

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, NOVEMBER 19, 2020
COMMUNITY ROOM, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. REQUEST TO APPROVE MINUTES OF NOVEMBER 05, 2020

Documents:

[2020.11.05 PC MINUTES.PDF](#)

IV. BUSINESS

1. Request to approve final plat for Hickory Creek. General Location: South of 111th and East of Elwood

Documents:

1. [SR.PC HICKORY CREEK.PDF](#)
2. [HICKORYCREEKOFJENKS_FINALPLAT.PDF](#)
3. [HICKORYCREEKOFJENKS_PUDMINORAMENDMENT1.PDF](#)
4. [HICKORYCREEKOFJENKS_PRELIMINARY PLAT 12.12.17.PDF](#)

2. Request to approve minor PUD amendment for PUD 108 to increase allowable entry sign display surface area. General Location: South of 111th and East of Elwood

V. OTHER BUSINESS

1. Discussion and presentation on Unified Development Ordinance

Documents:

[JENKS_DIAGNOSTIC MEMO.PDF](#)

2. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, NOVEMBER 05, 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 November 05, 2020, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

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

Absent

Request to approve minutes of October 22, 2020. Craig Bowman made a motion to approve the minutes. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Randolph, Davis, West, Bowman, Minden

NAY: None

ABSTAIN: Fulkerson, Brown

Motion carried.

Business

1. JL 20-350: Request by Chris Zemanek for a lot split. **General Location:** South of W 91st St & West of S Union Ave

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

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

NAY: None

Motion carried.

2. JZ 20-665 PUD 123: Request by Ryan McCarty for a Planned Unit Development and comprehensive land map amendment. **General Location:** NW Corner of W K St & N

Planning Director Marcaé Hilton presented the staff report for Item 2 and answered questions. Ryan McCarty (PO Box 458, Bixby) addressed the Commission about the

application and answered questions. Leon Davis made a motion to approve Item 2 with the requirement that it be platted. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

3. JZ 20-666 PUD 124: Request by Greg Helms for a Planned Unit Development. **General Location:** 401 W Main

Planning Director Marcaé Hilton presented the staff report for Item 3 and answered questions. Citizens addressed the Commission about the property:

- Kay Holding (speaking on behalf of Dr. Carla Harris) spoke to the Commission about how Dr. Harris had plans of owning this lot, as she owns the rest of the lots on the block.
- Pam McDonald (416 W A St) had concerned about drainage issues, traffic, noise, and wanted to make sure the alley wouldn't be blocked
- Another citizen (name unheard) stated that she thought the City would like to have a more vertical building with more retail on the first floor instead

Greg Helms (424 E Main St) addressed the Commission and answered the questions presented from the citizens and the Commission. John Brown made a motion to approve Item 3. Scott West seconded the motion. A roll call vote of members was taken as follows:

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

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. Carol Minden seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:56 p.m.

To	Planning Commission
Hearing Date	November 19, 2020
Case Number(s)	Final Plat Hickory Creek PUD 108 Minor Amendment
Request(s)	Approve Final Plat Approve Minor Amendment to PUD 108
Location	South of 111 th and east of Elwood
Applicant	Tanner Consulting

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD Amendment
- ☐ Plat Documents

Preparer

Erik Enyart, Tanner Consulting
Tanner Consulting

Background Information

STAFF COMMENTARY | Hickory Creek is a proposed gated neighborhood on about 44 acres. There is a large area at the north end of the project dedicated to stormwater detention and private recreation. This area (Reserve G) is identified on the Comprehensive Plan-Future Land Use Map as parks and open space. The project will connect residents to the City of Jenks regional trail system. Hickory Creek is part of an approved Planned Unit Development (PUD 108). The applicant is asking for an amendment to the PUD in asking for an identification sign larger than allowed by PUD 108. In addition, the developer has redesigned the entry feature to accommodate additional amenities, including a building or structure which provides shelter for residents waiting for school busses or other arriving transportation and adding a considerable amount of landscaping.

PLANNING DATA

Public Comment	None Plat and Minor Amendments to PUD's are not advertised
Intended Use	Residential Development currently under construction
Appearance District	Not Applicable
Zoning	PUD 108 RS-3 & Planned Unit Development Ordinance 1438 JZ-612/PUD-108

Comprehensive Plan	Medium Intensity Single-family & Parks and Open Space
General Location	South of 111 th and east of Elwood
PUD 108 Data	Minor Amendment Increase in surface area for entry sign

Sign Display Area
(IV. General Development Standards, IV. B. Signs)

	Approved PUD 108	Amendment Request	Designed
<i>Elwood Identification Sign</i>	35 sq. ft.	150 sq. ft.	120sq. ft. 8 x 15
	15 ft. high	15 ft. high	15 ft. high

IV. GENERAL DEVELOPMENT STANDARDS

IV.A. STREETS: This PUD proposes private streets, to be placed within a Reserve Area for private street right-of-way, and shall maintain a minimum of twenty-six (26) feet of paving. Whether public or private, streets shall be constructed to meet the standards of the City of Jenks for minor residential streets. Reserves for private street right-of-way are proposed at 50’ in width, but may be reduced to 30’ with easements for sidewalks. Maintenance of private streets within this development shall be the responsibility of the mandatory homeowners’ association.

IV.B. SIGNS: One (1) subdivision identification sign shall be permitted along the South Elwood Avenue frontage, not to exceed thirty-five (35) square feet in size or fifteen (15) feet in height. Each other entrance street shall be permitted one (1) subdivision identification sign, not to exceed twenty-four (24) square feet in size or ten (10) feet in height. Signage supporting neighborhood amenities, appropriate in number and scale, shall also be permitted within the subdivision.

II. AMENDED DEVELOPMENT STANDARDS

Within PUD-108 Section IV. General Development Standards, Subsection IV.B. Signs, the following is the proposed restated section pertaining to signage:

“IV.B. SIGNS: One (1) subdivision identification sign shall be permitted along the South Elwood Avenue frontage, not to exceed one hundred fifty (150) square feet in size or fifteen (15) feet in height. Each other entrance street shall be permitted one (1) subdivision identification sign, not to exceed twenty-four (24) square feet in size or ten (10) feet in height. Signage supporting neighborhood amenities, appropriate in number and scale, shall also be permitted within the subdivision.”

Plat Data

- STR Section 36, Township 18, Range 12
- LOTS 120
- BLOCKS 10-(1|9) (2|14) (3|21) (4|1) (5|25) (6|14) (7|10) (8|14) (9|10) (10|2)
- RESERVES 7
- GROSS ACRES 44.156

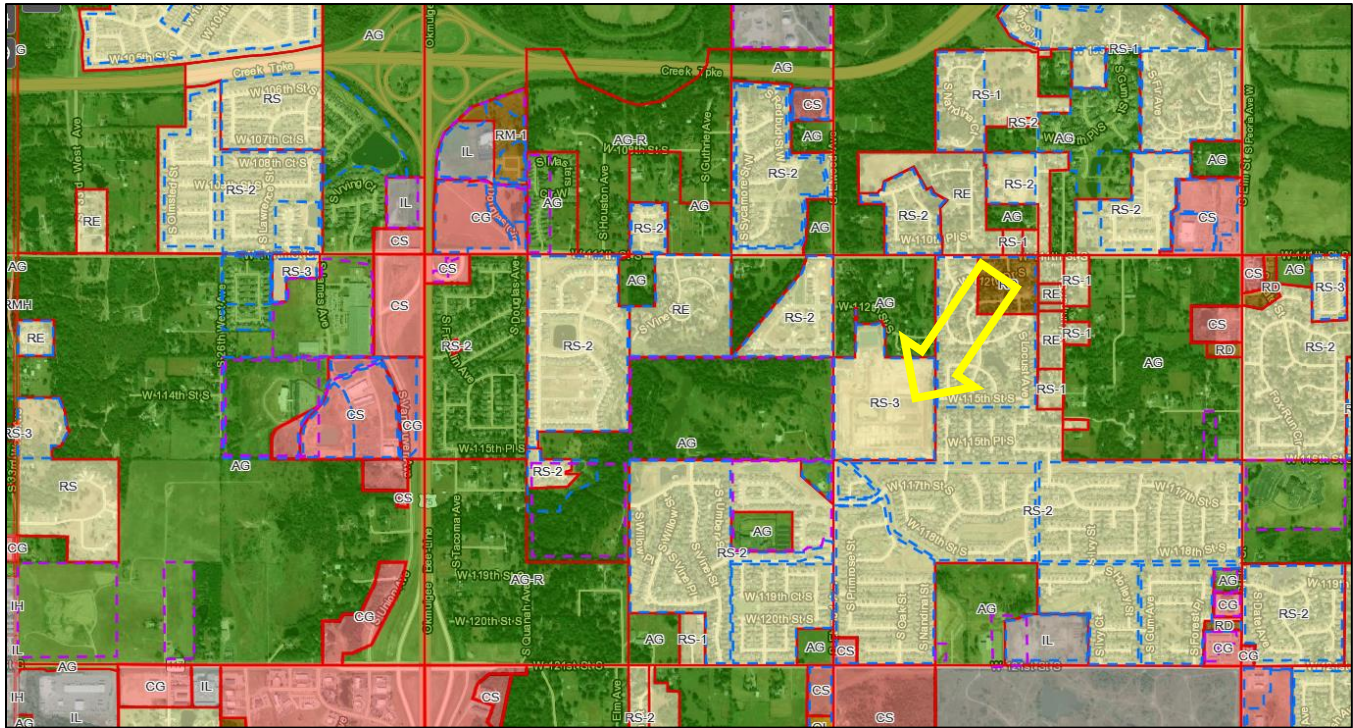


Figure 1: INCOG Zoning Map



Figure 2: Aerial View of site

EVALUATION | This Single-family Subdivision was approved in 2017 and is under construction. TAC was notified of the final plat changes on November 10, 2020. Presently staff has not received any comments regarding the requested changes. All utilities are accommodated by easements, the changes do not impact the utility layout.

There are two primary requests:

1. A larger identification sign
2. A realignment of the entrance
 - a. To allow for a convenient turnaround of buses and other large vehicles,
 - b. Create a shelter for residents while waiting
 - c. Increased landscaping

Staff has no opposition to the larger sign and believes the changes made to the entrance are ideal for communities. There are no know objections to the changes.

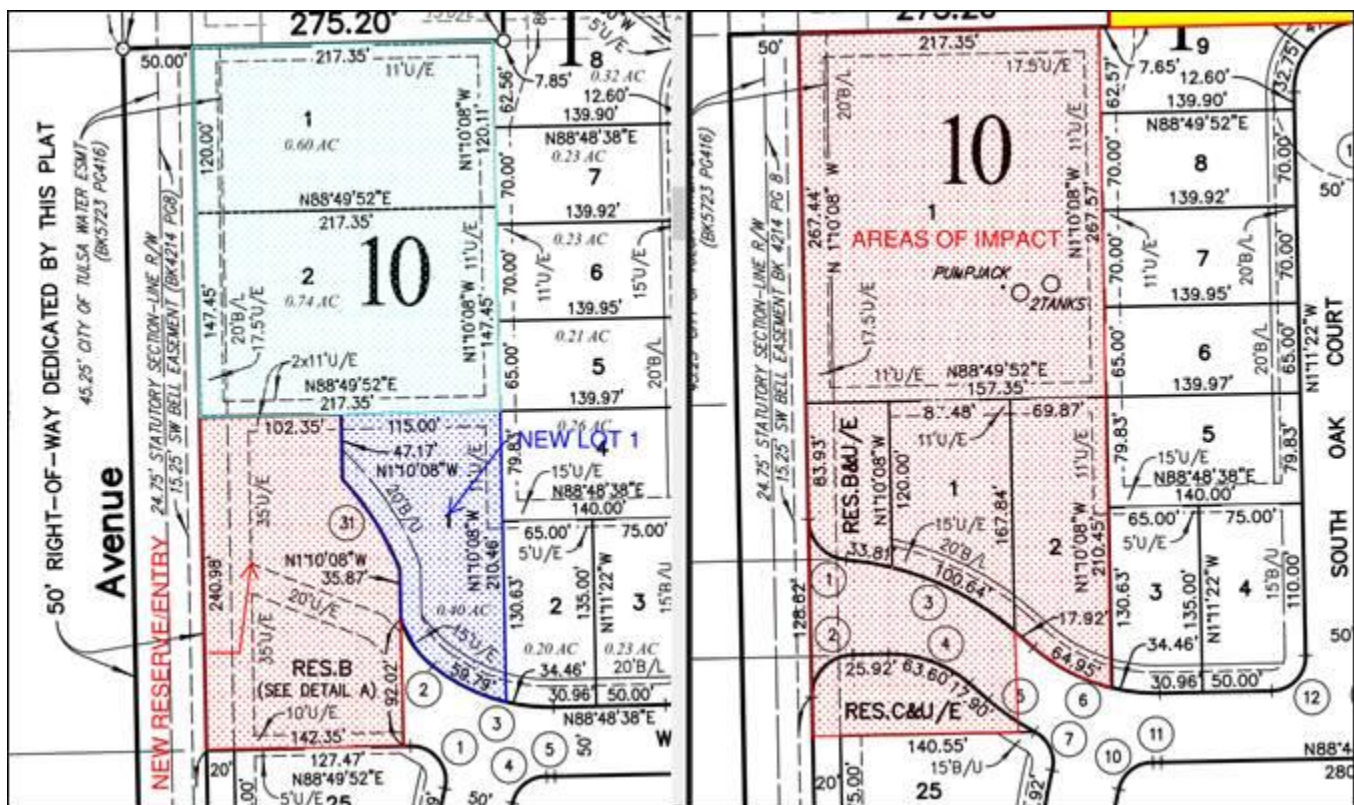


Figure 3: Comparison of "FINAL PLAT"

VS.

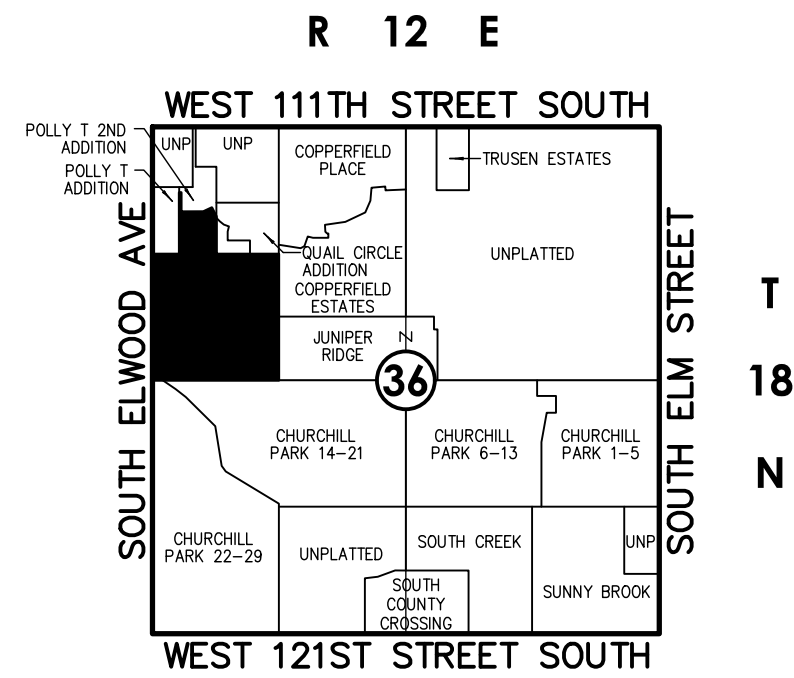
"PRELIMINARY PLAT"

RECOMMENDATION | Staff and TAC recommend approval of the final plat and Staff recommends approval of the amendment to Section IV.B Signs in PUD 108.

Conditions of Approval

1. Meet requirements of Engineering
2. Meet requirements of PUD and the Minor Amendment
3. Add addresses to face of plat
4. Add note on page 3 of Plat about Minor Amendment sign approval

Conditional Final Plat



Conditional Final Plat
PUD-108
Hickory Creek
of Jenks

ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN
AND ALL OF LOT THREE (3), BLOCK TWO (2) "POLLY T" 2ND ADDITION" (PLAT NO. 3681)
A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JENKS LAND, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALL OF LOT 3, BLOCK 2, "POLLY T" 2ND ADDITION", A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SAID SECTION 36, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3681), TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), THENCE NORTH 88°48'04" EAST AND ALONG THE NORTH LINE OF SAID SW/4 NW/4 AND ALONG THE SOUTH LINE OF BLOCK 1, "POLLY T" ADDITION", ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF TULSA RECORDS (PLAT NO. 3626), FOR A DISTANCE OF 275.20 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, SAID "POLLY T" 2ND ADDITION"; THENCE ALONG THE BOUNDARY OF SAID LOT 3 FOR THE FOLLOWING SIX (6) COURSES, NORTH 1°10'08" WEST FOR A DISTANCE OF 633.92 FEET; THENCE NORTH 88°45'09" EAST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 1°10'08" EAST FOR A DISTANCE OF 200.00 FEET; THENCE NORTH 88°45'09" EAST FOR A DISTANCE OF 230.00 FEET; THENCE NORTH 63°44'49" EAST FOR A DISTANCE OF 98.80 FEET; THENCE SOUTH 26°11'29" EAST FOR A DISTANCE OF 101.16 FEET; THENCE SOUTH 1°09'59" EAST FOR A DISTANCE OF 384.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID LOT 3; SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SW/4 NW/4; THENCE NORTH 88°48'04" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 659.99 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SW/4 NW/4; THENCE SOUTH 1°09'15" EAST AND ALONG THE EAST LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.57 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SW/4 NW/4; THENCE SOUTH 88°48'39" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID SW/4 NW/4; THENCE NORTH 1°10'08" WEST AND ALONG THE WEST LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.35 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1,923,448 SQUARE FEET OR 44.156 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83-1993). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- FOUND 3/4" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
- FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (NW/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°10'08" WEST.

THE OWNER/DEVELOPER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, PLATTED, ACCESS RIGHTS RESERVED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER/DEVELOPER HAS GIVEN TO SAID PLAT THE NAME OF "HICKORY CREEK OF JENKS", A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, (WHEREVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "HICKORY CREEK OF JENKS" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE). NOW, THEREFORE, THE OWNER/DEVELOPER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS, GRANTEES, AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER/DEVELOPER, BY ANY OWNER OF A LOT WITHIN THE SUBDIVISION, AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, AND WHICH SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET, SOUTH ELWOOD AVENUE, AS DESIGNATED ON THE ACCOMPANYING PLAT, AND DOES FURTHER 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, REPAIRING, REMOVING, AND REPLACING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM AND SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATERLINES, 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, REMOVE, AND REPLACE WATERLINES AND STORM AND SANITARY SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REMOVING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER, STORM SEWER, AND SANITARY SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT AND TO AREAS OUTSIDE OF THE PLAT. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT AND RESERVE AREA OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE THAT, WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED; PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION AS AFORESAID.

B. UNDERGROUND SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE RIGHT-OF-WAY FOR SOUTH ELWOOD AVENUE AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC AND PRIVATE STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT OR RESERVE AREA. PROVIDED THAT, UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE, AND NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT OR RESERVE AREA, COVERING A FIVE (5) FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

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

4. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED SUCH OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATIONS, OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B. SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, COMMUNICATIONS, OR GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF EACH LOT AND RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER FACILITIES LOCATED ON SAID OWNER'S LOT OR RESERVE AREA.

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

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

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

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

D. GAS SERVICE

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE GAS FACILITIES LOCATED ON SUCH OWNER'S LOT OR RESERVE AREA.

2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A GAS MAIN OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS MAINS SHALL BE PROHIBITED.

3. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF GAS MAINS, BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OR RESERVE AREA OWNER OR SUCH OWNER'S AGENTS OR CONTRACTORS.

4. THE SUPPLIER OF GAS SERVICE SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF GAS FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D. SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

E. SURFACE DRAINAGE

EACH LOT AND RESERVE AREA SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATER FROM LOTS, RESERVE AREAS, AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM INTERNAL AND ADJACENT STREETS AND EASEMENTS. NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR RESERVE AREA. NO LOT OR RESERVE AREA OWNER SHALL ALLOW OR CONTRIBUTE TO THE DEGRADATION OF GROUND OR SURFACE WATER ON OR ACROSS THE OWNER'S LOT OR RESERVE AREA IN VIOLATION OF ENVIRONMENTAL REGULATIONS OF THE UNITED STATES, THE STATE OF OKLAHOMA, OR THE CITY OF JENKS. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH E. SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER AND BY THE CITY OF JENKS, OKLAHOMA, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND HEREBY.

F. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

G. OTHER USES WITHIN EASEMENTS

EACH LOT AND RESERVE AREA OWNER SHALL HAVE THE RIGHT TO USE THE UTILITY AND OTHER EASEMENTS SITUATED ON SUCH OWNER'S LOT OR RESERVE AREA IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE CITY OF JENKS, OKLAHOMA, OR THE SUPPLIER OF THE UTILITY SERVICE, OF THE RIGHTS GRANTED UNDER THIS DEDICATION.

H. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL AND NON-EXCLUSIVE EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" OR "ODE" FOR THE PURPOSE OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS AREAS WITHIN THE SUBDIVISION AND FROM ADJACENT PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF JENKS, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF JENKS, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENTS UNLESS APPROVED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF JENKS, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF JENKS, OKLAHOMA.

4. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF THE LOT OR RESERVE AREA CONTAINING SUCH EASEMENTS TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES, REMOVAL OF OBSTRUCTIONS AND SILTATION, AND CUSTOMARY GROUNDS MAINTENANCE, IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT OR RESERVE AREA FAILS TO PROPERLY MAINTAIN THE OVERLAND DRAINAGE EASEMENT LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE UNAPPROVED ALTERATION OF GRADE THEREIN, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE OVERLAND DRAINAGE EASEMENT AREA AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR SILTATION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY SAID LOT OR RESERVE AREA OWNER. IN THE EVENT THE LOT OR RESERVE AREA OWNER FAILS TO PAY THE COST OF MAINTENANCE, AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF JENKS, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT OR RESERVE AREA. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION H. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT OR RESERVE AREA AGREE TO BE BOUND BY THESE COVENANTS.

SECTION II. RESERVE AREAS

A. GENERAL

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, ALL RESERVE AREAS ARE HEREBY DESIGNATED AND CREATED TO PROVIDE FOR CERTAIN PUBLIC PURPOSES AND PRIVATE USES AND IMPROVEMENTS AS FURTHER SPECIFIED HEREIN AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE RESERVE AREA OWNER, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF SUCH RESERVE AREA BY THE OWNER/DEVELOPER TO THE ASSOCIATION. FROM AND AFTER SAID DATE, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES. SEE SECTION V. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

3. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PROPERLY MAINTAIN SUCH RESERVE AREA OR FACILITIES THEREIN LOCATED AS HEREIN PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

4. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL 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 SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA; OR THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

5. THE CITY OF JENKS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PURCHASE ANY AND ALL RESERVE AREAS FROM THE OWNER THEREOF IN THE EVENT: (A) A COUNTY TREASURER'S CERTIFICATE OF TAX SALE BY ASSIGNMENT (THE TAX CERTIFICATE) IS ISSUED BY THE COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, AS THE RESULT OF UNPAID REAL PROPERTY TAXES COVERING ANY OR ALL SUCH RESERVE AREAS OF "HICKORY CREEK OF JENKS"; AND (B) THE CITY OF JENKS BECOMES THE OWNER OF THE TAX CERTIFICATE OR REDEEMS THE TAX CERTIFICATE ACCORDING TO OKLAHOMA LAW.

6. THE CITY OF JENKS SHALL HAVE SIXTY (60) DAYS AFTER SATISFACTION OF I.L.A.S.(A) AND I.L.A.S.(B) ABOVE TO PURCHASE ANY CONCERNED RESERVE AREA OF "HICKORY CREEK OF JENKS" FROM THE OWNER THEREOF FOR THE SUM OF TEN DOLLARS (\$10.00). THE CONCERNED RESERVE AREA OWNER SHALL DELIVER A CONVEYANCE TO THE CITY UPON RECEIPT OF SAID PURCHASE PRICE.

B. RESERVES A AND B

1. RESERVES A AND B, AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN HICKORY CREEK OF JENKS, OKLAHOMA, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, AND FOR THE PURPOSE OF PROVIDING ACCESS TO AND FROM PUBLIC STREETS, FOR PROVIDING STORM SEWER AND OTHER DRAINAGE FACILITIES, FOR UTILITIES, AND FOR PROVIDING GATES AND RELATED ENTRANCE SECURITY FACILITIES, DECORATIVE FENCING, SIGNAGE AND ENTRY FEATURES, SHELTER BUILDINGS OR STRUCTURES, LANDSCAPING, IRRIGATION, AND LIGHTING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, TO BE FORMED PURSUANT TO SECTION V. HEREOF FOR THE PURPOSES OF THE OWNERSHIP, ADMINISTRATION, AND MAINTENANCE OF THE PRIVATE STREETS, STORM SEWER AND OTHER DRAINAGE FACILITIES, AND OTHER COMMON AREAS OF THE SUBDIVISION. RESERVE A, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ADDITIONALLY DEDICATED AS A UTILITY EASEMENT.

