

AGENDA
SPECIAL MEETING
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 30, 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 September 09, 2021

Documents:

[2021.09.09 PC MINUTES.PDF](#)

- 1.B. Approve ARC 21-503: Request by Christian Ortiz for approval of accent building lighting. General Location: 727 E Main Pl

Documents:

1. [SR.ARC 21-503VOM.PC 9.30.21.PDF](#)
2. [VILLAGE ON MAIN.PDF](#)

- 1.C. Approve Plat Amendment: Request by AAB Engineering for a change of access on Yorktowne Village Plat. General Location: 121st and Elm

Documents:

1. [SR.YORKTOWN CHANGE OF ACCESS.PC9.30.21.PDF](#)
2. [PUD 116 MA3. MINOR AMENDMENT.SITE PLAN.PDF](#)
3. [PUD 116 MA3. MINOR AMENDMENT.WINDSOR PLAZA ACCESS EXHIBIT.PDF](#)
4. [YORKTOWNE VILLAGE AERIAL.PDF](#)

- 1.D. Approve PUD 16MA3 Minor Amendment 1: Request by AAB Engineering for approval of a minor amendment to PUD 16MA3 for a change in the parking ratio. General

Location: 121st and Elm

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 21-674: Request by Andrew Garret for a zone change from AG (Agriculture) to RS-3 (Single-Family Residential). General Location: 11117 S Douglas

Documents:

1. [SR.JZ 21-674 11117 S DOUGLAS.PDF](#)
2. [JZ 21-674 SITE PLAN.PDF](#)
3. [GLENWOOD SOUTH.TIF.PDF](#)
4. [PUBLIC NOTICE JZ 21-674 \[11117 S DOUGLAS AVE\].PDF](#)

4. SUP 116: Request by Shannon Duncan for approval of SUP 116 to extend the boundary lines of SUP 74 and allow for additional church uses. General Location: 11725 S Elm

Documents:

1. [SR.JZ 21 SUP 116 JBC.PDF](#)
2. [JZ-21_SUP-116.PDF](#)
3. [FBC JENKS ANNEX SITE PLANS.PDF](#)

5. Trucking Establishment Ordinance: Request by staff for approval of an ordinance adding Trucking Establishment language into the Jenks Zoning Code

Documents:

- [SR.TRUCKING ESTABLISHMENTS - COPY.PDF](#)
- [TRUCKING ORDINANCE - COPY.PDF](#)

6. JZ 21-673: Request by Bell Land Use for a zone change from AG (Agriculture) to CS (Commerical Shopping). General Location: 2830 W 129th

Documents:

1. [SR.JZ 21-673.PC.PDF](#)
2. [JZ 21-673 PUBLIC NOTICE \[2830 W 120TH ST S\].PDF](#)

7. PUD 129: Request by Greg Helms for approval of a mixed use Planned Unit Development. General Location: 105 W Main

Documents:

1. [SR.JZ 21-PUD-129.PC09.30.21.PDF](#)
2. [105 W MAIN ST - PUD.SHEET 10 -11 REVISED.PDF](#)
3. [JZ 21 PUD 129 PUBLIC NOTICE \[105 W MAIN\].PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 09, 2021
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on September 09, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

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

Absent

Jeffrey Beyer

Business

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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 August 05, 2021

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

YEA: Bowman, Randolph, West, Davis, Minden

NAY: None

ABSTAIN: Brown

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
3. JZ 21 PUD 130: Request by Robert Bell for approval of a zone change from AG (Agriculture) to CS (Commercial Shopping) and Planned Unit Development 130
Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Robert Bell (1011 W "G" St; applicant) addressed the Commission about the

application and answered questions. The following individuals spoke about the application:

- Pam Conway (706 N Redbud St) – concerns about setbacks
- Emily Waggoner (703 N Sycamore St) – questions about setbacks
- Mike Martin (803 N Redbud St) – concerns about drainage
- Hannah Badgett (705 N Redbud St) – questions about privacy
- Sherri Sanders (509 N Sycamore) – worried about drainage, height of building, and lighting
- Eric Maroney (2105 W “E” Ct) – questions about type of fencing/screening
- Beth Oakes (2112 W “D” Ct) – questions about building materials, privacy, drainage, and possibility Commercial Owners Association

Robert Bell addressed the Commission again to answer some of the questions and concerns from the citizens. David Randolph made a motion to approve Item 3 with the following conditions:

1. All staff recommendation
2. Removing Use Units 1, 16, and 19
3. Setbacks as described in the handout (attached at end of minutes)
4. Removing staff recommendation #7
5. Adding all stormwaters will run to Elwood
6. That there be a Commercial Owners Association
7. Adding trees as barriers along the areas abutting residential property
8. Add in the Deed of Dedication to the plat that a pro rata fee must be paid to the South Lakes Villas Homeowners Association should any drainage go to their retention pond

Scott West seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Other Business

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

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

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

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 7:16 p.m.

