

AGENDA

JENKS PLANNING COMMISSION

6:00 P.M. THURSDAY, AUGUST 05, 2021

COUNCIL CHAMBERS, JENKS CITY HALL

211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

1.A. Approve minutes of July 08, 2021

Documents:

[2021.07.08 PC MINUTES.PDF](#)

1.B. JL 21-359: Request by Ryan McCarty for a lot split. General Location: 121st St, North of Fire Station #2

Documents:

1. [SR.JL 21-359.JORDAN.PC.PDF](#)
- 1A. [SITE PLAN EXHIBIT LS 21-359.PDF](#)
- 1B. [LOT SPLIT EXHIBIT.PDF](#)
2. [JL 21 JORDAN.PDF](#)
3. [JL 21 JORDAN.PDF](#)
4. [JL 21 JORDAN.PDF](#)
5. [JL 21 JORDAN.PDF](#)

1.C. Preliminary/Final Plat: Request by Drew Donosky for approval of the CVP DB Jenks Addition Preliminary/Final Plat. General Location: 305 S Elm

Documents:

1. [SR.PC08.05.21 DUTCH BRO FINAL PLAT.PDF](#)
2. [PRELIMINARY PLAT-CVP DB JENKS ADDITION REVISED 07-23-](#)

[21.PDF](#)

[3. FINAL PLAT - CVP DB JENKS ADDITION REVISED 07-23-21.PDF](#)

[4. 13693 SANITARY SEWER ESMT LEGAL AND EXHIBIT.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 21-669: Request by TEP for approval of a Comprehensive Plan Amendment from Medium Intensity to Local Commercial and a zone change from AG (Agriculture) to CL (Commercial Light) and Planned Unit Development 131. General Location: North of 131st and East of Harvard

Documents:

[1. SR.JZ 21-669.PC 08.05.21.PDF](#)

[2. LEGAL NOTICE JZ 21 PUD 669 \[E OF 131ST ST AND HARVARD\].PDF](#)

[3. REZONE 5 ACRE EXHIBIT.PDF](#)

[4. PINNACLE COMMERCIAL TRACT \(19-130.00\).MAILER.PDF](#)

[5. PINNACLE COMMERCIAL TRACT \(19-130.00\) - EXHIBIT C - EXISTING CONDITIONS PLAN.PDF](#)

[6. PINNACLE COMMERCIAL TRACT \(19-130.00\) - EXHIBIT B - SURROUNDING ZONING AND LAND USE PLAN.PDF](#)

[7. PINNACLE COMMERCIAL TRACT \(19-130.00\) - EXHIBIT A - CONCEPTUAL SITE PLAN.PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JULY 08, 2021
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on July 08, 2021, by Scott West. A roll call vote of members was taken as follows:

Present

Scott West
Leon Davis
Craig Bowman
David Randolph
John Brown

Absent

Jeffrey Beyer
Chair Carol Minden

Business

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - 1.A. Request to approve minutes of June 03, 2021
 - 1.B. Request to table JZ 21-669 until August 05, 2021: Request by TEP for approval of a Comprehensive Plan Amendment from Medium Intensity to Local Commercial and a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: North of 131st and East of Harvard
 - 1.C. Consideration and possible approval, denial, amendment, and/or revision of Final Plat of The Cottages of Jenks: Request by Jeffrey Tuttle for approval of the Final Plat for The Cottages of Jenks. General Location: W 111th St & James Ave

John Brown made a motion to approve Item 1. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Randolph, Brown, West

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
3. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-670: Request by Bell Land Use, LLC for a zone change from AG (Agriculture) to CS (Commercial Shopping). General Location: NE Corner of HWY 75 & 121st St

Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Robert Bell (applicant; 1011 W “G” St) addressed the Commission about the application and answered questions. The following individuals gave their comments to the Commission:

- Dominic Halter (2921 W 120th St): spoke against Item 3; worried about possible gas station and flooding concerns
- Denelda Richardson (2915 W 118th St): spoke against Item 3; stated the road couldn’t support a commercial development
- Richard Edwards (2813 W 120th St): had a question about the legal notice that was mailed
- Rodney Buck (12232 S 16th St): spoke against Item 3; concerned about traffic on a two-lane road
- Paula Fritz (12003 S Quanah Ave W): spoke against Item 3; worried about her property value
- Pamela Bar (3017 W 120th St): spoke against Item 3; stated a commercial zoning would make selling her home more difficult
- Paul Straus (1228 W 112th Dr S): spoke against Item 3; had concerns about traffic
- Rich Richers (2914 W 118th St): spoke against Item 3; worried that a gas station would go on the lot and the impact on health of the animals and residents in the area.
- Robert Foust (12011 S Quanah Ave W): spoke against Item 3; stated issues with traffic
- Vic Vreeland (representing applicant; 109 E “G” St): stated that the only thing the Commission can consider during the case is the zoning of the parcel and not the hypothetical use.

Robert Bell addressed the Commission again to answer questions. Scott West made a motion to approve Item 3. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Brown, West

NAY: Randolph

Motion carried.

4. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-671: Request by Lisa Goldsmith for a zone change from RS-1 (Single-family low density) to OL (Office Low Intensity). General Location: 208 E Aquarium Pl

Planning Director Marcaé Hilton presented the staff report for Item 4. John Brown made a motion to approve Item 4. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Randolph, Brown, West

NAY: None

Motion carried

5. Consideration and possible approval, denial, amendment, and/or revision of JZ 21-672: Request by Ryan McCarty for an amendment to the Comprehensive Plan Land Use Map from Single-family to Business Park and a zone change from AG (Agriculture) to OM (Office Medium intensity). General Location: 121st and Elm, N of Fire Station #2

Planning Director Marcaé Hilton presented the staff report for Item 4 and answered questions. Ryan McCarty (applicant) addressed the Commission and answered questions. Leon Davis made a motion to approve the rezoning portion Item 4. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Randolph, Brown, West

NAY: None

Motion carried

John Brown made a motion to approve the amendment to the Comprehensive Plan Land Use Map. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Randolph, Brown, West

NAY: None

Motion carried

Other Business

Discussion on current status of the Unified Development Ordinance – Planning Director Marcaé Hilton gave the status of the Unified Development Ordinance. Leon Davis highlighted some points in the ordinance. Both answered questions.

Planning Update – Planning Director Marcaé Hilton gave the Planning Update and answered questions.

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

YEA: Davis, Bowman, Randolph, Brown, West

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 7:34 p.m.

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	August 05, 2021
Case Request	LS 21-359 Lot Split
Location	Between Elwood and Elm North of 121st (north of Fire Station #2)

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Lot Split Exhibit
- ☐ Site Plan Exhibit

Preparer

Andy Fritz
Select Design

Background Information

COMP PLAN AMENDMENT AND REZONING REQUEST

PC Summary | July 08, 2021 | Approved 5-0-2 (two PC members absent) | No particular concerns

CC Summary | July 20, 2021

- Approved | Ordinance 1560, JZ 21-672 | Rezoning from Agriculture to Office Medium
- Approved Comp Plan Amendment from Single-family Residential to Business Park

Mr. Kevin Jordan owns over twenty-one acres between Elgin and Elwood and north of West 121st Street South. This lot split is currently undeveloped and was approved for Office Medium zoning. Mr. Jordan is seeking a lot split to build two (2) offices and has tenants currently under contract.

In addition, Mr. Jordan has 7.23 adjacent acres developed to the west as self-storage and a coffee shop. All the property to the east (PUD 112 | South County Crossing) is owned by Mr. Jordan. During the staff predevelopment meeting with the applicant, we discussed the potential office uses and overall site constraints namely being a remnant industrial use. The owner was advised by the original seller of areas of contamination and did not recommend the site be developed as single-family residential. This property was previously identified as "Special District 3 | *Industrial Special District*." The earlier Comp Plan stated any proposals to modify the use of the property for other than petroleum storage should be consistent with existing land uses and land use intensities of the current Comprehensive Plan. The proposal must include environmental considerations and review. During the process of updating the comp plan Houseal Lavigne recommended Medium Intensity Single-family development. The owner/applicant was not aware of the change in the Comprehensive Plan Land Use Map and was approved to amended to "*Business Park*" which is more in line with the old comp plan and less intensive with fewer environmental considerations.

Request	Lot Split the area identified in the application
Public Comment	Lot Splits not Advertised No comments at time of report
Uses	Office All uses allowed in OM

Current Zoning (OM) Office Medium
Comprehensive Plan Business Park
General Location 1115 W 121 ST S | North of 121st between Elm and Elwood

Current Parcel Data

Parcel ID 9823-682-364-8010
Property Address Not Assigned at time or report
STR Section 36, Township 18, Range 12
Gross Acres 2.27

Plat *Unplatted | Platting required per ordinance; staff asks for deferred platting until additional development application including rezoning is made on site.*

CITY CODE | SUBDIVISION REGULATIONS

LOT SPLIT CHECKLIST

- ✓ Lot Split Designation: _____
- ✓ Lot Split application is complete.
- ✓ Lot Split fees paid.
- ✓ Scaled drawing of lot split(s) provided.
- ✓ Drawing shows all existing and proposed lot lines.
- ✓ Drawing shows adjacent streets and street widths.
- ✓ Drawing shows existing access limitations.
- ✓ Drawing shows a north arrow and map scale.
- ✓ Lot dimensions and area either conform with zoning code requirements or variance of zoning code requirements have been obtained by Jenks BOA.
 - ✓ Lot Area NA
 - ✓ Frontage Non-Arterial 50 feet
 - ✓ Floor Area Ratio .25
 - ✓ Set back from AG or R 10
 - ✓ Building Height 35
- ✓ Public water and/or sanitary sewer is NOT available (appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewer disposal device). *Public utilities are available.*
- ✓ If the lot split results in inadequate access to utility easements, dedication of easement has been provided. *Easements are to be dedicated per staff and TAC.*
- ✓ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided. *Private Access has been provided.*

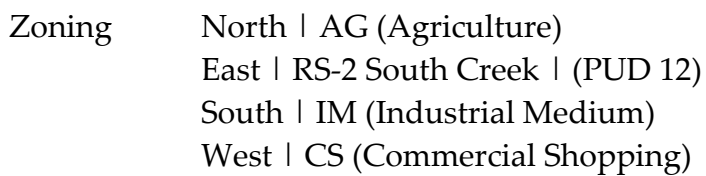
A. Exceptions for Lot Splits – Subdivisions containing three (3) or fewer lots and as otherwise defined as “lot splits” in these regulations, may be excepted by the Planning Commission and City Council from all or part of the procedural provisions applicable to the platting of standard subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Jenks Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.

1. Procedure

- a. *Application for Lots Splits* – A request for a lot split shall be submitted to the Planning Commission secretary on forms provided by the secretary. The application shall be accompanied by a fee as prescribed by ordinance and by a scaled drawing showing all existing and proposed lot lines, all existing buildings and improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations, a north arrow and map scale.
 - b. *City Action on Lot Splits* – The secretary of the Planning Commission upon receiving a lot split application shall visually inspect the tract being split, notify the Technical Advisory Committee of the proposed lot split, review the proposed lot split in regard to the requirements of the Jenks Zoning Code and these regulations, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and recommendation. If the Planning Commission is satisfied that the proposed lot split satisfied the minimum requirements of the Jenks Zoning Code and these regulations, it shall transmit the proposal along with its recommendations to the Jenks City Council for consideration. If the lot split is approved by the City Council and if a conveyance of interest of the created parcels is presented, the “*Lot Split Approval Stamp*” shall be affixed to the instrument of the transfer of interest and signed by the mayor or vice mayor of the City of Jenks. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the City Council for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.
2. *Approval Guidelines* – Approval or denial of lot splits shall be based on the following conditions:
 - a. *Lot Characteristics*
 - (1) Lot dimensions and area shall either conform with zoning code requirements or variance of zoning code requirements must be obtained from the Jenks Board of Adjustment.
 - (2) Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.
 - b. *Easements*

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

Figure 1: Legal Notice | Zoning and Office Area (Lot Split)



Land Use Plan

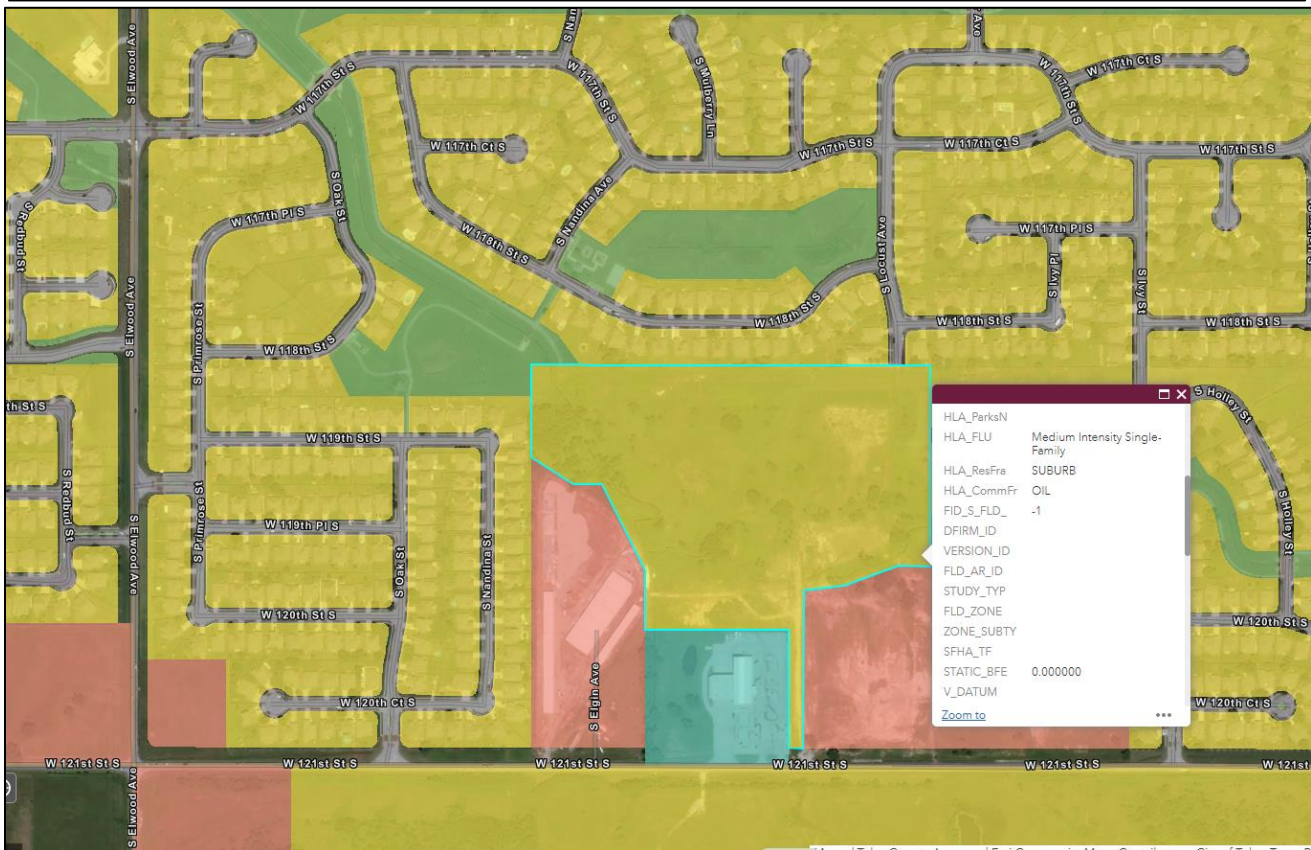


Figure 3: Horizon Jenks Comp Plan | CC voted to Amended Plan from Medium Intensity to Business Park

