

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MARCH 04, 2021
COUNCIL CHAMBERS, JENKS CITY HALL
211 N ELM ST, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

1. MEMBERS MEETING BY VIDEOCONFERENCE

- Chair Carol Minden
- Scott West
- Leon Davis
- Craig Bowman
- John Brown
- David Randolph
- Jeffrey Beyer

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

III. REQUEST TO APPROVE MINUTES OF FEBRUARY 04, 2021

Documents:

[2021.02.04 PC MINUTES.PDF](#)

IV. BUSINESS

1. JL 21-353: Request by Lou Reynolds for a lot split for Gateway First Bank. General Location: 100 S Gateway PI W

Documents:

- [1. SR.JL 21-353.PDF](#)
- [2. GATEWAY LS JL 20-348 EXHIBIT-LEGALS.PDF](#)

2. JL 21-354: Request by Steven Hollabaugh for a lot split and combination. General Location: 9340 S Elwood Ave W

Documents:

- [1. SR.JL 21-354.PDF](#)
- [2. SMITHCO LOT SPLIT_COMBINATION EXHIBIT.PDF](#)

3. JZ 21-668: Request by Nicole Watts for a zone change from Agriculture to Commercial Shopping. General Location: 12023 S 27th Ave W

Documents:

- [1. SR.JZ 21-668 - 12023 S 27TH AVE W.PDF](#)
- [2. JZ 21-668.PDF](#)
- [3. DLUXE PROPERTIES 121ST AND HWY 75.MEMO.PDF](#)

4. JZ 21 PUD 61c.mi1: Request by Charles Spencer to approve a minor amendment to

PUD 61C to reduce a build line. General Location: 13012 S 4th PI S

Documents:

1. [SR.JZ 21 PUD 61C.MI1.PDF](#)
2. [SPENCER SITE PLAN.B41L26.PDF](#)
3. [LOT EXHIBIT.PDF](#)

5. JZ 21 PUD-125: Request by Greg Helms for approval of a new Planned Unit Development with an underlying zoning of Office Light, and changing the Comprehensive Plan to Local Commercial. General Location: 556 W K PI

Documents:

1. [SR.JZ 21 PUD-125.PDF](#)
2. [JZ-21_PUD-125.PDF](#)
3. [LDKERN S K PLACE - PUD APPLICATION -012921.PDF](#)

6. JZ 21 PUD 126: Request by Joe Kelley for approval of a Planned Unit Development 126 with an underlying zoning of Commercial General. General Location: 802 W Main St

Documents:

1. [SR.JZ 21 PUD 126 MLC.PC.PDF](#)
2. [JZ-21_PUD-126.PDF](#)
3. [MELODY COURT PUD.REVISED 2.10.21.PDF](#)
4. [MELODY COURT SITE PLAN-2021-02-17.PDF](#)
5. [MELODY COURT.PDF](#)

7. Preliminary Plat: Request by Joe Kelly for approval of a preliminary plat for Melody Court with an easement vacation. General Location: 802 W Main St

Documents:

1. [MELODY COURT PRELIM PLAT-2021-02-17.PDF](#)
2. [MELODY COURT DOD-2021-02-17.PDF](#)

V. OTHER BUSINESS

1. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, FEBRUARY 04, 2021
COMMUNITY ROOM, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

The Jenks Planning Commission was called to order at 6:00 p.m. on February 04, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

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

Absent

Request to approve minutes of January 07, 2020. John Brown made a motion to approve the minutes. Scott West seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Business

1. ARC 20-496: Request by Gary Haynes for approval of a monument sign. **General Location:** 415 E A St.

Planning Director Marcaé Hilton presented the staff report for Item 1 then answered questions. Chair Carol Minden made a motion to approve Item 1 with a waiver for the 50ft setback requirement with the condition that the sign be no larger than 4ft by 6ft total and a one-way arrow added to the entrance. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Bowman, Randolph, Minden

NAY: Davis, Brown, West

Motion failed.

John Brown made a new motion to approve Item 1 with the waiver of the 50ft setback requirement on the condition that it fully adhere to the current sign requirements, limiting the sign to a total of 32sqft total. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

2. JZ 21 PUD-112.mi1: Request by Kevin Jordan for an exception to required exterior materials for Lot 3. **General Location:** North of 121st between Elwood & Elm.

Planning Director Marcaé Hilton presented staff report for Item 2 then answered questions. Kevin Jordan (4512 E 51st St; applicant) addressed to the Commission and answered questions. John Brown made a motion to approve Item 2. David Randolph seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

3. JZ 21 PUD-26.mi1: Request by Spencer Pittman for minor amendment to PUD 26 for a reduction of the 20ft build line as pertains to the Plat. **General Location:** 219 E 111th Pl

Planning Director Marcaé Hilton presented staff report for Item 3 then answered questions. Leon Davis made a motion to approve Item 3. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

4. JZ 21 SUP-111.mi1: Request by Bell Land Use, LLC, for a minor amendment to SUP 111 establish new boundary lines, establish allowed uses, determine current facilities and uses, and eliminate approved conditions not in keeping with vision. **General location:** 528 E 121st St S

Planning Director Marcaé Hilton presented staff report for Item 4 then answered questions. Robert Bell (1011 W G St; applicant) addressed the Commission and answered questions. John Brown made a motion to approve Item 4. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

Other Business

1. Planning Update

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

Adjournment. Scott West made a motion to adjourn. John Brown seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 7:25 p.m.

To	Planning Commission
Hearing Date	March 04, 2021
Case Number	JL 21-353 Gateway First Bank
Request	Lot Split
Location	100 S GATEWAY PL W
Applicant	Lou Reynolds

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Lot Split Exhibit and Legal Description

Preparer

Bennett Surveying, Inc.

Background Information

STAFF COMMENTARY | Lou Reynolds is seeking approval of a lot split in Gateway Plaza for Gateway Bank which is currently under construction. This Lot Split was first seen in the approved Gateway First Bank, Minor Amendment to PUD 83. "PUD 83B" was approved by Planning Commission on February 25, 2020 and City Council, March 3, 2020. The new structure is to be located east of HWY 75 and south of Main Street in the northwest corner of Gateway Plaza. This lot split is formalizing Development Area A-2 as seen in PUD 83, with a minor change along the south lot area due to parking requirements. This will split off the northern part of Lot One, Block 2 creating Tract "A" and Tract "B" within "Gateway Plaza Jenks" Plat and a new boundary for Development Area A and B as identified in PUD 83; allowing for the southern portion of Tract B (Lot Two) to be developed at a later date.

PLANNING DATA

Public Comment	None no notice is given to public for Lot Split cases
Special District	Corridor Appearance District (Exempted) Project is part of a PUD
Zoning	PUD 83B1 Amended JZ 20-650 Approved March 03, 2020 Bank Use
General Location	Gateway Place and Main Street East of HWY 75 and south of W 96 th Street S Tract "A" 1.07 acres Tract "B" 2.73 acres
Plat	Gateway Plaza Jenks No. 6614 June 08, 2015

Parcel ID	60645822339710
Legal	LOT 1 LESS BEG SWC LT 1 TH N222.15 E246.50 S122.56 CRV LF12.20 W247.68 POB BLOCK 2
Gross Acres	3.03 +/-
Site Plan	Included in packet general in nature
Conditions by CC	1. A detailed finalized landscape plan must be submitted before any building permits are issued; and 2. The new additions must comply with the existing standards in PUD 83; and 3. Signage to be posted in the parking lot to alert users about the possibility of flooding (Not Applicable to Bank Site)

Staff Evaluation & Recommendation

EVALUATION Staff believes the Lot Split is in compliance with all City requirements, and meets the expectation presented with PUD 83B. Approval of the lot split is necessary to complete the project.

CONDITIONS

- 1) Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
- 2) Provide City Planner with copy of recorded Deeds

RECOMMENDATION: *Staff recommends approval of JL 21-353 as presented.*

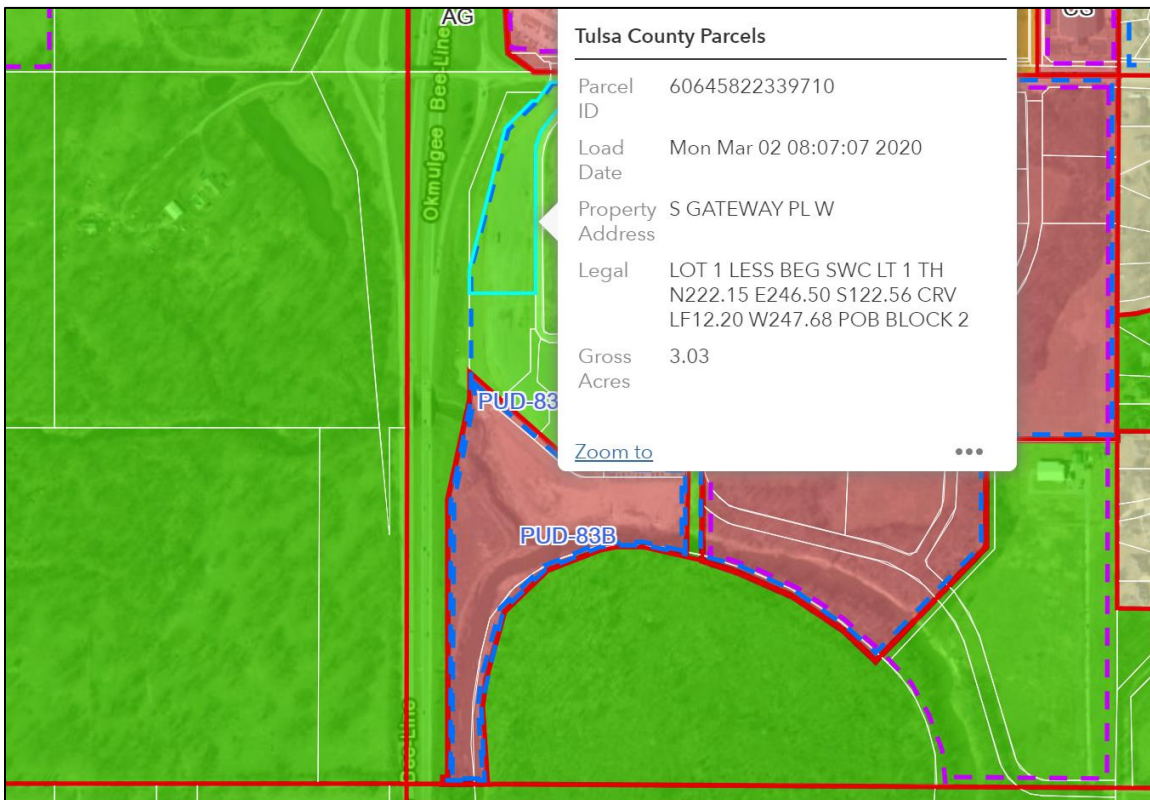


Figure 1: Zoning Map | INCOG

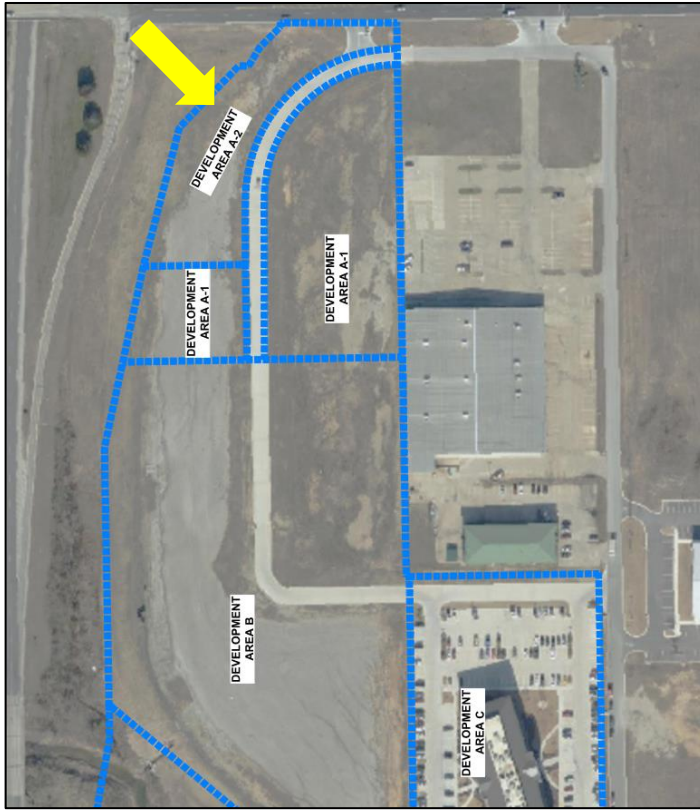


Figure 2: PUD 83 "B" Amended Development Area Plan

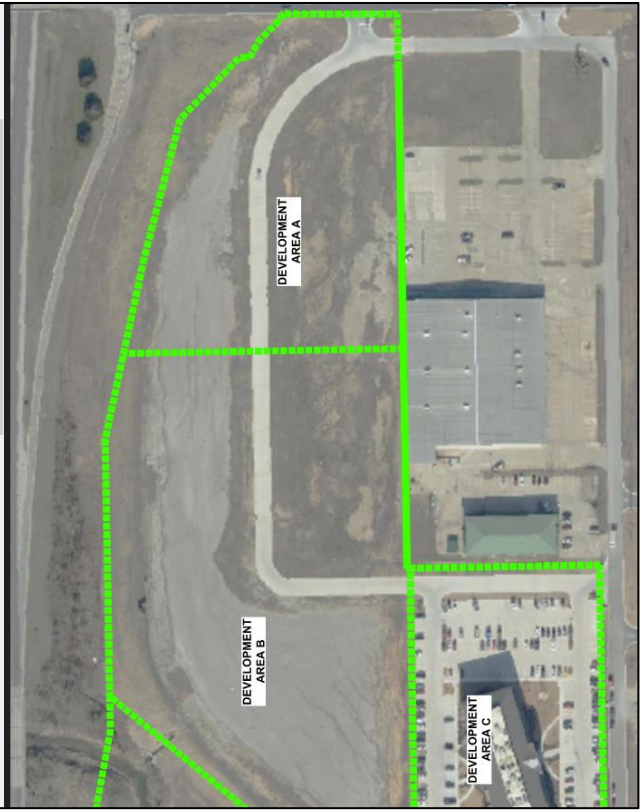


Figure 2A: Original PUD 83 Development Area Plan



Figure 3: View Southeast from HWY 75 Access Road



Figure 4: Google Map South view from Main Street & N. Douglas Street

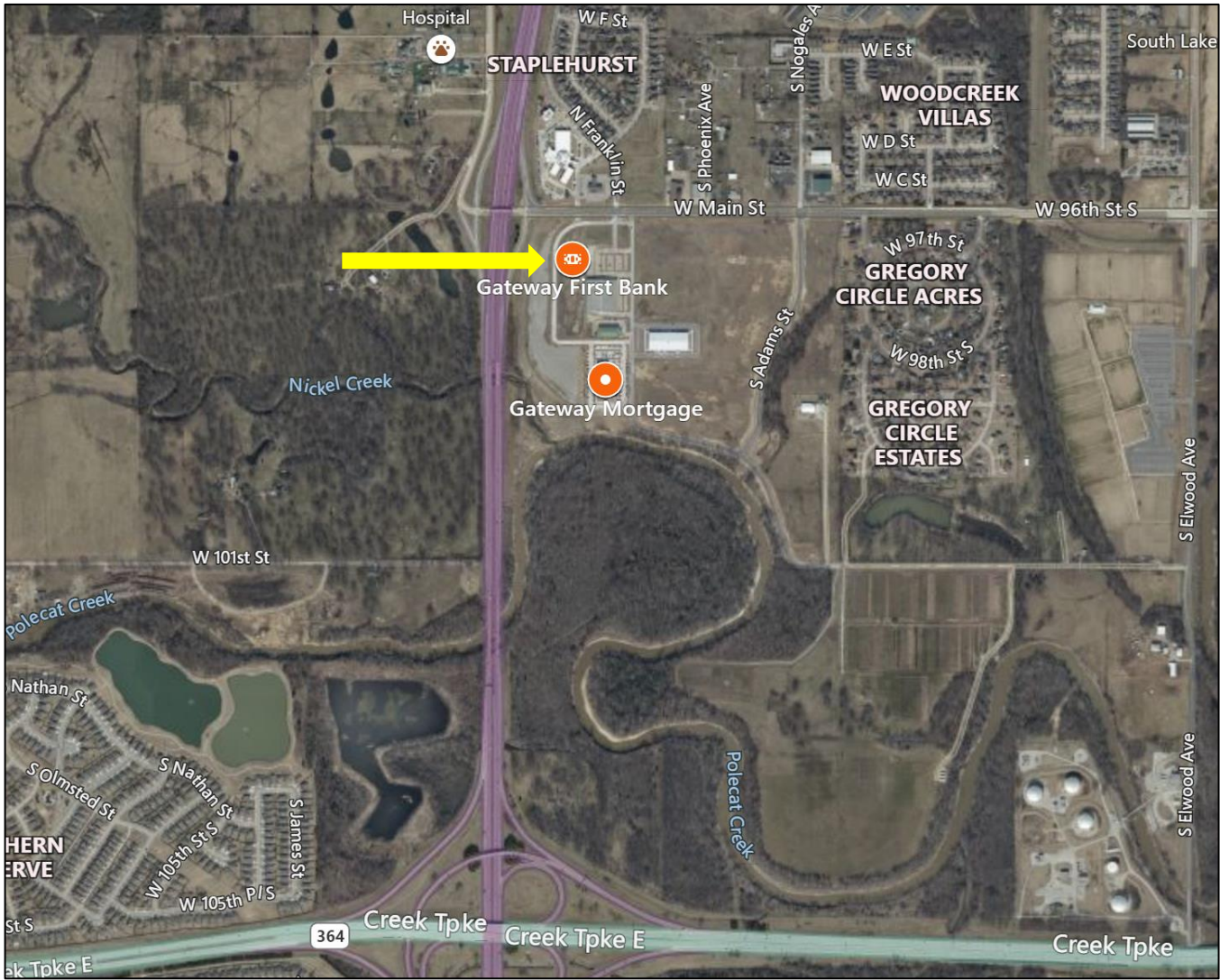


Figure 5: Bing Aerial Map



LOT SPLIT EXHIBIT "A"
PARENT TRACT

LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT "A" TRACT

A TRACT OF LAND LYING IN LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY THREE (23); THENCE N89°04'02"E FOR A DISTANCE OF 532.00 FEET; THENCE S01°03'28"E FOR A DISTANCE OF 40.00 FEET; TO THE POINT OF BEGINNING; THENCE S06°17'17"W FOR A DISTANCE OF 65.52 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 18.00 FEET; THENCE N01°03'28"W FOR A DISTANCE OF 7.00 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 81.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 70°47'54", HAVING A RADIUS OF 245.47 FEET, A LENGTH OF 303.32 FEET AND WHOSE LONG CHORD BEARS S30°30'13"W FOR A DISTANCE OF 284.39 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S00°59'48"E FOR A DISTANCE OF 84.03 FEET; THENCE N90°00'00"W FOR A DISTANCE OF 167.08 FEET; THENCE N13°39'10"E FOR A DISTANCE OF 221.64 FEET; THENCE N42°58'30"E FOR A DISTANCE OF 142.23 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 16.50 FEET; THENCE N29°54'42"E FOR A DISTANCE OF 34.94 FEET; THENCE N44°04'13"E A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1.07 ACRES MORE OR LESS.