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	September 30, 2021
Case Number	ARC 21-503 Village on Main
Request	Approval of New Building Riverfront District
Location	727 E. Main
Applicant	CHRISTIAN ORTIZ

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Lighting Details

Preparer

Christian Ortiz

Background Information

SUMMARY | Please find the attached lighting request for Village on Main from Christian Ortiz of Encinos Signs. The request is for RGB color changing LED strip border lights on the facia of various elevated tower like structures and three different buildings as indicated on the drawings. The lighting request is a product similar to the First Oklahoma Bank lighting which was approved in the past and can be seen at night from both sides of the river, however, that lighting covers the entire building rather than a few towers.

ARC VOTE VIAL EMAIL | 5 yes-1 yes with conditions-2 no response

Yes	Josh Driskell, Jenks Chamber of Commerce
Yes	Heather Turner, Anthem Road Academy, Downtown Business Owner
Yes	JayCee Kerns, LC Kerns Contractors, Downtown Business Owner
Yes	Tanner Rush, Development Coordinator, City of Jenks Due to the location being within the Riverfront Appearance District, I support this appearance. I do not think these accent lights are appropriate for Downtown, but are appropriate for the Riverfront.
Yes	Chris Cloyde, City Engineer, City of Jenks
Yes*	Greg Helms, GS Helms & Associates, Architect *I vote yes if they are constant white, no if they change colors. I do not think the bank looks good "green" or "purple," etc.
Yes	Matt Bear, Quick Trip, Landscape Architect
Yes	Marcaé Hilton, City Planner, City of Jenks

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

Zoning Code

Uses Retail, Office and Multi-family

PUD PUD-76 | Ordinance 1304

Parcel ID [60981831950660 | The Village on Main LLC. | Gypsy No. 2 coffee House](#)

Property Address 117 S 7 ST E

Legal LOT 1 BLOCK 1

Gross Acres 1.75

Parcel ID [60981831950672 | Village on Main Apartments](#)

Property Address 204 S RIVERFRONT DR

Legal PRT LT 1 COMM NECR LT 1 TH S174.39 E8.47 S20 W1.11 S20 E.96 S170.52 TO POB TH S249.11 CRV RT39.31 W136.64 N86.73 CRV LF162.61 NW241.81 N30.34 CRV RT24.53 CRV LF20.59 NE100.81 SE61.86 SW63.91 SE287.42 NE62 SE41.71 TO POB BLOCK 2

Gross Acres 1.82

Parcel ID [60981831950680 | New L shaped commercial structure](#)

Property Address E AQUARIUM PL S

Legal LOT 1 BLOCK 3

Gross Acres 1.89

Staff Evaluation & Recommendation

EVALUATION | There are three (3) total structures with six (6) areas seeking to add LED lighting. The Appearance Review Districts previously established within the Comprehensive Plan are not fully functional due to their removal when Horizon Jenks Comprehensive Plan was adopted. However, staff has honored the idea of review until the new UDO is adopted, at that time the review process will have new guidelines and requirements. Please consider if the proposed lighting request is consistent with the District vision and standards? Currently the First Oklahoma Bank has a similar feel with LED lighting meeting the requirement of complementing the building structures adjacent to the request.

Other Possible Considerations:

Hours of operation for lights? The bank does not seem to have restrictions.

Is the light constant or changing? The light is constant.

Is the color constant? The color is changing and programmable

Sec. 1600. - Appearance review districts.

B. Riverfront and/or Boardwalk District created as defined by Appendix "A"- Jenks Comprehensive Plan for the purpose of promoting the redevelopment and expansion of existing businesses in the downtown shopping district, and to encourage and attract a variety of new retail, service, and higher density residential uses, and to create an area to provide residential, commercial and public attractions of educational, scientific, and cultural significance as stated in the approved and adopted Riverfront District Guidelines.