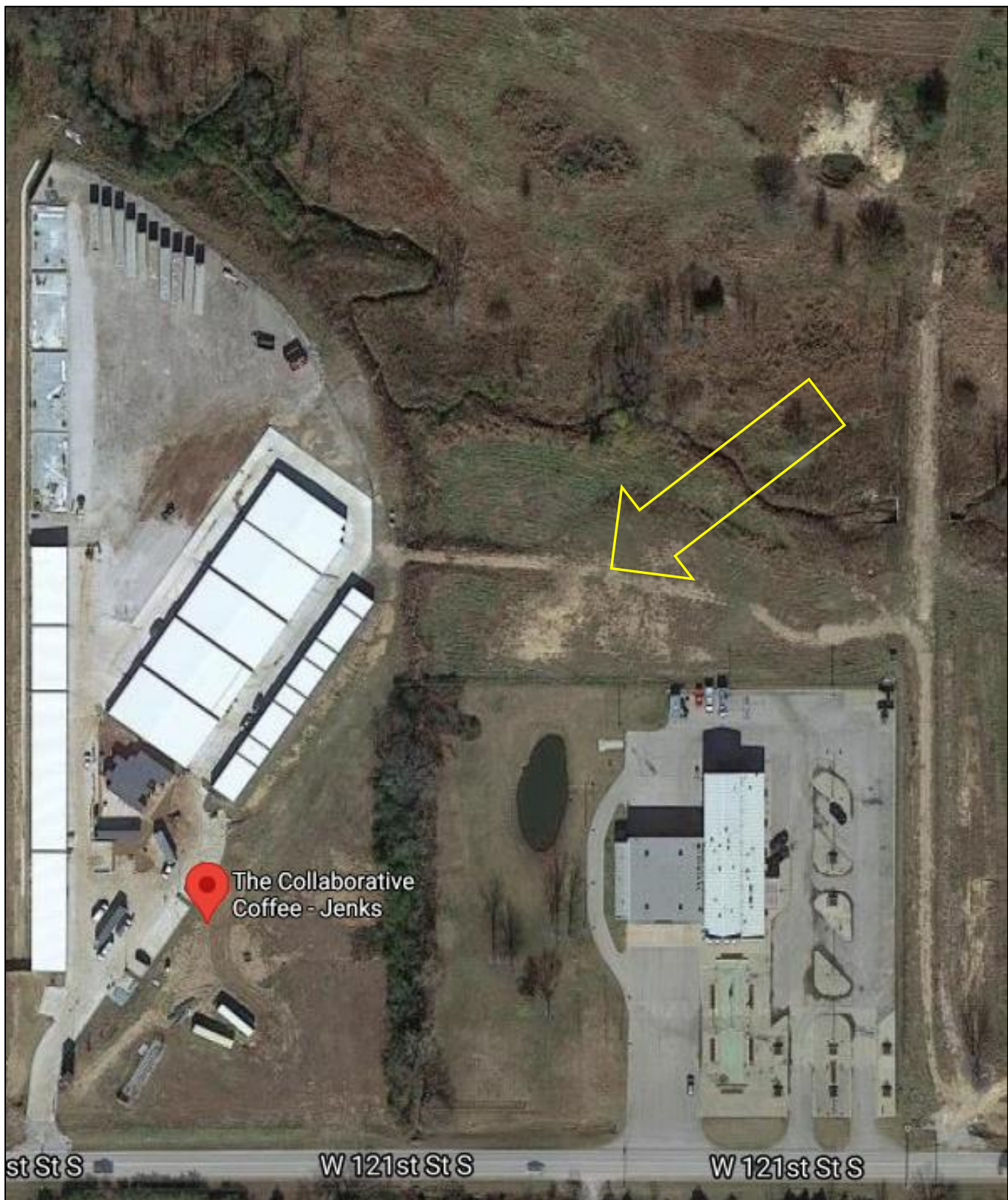


Figure 4: Property to be zoned OM Identified by yellow arrow north of Fire Station



Figure 5: Google Earth Aerial View



Figure 6: View of Access from 121st

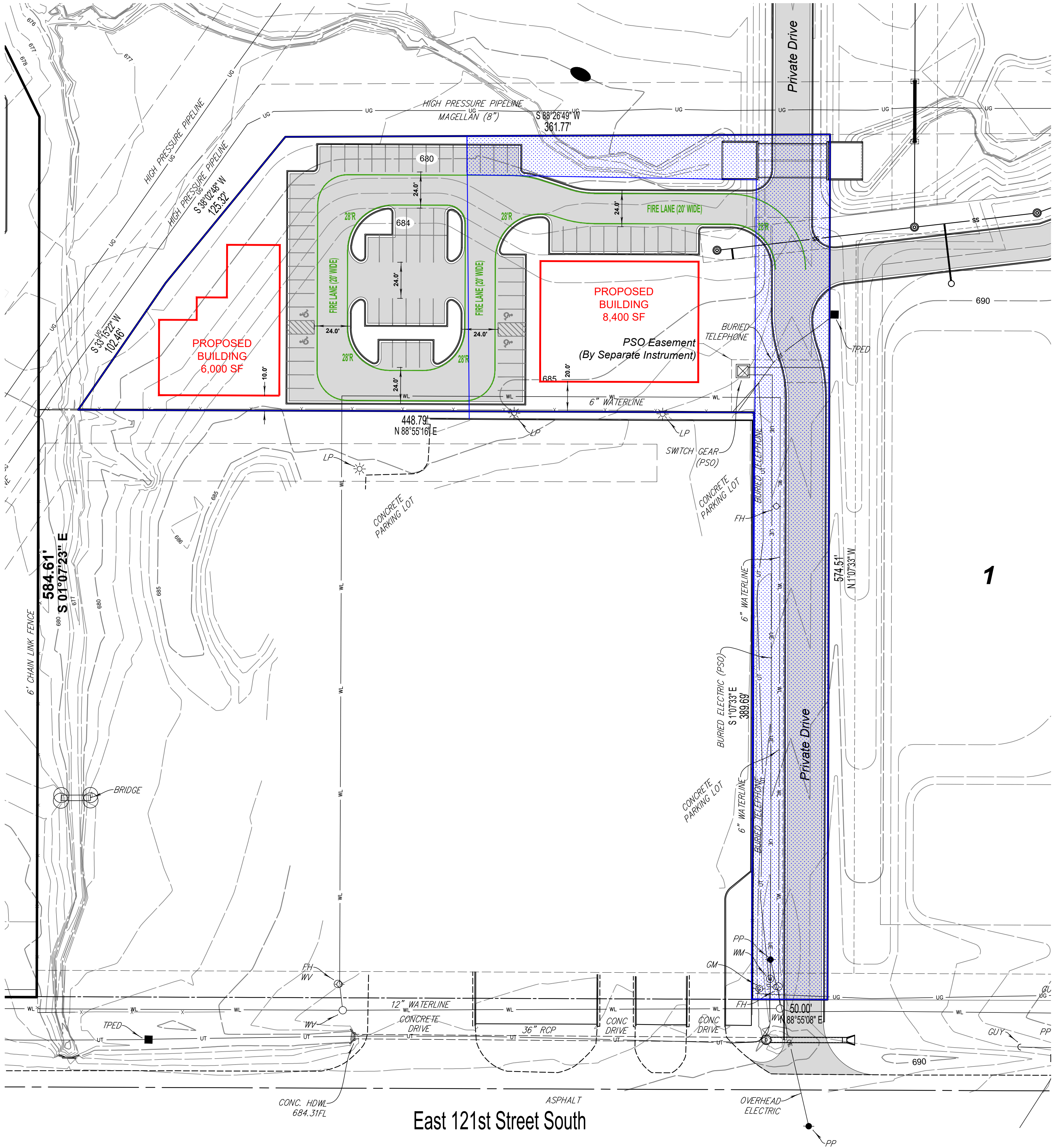


Figure 7: View looking South

Evaluation | This application has 1 request: LOT SPLIT. The applicant has expressed to staff they are under contract with two separate entities to build two office buildings. The Comprehensive Plan was amended, and the Office parcel has been rezoned for this new development. This lot split request is a technical action required for land development and building permit. Staff has not received all TAC comments. The Lot Split is acceptable for the two lots created for office development. However, platting is required at time of rezoning for new development to the north.

RECOMMENDATION | Staff recommends conditional approval of the Lot Split:

1. Plat original Parent Tract and Lot Split (JL 21-359) at time of full development.
2. Adhere to all environmental considerations from Local, State and Federal entities
3. Provide utility easements
 - a. Dedication of easements will be required in accordance with the requirements of the Technical Advisory Committee, Staff and the Planning Commission.



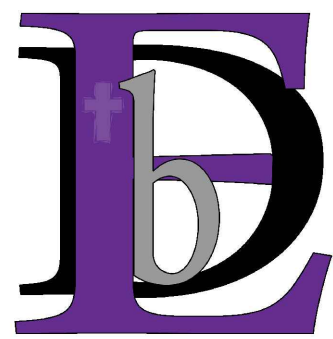
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01°08'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 60.00 FEET; THENCE SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 660.98 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 418.88 FEET TO THE POINT BEGINNING;

THENCE NORTH 01°07'33" WEST FOR 574.51 FEET; THENCE SOUTH 88°26'49" WEST FOR 361.77 FEET; THENCE SOUTH 38°02'48" WEST FOR 125.32 FEET; THENCE SOUTH 33°15'22" WEST FOR 102.46 FEET; THENCE NORTH 88°55'16" EAST FOR 448.79 FEET; THENCE SOUTH 01°07'33" EAST FOR 389.69 FEET; THENCE NORTH 88°55'08" EAST FOR 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 98,799.88 SQUARE FEET OR 2.27 ACRES.

CONSULTANTS



ENGINEERED BY
DESIGN

Engineered by Design, PLLC
P.O. Box 15567 Del City, OK 73155
Ph: 816-809-8253
CA# 7655 - Expires 6/30/2020



DEVELOPMENT ANALYSIS
PROJECT MANAGEMENT
DRAFTING & DESIGN

20 East Dawes Avenue
Bixby, Oklahoma 74008
Phone: (918) 798-8356

PROJECT NAME

South County Crossing & Trojan II Storage

Jenks, Oklahoma
Project No. 2064

REVISIONS

ISSUE DATE

9/5/2018

SCALE

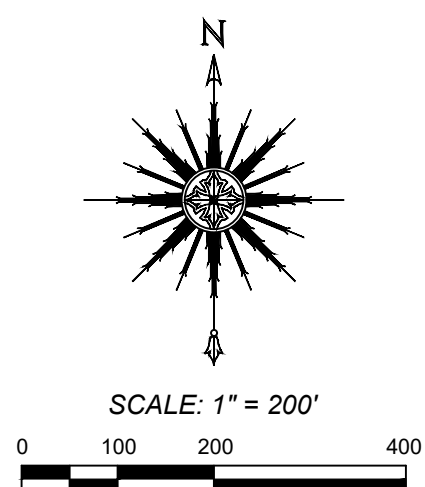
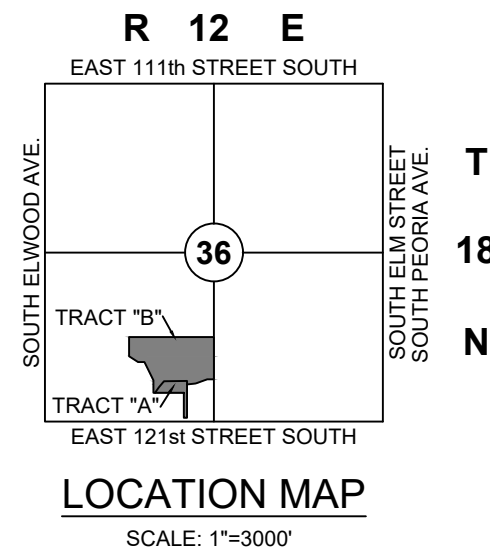
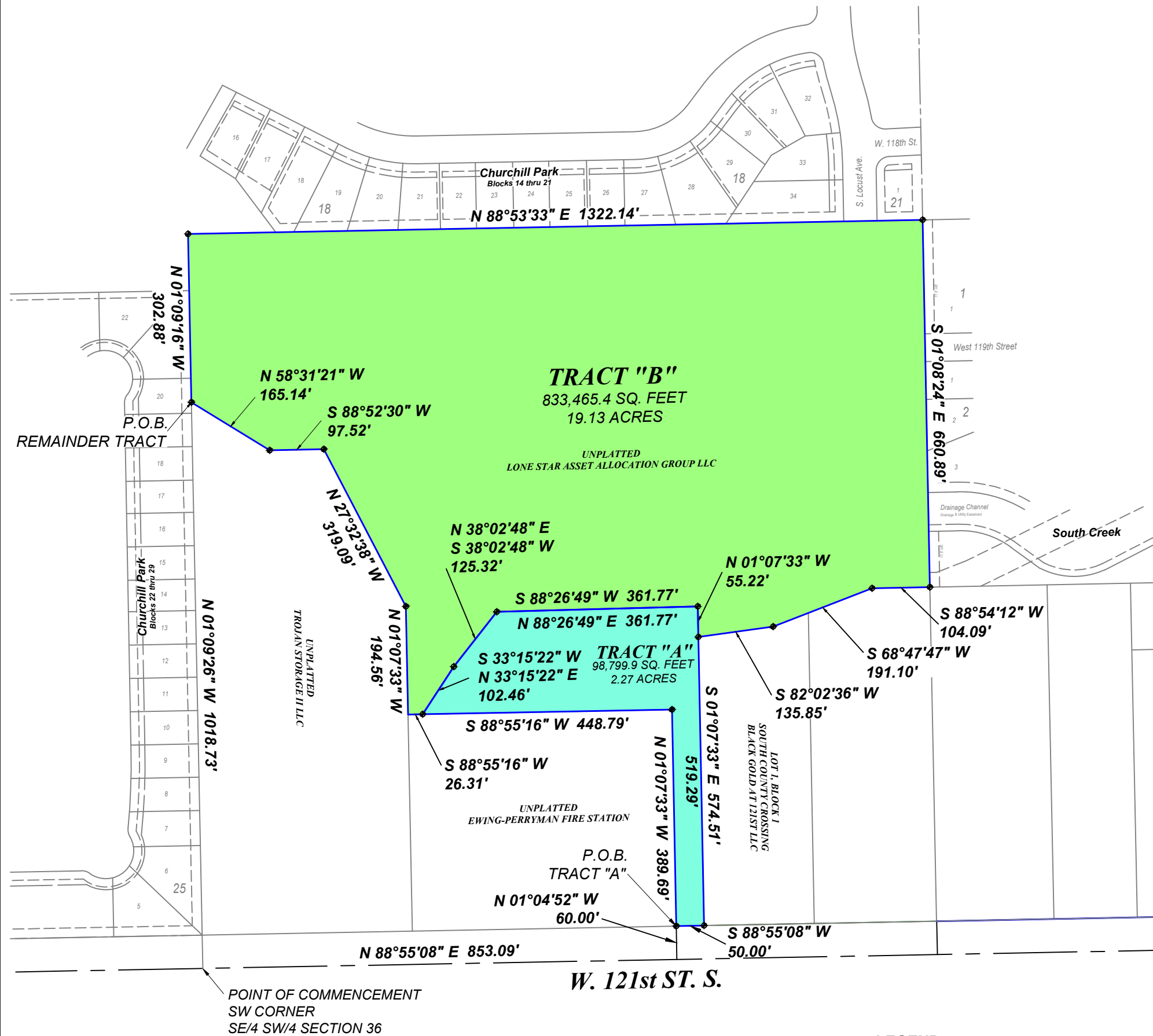
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SHEET NAME

CONCEPTUAL
SITE PLAN

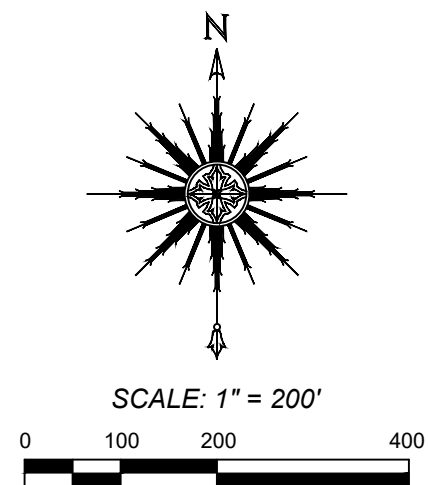
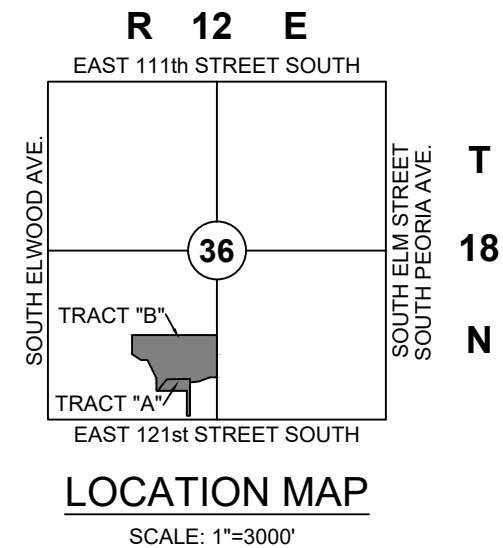
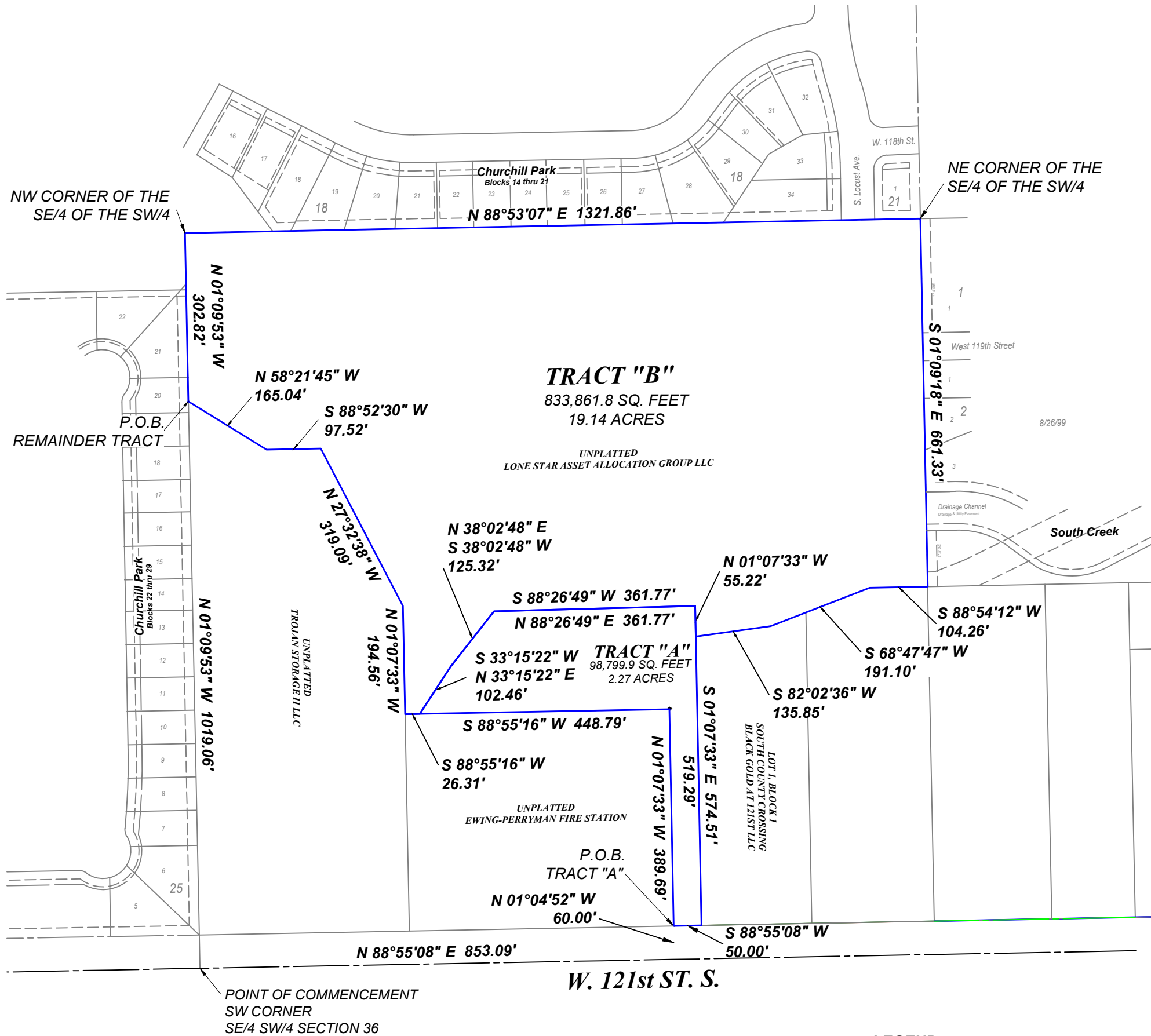
EXHIBIT

