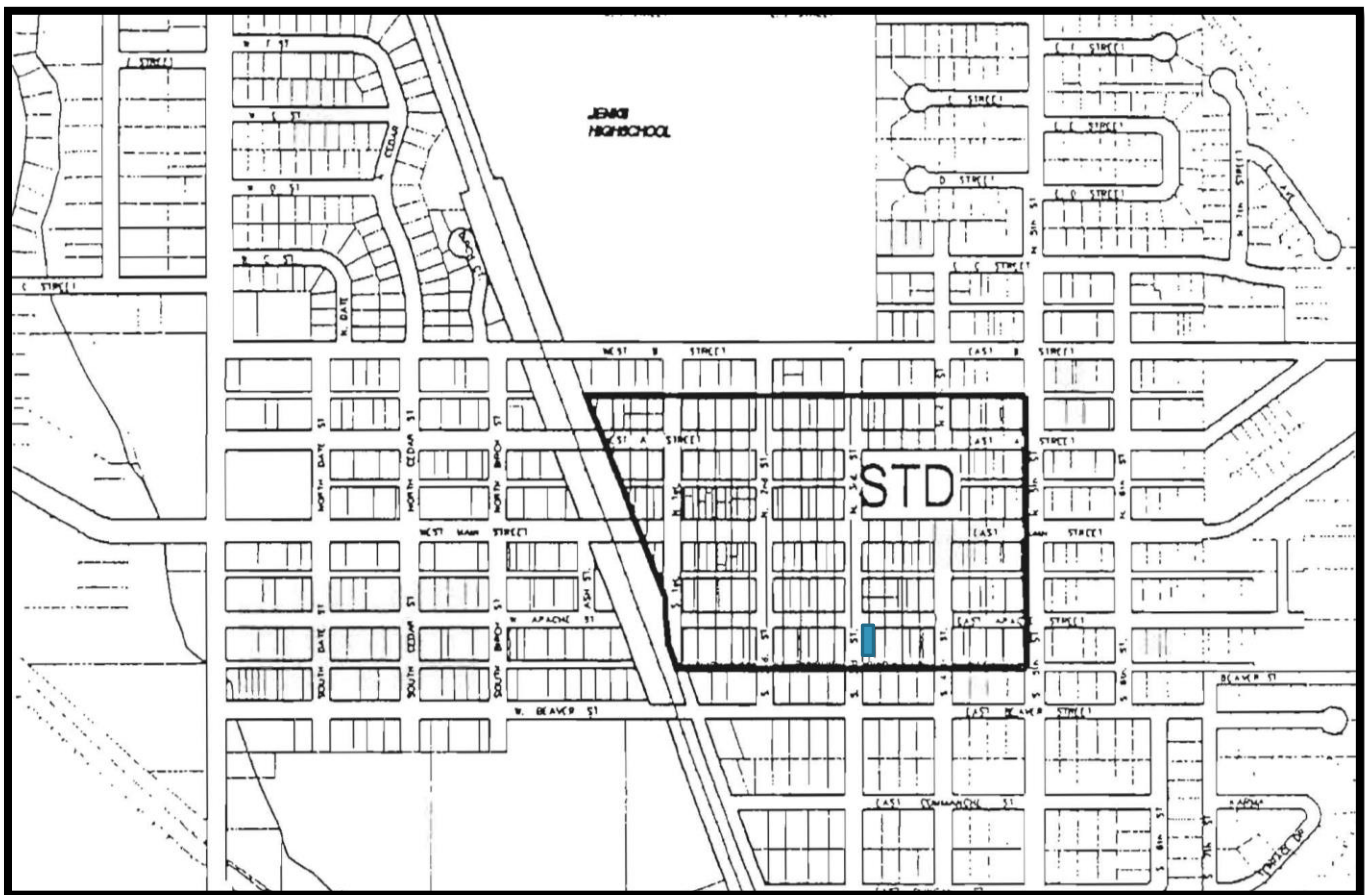
E. Storage and use of yards and outbuildings.
- CONSIDER**| Is the proposed building flexible enough to be considered compatible with the vision of the downtown and special theme district?
- Sec. 1620. - Appearance review committee duties.

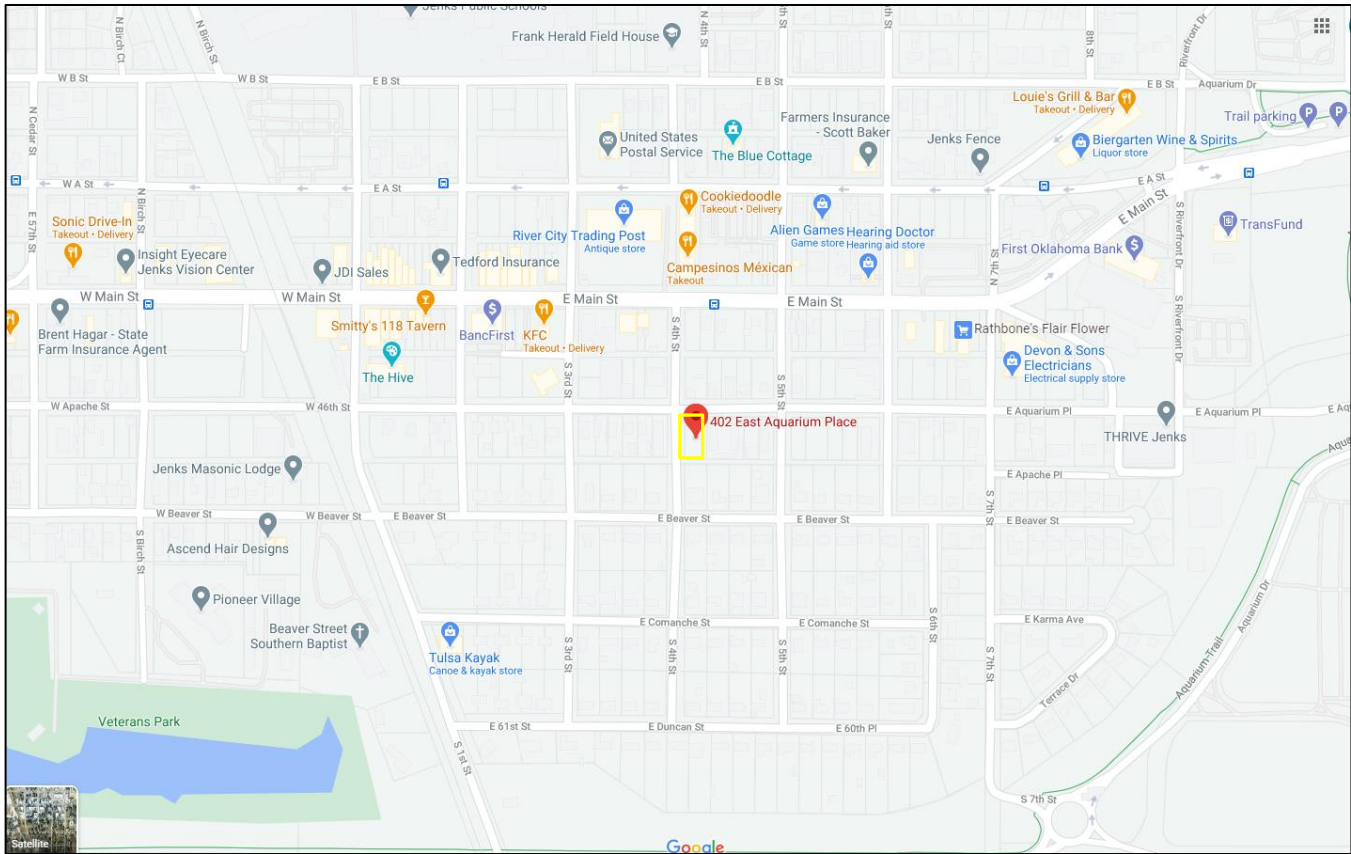
A. The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located.
- Page 2

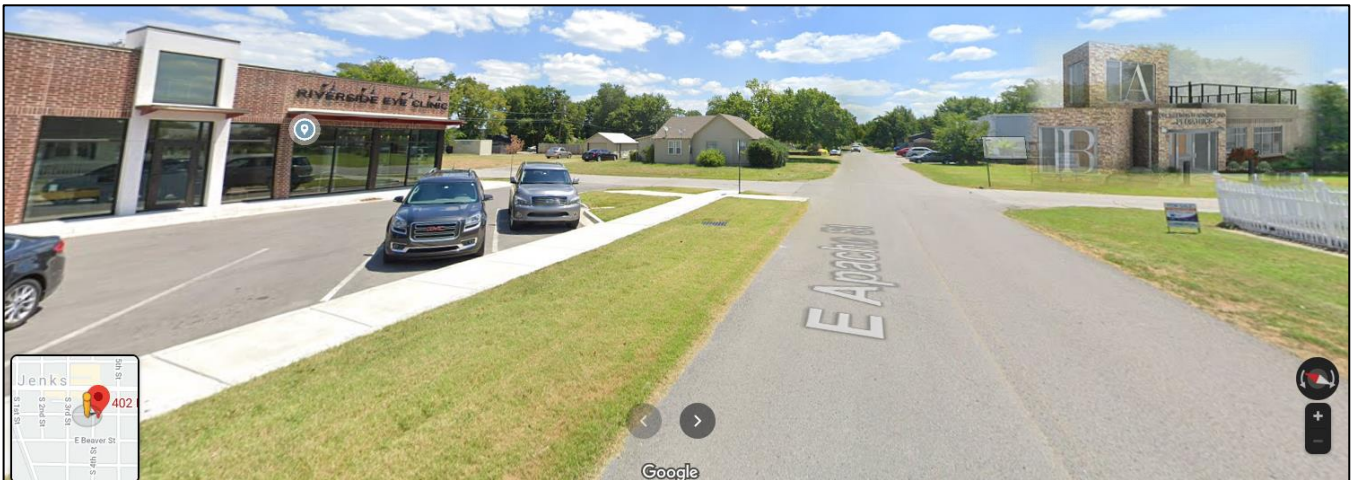
Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.