TRACT "B" TRACT

A TRACT OF LAND LYING IN LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY THREE (23); THENCE N89°04'02"E FOR A DISTANCE OF 532.00 FEET; THENCE S01°03'28"E FOR A DISTANCE OF 40.00 FEET; THENCE S44°04'13"W FOR A DISTANCE OF 49.50 FEET; THENCE S29°54'42"W FOR A DISTANCE OF 34.94; THENCE S89°04'02"W FOR A DISTANCE OF 16.50 FEET; THENCE S42°58'30"W FOR A DISTANCE OF 142.23 FEET; THENCE S13°39'10"W FOR A DISTANCE OF 221.64 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E FOR A DISTANCE OF 167.08 FEET; THENCE S00°59'48"E FOR A DISTANCE OF 528.47 FEET; THENCE S89°04'02"W FOR A DISTANCE OF 247.68 FEET; THENCE N01°02'01"W FOR A DISTANCE OF 222.12 FEET; THENCE N13°39'10"E A DISTANCE OF 319.36 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.73 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 8, 2020 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23 AS N89°04'02"E.

SURVEYOR'S CERTIFICATE

CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF THE REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 8TH DAY OF SEPTEMBER, 2020.



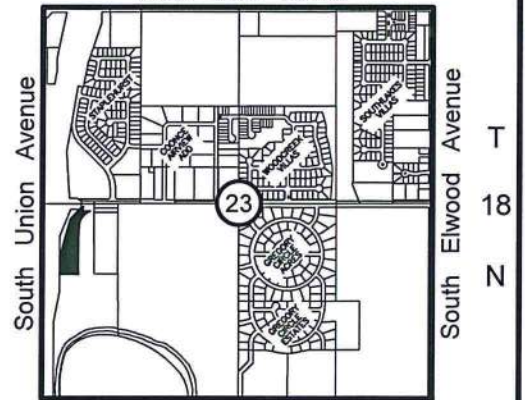
A handwritten signature in blue ink that reads "Cliff Bennett". The signature is written over a horizontal line.

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2022

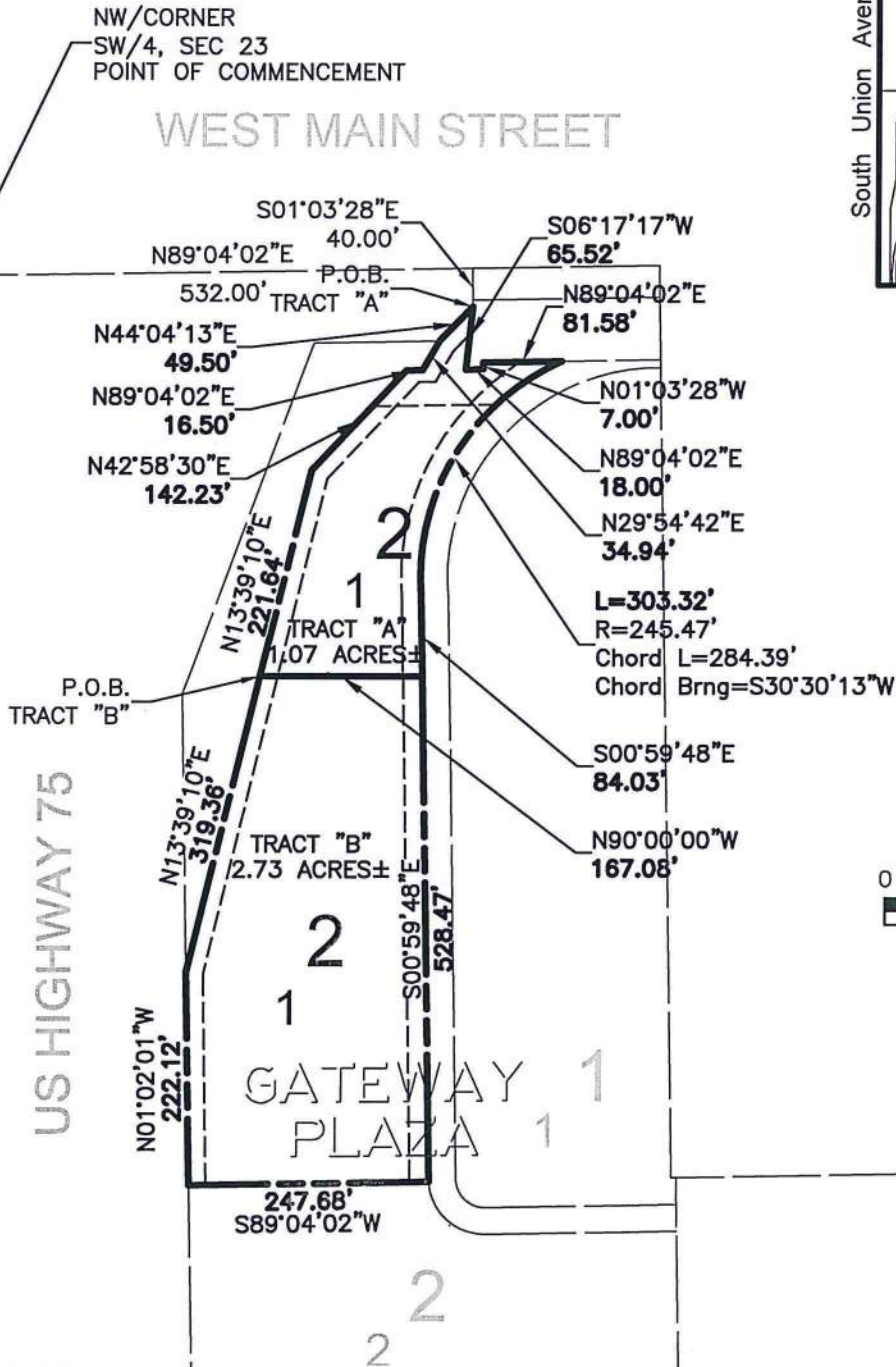
LOT SPLIT EXHIBIT "A"

Page 3 of 3

R 12 E
West 91st Street



West 101st Street
Location Map
Scale 1" = 2000'



FILE: 202810 LG-1A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23 AS N89°04'02"E.
2. SEE EXHIBIT "A" PAGE 1 THRU 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/22

TRACT "A"
CLOSURE REPORT

North: 378998.9290' East: 2556945.1200'

Segment #1 : Line

Course: S06°17'17"W Length: 65.52'
North: 378933.8032' East: 2556937.9438'

Segment #2 : Line

Course: N89°04'02"E Length: 18.00'
North: 378934.0962' East: 2556955.9414'

Segment #3 : Line

Course: N01°03'28"W Length: 7.00'
North: 378941.0951' East: 2556955.8122'

Segment #4 : Line

Course: N89°04'02"E Length: 81.58'
North: 378942.4231' East: 2557037.3814'

Segment #5 : Curve

Length: 303.32' Radius: 245.47'
Delta: 070°47'54" Tangent: 174.44'
Chord: 284.39' Course: S30°30'13"W
Course In: S24°05'50"E Course Out: S85°06'16"W
RP North: 378718.3449' East: 2557137.6034'
End North: 378697.3935' East: 2556893.0271'

Segment #6 : Line

Course: S00°59'48"E Length: 84.03'
North: 378613.3762' East: 2556894.4888'

Segment #7 : Line

Course: N90°00'00"W Length: 167.08'
North: 378613.3762' East: 2556727.4088'

Segment #8 : Line

Course: N13°39'10"E Length: 221.64'
North: 378828.7536' East: 2556779.7241'

Segment #9 : Line

Course: N42°58'30"E Length: 142.23'
North: 378932.8163' East: 2556876.6793'

Segment #10 : Line

Course: N89°04'02"E Length: 16.50'
North: 378933.0849' East: 2556893.1771'

Segment #11 : Line

Course: N29°54'42"E Length: 34.94'
North: 378963.3707' East: 2556910.6005'

Segment #12 : Line

Course: N44°04'13"E Length: 49.50'
North: 378998.9310' East: 2556945.1209'

Perimeter: 1191.40' Area: 1.07acres
Error Closure: 0.0021 Course: N24°51'25"E
Error North: 0.00193 East: 0.00089

Precision 1: 558319.05

TRACT "B"
CLOSURE REPORT

North: 378613.3751' East: 2556727.4101'

Segment #1 : Line

Course: N90°00'00"E Length: 167.08'
North: 378613.3751' East: 2556894.4901'

Segment #2 : Line

Course: S00°59'48"E Length: 528.47'
North: 378084.9851' East: 2556903.6824'

Segment #3 : Line

Course: S89°04'02"W Length: 247.68'
North: 378080.9530' East: 2556656.0352'

Segment #4 : Line

Course: N01°02'01"W Length: 222.12'
North: 378303.0369' East: 2556652.0284'

Segment #5 : Line

Course: N13°39'10"E Length: 319.36'
North: 378613.3730' East: 2556727.4093'

Perimeter: 1484.70' Area: 2.73acres
Error Closure: 0.0022 Course: S20°15'40"W
Error North: -0.00209 East: -0.00077

Precision 1: 674868.18

To	Planning Commission
Hearing Date	March 04, 2021
Case Number	JL 21-354 SmithCo Development
Request	Lot Split & Combination
Location	9340 S Elwood Ave W
Applicant	Steven Hollabaugh

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Lot Split Exhibit and Legal Description

Preparer

Steven Hollabaugh

Background Information

STAFF COMMENTARY | The SmithCo Group owns two lots on S Elwood Ave across from South Lakes Golf Course. They are seeking to split the northern portion of the southern lot and attach it to the northern lot; they want to move the shared boundary north by Twenty (20) feet. This will make the lots the same width at 220 feet. The requested lot split & combination causes no issues with the surrounding area.

PLANNING DATA

Public Comment	None no notice is given to public for Lot Split cases
Special District	None
Zoning	CG Commercial General
General Location	North of Main Street and West of Elwood Avenue West North Lot 9340 S Elwood Ave W South Lot 9402 S Elwood Ave W
Plat	Unplatted
Parcel ID	North Lot 98223822307600 South Lot 98223822308780
Legal	North Lot PRT E/2 NE BEG 995N SECR NE TH W543 N200.56 E543 S200.56 POB LESS E50 THEREOF SEC 23 18 12 2.27AC

South Lot | BEG 755 N & 35 W SE COR NE TH W 508 N240 E 508 S 240 TO BEG SEC 23-18-12

Gross Acres North Lot | 2.27

South Lot | 2.8

Site Plan Included in packet | general in nature

Staff Evaluation & Recommendation

EVALUATION Staff believes the Lot Split is in compliance with all City requirements.

CONDITIONS

1. Provide additional/required Street ROW
2. Platting is required per Zoning
3. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
4. Provide City Planner with copy of recorded Deeds