A



LOT LINE ADJUSTMENT		
PART OF THE SW/4 OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST VACANT LAND, JENKS, TULSA COUNTY, OKLAHOMA 74037		
SURVEY: AJN	DATE: 06.25.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 07.08.2021	
APPROVED: PLS	DATE: 07.08.2021	
SHEET 1 OF 2	PROJ. NO. 21260	

LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT



LOT LINE ADJUSTMENT

PART OF THE SW/4 OF SECTION THIRTY-SIX (36),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST
VACANT LAND, JENKS, TULSA COUNTY, OKLAHOMA 74037

SURVEY: AJN	DATE: 06.25.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 07.08.2021	
APPROVED: PLS	DATE: 07.08.2021	
SHEET 1 OF 2	PROJ. NO. 21260	

LEGEND

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

PARENT TRACT LEGAL DESCRIPTION - AS PROVIDED - DOC. #2017114855

(TRACT C)

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 01°9'26" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 1,019.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°9'26" WEST ALONG SAID WEST LINE FOR 303.01 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 88°53'33" EAST FOR 1322.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°8'58" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 661.35 FEET; THENCE SOUTH 88°54'12" WEST FOR 104.26 FEET; THENCE SOUTH 68°47'47" WEST FOR 191.10 FEET; THENCE SOUTH 82°02'36" WEST FOR 135.85 FEET; THENCE SOUTH 01°07'33" EAST FOR 519.29 FEET; THENCE SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 50.00 FEET;

THENCE NORTH 01°07'33" EAST FOR 390.00 FEET; THENCE SOUTH 88°55'08" WEST FOR 475.00 FEET; THENCE NORTH 01°07'33" WEST FOR 194.61 FEET; THENCE NORTH 27°32'38" WEST FOR 319.09 FEET; THENCE SOUTH 88°52'30" WEST FOR 97.52 FEET; THENCE NORTH 58°31'21" WEST FOR 165.14 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - TRACT "A" TO BE SPLIT

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;

THENCE NORTH 88°55'08" EAST ALONG THE SOUTH LINE OF THE SW/4 OF SAID SECTION 36 A DISTANCE OF 853.09 FEET;

THENCE NORTH 01°04'52" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121st STREET SOUTH AND THE POINT OF BEGINNING;

THENCE NORTH 01°07'33" WEST 389.69 FEET;

THENCE SOUTH 88°55'16" WEST 448.79 FEET;

THENCE NORTH 33°15'22" EAST 102.46 FEET;

THENCE NORTH 38°02'48" EAST 125.32 FEET;

THENCE NORTH 88°26'49" EAST 361.77 FEET;

THENCE SOUTH 01°07'33" EAST 574.51 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121st STREET SOUTH;

THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 98,799.9 SQ. FEET OR 2.27 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - TRACT "B" REMAINDER OF PARENT TRACT

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;

THENCE NORTH 01°09'53" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1019.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°09'53" WEST 302.82 FEET TO THE NORTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;

THENCE NORTH 88°53'07" EAST ALONG THE SOUTH LINE OF CHURCHILL PARK, BLOCKS 14-21, PLAT NO. 5403 FOR A DISTANCE OF 1321.86 FEET TO THE NORTHEAST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;

THENCE SOUTH 01°09'18" EAST 661.33 FEET TO A POINT ON THE NORTH LINE OF SOUTH COUNTY CROSSING, PLAT NO. 6849;

THENCE SOUTH 88°54'12" WEST 104.26 FEET;

THENCE SOUTH 68°47'47" WEST 191.10 FEET;

THENCE SOUTH 82°02'36" WEST 135.85 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1) OF SAID SOUTH COUNTY CROSSING;

THENCE NORTH 01°07'33" WEST 55.22 FEET;

THENCE SOUTH 88°26'49" WEST 361.77 FEET;

THENCE SOUTH 38°02'48" WEST 125.32 FEET;

THENCE SOUTH 33°15'22" WEST 102.46 FEET;

THENCE SOUTH 88°55'16" WEST 26.31 FEET;

THENCE NORTH 01°07'33" WEST 194.56 FEET;

THENCE NORTH 27°32'38" WEST 319.09 FEET;

THENCE SOUTH 88°52'30" WEST 97.52 FEET;

THENCE NORTH 58°21'45" WEST A DISTANCE OF 165.04 FEET TO A POINT ON THE WEST LINE OF THE SE/4 OF THE SW/4 OF SAID SECTION 36 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 833,861.8 SQ. FEET OR 19.14 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SURVEYOR'S NOTES

PREPARED FOR: LONE STAR ASSET ALLOCATION GROUP, LLC

PHYSICAL ADDRESS: TBD - VACANT LAND, JENKS, TULSA COUNTY, OK 74037
ACCOUNT NO. R98236823648010

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

GROSS LAND AREA: ORIGINAL PARENT TRACT: 932,699.6 SQ. FEET OR 21.41 ACRES.

SPLIT TRACT "A": 98,799.9 SQ. FEET OF 2.27 ACRES.

REMAINDER TRACT: 833,861.8 SQ. FEET OF 19.14 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0426L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: JUNE 25, 2021.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 8th DAY OF JULY, 2021.



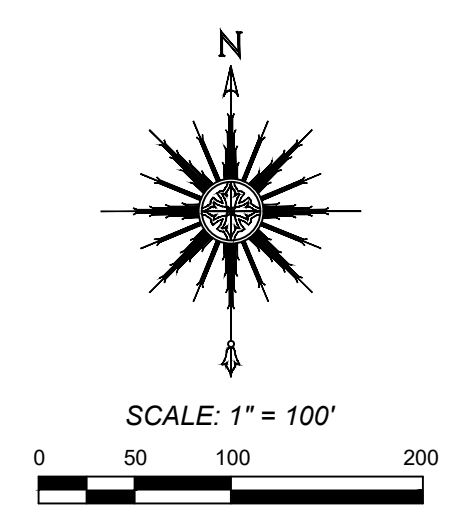
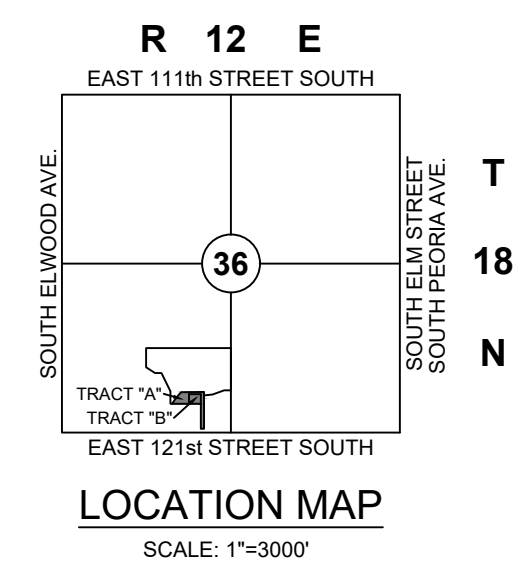
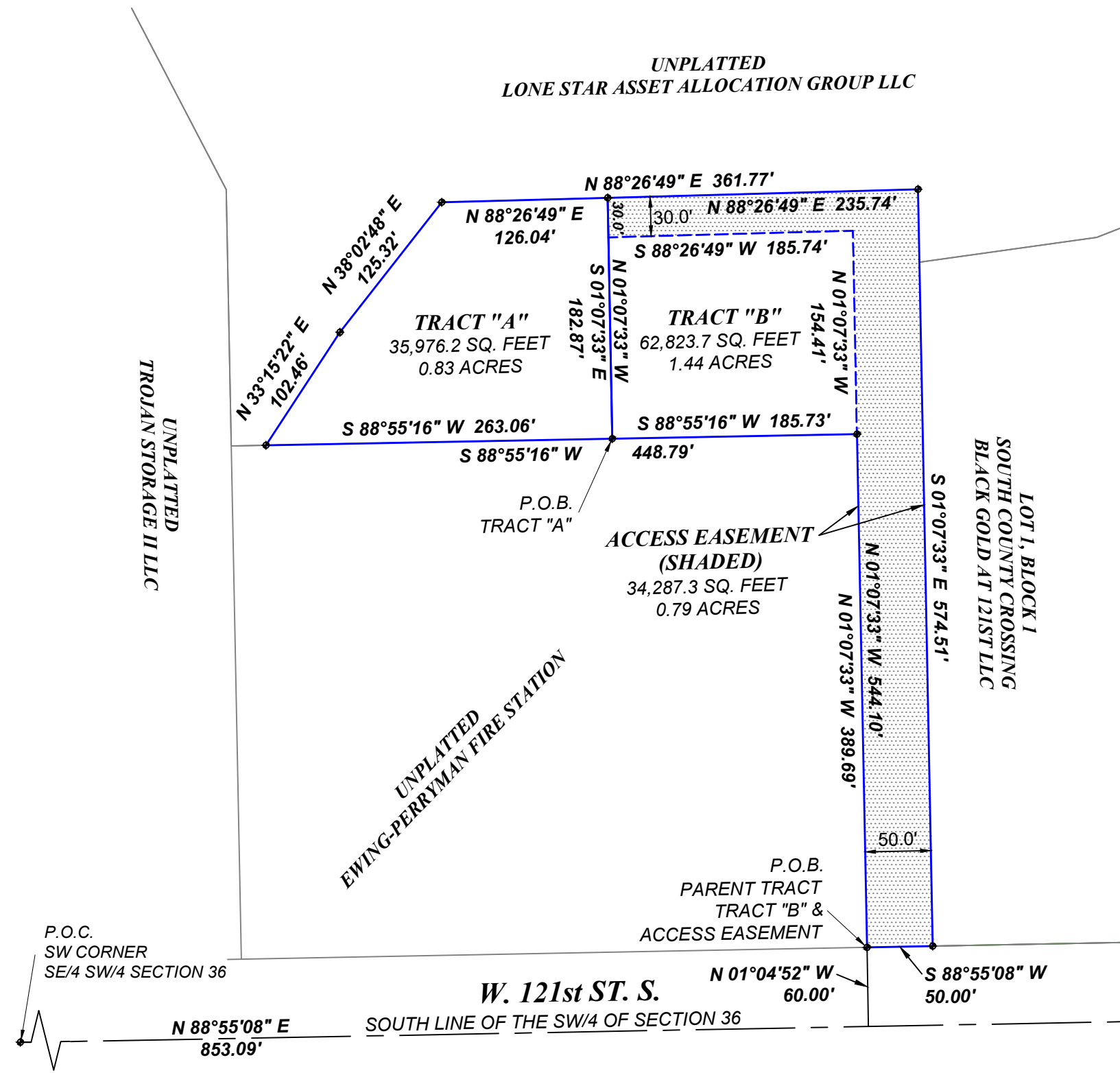
ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

PART OF THE SW/4 OF SECTION THIRTY-SIX (36),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST
VACANT LAND, JENKS, TULSA COUNTY, OKLAHOMA 74037

SURVEY: AJN	DATE: 06.25.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 07.07.2021	
APPROVED: PLS	DATE: 07.08.2021	
SHEET 2 OF 2	PROJ. NO. 21260	



LEGEND
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

LOT LINE ADJUSTMENT		
PART OF THE SW/4 OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST VACANT LAND, JENKS, TULSA COUNTY, OKLAHOMA 74037		
SURVEY: AJN	DATE: 06.25.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 07.30.2021	
APPROVED: PLS	DATE: 07.30.2021	
SHEET 1 OF 2	PROJ. NO. 21260	

PARENT TRACT LEGAL DESCRIPTION - AS PROVIDED

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;
THENCE NORTH 88°55'08" EAST ALONG THE SOUTH LINE OF THE SW/4 OF SAID SECTION 36 A DISTANCE OF 853.09 FEET;
THENCE NORTH 01°04'52" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121st STREET SOUTH AND THE POINT OF BEGINNING;
THENCE NORTH 01°07'33" WEST 389.69 FEET;
THENCE SOUTH 88°55'16" WEST 448.79 FEET;
THENCE NORTH 33°15'22" EAST 102.46 FEET;
THENCE NORTH 38°02'48" EAST 125.32 FEET;
THENCE NORTH 88°26'49" EAST 361.77 FEET;
THENCE SOUTH 01°07'33" EAST 574.51 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121st STREET SOUTH;
THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 98,799.9 SQ. FEET OR 2.27 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - TRACT "A" TO BE SPLIT

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 88°55'08" EAST ALONG THE SOUTH LINE OF THE SW/4 OF SAID SECTION 36 A DISTANCE OF 853.09 FEET;
THENCE NORTH 01°04'52" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121st STREET SOUTH;
THENCE NORTH 01°07'33" WEST 389.69 FEET;
THENCE SOUTH 88°55'16" WEST A DISTANCE OF 185.73 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°55'16" WEST 263.06 FEET;
THENCE NORTH 33°15'22" EAST 102.46 FEET;
THENCE NORTH 38°02'48" EAST 125.32 FEET;
THENCE NORTH 88°26'49" EAST 126.04 FEET;
THENCE SOUTH 01°07'33" EAST A DISTANCE OF 182.87 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 35,976.2 SQ. FEET OR 0.83 ACRES
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - TRACT "B" REMAINDER OF PARENT TRACT

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 01°04'52" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121st STREET SOUTH AND THE POINT OF BEGINNING;
THENCE NORTH 01°07'33" WEST 389.69 FEET;
THENCE SOUTH 88°55'16" WEST 185.73 FEET;
THENCE NORTH 01°07'33" WEST 182.87 FEET;
THENCE NORTH 88°26'49" EAST 235.74 FEET;
THENCE SOUTH 01°07'33" EAST 574.51 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH;
THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 62,823.7 SQ. FEET OR 1.44 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - ACCESS EASEMENT

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 01°07'33" WEST 544.10 FEET;
THENCE SOUTH 88°26'49" WEST 185.74 FEET;
THENCE NORTH 01°07'33" WEST 30.00 FEET;
THENCE NORTH 88°26'49" EAST 235.74 FEET;
THENCE SOUTH 01°07'33" EAST 574.51 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121ST STREET SOUTH;
THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 34,287.3 SQ. FEET OR 0.79 ACRES
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SURVEYOR'S NOTES

PREPARED FOR: LONE STAR ASSET ALLOCATION GROUP, LLC

PHYSICAL ADDRESS: TBD - VACANT LAND, JENKS, TULSA COUNTY, OK 74037
ACCOUNT NO. R98236823648010

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SPLIT TRACT "A": 35,976.2 SQ. FEET OF 0.83 ACRES.

REMAINDER TRACT: 62,823.7 SQ. FEET OF 1.44 ACRES.

ACCESS EASEMENT: 34,287.3 SQ. FEET OF 0.79 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0426L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: JUNE 25, 2021.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 30th DAY OF JULY, 2021.



ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

PART OF THE SW/4 OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST VACANT LAND, JENKS, TULSA COUNTY, OKLAHOMA 74037		
SURVEY: AJN	DATE: 06.25.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 07.30.2021	
APPROVED: PLS	DATE: 07.30.2021	
SHEET 2 OF 2	PROJ. NO. 21260	

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	August 05, 2021
Case Number	Preliminary Final Plat Dutch Brothers Coffee
Request	Approval of Plat
Location	305 S Elm
Applicant	Mitchell Reynolds

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Plat and Easement Documents

Preparer

Mitchell Reynolds

Background Information

ARC SUMMARY | June 03, 2021 | PC and Arc voted unanimously to approve the application as presented for the new coffee shop known as Dutch Brothers.