2. THE OWNER/DEVELOPER HEREBY GRANTS TO THE CITY OF JENKS, OKLAHOMA, INCLUDING, WITHOUT LIMITATION, POLICE AND FIRE DEPARTMENTS, AND OTHER EMERGENCY RESPONSE AND GOVERNMENTAL AGENCIES HAVING JURISDICTION, THE UNITED STATES POSTAL SERVICE AND OTHER PARCEL DELIVERY SERVICES, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO THE REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVES A AND B AND TO OPERATE THEREON ALL NECESSARY VEHICLES AND EQUIPMENT.

3. THE OWNER, FOR ITSELF, ITS SUCCESSORS, AND THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION V. HEREOF, HEREBY COVENANTS WITH THE CITY OF JENKS, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND, INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN PRIVATE STREET SURFACING EXTENDING THE FULL LENGTH OF RESERVES A AND B, AND MEETING OR EXCEEDING CITY OF JENKS DESIGN STANDARDS FOR A RESIDENTIAL PUBLIC STREET.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER A PRIVATE STREET DEPICTED WITHIN RESERVES A OR B WHICH WOULD INHIBIT ANY GOVERNMENTAL VEHICLE, INCLUDING BUT NOT LIMITED TO FIRE DEPARTMENT VEHICLES, FROM FREE USAGE OF THE PRIVATE STREETS.
- SECURE INSPECTION OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF JENKS, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF JENKS, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, SECURE CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE JENKS PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

C. RESERVES C, E, AND F

FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES C, E, AND F ARE DESIGNATED AND CREATED TO PROVIDE FOR UTILITIES AND FOR PROVIDING FOR FENCING, LANDSCAPING, IRRIGATION, LIGHTING, OPEN SPACE, PASSIVE AND ACTIVE RECREATION, NEIGHBORHOOD AMENITIES, AND OTHER USES AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND PERMITTED OR APPROVED BY THE CITY OF JENKS, AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION. RESERVES C, E, AND F, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY ADDITIONALLY DEDICATED AS UTILITY EASEMENTS. RESERVES C AND F, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, ARE HEREBY ADDITIONALLY DEDICATED AS OVERLAND DRAINAGE EASEMENTS.

D. RESERVES D AND G

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, RESERVES D AND G ARE DESIGNATED AND CREATED TO PROVIDE FOR STORMWATER DRAINAGE AND DETENTION AND NEIGHBORHOOD AMENITIES AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION. SUCH NEIGHBORHOOD AMENITIES MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO: OPEN SPACE, PASSIVE AND ACTIVE RECREATION USES, PAVILION AND/OR OTHER PROTECTIVE BUILDINGS OR STRUCTURES, PLAYGROUNDS, AND OTHER USES, BUILDINGS, STRUCTURES, AND IMPROVEMENTS AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT, PROVIDED SUCH BUILDINGS, STRUCTURES, OR IMPROVEMENTS DO NOT CAUSE AN OBSTRUCTION OR IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE AREAS.

2. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS PERPETUAL, NON-EXCLUSIVE STORMWATER DRAINAGE AND DETENTION EASEMENTS ON, OVER, AND ACROSS RESERVES D AND G AS DEPICTED ON THE ACCOMPANYING PLAT FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND RESERVE AREAS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE OF THE SUBDIVISION.

3. THE STORMWATER DETENTION AND DRAINAGE FACILITIES WITHIN RESERVES D AND G SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADOPTED STANDARDS OF THE CITY OF JENKS, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT.

4. EXCEPT FOR DESIGNED AND PERMITTED STORMWATER DETENTION FACILITIES, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN RESERVES D OR G, NOR SHALL THERE BE ANY ALTERATION OF GRADES OR CONTOURS IN EITHER RESERVE AREA UNLESS APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT. PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF JENKS, OKLAHOMA.

5. RESERVES D AND G, AND THE FACILITIES THEREIN LOCATED, SHALL BE MAINTAINED BY THE OWNERS THEREOF, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF SAID RESERVE AREAS BY THE OWNER/DEVELOPER TO THE ASSOCIATION. THE MAINTENANCE SHALL BE PERFORMED TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES, REMOVAL OF OBSTRUCTIONS AND SILTATION, AND CUSTOMARY GROUNDS MAINTENANCE, IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA. MAINTENANCE RESPONSIBILITIES AND THE ENFORCEMENT THEREOF SHALL FURTHER BE THE SAME AS WITHIN AN OVERLAND DRAINAGE EASEMENT ELSEWHERE DEDICATED HEREIN INCLUDING, WITHOUT LIMITATION, LIEN AUTHORITY VESTED WITH THE CITY OF JENKS, OKLAHOMA.

E. INDEMNIFICATION OF OWNER AND CITY

1. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF JENKS, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, LIABILITIES, AND DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS.

2. EACH LOT AND RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES THAT THE OWNER/DEVELOPER AND THE CITY OF JENKS, OKLAHOMA, SHALL NOT BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT AND/OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, HICKORY CREEK OF JENKS WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (DESIGNATED AS PUD NO. 108) AS PROVIDED WITHIN SECTIONS 900-970 OF CHAPTER 9, JENKS ORDINANCE (JENKS ZONING CODE), AS THE SAME EXISTED ON JANUARY 03, 2018, WHICH PUD NO. 108 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON DECEMBER 14, 2017, AND BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA, ON JANUARY 03, 2018; AND

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

Conditional Final Plat
PUD-108
Hickory Creek
of Jenks

ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-SIX (36)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN
AND ALL OF LOT THREE (3), BLOCK TWO (2) "POLLY T' 2ND ADDITION" (PLAT NO. 3681)
A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION (CONTINUED)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

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.

A. DEVELOPMENT STANDARDS

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE RS-3 ZONING DISTRICT OF THE CITY OF JENKS ZONING CODE, SPECIFICALLY INCLUDING DETACHED SINGLE-FAMILY DWELLINGS, AND RECREATIONAL FACILITIES, NEIGHBORHOOD AMENITIES, AND OTHER SUCH USES CUSTOMARILY ACCESSORY TO USES PERMITTED IN THE RS-3 DISTRICT. EXISTING OIL EXTRACTION USES WHICH REMAIN UPON FILING A SUBDIVISION PLAT SHALL BE ALLOWED TO CONTINUE UNTIL DISCONTINUED BY AGREEMENT OF THE MINERAL OWNER.

MAXIMUM NUMBER OF LOTS: 150 LOTS
MINIMUM LOT WIDTH: 65 FT
MINIMUM LOT SIZE: 8,400 SF
MAXIMUM BUILDING HEIGHT: 35 FT *
OFF-STREET PARKING: MINIMUM TWO (2) ENCLOSED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT.
MINIMUM LIVABILITY SPACE: 2,000 SF
MINIMUM YARD SETBACKS: FRONT YARD: 20 FT
REAR YARD: 15 FT
SIDE YARD ABUTTING A STREET: 15 FT
SIDE YARD NOT ABUTTING A STREET: 5 FT **

* ARCHITECTURAL FEATURES MAY EXTEND A MAX. OF FIVE (5) FEET ABOVE MAXIMUM PERMITTED BUILDING HEIGHT.
** A MINIMUM OF TEN (10) FEET SEPARATION MUST BE MAINTAINED BETWEEN ALL BUILDINGS.

B. GENERAL DEVELOPMENT STANDARDS

STREETS: HICKORY CREEK OF JENKS PROPOSES PRIVATE STREETS, TO BE PLACED WITHIN A RESERVE AREA FOR PRIVATE STREET RIGHT-OF-WAY, AND SHALL MAINTAIN A MINIMUM OF TWENTY-SIX (26) FEET OF PAVING. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE STANDARDS OF THE CITY OF JENKS FOR MINOR RESIDENTIAL STREETS. RESERVES FOR PRIVATE STREET RIGHT-OF-WAY ARE PROPOSED AT 50' IN WIDTH, BUT MAY BE REDUCED TO 30' WITH EASEMENTS FOR SIDEWALKS. MAINTENANCE OF PRIVATE STREETS WITHIN THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE MANDATORY HOMEOWNERS' ASSOCIATION.

SIGNS: ONE (1) SUBDIVISION IDENTIFICATION SIGN SHALL BE PERMITTED ALONG THE SOUTH ELWOOD AVENUE FRONTAGE, NOT TO EXCEED ONE HUNDRED FIFTY (150) SQUARE FEET IN SIZE OR FIFTEEN (15) FEET IN HEIGHT. EACH OTHER ENTRANCE STREET SHALL BE PERMITTED ONE (1) SUBDIVISION IDENTIFICATION SIGN, NOT TO EXCEED TWENTY-FOUR (24) SQUARE FEET IN SIZE OR TEN (10) FEET IN HEIGHT. SIGNAGE SUPPORTING NEIGHBORHOOD AMENITIES, APPROPRIATE IN NUMBER AND SCALE, SHALL ALSO BE PERMITTED WITHIN THE SUBDIVISION.

FENCING: FENCING ALONG SOUTH ELWOOD AVENUE WILL CONSIST OF WOOD, MASONRY, OR ORNAMENTAL METAL MATERIAL, OR A COMBINATION THEREOF. FENCING WITHIN OTHER COMMON AREAS OF THE SUBDIVISION AND FENCING CONSTRUCTED BY INDIVIDUAL LOT OWNERS MAY CONSIST OF WOOD, MASONRY, OR ORNAMENTAL METAL MATERIAL, OR A COMBINATION THEREOF. WITHIN THE SUBDIVISION, NO BARBED WIRE, MESHED OR OTHER METAL FENCING SHALL BE ALLOWED, PROVIDED THAT FENCES WITHIN AND ALONG RESERVE AREAS MAY CONSIST OF SPLIT RAIL WITH VINYL-CLAD CHAIN LINK OR ORNAMENTAL IRON. NO FENCE OVER SIX (6) FEET IN HEIGHT SHALL BE PERMITTED UNLESS APPROVED BY THE ARCHITECTURAL COMMITTEE ESTABLISHED PURSUANT TO THE SUBDIVISION PLAT. A HOMEOWNERS' ASSOCIATION SHALL BE CREATED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FENCES WITHIN RESERVE AREAS AND/OR FENCE EASEMENTS. INTERIOR FENCING OR WALLS SHALL NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE RESIDENCE. FENCES ON CORNER LOTS SHALL BE SET BACK A MINIMUM OF 7.5 FEET FROM SIDE YARD LOT LINES ABUTTING A STREET.

LIVABILITY SPACE: LIVABILITY SPACE MAY BE LOCATED ON A LOT OR CONTAINED WITHIN COMMON OPEN SPACE OF THE DEVELOPMENT, AS PER SECTION 940.B OF THE JENKS ZONING CODE.

SECTION IV. PRIVATE COVENANTS

A. PURPOSE

FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE SUBDIVISION AND FOR MAINTAINING CONFORMITY OF THE IMPROVEMENTS THEREIN, THE FOLLOWING RESTRICTIONS AND COVENANTS ARE HEREBY IMPOSED UPON THE USE AND OCCUPANCY OF THE LOTS WITHIN THE SUBDIVISION, WITH THE SOLE EXCEPTION OF BLOCK 10.

B. DEVELOPMENT AND CONSTRUCTION STANDARDS

- ARCHITECTURAL COMMITTEE:
 - AN ARCHITECTURAL COMMITTEE IS HEREBY FORMED AND SHALL APPROVE ALL PLANS FOR ANY STRUCTURE TO BE BUILT ON ANY LOT AND SHALL ALSO BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN. THE ARCHITECTURAL COMMITTEE SHALL CONSIST OF NOT LESS THAN ONE (1) NOR MORE THAN THREE (3) MEMBERS TO BE APPOINTED BY THE OWNER/DEVELOPER UNTIL RESIDENCES HAVE BEEN CONSTRUCTED ON ALL LOTS IN THE SUBDIVISION AND SOLD TO RESIDENTIAL USERS; THEREAFTER, THE MEMBERS OF THE ARCHITECTURAL COMMITTEE SHALL BE APPOINTED BY THE HOMEOWNERS' ASSOCIATION. PROVIDED, HOWEVER, THAT THE OWNER/DEVELOPER MAY AT ANY TIME, IN ITS SOLE DISCRETION, ASSIGN AND TRANSFER THE RESPONSIBILITY FOR THE APPOINTMENT OF THE ARCHITECTURAL COMMITTEE TO THE HOMEOWNERS' ASSOCIATION.
 - ARCHITECTURAL PLANS TO BE SUBMITTED AND APPROVED IN ACCORDANCE HERewith SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING WITH REGARD TO EACH IMPROVEMENT TO BE CONSTRUCTED OR SITUATED UPON ANY LOT IN THE SUBDIVISION:
 - AN ACCURATE SITE PLAN;
 - AN ACCURATE FLOOR PLAN;
 - ALL EXTERIOR ELEVATIONS; AND
 - THE COMPOSITION OF ALL ROOFING AND EXTERNAL BUILDING MATERIALS.
- ALL LOTS SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL USE ONLY. NO LOT SHALL BE DIVIDED INTO TWO (2) OR MORE SEPARATE LOTS FOR THE PURPOSE OF ACCOMMODATING TWO (2) OR MORE SEPARATE OWNERS OR DWELLINGS.
- EACH DWELLING SHALL HAVE AN ATTACHED GARAGE WITH STORAGE FACILITIES FOR AT LEAST TWO (2) CARS. DRIVEWAYS SHALL PROVIDE OFF-STREET PARKING SPACE FOR A MINIMUM OF TWO (2) CARS.
- NO WHITE CHALK WALKS OR DRIVEWAYS WILL BE PERMITTED. MATERIALS MAY BE BRICK OR CONCRETE.
- NO BUILDING SHALL BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION WHICH EXCEEDS A HEIGHT OF MORE THAN TWO (2) STORIES EXCEPT AS DULY APPROVED BY THE ARCHITECTURAL COMMITTEE AND AS PERMITTED BY THE JENKS ZONING CODE.
- ALL ROOFS WILL BE CONSTRUCTED WITH MATCHING DESIGNER 40 YEAR PLUS WEATHER-WOOD SHINGLES OR AS OTHERWISE DETERMINED AND APPROVED BY THE ARCHITECTURAL COMMITTEE.
- ROOF FLASHING: EXPOSED ROOF FLASHING, SUCH AS VENT PIPES AND CHIMNEY COVERS, SHALL BE PAINTED, COLOR TO MATCH ROOF.
- ROOF PITCH: NO BUILDING SHALL HAVE A ROOF PITCH OF LESS THAN 10/12 FOR SINGLE STORY AND 8/12 FOR BUILDINGS EXCEEDING ONE (1) STORY. PROVIDED HOWEVER, THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE AND UPON WRITTEN REQUEST, APPROVE A WAIVER OF THIS RESTRICTION TO PERMIT A BUILDING HAVING A PORTION OF THE ROOF (NOT TO EXCEED 20% OF THE TOTAL ROOF) TO BE AT A PITCH OF LESS THAN REQUIRED HEREIN. THIS WAIVER IS PRIMARILY INTENDED FOR DORMERS AND BACK COVERED PATIOS.
- ALL EXPOSED FOUNDATIONS SHALL BE OF BRICK OR STONE. NO CONCRETE BLOCKS, POURED CONCRETE, STEM WALLS, OR ANY OTHER FOUNDATION SHALL BE EXPOSED.
- NO BUILDING OR PART THEREOF, EXCEPT OPEN PORCHES AND TERRACES, SHALL BE CONSTRUCTED OR MAINTAINED ON ANY LOT NEARER TO ANY PROPERTY LINE THAN THE BUILDING LINE ON THE PLAT. ALL BUILDINGS MUST FACE THE MOST RESTRICTIVE BUILDING LINE.
- EXTERIOR TELEVISION, "CB" RADIO, AND OTHER TYPES OF ANTENNA SHALL BE PROHIBITED, PROVIDED HOWEVER, SATELLITE DISHES OR SIMILAR OUTSIDE ELECTRONIC RECEPTION DEVICES NOT EXCEEDING 20 INCHES IN DIAMETER MAY BE AFFIXED TO A REAR BUILDING WALL OR DORMER IF BELOW THE EAVE AND NOT VISIBLE FROM THE STREET VIEW OF THE DWELLING, AND THE SPECIFIC LOCATION OF THE SAME IS APPROVED BY THE ARCHITECTURAL COMMITTEE. THE ARCHITECTURAL COMMITTEE MAY, IN THE PARTICULAR INSTANCE AND UPON WRITTEN REQUEST, APPROVE A WAIVER OF THE FOREGOING RESTRICTIONS.
- NO BUILDING, FENCE, WALL OR ANY TYPE OF STRUCTURE SHALL BE PLACED, BUILT, COMMENCED, ERECTED, MAINTAINED OR ALTERED UNTIL THE SPECIFICATIONS, LOT PLAN, DRAINAGE AND GRADING PLANS, AND OTHER NECESSARY INFORMATION SHALL HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE ARCHITECTURAL COMMITTEE. IN APPROVING SUCH PLANS, SPECIFICATIONS, PLOT PLANS, DRAINAGE AND GRADING PLANS, THE ARCHITECTURAL COMMITTEE MAY TAKE INTO CONSIDERATION THE SUITABILITY OF THE PROPOSED BUILDING OR OTHER STRUCTURES, THE MATERIAL OF WHICH IT IS TO BE BUILT, THE SITE UPON WHICH IT IS PROPOSED, THE HARMONY THEREOF WITH THE SURROUNDINGS, AND THE EFFECT OF THE BUILDING OR OTHER STRUCTURES AS PLANNED ON THE VIEW FROM THE ADJACENT OR NEIGHBORING PROPERTY. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF JENKS ORDINANCES AND BUILDING CODES.
- NO RECREATIONAL VEHICLE, CAMPER, BOAT, OR TRAILER SHALL BE UTILIZED AS A TEMPORARY OR PERMANENT RESIDENCE.
- NO STRUCTURE PREVIOUSLY ERECTED UPON ANOTHER SITE SHALL BE MOVED ONTO ANY LOT.
- NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

- NO ANIMAL LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT. DOGS, CATS, AND OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. NO EXOTIC ANIMALS AS DEFINED BY JENKS CITY CODES SHALL BE KEPT, BRED, OR RAISED ON ANY LOT.
- NO LOT SHALL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD OF GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION, AND THEN THE CONSTRUCTION SHALL BE COMPLETED WITHIN NINE (9) MONTHS. ALL LOTS SHALL BE MAINTAINED IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.
- RECREATIONAL VEHICLES, BOATS, TRAILERS, CAMPERS, AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT FOR A PERIOD EXCEEDING 24 HOURS.
- NO INOPERATIVE VEHICLE OR MACHINERY SHALL BE STORED ON ANY LOT, AND EACH LOT SHALL BE MAINTAINED FREE OF RUBBISH, TRASH, AND OTHER DEBRIS AND SHALL BE CUT, TRIMMED, OR MOWED TO PREVENT GROWTH OF WEEDS OR TALL GRASS.
- THE OWNER OF EACH LOT SHALL MAINTAIN THE SURFACE DRAINAGE, EITHER NATURAL OR ARTIFICIAL, OVER AND ACROSS SUCH OWNER'S LOT.
- EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS, AND THE CITY SHALL NOT BE LIABLE FOR ANY DAMAGES CAUSED BY REASON OF THE DISCHARGE OF ANY STORM OR SURFACE WATER FROM A STREET OR EASEMENT ON AN ADJACENT LOT. NO OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTION WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT.
- THE FIRST FLOOR OF EACH DWELLING SHALL CONSIST OF 100% MASONRY, NOT INCLUDING WINDOWS AND BENEATH COVERED PORCHES.
- ALL MAIL BOXES SHALL MATCH AND CONSTRUCTION MATERIALS SHALL BE DETERMINED BY THE ARCHITECTURAL COMMITTEE. NUMERIC STREET IDENTIFICATION LETTERING SHALL BE DISPLAYED AND BE CLEARLY IDENTIFIABLE FROM THE STREET.
- MINIMUM SQUARE FOOTAGE: ALL SINGLE FAMILY DWELLING UNITS SHALL HAVE A MINIMUM OF 2,200 SQUARE FEET OF FINISHED HEATED LIVING AREA FOR SINGLE STORY OR A MINIMUM OF 2,600 SQUARE FEET FOR MORE THAN ONE (1) STORY.
- NO TRAILER, TENT, GARAGE, BARN, OUTBUILDING, OR ANY OTHER STRUCTURE OF A TEMPORARY NATURE SHALL AT ANY TIME BE USED FOR HUMAN HABITATION, TEMPORARILY OR PERMANENTLY. A TEMPORARY SALES TRAILER AND ONE TEMPORARY CONSTRUCTION TRAILER MAY BE PERMITTED FOR USE BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS 75% OF THE RESIDENTIAL LOTS HAVE BEEN SOLD.
- CLOTHESLINES: EXPOSED CLOTHESLINE POLES AND OTHER OUTDOOR DRYING APPARATUS ARE PROHIBITED.
- ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.
- LANDSCAPING: WITHIN 120 DAYS OF COMPLETION OF A HOME UPON A LOT IN THE SUBDIVISION, THE BUILDER SHALL BE RESPONSIBLE FOR SODDING ALL YARD AREAS (FRONT, SIDE AND REAR YARDS) OF THE LOT. ADDITIONALLY, EACH BUILDER SHALL PLANT THE EQUIVALENT WORTH OF \$1,500.00 IN LANDSCAPING MATERIALS (TREES, SHRUBS, BUSHES, GROUND COVER, ETC.) WITHIN THE FRONT YARD AREA OF EACH LOT UNDER THEIR OWNERSHIP WITHIN 120 DAYS OF COMPLETION OF HOME CONSTRUCTION, EXCLUSIVE OF SODDING AS DESCRIBED ABOVE. SUCH LOT LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) TREE, AT LEAST 2" IN DIAMETER, TO BE LOCATED IN THE FRONT YARD AREA AND OUTSIDE OF THE STREET RIGHT-OF-WAY.
- OUTBUILDINGS: DETACHED STORAGE STRUCTURES ARE PROHIBITED.
- FENCING:
 - FENCING AND WALLS WITHIN LOTS SHALL BE A WOOD PRIVACY, MASONRY, OR ORNAMENTAL METAL MATERIAL. NO BARBED WIRE, MESHED, OR OTHER METAL FENCING SHALL BE ALLOWED, PROVIDED THAT FENCES WITHIN AND ALONG RESERVE AREAS MAY CONSIST OF SPLIT RAIL WITH VINYL-CLAD CHAIN LINK OR ORNAMENTAL METAL OR OTHER SEMI-TRANSPARENT MATERIAL AS APPROVED BY THE ARCHITECTURAL COMMITTEE. NO FENCE OVER SIX (6) FEET TALL SHALL BE PERMITTED UNLESS APPROVED BY THE ARCHITECTURAL COMMITTEE AND THE CITY OF JENKS. FENCES SHALL NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH FRONT END CORNER OF THE RESIDENCE. FENCES ON CORNER LOTS SHALL BE SET BACK A MINIMUM OF 7.5 FEET FROM SIDE YARD LOT LINES ABUTTING A STREET.
 - STANDARD WOOD PRIVACY FENCES, IF INSTALLED, SHALL COMPLY WITH ALL OTHER REQUIREMENTS HEREIN AND SHALL BE CONSTRUCTED OF METAL OR WOOD POSTS AND WOOD RAILS AND PICKETS WITH "DOG EAR" TOP DETAIL. THE GOOD SIDE SHALL FACE THE STREET.

SECTION V. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN HICKORY CREEK OF JENKS, A NONPROFIT ENTITY (HEREIN SOMETIMES REFERRED TO AS THE "HOMEOWNERS' ASSOCIATION" OR "ASSOCIATION"). THE HOMEOWNERS' ASSOCIATION SHALL BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING ALL RESERVE AREAS AND OTHER COMMON AREAS WITH IN HICKORY CREEK OF JENKS, AND OTHERWISE ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER RESIDENTIAL SUBDIVISION WHICH MAY SUBSEQUENTLY BE ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION. THE OWNER/DEVELOPER SHALL DISCHARGE MANAGEMENT CONTROL OF THE HOMEOWNERS' ASSOCIATION UPON OCCUPANCY OF 51% OF THE LOTS IN THE SUBDIVISION.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT, WITH THE SOLE EXCEPTION OF BLOCK 10, SHALL BE A MEMBER OF THE HOMEOWNERS'

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

C. COVENANT FOR ASSESSMENTS

THE OWNER/DEVELOPER AND EACH SUBSEQUENT OWNER OF A LOT (WITH THE SOLE EXCEPTION OF BLOCK 10), BY ACCEPTANCE OF A DEED THEREOF, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL PRIVATE STREETS AND ALL OTHER RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE ASSOCIATION'S BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE ASSOCIATION. AN UNPAID ASSESSMENT SHALL BECOME A LIEN ON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS

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

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION

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

F. REQUIRED MOWING OF VACANT LOTS

THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE DEVELOPMENT 10 DAYS AFTER THE LOT OWNER HAS RECEIVED NOTICE FROM THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT SAID LOT IS IN VIOLATION OF JENKS CITY CODE SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH. THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH PARAGRAPH C. COVENANT FOR ASSESSMENTS.