RECOMMENDATION: *Staff recommends approval of JL 21-354 per staff comments.*

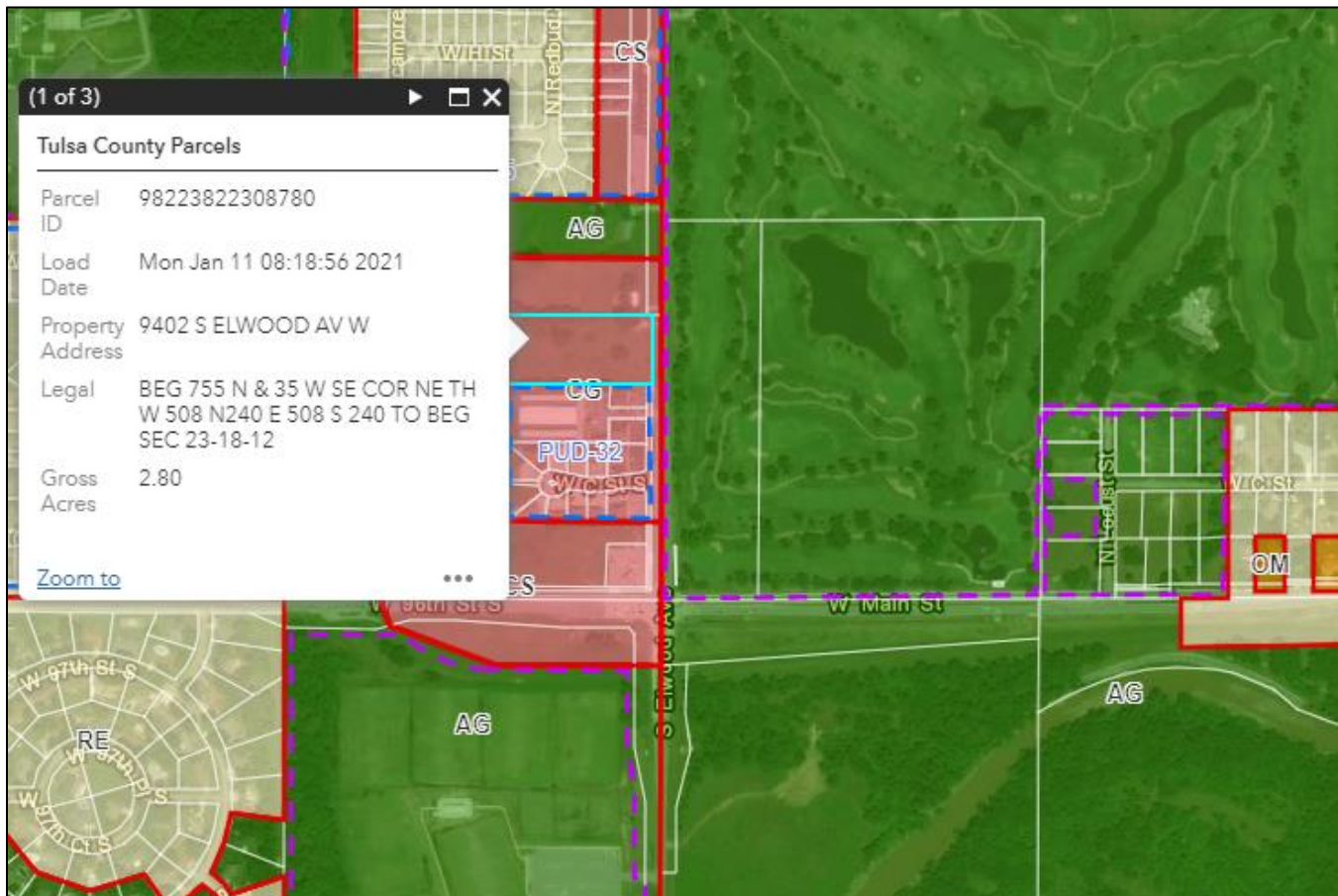


Figure 1. Southern lot highlighted

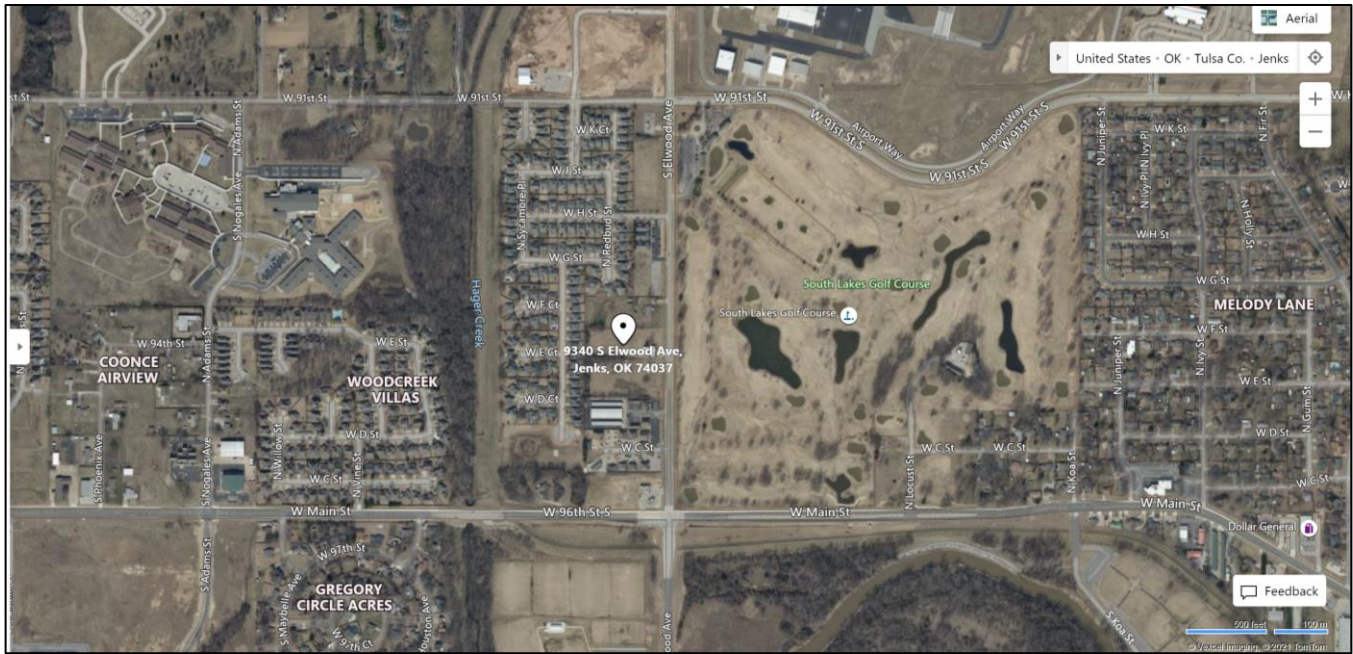


Figure 2: Bing Map Aerial View



Figure 3: Bing Map Street View Golf Course on east, Lots in question on west

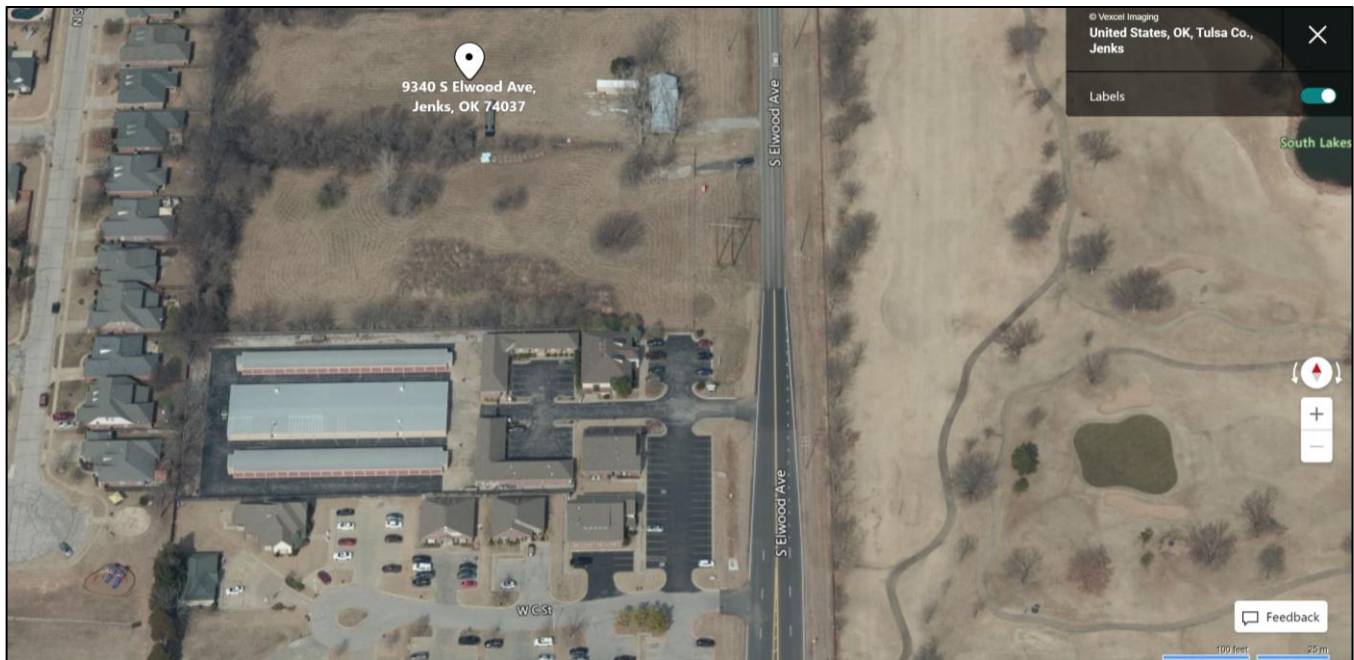


Figure 4: Birds Eye View of property

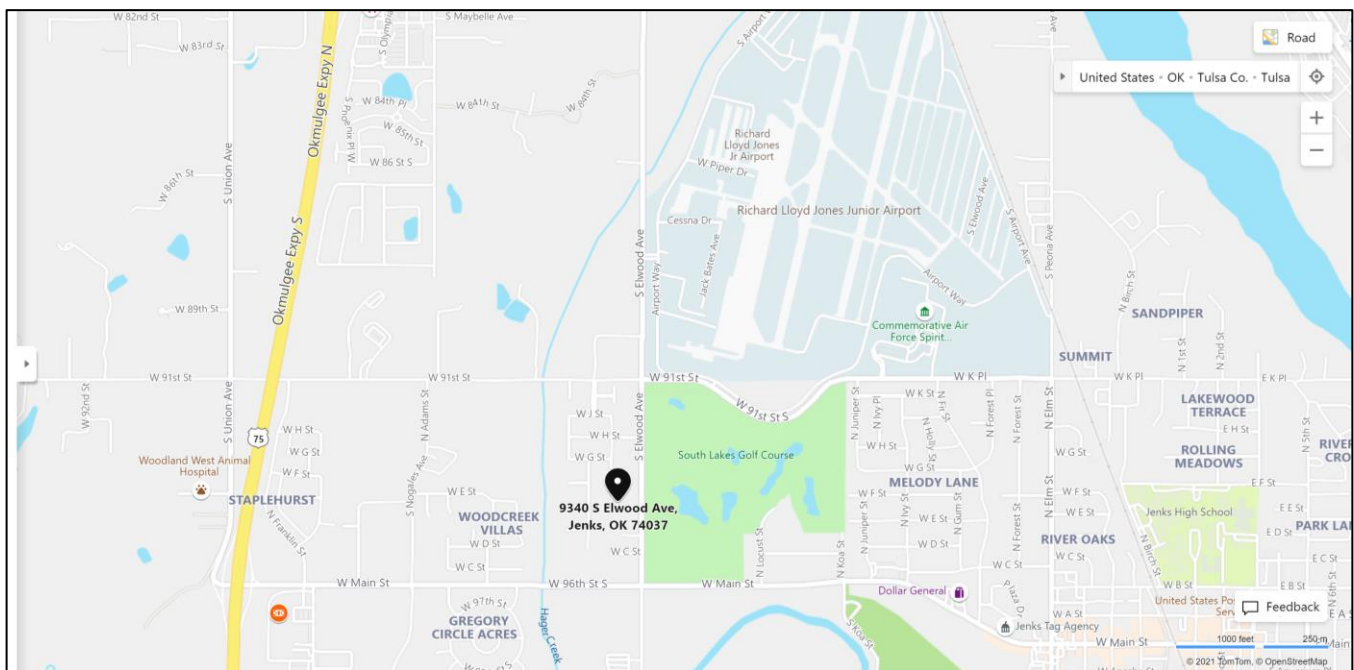
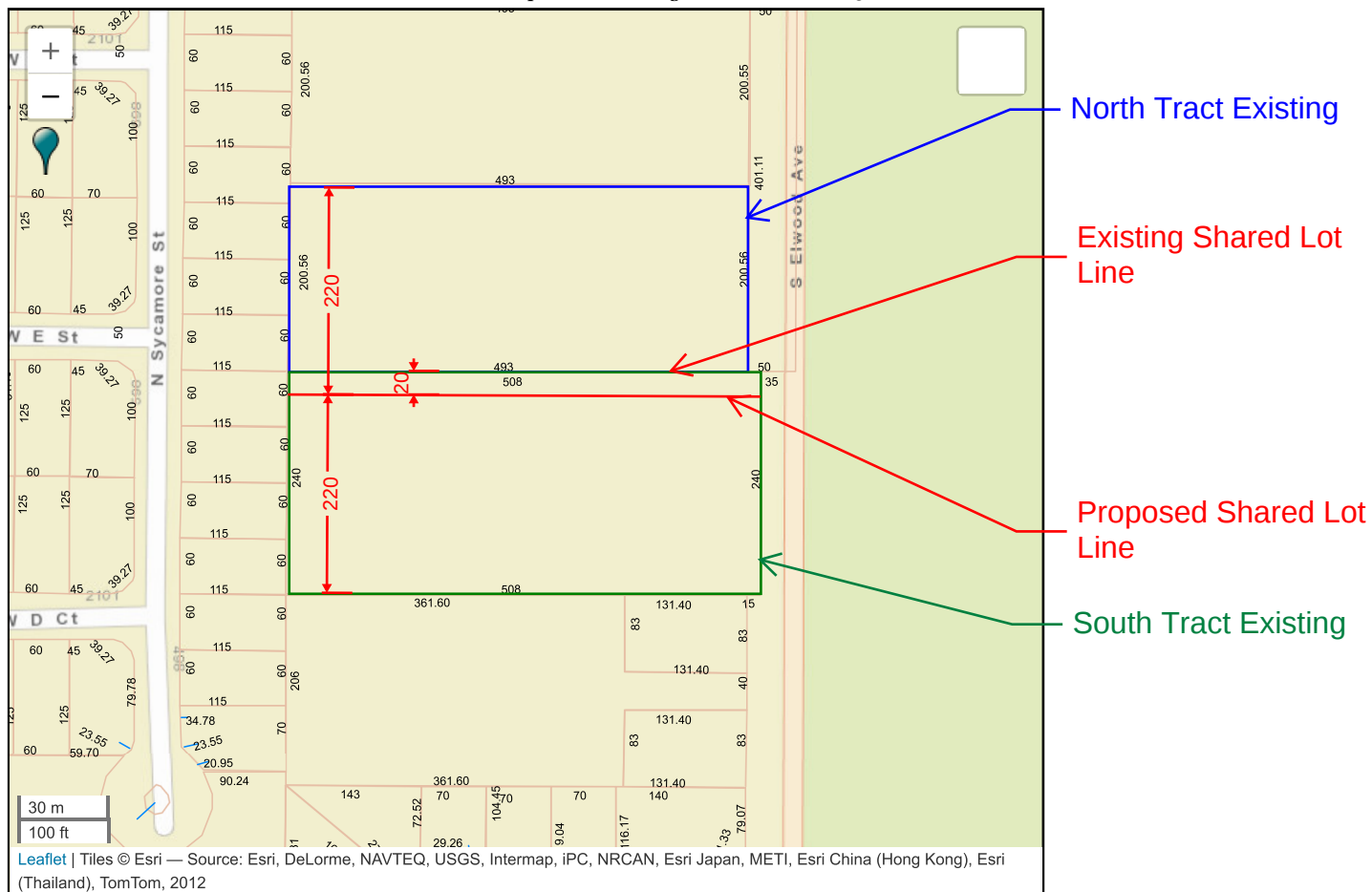


Figure 5: Bing Map | Large Map View

Township: 18 North Range: 12 East Section: 23



To	Planning Commission
Hearing Date	March 04, 2021
Case Number	JZ 21-668 REZONING
Request	Recommendation of approval of rezoning from AG to CS
Location	12023 S 27 th Ave West
Applicant	Nicole Watts

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- ☐ Zoning Memo
- ☐ Case Map

Preparer

Staff
INCOG

Background Information

STAFF COMMENTARY | Nicole Watts has submitted the rezoning application on behalf of D+Luxe Properties also known as Wachob Group. Their request is to change the zoning from AG (Agriculture) to CS (Commercial Shopping). Previously there was an approved SUP which would have allowed for the construction of a ministorage facility (Ordinance 1125 | JZ-421 SUP-63). The project was never built, triggering the sunset clause causing the SUP to be voided. Staff had SUP 63 removed from the INCOG zoning map on February 02, 2021. The applicant has met with staff on several occasions; they propose to build a retail center and a food truck park. Both uses will be a better fit for the area and compliment the commercial complex just to the South of 121st St in Glenpool. The Wachob Group also owns the property to the East, which is already zoned CS, both lots will be used in their future plans. The new Comprehensive Plan lists the area as Regional Commercial, this zone change would be allowed. This zone change not only brings the zoning in compliance with the Comprehensive Plan, it also allows for sales-tax generating entities to enter Jenks on property currently undeveloped.

PLANNING DATA

Current Zoning	AG Agriculture District
Requested Zoning	CS Commercial Shopping District
Intended Use	Retail Food Trucks
Parcel ID	98234-82-34-45260

STR	Section 34, Township 18, Range 12
Comprehensive Plan	Regional Commercial
General Location	12023 S 27 th Ave W
Plat	Unplatted
Site Area	6.13 Acres
Appearance District	None
Public Comment	None at the time of this staff report
Zoning Surrounding:	
North:	AG Agriculture
South:	Glenpool Commercial & Residential
West:	AG Agriculture
East:	CS Commercial Shopping

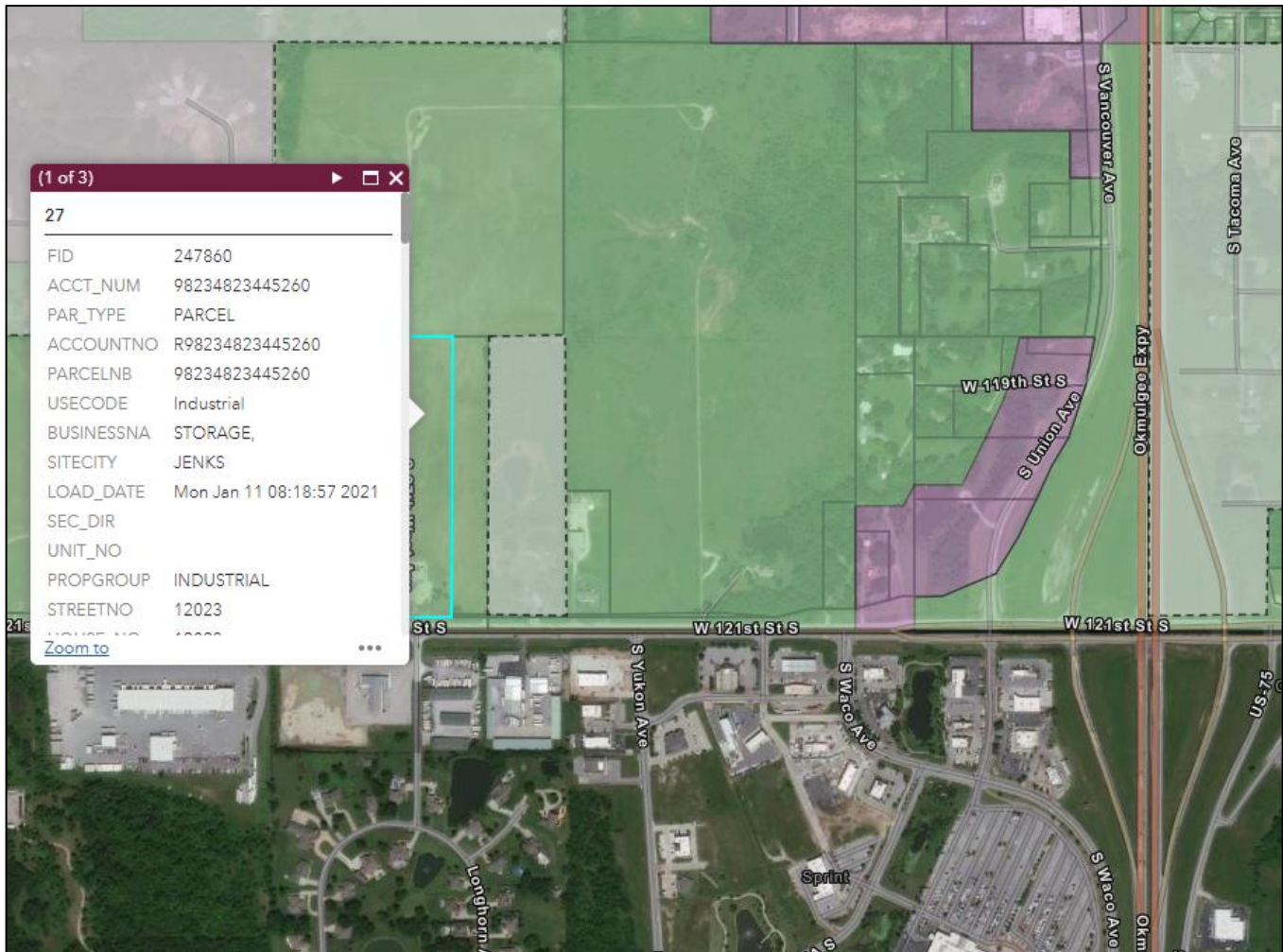


Figure 1: ZONING MAP

Staff Evaluation & Recommendation

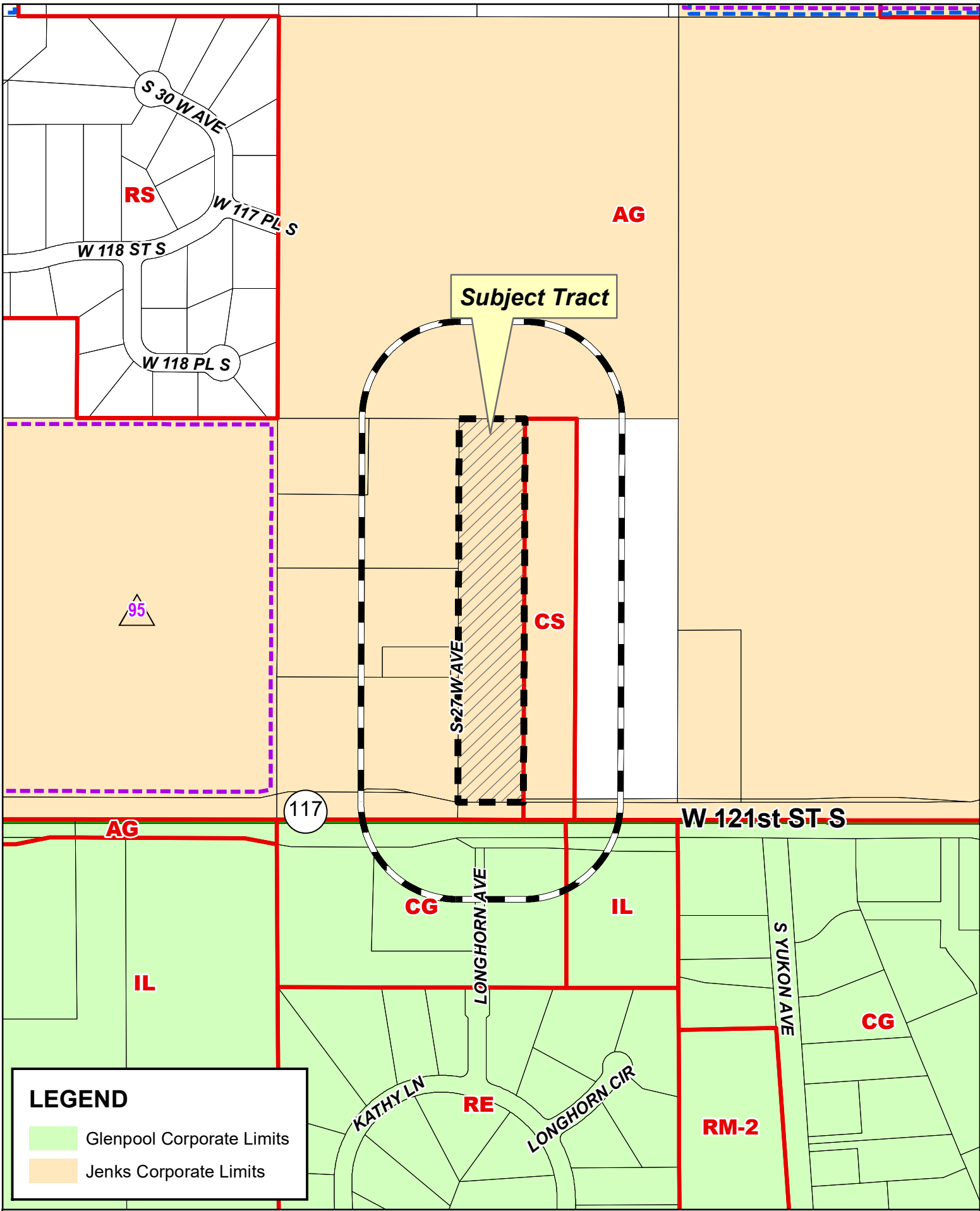
EVALUATION | The request fits the current comprehensive plan and does not pose an adverse effect to the surrounding properties. The proposed plans will benefit Jenks and create an opportunity to compete for tax dollars currently monopolized by the commercial center just to the south in Glenpool. Approving this request will allow the developer to turn an undeveloped, unused AG property, previously designated as ministorage, into a commercial destination.