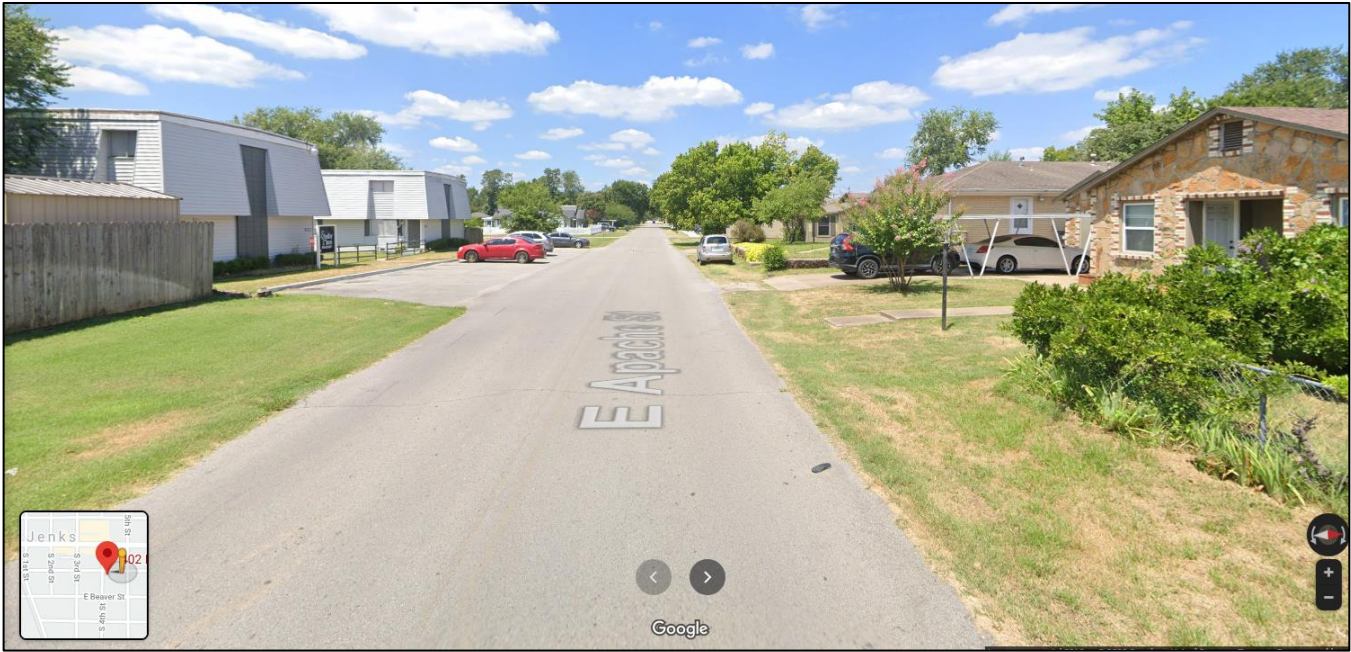
Staff Evaluation & Recommendation

EVALUATION | This former residential lot is part of the Special Theme District, the criteria established in the code is designed to be flexible in nature but provide a cohesive theme for the defined special district. In this case the building uses all materials found around the turn of the century with a cube look for the hard corner. Staff finds the materials in compliance with the Special Theme District language. The architectural style is a series of three cubes, stacked like building blocks with the letters of the alphabet etched on the windows. The structure is iconic, it represents a larger than life, turn of the century play toy used by children to this day. It also provides an inviting environment for families to bring their children for check-ups, diagnosis, and probably Instagram photo ops. The ARC voted unanimously to approve as submitted.



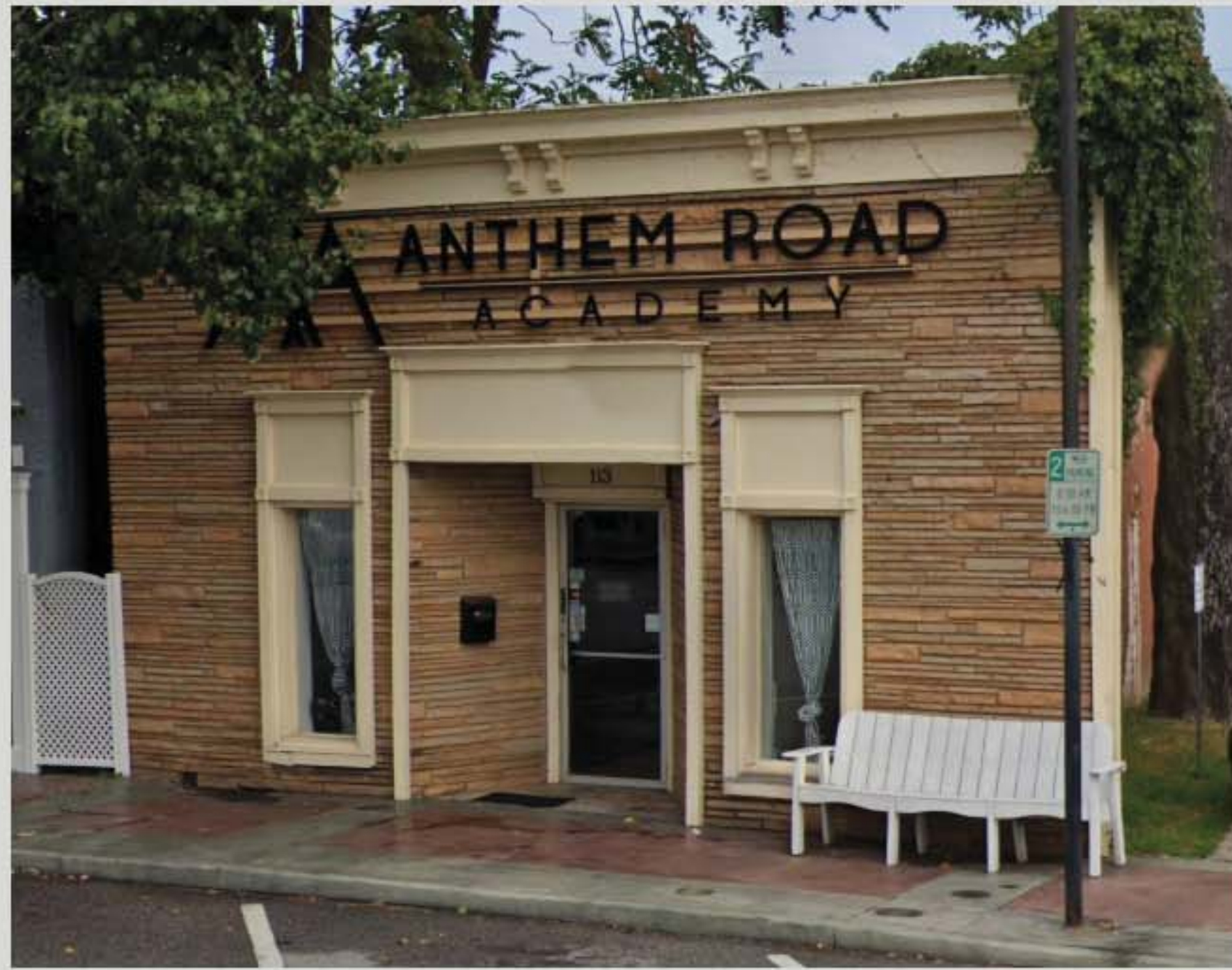








RECOMMENDATION | *Staff and ARC recommend approval of the site plan and architectural materials; staff and ARC asks Planning Commission for the authority to approve the landscape, signage and lighting if they are found to be consistent with the City Code and the approved architectural design.*



HISTORIC BUILDING -
DOWNTOWN JENKS



EARLY 1900s - WOOD SIDING



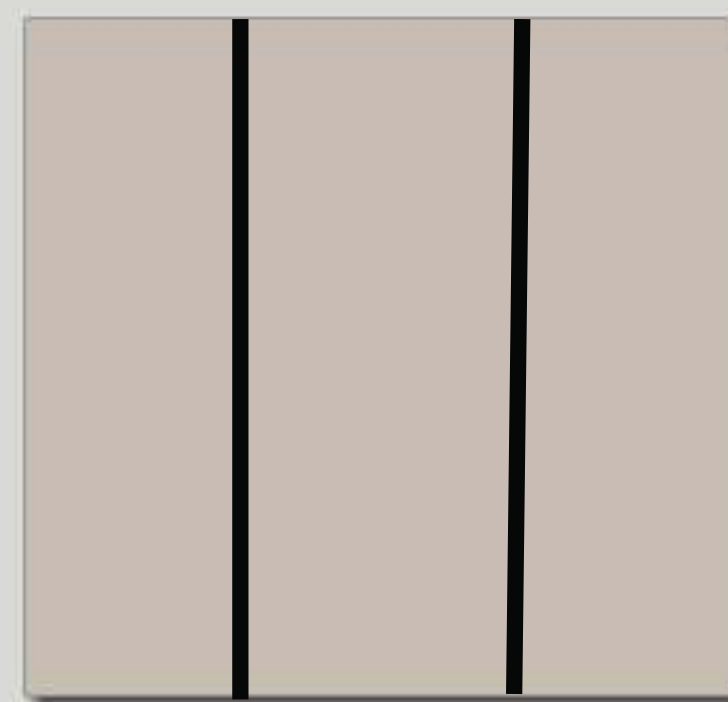
EARLY 1900s - BOARD & BATTEN SIDING



ELDORADO STONE
MOUNTAIN LEDGE
COLOR - YUKON



WOOD LAP SIDING -
COLOR: ANCHOR PAINT
0570 "GREY LOCKS"



WOOD VERTICAL SIDING -
COLOR: ANCHOR PAINT
0567 "HEARTHSTONE"



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John Sanford
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COLOR
BOARD

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Sheet Number	Sheet Name

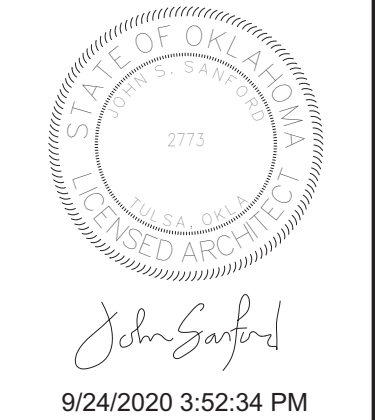
A111	1st FLOOR DIMENSION PLAN
A112	2nd FLOOR DIMENSION PLAN
A201	PERSPECTIVE VIEWS
A202	PERSPECTIVE VIEWS
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No.	Description	Date

SHEET
A000
COVER

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- SITE NOTES:
- NO FREE STANDING SIGN IS PROPOSED
 - NO MECHANICAL UNITS PROPOSED
 - CONTRACTOR TO VERIFY THAT ALL TREES ARE AT LEAST 10 FEET FROM ANY FIRE HYDRANT, THAT ALL MEDIUM TO LARGE TREES ARE AT LEAST 20 FEET FROM ANY OVERHEAD UTILITY LINES AND AT LEAST 5 FEET FROM ANY PUBLIC UNDERGROUND UTILITY LINES.
 - REFER TO CIVIL FOR GRADING, EROSION CONTROL, DRAINAGE, AND PAVEMENT DETAILS
 - NO LIGHT POLES PROPOSED, WALL PACKS w/ CUTOFF LENSES PROPOSED ON BUILDING FACE
 - ADA PARKING SPACES & RAMPS SLOPE TO NOT EXCEED 2%