SECTION VI. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, AND SECTION V.F. REQUIRED MOWING OF VACANT LOTS ARE CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I., II., III., AND V.F., WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION IV. PRIVATE COVENANTS AND SECTION V. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION V.F.) SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION V. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS, OR OWNERS OF ANY LOT WITHIN HICKORY CREEK OF JENKS SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT, OR THE HOMEOWNERS' ASSOCIATION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING, OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS' ASSOCIATION OR AN OWNER OF A LOT, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN, OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER/DEVELOPER, ITS GRANTEEES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SUBSECTION V.F., AND THIS SECTION VI. MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING

COMMISSION, OR ITS SUCCESSORS, WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS MAY BE AMENDED AT ANY TIME WITH 65 PERCENT AGREEMENT OF ALL OWNERS OF LOTS WITHIN THE SUBDIVISION AND THE APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. NOTWITHSTANDING THE FOREGOING, THE COVENANTS CONTAINED WITHIN SECTION III. SHALL BE DEEMED AMENDED (WITHOUT NECESSITY OF EXECUTION OF AN AMENDING DOCUMENT) UPON APPROVAL OF A MINOR AMENDMENT TO PUD NO. 108 BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND RECORDING OF A CERTIFIED COPY OF THE MINUTES OF THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, WITH THE TULSA COUNTY CLERK. THE COVENANTS WITHIN SECTION IV. PRIVATE COVENANTS AND SECTION V. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION V.F.) MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 65 PERCENT AGREEMENT OF ALL OWNERS OF LOTS WITHIN THE SUBDIVISION WITHOUT APPROVAL FROM THE CITY OF JENKS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF, THE OWNER/DEVELOPER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2020.

JENKS LAND, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
MIKE WALLACE, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2020, PERSONALLY APPEARED MIKE WALLACE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME JENKS LAND, LLC TO THE FOREGOING INSTRUMENT, AS ITS MANAGER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2024
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

BY: _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE ____ DAY OF _____, 2020, PERSONALLY APPEARED TO ME DAN E. TANNER, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

03/08/2024
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

HICKORY CREEK OF JENKS

APPROXIMATELY 44.156 ACRES
SOUTH AND EAST OF THE SOUTHEAST CORNER OF
WEST 111TH STREET SOUTH & SOUTH ELWOOD AVENUE
JENKS, OKLAHOMA

A Minor Amendment of Planned Unit Development No. 108

Original PUD-108 approved January 3, 2018
PUD-108 Minor Amendment # 1 published August 18, 2020

I. INTRODUCTION AND SCOPE

Hickory Creek of Jenks, located at the 11400-block of South Elwood Avenue, in the City of Jenks, Oklahoma, is a proposed gated neighborhood of approximately 119 lots and 7 Reserve Areas planned on 44.156 acres of vacant land. Hickory Creek of Jenks will create a high-end development with ample amenities for the residents to enjoy, including a generously-landscaped, gated entry, two (2) large Reserve Areas for stormwater detention and private recreation, a neighborhood park, and a connection to the City of Jenks regional trail system abutting to the south.

Hickory Creek of Jenks was submitted as Planned Unit Development No. 108 (PUD-108) and was approved by the Jenks Planning Commission December 14, 2017 and by the Jenks City Council January 3, 2018, with implementing Ordinance No. 1438 approved January 3, 2018.

The City Council conditionally approved the Preliminary/Conditional Final Plat February 19, 2018. The subdivision is now under construction.

The developer now proposes to enlarge the entry and add additional amenities, including a shelter building or structure for residents waiting for school busses or other arriving transportation, and substantially more landscaping. The redesign will result in the removal of one (1) lot. A revised Conditional Final Plat application is being filed simultaneously with this PUD Minor Amendment application.

The redesigned entry plans include the main subdivision entry sign, a monument sign eight (8) feet high and 15 feet wide. The presently-proposed 120 square feet of display surface area would exceed the current 35 square foot maximum display surface area of PUD-108. Therefore, this Minor Amendment is submitted to relax the display surface area restriction. The maximum display surface area proposed is 150 square feet, to reduce the likelihood of another PUD Minor Amendment. No other changes are proposed to PUD-108 by this Minor Amendment. The subject property will be developed in accordance with the City of Jenks Zoning Code and the use and development regulations of the RS-3 district, except as modified by the PUD. PUD exhibits have not been updated for purposes of this Minor Amendment. A graphic illustration of the proposed entry sign follows in Section IV. of this document.

II. AMENDED DEVELOPMENT STANDARDS

Within PUD-108 Section IV. General Development Standards, Subsection IV.B. Signs, the following is the proposed restated section pertaining to signage:

“IV.B. SIGNS: One (1) subdivision identification sign shall be permitted along the South Elwood Avenue frontage, not to exceed one hundred fifty (150) square feet in size or fifteen (15) feet in height. Each other entrance street shall be permitted one (1) subdivision identification sign, not to exceed twenty-four (24) square feet in size or ten (10) feet in height. Signage supporting neighborhood amenities, appropriate in number and scale, shall also be permitted within the subdivision.”

III. PROPERTY DESCRIPTION

A TRACT OF LAND THAT IS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALL OF LOT 3, BLOCK 2, "POLLY "T" 2ND ADDITION", A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SAID SECTION 36, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3681), TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), THENCE NORTH 88°48'04" EAST AND ALONG THE NORTH LINE OF SAID SW/4 NW/4 AND ALONG THE SOUTH LINE OF BLOCK 1, "POLLY "T" ADDITION", ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF TULSA RECORDS (PLAT NO. 3626), FOR A DISTANCE OF 275.20 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, SAID "POLLY "T" 2ND ADDITION"; THENCE ALONG THE BOUNDARY OF SAID LOT 3 FOR THE FOLLOWING SIX (6) COURSES, NORTH 1°10'08" WEST FOR A DISTANCE OF 633.92 FEET; THENCE NORTH 88°45'09" EAST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 1°10'08" EAST FOR A DISTANCE OF 200.00 FEET; THENCE NORTH 88°45'09" EAST FOR A DISTANCE OF 230.00 FEET; THENCE NORTH 63°44'49" EAST FOR A DISTANCE OF 98.80 FEET; THENCE SOUTH 26°11'29" EAST FOR A DISTANCE OF 101.16 FEET; THENCE SOUTH 1°09'59" EAST FOR A DISTANCE OF 384.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID LOT 3; SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SW/4 NW/4; THENCE NORTH 88°48'04" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 659.99 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SW/4 NW/4; THENCE SOUTH 1°09'15" EAST AND ALONG THE EAST LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.57 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SW/4 NW/4; THENCE SOUTH 88°48'38" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID SW/4 NW/4; THENCE NORTH 1°10'08" WEST AND ALONG THE WEST LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.35 FEET TO THE POINT OF BEGINNING;

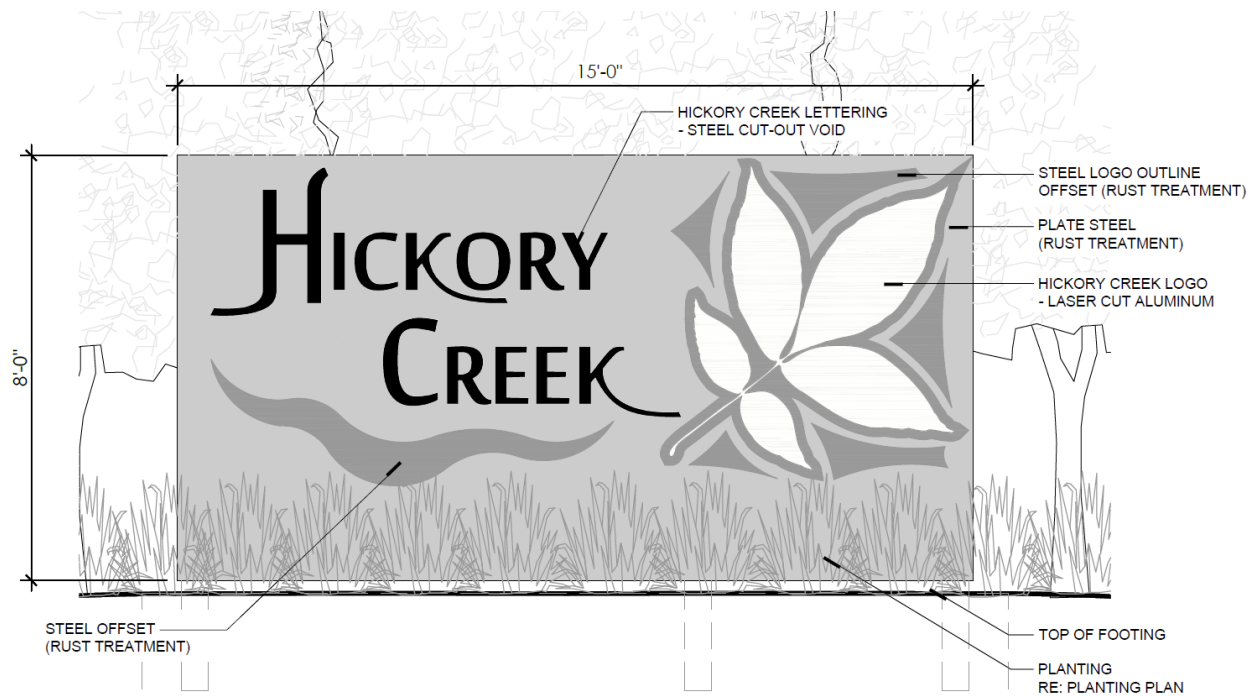
SAID TRACT CONTAINS 1,923,448 SQUARE FEET OR 44.156 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83-1993). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

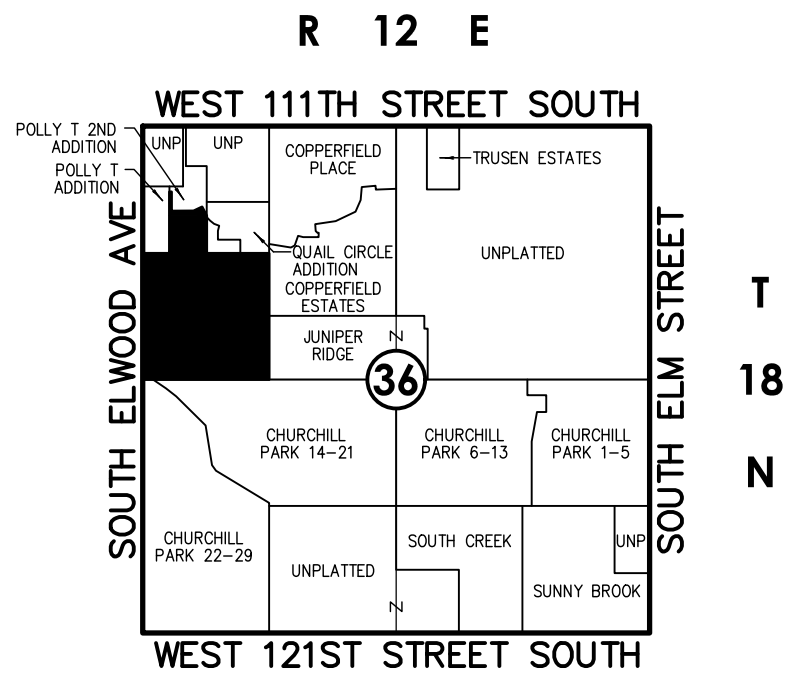
- (1) FOUND 3/4" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
- (2) FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°10'08" WEST.

IV. GRAPHIC ILLUSTRATION



Preliminary Plat



Location Map
Scale: 1"= 200'

LEGEND

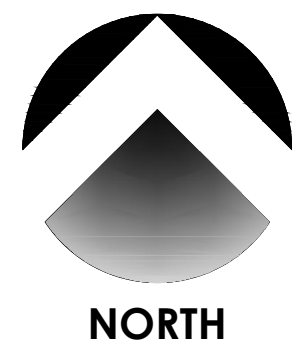
B/L	BUILDING LINE	ESMT	EASEMENT
B/U	BUILDING LINE & UTILITY EASEMENT	GOVT	GOVERNMENT
BK PG	BOOK & PAGE	LNA	LIMITS OF NO ACCESS
CB	CHORD BEARING	ODE	OVERLAND DRAINAGE
CD	CHORD DISTANCE	RES.	RESERVE
CL	CENTERLINE	R/W	RIGHT-OF-WAY
Δ	DELTA ANGLE	U/E	UTILITY EASEMENT
DOC	DOCUMENT	9929	ADDRESS ASSIGNED
○	FOUND MONUMENT		
●	SET MONUMENT		

Hickory Creek of Jenks

ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-SIX (36) TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN AND ALL OF LOT THREE (3), BLOCK TWO (2) "POLY T 2ND ADDITION" (PLAT NO. 3681) A SUBDIVISION WITHIN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2019
EMAIL: DAN@TANNERBATHSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
Jenks Land, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
MIKE WALLACE, MANAGER
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918)298-6100



Scale: 1"= 100'
Tanner Consulting

SUBDIVISION CONTAINS:

ONE HUNDRED TWENTY (120) LOTS
IN TEN (10) BLOCKS
WITH SEVEN (7) RESERVE AREAS

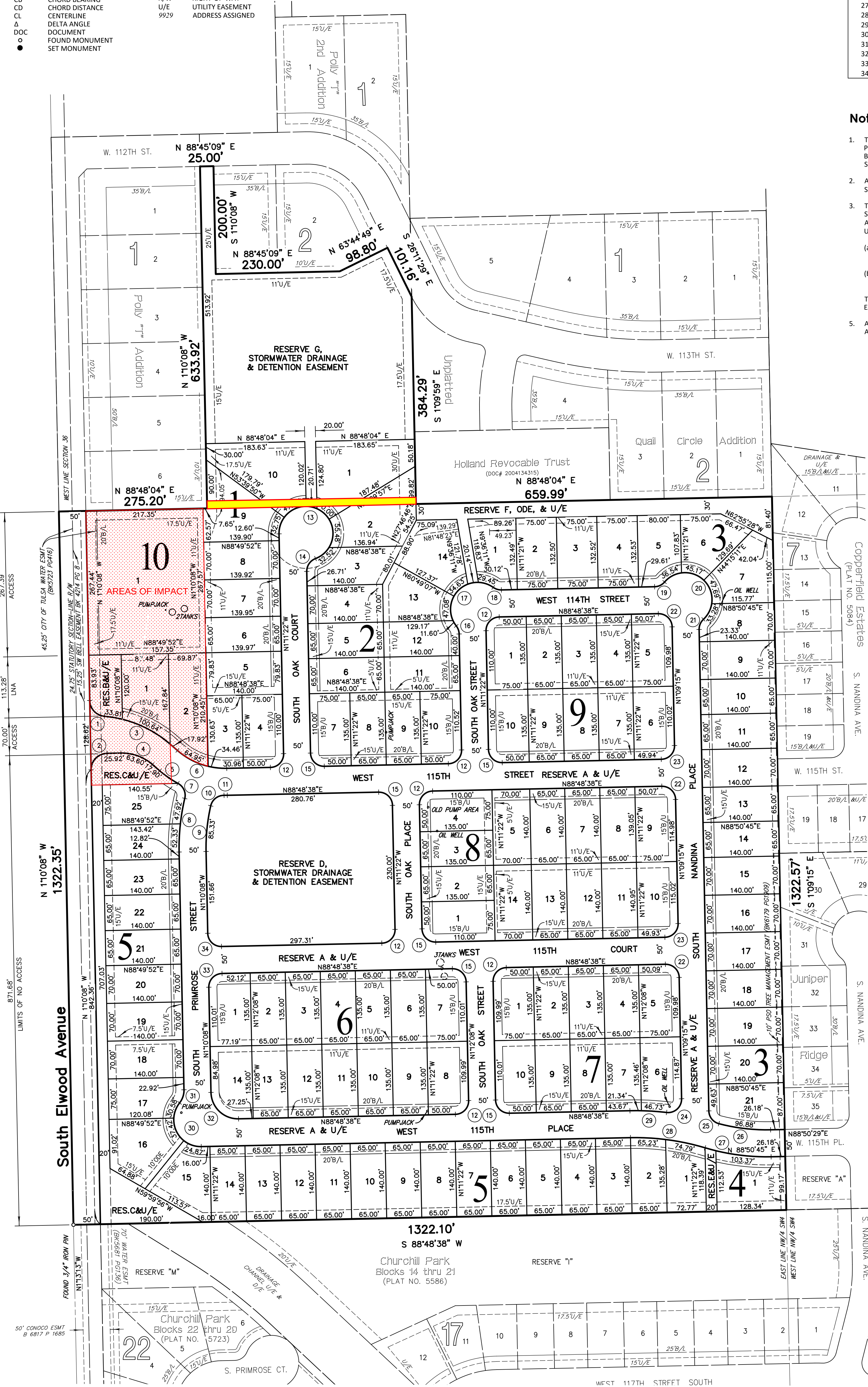
GROSS SUBDIVISION AREA: 44.156 ACRES

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD BRG(CB)	CHORD DIS(CD)
1	43.92'	30.00'	83°53'18"	N43°06'48"W	40.10'
2	47.12'	30.00'	90°00'00"	N43°49'52"E	42.43'
3	134.45'	213.64'	36°03'25"	N67°01'44"W	132.24'
4	63.60'	86.36'	42°11'43"	N70°05'04"W	62.18'
5	41.21'	185.00'	12°45'42"	N55°22'51"W	41.12'
6	99.41'	135.00'	42°11'22"	N70°05'41"W	97.18'
7	32.70'	25.00'	74°57'09"	N24°17'08"W	30.42'
8	100.25'	400.00'	14°21'35"	N6°00'39"E	99.99'
9	85.33'	350.00'	13°58'09"	N5°48'56"E	85.12'
10	33.68'	25.00'	77°11'59"	N51°24'00"E	31.19'
11	6.04'	185.00'	1°52'13"	N89°44'45"E	6.04'
12	39.27'	25.00'	90°00'00"	N43°48'38"E	35.36'
13	95.53'	50.00'	109°28'16"	N55°55'30"W	81.65'
14	30.77'	25.00'	70°31'44"	N34°04'30"E	28.87'
15	39.27'	25.00'	90°00'00"	N46°11'22"W	35.36'
16	16.09'	25.00'	36°52'12"	N19°37'27"W	15.81'
17	142.89'	50.00'	163°44'23"	N43°48'38"E	98.99'
18	16.09'	25.00'	36°52'12"	N72°45'16"W	15.81'
19	21.03'	25.00'	48°11'23"	N64°42'57"E	20.41'
20	151.48'	50.00'	173°35'08"	N46°10'18"W	99.84'
21	21.03'	25.00'	48°11'23"	N22°56'26"E	20.41'
22	39.29'	25.00'	90°02'06"	N46°10'18"W	35.37'
23	39.25'	25.00'	89°57'54"	N43°49'42"E	35.34'
24	42.66'	25.00'	97°45'46"	N47°43'38"E	37.67'
25	32.35'	25.00'	74°08'24"	N38°13'27"W	30.14'
26	96.88'	350.00'	15°51'36"	N83°13'27"W	96.57'
27	124.21'	400.00'	17°47'32"	N82°15'28"W	123.71'
28	140.02'	450.00'	17°49'38"	N82°16'32"W	139.45'
29	68.05'	500.00'	7°47'52"	N87°17'25"W	68.00'
30	113.00'	50.00'	129°29'24"	N26°26'40"W	90.44'
31	26.18'	38.00'	39°28'10"	N18°33'57"E	25.66'
32	78.56'	50.00'	90°01'13"	N46°10'45"W	70.72'
33	39.26'	25.00'	89°58'47"	N43°49'15"E	35.35'
34	39.28'	25.00'	90°01'13"	N46°10'45"W	35.36'

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(a) FOUND 3/4" IRON PIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 36;
(b) FOUND 5/8" IRON PIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 36;
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°11'23" EAST.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELWOOD AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.



FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Jenks City Council on _____

MAYOR-VICE MAYOR

This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER



MEMORANDUM

Date: November 16, 2020

SENT VIA EMAIL

To: Marcaé Hilton
City of Jenks

From: Houseal Lavigne
John Houseal, FAICP
Jackie Wells, AICP

Re: **Diagnostic Report & Recommendations Framework**
Unified Development Ordinance Rewrite

This memorandum is delivered in support of the Unified Development Ordinance Rewrite project for the City of Jenks. It presents the accumulated research of **Step 9: Assessment and Framework**, as described in the project scope of work.

This memorandum contains Houseal Lavigne's initial assessment of the City of Jenks's Zoning Code (Appendix B), Subdivision Regulations, and relevant components of Chapter 16 Planning and Zoning of the Code of Ordinances. Best practices relating to land development regulations are identified throughout the memorandum for potential application in the updated document. Please note that the recommendations of this report are preliminary, based upon the information and community input available to date. Future engagement with City staff, the Plan Commission, and the community, may result in revisions.

This memorandum includes:

- A plan for alignment with the Comprehensive Plan;
- A summary of issues identified during the public outreach process;
- A proposed UDO structure; and
- A preliminary recommendations framework for the UDO update.

**HOUSEAL LAVIGNE
ASSOCIATES, LLC**

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Comprehensive Plan Alignment

The Horizon Jenks Comprehensive Plan, adopted by the City in September 2020, presented zoning considerations and recommendations for ordinance changes. However, it also specified that further study would be needed to determine the specific zoning changes required to carry out the Comprehensive Plan's land use goals and objectives. This Comprehensive Plan Alignment is the further analysis of the City's long-range planning recommendations needed to guide the development of the UDO Rewrite. Note that the updates to the UDO are not limited to those which will bring the code into alignment with the comprehensive plan.

The Comprehensive Plan Alignment Table, included in Appendix 1 of this memo, identifies those important and relevant Comprehensive Plan sections, ordered by related topics, and a recommended approach to address and implement each item, with the intention of aligning development in Jenks with the Plan's future vision. Note that some strategies outlined in the table, if implemented in the UDO Rewrite, may result in changes to the zoning district map in some areas of the City.

In addition to the Comprehensive Plan Alignment Table, Appendix 1 also includes the Land Use Plan and Zoning Map alignment assessment. This assessment identifies areas where uses or development types identified as desirable in the Land Use Plan are not permitted through existing zoning. As discussed in more detail later in this memo, parcels with split zoning were not included in this analysis.

Summary of Issues from Public Outreach Events

The public outreach process conducted as a part of the Comprehensive Plan portion of this project provided sufficient community feedback regarding the issues and opportunities presented in Jenks's existing land development regulations. To better leverage scoped public outreach events, the events detailed in Steps 8b: Planning Commission Workshop, 8c: Residential Areas Land Use Regulations Workshop, 8d: Commercial Areas Land Use Regulations Workshop, and 8e: Subdivision Ordinance Focus Group Workshop have been moved to subsequent scope steps to allow for greater public feedback on draft sections of the UDO as detailed in the Public Outreach Scope Amendment memo sent to City staff on October 20, 2020. An overview of the zoning implications of the key themes from comprehensive plan community outreach is below.

- **Traffic.** North-south traffic flow, especially along Elm Street and Elwood Avenue, was a top concern of participants. One cause of this issue is a lack of connections between subdivisions and commercial developments, requiring people to enter and exit onto major roadways more than is necessary. To address this issue through the UDO, vehicular cross section requirements for commercial developments and a connectivity index minimum for subdivision developments should be considered.
- **Active Transportation.** The lack of pedestrian and bicycle infrastructure was another top issue of outreach participants. To address this through the UDO, Jenks should consider establishing internal parking lot pedestrian walkway requirements and requiring bicycle parking be established in new parking lots.
- **Housing.** Outreach participants also discussed the need for a more diverse housing stock but also for new housing to be in keeping with the desired character of development in Jenks. To address this through the UDO, use specific standards for a wide scale of housing types should be established. This would allow a greater variety of housing to be permitted by establishing clear design standards.
- **Downtown and Old Town Jenks Revitalization.** Development of vacant lots and façade upgrades were top issues of outreach participants. To address this through the UDO, the Special Theme District design guidelines should be revised to better align with the recommendations of the Downtown subarea plan.

Proposed Zoning Ordinance Structure

A UDO should be organized in a manner that makes it straightforward to use and administer. This type of user-friendly code uses tables and graphics when appropriate, and orders sections based on how frequently they are used and referenced. Jenks's current land development regulations are in several sections of the Code of Ordinances including Chapter 16: Planning and Zoning; Chapter 19: Streets, Sidewalks, and Other Public Areas; and Appendix B: The Zoning Code. Definitions, bulk standards, permitted uses, etc. are scattered throughout these chapters, and in some instances live outside of the Code of Ordinances entirely, making it difficult to know where to find necessary information in the Ordinance. It is recommended that the existing land development regulations be reorganized into 11 Articles as detailed below. Further detail on the proposed structure of the existing articles accompanies this memo in an excel spreadsheet for ease of use.

- Article 1. General Provisions
- Article 2. Establishment of Districts
- Article 3. Base District Specific Standards
- Article 4. Overlay District Specific Standards
- Article 5. Use Specific Standards
- Article 6. General Development Standards
- Article 7. Sign Standards
- Article 8. Planned Unit Development Standards
- Article 9. Subdivision Standards
- Article 10. Administrative and Enforcement Standards
- Article 11. Definitions

Preliminary Recommendations

In addition to community outreach, Houseal Lavigne worked with City staff to prepare a more detailed and in-depth analysis of the land development regulations. The following assessment provides a summary of key issues, concerns, and observations as well as preliminary recommendations.

NOTE: The recommendations included below are not intended to be an exhaustive or limiting list of potential revisions but are rather meant to act as a starting off point for the update process.

Article 1: General Provisions

It is recommended that Article 1: General Provisions include those sections of the existing land development regulations that establish the title, intent, purpose, interpretations, rules and construction of language, and other topics that set the stage for the defensibility of the UDO. It is recommended that all code sections which include general provisions, also referred to as general requirements, be consolidated and streamlined in Article 1.