1660.2. Riverfront District Guidelines.

E. Lighting.

1. All lighting, including exterior and parking lot lighting, should be so designed to complement the building structures constructed and those located in adjacent areas.
 - a. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties within a Residential Zoning District.
 - b. Lighting incorporating period lighting fixtures similar to the Theme District and conforming to approved City street lighting studies are encouraged.

RECOMMENDATION | Staff and ARC recommend approval of the exterior LED light plans



Figure 1: Special Theme District

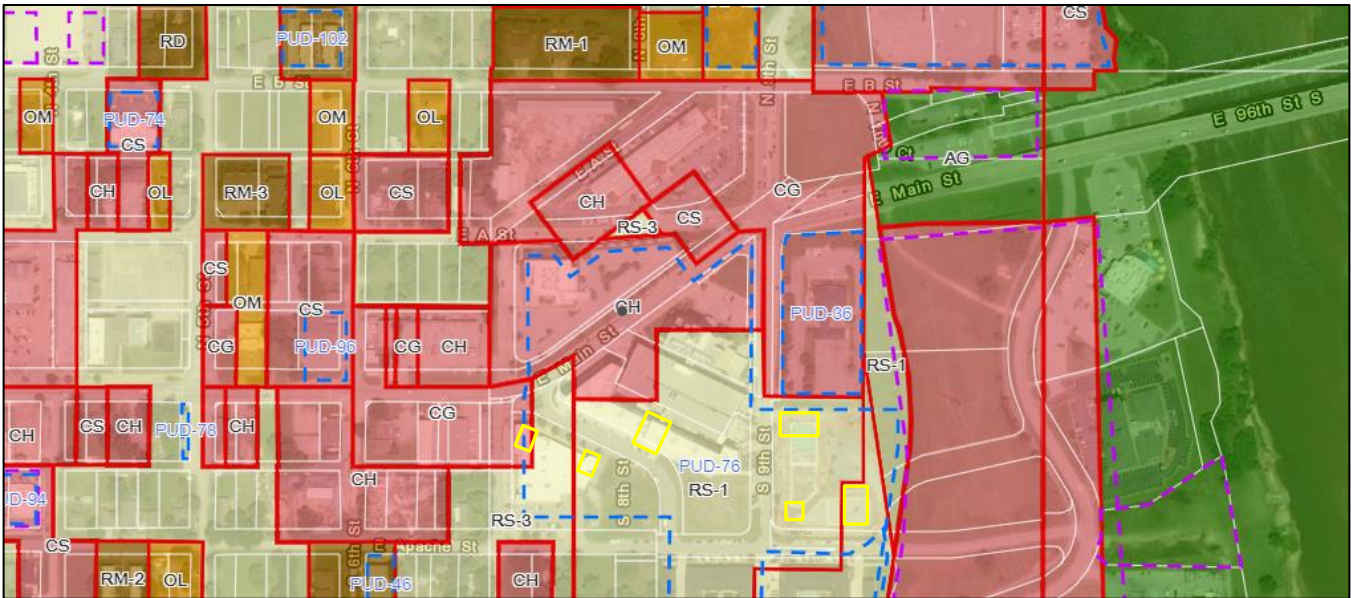


Figure 2: Aerial View of Zoning Map