STAFF COMMENTS | Platting is required.

RECOMMENDATION | *Approve JZ 21-668 per any comments changing the Zoning form AG to CS.*



Figure 2: Bing Map | Aerial View | Glenpool south of 121st and City of Jenks North of 121st

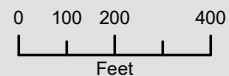


300' Radius



Subject Tract

JZ 21-668



34 18-12



Jenks | Planning Memo



To Christopher Shrout, City Manager
Robert Carr, Assistant City Manager
Other Staff

Date February 1, 2021

Request Predevelopment Summary for D+Luxe Properties

Location North of 121st Street and West of HWY 75

General Information	Preparer Marcaé Hilton
Next Steps	When
☐ Submit Legal Description for W property	Tuesday, February 2, 2021
☐ Submit applications (Rezoning & Plat)	Friday, February 5, 2021
☐ TAC Review	March 9, 2021 (Email)
☐ Planning Commission	March 4, 2021 (Thursday)
☐ City Council	March 16, 2021 (Tuesday)

History & Comments

Staff understands the (West) parcel is under development. No rezoning action has been found but it is required on the West Parcel as detailed below.

- Staff agrees to the following:
 - Release the earth change permit for the West lot.
 - The Foundation permit is under review, if approved/released, the applicant will be pouring at their own risk.
- Please Submit:
 - Legal Description for the required rezoning
 - Application for rezoning
 - Application for Preliminary/Final Plat
 - The change of zoning triggers the platting requirement.
 - This is also true for the east property.
 - Before a building permit or additional earthchange permit is approved the East lot will need an approved final plat.
- Staff will submit the approved ordinances to INCOG for correction to the Public Zoning Map

Parcel (WEST)	98234823445260
Property Address	12023 S 27 AV W
Legal	W212 E707 SE SW LESS S60
SEC	34 18 12
Gross Acres	6.13
Parcel (EAST)	98234823444710
Property Address	None
Legal	E/2 W/2 E/2 SE SW LESS S70
SEC	34 18 12
Gross Acres	4.73
Zoning	JZ 421 CS Ord 1125 CC June 5, 2005
SUP	JZ 462 SUP 63 Ord 1170 CC July 17, 2006
Comprehensive Plan	Regional Commercial-Horizon Jenks

INFORMATION TAKEN FROM ORDINANCES AND STAFF REPORTS

JZ-421 SUP 63 & CS | DATE: May 20, 2005 | JZ-421 (SUP-63) (8234) | Ord 1125 | Request by Dan Newman for approval of a Zone Change from an AG (Agricultural) Zoning District to a CS (Commercial Shopping Center) District and for approval of Specific Use Permit No. 63 to construct and operate a mini storage facility on property described as:

The west 377 feet of the east 707 feet of the SE/4 of the SW/4 of Section 34, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma according to the U.S. Government Survey thereof; less and except the west 212 feet and less and except the south 70 feet thereof containing [4.73 acres](#).

General Location: 1/4 mile west of U.S. 75 on the north side of 121st Street South (State Highway 117)

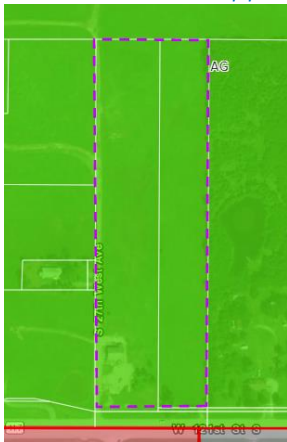
- [SUP was not approved](#)
- [Zoning was approved | CC | June 05, 2005](#)

JZ-462-SUP 63 | DATE: July 14, 2006 | Ord. 1170 | The west 377 feet of the east 707 feet of the SE/4 of the SW/4 of Section 34, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma according to the U.S. Government Survey thereof; less and except the west 212 feet and less and except the south 70 feet thereof containing [4.73 acres](#).

General Location: 1/4 mile west of U.S. 75 on the north side of 121st Street South (State Highway 117)
Dan Newman for approval of a Specific Use Permit No. 63 to construct and operate a mini storage facility in a CS (Commercial Shopping Center) Zoning District on property described as:

The subject property is designated Medium Commercial-No Specific Land Uses by the Jenks Comprehensive Plan. The property is currently zoned CS (Commercial Shopping Center). The applicant is requesting approval of a Specific Use Permit to allow for the development of a Mini-Storage facility upon the property. The Planning Commission held a hearing on Zoning Case JZ-421 and Specific Use Permit Number 63 in May of 2005 at which time the zone change request was recommended for approval to the City Council, however the Specific Use Permit request was tabled until such time that the applicant provided a site plan for the proposed development. The City Council approved a CS zoning district for the subject tract on June 5, 2005.

- [SUP was approved | CC | July 17, 2006](#)



SUMMARY

Please submit requested applications by deadlines as established in Memo. Because the lot in question does not have the correct zoning, any development action taken on the property by the developer or representative is at the risk of the owner. Staff cannot guarantee the approval of Commercial zoning or the Preliminary/Final Plat. Staff is supportative of the project and we agree to process the Zoning Application along with the Plat Application for (Preliminary and Final Plat). In addition, due to the large amount of engineering which had been submitted, Staff agrees to release the Earth Change Permit. If you have any additional questions please call staff.

Marcaé Hilton

Marcaé Hilton | Director of Planning
City of Jenks
918-556-7441
<https://www.jenks.com/>

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	March 04, 2021
Case Number	JZ 21 PUD 61C Minor Amendment No. 01 Spencer
Request	<i>Approve reduction of 25 ft. rear yard setback to 20 ft.</i>
Location	13012 S 4 TH PL S

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Surveyors Inspection Documents

Preparer

Distinctive Designs

Background Information

Staff was contacted by Mr. Charles Spencer regarding a request to lessen the rear yard build line due to the shape of the lot. Staff chose to process the variance request as a PUD Minor Amendment. After research, there was no evidence of public harm or detriment to the community or subdivision. This case is different from recent minor amendments, in that, this home is under construction and has not been built.

Zoning Request	PUD 61C Minor Amendment No. 1 Change the rear build line on Lot 26, Block 41 from 25 feet to 20 feet. No other lots are impacted by the request.
Public Comment	None Minor Amendments are not advertised
Use	Single-family Subdivision No change
Zoning	RS-2 PUD 26 Single-family Residential No change to the zoning
Comprehensive Plan	Medium Intensity Single-family (Horizon Jenks New Comp Plan)
General Location	North of 131 st and East of Elm
Plat	Yorktown Blks. 39-44 Plat No. 6697
• Parcel ID	60457730669700
• Property Address	13012 S 4 PL S
• Legal	Lot 26 Block 41
• Gross Acres	0.22
STR	Section: 06, Township: 17N, Range: 13E

Zoning North | RS-2 | PUD 61C| Single-family Residence
 East | RS-2 | PUD 61C| Single-family Residential
 South | AG (Agriculture) | Single-family Residential
 West | RS-2 | PUD 61C| Single-family Residential (Detention Pond)

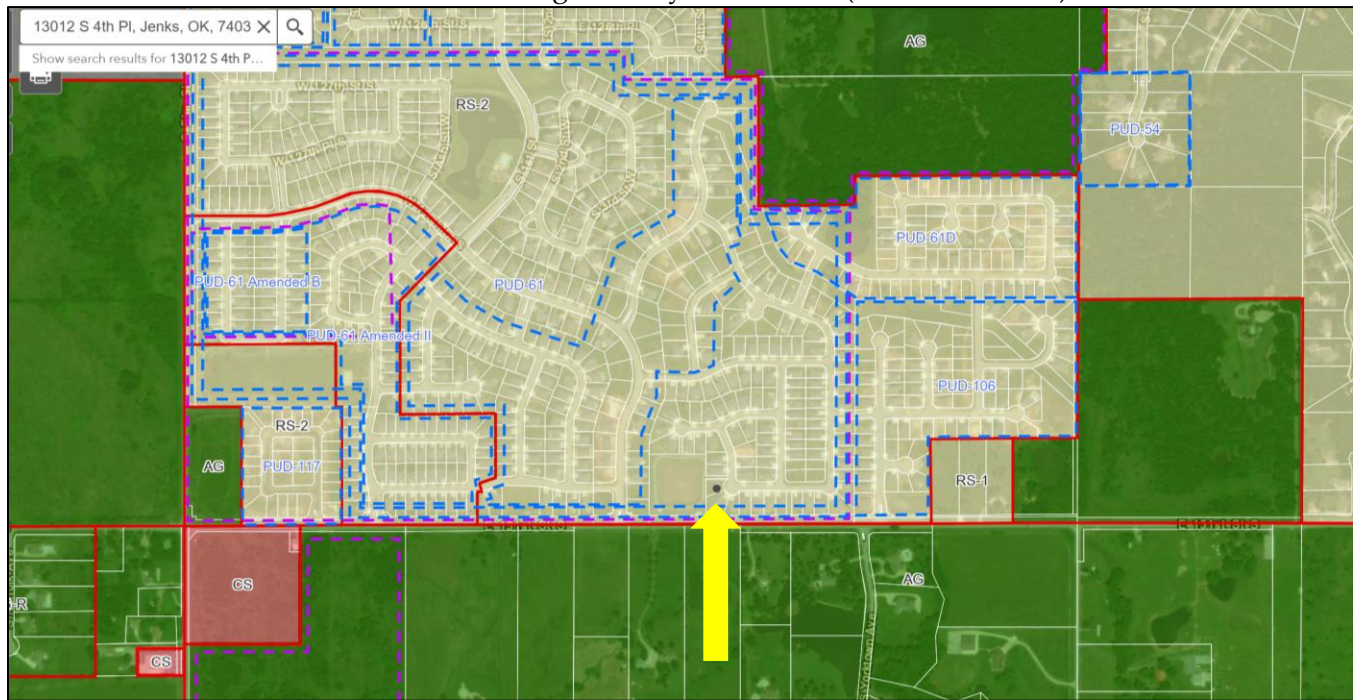


Figure 1: Zoning Map | INCOG | No Change

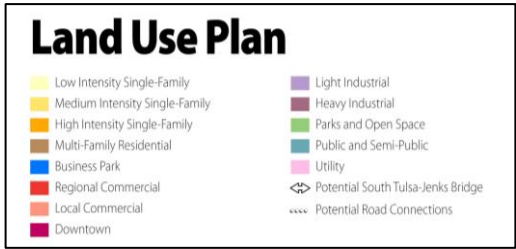


Figure 2: Legend

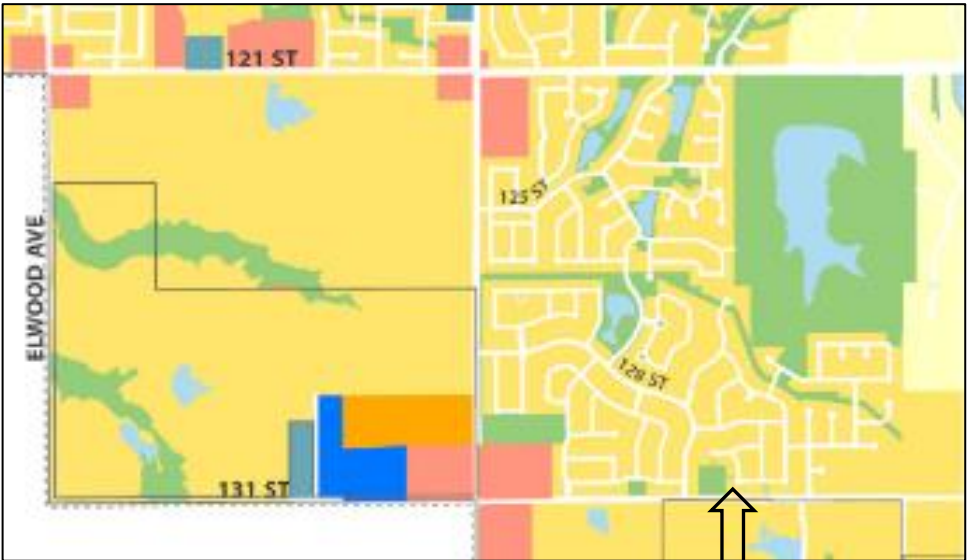


Figure 3: Horizon Jenks Comp Plan | No Change

PUD 26 | PUD ZONING LANGUAGE | [Sec. 980. - Amendments.](#)

A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.

B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be process in accordance with the provision of Chapter 15 of the Zoning Code.

Staff Evaluation & Recommendation

Evaluation | 25 ft. rear build line encroachment relief request:

1. Approving this request would allow the current and future property owners which have been identified by Parcel and Lot & Block relief from the required 25-foot setback by changing it to a 20-foot rear build line setback.
 - a. This lot is part of a small corner cul-de-sac.
 - b. As seen in the zoning map and in the survey.
 - c. The encroachment requires a 5-foot reduction.
 - d. No other lots in Yorktown are impacted by this decision.
2. Approving this request will clear the title of the encroachment.
3. Consider
 1. *Whether the PUD (amendment) is consistent with the comprehensive plan; (Consistent, but not applicable)*
 2. *Whether the PUD (amendment) harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
 3. *Whether the PUD (amendment) is a unified treatment of the development possibilities of the project site; (Not applicable)*
 4. *Whether the PUD (amendment) is consistent with the stated purposes and standards of this chapter. (Yes)*

RECOMMENDATION | *Staff recommends approval of the requested rear build-line reduction from 25' to 20' for PUD 61C | Minor Amendment Number 01.*



Figure 4: Bing Map | Ariel View



Figure 5: Bing Map | Birds Eye View



Figure 6: Google Map | Street View of Drainage Structure | 131st Street

ST: S. 4TH PL.
LOT: 26
BLOCK: 41
SUBD: YORKTOWN
BLKS 39-44 PVD AMD "C"
CITY: JENKS
COUNTY: TULSA
STATE: OKLAHOMA

SPENCER FAMILY RESIDENCE

DISTINCTIVE DESIGNS

FOLDER: SPENCER

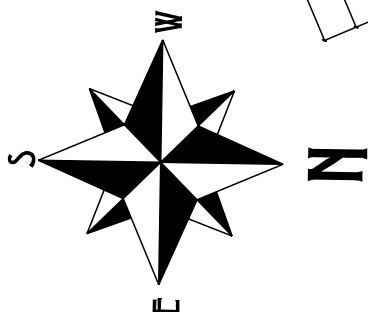
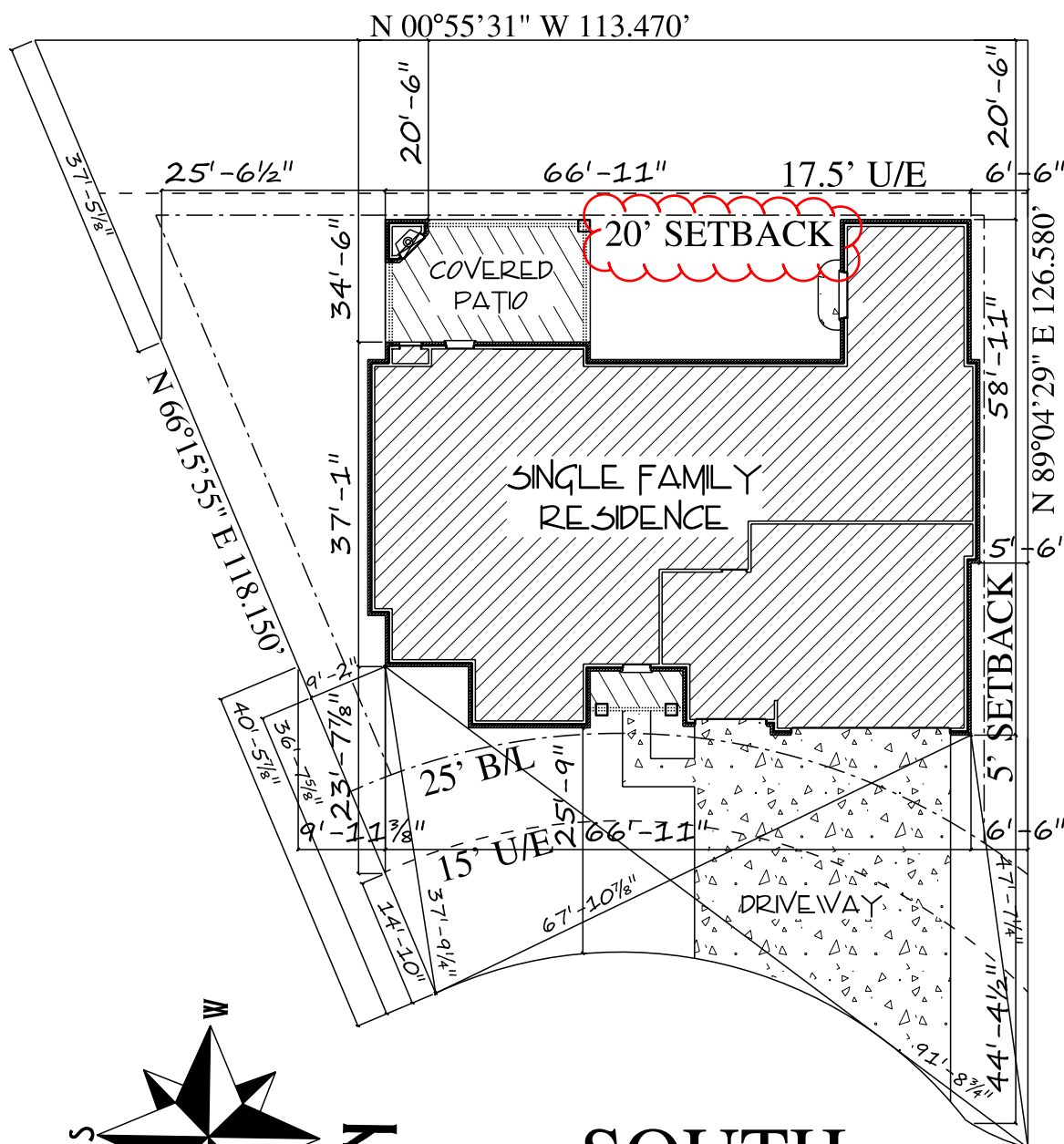
FILE:

DATE: SATURDAY, OCTOBER 31, 2020

DRAWN BY: MM

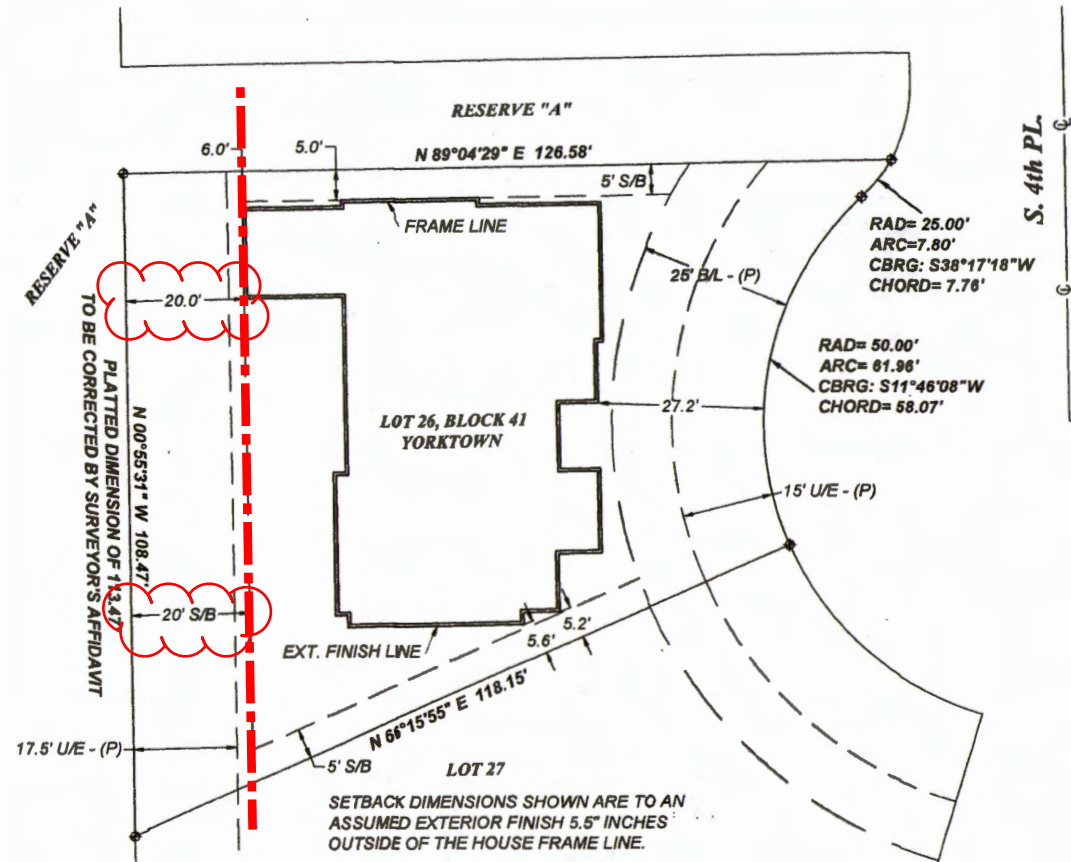
APPROVED BY:

ALL RIGHTS RESERVED
DISTINCTIVE DESIGNS, INC., 2020



SOUTH
4th PLACE

SITE PLAN
SCALE: 1" = 20'-0"



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	March 04, 2021
Case Number	JZ 21 PUD-125
Request(s)	Rezoning <i>RS-1 to Office Light</i> PUD-125 Comp Plan Amendment <i>High Intensity Single-family to Local Commercial</i>
Location	556 West "K" Place

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD-125 Documents
- ☐ Public Notice

Preparer

Greg Helms
City Staff

Background Information

This project represents a request for a second office for the Kerns family business. The PUD allows for a private screened, washed gravel, lot at the south end the property. The Comprehensive Plan (Horizon Jenks) anticipated high density residential and will require an amendment. Staff has no problem with the change to office.

Zoning Request	Single-family Residential to Office Light
Public Comment	None at time of this report
Use	Change from Single-family Subdivision to office
Zoning	PUD 125 OL
Comprehensive Plan	Medium Intensity Single-family (Horizon Jenks New Comp Plan)
Comp Plan Request	Local Commercial
General Location	South of K Place and east of the railroad tracks
Plat	Unplatted
Parcel ID	98319831935470
Property Address	556 W K ST N
Legal	PRT NW NW BEG 549.19E & 25S NWC NW TH S292.50 W56.99 NW312.89 E168.11 TO POB
Gross Acres	0.76

STR

Section: 19, Township: 18N, Range: 13E

Zoning

North | RM-2 | Multi-family Residence

East | RS-2 | PUD 61C | Single-family Residential

South | AG (Agriculture) | Single-family Residential

West | RS-2 | PUD 61C | Single-family Residential (Detention Pond)

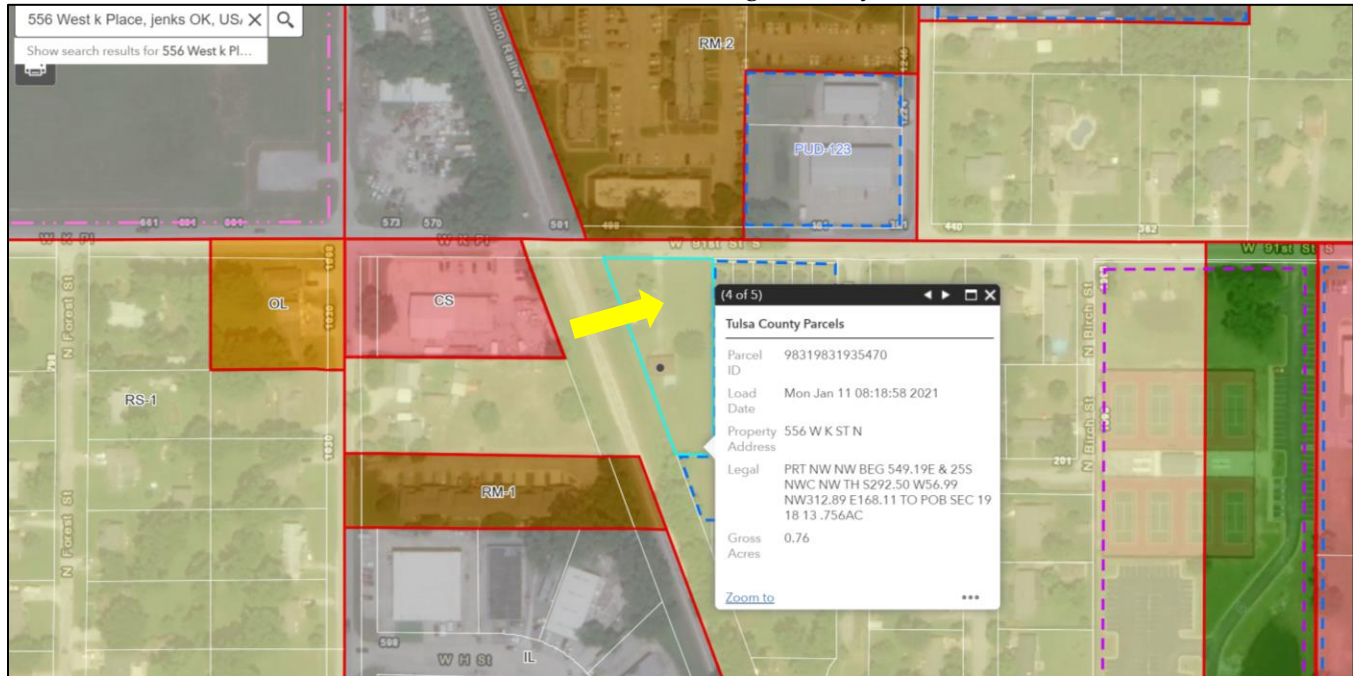


Figure 1: Zoning Map | INCOG

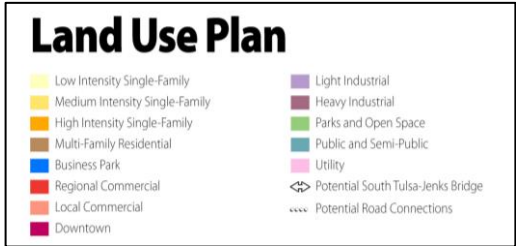


Figure 2: Legend

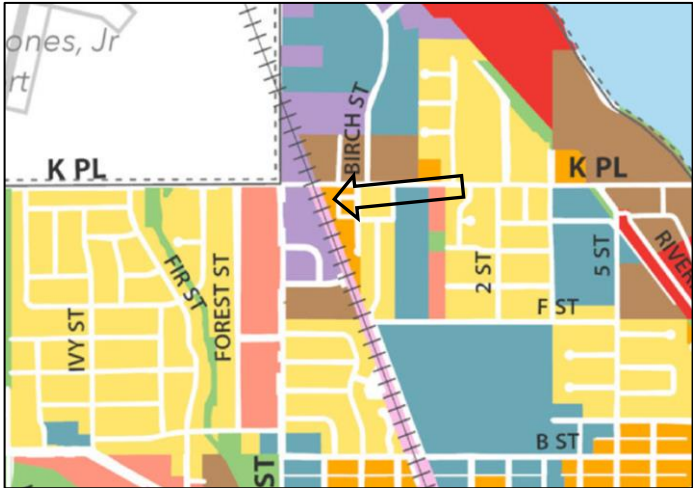


Figure 3: Horizon Jenks Comp Plan

PUD ZONING LANGUAGE

Sec. 900. - Purposes.

The intent of the Planned Unit Development district is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

More particularly, the intent of the PUD District is to allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.

To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.

To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.

To enable land developments to be compatible and congruous with the adjacent and nearby uses and to ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.

To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.

Staff Evaluation & Recommendation

Evaluation | This project provides a new structure and additional parking for commercial vehicles as related to the Kerns Construction business needs. Staff is in agreement with the office use in lieu of high density single-family as projected in the comp plan.

1. Approving this request would allow the current property as identified by Parcel to be redeveloped for an office use.
2. Approving this request will approve a change in the Comprehensive Plan from High Intensity Family to Local Commercial.
3. Consider
 1. *Whether the PUD is consistent with the comprehensive plan; (Consistent with overall development, but requires an amendment)*
 2. *Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
 3. *Whether the PUD is a unified treatment of the development possibilities of the project site; (Yes, the design provides privacy for the neighbors, and secure premises for the company)*
 4. *Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*
4. Platting is required

RECOMMENDATION | Staff recommends approval of the requested PUD (JZ 21 PUD 125) and the Comprehensive Plan Amendment.



Figure 4: Google Maps | Aerial View



Figure 5: Google Map | W "K" Place | View looking east

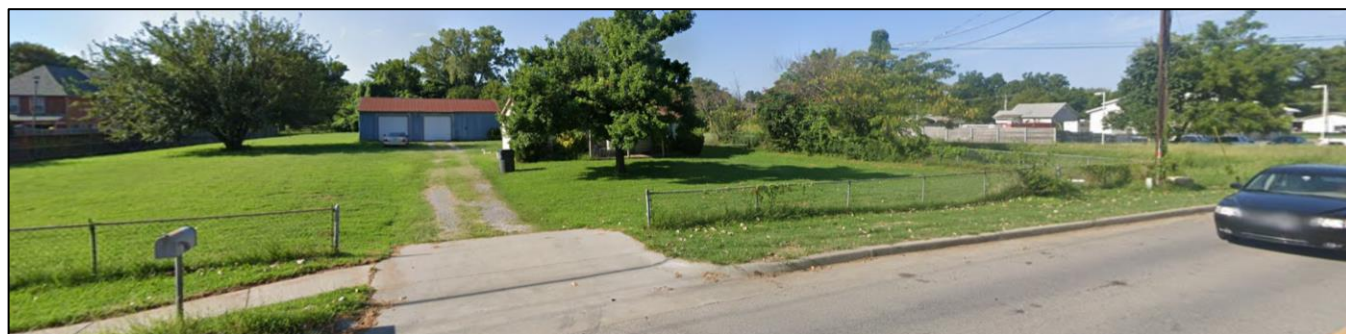
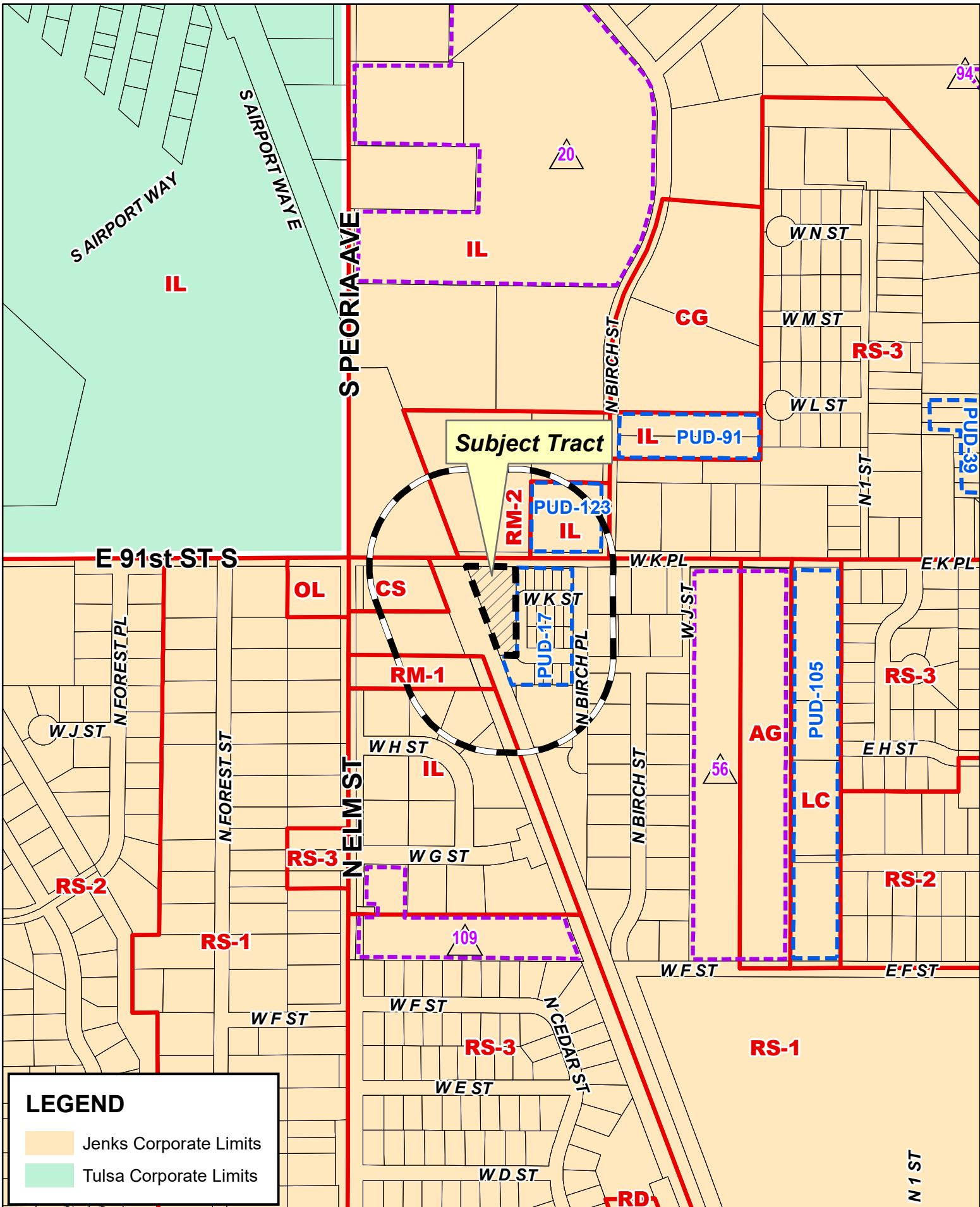


Figure 6: Google Map | Street View



LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits

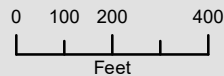


300' Radius



Subject Tract

JZ-21 PUD-125



19 18-13



January 28, 2021

City of Jenks
Ms. Marcae Hilton
211 N. Elm St.
Jenks, OK 74037

Re: Planned Urban Development Application
David & Jaycee Kerns
556 West K Place
Jenks, OK 74037

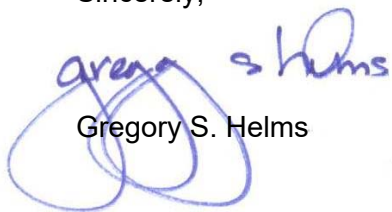
Dear Ms. Hilton,

Attached is a Planned Urban Development application for a new Office Building located at 556 West K Place. The property is zoned Residential Single Family Low Density (RS1). The current Jenks Comprehensive Plan identifies this area as High Intensity Single Family. The property to the west, is an existing PUD allowing Office Light development. The property to the north is a multi-family development surrounded on all sides by light commercial developments. The properties to the east are single family residences.