Article 2: Establishment of Districts

It is recommended that Article 2: Establishment of Districts include those sections of Chapters 3 through 8 and 16 of Appendix B that establish the City's base and overlay districts and detail their purpose and intent. The purpose and intent statements of the base districts should be updated to more closely align with the future land use categories established in the Horizon Jenks Comprehensive Plan, as recommended below.

- Separate out the purpose and intent statements for the RS District and revise them to align with the Low-Intensity, Medium-Intensity, and High-Intensity Single-Family land use categories as is appropriate.

- Separate out the purpose and intent statements for the RM-1 and RM-2 Districts and revise them to align with the Multi-Family land use category.
- Revise the CH Commercial High Intensity District purpose and intent statement to align with the Downtown land use category and subarea plan since most properties in Downtown are currently in this zone. It is recommended that the City encourage all properties within Downtown to rezone to the revised CH District over time.
- Revise the purpose and intent statement of the LC Light Commercial and OL Office Low-Intensity Districts to align with the Local Commercial land use category.
- Revise the purpose and intent statements of the CS Shopping Center and CG General Commercial Districts to align with the Regional Commercial land use category.
- Revise the OM Office Medium-Intensity purpose and intent statement to align with the Business Park land use category.
- Revise the IL Industrial Light Manufacturing and Research and Development District purpose and intent statement to align with the Light Industrial land use category.
- Revise the IM Industrial Moderate District purpose and intent statement to align with the Heavy Industrial land use category.

The Comprehensive Plan recommends that no additional land area in Jenks be utilized for heavy industrial uses. Therefore, it is recommended that the City consider transitioning the IM District to a legacy district. This would allow for the existing IM District designated parcels to continue to legally function as permitted but would not allow for additional parcels to be rezoned to the designation.

Additionally, the purpose and intent statements of the overlay districts, referred to as appearance review districts, should be updated to align with the Comprehensive Plan's subarea plans as recommended below:

- Revise the purpose and intent statement of the Special Theme District to align with the Downtown subarea plan.
- Revise the purpose and intent statement of the Riverfront and/or Boardwalk District to align with the Riverfront subarea plan.

Since it is recommended that the CH District be revised to align with the Downtown land use category and that all properties in Downtown be encouraged to rezone to this designation over time, the Special Theme District will at some point become obsolete. At that time, it is recommended that the City eliminate the Special Theme District.

As detailed in the following pages, it is recommended that the new UDO include enhanced standards for development, including landscape, building materials, parking lots, and signs. It is therefore recommended that the City eliminate the Corridor Appearance District and instead establish a site plan review process. Additional recommendations for the site plan review process are included later in this memo.

Finally, many parcels in the City have multiple zoning designations, likely due to the fact that the zoning data is non-parcel specific. Further discussion with staff will be necessary to determine accurate zoning designations for these parcels.

Article 3: Base District Specific Standards

It is recommended that Article 3: Base District Specific Standards include those portions of Chapters 3 through 8 and Chapter 10 of Appendix B which establish permitted, specific, and special exception uses as well as bulk and dimensional standards for each district. Currently, uses are included as Use Units in Chapter 10 and listed as permitted or conditional in Chapters 3 through 8. This organizational structure requires excessive cross referencing and can be burdensome for code users. Additionally, the use units include lists of very detailed uses that in many instances merit distinct or differing regulations.

It is recommended that the units be consolidated into one table of permitted, specific, and special exception uses which lists all of the uses that are allowed in the City and identifies the zoning district in which they are permitted or permitted upon the issuance of a specific use permit or special exception permit. The permitted, specific, and special exception uses allowed in each district should be updated based on the corresponding land use category as detailed above. Use conditions, which are currently embedded throughout each use unit, should be referenced in the table but live in Article 5: Use Specific Standards, as detailed in the following pages.

The following recommendations apply to the City's permitted, specific, and special exception uses:

- Review all uses and eliminate outdated, redundant, and contradictory uses.
- Remove all use conditions from the use unit and locate them in Article 5: Use Specific Standards.
- Separate out Townhouses from the Multifamily Use Unit.
- Distinguish between standalone multifamily buildings with eight or fewer units, and more than eight units, as well as multifamily complexes.
- Add a micro-breweries/distilleries/wineries as a permitted use in the CH, CG, and CS districts.
- Add a brewery/distillery/winery use and allow it as a permitted use in the IL Industrial Light Manufacturing.
- Add a brewery/distillery/winery tasting room use and allow it as a permitted use in the CH, CG, and CS districts and a special exception use in the LC Light Commercial District.
- Add an artisan manufacturing use and allow it as a permitted use in the IL District. Artisan manufacturing includes the application, teaching, making, or fabrication of crafts or products by an artist, artisan, or craft person and is often limited to light industrial uses such as small scale fabrication or small-batch bakeries.
- Allow accessory dwelling units as a permitted use in the RS Districts.
- Clarify outdoor storage and outdoor display of merchandise uses and differentiate between permanent and temporary outdoor storage and outdoor display in nonresidential districts and outdoor storage in residential districts.
- Add uses related to aquaculture and agritourism such as fisheries, event barns, u-pick operations, demonstration farms, or tours and tastings.
- Add ground mounted and roof mounted solar energy collections systems as an accessory use.
- Add medical marijuana related uses as permitted in appropriate districts.
- Add food trucks as a permitted temporary use in appropriate districts.
- Eliminate frontage requirements for nonresidential districts.

Dimensional Standards Appropriateness Analysis

A dimensional standards appropriateness analysis compares the minimum lot area and lot width requirements established in a zoning code with existing development within those districts. The analysis provides insight on how regulations can be right-sized to better reflect existing development patterns, easing the burden on landowners as they look to reinvest in their property and on staff and elected/appointed officials as they review and consider variance requests. In Jenks, the dimensional

standards appropriateness analysis was performed for all the single-family detached parcels in the RS-1, RS-2, and RS-3. Maps associated with the analyses are included in Appendix 2.

A dimensional standards appropriateness analysis was not conducted on the City's other districts due to the varying dimensional requirements for the different types of housing, or a lack of available data.

Note that most parcels included in the analysis are not considered nonconforming since they were permitted through development agreements.

RS-1 District

The RS-1 District is Jenks's lowest density single-family detached zoning district with a minimum lot area requirement of 13,500 square feet and a minimum lot width requirement of 100 feet. The dimensional standards appropriateness analysis revealed that 269 of the 1,136 residential lots, or 24 percent, are less than the minimum lot area requirement; and 446, or 41 percent, are less than the minimum lot width requirement. To understand what lot area and lot width minimums would be most appropriate for the district, alternative minimums were tested. The results of that test are included in the tables below.

Lot Area Minimum	Number of Parcels Less than Minimum	Percent of Parcels Less than Minimum
Existing – 13,500 sq.ft.	294	26%
Alternative – 12,000 sq.ft.	218	19%
Alternative – 11,000 sq.ft.	181	16%
Alternative – 10,000 sq.ft.	161	14%
Alternative – 9,000 sq.ft.	132	12%

Lot Width Minimum	Number of Parcels Less than Minimum	Percent of Parcels Less than Minimum
Existing – 100 ft.	446	41%
Alternative – 90 ft.	328	30%
Alternative – 80 ft.	278	26%
Alternative – 70 ft.	205	19%
Alternative – 60 ft.	145	13%

This analysis reveals that a more appropriate lot area minimum may be either 9,000 square feet or 10,000 square feet and that a more fitting lot width minimum may be either 60 feet or 70 feet. To ensure that reducing the minimums would not alter the character of existing RS-1 neighborhoods, the alternative minimums were tested to see if they would create new opportunities for subdivision. New opportunities for subdivision include those lots that are two times greater than the alternative lot area and lot width minimums but are less than two times greater than the existing lot area and lot width minimums. This analysis revealed that 54 new opportunities for subdivision would be created by the alternative 9,000 square foot lot area minimum and 60 foot alternative lot width minimum while only 23 would be created by the alternative 10,000 square foot lot area minimum and 70 foot alternative lot width minimum. The existing lot width and lot area standards create 130 opportunities for subdivision. **Based on this analysis, it is recommended that the City revise the lot area minimum of the RS-1 District to 10,000 square feet and the lot width minimum to 70 feet.**

RS-2 District

The RS-2 District is Jenks's medium density single-family detached zoning district with a minimum lot area requirement of 9,000 square feet and a minimum lot width requirement of 75 feet. The dimensional standards appropriateness analysis revealed that 2,462 of the 4,958 total lots, or 50 percent, are less than the minimum lot area requirement; and 3,349, or 70 percent, are less than the minimum lot width requirement. To understand what lot area and lot width minimums would be most appropriate for the District, alternative minimums were tested. The results of those tests are included in the tables below.

Lot Area Minimum	Number of Parcels Less than Minimum	Percent of Parcels Less than Minimum
Existing – 9,000 sq.ft.	2,462	50%
Alternative – 8,000 sq.ft.	1,592	32%
Alternative – 7,000 sq.ft.	561	11%

Lot Width Minimum	Number of Parcels Less than Minimum	Percent of Parcels Less than Minimum
Existing - 75 ft.	3,349	70%
Alternative - 65 ft.	2,217	46%
Alternative - 55 ft.	815	17%
Alternative – 50 ft.	525	11%

This analysis reveals that a more appropriate lot area minimum may be either 7,000 or 8,000 square feet and that a more fitting lot width minimum may be either 50 feet or 55 feet. To ensure that reducing the minimums would not alter the character of existing RS-2 neighborhoods, the alternative minimums were tested to see if they would create new opportunities for subdivision. New opportunities for subdivision include those lots that are two times greater than the alternative lot area and lot width minimums but are less than two times greater than the existing lot area and lot width minimums. This analysis reveals that 47 new opportunities for subdivision would be created by the alternative 7,000 square foot lot area minimum and 50 foot alternative lot width minimum while only seven would be created by the alternative 8,000 square foot lot area minimum and 55 foot alternative lot width minimum. The existing lot width and lot area standards create 29 opportunities for subdivision. **Based on this analysis, it is recommended that the City revise the lot area minimum of the RS-2 District to 8,000 square feet and the lot width minimum to 55 feet.**

Rs-3 District

The RS-3 District is Jenks's high density single-family detached zoning district with a minimum lot area requirement of 6,900 square feet and a minimum lot width requirement of 65 feet. The dimensional standards appropriateness analysis revealed that 172 of the 913 total lots, or 19 percent, are less than the minimum lot area requirement; and 427, or 49 percent, are less than the minimum lot width requirement. To understand what lot area and lot width minimum would be most appropriate for the District, alternative minimums were tested. The results of those tests are included in the table below.

Lot Area Minimum	Number of Parcels Less than Minimum	Percent of Parcels Less than Minimum
Existing – 6,900 sq.ft.	172	19%
Alternative – 6,000 sq.ft.	105	12%
Alternative – 5,500 sq.ft.	98	11%
Alternative – 5,000 sq.ft.	87	10%

Lot Width Minimum	Number of Parcels Less than Minimum	Percent of Parcels Less than Minimum
Existing – 65 ft.	427	49%
Alternative – 50 ft.	170	20%
Alternative – 45 ft.	84	10%

This analysis reveals that a more appropriate lot area minimum may be either 5,000 or 5,500 square feet and that a more fitting lot width minimum is either 45 or 50 feet. To ensure that reducing the minimums would not alter the character of existing RS-3 neighborhoods, the alternative minimums were tested to see if they would create new opportunities for subdivision. New opportunities for subdivision include those lots that are two times greater than the alternative lot area and lot width minimums but are less than two times greater than the existing lot area and lot width minimums. This analysis reveals that 13 new opportunities for subdivision would be created by the alternative 5,000 square foot lot area minimum and 45 foot alternative lot width minimum while only three would be created by the alternative 5,500 square foot lot area minimum and 50 foot alternative lot width minimum. The existing lot width and lot area standards create 28 opportunities for subdivision. **Based on this analysis, it is recommended that the City revise the lot area minimum of the RS-3 District to 5,000 square feet and the lot width minimum to 45 feet.**

Article 4: Overlay District Specific Standards

It is recommended that Article 4: Overlay District Specific Standards include the standards for the Special Theme and the Riverfront and/or Boardwalk Districts, primarily established in the Appearance District Guidelines included in Chapter 16: Appearance Review Districts. These standards should be revised and enhanced based on the recommendations of the Downtown and Riverfront subarea plans, respectively.

Additionally, it is recommended that this Article include a permitted, specific, and special exception uses table for the overlay districts. The permitted, specific, and special exception uses in the Special Theme District should align with the permitted, specific, and special exception uses in the revised CH District. The permitted, specific, and special exception uses in the Riverfront and/or Boardwalk District should align with the Riverfront subarea plan.

Finally, it is recommended that this Article include a bulk and area requirements table for the overlay districts. The bulk and area requirements of the Special Theme District should align with the bulk and area requirements of the revised CH District. The bulk and area requirements of the Riverfront and/or Boardwalk District should offer flexibility to accommodate the range of uses and development patterns envisioned for the area in the riverfront subarea plan.

Article 5: Use Specific Standards

It is recommended that Article 5: Use Specific Standards include the use conditions established throughout Chapter 10: Use Units. The existing use conditions should be revised, enhanced, or eliminated as appropriate to align with the Comprehensive Plan, national best practices, and to eliminate redundancy with recommended city-wide standards. For example, the use conditions for Use Unit 12: Eating places other than drive-ins, requires screening from parcels in any residential district. As detailed in the following pages, it is recommended that city-wide landscape and screening standards be established that would make that use condition redundant.

It is recommended that additional use specific standards be established for the following uses:

- Accessory dwelling units
- Micro-breweries/wineries/distilleries
- Breweries/wineries/distilleries
- Artisan manufacturing
- Outdoor storage
- Outdoor display of merchandise
- Outdoor dining
- Drive-throughs
- Solar energy collection systems
- Multi-family buildings
- Multi-family complexes
- Residential club houses/amenity areas
- Outlot retail buildings
- Gas stations
- Car wash
- Medical marijuana
- Residential to commercial conversions
- Food trucks

Article 6: General Development Standards

It is recommended that Article 6: General Development Standards include existing sections of the ordinance that pertain to off-street parking and loading, landscape, screening, fences, performance standards, and all other standards that generally apply to development regardless of zoning district.

Off-Street Parking and Loading

Off-street parking and loading standards currently exist throughout Chapter 10: Use Units and in Chapter 11: Off-Street Parking and Off-Street Loading. It is recommended that they be combined to Article 6 to eliminate cross referencing and better streamline the UDO.

The amount of parking required for some uses is excessive when compared to current best practices. For example, grocery stores are required to have one (1) parking space for every 200 square feet of floor area. According to the Institute of Traffic Engineers the average requirement for grocery stores is one (1) space for every two-hundred and fifty (250) square feet of gross floor area. The average supermarket is 45,000 square feet; therefore, Jenks would require 225 parking spaces while the average requirement is only 180 spaces. The City's excessive requirement would result in nearly 7,300 square feet of additional land area to be dedicated to off-street parking than the national average.

The City's schedule of off-street loading requirements details a required number of loading spaces per use based on the floor area of the establishment. This method is out of line with industry best practices which suggest that the number of loading spaces be left to the discretion of the developer provided that they do not interfere with the public use of parking circulation areas, streets, alleys, or sidewalks, and are adequately screened and buffered.

The following recommendations apply to the City's off-street parking and loading requirements.

- Consolidate all off-street parking requirements into one table.
- Clarify whether floor area refers to gross floor area or net floor area.
- Update all parking requirements to align with current best practices.
- Establish maximum parking requirements in addition to minimum parking requirements.
- Eliminate per seat and other variable based requirements, as feasible.
- Establish shared parking standards for uses throughout the City and retain the authority of the Plan Commission to grant modification on a case-by-case basis with criteria for shared parking arrangements.
- Establish permitted adjustments to required parking including criteria for when on-street parking may be substituted for required off-street spaces.
- Establish an exception to minimum parking requirements for nonresidential uses Downtown.
- Update parking lot surfacing requirements to allow for green infrastructure options.
- Eliminate loading requirements based on floor area.

Landscape

Currently, Jenks does not have city-wide landscape requirements. It is recommended that the City establish landscape requirements for all multi-family and nonresidential uses to ensure that parking lots and incompatible uses are properly screened, contribute to the aesthetic value of the community, and help the City meet its stormwater management goals. Landscape requirements should be established for the following areas:

- Perimeter of parking lots
- Interior of parking lots
- Building foundations
- Transition yards

Screening

Screening regulations currently exist in Section 250 of Appendix B and require walls or fences for the screening of incompatible land uses. These standards are recommended to be replaced with the transition yard landscape requirements detailed above. It is recommended that additional screening requirements be established for trash and recycling receptacles, ground and roof mounted mechanical equipment, and drive-throughs.

Fences

Currently, Jenks does not have city-wide fence standards. It is recommended that the City establish varying standards for single-family as well as multi-family and nonresidential uses. These standards should:

- Prohibit chain link and other undesirable fence materials in front yards of all residential districts.
- Limit fences in front and exterior side yards of residential properties to having a maximum opacity of 50 percent and a maximum height of four feet.
- Prohibit fences in the front yards of nonresidential districts with the exception of the IL and IM districts.
- Establish fence maintenance requirements.

Article 7: Sign Standards

Sign regulations currently exist in Section 1021: Use Unit 21. These regulations will be required to be thoroughly revised given the Supreme Court decision of *Reed v. The Town of Gilbert, Arizona* (2015). Jenks is among municipalities nation-wide that are affected by the SCOTUS ruling. The Court determined that signs cannot be regulated differently based on the content of the sign's message. This applies to the size, location, and duration of noncommercial and commercial signage. Several instances of content-based regulations exist in the Jenks sign ordinance, including varying regulations for election campaign signs. The Jenks sign ordinance will be revised in accordance with current case law.

In addition to compliance with *Reed v. Gilbert*, it is recommended that the sign regulations be revised to:

- Update temporary sign standards to eliminate all content specific sign options.
- Establish standards for electronic message board signs.
- Clarify how signs are measured, including elements such as backer plates.
- Establish a comprehensive signage plan option.
- Prohibit billboards and off-premises signs on properties that do not front Highways 75 and 364.
- Prohibit vehicle signs.
- Prohibit outline lighting.
- Prohibit pole signs on properties that do not front Highways 75 and 364 (Creek Turnpike).
- Establish standards for single-tenant and multitenant shopping center monument signs.
- Establish standards for secondary wall signs.
- Establish standards for on-site traffic directional signs.
- Establish standards for window signs.
- Incentivize the use of individually affixed letters or raceways on wall signs by allowing additional sign area.
- Refine standards for a greater variety of temporary signs including wall mounted banners, ground mounted banners, and feather signs.

Article 8: Planned Unit Development Standards

Chapter 9 of Appendix B establishes Jenks's Planned Unit Development process. Based on feedback from City staff, this process has been utilized for the approval of most of the new development in recent years. However, despite the proliferation of its use, the process has not been sufficient in realizing development that aligns with the purpose of the process which is to encourage creative development.

Planned Unit Development (PUD) is a tool that is meant to allow for greater flexibility from underlying zoning regulations in siting and design through site development allowances. However, the current ordinance establishes uses permitted in PUDs, bulk and area and intensity of use requirements, site design requirements, architectural and building design requirements, and myriad of other standards that contradict the purpose and intent of the PUD ordinance. The PUD ordinance does not establish standards of review or modification standards to guide elected and appointed officials in their review of proposals.

It is recommended that PUD process be fully revised and replaced with a new process that establishes triggers for its use, standards for review, modification standards, site development allowances, and more streamlined and clear review and approval procedures.

Article 9: Subdivision Standards

Subdivision regulations are currently in Chapter 16, Article 3 of the Municipal Code and in Ordinance No. 422 which lives outside of the Municipal Code. It is recommended that both items be consolidated to Article 9: Subdivision Standards. Further, it is recommended that the planning and design requirements included in Chapter 3 of Ordinance No. 422 be revised to align with the Comprehensive Plan by:

- Revising the block length maximum from 1,320 feet to between 600 and 800 feet.
- Establishing a connectivity index minimum requirement of 1.2. A connectivity index quantifies how well a roadway network is connected by dividing the number of street segments by the number of street intersections.
- Establishing street cross section requirements.
- Establishing anti-monotony standards for residential subdivisions.
- Enhancing street naming standards.
- Establishing open space and recreational amenity requirements.
- Establishing mixed residential density requirements for subdivisions over a certain size.

Article 10: Administration and Enforcement Standards

Administrative requirements are best organized into a reference chapter to be used closely by those administering the code, while also being easy to interpret by residents, developers, business owners, and all other code users. This chapter typically includes the establishment of the zoning ordinance administration, the department structure and its boards and committees, the eligible processes or applications that may be made to said administration, enforcement processes, and the penalties that may be imposed for ordinance violations.

It is recommended that Article 10: Administration and Enforcement Standards include those sections of the existing code that establish the responsible parties, procedures, and standards by which the zoning ordinance is administered and enforced including Section 291, Chapter 12, Chapter 13, Chapter 14, Chapter 15, Chapter 17, and Chapter 19, as well as all permitting requirements and processes. The following recommendations apply to the City's administration and enforcement procedures:

- Align all application processes and procedures and submittal requirements, such as for variations, appeals, special uses, annexations, and permitting.
- Utilize tables and flowcharts to communicate all administrative processes more clearly.
- Establish amendment procedures for specific use permits.

Article 11: Definitions

The Definitions section establishes the words and phrases that are given a defined meaning when used in the ordinance. It is recommended that Article 11: Definitions consolidate all definitions that exist throughout Appendix B and the Subdivision Regulations. The following recommendations apply to the City's definitions:

- All measurements and quantifiable standards be removed from definitions and located in Article 3: Base District Specific Standards, Article 5: Use Specific Standards, or Article 6: General Development Standards, as appropriate.
- Eliminate any term that is defined only in reference to another term.
- Review definitions related to adult uses, religious institutions, family, signs, and group homes against current constitutional, federal, and state legal standards and revise, as necessary.

Appendix 1

Comprehensive Plan Alignment

Comprehensive Plan			UDO
Page	Policy	Recommended Actions	Implementation Approach
33	Preserve the character of Jenks's existing suburban residential neighborhoods.	Establish standards for residential development or redevelopment in suburban residential areas to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods.	Right-size bulk and dimensional standards for existing residential neighborhoods based on the results of the dimensional standards appropriateness analysis.
33	Right-size bulk and dimensional standards of residential districts.	Analyze the need to right-size the bulk and dimensional standards of residential districts to better fit existing development patterns.	
33	Continue to ensure that Jenks provides housing opportunities for young families.	Encourage the development of a wide variety of housing types, in accordance with the Land Use Plan and Housing and Neighborhoods Framework.	
34	Promote areas for new residential development in accordance with the Land Use Plan.	Encourage residential development in accordance with the Land Use Plan and only make thoughtful and intentional changes to the Land Use Plan to ensure that the vision of the community is realized.	Revise map amendment standards of review to require alignment with the Comprehensive Plan.
34	Proactively rezone properties to align with the Land Use Plan.	Consider up-zoning designated areas, such as the agricultural district, to the appropriate residential district that would better accommodate the preferred housing type identified in the Housing and Neighborhoods Framework.	

Comprehensive Plan			UDO
Page	Policy	Recommended Actions	Implementation Approach
34	Establish standards of review for zoning text and map amendments.	The City should establish standards of review that require the consideration of alignment with the Land Use Plan as well as several other factors as detailed on pg. 34.	Establish standards of review for zoning text and map amendments.
34	Encourage the development of unique residential subdivisions that create a sense of place.	Establish anti-monotony standards for new residential subdivisions as well as design standards for various housing types.	Add anti-monotony standards to the City's subdivision regulations.
34	Encourage smart growth.	Establish standards of review for the Planning Commission and City Council for their review of subdivision applications. Amongst other factors, the standards of review should include principles of smart growth such as availability of existing utilities and infrastructure.	Establish standards of review for subdivision applications.
35	Minimize the impacts of planned nonresidential areas on existing residential neighborhoods.	Enhance the City's zoning ordinance through the establishment of City-wide landscape requirements including screening and buffer yards.	Establish city-wide landscape requirements for all multifamily and nonresidential uses.
35		Consider establishing an amortization schedule to ensure compliance for non-conforming properties within a set time frame.	Consider amortizing certain uses such as outdoor storage, junk / salvage yards, etc. in certain districts.

35	Encourage new residential development in select areas to provide for the needs of the Jenks population throughout every stage of life.	Permit accessory dwelling units in select residential zoning districts when certain conditions are met.	Establish accessory dwelling units as an conditional accessory use in the RS Districts.
35		Encourage and promote the use of universal design standards in new residential development.	Include the incorporation of elements of universal design as a modification standard for site development allowances permitted as a part of the Planned Unit Development process.
36	Increase connections between residential subdivisions.	Revise the City's subdivision ordinance to establish a connectivity index minimum requirement.	Establish a connectivity index minimum requirement of 1.2.
36		Revise the block length maximum included in Section 3.2 of the Subdivision Ordinance from 1,320 feet to between 600 and 800 feet.	Revise the block length maximum included in Section 3.2 of the Subdivision Ordinance from 1,320 feet to between 600 and 800 feet.
36	Establish anti-monotony development standards.	Require variations amongst houses in a block in roof type and pitch, window type and placement, and construction materials and colors.	Add anti-monotony standards to the City's subdivision regulations.
36		Enhance Section 3.4(J) of the City's Subdivision Regulations to require greater variation in street names.	Enhance Section 3.4(J) of the City's Subdivision Regulations to require greater variation in street names.
37	Include infrastructure improvement requirements in the City's Subdivision Regulations.	Enhance Block Standards included in Section 3.2 of the Subdivision Regulations by establishing the required elements in a cross section of a road.	Establish varying roadway requirements based on ROW width.