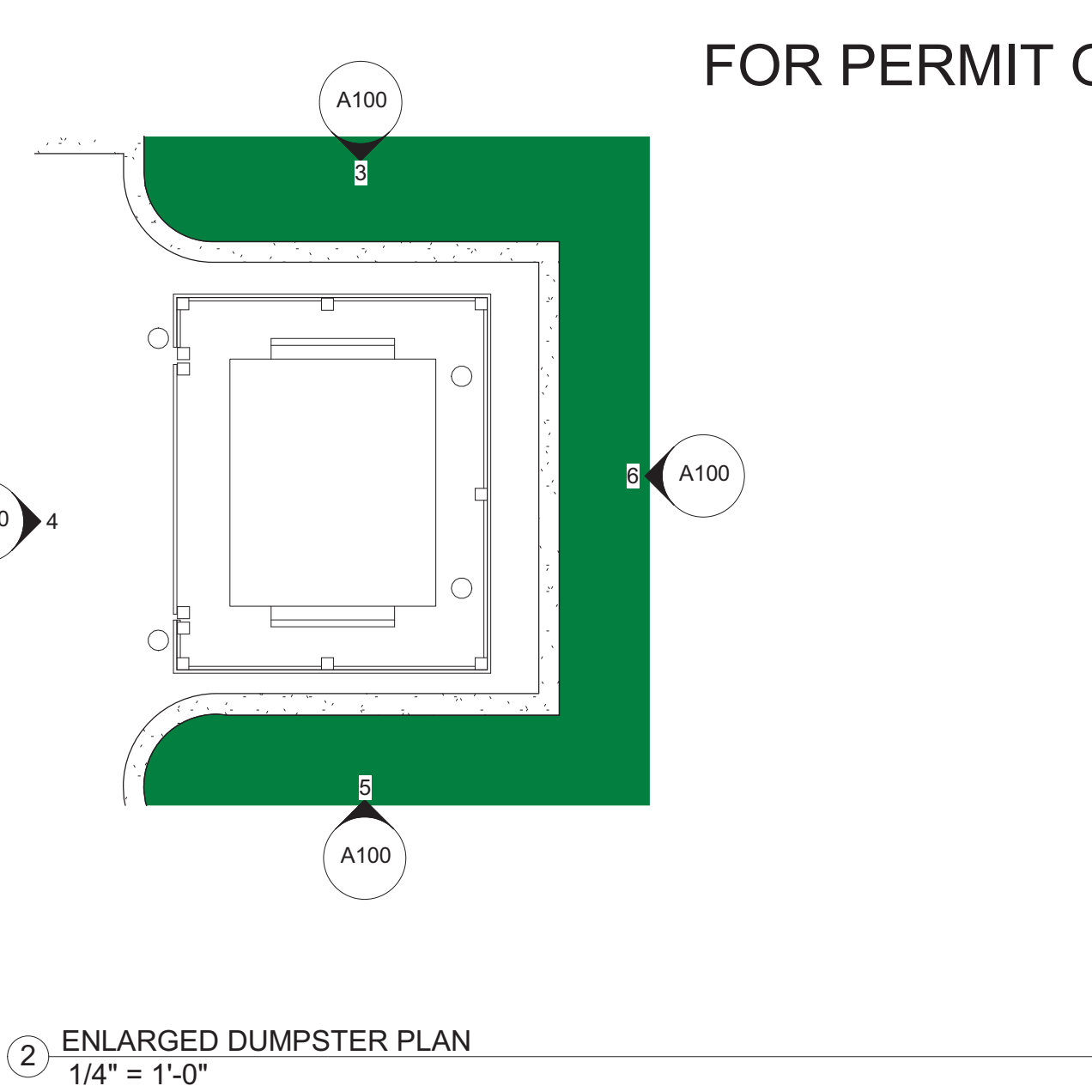
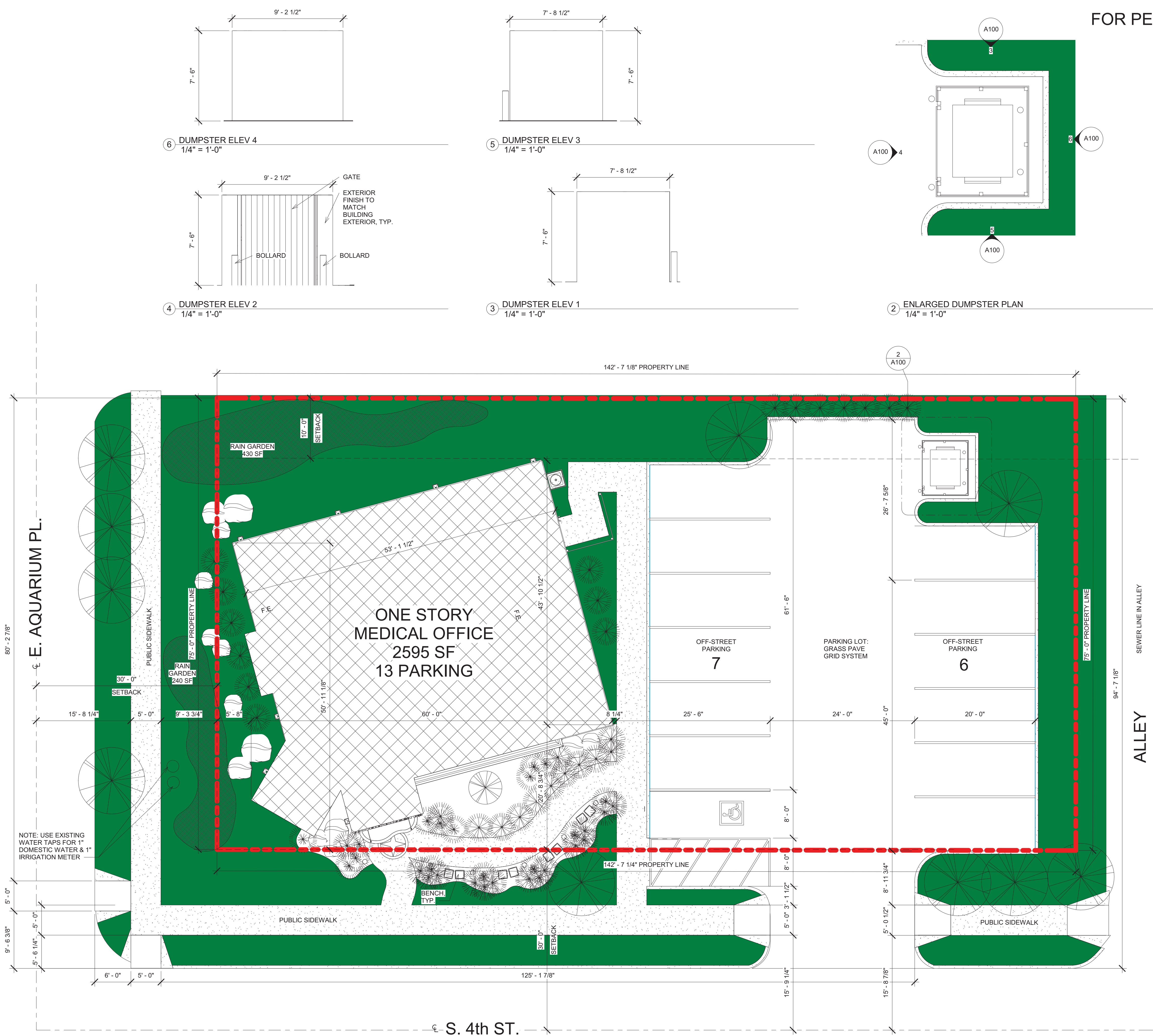
LEGAL DESCRIPTION:
LOTS TEN THROUGH TWELVE (10-12), BLOCK TWENTY-EIGHT (28), ORIGINAL TOWN OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, ALONG WITH A TWELVE (12) FOOT INGRESS / EGRESS EASEMENT ALONG THE EAST SIDE THEREOF.

LOT AREA 11,450 S.F.

PARKING REQUIREMENT: 1 PARKING SPACE / 200 SQ FT OF OFFICE SPACE
BUILDING 2595 SQ FT / 200 SQ FT = 13 PARKING SPACES REQ'D

Parking Schedule		
Family	Type	Count
8x18 ADA Parking Space 8' Aisle	9' x 20' (8' Aisle)	1
Parking Space	9' x 20' - 90 deg	12
Grand total: 13		