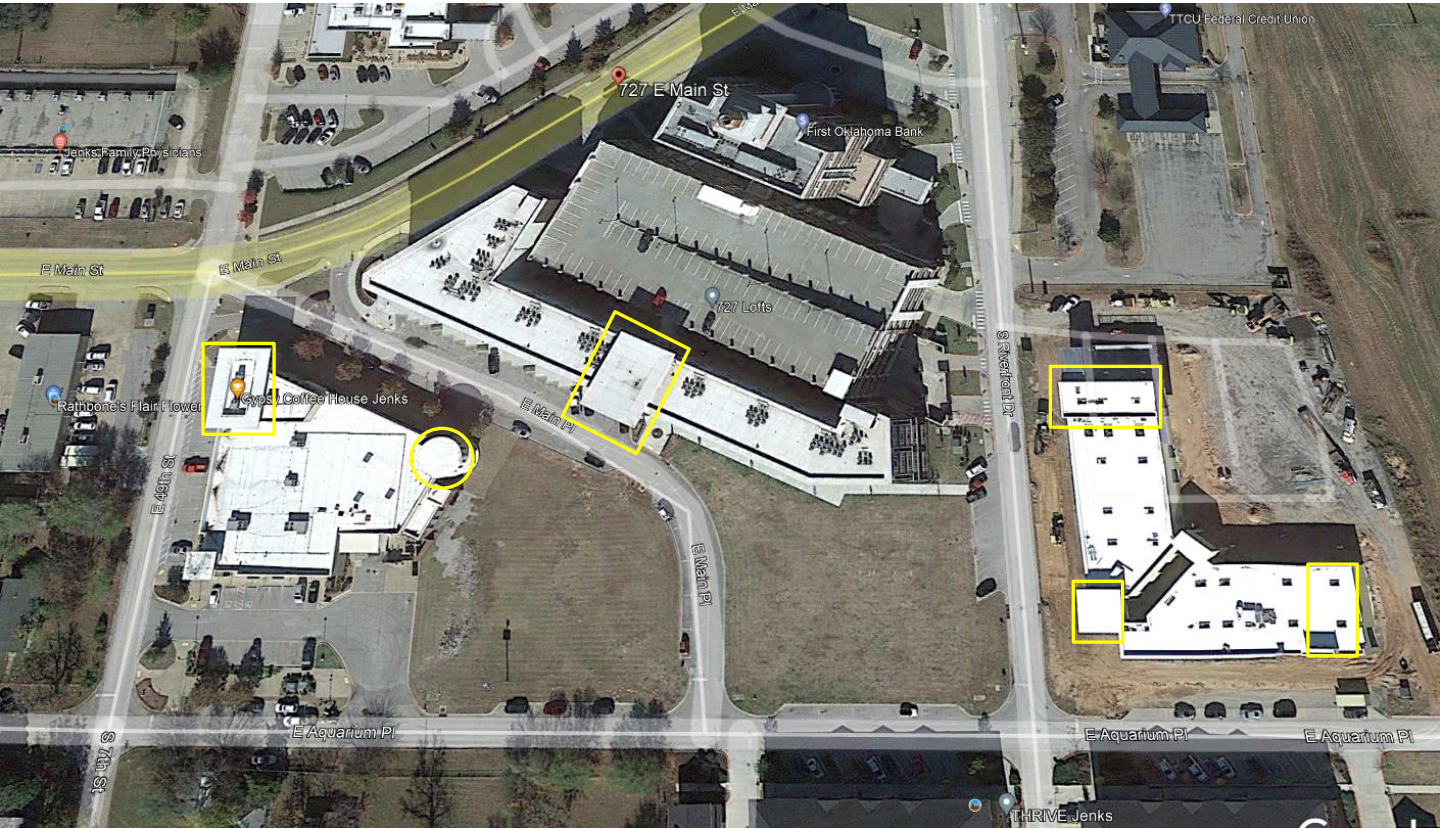


Figure 3: Google Earth View of all three building location/requests

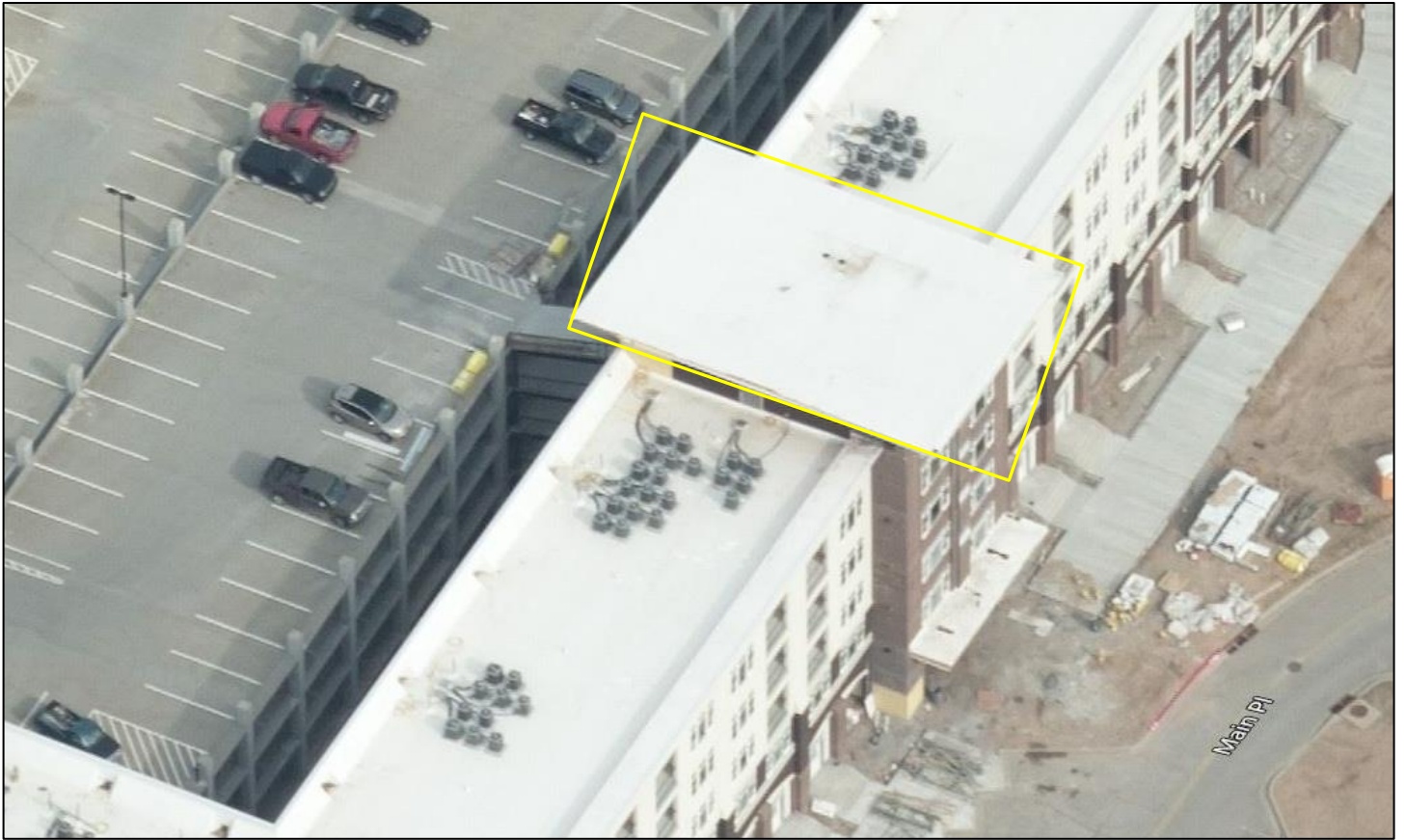


Figure 4: Google Earth view of apartment tower



Figure 5: Corner view of retail along Main Street and Main Place



Figure 6: New retail structure



9810 E 58th St, Tulsa, OK 74146
(918) 286 8535
www.encinos3d.com



CUSTOMER:
Village on Main
CITY AND STATE:
161 South Riverfront Drive,
Jenks, OK
DRAWN BY:
Martha Hernandez
SOLD BY:
Jesus Ortiz
DRAWING NUMBER:
VOM081821-003
APPROVED BY:

DATE APPROVED:

Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly. Any typographical and or layout errors not found now will be the customers responsibility.