37	Require the preservation of unique environmental features such as changes in terrain and wooded areas.	Require that developers incorporate existing environmental features to help create distinct and interesting neighborhoods.	Establish a tree and environmental features preservation policy that requires developers to identify and justify the removal and replacement of any prominent trees and other environmental features.
37	Promote conservation development to accommodate residential growth in sensitive natural areas.	Update the City's subdivision ordinance to include provisions related to conservation-oriented subdivision development.	Allow for an increase in net density in response to the preservation of open space.
40	Improve and revise the regulations for Appearance Review Districts.	Clarify the appearance review process through the establishment of standards of review.	Consider updating the Special Theme and Riverfront Districts to more closely align with the Downtown and Riverfront Subarea Plans. Consider eliminating the Corridor Appearance District and replacing it with development standards applicable to the whole City and a site plan review process applicable to all multifamily and nonresidential development.
40		Remove design standards from the zoning code and establish a standalone design guidelines document with graphics, illustrations, and photographs.	
40		List the design guidelines as a plan to which development in an Appearance Review District must align.	

41	Evaluate development standards to ensure landscaping, walls, and other materials are appropriately used.	Enhance screening requirements to ensure that unsightly uses such as parking lots, garbage and recycling receptacles, ground and roof mounted utilities, or outdoor storage do not detract from the community's appearance and desired aesthetic.	Establish screening and landscape standards applicable to all multifamily and nonresidential development in the City.
41	Provide better connections between the City's commercial and employment districts and its residential neighborhoods, schools, and other community facilities.	Continue to expand and improve the sidewalk network to provide better connections between Downtown, the Riverfront, adjacent residential neighborhoods, the high school, and other community facilities.	Require sidewalks and pedestrian walkways to be installed in conjunction with all new development.
41	Promote neighborhood commercial uses in proximity to residential neighborhoods.	Consider establishing additional commercial zoning districts to better distinguish between local or neighborhood commercial uses and regional or general commercial uses.	Consider establishing additional commercial zoning districts to better distinguish between local or neighborhood commercial uses and regional or general commercial uses.
41		Consider establishing specific use provisions for new commercial uses near residential zoning districts.	Consider establishing specific use provisions for new commercial uses near residential zoning districts.
41		Work with property owners to provide sidewalks, paths, or designated walkways within their developments, establishing new connections to adjacent residential neighborhoods and commercial properties.	Require sidewalks and pedestrian walkways to be installed in conjunction with all new development.
41	Strive to create safe and attractive pedestrian environments for all commercial sites.	Include pedestrian circulation standards as a part of off-street parking requirements to help protect the safety and welfare of pedestrians navigating parking lots.	

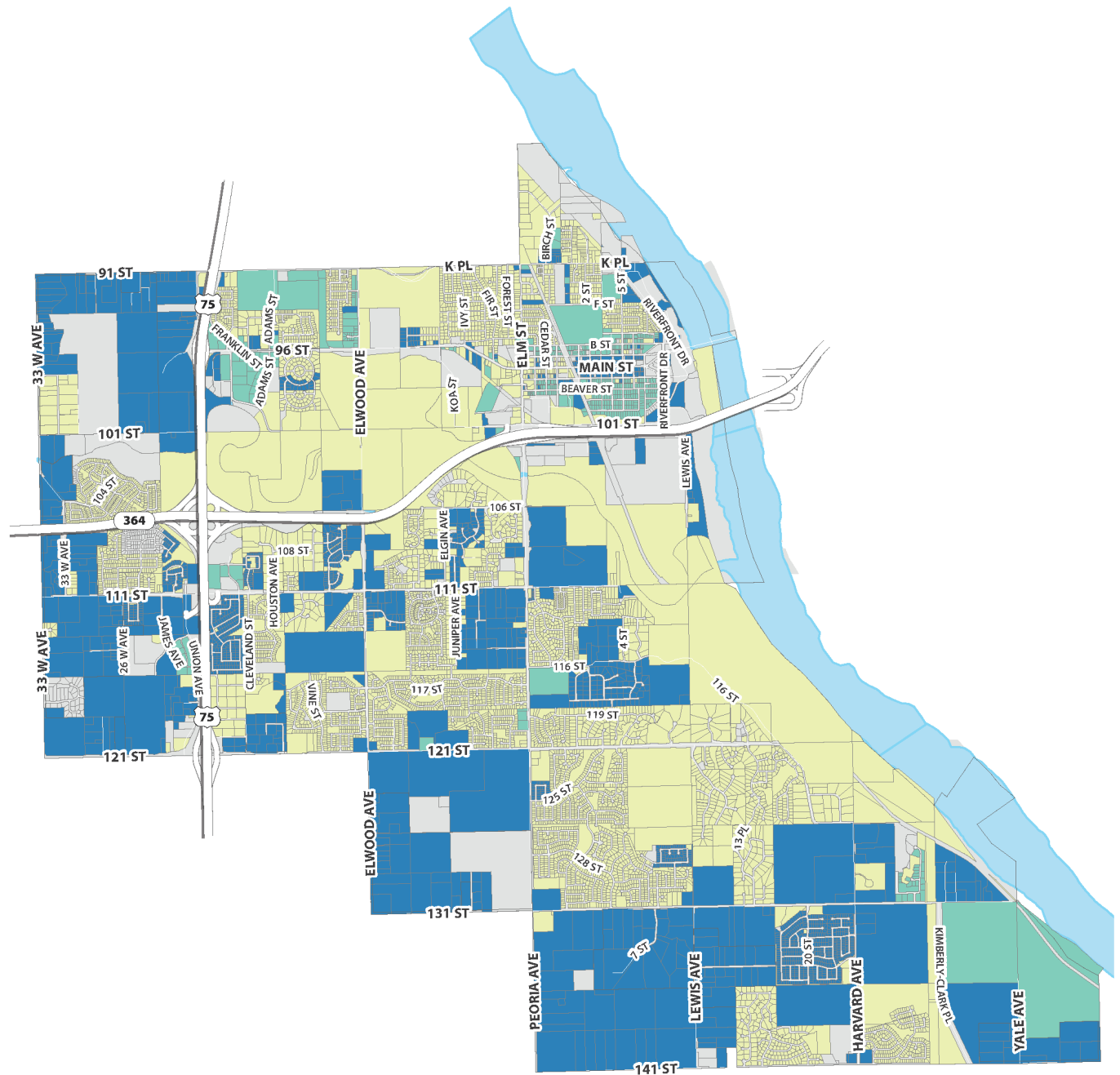
41	Improve the appearance of the City's commercial areas by promoting high quality development and rejecting national templates.	Consider developing design guidelines and establishing a site plan review process for all commercial uses, not just those in the Appearance Review Districts.	Consider eliminating the Corridor Appearance District and replacing it with development standards applicable to the whole City and a site plan review process applicable to all multifamily and nonresidential development.
41		Consider adopting required parking maximums and a shared parking approach.	Consider adopting required parking maximums and a shared parking approach.
53	Revise the subdivision ordinance to improve network connectivity.	Revise the City's subdivision ordinance to include a connectivity index minimum requirement for new residential and nonresidential subdivision street networks.	Establish a connectivity index minimum requirement of 1.2.
53		Lower the maximum block length for new subdivisions to make the blocks more walkable and bikeable.	Revise the block length maximum included in Section 3.2 of the Subdivision Ordinance from 1,320 feet to between 600 and 800 feet.
53	Reduce driveways and curb cuts.	Revise the City's zoning ordinance to require that new development consolidate, share, or otherwise minimize curb cuts and driveways .	Revise Chapter 11 - Off-Street Parking and Off-Street Loading to require cross access between adjacent parking lots.
53		Require internal cross access to be provided between commercial properties.	

54		Revise the zoning ordinance to require that property owners screen and improve parking lots with pedestrian-scale lighting, perimeter screening and landscaped islands.	Establish city-wide landscape requirements for all multifamily and nonresidential uses including parking lot perimeter and interior landscape requirements.
54	Improve the appearance and function of parking lots.	Encourage or incentivize the integration of green infrastructure practices within parking areas.	Revise Chapter 11 - Off-Street Parking and Off-Street Loading to allow for permeable surfacing. Establish city-wide landscape requirements that incentivize onsite stormwater management and absorption through green infrastructure.
54	Adjust minimum parking requirements.	Monitor parking demand and adjust minimum parking requirements, or introduce maximums, to prevent retailers from oversupplying parking, creating large, unused parking areas.	Revise minimum parking requirements to align with industry best practice and establish a maximum amount of permitted parking.
54	Assess the supply of public parking.	Update the zoning code to clarify the percentage of required parking spaces that may be reserved for pick-up only customers.	Revise Chapter 11 - Off-Street Parking and Off-Street Loading to limit the percentage of required spaces that can be reserved for specific user groups.
64	Encourage multi-use trail connectivity as new residential areas develop.	Require residential developers to provide a mandatory share of public park land or pay a fee to support public parks and open spaces.	Establish a park and trail land dedication requirement or fee-in-lieu allowance in the subdivision regulations.
64		Require developers who are developing beside a designated or planned trail to contribute to a certain percentage of the trail's construction and maintenance costs.	

66		Require appropriate setbacks and vegetative buffering around Polecat Creek and the City's other floodways to minimize incidences of flooding and soil erosion, reduce sedimentation, and improve water quality.	Consider establishing a Flood Hazard Areas Overlay District that includes all Flood Damage Prevention regulations as well as floodplain development restrictions.
66	Regulate development in floodplains.	Encourage property owners and developers to install green infrastructure such as rain gardens, pervious asphalt, and permeable pavers in areas with existing development and planned redevelopment to mitigate flooding.	Establish city-wide landscape requirements that incentivize onsite stormwater management and absorption through green infrastructure.
66		Work with the local organization Up With Trees to ensure that its urban tree canopy is comprised of a diverse mix of young and mature trees of different species.	Establish a tree preservation requirement as a part of city-wide landscape requirements.
66	Expand Jenks' tree canopy and improve its forested areas.	Ensure that tree planting is site-appropriate to ensure survival, maintain required lines of sight for safe pedestrian and vehicular movement, and prevent damages to public infrastructure.	Establish maintenance and installation requirements as a part of city-wide landscape requirements.
73	Coordinate new development with school capacity.	Prioritize cooperation with the Jenks, Bixby, and Glenpool school districts for the approval of significant residential development projects to ensure that school capacity is a central component of decision making.	Include the appropriate school district as a required public notice recipient for all new development with a residential component with the exception of senior housing.

73	Revise the Planned Unit Development (PUD) Ordinance process.	Revise the PUD Ordinance process to ensure that City staff have an opportunity to meet with the appropriate school district after the pre-application conference and prior to referral to the Plan Commission.	Revise the PUD Ordinance process to ensure that City staff have an opportunity to meet with the appropriate school district after the pre-application conference and prior to referral to the Plan Commission.
73	Establish requirements to notice school districts.	Revise the public hearings requirements in Sec. 1704.3 to include the school districts in notice requirements for all residential specific use permit public hearings.	Revise the public hearings requirements in Sec. 1704.3 to include the school districts in notice requirements for all residential specific use permit public hearings.

Future Land Use and Current Zoning Alignment



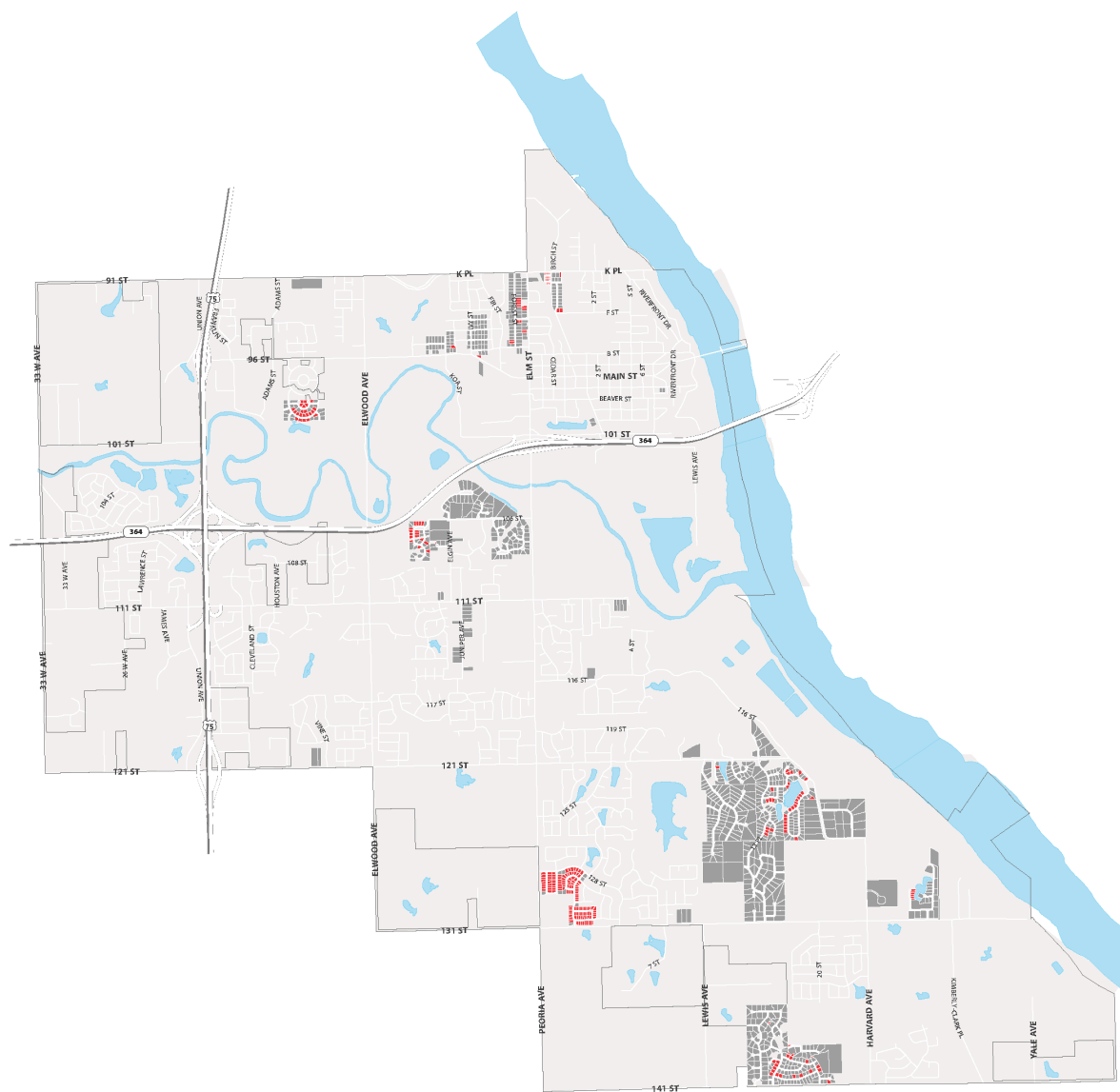
- Allowed
- Conditionally Allowed
- Not Allowed
- Multiple Zoning Designations



Appendix 2

Dimensional Standards Appropriateness Analysis Maps

RS-1 District - Lot Area Analysis



- Less than 13,500 sq.ft. (Non-conforming)
- Greater than or equal to 13,500 sq.ft (Conforming)

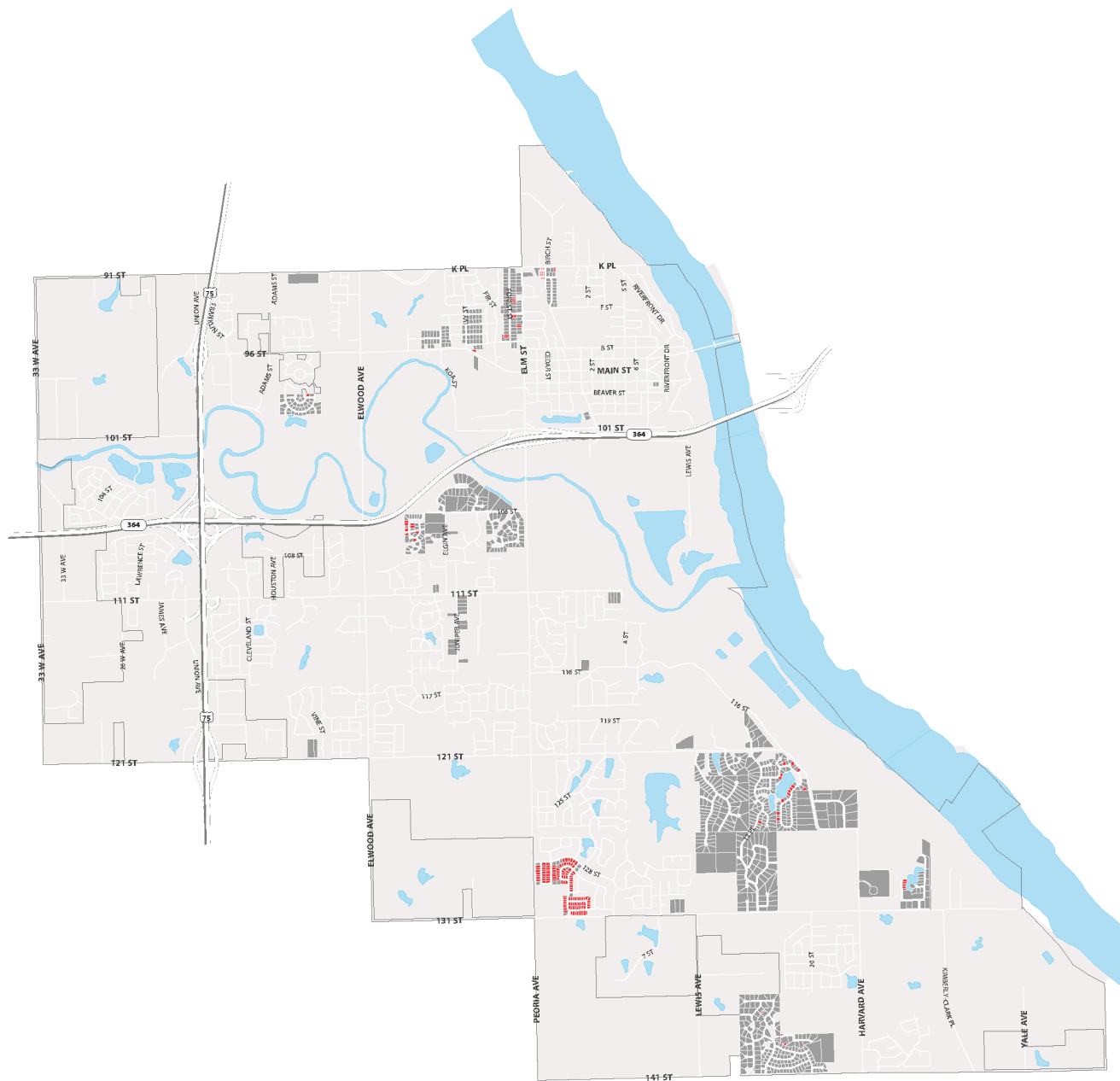
Minimum Lot Area: 13,500 sq.ft. (Existing minimum)
 Total Non-conforming Lots: 269
 Total Lots: 1,076
 Percentage Non-conforming: 24%

City of Jenks
 Unified Development Ordinance Rewrite



Diagnostic Report & Recommendations Framework
 Page 24 of 53

RS-1 District - Lot Area Analysis

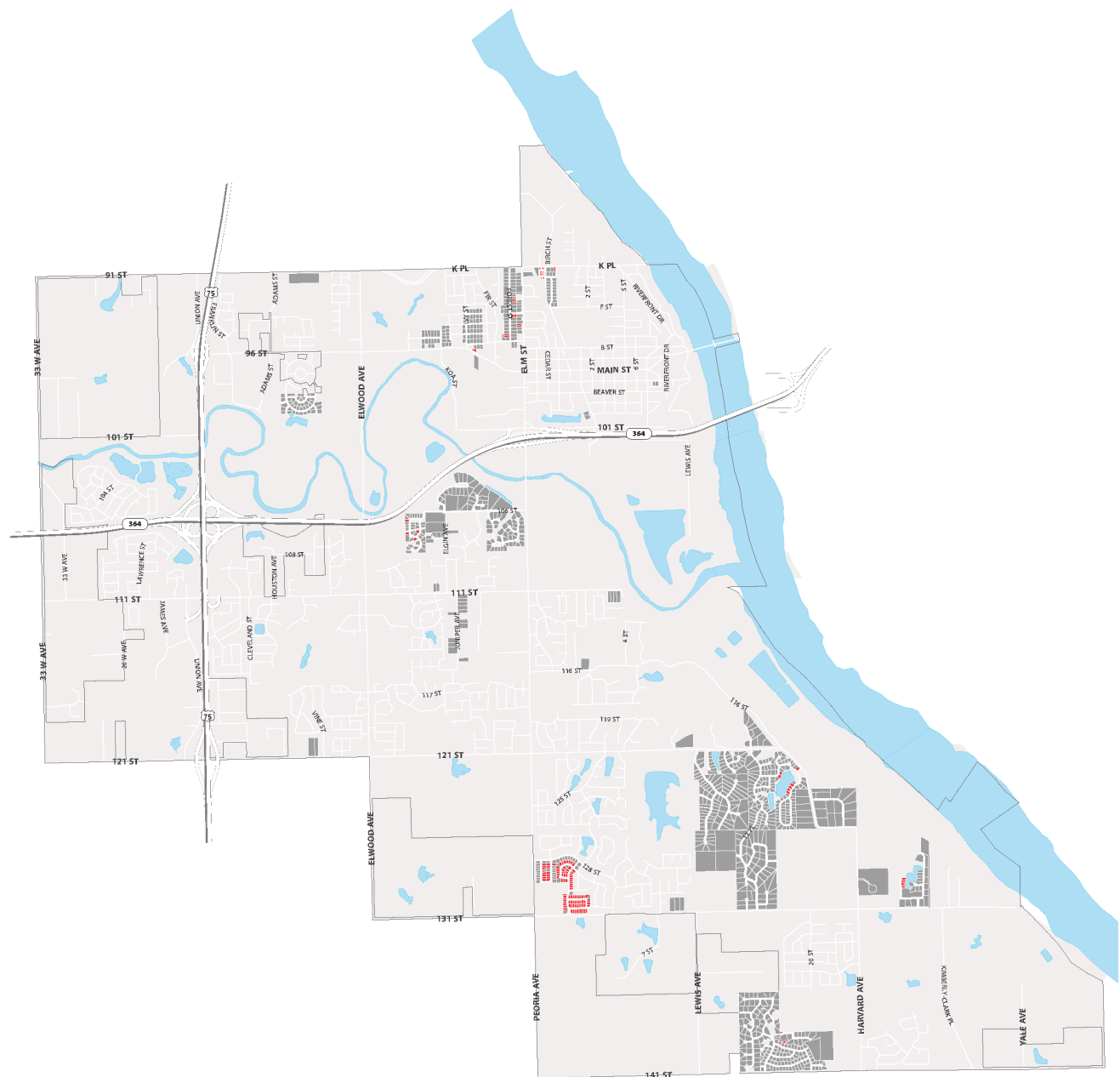


- Less than 12,000 sq.ft. (Non-conforming)
- Greater than or equal to 12,000 sq.ft. (Conforming)

Minimum Lot Area: 12,000 sq.ft. (Alternative minimum)
 Total Non-conforming Lots: 193
 Total Lots: 1,076
 Percentage Non-conforming: 17%