1 ENLARGED SITE PLAN
1/8" = 1'-0"



2 ENLARGED DUMPSTER PLAN
1/4" = 1'-0"

3 DUMPSTER ELEV 1
1/4" = 1'-0"

4 DUMPSTER ELEV 2
1/4" = 1'-0"

5 DUMPSTER ELEV 3
1/4" = 1'-0"

6 DUMPSTER ELEV 4
1/4" = 1'-0"

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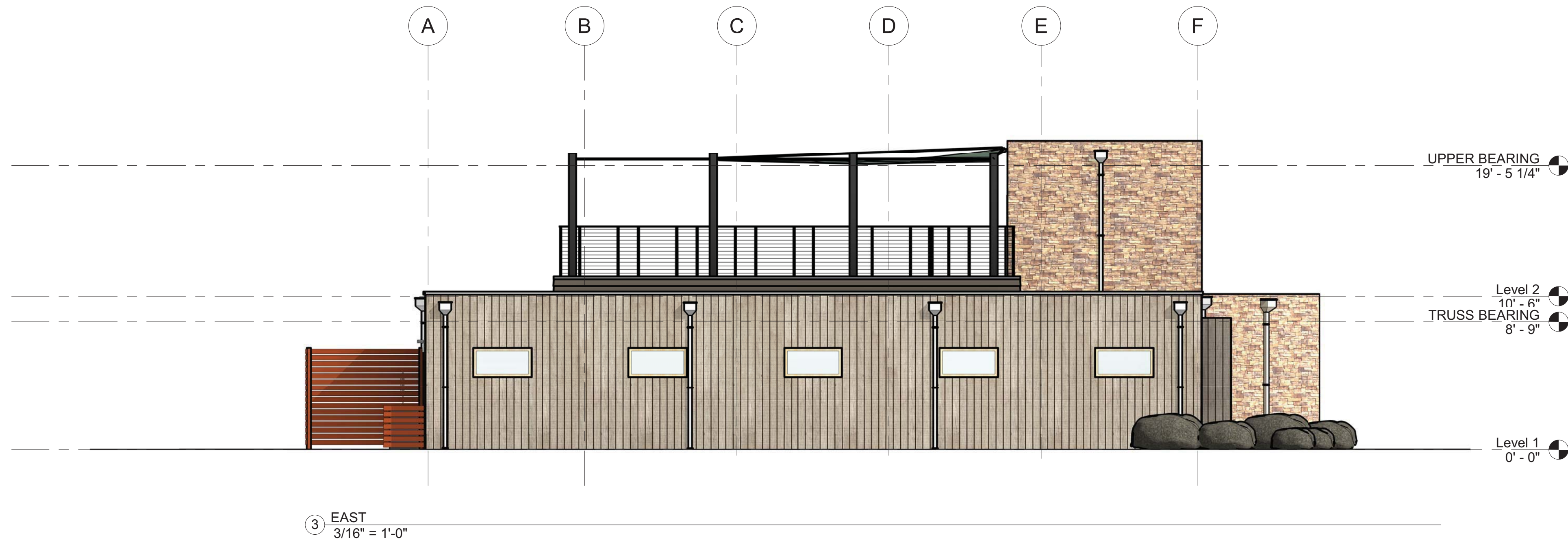
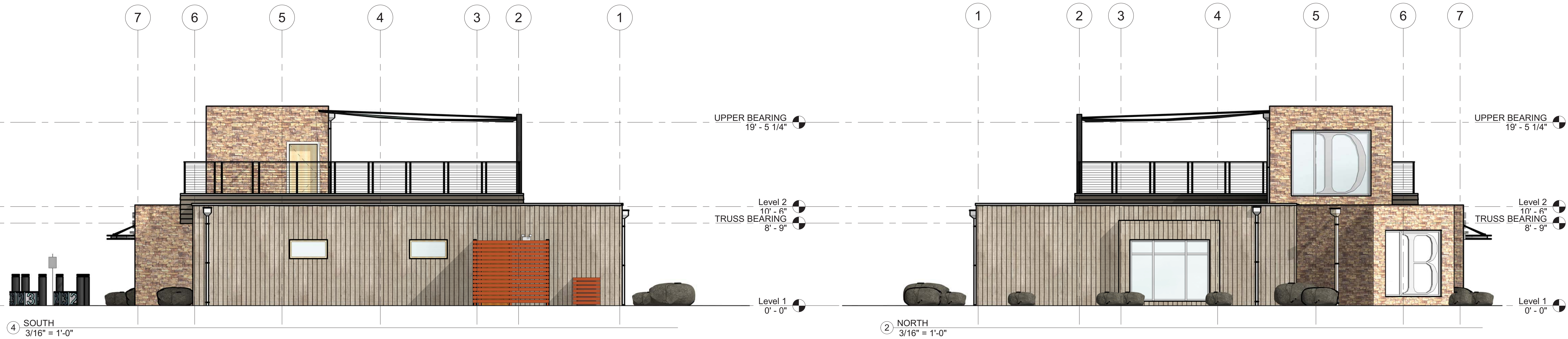
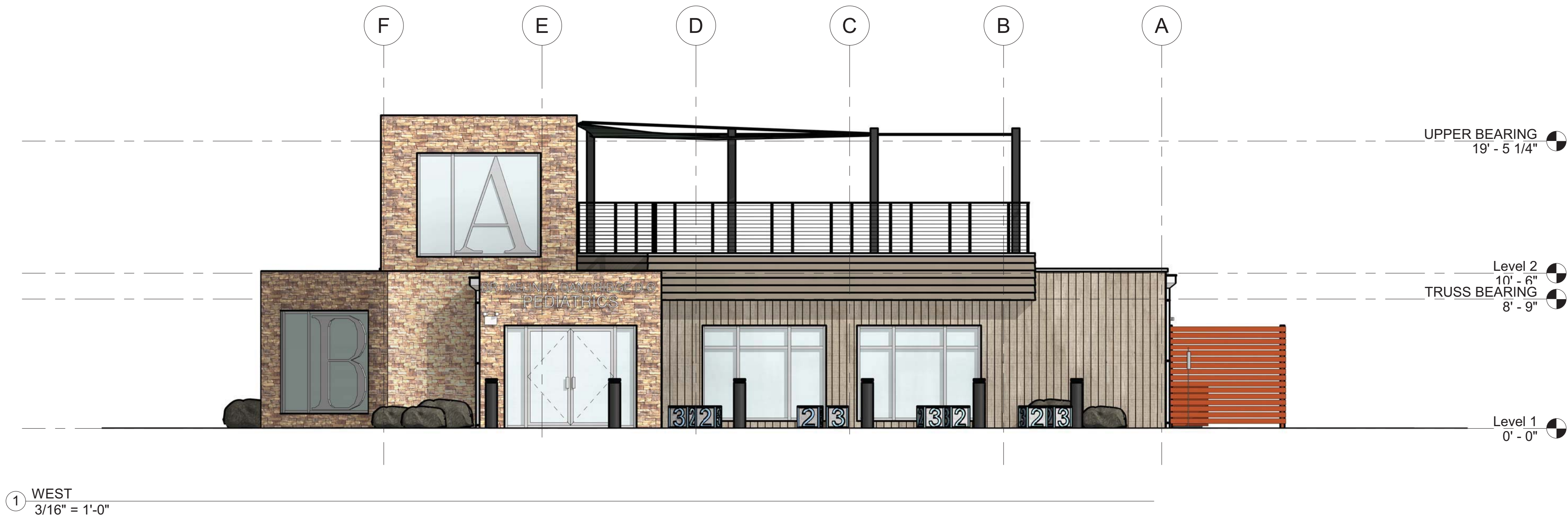
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No.	Description	Date

SHEET
A100
SITE PLAN

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AIA, NCARB
OKLAHOMA LICENSE # 2773

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

MEDICAL OFFICES
402 E. AQUARIUM PL.
JENKS, OKLAHOMA 74037
PERMIT NO: -
9/24/2020
4:01:47 PM

No.	Description	Date

SHEET
A200
EXTERIOR
ELEVATIONS

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FOR PERMIT ONLY

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JSA

ARCHITECTS

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TULSA, OK 74146
918.640.6800
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STATE OF OKLAHOMA

2773

JOHN SANFORD

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3 VIEW FROM PARKING LOT



2 VIEW FROM AQU PL



4 CORNER STANDING VIEW



1 VIEW FROM 4th ST

MEDICAL OFFICES
402 E. AQUARIUM PL.
JENKS, OKLAHOMA 74037

PERMIT NO: _____
9/24/2020
4:12:49 PM

No.	Description	Date

SHEET

A201
PERSPECTIVE VIEWS

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1 BIRDS EYE FROM REAR



2 BIRDS EYE PARKING LOT



3 BIRDS EYE VIEW CORNER

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TULSA, OK 74146
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OKLAHOMA LICENSE # 2773

STATE OF OKLAHOMA

2773

JOHN SANFORD

REGISTERED ARCHITECT

John Sanford

9/24/2020 4:22:00 PM

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SIGNED IN THIS BLOCK

MEDICAL OFFICES
402 E. AQUARIUM PL.
JENKS, OKLAHOMA 74037

PERMIT NO: ---
9/24/2020
4:22:00 PM

No.	Description	Date

SHEET

A202

PERSPECTIVE VIEWS

To	Planning Commission
Hearing Date	October 22, 2020
Case Number	ARC 20-495 Casey's
Request	Sign and Appearance Review
Location	2840 W MAIN ST S

Memo

Preparer | Marcaé Hilton

Attachments

☐ Sign and Appearance Documents

Preparer

Jacob Clark

Background Information

This request is for signage traditionally found on Casey's convenience stores. The signs are primarily a red background with white letters. This site has been under development for some time; they have submitted a building permit and engineering plans. Casey's requested a change of access which was approved by City Council on August 18, 2020. Staff has included the exterior rendering for review.

ARC Summary and Vote | October 13, 2020 | The ARC had a scheduled meeting on October 13, 2020 at 3:00 PM via TEAMS, the meeting started with Marcaé Hilton and Brandon Macy present. Upon learning there were several scheduling conflicts, Marcaé asked the members to submit their comments and concerns via email by Friday, October 16, 2020.

VOTE | 6-0-1 Approve

No Issues*

No comments submitted

Approve as submitted

Approve as submitted

Approve as submitted

No Issues

Nonvoting Attendees

Members

Josh Driskell, Jenks Chamber of Commerce

Heather Turner, Anthem Road Academy, Downtown Business Owner

JayCee Kerns, LC Kerns Contractors, Downtown Business Owner

Tanner Rush, Community Development Coordinator, City of Jenks

Greg Helms, GS Helms & Associates, Architect

Matt Bear, Quick Trip, Architect

Marcaé Hilton, City Planner, City of Jenks

Brandon Macy, City Clerk

*Comments from Josh Driskell | Ask Casey's to include a masonry base or at least a heavily landscaped area around the base of the sign.

ZONING CODE

Sec. 1620. - Appearance review committee duties.
A. The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located. Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.

The Corridor Appearance District as created is defined by Appendix "A" - Jenks Comprehensive Plan for the purpose of extending Appearance Review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development areas through alternative compliance methods, including:
Landscaping,
building material selection,
structural design and color-scheme provisions,
sound reduction methods,
improved air quality,
provide attractive sites for non-residential, commercial development, and industrial development to the benefit of Jenks visitors and residents.