In addition to asking for the allowed uses above, this PUD application also requests changes in Building Setback distance from K Place and to allow parking / equipment storage on washed gravel (no dust) behind a privacy fence and evergreen tree screen, separating this area from the proposed Office Building development. The existing sidewalk that extends approximately half-way across this property along K Place would be extended to the west property line. Additionally, with assistance from the City of Jenks, the sidewalk would be extended west across the Railroad Right-Of-Way to connect to the existing sidewalk on the west side of the railroad tracks.

Please let me know if you require additional information for this PUD Application.

Sincerely,



Gregory S. Helms

KERNS OFFICE BUILDING DEVELOPMENT

556 WEST K PLACE
JENKS, OK 74037

Development Concept:

One-story, multi-tenant office building facing West K Place and screened gravel parking area / equipment storage (no outdoor materials storage) on the south end of the property. The existing workshop building and nearby large tree are anticipated to remain.

Development Standards:

Zoning:	OL
Proposed Uses:	Use Units 11 & 15
Setback from Arterial Street:	Reduce from 50' to 20' to match adjacent properties rear setbacks
Setback from Non-Arterial Street:	30'-0"
Parking Setback from K Place ROW:	Parking shall be located on south side of building
Building Setback from R District:	40'-0"
Screening:	8' tall privacy fence located on east side of property at north +/- 117' and 8' privacy fence with evergreen tree screening at south +/- 175'-6".
Lighting:	Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Pole-mounted parking lot lighting shall not exceed 19' in height
Signage:	Signage shall be building mounted and shall conform to size requirements of Zoning Code. Actual signage design shall be submitted for approval separately from PUD application
Parking:	Use Unit 11 - Office Use: $3,200 / 400 = 8$ Use Unit 15 – Other Trades & Services: No Use Unit 15 occupied structures are proposed.
Drainage and Utilities:	The subject property is unplatted, however, all public utilities are available to the site. The storm drainage system is located on the north side of the property along K Place. Storm drainage from this development shall be tied into the existing manhole structure underground. A detailed drainage plan shall be submitted to the City Engineer for review and approval with the building permit for the structure.



JENKS COMPREHENSIVE PLAN DESIGNATION

NEW OFFICE BUILDING

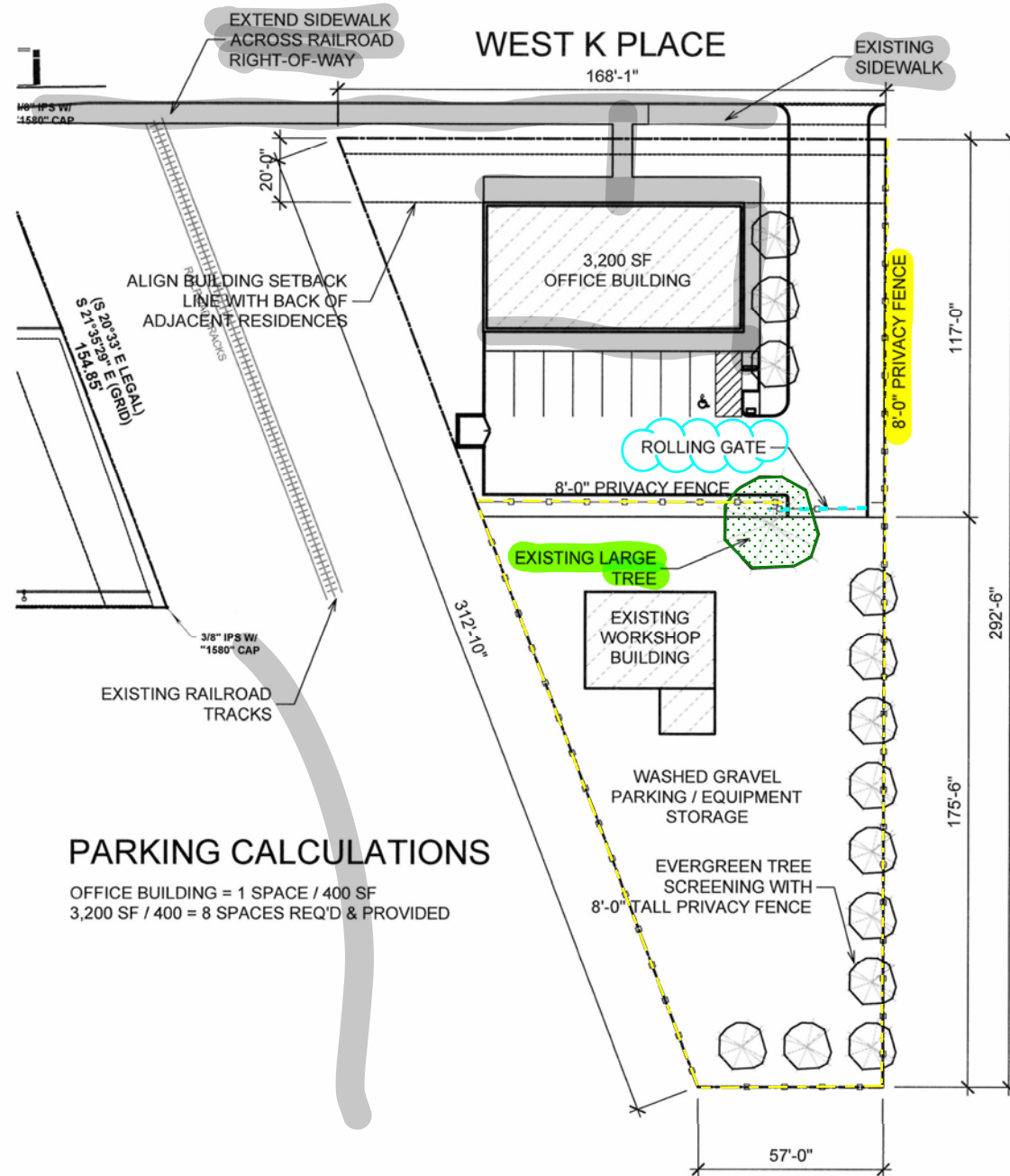
PROPERTY BOUNDARIES



APPROXIMATE LOCATION OF
INTERIOR FENCE

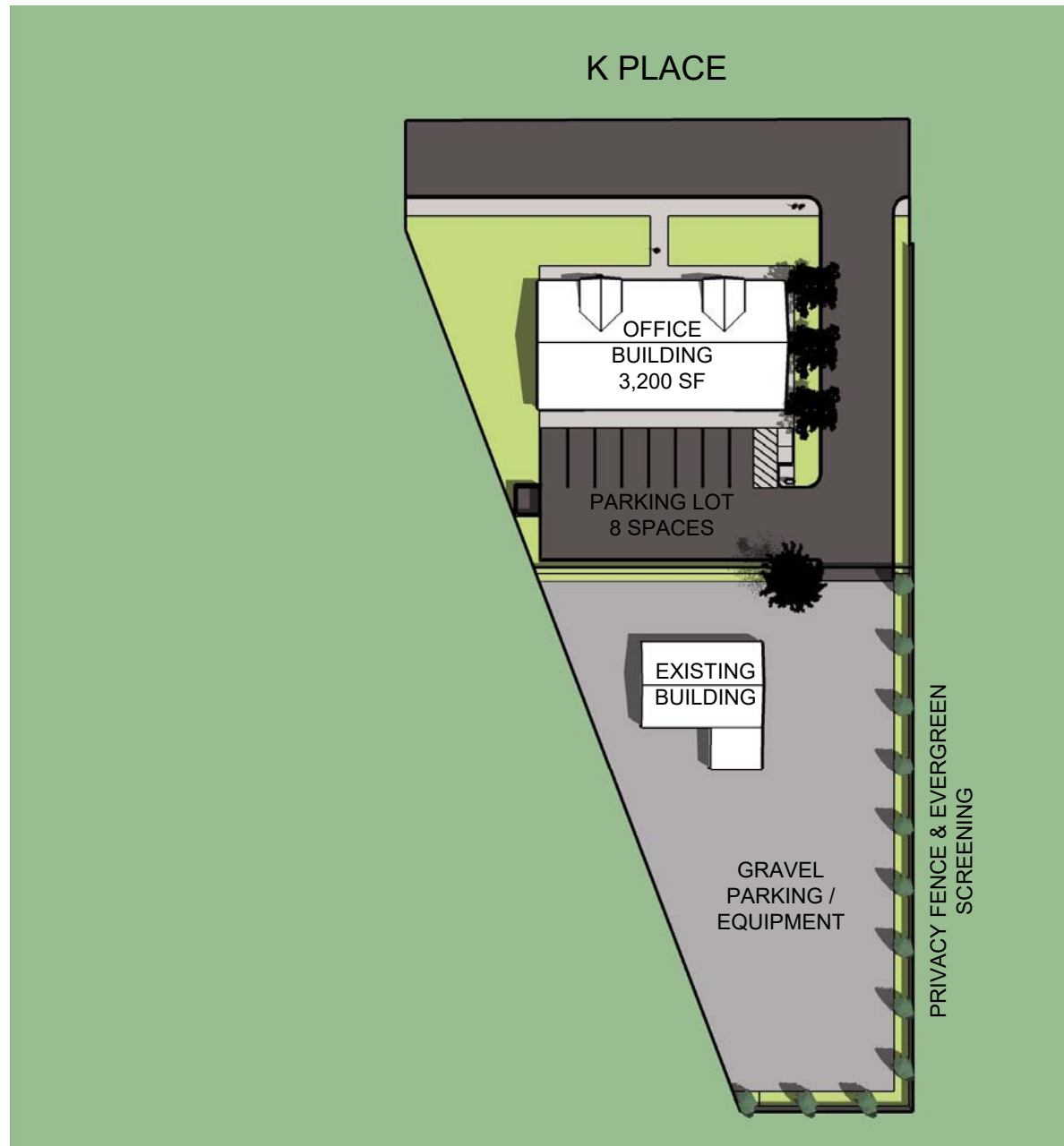


NEW OFFICE BUILDING



1 PROPOSED SITE PLAN





SITE PLAN

NEW OFFICE BUILDING



STREET VIEW LOOKING SOUTH

NEW OFFICE BUILDING



AERIAL VIEW LOOKING SOUTHEAST

NEW OFFICE BUILDING



STREET VIEW LOOKING SOUTHEAST

NEW OFFICE BUILDING

gshelms & associates, llc

January 29, 2021



STREET VIEW LOOKING SOUTHWEST

NEW OFFICE BUILDING

gshelms & associates, llc

January 29, 2021

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	March 04, 2021
Case Number	JZ 21 PUD 126 Melody Lane Court
Request	<i>Rezoning from IL to CG</i> <i>PUD 126 Overlay</i> <i>Replat of Melody Lane Court Melody Court</i> <i>Vacation of Utility Easement</i>
Location	802 W. Main St.

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 126 Documents
- ☐ Preliminary Plat Documents
- ☐ Easement Closure Documents

Preparer

Joe Kelley
Joe Kelley
Joe Kelley

Background Information

Melody Court is located south of Main Street, west of (Elm) and Melody Lane. This is phase two of a vibrant economic redevelopment project located near the heart of Jenks. The applicant is requesting to rezone and has asked for Planned Unit development approval. The project supports and expands the current uses and vision of Melody Lane, the recently repurposed/redesigned shopping center. The goal is to add outdoor athletic fields for practice and tournaments as well as retail, office, and commercial spaces along Main Street. The creative uses cannot be achieved through straight zoning and requires flexibility but makes efficient use of open area as seen in the site design. The field uses will require shared parking with Melody Lane parking. If approved, the monument identification sign will be located offsite, on the island at the shared entrance between Melody Lane and Melody Court. There is a cell tower onsite which will eventually go away, the lease will stay with the previous owner, but the property is part of the sale.

REQUESTS

Zoning Request	Rezone the entire property to Commercial General PUD 126 Overlay identifying uses, parking and other zoning standards Replat of Melody Lane Court change of lot lines Closure and ultimate Vacation of Utility Easement
Public Comment	None at the time of this report
Uses	Athletic uses and outdoor fields, Commercial office and retail spaces

Zoning	CG and IL to CG (Commercial General) PUD 126 Overlay
Comprehensive Plan	Local Commercial (Horizon Jenks New Comp Plan)
General Location	South of Main Street and West of Elm
Current Parcel Data	
Current Plat	Melody Lane Center Plat 3303
STR	Section 2406, Township: 18N, Range: 12E
IL Parcel to Southwest	
• Parcel ID	60760822422390
• Property Address	802 W MAIN ST S
• Gross Acres	1.98
• Legal	LT 3 LESS BEG NEC LT 3 TH SWLY50 NWLY30 NELY50 SELY30 POB & LESS BEG 30NWLY NEC LT 3 TH SW121.79 S55.43 NW195.34 N64.14 NE117.38 SELY227.82 POB BLK 2 & LESS PRT LT 3 BEG NWC THEROF TH SE31.12 SW10.30 NW31.12 NE10.30 POB BLK 2 2.15AC
CG Parcel to West	
• Parcel ID	60760822422580
• Property Address	802 W MAIN ST S
• Gross Acres	0.37
• Legal	PRT LT 3 BEG 143.91NWLY NEC LT 3 TH SW172.81 NW85.34 N64.14 NE117.38 SELY113.91 POB BLK 2 LESS BEG SWC LT 3 TH SE113.70 SW10.17 NW113.05 NE10.30 POB BLK 2
CG Parcel to East	
• Parcel ID	60760822422585
• Property Address	802 W MAIN ST S
• Gross Acres	0.37
• Legal	PRT LT 3 BEG 30NWLY NEC LT 3 TH SW121.79 S55.43 NW110 NE172.81 SELY113.91 POB BLK 2 LESS PRT LT 3 145.03SE THEREOF THE SE113.91 SW10 NW112.08 NE10.17 OT POB BLK 2

MELODY COURT PRELIMINARY PLAT | TAC COMMENTS 02.11.21

MATTHEW W RILEY | ENGINEER ASSC. | PSO | We have old equipment in the easement that served the old gas station. We will remove this equipment and treat the development like new commercial.

CHRIS CLOYDE, PE | CITY ENGINEER | CITY OF JENKS | The main issue I see in the design of this site plan/plat is the access points on Main Street. There is a safety concern with keeping the western access point close to the existing access point on the western adjacent property in the case of two vehicles entering Main Street at the same time (line of sight concerns and making opposite direction turns (turning into each other)).

1. I don't think they should keep both platted access points
 - a. EITHER keep the 30-foot access point to the west and eliminate the 60-foot access point to the east or vice versa.
2. If they eliminated the western access point and kept the eastern one, it should be reduced to a 30-foot instead of a 60-foot access point.

PRELIMINARY PLAT

1. Add PUD 126 under title of Plat
2. Add "Replat" | See Markup Document
3. Add Scale to face of plat
4. Make property boundary bold
5. Add Tow of Levy and other relative dimensions
6. Discuss traffic/access issues with staff to determine best location and size egress
7. Correct any comments before submittal of final plat
8. Meet engineering and other City code requirements

EASEMENT CLOSURE/VACATION

1. Provide Easement closure legal description and exhibit
 - a. This item was sent to TAC and will go to CC on March 16, 2021 for "Closure"
 - b. Provide City Planner with approved District Court Easement Vacation documents.
2. Staff agrees with closure and ultimate vacation of the utility easement.