RS-1 District - Lot Area Analysis

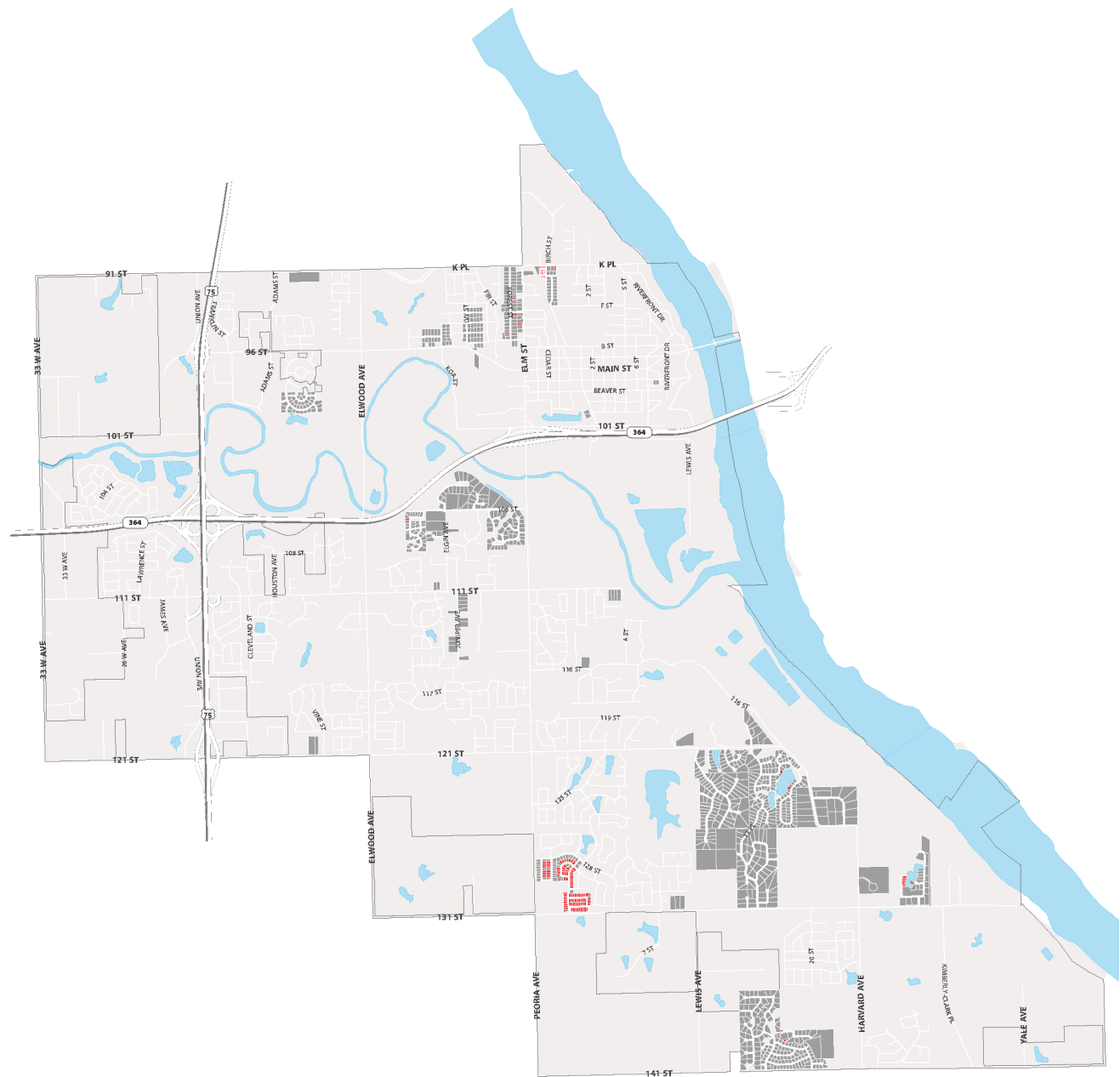


- Less than 11,000 sq.ft. (Non-conforming)
- Greater than or equal to 11,000 sq.ft. (Conforming)

Minimum Lot Area: 11,000 sq.ft. (Alternative minimum)
 Total Non-conforming Lots: 157
 Total Lots: 1,076
 Percentage Non-conforming: 14%



RS-1 District - Lot Area Analysis

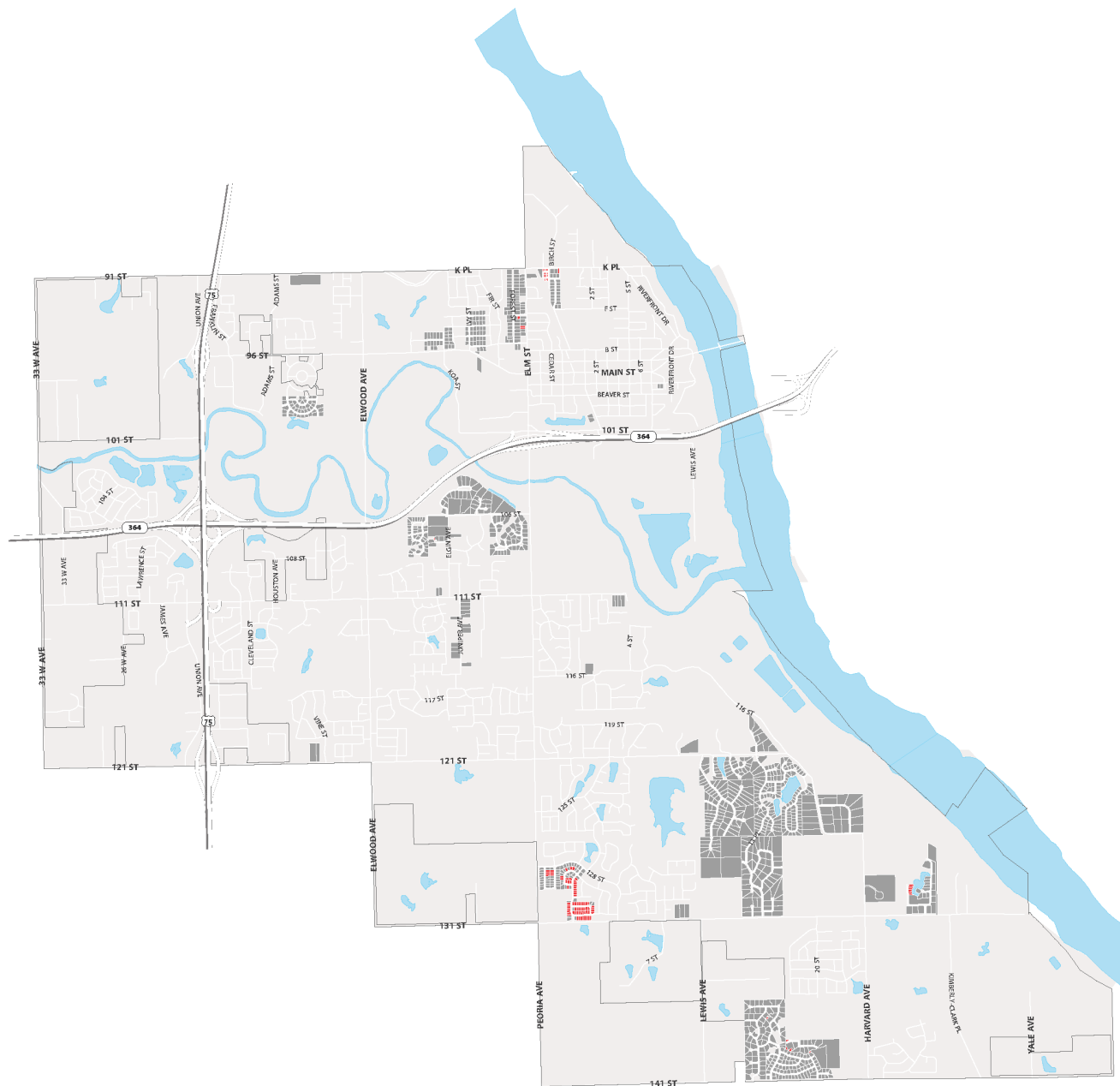


- Less than 10,000 sq.ft. (Non-conforming)
- Greater than or equal to 10,000 sq.ft. (Conforming)

Minimum Lot Area: 10,000 sq.ft. (Alternative minimum)
 Total Non-conforming Lots: 139
 Total Lots: 1,076
 Percentage Non-conforming: 12%



RS-1 District - Lot Area Analysis

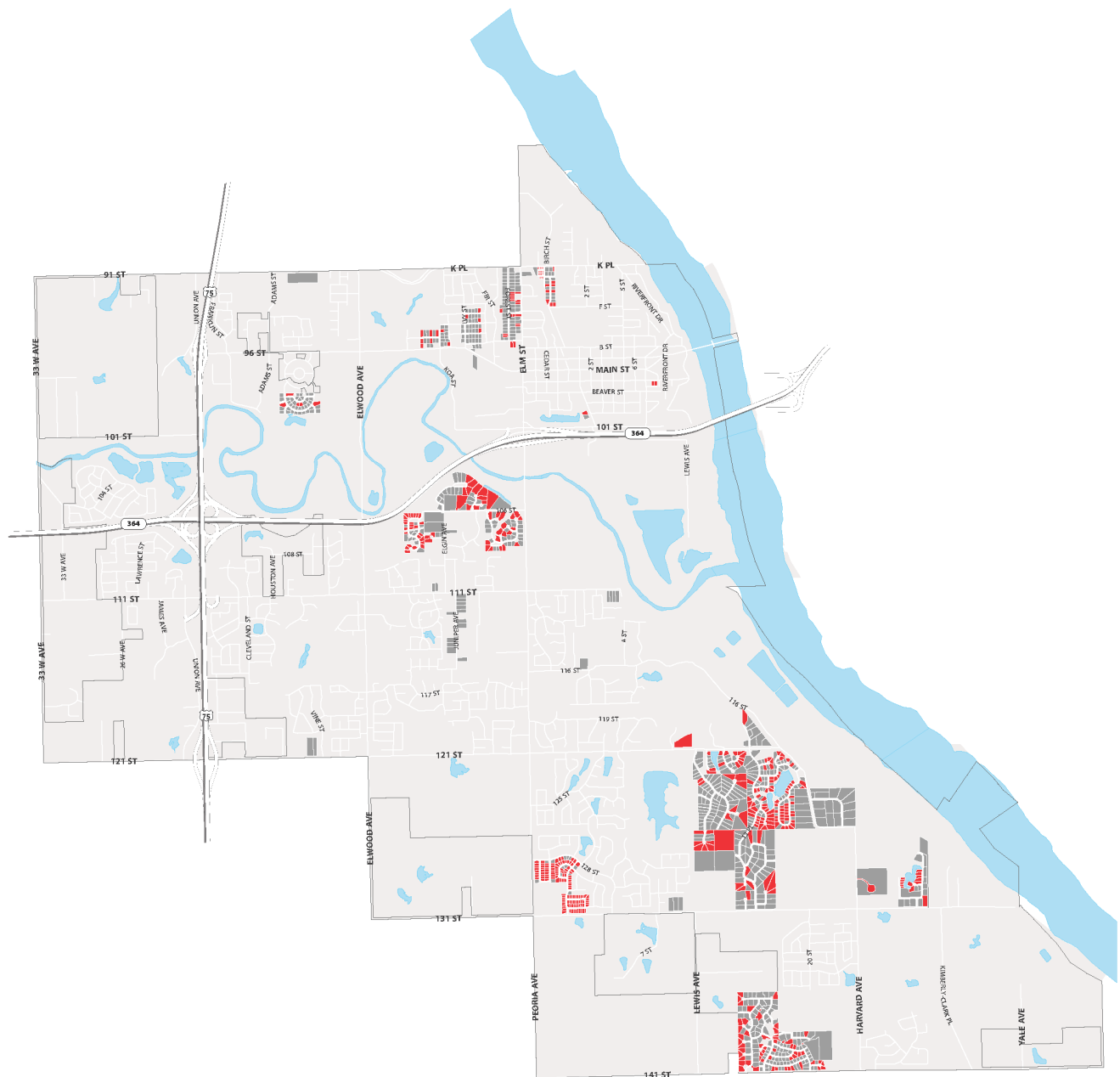


- Less than 9,000 sq.ft. (Non-conforming)
- Greater than or equal to 9,000 sq.ft. (Conforming)

Minimum Lot Area: 9,000 sq.ft. (Alternative minimum)
 Total Non-conforming Lots: 112
 Total Lots: 1,076
 Percentage Non-conforming: 10%



RS-1 District - Lot Width Analysis

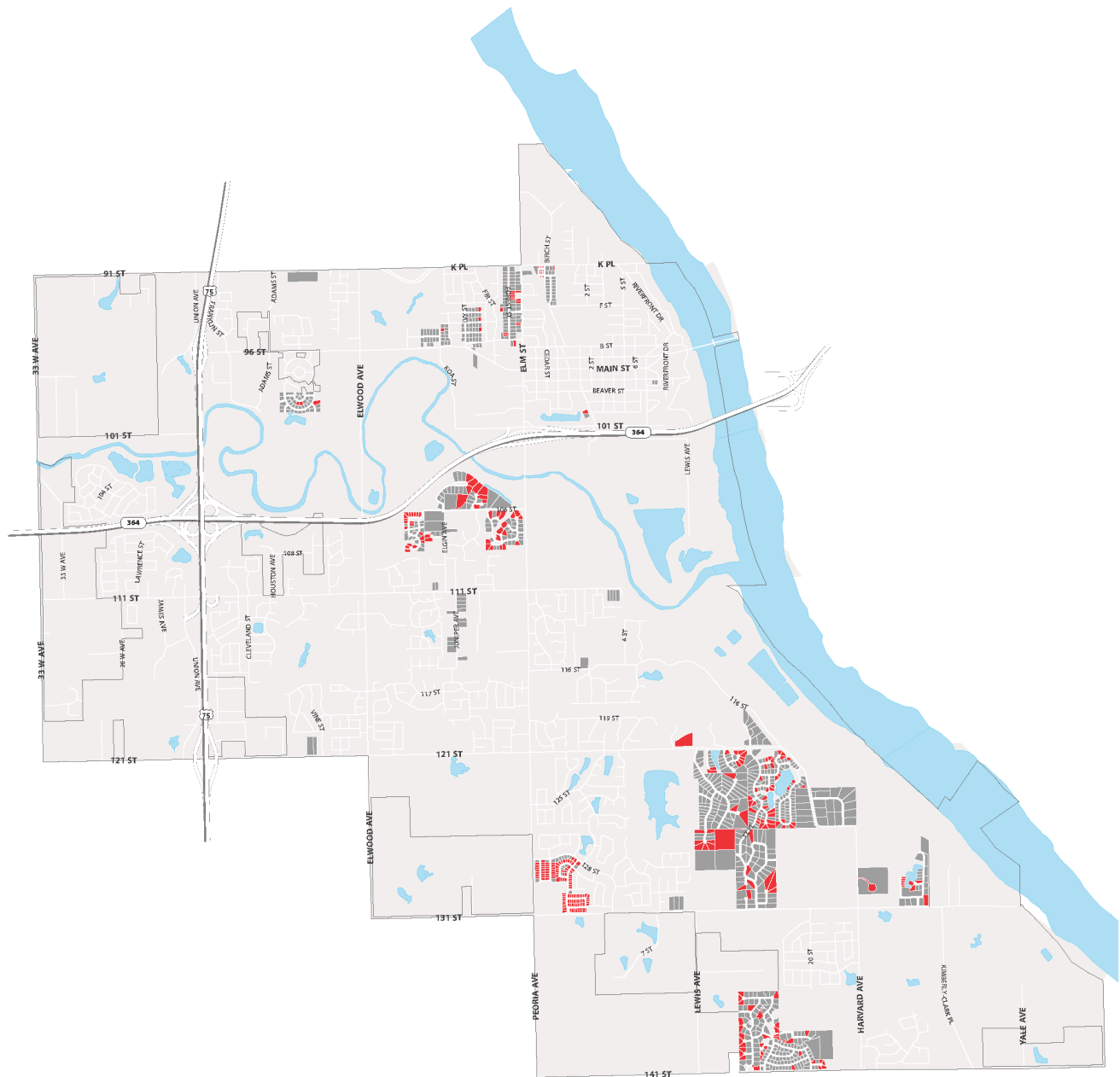


- Less than 100 ft. (Non-conforming)
- Greater than or equal to 100 ft. (Conforming)

Minimum Lot Width : 100 ft. (Existing minimum)
 Total Non-conforming Lots: 446
 Total Lots: 1,076
 Percentage Non-conforming: 41%



RS-1 District - Lot Width Analysis

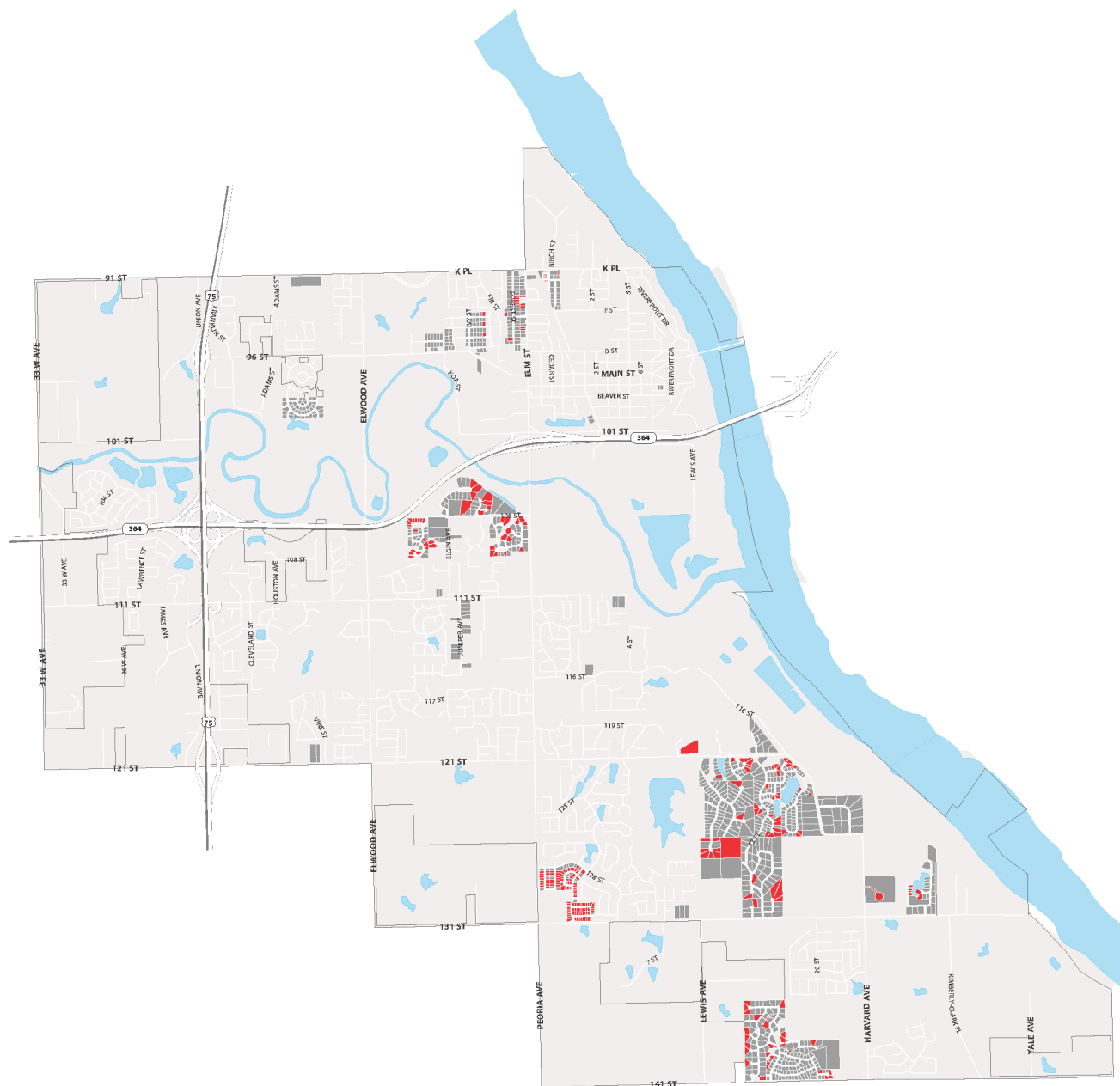


- Less than 90 ft. (Non-conforming)
- Greater than or equal to 90 ft. (Conforming)

Minimum Lot Width : 90 ft. (Alternative minimum)
 Total Non-conforming Lots: 328
 Total Lots: 1,076
 Percentage Non-conforming: 30%



RS-1 District - Lot Width Analysis

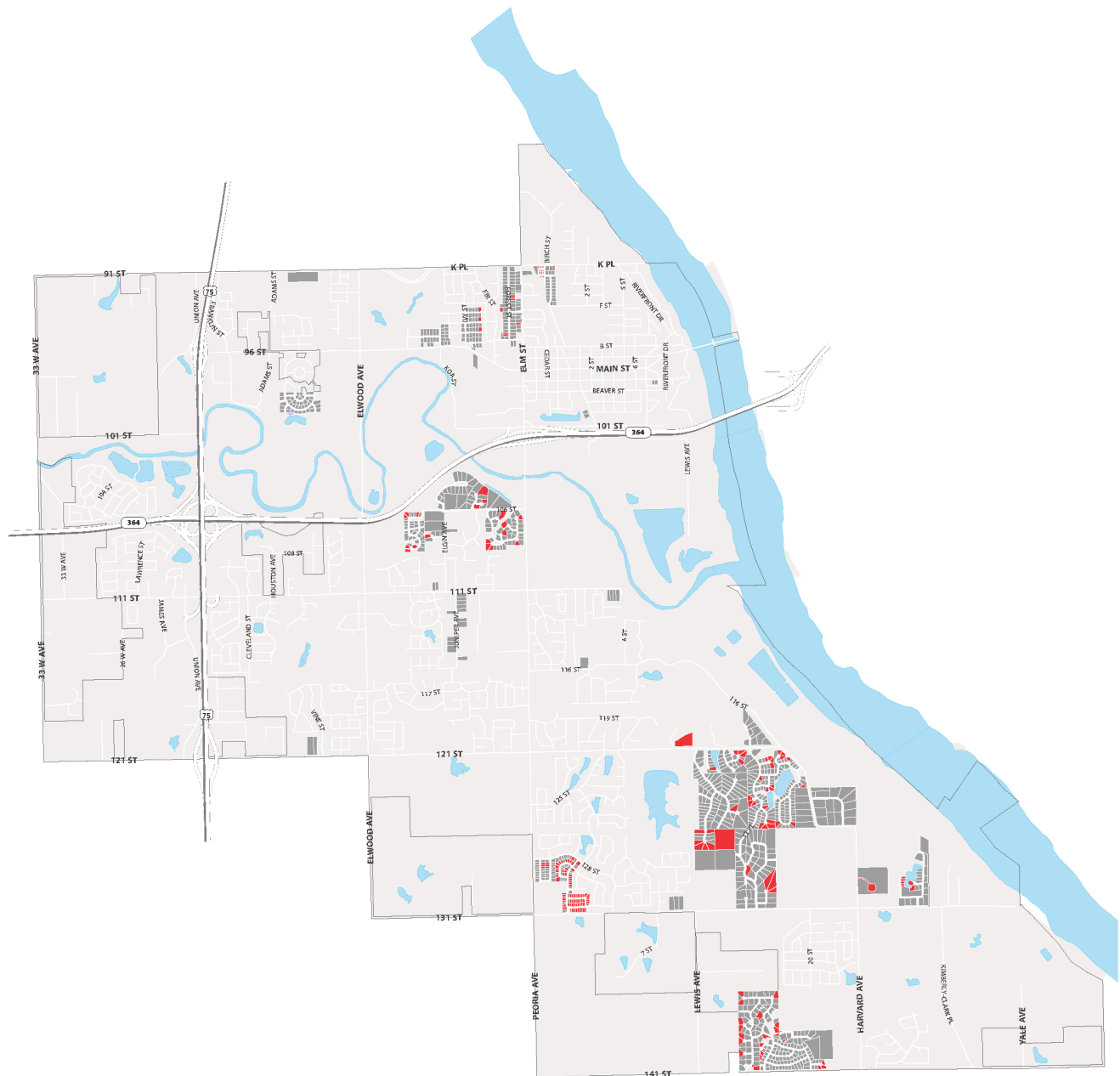


- Less than 80 ft. (Non-conforming)
- Greater than or equal to 80 ft. (Conforming)

Minimum Lot Width : 80 ft. (Alternative minimum)
 Total Non-conforming Lots: 278
 Total Lots: 1,076
 Percentage Non-conforming: 26%



RS-1 District - Lot Width Analysis



■ Less than 70 ft. (Non-conforming)

■ Greater than or equal to 70 ft. (Conforming)

Minimum Lot Width : 70 ft. (Alternative minimum)

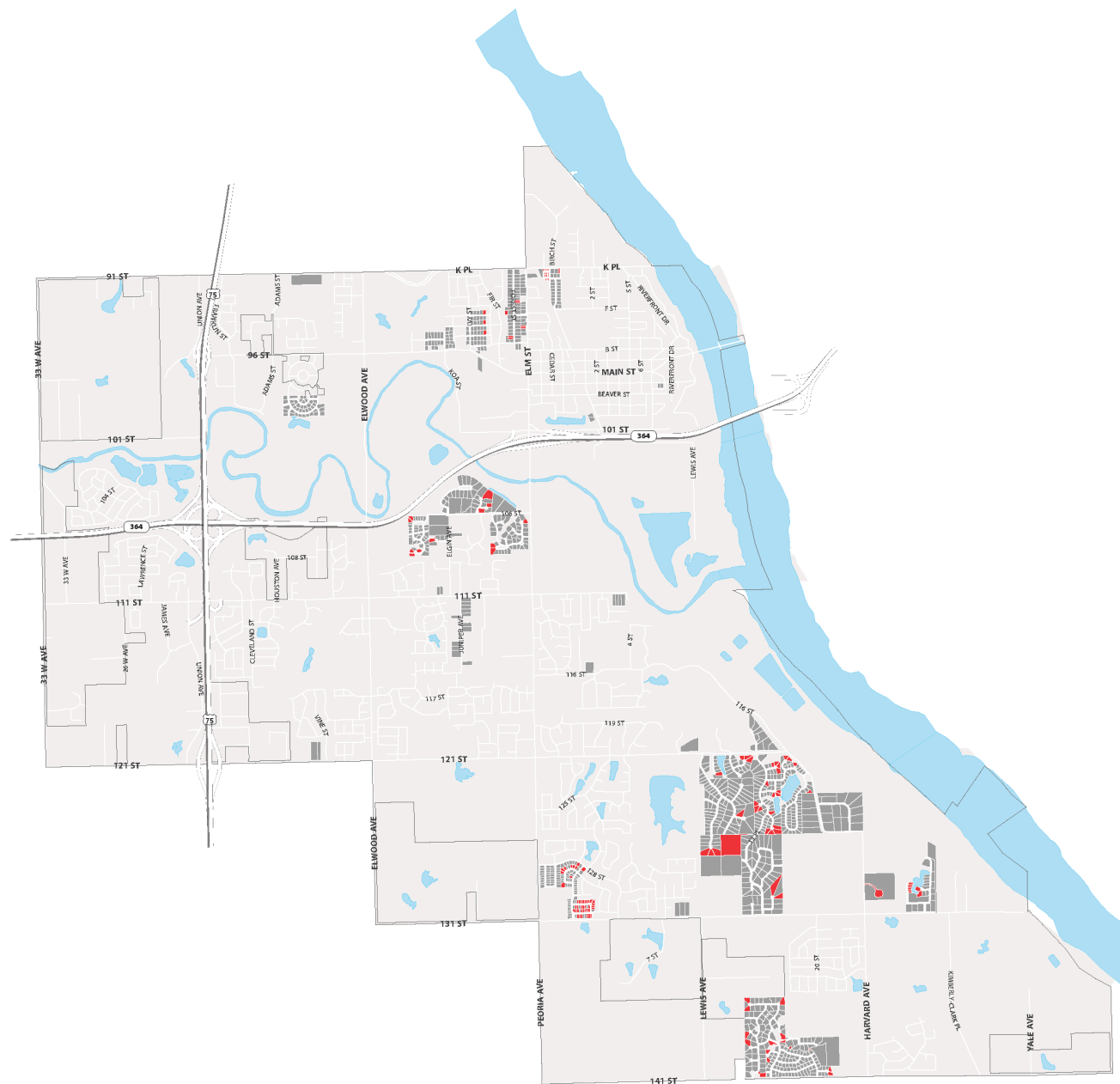
Total Non-conforming Lots: 205

Total Lots: 1,076

Percentage Non-conforming: 19%



RS-1 District - Lot Width Analysis



- Less than 60 ft. (Non-conforming)
- Greater than or equal to 60 ft. (Conforming)