STAFF COMMENTARY

Public Comment	None no notice is given to public for ARC cases
General Location	East of HWY 75 and South of 96 th Street (Main Street)
Intended Use	New convenience store development
Appearance District	Corridor Appearance
Zoning	PUD 98 CS (Commercial Shopping Center) & Planned Unit Development Development Area "A"
Plat	Permitted Uses CS + Use Unit 22 "Warehousing and Wholesaling" 2900 WEST MAIN No. 6724 03.02.2017 Change of Access Impact: Block 1 Lots 1-6 and Adams Street
Comprehensive Plan	Business Park Horizon Jenks Medium Commercial Commercial Land Uses Old Plan

Staff Evaluation & Recommendation

Page 3

SIGN DATA

Number Type	Location	Size
Sign No. 1 Surface	Building Front	58.85 sq. ft.
Sign No. 5 Surface	Canopy	52.66 sq. ft. Total (3 signs)
Sign No. 6, 7, 8 Pylon	Freestanding	92.72 sq. ft.
		25 ft. High
		11'4.5" Wide

EXTERIOR FAÇADE DATA

100% Masonry	Running Bond Pattern w/rake joint	Antique Red Color
	Soldier course, protrudes	Antique Red Color

PUD 98A

Architectural Requirements and Screening Standards

All commercial buildings with the project shall be constructed of 75% masonry on all exterior faces. All residential buildings shall be constructed of 100% masonry to the first floor top plate excluding windows and covered porches

RECOMMENDATION | *Staff and ARC recommend approval with this condition: include a masonry base or a heavily landscaped area around the base of the sign and improve the overall site landscape design to reflect the Jenks landscape standards. Allow staff to internally review and approve a revised landscape plan.*

Casey's

SIGN PACKET

JACOB CLARK | SIGNAGE PROJECT BUYER
3305 SE Delaware Ave | Ankeny, IA 50021
P: 515-963-3831 | E: jacob.clark@caseys.com

Jenks, OK

U3 Store

- 5' Building Signage
- 29" Canopy Signage
- 4 Product Pylon

08-08-20

Building & Wall Signs (U2 & U3 Store)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
1	"Casey's"	Surface	Building Front	Internal	5' 0"	12' 9-9/16"	14' 9"	19' 9"	26.29
2	DO NOT INSTALL								
3	Snap Frame	Advertising	Building Front	N/A	3' 0"	8' 0"	3' 4"	6' 8-1/2"	24
4	Snap Frame	Advertising	Building Front	N/A	3' 8"	2' 4"	2' 10"	6' 10-1/2"	8.56
								Total	58.85

Canopy

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
5	"Casey's"	Surface	Canopy Front	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
5	"Casey's"	Surface	Canopy Side	Internal	2' 5"	6' 2-3/16"	17' 3"	19' 8"	6.14
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
4	Snap Frame	Advertising	Canopy Column	N/A	3' 8"	2' 4"	3' 0"	7' 0-1/2"	8.56
								Total	52.66

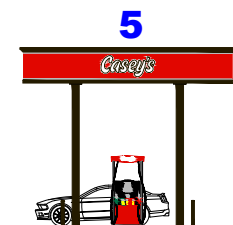
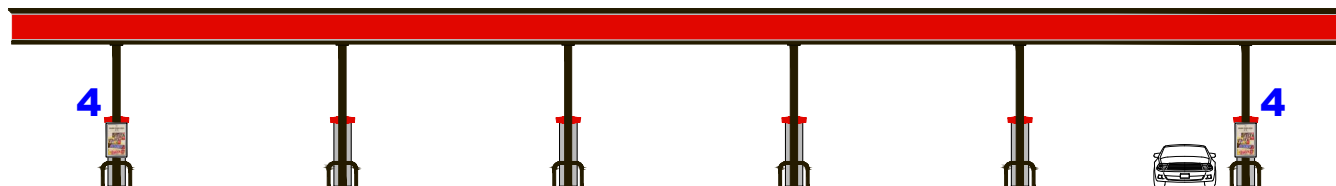
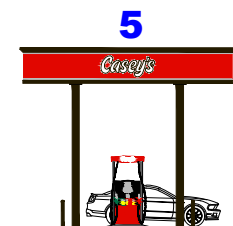
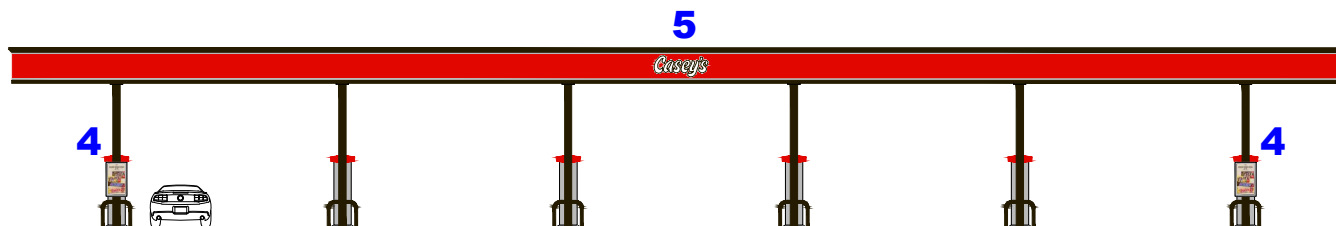
Pylon Sign (4 Product)

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft ²
6	Weathervane	Freestanding	Street	N/A	2' 8"	2' 5"	22' 4"	25' 0"	2.93
	House Logo	Freestanding	Street	Internal	6' 2"	11' 4-7/16"	16' 2"	22' 4"	47.66
7	Price Sign	Freestanding	Street	Internal	3' 0"	10' 7-1/2"	12' 6"	15' 6"	31.86
8	Price Sign	Freestanding	Street	Internal	2'-10"	3' 7-1/2"	8' 11"	11' 9"	10.27
								Total	92.72

SIGNS 1, 3, 4



SIGNS 4, 5



GAS CANOPY 6 IN A ROW HEAD-IN

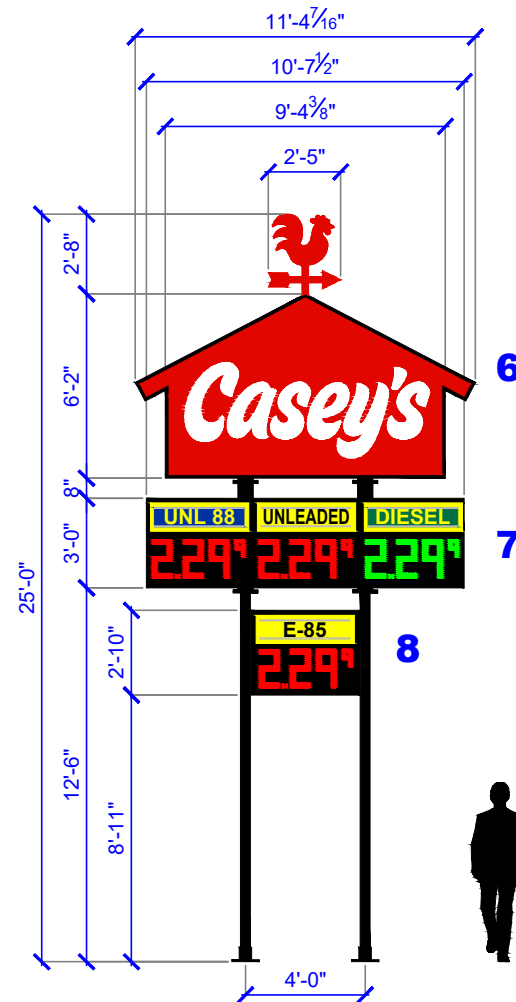
DRAWN BY:
J. CLARK

DATE:
07-29-20

Pylon Sign (4 Product)

SIGNS 6, 7, 8

Sign #	Sign	Type	Location	Illumination	Dimensions				
					Height	Width	Bottom	Top	Area Ft²
6	Weather vane	Freestanding	Street	N/A	2' 8"	2' 5"	22' 4"	25' 0"	2.93
	House Logo	Freestanding	Street	Internal	6' 2"	11' 4-7/16"	16' 2"	22' 4"	47.66
7	Price Sign	Freestanding	Street	Internal	3' 0"	10' 7-1/2"	12' 6"	15' 6"	31.86
8	Price Sign	Freestanding	Street	Internal	2'-10"	3' 7-1/2"	8' 11"	11' 9"	10.27
Total								92.72	



PRICER NOTES:

- 16" RED AND GREEN LED
- ZIP TRACK COMMODITIES, INTERCHANGEABLE
- DIESEL ON THE RIGHT, BOTH SIDES

OTHER NOTES

- CABINETS ARE BLACK IN COLOR
- STRUCTURES ARE BLACK IN COLOR



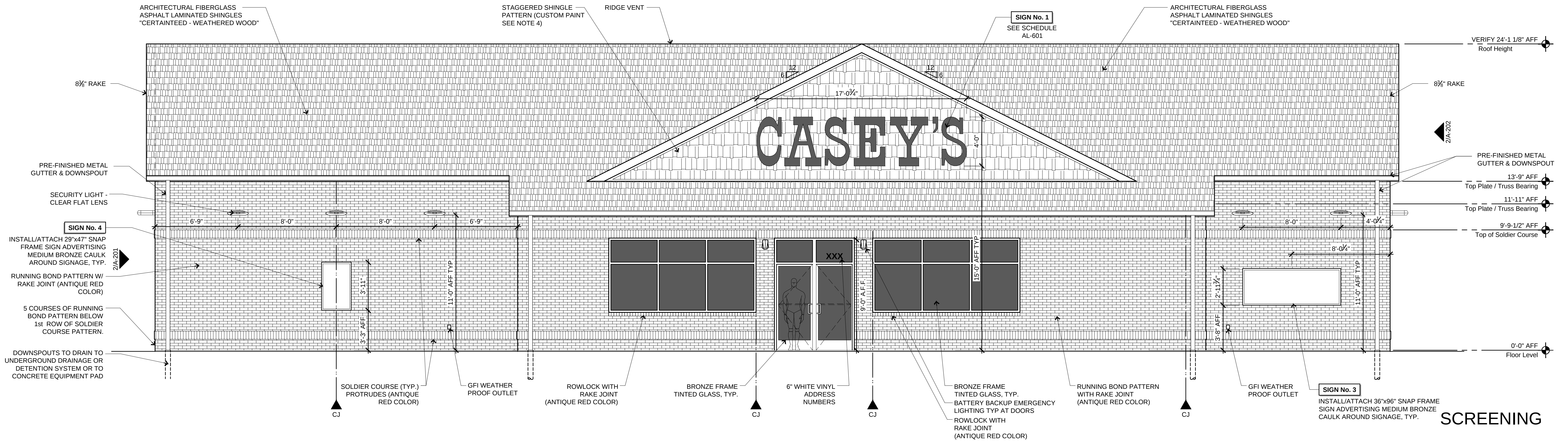
PYLON PRICE SIGN

4 PRODUCT

DRAWN BY:
J. CLARK

DATE:
08-05-20

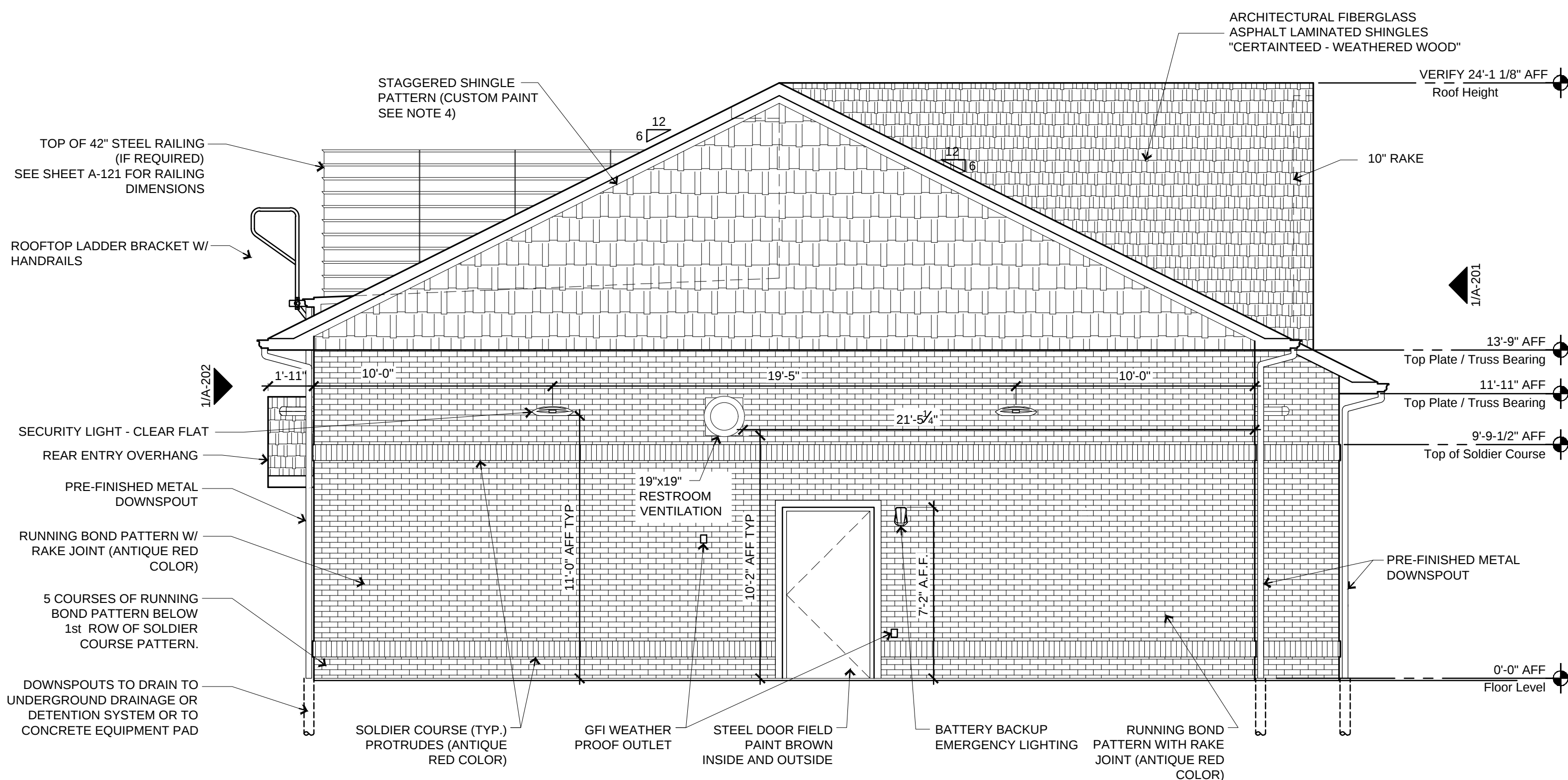
     	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 301, Ankeny, IA 50021 515-965-6100	
PROJECT:	JENKS, OK U3 STORE GABLE ROOF
DRAWING INFORMATION CONSTRUCTION DIVISION DRAWN BY: J. VILMAIN	CHECKED BY:
POLISHED: 07-01-20 REVISED ON: 07-28-20 08-03-20	OVERSIGHT INFORMATION: SITE PLAN
AL-101	



Exterior Elevation - Front of Building (Plan South)

1/4" = 1' - 0"

1



Exterior Elevation - Left Side of Building (Plan West)

1/4" = 1' - 0"

2

General Notes

- REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN, NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
- RELATED DRAWING SHEETS:** REFER TO THE FOLLOWING:
AL-101: FOR BUILDING LOCATION ON SITE
AL-601: FOR INFORMATION RELATING TO SIGNAGE
A-101: PRIMARY FLOOR PLAN FOR CONSTRUCTION LAYOUT
A-121: ROOF PLAN/ROOF TOP EQUIPMENT
A-601: DOOR & WINDOW SCHEDULES AND NOTES
S-101: FOOTINGS AND FOUNDATIONS
S-102: ROOF TRUSSES
- WORKING POINT:** THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
- HARDIE SIDING & TRIM PAINT FORMULA:** SHERWIN WILLIAMS / SATIN FINISH

COLOR: CUSTOM ARNING C/N ETT TAN

BAC	Blend-a-Color	OZ	32	64	128
B1	Black	-	-	1	-
N1	Raw Umber	-	23	1	1
Y3	Deep Gold	-	5	1	-

HARDIE PLANK LAP SIDING (MECHANICAL PLATFORM):

EXTERIOR SATIN LATEX SUPER PAINT
SHERWIN-WILLIAMS - SW 7020 - BLACK FOX

STAGGERED SHINGLE PAINT FORMULA:

SHERWIN-WILLIAMS "CASEY'S RED CUSTOM SHER-COLOR MATCH"
(MATCHES ALPOLIC BBR RED)
EXTERIOR SATIN LATEX - ARCHITECTURAL SUPER PAINT
1 GALLON MIX - A89T00154
ULTRADEEP - 640392379

	OZ	32	64	128
W1-WHITE	--	21	1	--
R2-MAROON	--	41	--	1
R3-MAGENTA	4	20	1	--
R4-NEW RED	4	44	--	--

- ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

MASTER DRAWING SET

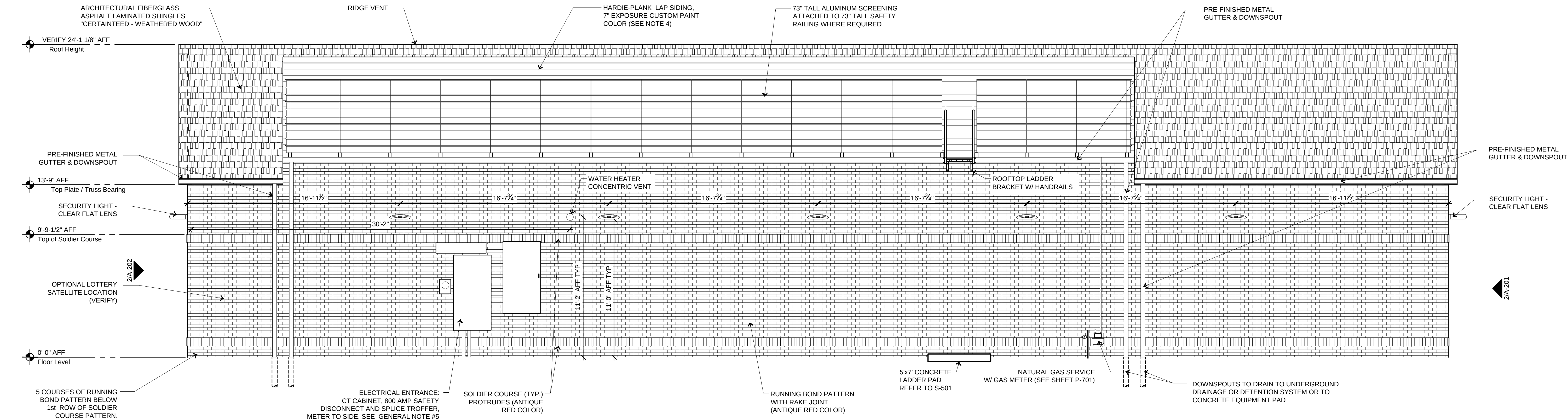
REVISIONS: #2 2020 PRINTS

SGA Design Group, p.c.
Mitchel Ray Garrett, Architect
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
p. 918.587.8600
f. 918.587.8601
www.sgadesigngroup.com

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

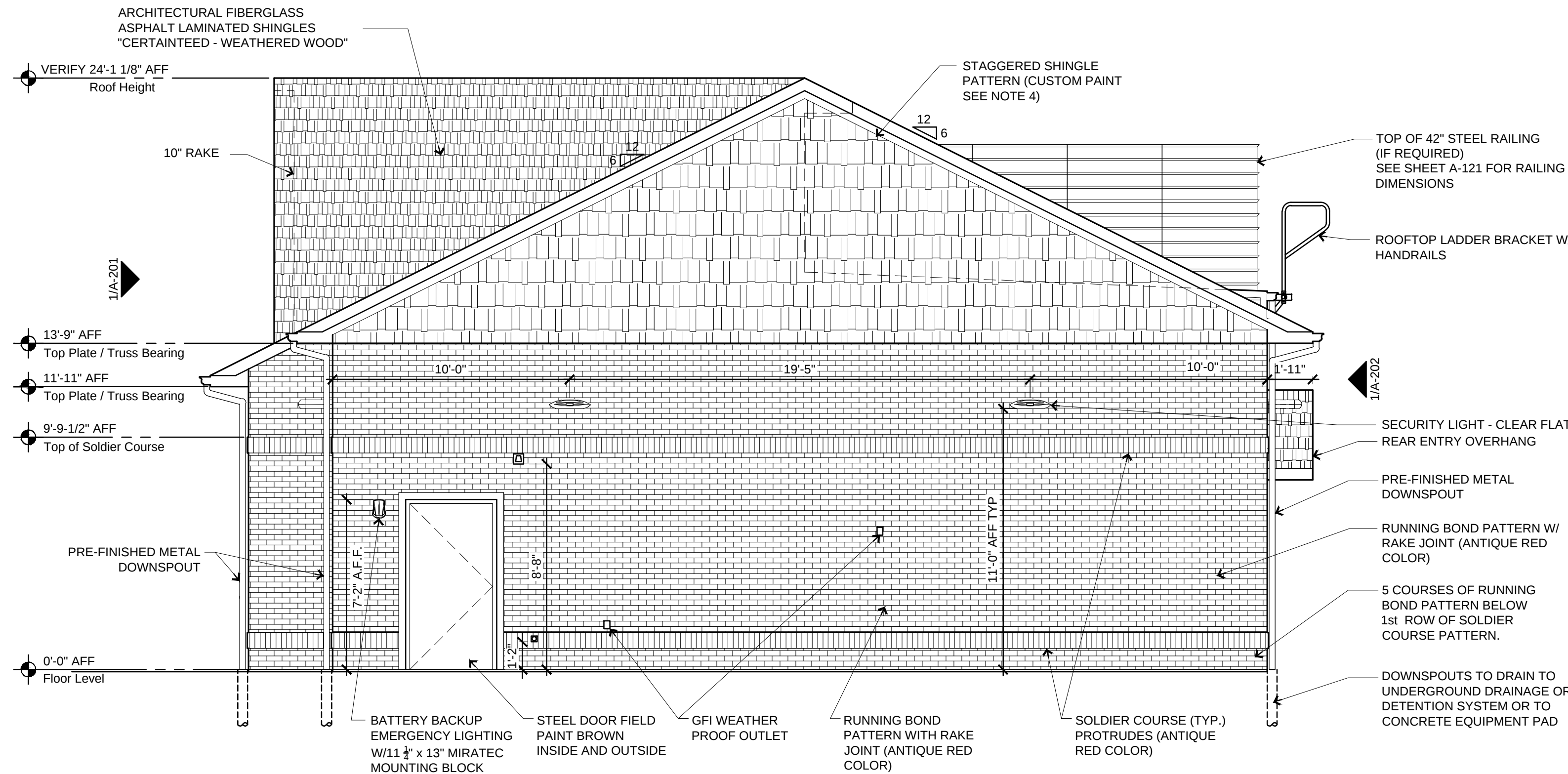
PROJECT: Jenks, OK
W 96th St & S Franklin St
Jenks, OK 74037
DRAWING INFORMATION:
CONSTRUCTION DIVISION
DRAWN BY: CL
CHECKED BY: JD JAD
PROJECT NUMBER: 2000406
PUBLISHED: 09-25-20
REVISIONS:
EXTERIOR ELEVATIONS
A-201