STAFF COMMENTARY | This Plat application represents a request to move forward with the building permit for a new drive through coffee shop on a property zoned CG “Commercial General.” The applicant has met the zoning requirements as shown on the proposed site plan. The property is located east of Elm Street and northwest of Veterans Park. The lot is currently vacant, in the past a flooring company bought the lot with the intent to build a new office/showroom/warehouse. In order to accommodate parking the owner leased the adjacent parcel owned by the City of Jenks. Dutch Brothers Coffee contacted City Staff to pursue a similar lease agreement. JPWA approved the request, the City Attorney, Teresa Nowlin has finalized the agreement. The eastern parcel is to be used as a drive aisle and parking. Once a building permit is issued the project will take about four months to complete.

Public Comment None | No notice is given to public for Plats

Zoning Code

Parcel ID	983-198-319-08-360
Property Address	305 S ELM ST W
Legal	N100 OF W240 OF S990 OF W 884.20 LT 6 LESS W20 FOR ST SEC 19 18 13
Gross Acres	0.51
Parcel COJ	983-198-319-08-520 (Veterans Park Parcel)
Zoning Type	CG (Commercial General)

<i>Chapter 10 Use Units Table 1. Use Units Permitted in Commercial Districts</i>		
<i>No.</i>	<i>Name</i>	<i>CG</i>
1.	Area wide Uses	X
2.	Area wide Specific Use	S
4.	Public Protection	X
5.	Community Services and Cultural Facilities	X
8.	Multifamily Dwellings and Similar uses	P
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
15.	Other Trades and Services	X
16.	Gasoline Service Stations	X
17.	Automotive and Allied Activities	X
18.	Drive-In Restaurants (Coffee Shop-Drive up and outside dining)	X
19.	Hotel, Motel, and Recreation Facilities	X
20.	Commercial Recreation, Intensive	S
21.	Business Signs and Outdoor Advertising	X
22.	Warehousing and Wholesaling	E
24.	Light Manufacturing and Industrial Research and Development	E
27.	Tattoo and Massage Parlors (Requiring Special Licensing, see Use Unit for Use conditions)	X
28.	(See Use Unit for Special Exception Criteria and Conditions)	E

<i>Table 2. Bulk and Area Requirements in the Commercial Districts</i>	<i>CG Districts</i>
<i>Frontage (min. ft.)</i>	
—Arterial	150
—Not an Arterial (Order from car or Patio window on South)	50
<i>Floor Area Ratio (maximum)</i>	0.75
<i>Setback from centerline of abutting street (min. ft.)</i>	
—Arterial	N/A
—Not an Arterial	N/A
<i>Setback from an abutting R District boundary line (min. ft.)</i>	N/A
<i>Building Height (max. ft.)</i>	35
¹ Plus two feet of setback for each one-foot building height exceeding 15 feet, if the property is within an RE, RS, or RD District.	

Sec. 1018. - Use Unit 18. Drive-in restaurants.

1018.1. Description. *Eating establishments providing curb service or offering food or drink for on-premises consumption within parked motor vehicles, or permitting the on-premises consumption of food or drink within the parked motor vehicle or outside the principal structure.*

1018.2. Included Uses. *Drive-in restaurants.*

1018.3. Use Conditions. *The uses included in Use Unit 18, when located on a lot which is abutting an R district, shall be screened from the abutting R district by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R district.*

1018.4. Off-Street Parking and Loading Requirements.

EXPAND

	Parking Spaces	Loading Berths
<i>Drive-in restaurant</i>	<i>N/A</i>	<i>1 per 5,000—25,000 sq. ft. of floor area plus 1 per additional 25,000 sq. ft. of floor area.</i>

Staff Evaluation & Recommendation

CONSIDER | Does the Plat meet the requirements of the City Code, Subdivision Regulations and other City Criteria?

EVALUATION | This vacant lot is ideal for a drive through coffee shop, the use of City property adds enough space for safe access and turn lanes, as seen in the site plan and Plat. The lot has many encumbrances through existing easements and drainage. Staff has worked with TAC and the engineer of record to address necessary changes. Staff believes the Preliminary and Final Plat have or will meet all requirements from the City of Jenks.

Comments | Not Complete List

- **Completed** | Executed Lease for City Property is required.
- **Included** | Easement dedication for City Utilities is required.
- Staff approval of lighting and landscape plan is required during building permit process. Submit to City Planner for review and approval.
- Add 20-foot City Utility Easement Document number on face of plat prior to filing plat.
- Comply with all Floodplain regulations.
- TAC COMMENTS
 - Steve Williams | PSO | The plat will need to allow overhead on Elm (West side) and on the north side of the property. Plat needs to show U/E for the north side of the property to cover overhead lines.
 - Chris Cloyde | City Engineer | Provide the actual ROW width for Veterans Dr.

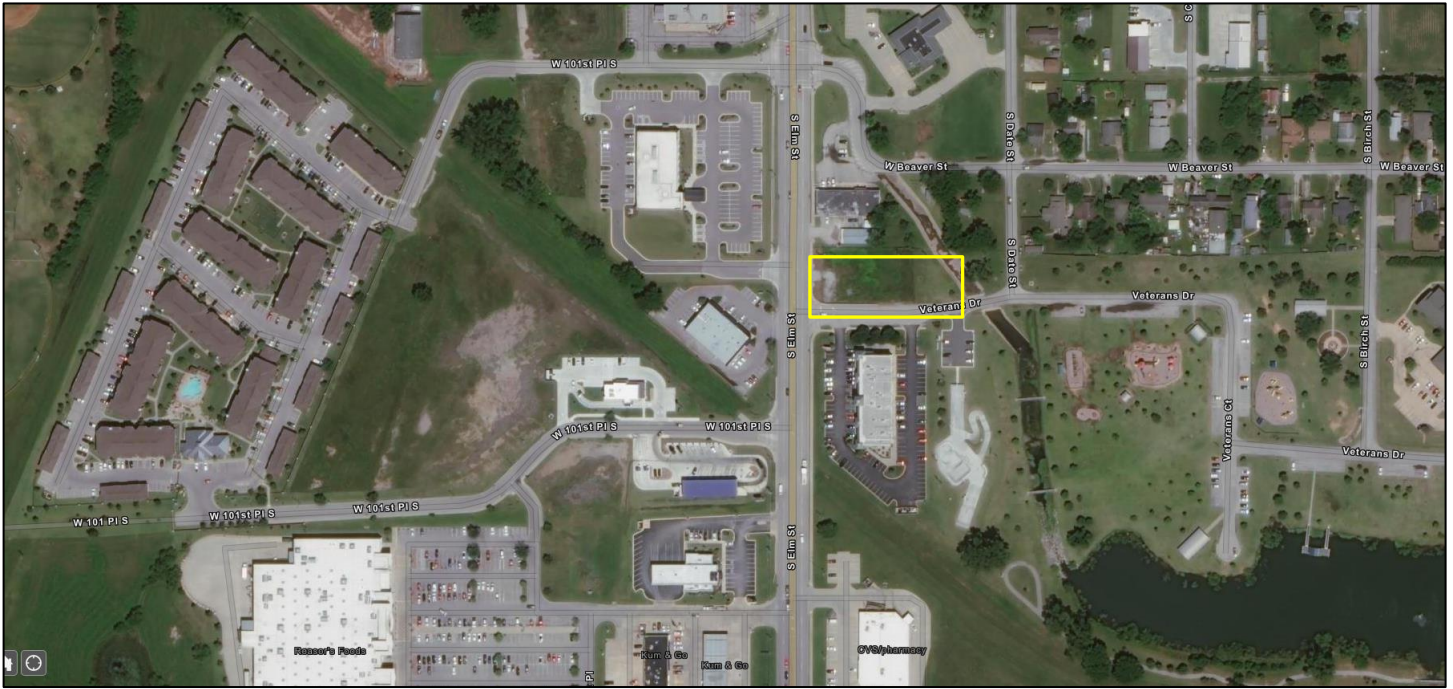


Figure 1: Aerial View of Lot and City Property



Figure 2: Google Earth View of Vacant Lot



Figure 3: Google Earth view from corner



Figure 4: Old Google Earth view of City portion of lot



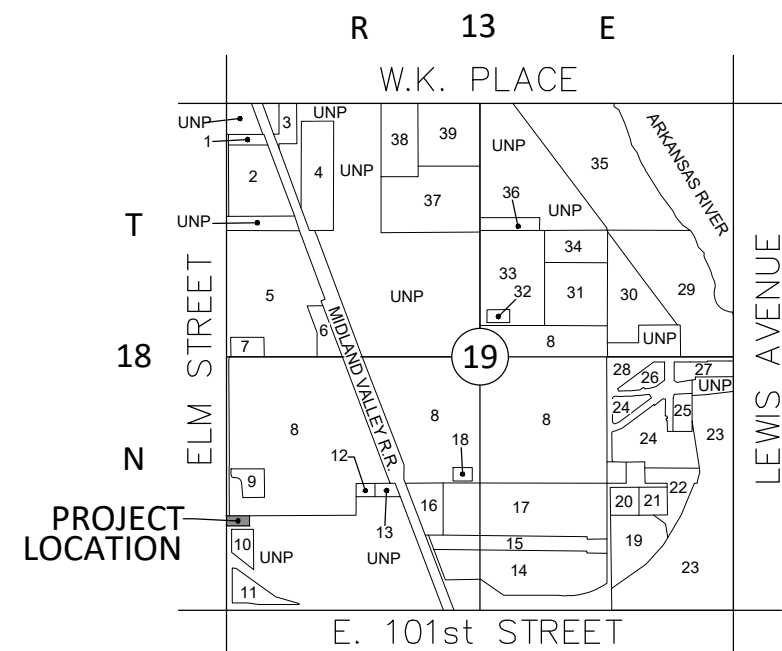
Figure 5: Google Earth View including Creek Turnpike

RECOMMENDATION | Staff and TAC recommend conditional approval of the Preliminary & Final Plat. Final Approval requires all comments to be addressed prior to filing.



PRELIMINARY PLAT CVP DB JENKS ADDITION

A PART OF THE SW/4 OF
SECTION 19, TOWNSHIP 18 NORTH, RANGE 13 EAST, I.M.
CITY OF JENKS, TULSA COUNTY, OKLAHOMA



LOCATION MAP
1" = 2000'

1. ELM TERRACE
2. CRAIN & WILSON INDUSTRIAL PARK
3. COURTYARDS OF JENKS
4. HOLLIS MARTIN
5. RIVER OAKS AMENDED
6. RIVER OAKS EXTENDED
7. RIVER OAKS
8. ORIGINAL TOWNSITE OF JENKS
9. CITIZENS SECURITY BANK
10. ELM STREET MARKET
11. CYS JENKS ADDITION
12. JEFFRIES
13. JEFFRIES AMENDED LOTS 4-6
14. SANCO 4TH ADDITION
15. SANCO 2ND ADDITION
16. SANCO 3RD AMENDED
17. SANCO ADDITION
18. AQUARIUM PLACE CARRIAGE HOMES
19. GIBSON ADDITION
20. PILGRAM PLACE AMENDED
21. PILGRAM PLACE EXTENDED
22. VILLAGE ON MAIN II
23. VILLAGE ON MAIN I
24. TIOU COMMERCIAL CORNER
25. MAIN RIVERVIEW CENTER
26. RAGLAND PLAZA I
27. RIVERVIEW ADDITION
28. RIVERVIEW CROSSING
29. GARDEN PARK ADDITION
30. PARK LANE 2ND
31. EADS ADDITION
32. NATION ADDITION
33. PARK LANE
34. RIVERWALK CROSSING II
35. A RESUBDIVISION OF BLOCK 1, NATION ADDITION
36. ROLLING MEADOWS
37. LAKEWOOD TERRACE EXTENDED
38. LAKEWOOD TERRACE

LEGAL DESCRIPTION

The North 100 feet of the West 240 feet of the South 990 feet of the West 884.20 feet of Lot 6, Section 19, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

Said described property contains an area of 23,998 square feet or 0.5509 acres, more or less.

PLAT No.

FINAL PLAT CERTIFICATE OF APPROVAL

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

By: _____
Mayor

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

By: _____
City Manager

CONTACT LIST

OWNER
CVP - JENKS DB, LLC
305 S. ELM STREET
JENKS, OK 74037
CONTACT: MITCHELL REYNOLDS
PHONE: 918-934-0288
EMAIL: MITCHELL.REYNOLDS@CVPRE.COM

CIVIL ENGINEER
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE 406
BEDFORD, TEXAS 76021
OK CA 6809 - EXPIRES 6-30-2022
CONTACT: MATT MOORE, PE
PHONE: 817-281-0572
EMAIL: MATT@CLAYMOOREENG.COM

SURVEYOR
DODSON-THOMPSON-MANSFIELD, PLLC
20 NE 38th STREET
OKLAHOMA CITY, OK 73105
OK CA 6391 - EXP. 06-30-2022
CONTACT: RANDALL MANSFIELD, PLS
PHONE: 405-601-7401
EMAIL: RANDY@DTM-OK.COM

STATE OF OKLAHOMA
SS
COUNTY OF TULSA

I, _____, Tulsa County Clerk, in and
for the County and State of Oklahoma above named, do hereby
certify that the foregoing is a true and correct copy of a like
instrument now on file in my office.

Dated the _____ day of _____, 2021

Deputy

S.W. CORNER, GOVERNMENT LOT 6
SECTION 19, T. 18 N. R. 13 E., I.M.

BENCHMARK — BM 1	
ELEVATION	613.62
MONUMENT	CUT X ON TOP OF CURB
LOCATION	E. SIDE OF ELM STREET N. OF N.W. PROPERTY CORNER

BENCHMARK — BM 2	
ELEVATION	614.57
MONUMENT	CUT X ON SIDEWALK
LOCATION	S. SIDE OF STREET S. OF S.W. PROPERTY CORNER

BENCHMARK — BM 3	
ELEVATION	609.82
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S. OF S.E. PROPERTY CORNER S. SIDE OF ROAD

DATUM	
HORIZONTAL	
OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (NORTH ZONE)	
VERTICAL	
NAVD 88	
SOURCE	
TULSA GPS MON. 52	
DESCRIPTION:	1 1/2" ALUM. DISC
NORTHING (Y)(FEET):	376701.599
EASTING (X)(FEET):	2569545.716
ORTHO HEIGHT (Z)(FEET):	622.963
CONVERGENCE (DEGREES):	001 11'58.219"
COMBINED FACTOR:	0.999919016

PROPOSED LAND USE:
COMMERCIAL

SUBDIVISION STATISTICS:
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 0.5509 ACRES (23,998 SQ. FT.)

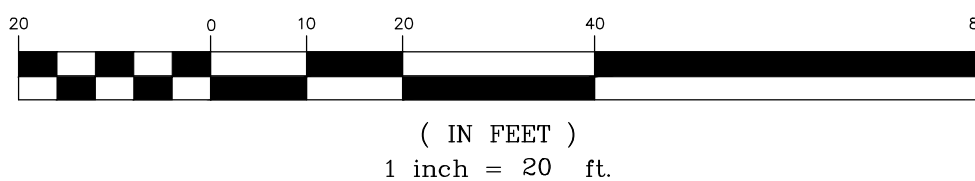
LEGEND:
R.O.W. - RIGHT OF WAY
DOC. NO. - DOCUMENT NUMBER
B/L - BUILDING LINE

DATE OF PREPARATION:
JULY 23, 2021

NOTES:

1. Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.
2. This plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Engineers and Land Surveyors.
3. The basis of bearings for this plat is the Oklahoma State Plane Coordinate System (North Zone) using North 01°08'32" West along the east line of Government Lot 6, Section 9, Township 18 North, Range 13 East of the Indian Meridian.
4. Said described property is located within an area having a Zone Designation X (Shaded) and Zone AE (Base Flood Elevations determined) by the Federal Emergency Management Agency (FEMA).
5. Easements shown hereon by specific recording information are for information purposes only and are not dedicated as a part of this plat.

GRAPHIC SCALE



DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421
Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022

PRELIMINARY PLAT
CVP DB JENKS ADDITION
A PART OF THE SW/4 OF
SECTION 19, TOWNSHIP 18 NORTH, RANGE 13 EAST, I.M.
CITY OF JENKS, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND STATEMENT OF RESTRICTIVE COVENANTS

CVP DB JENKS ADDITION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CVP - Jenks DB, LLC, an Oklahoma limited liability company is the Owner in fee simple to the following described property in the City of Jenks, Tulsa County, Oklahoma, to-wit:

The North 100 feet of the West 240 feet of the South 990 feet of the West 884.20 feet of Lot 6, Section 19, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

Said described property contains an area of 23.998 square feet or 0.5509 acres, more or less.

And have caused the above described land to be surveyed, staked platted and subdivided into lots, blocks, and streets, and have designated the same as "CVP DB JENKS ADDITION" an Addition to the City of Jenks, Tulsa County, Oklahoma.

SECTION 1. PUBLIC COVENANTS

A. STREETS AND UTILITY EASEMENTS

The undersigned owner does hereby dedicate to the public use forever, streets rights-of-way as shown and designated on the accompanying plat and does further dedicate to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, telephone and communication lines, electric power lines and transformers, gas lines and water lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto with the rights of ingress and egress into and upon said utility easements and rights of way for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights of way as shown, provided however, that the owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sanitary sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all public streets, alleys, and utility easements, shown on said plat, for the purposes of furnishing water and/or sanitary sewer services to the area included in said plat.

B. WATER AND SANITARY SEWER SERVICE

In connection with the provision of water and sanitary sewer service, all lots are subject to the following provisions, to-wit:

The owner of each lot shall be responsible for the protection of the public water mains and the public sanitary sewer facilities located on his lot and within the dedicated street right of way and utility easement areas, if ground elevations are altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground apertures, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense.