Minimum Lot Width : 60 ft. (Alternative minimum)
 Total Non-conforming Lots: 145
 Total Lots: 1,076
 Percentage Non-conforming: 13%



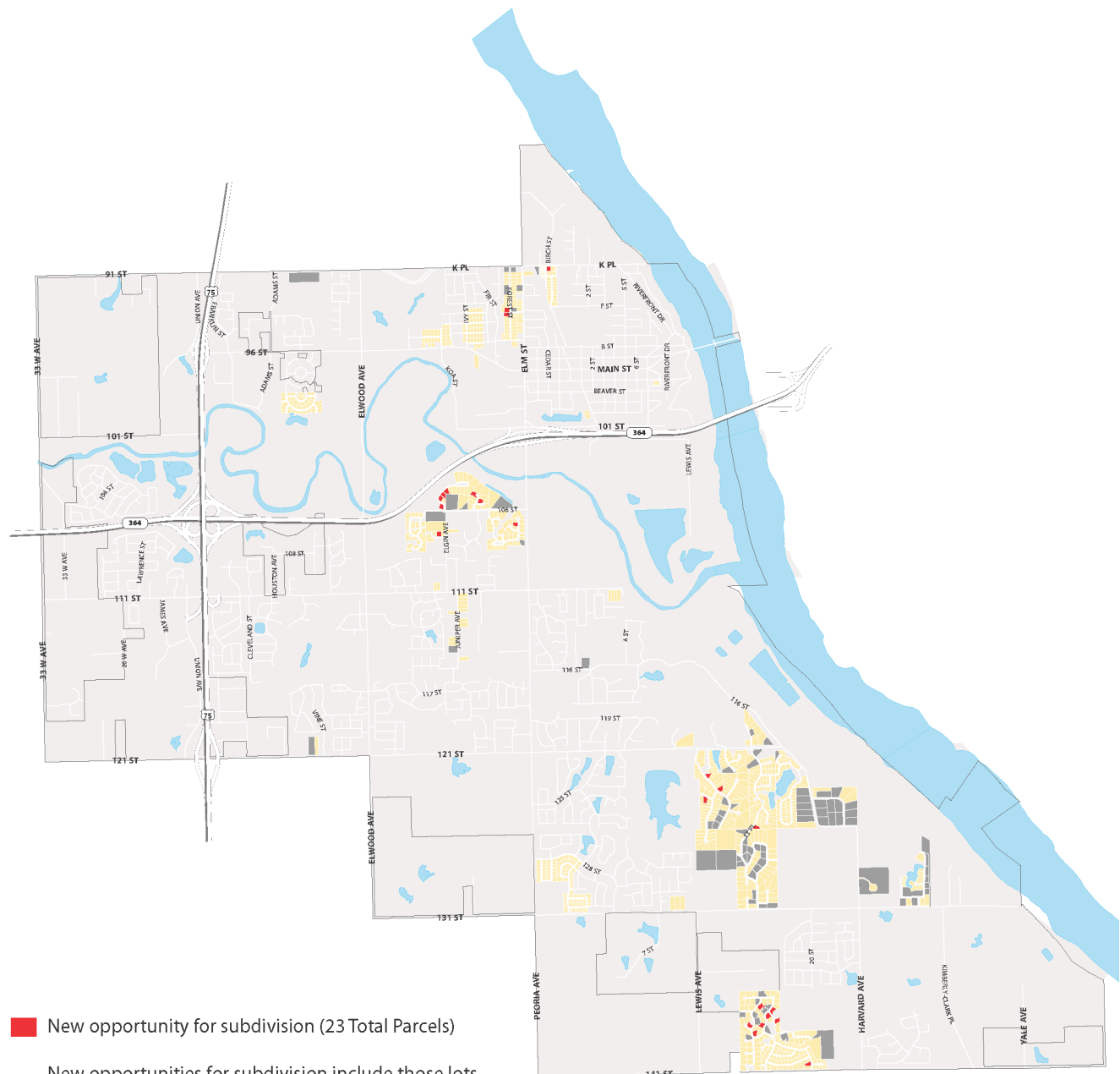
■ New opportunity for subdivision (54 Total Parcels)

New opportunities for subdivision include these lots

New opportunities for subdivision include those lots that are 2x the proposed lot area (9,000 sq.ft.) & 2x the proposed lot width (60 ft) but less than 2x the existing lot area (13,500 sq.ft.) and less than 2x the existing lot width (100 ft).

Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (13,500 sq.ft.) & 2x the existing lot width minimum (100 ft).

RS-1 District - Subdivision Opportunity Analysis



■ New opportunity for subdivision (23 Total Parcels)

New opportunities for subdivision include those lots that are 2x the proposed lot area (10,000 sq.ft.) & 2x the proposed lot width (70 ft) but less than 2x the existing lot area (13,500 sq.ft.) and less than 2x the existing lot width (100 ft).

■ Existing opportunity for subdivision

Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (13,500 sq.ft.) & 2x the existing lot width minimum (100 ft).

■ All other RS-1 zoned lots



This is a detailed street map of the University Heights neighborhood in Cincinnati, Ohio. The map features a grid of streets, with major thoroughfares like Elmwood Ave, Elwood Ave, and Main St clearly marked. Numerous residential lots are outlined in red, indicating properties for sale. The map also shows the Ohio River to the east and the University Heights station area. The map is oriented with North at the top.

- Minimum Lot Area: 9,000 sq.ft. (Existing minimum)
Total Non-conforming Lots: 2,462
Total Lots: 4,814
Percentage Non-conforming: 50%



- Minimum Lot Area: 8,000 sq.ft. (Alternative minimum)
Total Non-conforming Lots: 1,592
Total Lots: 4,814
Percentage Non-conforming: 32%

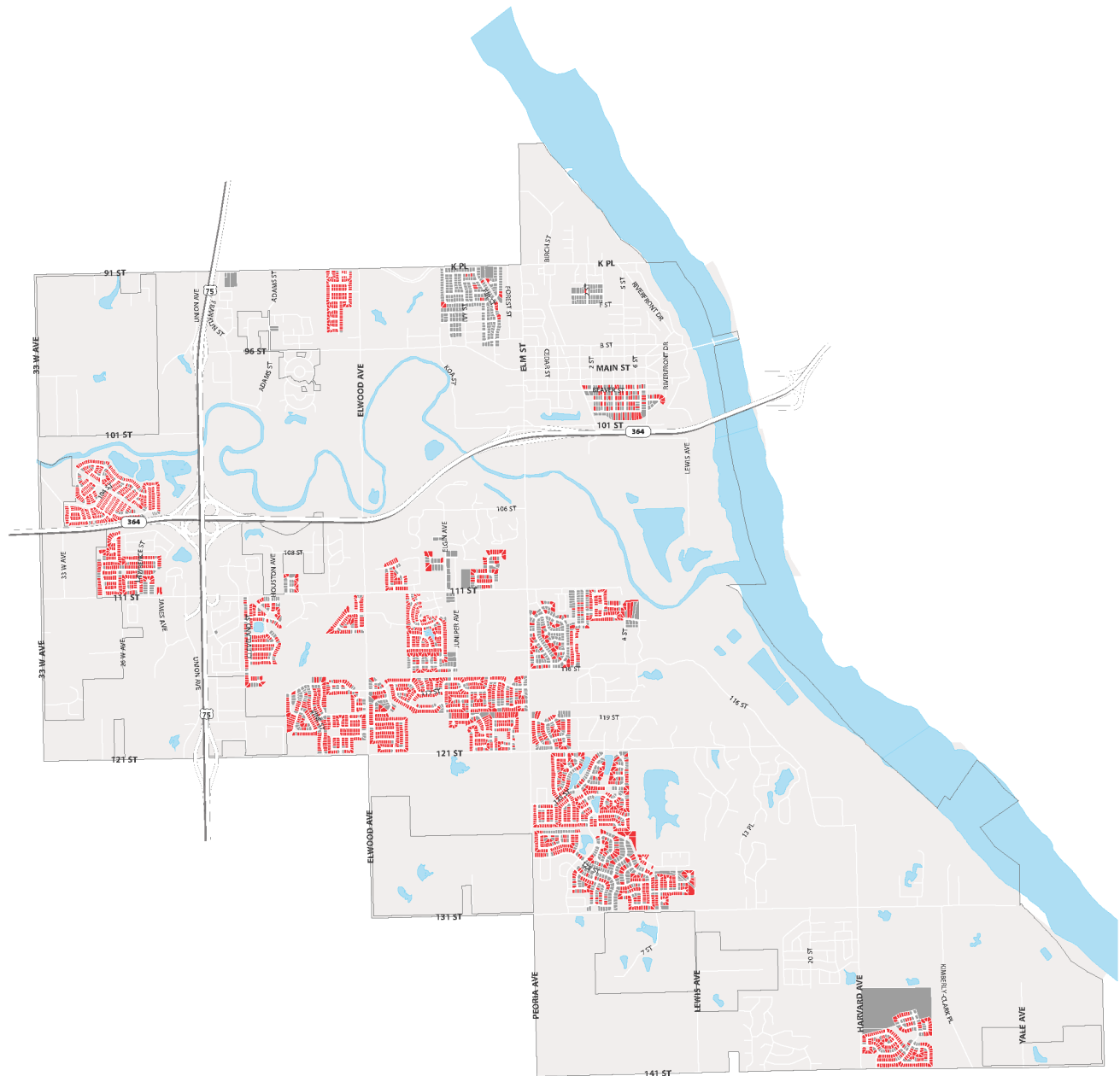


This is a detailed street map of the University Heights neighborhood in Cincinnati, Ohio. The map shows a grid of streets including Elmwood Ave, Lewis Ave, and Main St. It also depicts the Ohio River to the east and the Cincinnati skyline in the background. The map is oriented with North at the top.

- Minimum Lot Area: 7,000 sq.ft. (Alternative minimum)
Total Non-conforming Lots: 561
Total Lots: 4,814
Percentage Non-conforming: 11%



RS-2 District - Lot Width Analysis



- Less than 75 ft. (Non-conforming)
- Greater than or equal to 75 ft. (Conforming)

Minimum Lot Width : 75 ft. (Existing minimum)
 Total Non-conforming Lots: 3,349
 Total Lots: 4,814
 Percentage Non-conforming: 70%



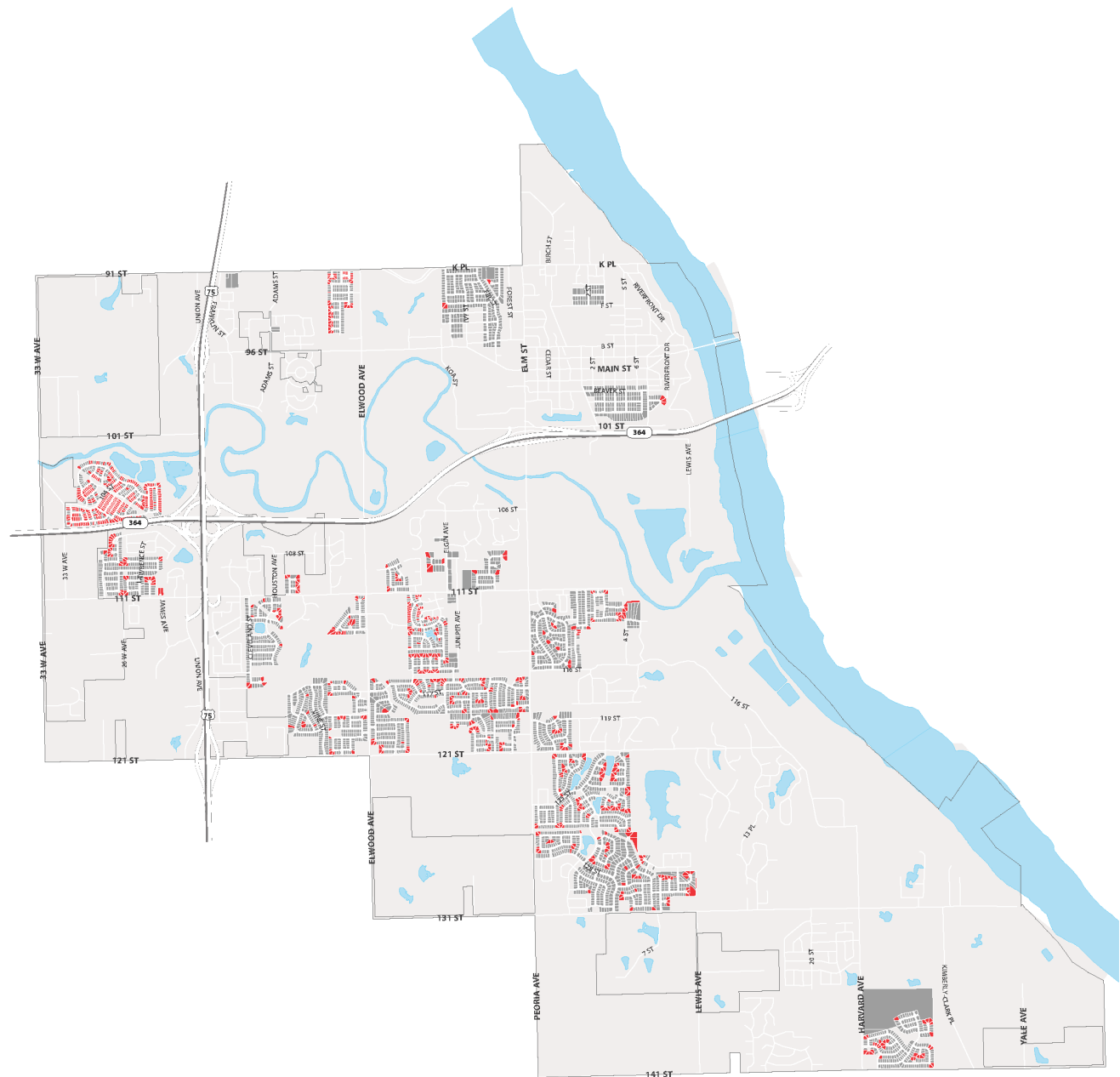
This map illustrates the University Heights neighborhood, showing a network of streets and the locations of various educational institutions. Key streets include Union Ave, Elmwood Ave, Main St, and several others highlighted in red. The Ohio River is visible to the east, and the Cincinnati skyline is shown in the background.

■ Greater than or equal to 65 ft. (Conforming)

Percentage Non-conforming: 46%



RS-2 District - Lot Width Analysis

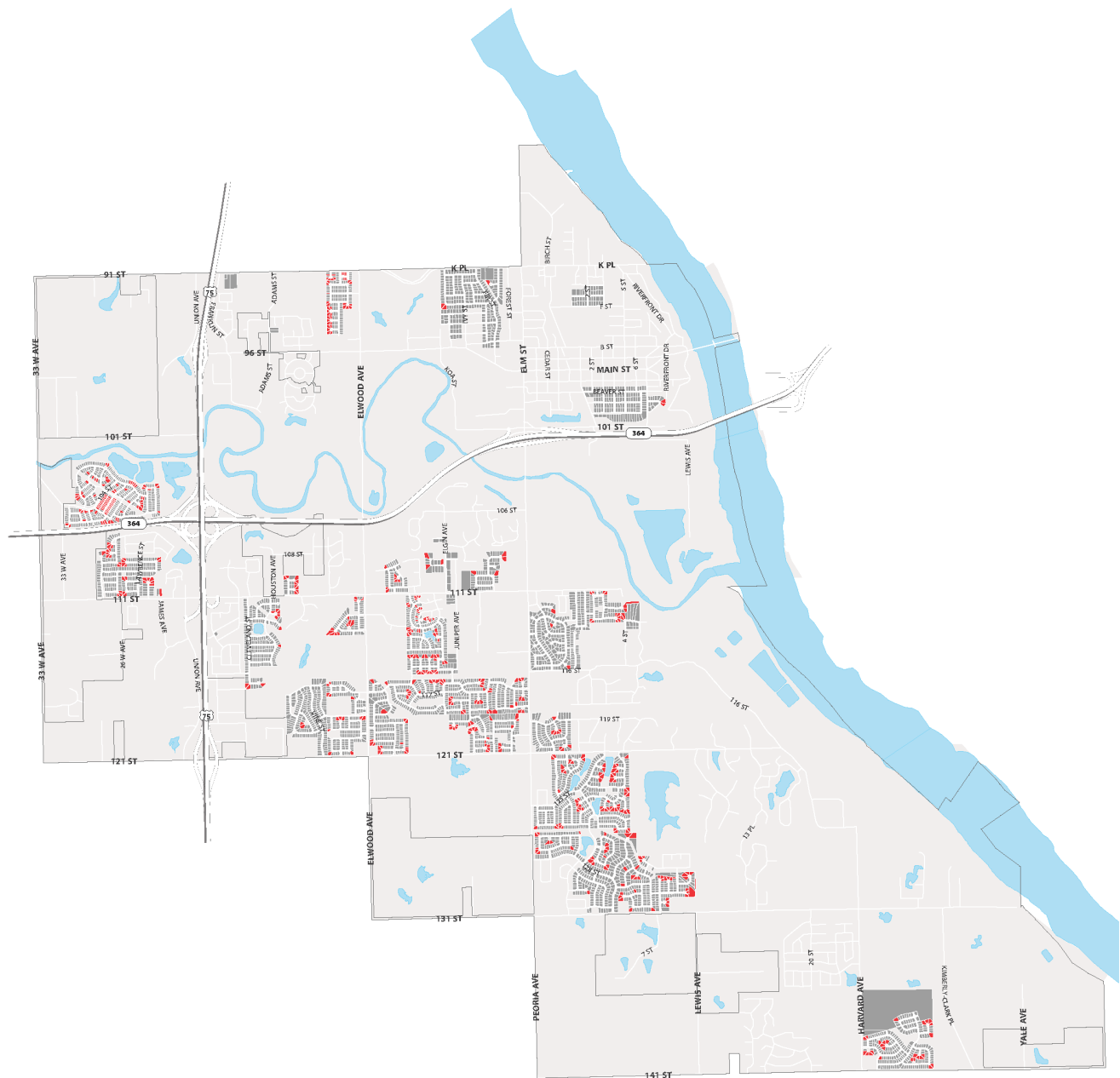


- Less than 55 ft. (Non-conforming)
- Greater than or equal to 55 ft. (Conforming)

Minimum Lot Width : 55 ft. (Alternative minimum)
 Total Non-conforming Lots: 815
 Total Lots: 4,814
 Percentage Non-conforming: 17%



RS-2 District - Lot Width Analysis



- Less than 50 ft. (Non-conforming)
- Greater than or equal to 50 ft. (Conforming)

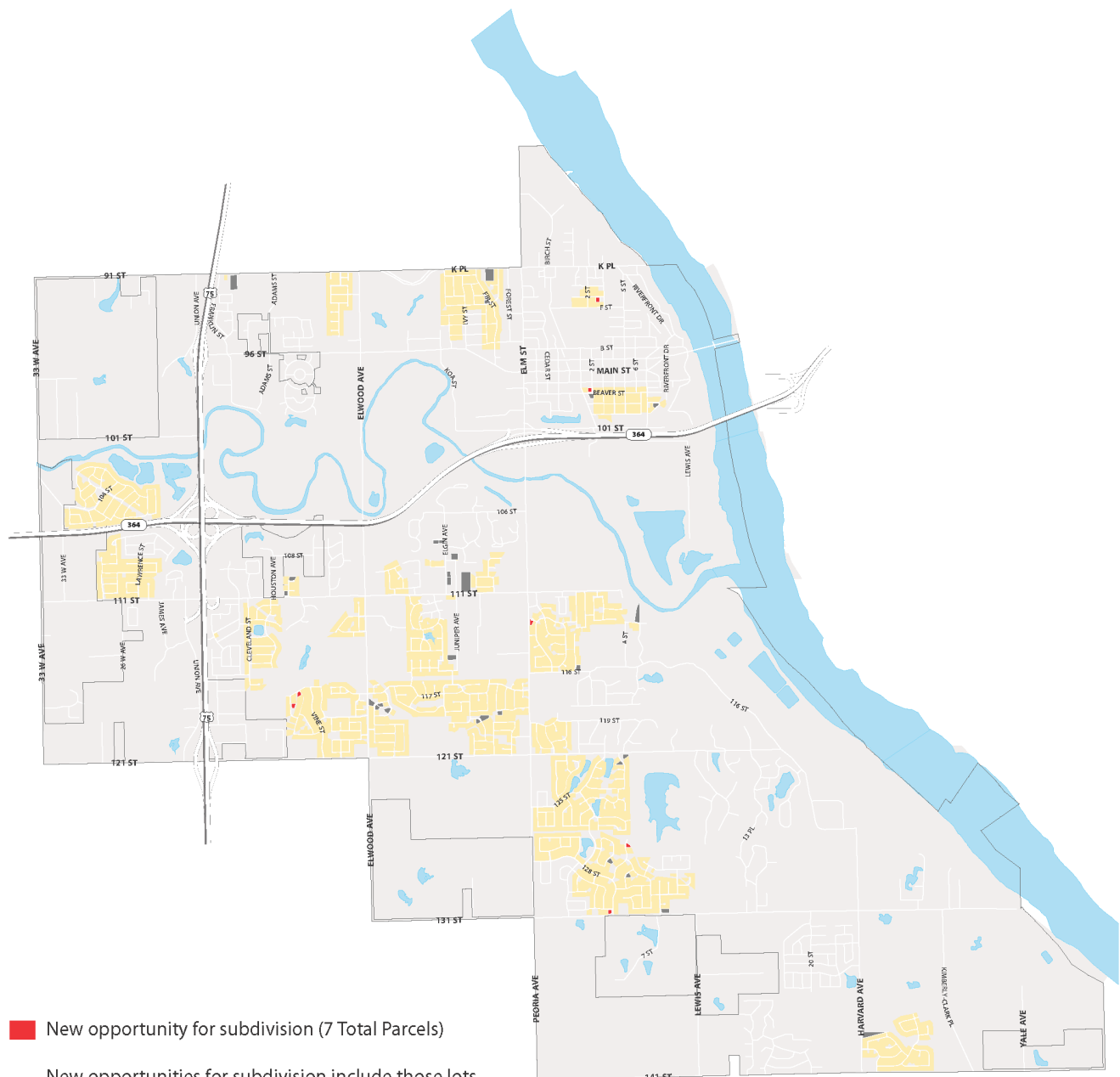
Minimum Lot Width : 50 ft. (Alternative minimum)
 Total Non-conforming Lots: 525
 Total Lots: 4,814
 Percentage Non-conforming: 11%



This map illustrates potential areas for land subdivision within the city limits of Peoria, Illinois. The city boundary is shown as a light gray area, while surrounding unincorporated areas are white. Major roads, including Interstate 74 (I-74) running north-south and US Highway 364 running east-west, are clearly marked. Water bodies such as Lake Peoria and several smaller ponds are depicted in blue. A legend at the bottom left indicates that red-outlined parcels represent "New opportunity for subdivision (47 Total Parcels)". These parcels are scattered throughout the city, with notable concentrations in the central and southern portions. Specific street names like Elmwood Ave, Lewis Ave, Main St, and K Pl are labeled to provide context for the locations.

-

RS-2 District - Subdivision Opportunity Analysis



New opportunity for subdivision (7 Total Parcels)

New opportunities for subdivision include those lots that are 2x the proposed lot area (8,000 sq.ft.) & 2x the proposed lot width (55 ft) but less than 2x the existing lot area (9,000 sq.ft.) and less than 2x the existing lot width (75 ft).

Existing opportunity for subdivision

Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (9,000 sq.ft.) & 2x the existing lot width minimum (75 ft).