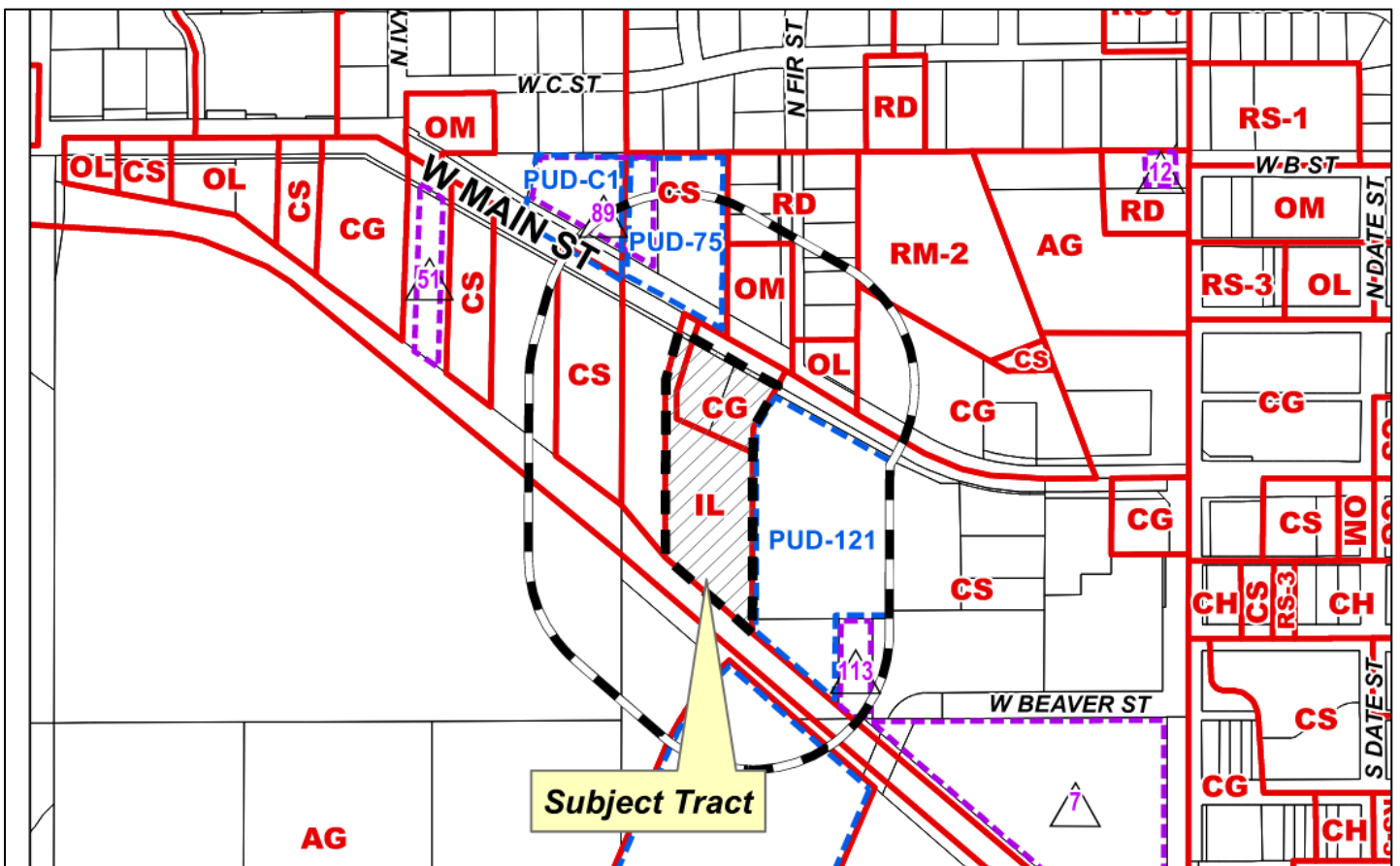


Figure 1: Legal Notice | Zoning

Zoning North | CS (Commercial Shopping (PUD 75) | OM (Office Medium)
 East | CS (Commercial Shopping (PUD 212)
 South | AG (Agriculture) | Multi-family
 West | Commercial Shopping

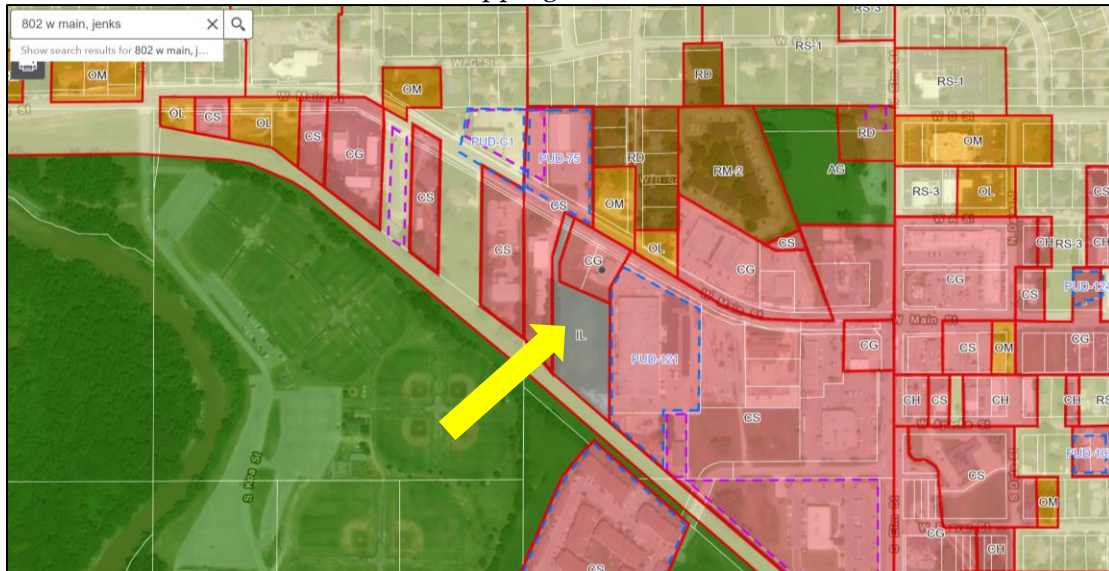


Figure 2: Zoning Map | INCOG

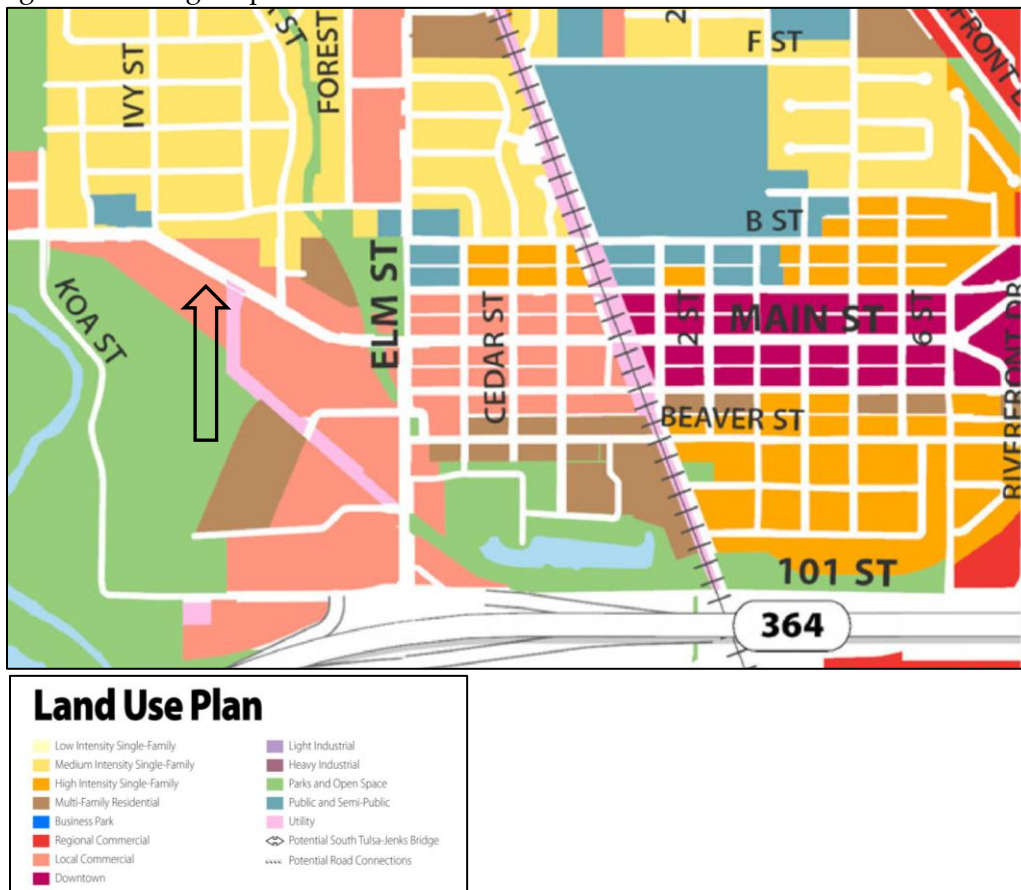


Figure 3: Horizon Jenks Comp Plan

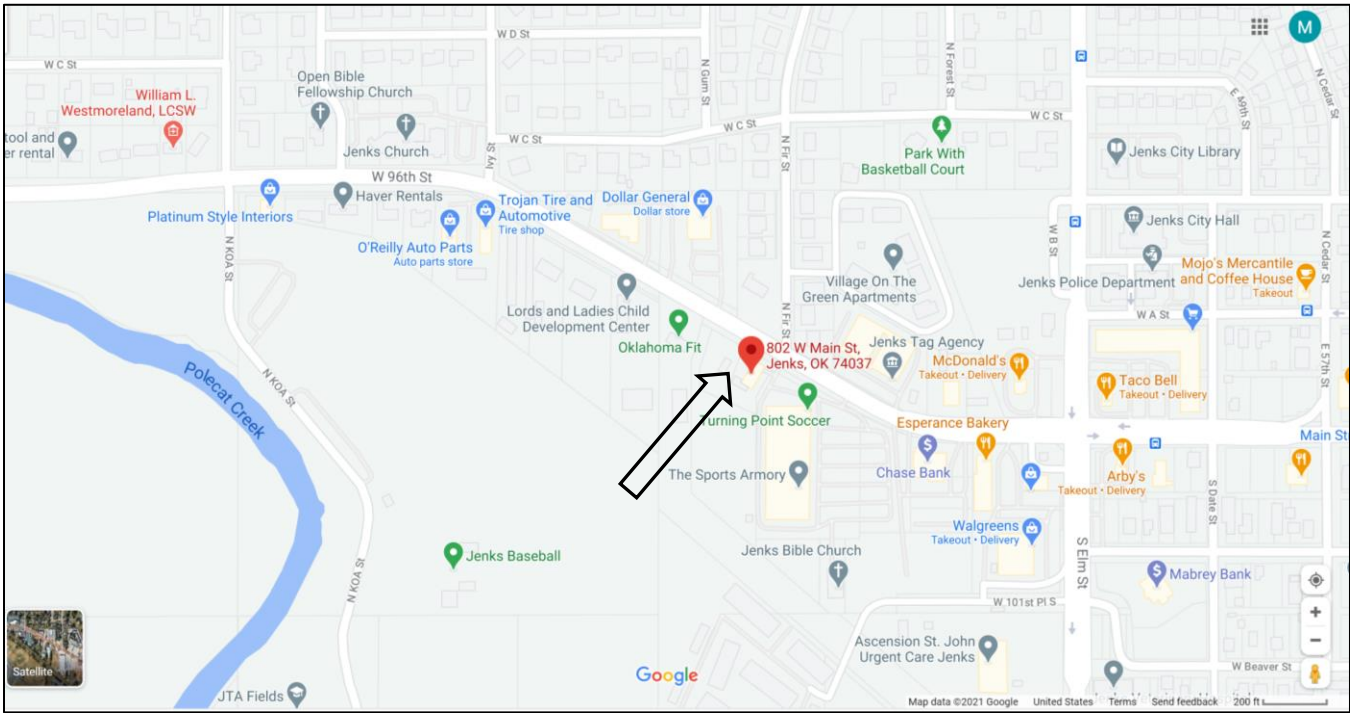


Figure 4: 802 W. Main Street



Figure 5: Current/Recent Condition of Lots



Figure 6: View from West on Main Street

PUD ZONING LANGUAGE | Sec. 900. - Purposes.

The intent of the Planned Unit Development district is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and

area coverage permitted in the general zoning district or districts in which the project is located while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

More particularly, the intent of the PUD District is to allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.

To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.

To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.

To enable land developments to be compatible and congruous with the adjacent and nearby uses and to ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.

To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.

Staff Evaluation & Recommendation

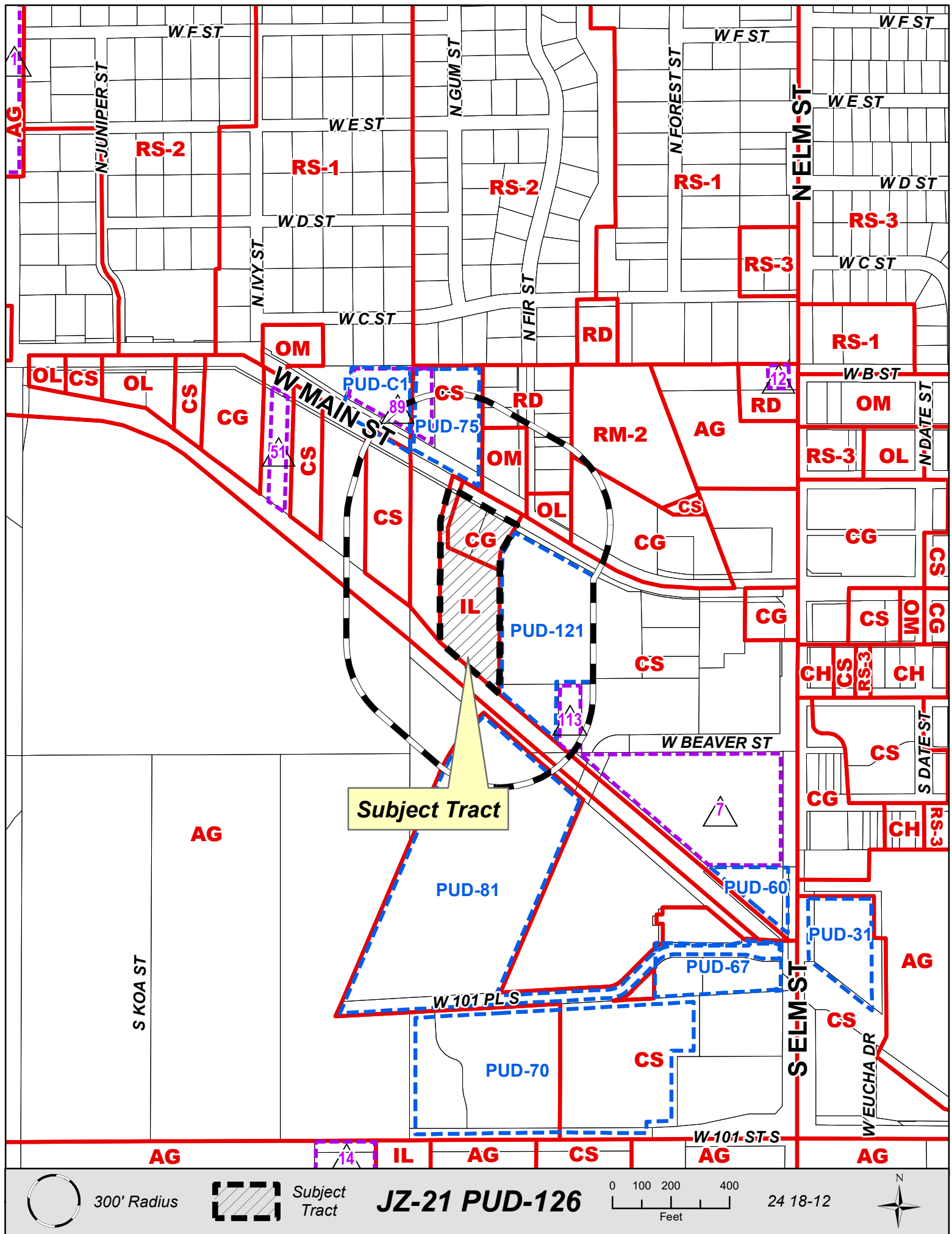
Evaluation | This application has 3 requests:

1. REZONING & PUD 126 | Approving this request would allow the current and future property owners to operate a commercial outdoor sports facility and commercial retail/office space.
 - a. Rezoning was required by staff to remove potential industrial uses and bring the underlying zoning closer the requested uses found in PUD 126.
 - b. The PUD allows for shared parking with the adjacent “Melody Lane” in perpetuity.
 - c. The PUD allows for a shared offsite monument sign.
 - d. The PUD Allowed Uses were created to custom fit the site goals. Use Unit 19.5 was created and used in PUD 121 Melody Lane.
 - e. Staff has presented preliminary comments for review and correction, the applicant has met/revised all the comments.
 - f. Meet any comments/requirements from PC and CC
2. PRELIMINARY PLAT | Approving this request will allow the applicant to prepare the final plat for review, submittal and recordation.
3. EASEMENT VACATION | Approving this request to close the easement will allow the applicant to vacate an abandoned easement in District Court.
4. Consider
 1. *Whether the PUD is consistent with the comprehensive plan; (Consistent)*
 2. *Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
 3. *Whether the PUD is a unified treatment of the development possibilities of the project site; (Good Concept)*

4. Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)

RECOMMENDATION | Planning Commission has Three (3) Actions | Staff and TAC recommend approval of all three actions:

1. *PUD 126 and Rezoning from IL to CG*
2. *Approve the Preliminary Plat*
3. *Approve the Easement Closure and allow for ultimate Easement Vacation at District Court*



PUD 126
for
Melody Court Center
802 W. Main Street



COMMERCIAL PUD DISTRICT PROVISIONS for Melody Court Center

- I. General Purposes: Same as Commercial Districts:
 - a. Achieve the commercial objectives of the Comprehensive Plan.
 - b. Meet the needs for the commercial services and goods of the trade area.
 - c. Preserve and promote the development of efficient commercial facilities and encourage a compatible relationship between commercial facilities and other land uses and thoroughfares by:
 - i. Differentiating the types and purposes of commercial activities.
 - ii. Establishing bulk and area controls.
 - iii. Requiring off-street loading and parking facilities.
 - iv. Controlling the number, area, location, and types of signs.
 - v. Protecting the character of commercial districts and their peculiar suitability for commercial uses.
- II. Specific Purposes: Same as the CG General Commercial District:
 - a. Designed to accommodate existing development of mixed commercial uses which are well established, while providing a degree of protection to adjacent residential areas.
 - b. Designed to accommodate the grouping of certain commercial uses which are compatible with one another.
 - c. Designed to accommodate commercial recreation facilities, the principal activities of which are both indoor and outdoor open-air.
- III. Principal uses permitted:

Same principle uses allowed in CG General Commercial District (See Table 1 for details), with the following added provisions and definitions:

 - a. Use Unit 19.5 | Commercial amusement establishments, not requiring a large site, near a commercial trade area, includes outdoor recreation and open air activities.
 - b. Use Unit 20 | Commercial recreation: intensive
 - i. Outdoor recreation will consist of sports practice and sporting activity including league play and tournaments.
 - ii. Commercial recreation facilities, the principal activities of which are usually open air.
 - c. Parking and Access
 - i. 58 spaces provided (2 accessible spaces) on property and 144 spaces provided at adjacent east property under shared parking agreement
 - ii. A blanket access easement shall be created herein across Lot 1 for the use and benefit of Lot 2.

Table 1. Use Units Permitted for PUD 126

Chapter 10 Use Units		
No.	Name	
4.	Public Protection	X
5.	Community Services and Cultural Facilities	X
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
12.	Eating Places Other Than Drive-Ins	X**
13.	Convenience Goods and Services	X
14.	Shopping Goods and Services	X
19.	Hotel, Motel, and Recreation Facilities	X***
19.5	Commercial Amusement Establishment	X****
20.	Commercial Recreation, Intensive	X*
21.	Business Signs and Outdoor Advertising	X
X = Use by right.		
X* = Outdoor Recreational Facilities as defined in PUD		
X** = To include drive-thru window		
X*** = Commercial Recreation as defined in PUD		
X**** = Use Unit 19.5 Commercial amusement establishments, not requiring a large site, near a commercial trade area, includes outdoor recreation and open air activities.		