The City of Jenks or its successors will be responsible for ordinary maintenance of public water mains and public sanitary sewer facilities, but the owner will pay damage for relocation of such facilities or necessitated by the acts of the owner or his agents or contractors. The Owner/Developer will be responsible for the ordinary maintenance of private water mains.

The City of Jenks or its successors through its agents or employees shall at all times have the right of access with their equipment to all such easement ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of underground water and sewer facilities.

The aforesaid covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its successors, and the owner of the lot agrees to be bound hereby.

C. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE

In connection with the instillation of underground electric, telephone, cable television and natural gas service lines, the lot is subject to the following:

- Underground lines for the supply of electric, telephone and cable television service may be located along the boundary of the addition as shown on the attached plat. Street light poles or standards shall be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for the general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.
- All supply lines in the Subdivision including electric, telephone, cable television and natural gas service lines shall be located underground in the easements reserved for general utility services and streets shown on the plan of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.
- Underground lines for the supply of electric, telephone and cable television service and natural gas service located in the Subdivision may be run from the nearest natural gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said Jot: provided that upon that the installation of such a service cable or a natural gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or natural gas main to the service entrance on the building.
- The supplier of electric, telephone, cable television and natural gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or natural gas service facilities so installed by it.
- 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 natural gas facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of the lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors.

D. STORM SEWER

- The City of Jenks, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.
- No permanent fence, permanent wall, permanent building, or permanent structure which could cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.
- CVP - Jenks DB, LLC, or its successors, shall be responsible for ordinary maintenance of the private storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.
- The foregoing covenants concerning the private storm sewer system shall be enforceable by CVP - Jenks DB, LLC, its successors, and the owner of each lot agrees to be bound hereby.
- The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement are as depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

F. SURFACE DRAINAGE

- Surface Drainage. 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 public streets and easements.
- No property 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 his lot. No property owner shall modify or change the direction of drainage of surface storm water from the original approved construction plans on file at the City of Jenks.
- The property owner shall prevent the alteration of grade within the easement areas from the original contours (finish grade) or allow any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities.
- The covenants set forth in this section shall be enforceable by any affected property owner and by CVP - Jenks DB, LLC.

G. OWNER RESPONSIBILITY WITHIN EASEMENTS

The owner of the lots shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service.

H. LAND USE

All construction shall be strictly according to the ordinances of the City of Jenks, Oklahoma.

IN WITNESS WHEREOF, CVP - JENKS DB, LLC
has executed this instrument this _____ day of _____, 2021.

CVP - JENKS DB, LLC, an Oklahoma limited liability company

By: _____
Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me on the _____ day of _____, 2021,
by _____, as Manager of CVP - JENKS DB, LLC, an Oklahoma limited liability company.

Notary Public

My Commission Expires: _____

CERTIFICATE OF SURVEY

I, Randall A. Mansfield, 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 described above, and that the accompanying plat designated herein as "CVP DB JENKS ADDITION", a Subdivision in the City of Jenks, Tulsa County, State of Oklahoma, is a 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.

Randall A. Mansfield, PLS 1613
CA No. 6391 Exp. Date: 6-30-2022

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

The foregoing Certificate of Survey was acknowledged before me on this _____ day of _____, 2021, by Randall A. Mansfield, PLS 1613.

Notary Public

My Commission Expires: _____



DODSON - THOMPSON - MANSFIELD, PLLC

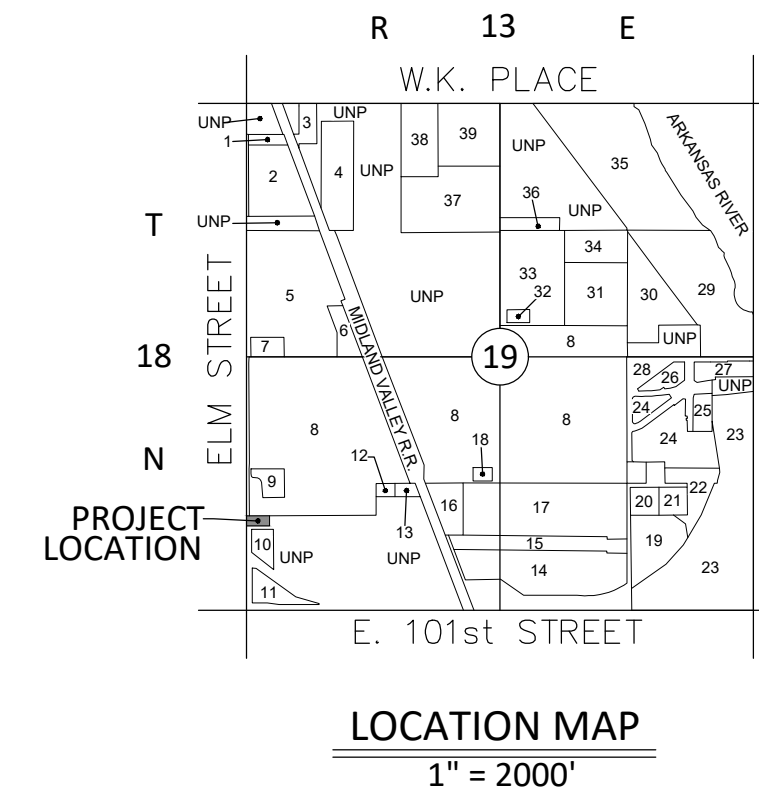
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Earthwork

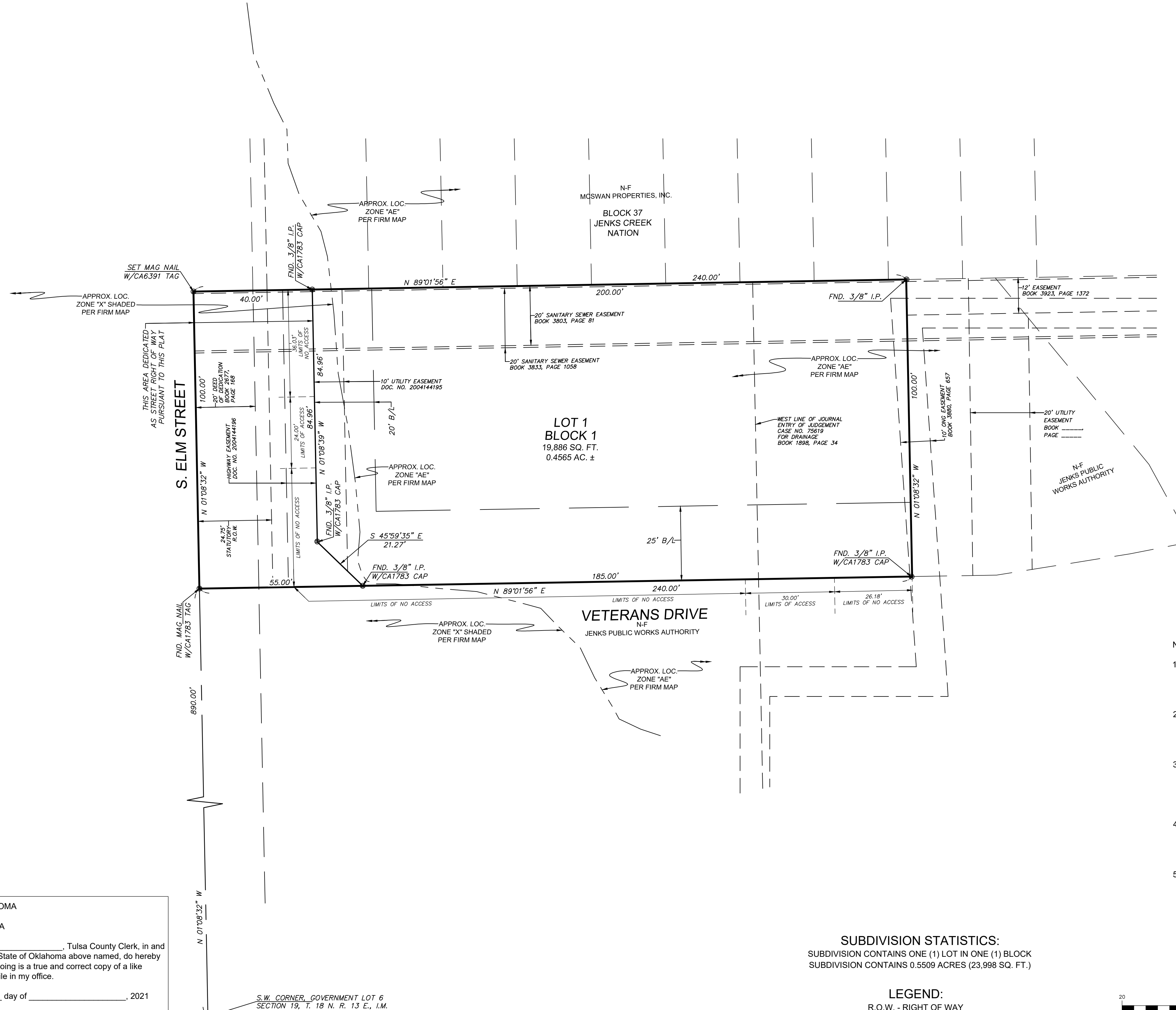
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022



FINAL PLAT
CVP DB JENKS ADDITION
A PART OF THE SW/4 OF
SECTION 19, TOWNSHIP 18 NORTH, RANGE 13 EAST, I.M.
CITY OF JENKS, TULSA COUNTY, OKLAHOMA



1. ELM TERRACE
2. CRAIN & WILSON INDUSTRIAL PARK
3. COURTYARDS OF JENKS
4. HOLLIS MARTIN
5. RIVER OAKS AMENDED
6. RIVER OAKS EXTENDED
7. RIVER OAKS
8. ORIGINAL TOWNSITE OF JENKS
9. CITIZENS SECURITY BANK
10. ELM STREET MARKET
11. CYS JENKS ADDITION
12. JEFFRIES
13. JEFFRIES AMENDED LOTS 4-6
14. SANCO 4TH ADDITION
15. SANCO 2ND ADDITION
16. SANCO 3RD AMENDED
17. SANCO ADDITION
18. AQUARIUM PLACE CARRIAGE HOMES
19. GIBSON ADDITION
20. PILGRAM PLACE AMENDED
21. PILGRAM PLACE EXTENDED
22. VILLAGE ON MAIN II
23. OKLAHOMA AQUARIUM CAMPUS
24. VILLAGE ON MAIN I
25. TIOU COMMERCIAL CORNER
26. MAIN RIVERVIEW CENTER
27. RAGLAND PLAZA I
28. RIVER VIEW ADDITION
29. RIVERWALK CROSSING
30. GARDEN PARK ADDITION
31. PARK LANE 2ND
32. EADS ADDITION
33. NATION ADDITION
34. PARK LANE
35. RIVERWALK CROSSING II
36. A RESUBDIVISION OF BLOCK 1, NATION ADDITION
37. ROLLING MEADOWS
38. LAKEWOOD TERRACE EXTENDED
39. LAKEWOOD TERRACE



STATE OF OKLAHOMA
SS
COUNTY OF TULSA

I, _____, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

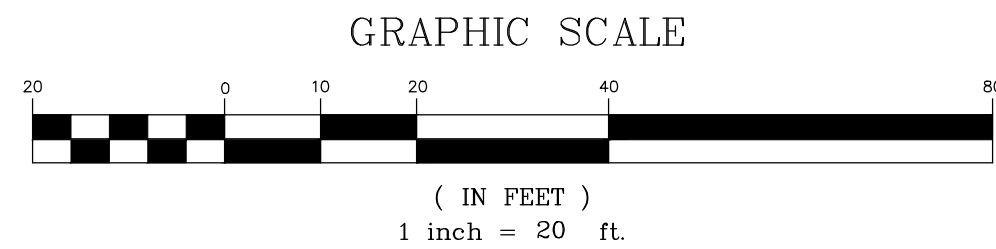
Dated the _____ day of _____, 2021

Deputy _____

SUBDIVISION STATISTICS:
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 0.5509 ACRES (23,998 SQ. FT.)

LEGEND:
R.O.W. - RIGHT OF WAY
DOC. NO. - DOCUMENT NUMBER
B/L - BUILDING LINE

- NOTES:
1. Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.
 2. This plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Licensure for Engineers and Land Surveyors.
 3. The basis of bearings for this plat is the Oklahoma State Plane Coordinate System (North Zone) using North 01°08'32" West along the east line of Government Lot 6, Section 9, Township 18 North, Range 13 East of the Indian Meridian.
 4. Said described property is located within an area having a Zone Designation X (Shaded) and Zone AE (Base Flood Elevations determined) by the Federal Emergency Management Agency (FEMA).
 5. Easements shown hereon by specific recording information are for information purposes only and are not dedicated as a part of this plat.



PLAT No. _____

FINAL PLAT
CERTIFICATE OF APPROVAL

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

By: _____
Mayor

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

By: _____
City Manager

CONTACT LIST

OWNER
CVP - JENKS DB, LLC
305 S. ELM STREET
JENKS, OK 74037
CONTACT: MITCHELL REYNOLDS
PHONE: 918-934-0288
EMAIL: MITCHELL.REYNOLDS@CVPRE.COM

CIVIL ENGINEER
CLAYMOORE ENGINEERING
1903 CENTRAL DRIVE, SUITE 406
BEDFORD, TEXAS 76021
OK CA 6809 - EXPIRES 6-30-2022
CONTACT: MATT MOORE, PE
PHONE: 817-281-0572
EMAIL: MATT@CLAYMOOREENG.COM

SURVEYOR
DODSON-THOMPSON-MANSFIELD, PLLC
20 NE 38th STREET
OKLAHOMA CITY, OK 73105
OK CA 6391 - EXP. 06-30-2022
CONTACT: RANDALL MANSFIELD, PLS
PHONE: 405-601-7401
EMAIL: RANDYM@DTM-OK.COM

DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421
Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022

FINAL PLAT
CVP DB JENKS ADDITION
A PART OF THE SW/4 OF
SECTION 19, TOWNSHIP 18 NORTH, RANGE 13 EAST, I.M.
CITY OF JENKS, TULSA COUNTY, OKLAHOMA

DEED OF DEDICATION AND STATEMENT OF RESTRICTIVE COVENANTS

CVP DB JENKS ADDITION

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CVP - Jenks DB, LLC, an Oklahoma limited liability company is the Owner in fee simple to the following described property in the City of Jenks, Tulsa County, Oklahoma, to-wit:

The North 100 feet of the West 240 feet of the South 990 feet of the West 884.20 feet of Lot 6, Section 19, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

Said described property contains an area of 23.998 square feet or 0.5509 acres, more or less.

And have caused the above described land to be surveyed, staked platted and subdivided into lots, blocks, and streets, and have designated the same as "CVP DB JENKS ADDITION" an Addition to the City of Jenks, Tulsa County, Oklahoma.

SECTION 1. PUBLIC COVENANTS

A. STREETS AND UTILITY EASEMENTS

The undersigned owner does hereby dedicate to the public use forever, streets rights-of-way as shown and designated on the accompanying plat and does further dedicate to the public use forever the easements as shown and designated on the accompanying plat for the several purposes of constructing maintaining, operating, repairing, removing, replacing any and all utilities including storm sewer, sanitary sewer, telephone and communication lines, electric power lines and transformers, gas lines and water lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto with the rights of ingress and egress into and upon said utility easements and rights of way for the uses and purposes aforesaid. No building, structure, or other above or below ground obstruction that will interfere with the purposes aforesaid, will be placed, erected, installed or permitted upon the easements or rights of way as shown, provided however, that the owner hereby reserves the right to construct, maintain, operate, lay and relay water lines and sanitary sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across and along all public streets, alleys, and utility easements, shown on said plat, for the purposes of furnishing water and/or sanitary sewer services to the area included in said plat.

B. WATER AND SANITARY SEWER SERVICE

In connection with the provision of water and sanitary sewer service, all lots are subject to the following provisions, to-wit:

The owner of each lot shall be responsible for the protection of the public water mains and the public sanitary sewer facilities located on his lot and within the dedicated street right of way and utility easement areas, if ground elevations are altered from the contours existing upon the completion of the installation of a public water or sewer main, all ground apertures, to include: valve boxes, fire hydrants and manholes will be adjusted to the new grade by the owner or at the owner's expense.

The City of Jenks or its successors will be responsible for ordinary maintenance of public water mains and public sanitary sewer facilities, but the owner will pay damage for relocation of such facilities or necessitated by the acts of the owner or his agents or contractors. The Owner/Developer will be responsible for the ordinary maintenance of private water mains.

The City of Jenks or its successors through its agents or employees shall at all times have the right of access with their equipment to all such easement ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of underground water and sewer facilities.

The aforesaid covenants concerning water and sewer facilities shall be enforceable by the City of Jenks or its successors, and the owner of the lot agrees to be bound hereby.

C. ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE

In connection with the instillation of underground electric, telephone, cable television and natural gas service lines, the lot is subject to the following:

1. Underground lines for the supply of electric, telephone and cable television service may be located along the boundary of the addition as shown on the attached plat. Street light poles or standards shall be served by underground cable and elsewhere throughout said Addition all supply lines shall be located underground, in the easement-ways reserved for the general utility services and streets, shown on the attached plat. Service pedestals and transformers, as sources of supply of secondary voltages, may also be located in said easement-ways.

2. All supply lines in the Subdivision including electric, telephone, cable television and natural gas service lines shall be located underground in the easements reserved for general utility services and streets shown on the plan of the subdivision. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in said easements.