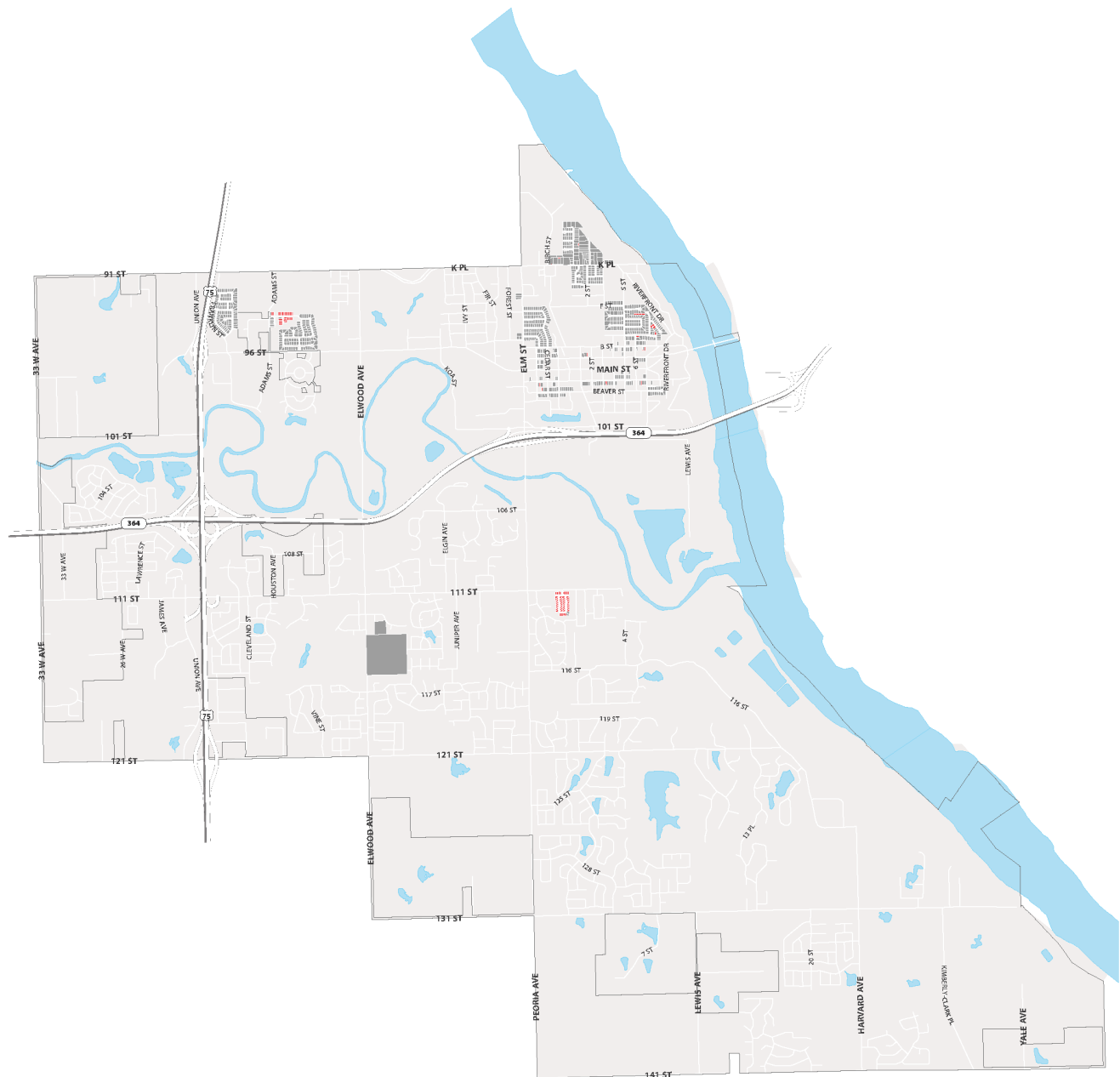
All other RS-2 zoned lots



Minimum Lot Area: 6,900 sq.ft. (Existing minimum)
Total Non-conforming Lots: 172
Total Lots: 913
Percentage Non-conforming: 19%

Diagnostic Report & Recommendations Framework
Page 45 of 53

RS-3 District - Lot Area Analysis

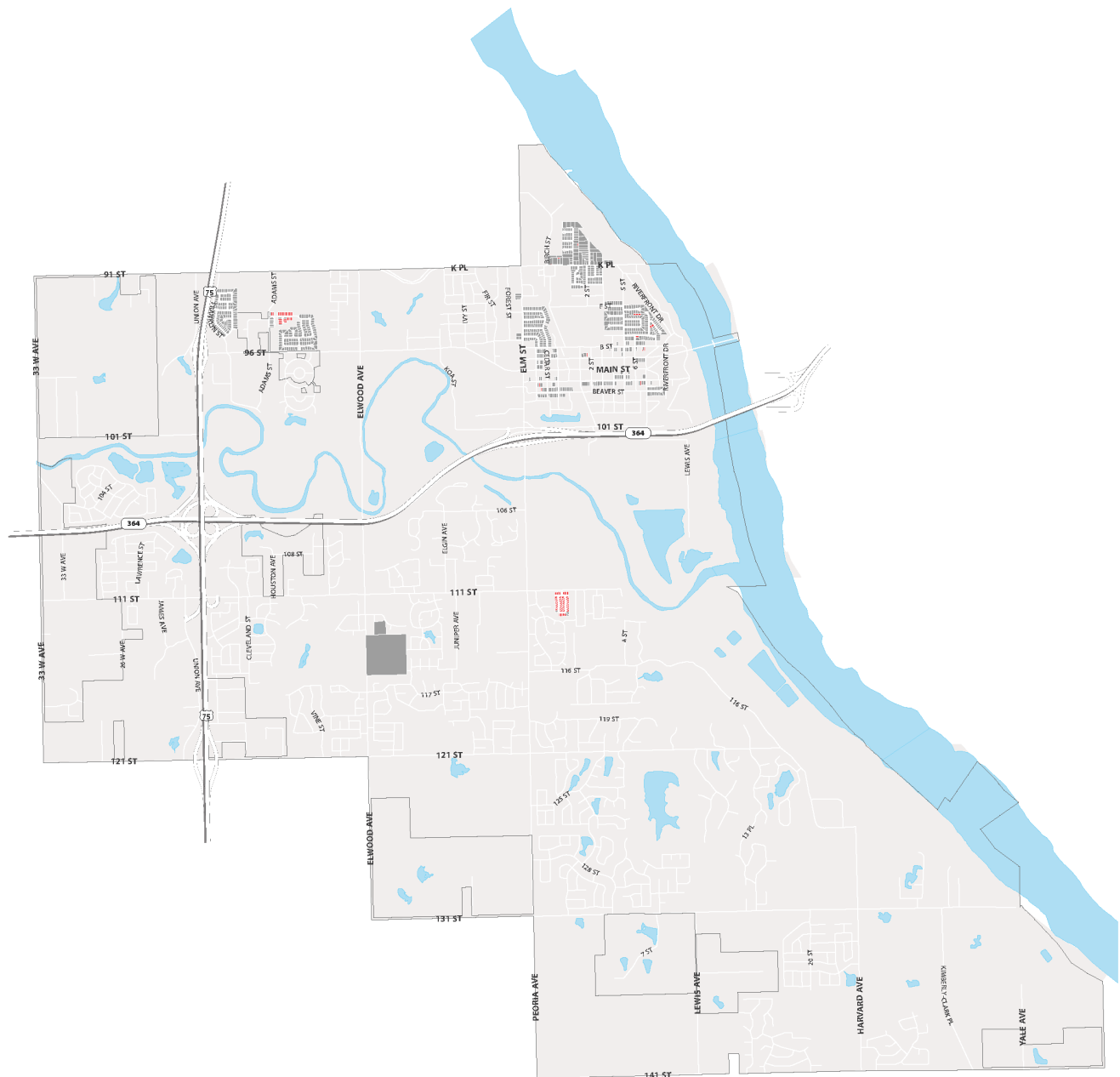


- Less than 6,000 sq.ft. (Non-conforming)
- Greater than or equal to 6,000 sq.ft (Conforming)

Minimum Lot Area: 6,000 sq.ft. (Alternative minimum)
 Total Non-conforming Lots: 105
 Total Lots: 913
 Percentage Non-conforming: 12%



RS-3 District - Lot Area Analysis

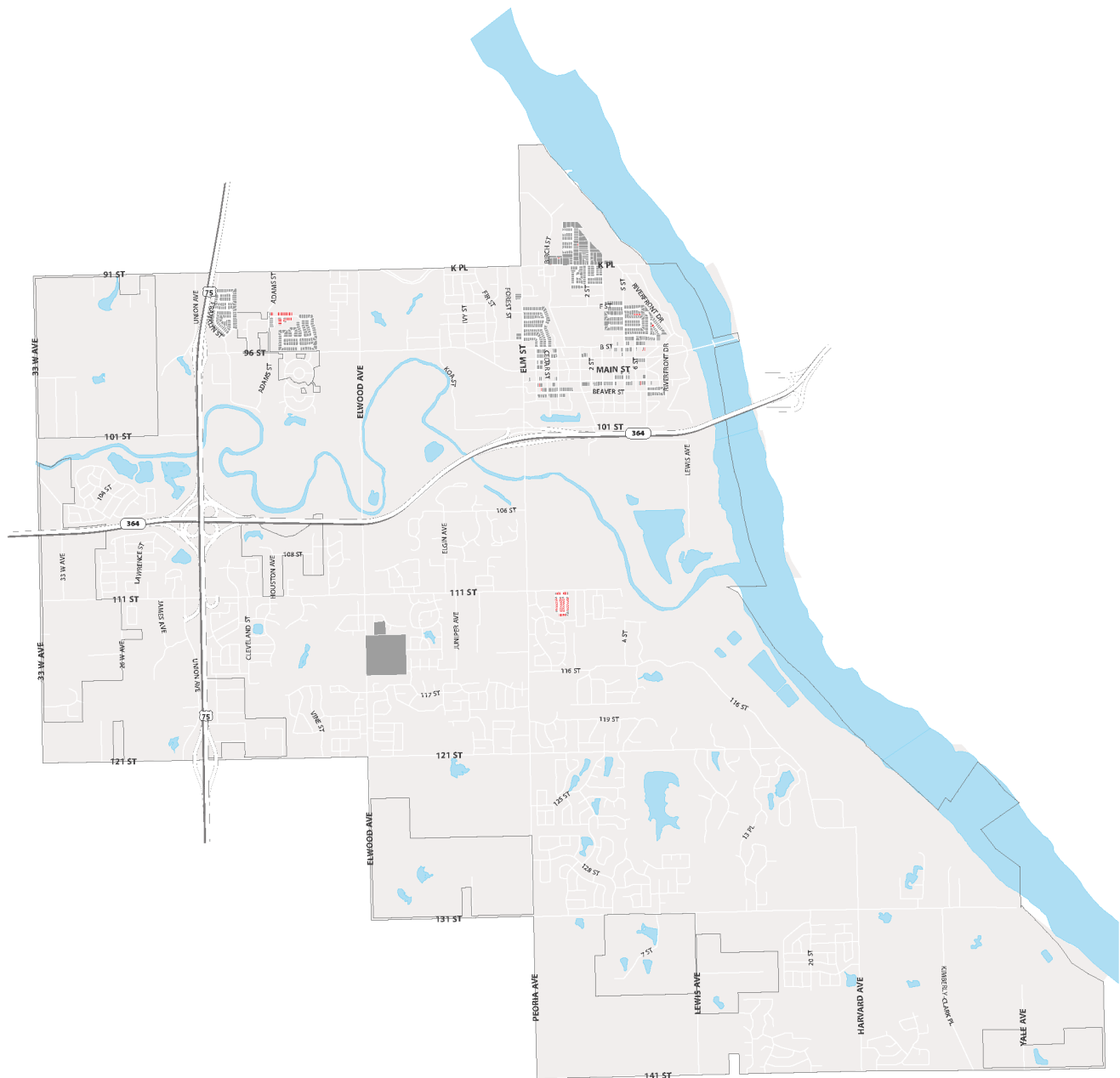


- Less than 5,500 sq.ft. (Non-conforming)
- Greater than or equal to 5,500 sq.ft. (Conforming)

Minimum Lot Area: 5,500 sq.ft. (Alternative minimum)
 Total Non-conforming Lots: 98
 Total Lots: 913
 Percentage Non-conforming: 11%



RS-3 District - Lot Area Analysis

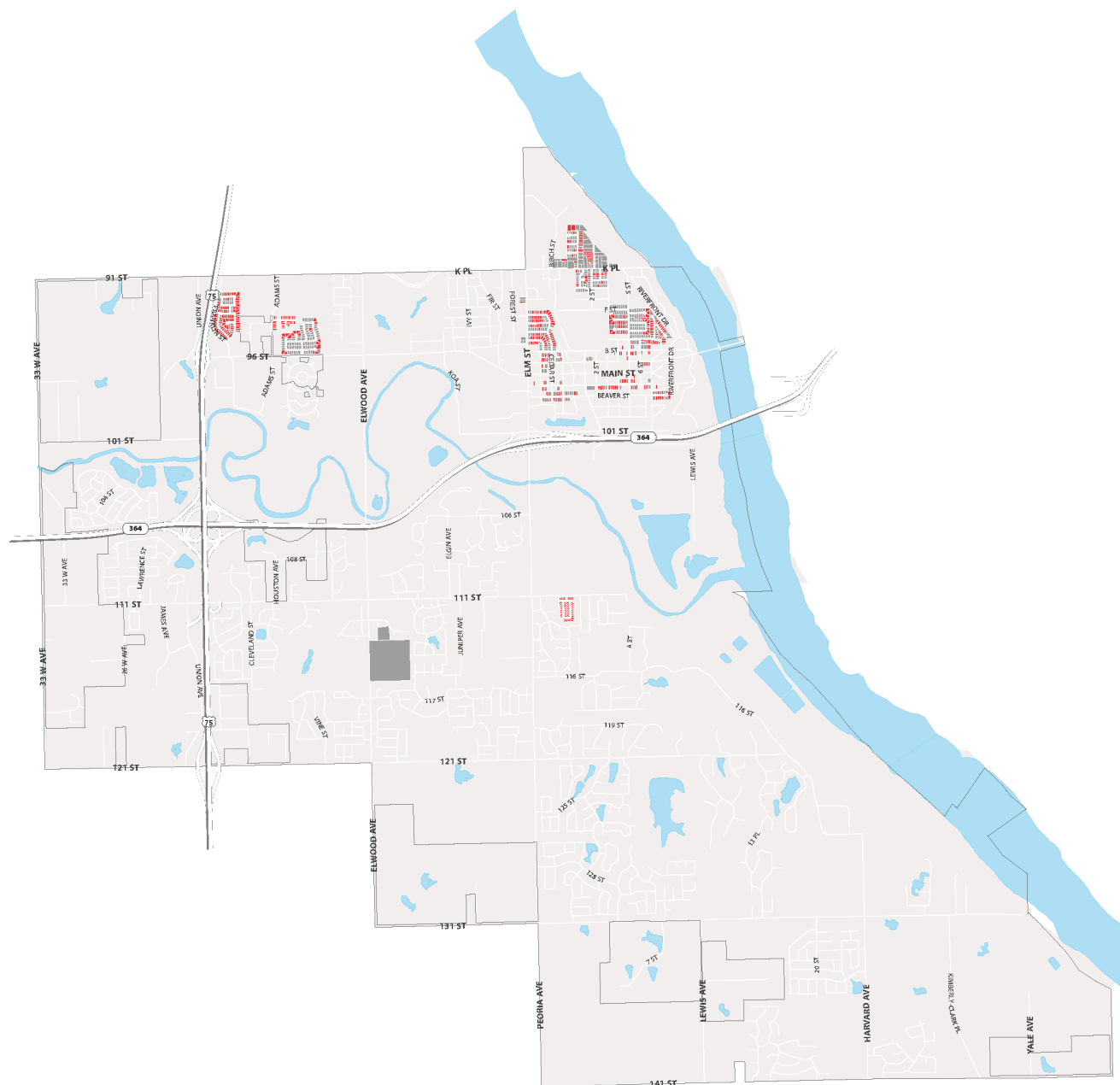


- Less than 5,000 sq.ft. (Non-conforming)
- Greater than or equal to 5,000 sq.ft. (Conforming)

Minimum Lot Area: 5,000 sq.ft. (Alternative minimum)
 Total Non-conforming Lots: 87
 Total Lots: 913
 Percentage Non-conforming: 10%



RS-3 District - Lot Width Analysis



■ Less than 65 ft. (Non-conforming)

■ Greater than or equal to 65 ft. (Conforming)

Minimum Lot Width : 65 ft. (Existing minimum)

Total Non-conforming Lots: 427

Total Lots: 913

Percentage Non-conforming: 49%



[illegible]

Minimum Lot Width : 50 ft. (Alternative minimum)
Total Non-conforming Lots: 170
Total Lots: 913
Percentage Non-conforming: 20%

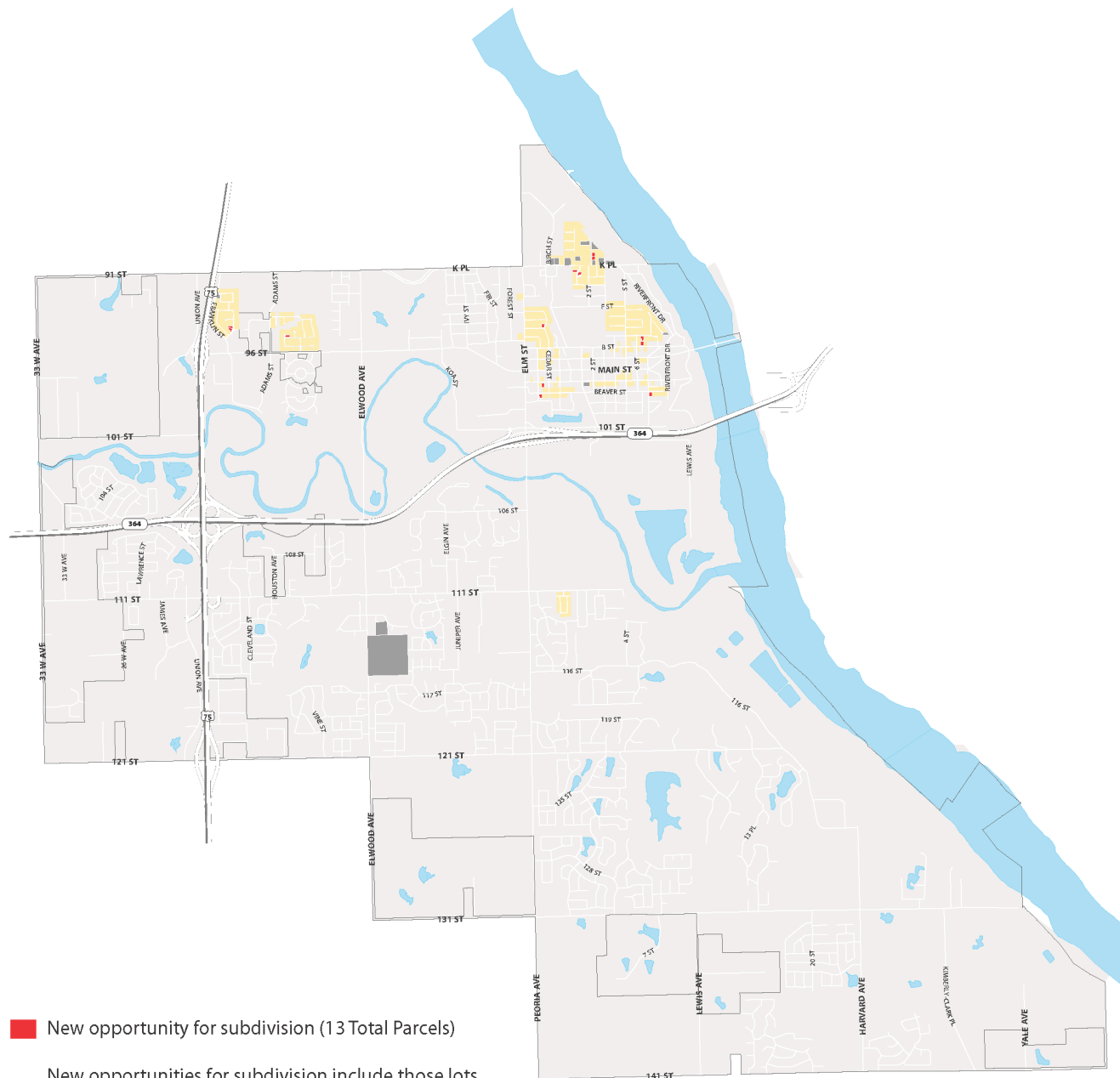


■ Greater than or equal to 45 ft. (Conforming)

Percentage Non-conforming: 10%



RS-3 District - Subdivision Opportunity Analysis



New opportunity for subdivision (13 Total Parcels)

New opportunities for subdivision include those lots that are 2x the proposed lot area (5,000 sq.ft.) & 2x the proposed lot width (45 ft) but less than 2x the existing lot area (6,900 sq.ft.) and less than 2x the existing lot width (65 ft).

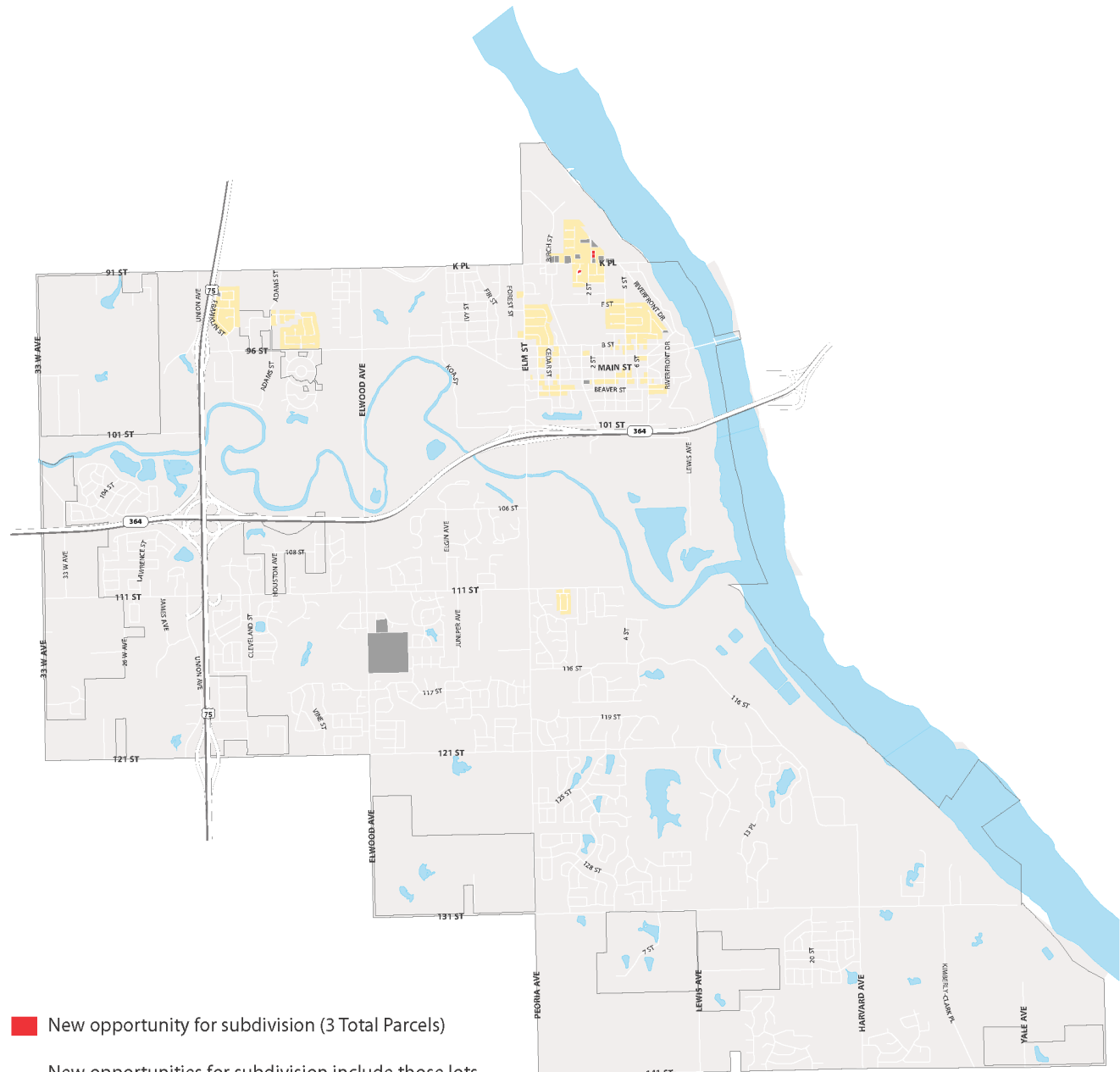
Existing opportunity for subdivision

Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (6,900 sq.ft.) & 2x the existing lot width minimum (65 ft).

All other RS-3 zoned lots



RS-3 District - Subdivision Opportunity Analysis



■ New opportunity for subdivision (3 Total Parcels)

New opportunities for subdivision include those lots that are 2x the proposed lot area (5,500 sq.ft.) & 2x the proposed lot width (50 ft) but less than 2x the existing lot area (6,900 sq.ft.) and less than 2x the existing lot width (65 ft).

■ Existing opportunity for subdivision

Existing opportunities for subdivision include those lots that are 2x the existing lot area minimum (6,900 sq.ft.) & 2x the existing lot width minimum (65 ft).

■ All other RS-3 zoned lots