Exterior Elevation - Back of Building (Plan North)

1/4" = 1' - 0"

1



Exterior Elevation - Right Side of Building (Plan East)

1/4" = 1' - 0"

2

General Notes

- REVIEW AND COORDINATE WITH ALL DETAIL PAGES REFERENCED ON THIS PLAN. NOTIFY ARCHITECT AND OWNER OF DISCREPANCIES
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 - AL-101: FOR BUILDING LOCATION ON SITE
 - AL-601: FOR INFORMATION RELATING TO SIGNAGE
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 - A-601: DOOR & WINDOW SCHEDULES AND NOTES
 - S-101: FOOTINGS AND FOUNDATIONS
 - S-102: ROOF TRUSSES
- WORKING POINT:** THE WORKING POINT (WP) INDICATED ON THE DRAWINGS IS RELATIVE TO THE FACE OF SHEATHING ON THE EXTERIOR WALL AND IS A COMMON POINT OF REFERENCE WHERE EVER USED IN THESE DRAWINGS
- HARDIE SIDING & TRIM PAINT FORMULA:** SHERWIN WILLIAMS / SATIN FINISH

COLOR: CUSTOM ARNING C/N ETT TAN

BAC Blend-a-Color	OZ	32	64	128
B1 Black	-	-	1	-
N1 Raw Umber	-	23	1	1
Y3 Deep Gold	-	5	1	-

HARDIE PLANK LAP SIDING (MECHANICAL PLATFORM):

EXTERIOR SATIN LATEX SUPER PAINT
SHERWIN-WILLIAMS - SW 7020 - BLACK FOX

STAGGERED SHINGLE PAINT FORMULA:

SHERWIN-WILLIAMS "CASEY'S RED CUSTOM SHER-COLOR MATCH"
(MATCHES ALPOLIC BBR RED)
EXTERIOR SATIN LATEX - ARCHITECTURAL SUPER PAINT
1 GALLON MIX - A89T00154
ULTRADEEP - 640392379

OZ	32	64	128
W1-WHITE	--	21	1
R2-MAROON	--	41	--
R3-MAGENTA	4	20	1
R4-NEW RED	4	44	--

- ALL VENT PENETRATIONS ON BACK OF BACKSIDE OF ROOF.

SCREENING

MASTER DRAWING SET

REVISIONS: #2 2020 PRINTS

SGA Design Group, p.c.
Mitchel Ray Garrett, Architect
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com



CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: Jenks, OK
W 96th St & S Franklin St
Jenks, OK 74037

DATE: 09-25-20
REVISIONS: 1

EXTERIOR ELEVATIONS

CONSTRUCTION DIVISION
DRAWN BY: CL
CHECKED BY: JD JAD
PROJECT NUMBER: 2000406

A-202

To	Planning Commission
Hearing Date	October 22, 2020
Case Number	JL 20-349 Jesse Powell, Clearfield Estates
Request	Lot Split and Minor Amendment to PUD 107
Location	13973, 13859 S 21 st Court East
Applicant	Jesse Powell

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Lot Split Documents

Preparer

TEP Engineering

Background Information

STAFF COMMENTARY | This Lot Split/Lot Combination and Minor Amendment request to PUD 107 Clearfield Estates is an effort to remedy a build line encroachment by Concept Builders. When they dug the footing, they found both front lot pins, so they squared the house on those located pins and dug the footing. It was not until the builder on the adjacent lot started digging his footing that the Jenks building inspector observed something was off. Jesse Powell with Concept Builders immediately contacted the survey crew and was informed the Southwest front pin was set back into the lot over 3.5 feet more than the Northwest pin; causing the back Southeast corner of the house to encroach onto the 5' side yard setback.

Jesse worked with staff on the following proposal: deed 2' of Lot 12 Block 3 to Lot 13 Block 3. This allows the builder and future homeowner to meet the covenant requirement stating, no lot shall be smaller than 58' in width. Although 2' is not enough to give the back corner of the house the 5' setback it requires, it does provide plenty of room to be able to walk around the corner of the house once a fence is installed.

Staff believes this is a viable solution, the minor amendment to PUD 107 will provide the relief needed from the PUD requirements and keep the title clean of a Board of Adjustment Variance. No notice is required for minor amendments. This is a minor amendment due to the number of lots still owned by the developer.

Staff received a letter asking for a minor amendment to PUD 107

- to reduce the building line setback from 5 (five) feet to 3 (three) feet on the north lot line of Lot 13 (thirteen) and;
- this request will not affect any other lots or other approved PUD 107 requirements

PLANNING DATA

Public Comment	None No notice is given to public for Lot Splits or Minor Amendments
Plat Data	Clearfield Estates No. 6886, Filed November 05, 2019 75 Lots, 4 Blocks, 8 Reserves STR Section 8, Township 17, Range 13 Acres 19.8230
Lot Split Data	Original Lot Thirteen, Block Three 6,900 square feet, or 0.1584 Acres Split Lot Twelve, Block Three South two (2) feet for a total of 230 square feet, or 0.0053 Acres Combined Area Lot Thirteen, Block Three together with the south 2.00 feet of Lot Twelve (12), of said Block Three (3) for new area of 7,130 square feet, or 0.1637 acres, more or less No new easements dedicated
TAC 10.15.20	No comments
Zoning	PUD 107 JZ 611 Approved February 19, 2018
Special District	None
General Location	West of Harvard and north of 141 st

Staff Evaluation & Recommendation

EVALUATION Staff believes the lot split JL 20-349 and required minor amendment request to PUD 107 meets the land use requirements and removes the hardship created when the build line was encroached during the building process, thereby, causing the applicant to violate the required side yard standards in PUD 107 of 5 feet/5 feet.

CONDITIONS | Submit the following to Planning Staff before filing with Tulsa County:

1. Deeds to be stamped by City Planner
 - i. Deeds to be recorded in Tulsa County by applicant
2. Provide City Planner with copy of recorded Deeds

Submit the following to Planning Staff and Protective Inspections for Lot 13 and Lot 12 of Block 3 as part of the building permit process:

1. Lot 13, Block 3, Clearfield Estates
 - a. Site Plan/Plot plan clearly identifying:
 - i. *Lot Split Number (JL 20-349)*
 - ii. *Add the Minor Amendment to PUD 107 language “Lot 13, Block 3 of Clearfield Estates received, Minor Amendment to PUD 10, approval to allow for the side build line to be reduced from 5 (five) feet to 3 (three) feet on the north lot line of Lot 13 (thirteen) and; this approval does not affect any other lots or other approved PUD 107 requirements.”*
2. *“Lot 12, Block 2, Clearfield Estates is part of approved Lot Split JL 20-349”*

RECOMMENDATION | Staff recommends approval of the Lot Split and required Minor Amendment to PUD 107 changing the build line; applicant must provide requested information and meet conditions of approval by City Council.