3. Underground lines for the supply of electric, telephone and cable television service and natural gas service located in the Subdivision may be run from the nearest natural gas main, service pedestal or transformer to the point of usage determined by the location and construction of such building as may be located upon said Jot: provided that upon that the installation of such a service cable or a natural gas service line to a particular building, the supplier of service shall thereafter be deemed to have a definitive, permanent, and effective right-of-way easement on said lot, covering a five-foot strip extending 2.5 feet on each side of such service cable or line, extending from the service pedestal, transformer or natural gas main to the service entrance on the building.

4. The supplier of electric, telephone, cable television and natural gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plat to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or natural gas service facilities so installed by it.

5. The owner of each lot in the Subdivision shall be responsible for the protection of the underground electric facilities located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or natural gas facilities. The supplier of service will be responsible for the ordinary maintenance of underground facilities, but the owner of the lot in the Subdivision will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or contractors.

D. STORM SEWER

1. The City of Jenks, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

2. No permanent fence, permanent wall, permanent building, or permanent structure which could cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

3. CVP - Jenks DB, LLC, or its successors, shall be responsible for ordinary maintenance of the private storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

4. The foregoing covenants concerning the private storm sewer system shall be enforceable by CVP - Jenks DB, LLC, its successors, and the owner of each lot agrees to be bound hereby.

5. The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement are as depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

F. SURFACE DRAINAGE

1. Surface Drainage. 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 public streets and easements.

2. No property 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 his lot. No property owner shall modify or change the direction of drainage of surface storm water from the original approved construction plans on file at the City of Jenks.

3. The property owner shall prevent the alteration of grade within the easement areas from the original contours (finish grade) or allow any construction activity which may interfere with such public water mains, valves, storm sewers, and or public sanitary sewer facilities.

4. The covenants set forth in this section shall be enforceable by any affected property owner and by CVP - Jenks DB, LLC.

G. OWNER RESPONSIBILITY WITHIN EASEMENTS

The owner of the lots shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the lot in the event it is necessary to repair any underground water or sewer mains, electric, natural gas, cable television, or telephone service.

H. LAND USE

All construction shall be strictly according to the ordinances of the City of Jenks, Oklahoma.

IN WITNESS WHEREOF, CVP - JENKS DB, LLC
has executed this instrument this _____ day of _____, 2021.

CVP - JENKS DB, LLC, an Oklahoma limited liability company

By: _____
Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me on the _____ day of _____, 2021,
by _____, as Manager of CVP - JENKS DB, LLC, an Oklahoma limited liability company.

Notary Public

My Commission Expires: _____

CERTIFICATE OF SURVEY

I, Randall A. Mansfield, 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 described above, and that the accompanying plat designated herein as "CVP DB JENKS ADDITION", a Subdivision in the City of Jenks, Tulsa County, State of Oklahoma, is a 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.

Randall A. Mansfield, PLS 1613
CA No. 6391 Exp. Date: 6-30-2022

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

The foregoing Certificate of Survey was acknowledged before me on this _____ day of _____, 2021, by Randall A. Mansfield, PLS 1613.

Notary Public

My Commission Expires: _____



DODSON - THOMPSON - MANSFIELD, PLLC

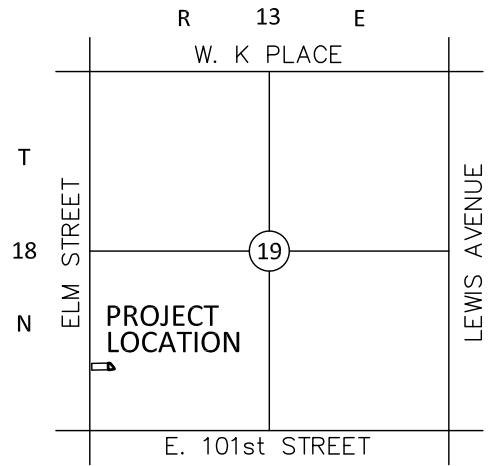
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Earthwork

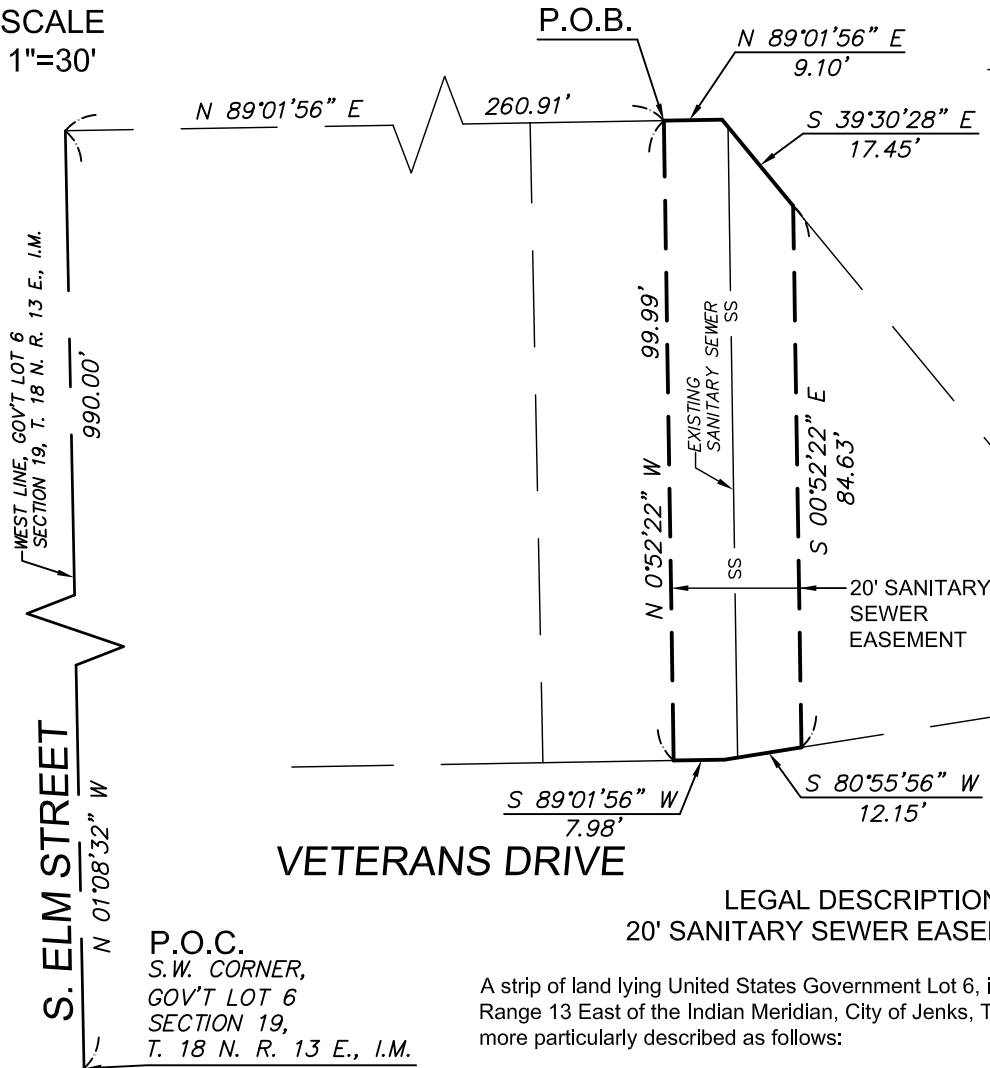
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022



SCALE
1"=30'



LOCATION MAP
NOT TO SCALE



VETERANS DRIVE

LEGAL DESCRIPTION
20' SANITARY SEWER EASEMENT

A strip of land lying United States Government Lot 6, in Section 19, Township 18 North, Range 13 East of the Indian Meridian, City of Jenks, Tulsa County, Oklahoma being more particularly described as follows:

COMMENCING at the southwest corner of said Government Lot 6;
THENCE North 01°08'32" West along the west line of said Lot 6, a distance of 990.00 feet;
THENCE North 89°01'56" East a distance of 260.91 feet to the POINT OF BEGINNING;
THENCE continuing North 89°01'56" East a distance of 9.10 feet;
THENCE South 39°30'28" East a distance of 17.45 feet;
THENCE South 00°52'22" East a distance of 84.63 feet;
THENCE South 80°55'56" West a distance of 12.15 feet;
THENCE South 89°01'56" West a distance of 7.98 feet;
THENCE North 00°52'22" West a distance of 99.99 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,915 square feet or 0.0440 acres, more or less.



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Earthwork

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2022

The Oklahoma State Plane Coordinate System (NAD83 North Zone) using a bearing of North 01°08'32" West along the west line of Government Lot 6 in Section 19, Township 18 North, Range 13 East of the Indian Meridian, City of Jenks, Tulsa County, Oklahoma was used as a basis of bearing for this legal description.

To	Planning Commission
Hearing Date	August 05, 2021
Case Number(s)	Comp Plan Amendment JZ 21-669 PUD 131
Request(s)	<i>Comprehensive Plan Amendment from Medium Intensity to Local Commercial Rezoning from (AG) Agriculture to (LC) Light Commercial</i>
Location	North of 131 st and east of Harvard

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ Zoning Exhibit

Preparer

INCOG
TEP

Background Information

PC Summary | July 08, 2021 | Item was continued by staff with the applicant in agreement, no new decision had been made at the time of the application deadline.

PC Summary | June 03, 2021 | This item was heard and continued during the Planning Commission hearing. Staff and PC agreed the rezoning request should be accompanied by a PUD or downzoning to Office due to concerns raised during the hearing (see meeting minutes below). Because both the PUD and/or Office zoning is a more restrictive zoning and because Pharmacies/Drug Stores were to be restricted as a use within the PUD; no new notice was given. However, staff did send out a mailer to citizens previously noticed with a copy of the PUD and the date and time of the new hearing.

Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Tim Terral (applicant) addressed the Council about the application and answered questions. The following individuals gave their comments to the Commission:

- Vic Yoder (12913 S 27th St) – spoke against Item 3; worried that it would become a dispensary
- Janis McKethan (12925 S 27th St) – spoke against Item 3; doesn't want businesses, and wants to remain in the country
- Charlie Wollmershauser (12901 S 27th St E) – spoke against Item 3; doesn't want a tall building next to the neighborhood
- James Williams (12921 S 27th St) – spoke against Item 3; says that there should be a goal for the land before the zone change can happen.
- Wendy Vassiliou (12224 S 14th Ct) – spoke against Item 3; doesn't want a dispensary put in the lot.

- *Lisa Williams (12921 S 27th St) – spoke against Item 3; thinks we should wait until development for lot is known*

Tim Terral addressed the Commission again to speak on some of the concerns from the citizens. John Brown made a motion to table Item 3 to the next meeting. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

YEA: *Davis, Beyer, Bowman, Randolph, Brown, Minden*

NAY: *None*

Motion carried; Item tabled to 2021.07.08 meeting.

Mr. Russell Cozort owns approximately ten acres just east of the northeast corner of 131st and Harvard and is requesting to rezone about five (5) acres or ½ the property. Previously Mr. Cozort planned to construct homes but has asked for a change of zoning. The adjacent property to the west has a residential home and commercial medical marijuana grow facility. The Light Commercial zoning will require an amendment to the Comprehensive Plan. The area is surrounded by a variety of zoning and uses including, but not limited to, large Single-family lots and farming on Agriculture land, dense Single-family, commercial, and industrial property. Staff has no objection to the plans.

REQUESTS

Zoning Request(s)	Amend the Comprehensive Plan to show Local Commercial rather than Medium Intensity Single-family Rezone half the parcel from (AG) Agriculture to (LC) Light Commercial
Public Comment	Prior to the first hearing several citizens called inquiring about the zone change, they expressed concerns about additional grow facilities and dispensaries.
Uses	Light Commercial and Commercial Shopping with restrictions
Current Zoning	(AG) Agriculture
Comprehensive Plan	Medium Intensity Single-family (Horizon Jenks New Comp Plan)
General Location	3707 E 131 ST S 131 st and Harvard
Current Parcel Data	
Plat	Unplatted
Parcel ID	97304730429010
Property Address	3707 E 131 ST S
Legal	E330.6 SW SW LESS S35 FOR RD SEC 4 17 13
STR	Section 4, Township 17, Range 13
Gross Acres	9.75

ZONING INFORMATION

Chapter 10 Use Units		Districts			
No.	Name	LC	CS	OL & OM	PUD
1.	Area-wide Uses	X	X	X & X	
2.	Area-wide Specific Use	S	S	S & S	
4.	Public Protection	X	X	E & E	
5.	Community Services and Cultural Facilities	X	X	E & X	X
8.	Multifamily Dwellings and Similar uses		P	E & E	
10.	Off Street Parking Areas		X	X & X	
11.	Offices and Studios	X	X	X & X	X
12.	Eating Places Other Than Drive-Ins		X		X
13.	Convenience Goods and Services * Excluding Drug Stores	X	X		X
14.	Shopping Goods and Services		X		X
15.	Other Trades and Services				
16.	Gasoline Service Stations		X		
17.	Automotive and Allied Activities		E		
18.	Drive-In Restaurants				
19.	Hotel, Motel, and Recreation Facilities		X		
21.	Business Signs and Outdoor Advertising		X		
¹ X = Use by Right.					
S = Specific Use - see Use Unit 2 and Chapter 17.		E = Special Exception-unless use is specifically identified on Specific Use List.			
P = Requires Planned Unit Development Application due to Mixed Use Requirements.					

	Districts	LC	CS	OL	PUD
Frontage (min. ft.)—Arterial		150	150	75	150
Floor Area Ratio (maximum)		0.25	0.50	0.25	0.25
Setback from centerline of abutting street (min. ft.)					
—Arterial		50	50	50	50
Setback from an abutting R District boundary line (min. ft.)		10 ¹	10 ¹	10 ¹	20
Building Height (max. ft.)		35	35	35	35

¹ Plus two feet of setback for each one foot building height exceeding 15 feet, if the property is within an RE, RS, or RD District.

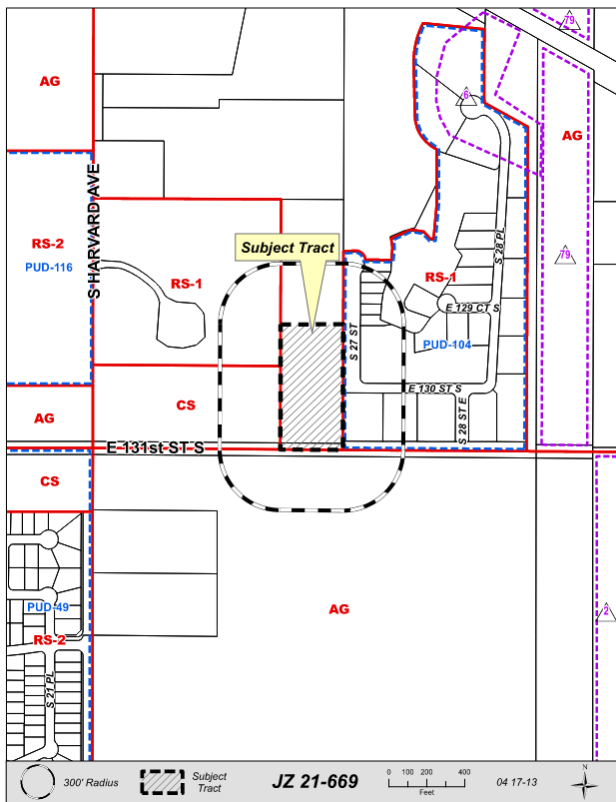


Figure 1: Legal Notice | Zoning

Zoning

North | AG (Agriculture)

East | RS-1 Frazier Lakes | (PUD 104)

South | AG (Agriculture)

West | CS (Commercial Shopping)