- IV. Bulk and area requirements: Same provisions as CG General Commercial District. See Table 2.

Table 2. Bulk and Area Requirements

Frontage (min. ft.)	
—Arterial	150
—Not an Arterial	50
Floor Area Ratio (maximum)	0.75
Setback from centerline of abutting street (min. ft.)	
—Arterial	50
—Not an Arterial	25
Setback from an abutting R District boundary line (min. ft.)	10*
Building Height (max. ft.)	35
* Plus 2 feet of setback for each one foot building height exceeding fifteen feet, if the property is within an RE, RS, or RD District	

- a. Screening: Same provisions as CG General Commercial District.
- b. Signage: Building-mounted signage shall conform to the requirements of the CG General Commercial District. Free-standing signage may be located on adjacent property currently named Melody Lane, and shall be submitted for City staff approval separately from the PUD application.
- c. Parking: As provided in PUD.
- d. Lighting: Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential structures. Pole-mounted parking lot lighting shall not exceed 19' in height.
- e. Approval of this PUD and site plan will waive the Corridor Appearance District ARC review and approval.
- f. Site Plan Review: A site plan will be submitted for City staff review to illustrate compliance with all requirements of this PUD.
 - i. Landscaping shall be reviewed and approved by City staff.



CJC Architects, Inc.
1401 S Denver Ave, Suite B, Tulsa, OK 74119
918-582-7129
cjcarchitects.com

Revision Date	Revision

REQUIRED TREE PLANTING LIST

STREET TREES: ONE SMALL STREET TREE REQUIRED PER 25' OF FRONTAGE
316' / 25' = 13 STREET TREES REQUIRED

PARKING LOT TREES: ONE (LARGE) TREE REQUIRED PER 10 PARKING SPACES
250 SPACES / 10 = 25 PARKING LOT TREES REQUIRED, NO MORE THAN 40% CAN BE OF A SINGLE SPECIES.

-  REQUIRED STREET TREE - SMALL TREE - CREPE MYRTLE 11 PROVIDED
-  REQUIRED PARKING LOT TREE - MEDIUM TREE PER PLANTING LIST 17 PROVIDED
-  REQUIRED PARKING LOT TREE - LARGE TREE - PER PLANTING LIST 9 PROVIDED
-  EXISTING TREE LARGE TREE 8

Project Title
MELODY LANE CENTER 2
JENKS OKLAHOMA

Sheet Title
LANDSCAPING PLAN

Drawn _____ Project Number **2011**

Checked _____

User: tboeckman
File: 2005-RDC-Jenks Retail

Seal _____ Issue Date **12/7/2020**

Sheet Number

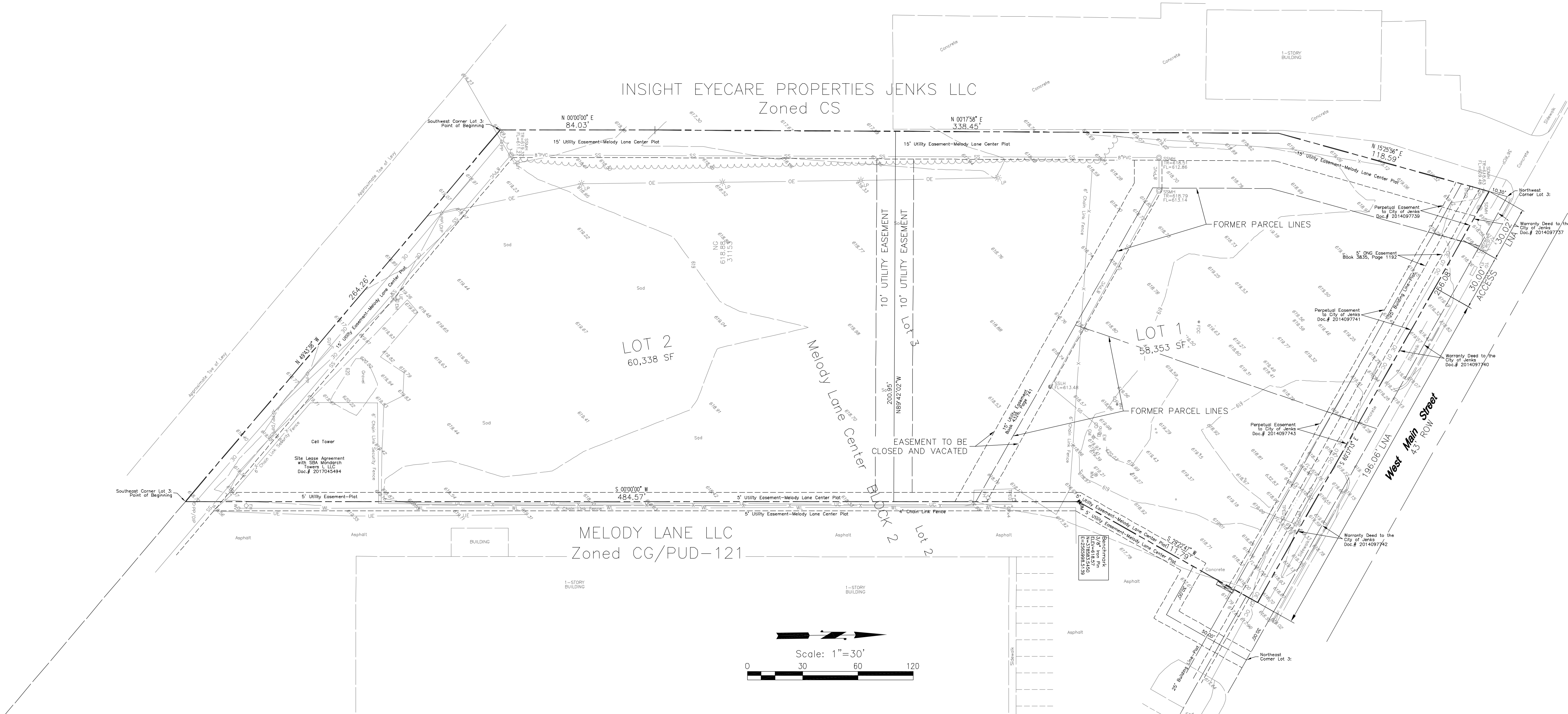
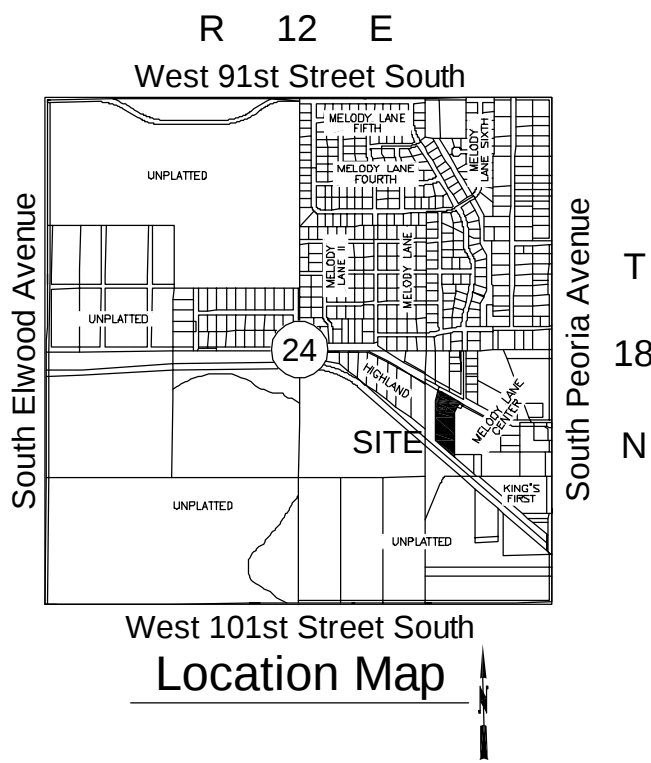
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B:\Midwest_Architect_24 - Billboard Base for ARCH-CAD 24\2005 RDC Jenks Retail - 12/30/2020 - 4:37 PM

Melody Court

Preliminary Plat

A Replat of Lot 3, Block 2 of Melody Lane Center in the SE/4 of Section 24, T-18-N, R-12-E, of the Indian Base & Meridian,
City of Jenks, Tulsa County, State of Oklahoma.
Zoned: CG / PUD-126



LOT 2 ACCESS:
A BLANKET ACCESS EASEMENT SHALL BE GRANTED ACROSS LOT 1 FOR THE USE AND BENEFIT OF LOT 2.

UTILITY PROVIDERS

WATER SERVICE
CITY OF JENKS (918-299-9511)

NATURAL GAS SEWER SERVICE
OKLAHOMA NATURAL GAS (918-831-8353)

ELECTRICAL SERVICE
AEP-PSO (918-250-6249)

TELEPHONE SERVICE
AT&T (918-596-3355)

Legal Description

A TRACT OF LAND BEING A PORTION OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, THENCE NORTH 43°43'38" WEST ALONG SAID SOUTH LINE OF LOT 3, A DISTANCE OF 264.26 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE DUE NORTH 84.03 FEET; THENCE NORTH 00°17'58" EAST A DISTANCE OF 338.45 FEET; THENCE NORTH 15°25'56" EAST A DISTANCE OF 118.59 FEET TO A POINT THAT IS 10.30 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 60°37'13" EAST, PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 256.08 FEET; THENCE SOUTH 29°22'47" WEST A DISTANCE OF 111.79 FEET; THENCE DUE SOUTH A DISTANCE OF 484.57 FEET TO THE POINT OF BEGINNING.

Benchmark Notes

Benchmark
3/8" IRON PIN
ELEV=618.57
N=378583.5450
E=2565998.5139

Flood Plain Designation:

MELODY COURT LIES IN SHADED ZONE "X" PER FIRM COMMUNITY PANEL 40143C0363L EFFECTIVE OCTOBER 16, 2012. SHADED ZONE "X" ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



Utility Statement

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

Subdivision has 2 Lots in 1 Block and contains 118,691 square feet or 2.72 acres, more or less.

OWNER

MELODY COURT, LLC.
116 S. FIRST ST.
JENKS, OK 74037
PHONE: (918) 706-5674
jmcfarland@reddogconstruction.com

SURVEYOR

BENNETT SURVEYING, INC.
P.O. BOX 848
Chouteau, OK 74337
PHONE: (918) 476-7484
FAX: (918) 476-7485
Certificate of Authorization No. 4502
Expires June 30, 2022
wade@bennettsurveying.com

ENGINEER

JC ENGINEERING, PC
10035 N. 177th E. Ave.
Owasso, OK 74055-7841
PHONE: (918) 798-5979
Oklahoma CA #6251
Expires June 30, 2021
joe@j-c-engineering.com

BASIS OF BEARING

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE WESTERLY LINE OF LOT 2, PLAT OF MELODY LANE CENTER, TULSA COUNTY, OK, T-18-N, R-12-E AS N00°00'00"W.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON OKLAHOMA STATE PLANE NORTH (NAD83).

MONUMENTATION

● DENOTES A SET 3/8" IRON PIN WITH CAP "CA 4502"

LEGEND

BM - BENCHMARK
B/L - BUILDING SETBACK LINE
- PROPERTY LINE
LNA - LIMITS OF NO ACCESS

ADDRESS DISCLAIMER NOTE:

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

MELODY COURT
SHEET 1 OF 2

Date of Preparation: February 17, 2021

Melody Court

Preliminary Plat

A Replat of Lot 3, Block 2 of Melody Lane Center in the SE/4 of Section 24, T-18-N, R-12-E, of the Indian Base & Meridian,
City of Jenks, Tulsa County, State of Oklahoma.
Zoned: CG / PUD-126

DEED OF DEDICATION PUD-126 FOR MELODY COURT

KNOW ALL MEN BY THESE PRESENTS:

MELODY COURT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND TRAINING WITH PURPOSE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY (JOINTLY HEREINAFTER REFERRED TO AS "OWNER"), IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS A PORTION OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, THENCE NORTH 49°43'38" WEST ALONG SAID SOUTH LINE OF LOT 3, A DISTANCE OF 264.26 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE DUE NORTH 84.03 FEET; THENCE NORTH 00°17'58" EAST A DISTANCE OF 338.45 FEET; THENCE NORTH 15°25'56" EAST A DISTANCE OF 118.59 FEET TO A POINT THAT IS 10.30 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 60°37'13" EAST, PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 256.08 FEET; THENCE SOUTH 29°22'42" WEST A DISTANCE OF 111.79 FEET; THENCE DUE SOUTH A DISTANCE OF 484.57 FEET TO THE POINT OF BEGINNING, CONTAINING 118,691 SQUARE FEET OR 2.725 ACRES, MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "MELODY COURT," A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER, TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT 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 THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION. IN THE EVENT THE LOT OWNER NEGLECTS TO OBTAIN APPROVAL OF SUCH IMPROVEMENT, AND IT IS DETERMINED BY THE CITY OF SAND SPRINGS, OKLAHOMA AND BY THE SUPPLIER OF THE AFFECTED UTILITY SERVICE THAT AN IMPROVEMENT INSTALLED WITHIN AN EASEMENT OBSTRUCTS OR ENDANGERS THE UTILITY SERVICE, THE AFFECTED UTILITY SHALL PROVIDE NOTICE TO THE LOT OWNER OF SUCH DETERMINATION AND PROVIDE LOT OWNER THIRTY (30) DAYS TO CURE OR REMOVE THE APPLICABLE IMPROVEMENT. IF FOLLOWING THE RECEIPT OF SAID NOTICE, THE LOT OWNER FAILS TO CURE OR REMOVE THE IMPROVEMENT WITHIN THE THIRTY (30) DAY PERIOD, THE SUPPLIER OF THE AFFECTED UTILITY SERVICE SHALL HAVE THE RIGHT TO REMOVE SUCH IMPROVEMENT AT THE LOT OWNER'S EXPENSE.

B. UNDERGROUND SERVICE

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

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

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SWER MAINS, AND STORM SEWERS IN THIS ADDITION.
- 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 MAIN, OR AN CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGEMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND THEREBY.

D. SURFACE DRAINAGE

EACH LOT DEICTED ON THE PLAT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY OBSTRUCTION WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FORERGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

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

F. LOT 2 ACCESS

THE OWNER OF LOT 1 SHALL GRANT VEHICULAR AND PEDESTRIAN ACCESS ACROSS LOT 1 TO THE USERS OF LOT 2.

G. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER(S) HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO WEST MAIN STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS "MELODY COURT" WAS SUBMITTDD AS PART OF A PLANNED UNIT DEVELOPMENT AS PROVIDED WITHIN SECTIONS 900A THROUGH 950A OF THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON JANUARY 1, 2021, (HEREINAFTER THE "JENKS ZONING CODE"), AND

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

WHEREAS THE OWNERS ESTABLISHED RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA;

THEREFORE, THE OWNERS TO HEREBY IMPOSE RESTRICTIONS AND COVENANTS TO ALL LOTS CONTAINED WITHIN THIS SUBDIVISION PLAT (MELODY COURT), AND WHICH COVENANTS SHALL BE COVENANTS RUNNING WITH THE LAND AND BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

GROSS LAND AREA: 2.725 AC. (118,691 SF +/-)

EXISTING ZONING: CG

MELODY COURT P.U.D. DEVELOPMENT STANDARDS FOR LOT 1:

PERMITTED USES:
USE UNIT 4: PUBLIC PROTECTION
USE UNIT 5: COMMUNITY SERVICES AND CULTURAL FACILITIES
USE UNIT 10: OFF-STREET PARKING AREAS
USE UNIT 11: OFFICES AND STUDIOS*
USE UNIT 12: EATING PLACES OTHER THAN DRIVE-INS*
USE UNIT 13: CONVENIENCE GOODS AND SERVICES*
USE UNIT 14: SHOPPING GOODS AND SERVICES*
USE UNIT 19.5: COMMERCIAL AMUSEMENT ESTABLISHMENT
USE UNIT 21: BUSINESS SIGNS AND OUTDOOR ADVERTISING
*TO INCLUDE A TOTAL OF ONE DRIVE-THRU WINDOW FOR THE ENTIRE LOT

MELODY COURT P.U.D. DEVELOPMENT STANDARDS FOR LOT 2:

PERMITTED USES:
USE UNIT 4: PUBLIC PROTECTION
USE UNIT 5: COMMUNITY SERVICES AND CULTURAL FACILITIES
USE UNIT 20: COMMERCIAL RECREATION, INTENSIVE

ALL OTHER PROVISIONS SHALL BE THE SAME AS THE CG, GENERAL COMMERCIAL ZONE:

MINIMUM FRONTAGE
MAXIMUM FLOOR AREA
MINIMUM BUILDING SETBACK
BUILDING HEIGHT
SCREENING
PARKING
LANDSCAPING
LIGHTING
SITE PLAN REVIEW

OWNER'S ACKNOWLEDGEMENT:

IN WITNESS WHEREOF:
MELODY COURT, LLC, BEING THE OWNER OF MELODY COURT, LOT 1 WHICH IS PLATTED HEREWITH, HEREBY APPROVES THE FOREGOING DEED OF DEDICATION AND PLAT THIS _____ DAY OF _____, 2021.

ITS MANAGER:

SIGNATURE

PRINTED NAME

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,
BY _____ AS MANAGER OF MELODY COURT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

IN WITNESS WHEREOF:
TRAINING WITH PURPOSE, LLC, BEING THE OWNER OF MELODY COURT, LOT 2 WHICH IS PLATTED HEREWITH, HEREBY APPROVES THE FOREGOING DEED OF DEDICATION AND PLAT THIS _____ DAY OF _____, 2021.

ITS MANAGER:

SIGNATURE

PRINTED NAME

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021,
BY _____ AS MANAGER OF TRAINING WITH PURPOSE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CERTIFICATE OF SURVEY

I, CLIFF BENNETT OF BENNETT SURVEYING INC., A REGISTERED 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 DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "MELODY COURT", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.



CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO.

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY CLIFF BENNETT AS A REGISTERED PROFESSIONAL LAND SURVEYOR.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____