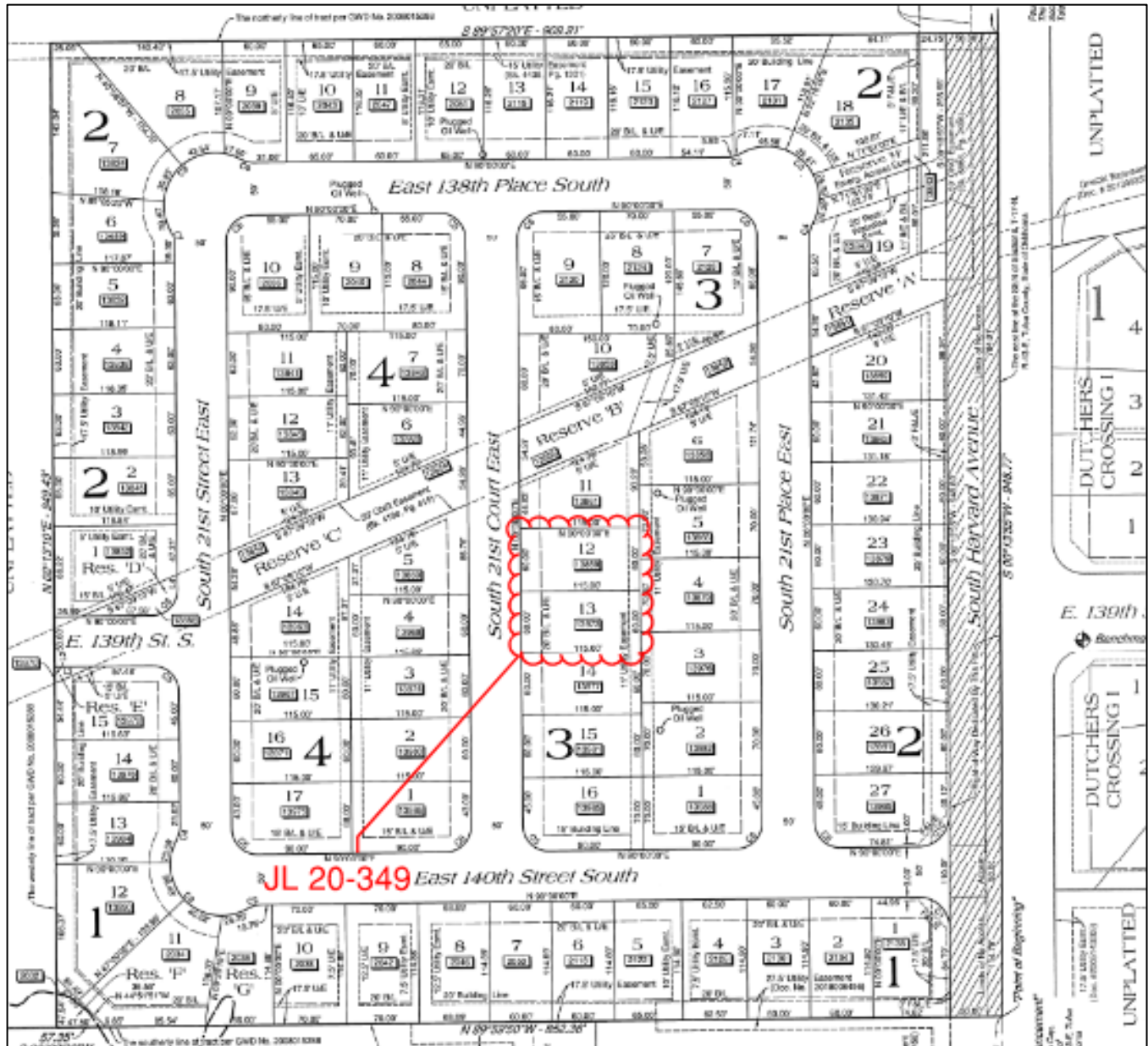


Figure 1: Clearfield Estates Plat with Lots Split identified



Figure 2: Rendering of Clearfield Estates entry feature from website

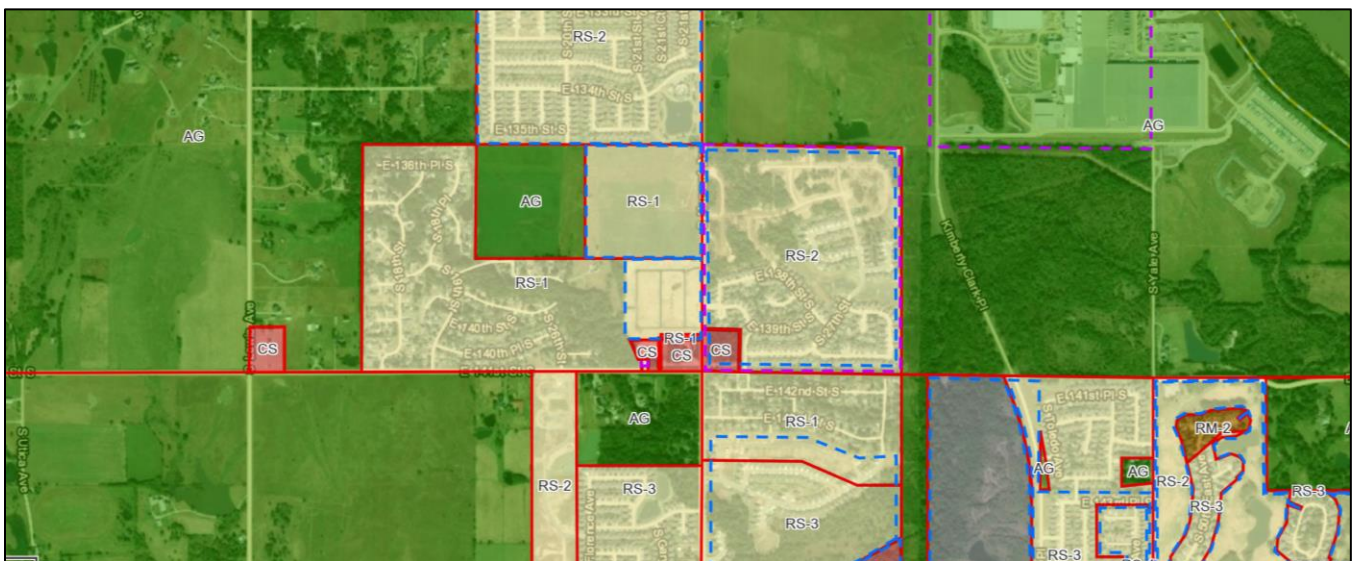
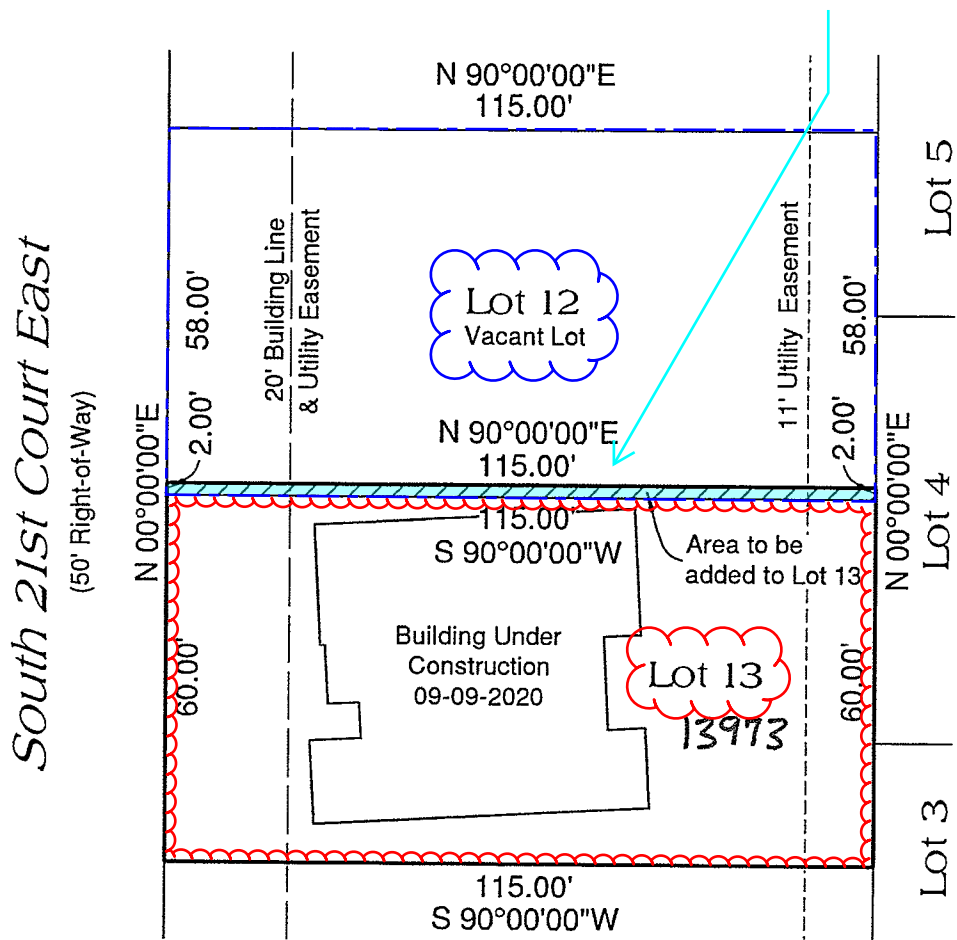


Figure 3: Zoning Map

Exhibit "B"

2 feet to be split from Lot 12
and combined with lot 13



LOT 13 AND THE SOUTH 2.00' OF LOT 12, BLOCK 3,
CLEARFIELD ESTATES



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2021



Job No: 20-103

Scale: 1" = 30'

Date: 10/01/2020

Sheet 1 of 2

Exhibit "B"

ORIGINAL DESCRIPTION

Lot Thirteen (13), Block Three (3), Clearfield Estates, an addition to the City of Jenks, Tulsa County, State of Oklahoma, According to Recorded Plat No. 6886. Containing 6,900 square feet, or 0.1584 acres, more or less.

AREA TO BE ADDED

The South 2.00 feet of Lot Twelve (12), Block Three (3), Clearfield Estates, an addition to the City of Jenks, Tulsa County, State of Oklahoma, According to Recorded Plat No. 6886. Containing 230 square feet, or 0.0053 acres, more or less.

COMBINED DESCRIPTION

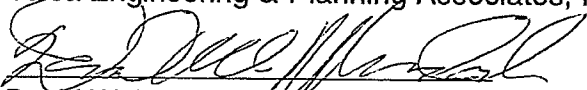
Lot Thirteen (13), Block Three (3), Clearfield Estates, an addition to the City of Jenks, Tulsa County, State of Oklahoma, According to Recorded Plat No. 6886. , together with The South 2.00 feet of Lot Twelve (12), of said Block Three (3).

Containing 7,130 square feet, or 0.1637 acres, more or less.

CERTIFICATE:

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Witness my hand and official seal this 1st day of October, 2020
Tulsa Engineering & Planning Associates, Inc.


David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 252-9621

LOT 13 AND THE SOUTH 2.00' OF LOT 12, BLOCK 3,
CLEARFIELD ESTATES



Tulsa Engineering & Planning Associates

9810 E. 42nd Street, Suite 100 Tulsa, Oklahoma 74146

Phone: 918-252-9621 Fax: 918-340-5999

Civil Engineering, Land Surveying, Land Planning

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2021



Job No: 20-103

Scale: 1" = 30'

Date: 10/01/2020

Sheet 2 of 2



October 5, 2020

Marcaé Hilton, Director of Planning

Jenks City Hall
211 N Elm Street
P.O. Box 2007
Jenks, OK 74037

Concept Builders Inc. request a minor PUD amendment to amend the side yard setback requirement from 5 feet to 3 feet on lot 13 block 3 in the Clearfield Estates subdivision. This request will not affect any other lots or approved PUD requirements.

Concept Builders Inc. would also like to deed 2 feet of lot 12 block 3 South property line to lot 13 block 3 north property line. This lot line adjustment will keep lot 12, lot width to the PUD minimum lot width requirement of 58' and allow adequate access around the house on lot 13.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jesse Powell', is written over a blue circular stamp.

Jesse Powell

Vice President
Concept Builders Inc.