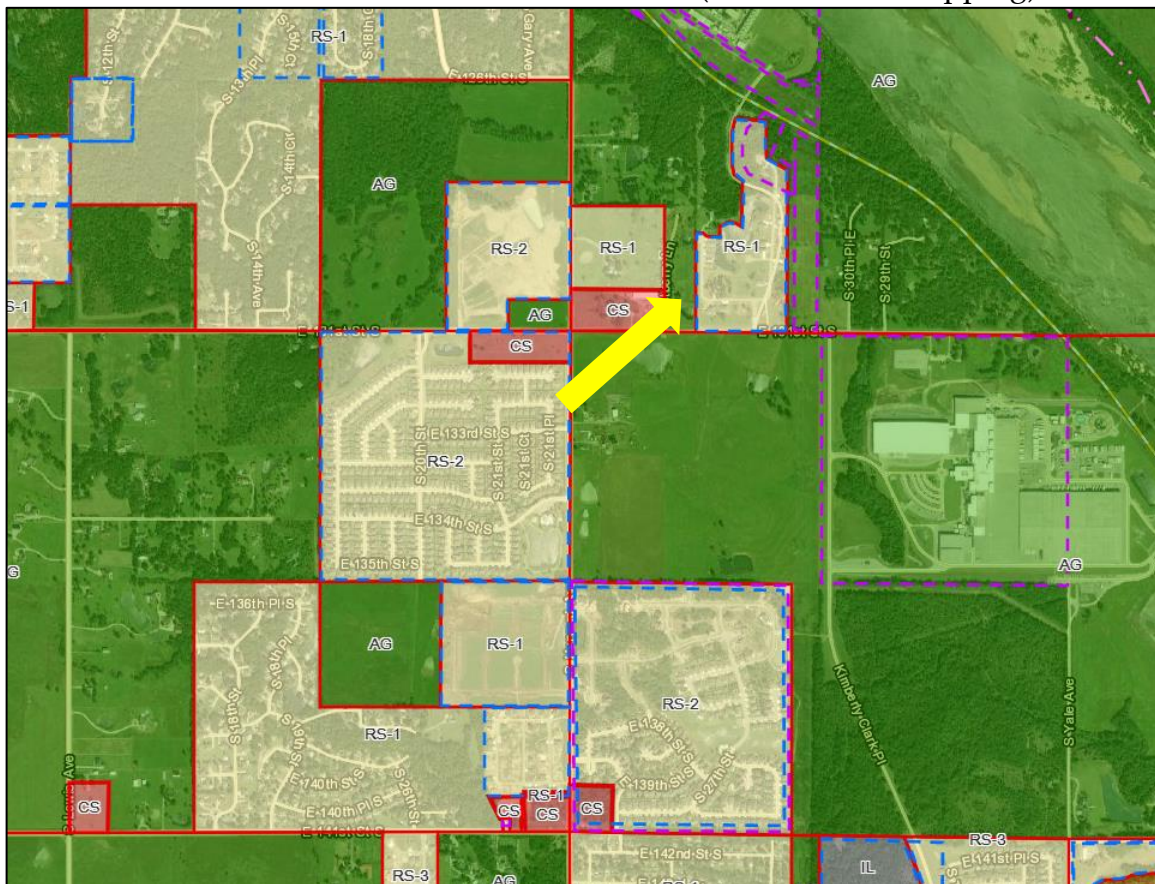


Figure 2: Zoning Map | INCOG

Comp Plan North | Medium Intensity Single-family | Currently large lots (AG)
 East | Medium Intensity Single-family | RS-1 Frazier Lakes | (PUD 104)
 South | Medium Intensity Single-family | Single-family Large lots AG (Agriculture)
 West | Local Commercial | CS (Commercial Shopping) | Cannabis Grow House

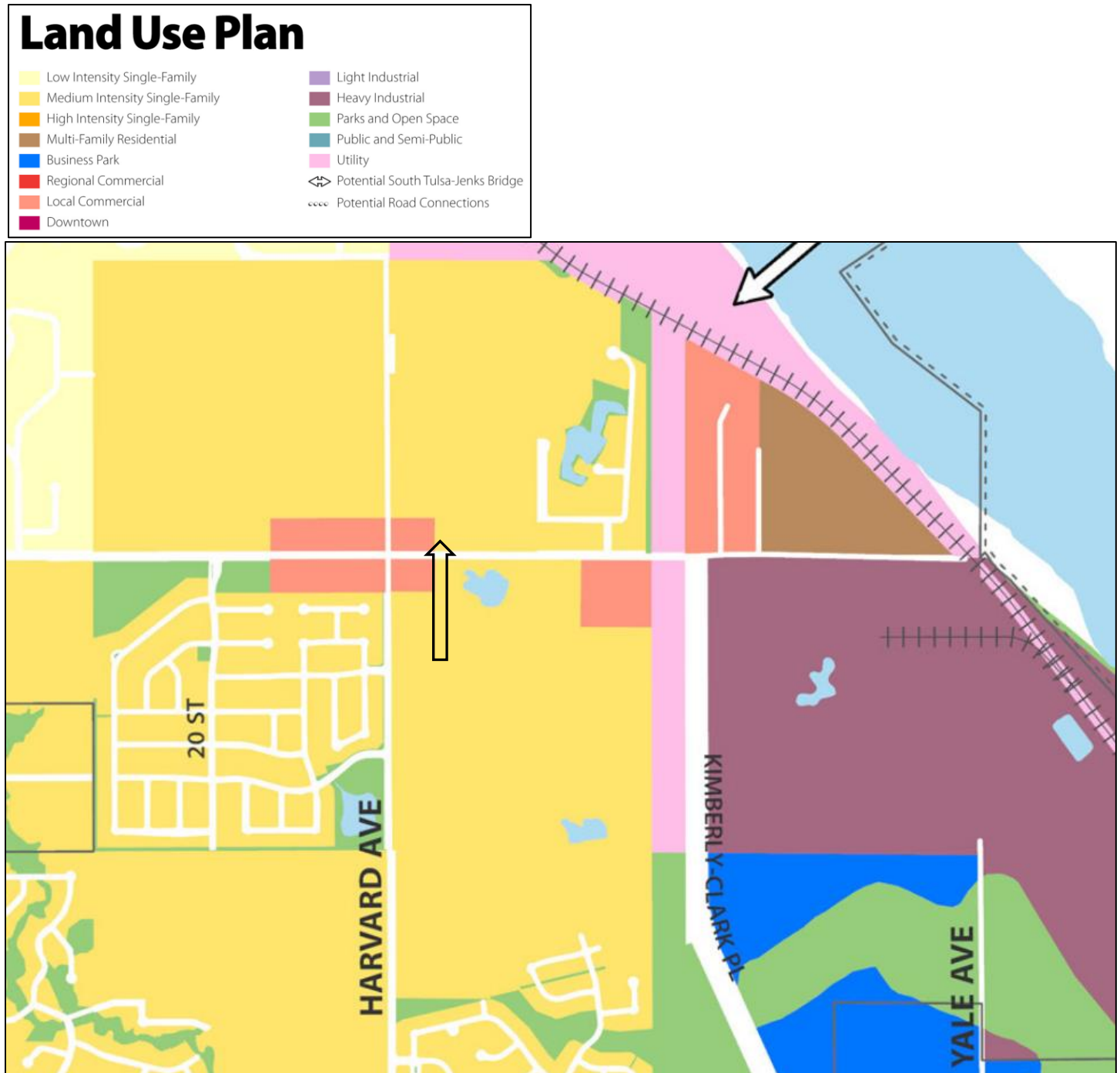


Figure 3: Horizon Jenks Comp Plan



Figure 4: 131st and Harvard NE Corner



Figure 5: View from 131st



Figure 6: Google Earth



Figure 7: Google Earth view | housing, commercial, undeveloped, industrial

Staff Evaluation & Recommendation

Evaluation | This application has 2 requests on a parcel approximately 5 acres in size:

1. **COMP PLAN AMENDMENT** | Approving this amendment will allow the landowner to change the Future Land Use Map from the policy guide position of Medium Intensity Single-family residential to a Local Commercial designation and allow the zoning to be changed accordingly.
2. **REZONING** | Approving this request would allow the current and/or any future property owners to operate a commercial retail space with restricted uses including drugstore/pharmacy. Staff believes this site is unique because it is sandwiched between a residential subdivision and a “Commercial Medical Marijuana Grow facility”.
600.5. Purposes of the LC Light Commercial District.
The LC District is designed to accommodate limited types of commercial and accessory uses by allowing low land area coverage especially suited to property with unique physical features or locations.
3. **PLAT** | Platting is required at time of development

RECOMMENDATION | **Planning Commission has Two (2) Actions** | *Staff recommends approval of both actions:*

1. *Comprehensive Plan Amendment to Local Commercial*
2. *Rezoning from AG to LC and PUD 131*
3. *Platting is required at time of development*
4. *PUD Comments*
 - a. *Page 3. IV. Architectural articulation along 131st Street Frontage as well as the east facing the residential neighborhood.*
 - b. *Page 3 V. Landscaping and Screening | Discuss screening location with neighbors, it may be better to place fence along parking. Memorialize agreement in PUD or Plat covenants, provide a copy to the City.*



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

NOTICE OF A PUBLIC HEARING ON A PROPOSED ZONE CHANGE & COMP PLAN AMENDMENT LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21-669

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 03 June 2021, in consideration of the following:

An application to approve a Request by Tim Terral for approval of a zone change from AG (Agriculture) to CS (Commercial Shopping) and for an amendment to the Comprehensive Land Use Map to Local Commercial

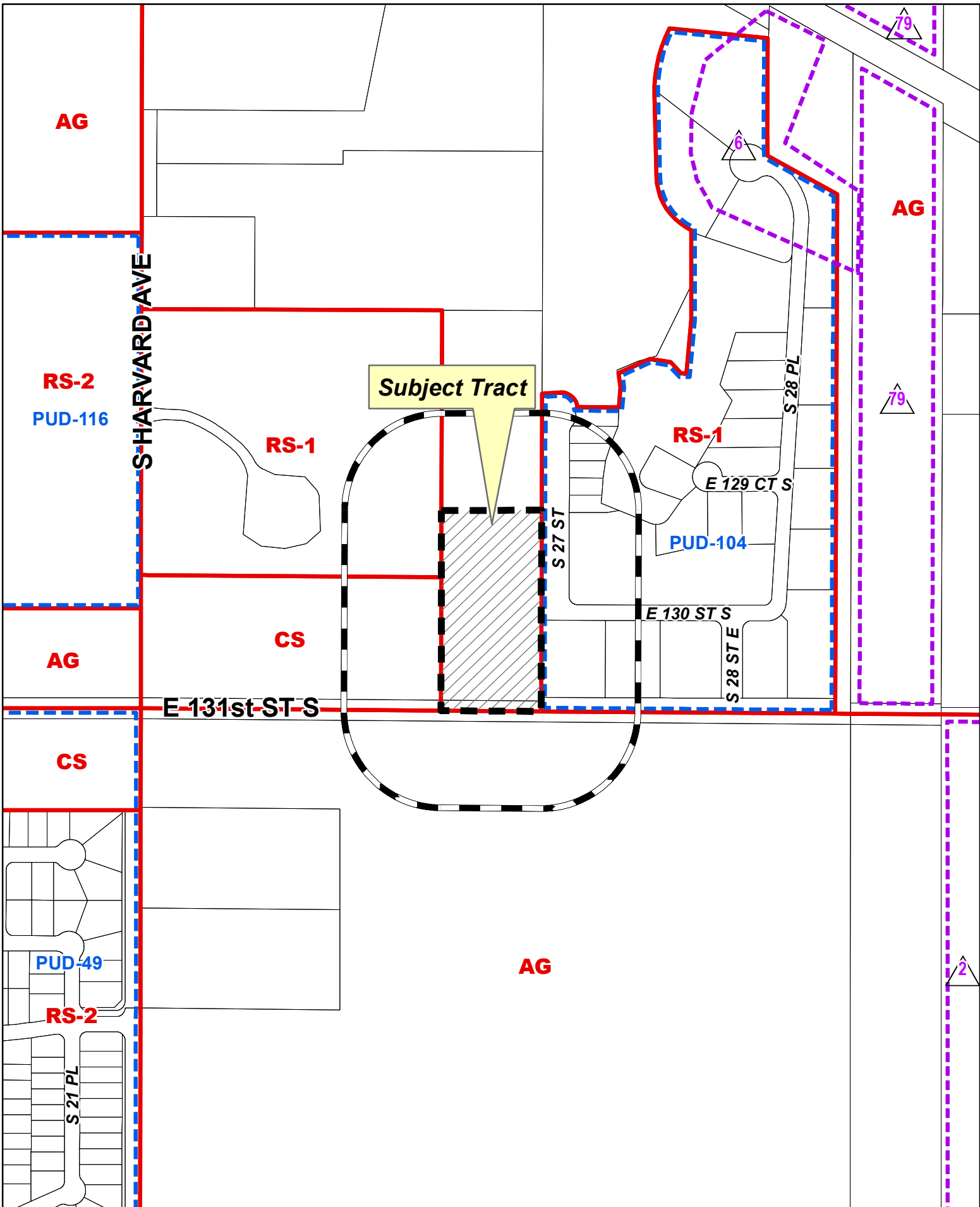
Legal Description: The South-Half (S/2) of the East 330.60 feet of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof. Containing 5.00 acres, more or less.

General Location: East of 131st St & Harvard, north side of Harvard

All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 7 May 2021.

Marcaé Hilton, Secretary
Jenks Planning Commission

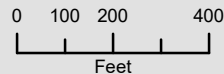


300' Radius



Subject Tract

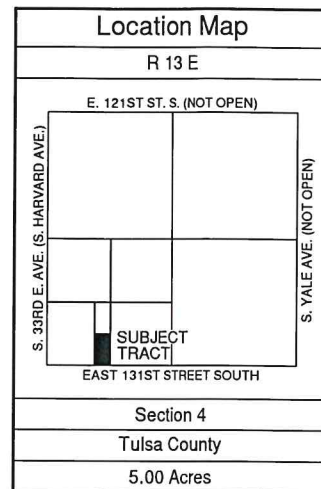
JZ 21-669



04 17-13



Exhibit "A"



Legal Description

The South-Half (S/2) of the East 330.60 feet of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Four (4), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof. Containing 5.00 acres, more or less.

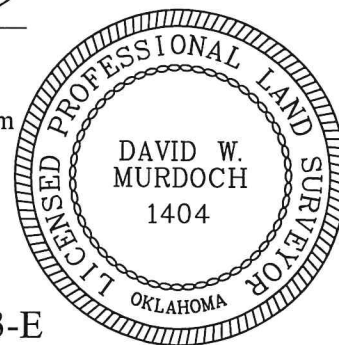
CERTIFICATE:

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

Witness my hand and official seal this 20th day of April, 2021.
Tulsa Engineering & Planning Associates, Inc.

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

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



ZONING EXHIBIT

PART OF SW/4, SW/4, SECTION 4, T-17-N, R-13-E



Tulsa Engineering & Planning Associates

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

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

Civil Engineering, Land Surveying, Land Planning

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



Job No: 19-130

Scale: 1" = 200'

Date: 4/20/2021

UNOFFICIAL NOTICE TO THE PUBLIC
JZ 21-669 (NOW | JZ 21 PUD 131 & JZ 21-669)
ITEM CONTINUED FROM JUNE 03, 2021
PLANNING COMMISSION PUBLIC HEARING
DEVELOPER HAS CREATED A "PUD" WITH RESTRICTIONS TO BETTER PROTECT
ADJACENT NEIGHBORS
FOR QUESTIONS | PLEASE CALL MARCAE HILTON | 918-556-7441
REHEARING DATE: AUGUST 5, 2021

PUD XXX

Pinnacle Commercial

Jenks, Oklahoma



Tulsa Engineering & Planning Associates

9810 East 42nd Street South, Suite 100

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.340.5999

8/2/2021

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I. DEVELOPMENT CONCEPT

Pinnacle Commercial is a proposed low intensity commercial/office development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Jenks Zoning Code. The site consists of 5.00 acres, located on the north side of East 131st Street South and roughly 990 feet east of South Harvard Avenue. There is approximately 330 linear feet of frontage on East 131st Street South. The site is bounded on the north and south, across East 131st Street, by undeveloped Agriculture (AG) zoned land, to the west by Commercial (CS) zoned land that is the site of a medical marijuana grow facility and to the east by Frazier Lake Estates residential development (PUD -104).

The site is characterized by gently sloping terrain, with drainage that generally flows from west to east. There is an existing pond located in the southeast corner of the site where some of this drainage flows. No 100-year floodplain exists on the site and there are no significant encumbrances to the site. The soil types for the site are typical for the area and should create no unusual developmental problems. The location has favorable accessibility and visibility, with the access being off of East 131st Street South.

Pinnacle Commercial has an underlying zoning of Agriculture (AG). Submitted previous to this PUD application, was a zoning request to rezone the entire tract to CS (Commercial Shopping). This CS zoning request triggered the need for this PUD application. After discussions with the developer and City Staff, it has been decided to change the requested zoning from CS to LC (Light Commercial), a less intense commercial zoning district. This PUD has restricted commercial uses, compared to the standard CS zoning, that is more common in the Jenks area. There is a proposed 10' Landscape Buffer to be located along the east boundary that is shared with Frazier Lake Estates. Within this landscape buffer, at least one tree shall be planted for every 50 lineal feet of landscape buffer, 50% of which shall be evergreen, trees may be grouped together or evenly spaced. The landscape buffer is to be fully irrigated with an underground irrigation system. In addition, there will be a 6' opaque screening fence installed along the east side of the landscape buffer, next to Frazier Lake Estates. The architectural appearance of the buildings within the PUD will have a residential look, with building articulation every 50 feet, to provide visual interest, aesthetic appeal and the ability to better blend in with the surrounding area.

II. STATISTICAL SUMMARY

Total Project Area	5.00 Acres (Gross) 4.62 Acres (Net)
Maximum Floor Area	As permitted within the LC Zoning District
Maximum Floor Area Ratio	0.25
Minimum Open Space	30,187 SF/15% (Net)

III. DEVELOPMENT STANDARDS

Permitted Uses:	Community Services and Cultural Facilities, Offices and Studios, Eating Places other Than Drive-Ins, Convenience Goods and Services Excluding Drug Stores, Shopping Goods and Services.
Minimum Lot Width	150 feet
Minimum Building Setbacks:	
- From an Arterial Street ROW	50 feet
- Abutting Residential Zoning District	25 feet
Maximum Building Height	1-Story/25 feet*
Other Bulk and Area Requirements	As established in the LC Zoning District

- * Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 35 feet. However, no habitable portion of any building may exceed the 25 foot height limitation.

as well as the east facing the residential neighborhood.

IV. ARCHITECTURAL APPEARANCE

The architectural appearance of the buildings within the PUD will have a **residential look**, with **building articulation every 50 feet along the East 131st Street Frontage** to provide visual interest, aesthetic appeal and to better blend in with the surrounding area.

V. LANDSCAPING AND SCREENING

Unless modified herein, landscaping shall be provided in accordance with the City of Jenks Zoning Code, except that **there will be a 10 foot landscape buffer, located along the east boundary that is shared with Frazier Lake Estates. Within this landscape buffer, at least one tree shall be planted for every 50 lineal feet of landscape buffer, 50% of which shall be evergreen, trees may be grouped together or evenly spaced. The landscape buffer is to be fully irrigated with an underground irrigation system and shall be landscaped and sodded before a Certificate of Occupancy is issued. At least 15% of the net lot area shall be landscaped open space. In addition, there will be a 6' opaque screening fence installed along the east side of the landscape buffer, next to Frazier Lake Estates.**

discuss this with neighbors, it may be better to place fence along parking. Get agreement in writing.

VI. LIGHTING

All lighting shall be provided in accordance with the City of Jenks Zoning Code. No light poles shall be installed that exceed 15 feet in height and shall be shielded, with the light fixtures directed away from the perimeter of the site and towards the ground.

VII. SIGNAGE

One multiple tenant sign shall be permitted along East 131st Street identifying the tenant or tenants located within the development. This sign shall not exceed 20 feet in height, nor 200 square feet of display surface area, shall have a monument type base and be located outside of any utility easements adjacent to the arterial streets.

VIII. PROPERTY OWNERS' ASSOCIATION

The Pinnacle Commercial Property Owners' Association, to be established, will have as its main objective, the maintenance of the landscaped buffer and all other landscape entryways and open space areas. Membership in the Pinnacle Commercial Property Owners' Association will be mandatory for all property owners.

Final documents for the Pinnacle Commercial Property Owners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

IX. SITE PLAN REVIEW

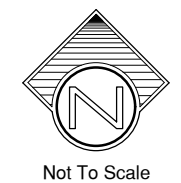
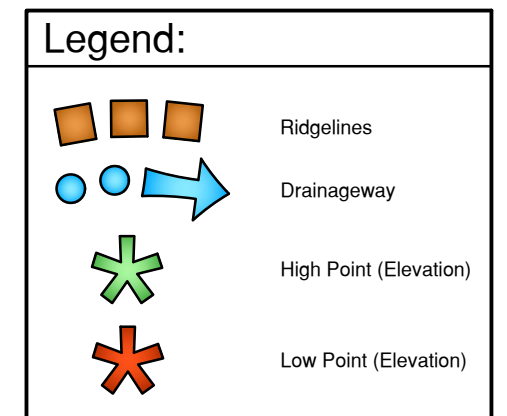
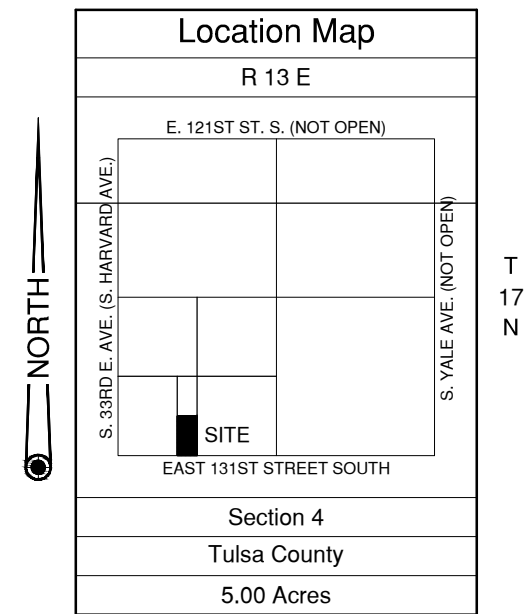
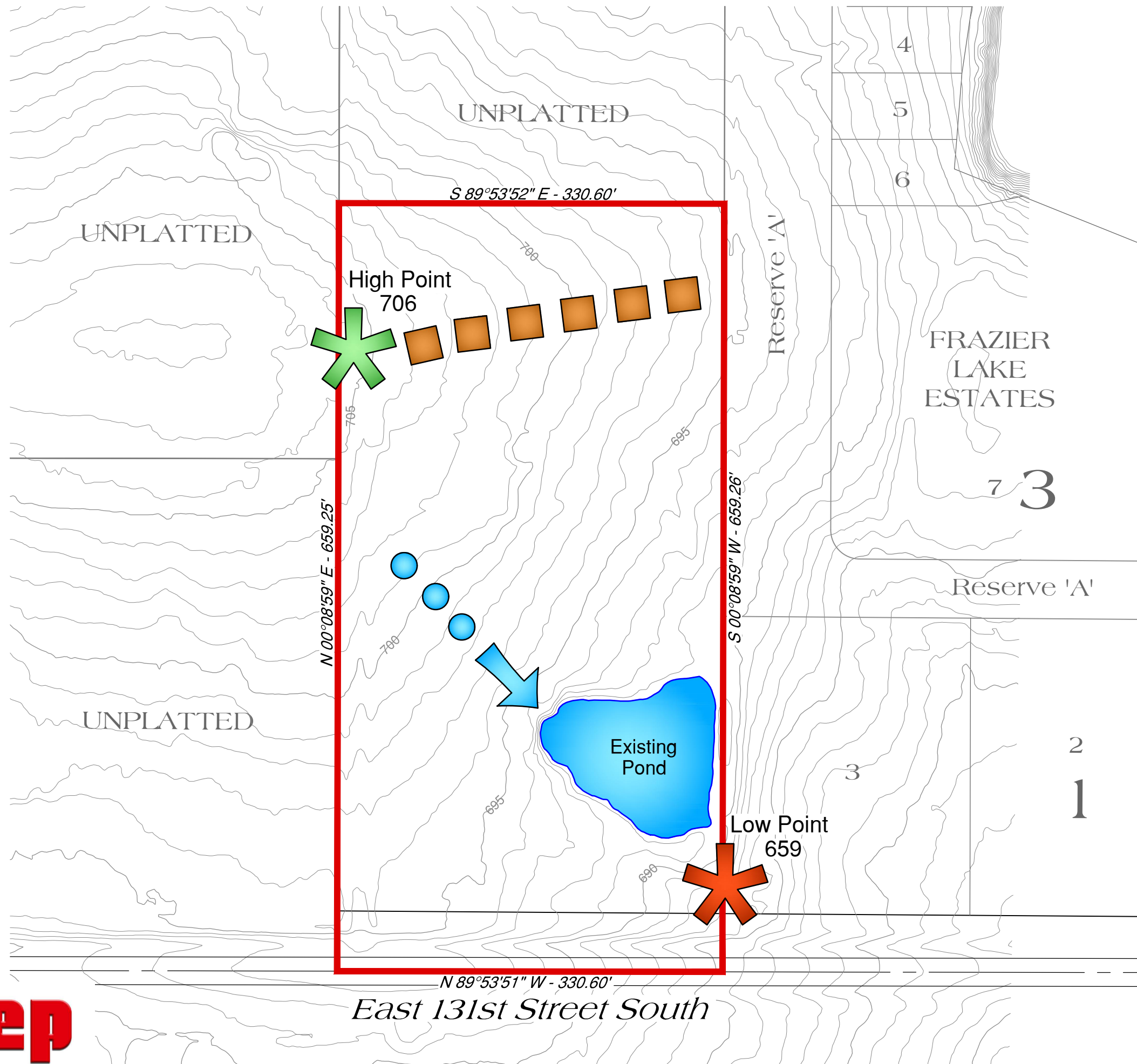
No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City of Jenks as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City of Jenks.

X. PLATTING REQUIREMENT

No building permit will be issued until the planned unit development site has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and the City of Jenks City Council, and duly filed of record. The required subdivision plat will include covenants of record implementing the development standards of the approved planned unit development and the City of Jenks shall be a beneficiary thereof.

XI. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be completed as market conditions permit.



Not To Scale

EXHIBIT 'C'

Pinnacle Commercial Tract

Existing Conditions Plan



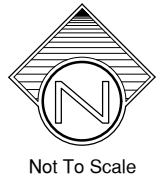
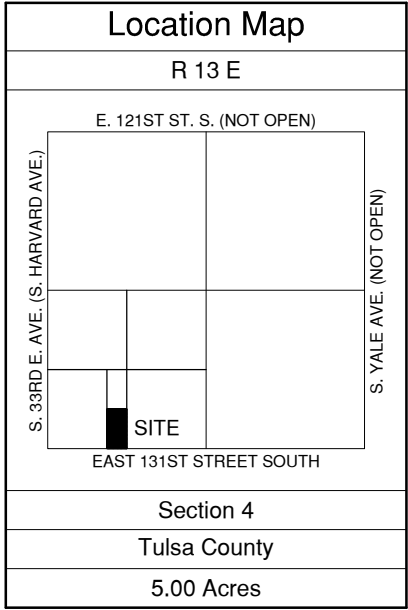
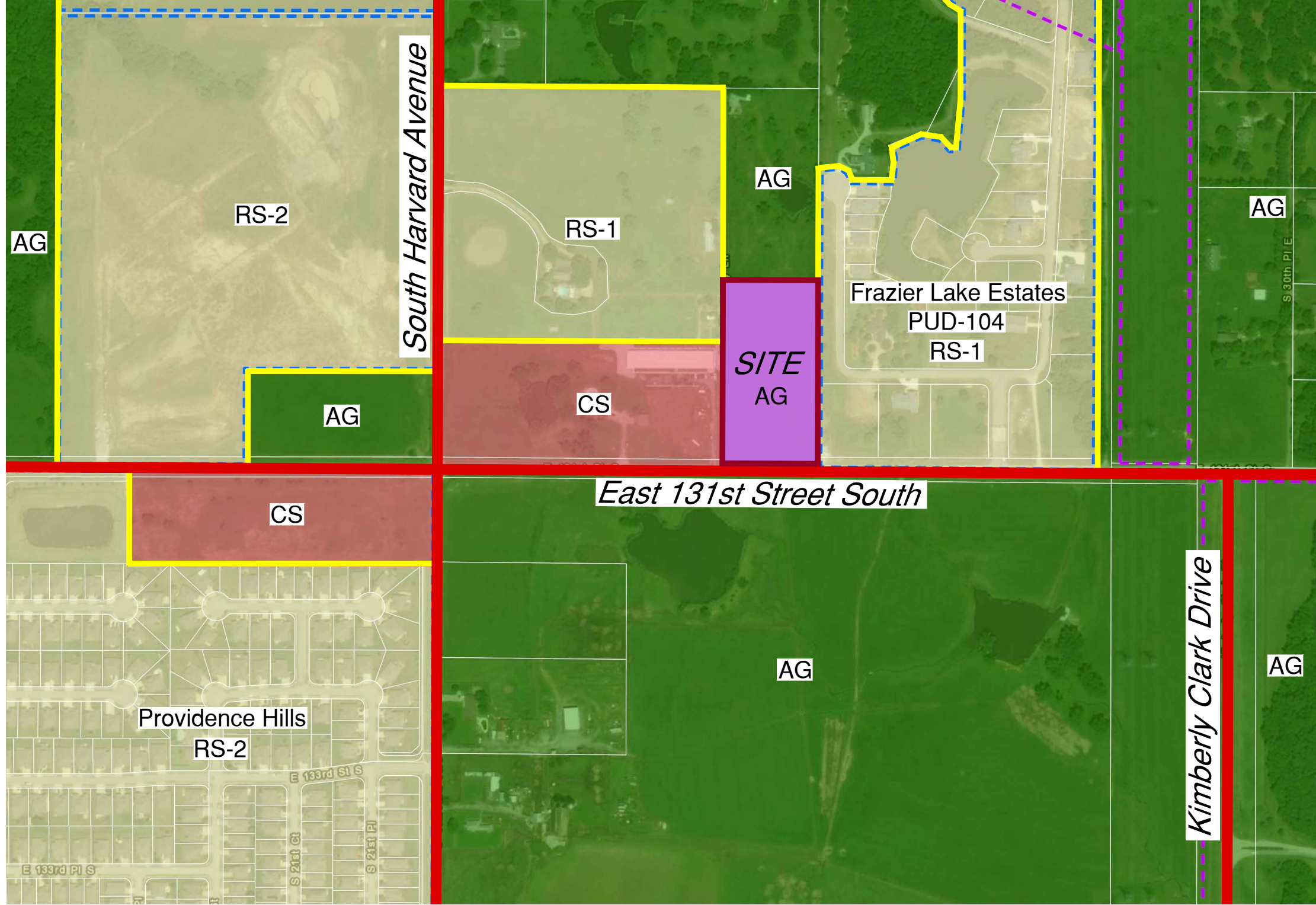
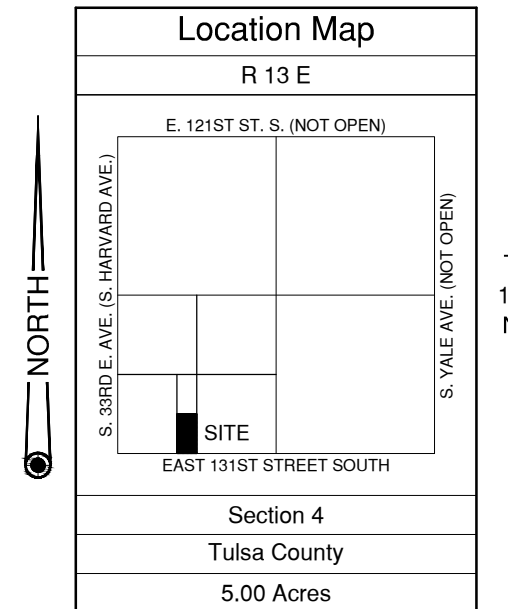
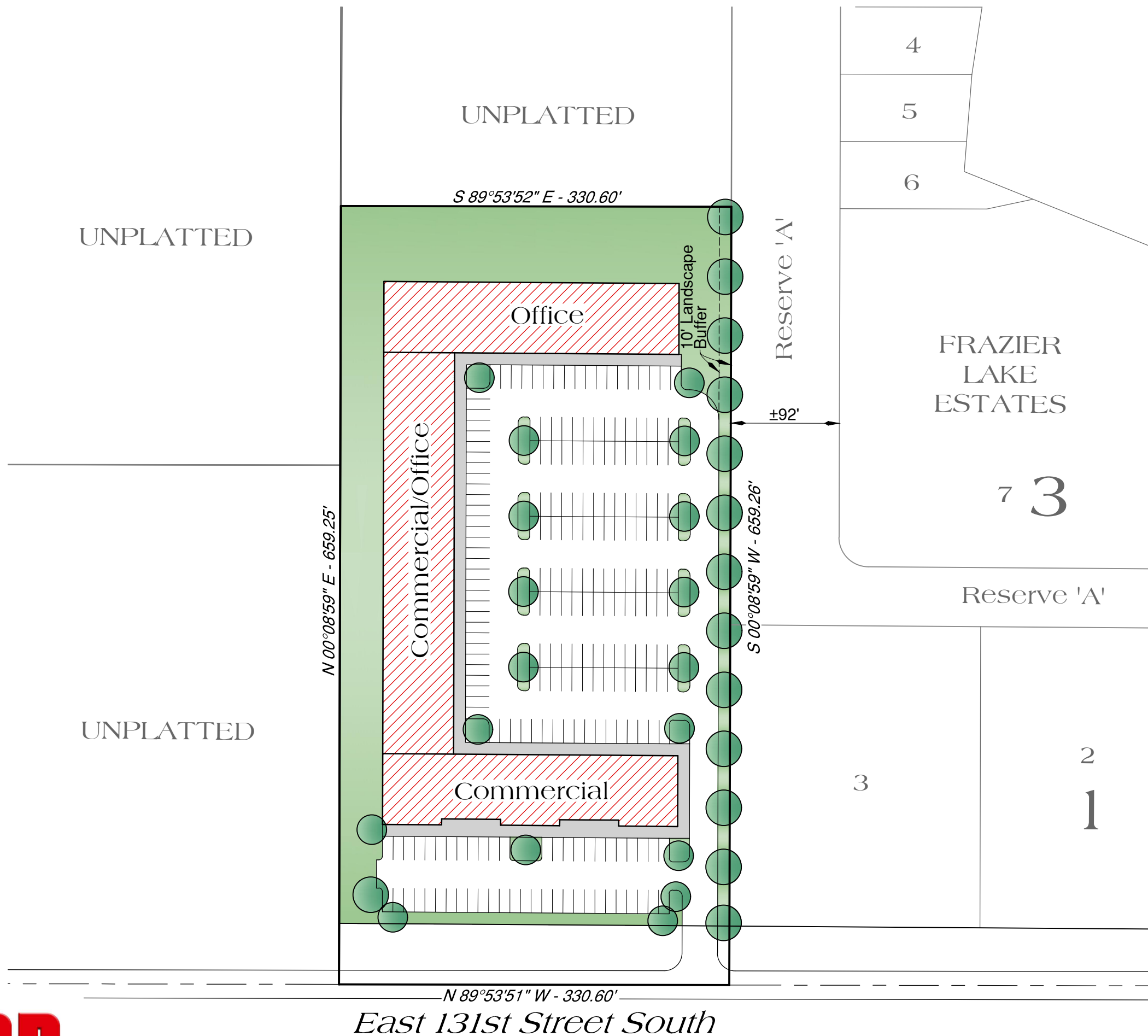


EXHIBIT 'B'

Pinnacle Commercial Tract

Surrounding Zoning and Land Use Plan





Data Summary:	
Total Project Area	5.00 Acres (Gross) 4.62 Acres (Net)
Maximum Floor Area	Per the LC Zoning District
Floor Area Ratio	0.25
Min. Open Space	30,187 SF/15% (Net)



EXHIBIT 'A'

Pinnacle Commercial Tract

Conceptual Site Plan