Pylon Signs
Casino Signs
Monument Signs
Neon Signs
Blade Signs
Wall Signs
Channel Letters
Interior Signs
Way finding Signs
Post & Panel
LED Display
Commercial & Architectural Signs

VOM Retail Partners



71'9" x 30'3"

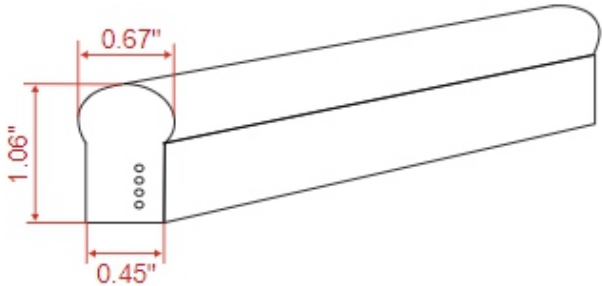


31' 4 1/2" x 31' 5 1/2"



48' 1/2" X 23' 2 1/2"

G2G - RGB LED STRIP
NeonAurora Flex RGB
Voltage24VDC





9810 E 58th St, Tulsa, OK 74146
(918) 286 8535
www.encinos3d.com



CUSTOMER:
Village on Main
CITY AND STATE:
117 South 7th Street, Jenks, OK
DRAWN BY:
Martha Hernandez
SOLD BY:
Jesus Ortiz
DRAWING NUMBER:
VOM081821-004
APPROVED BY:

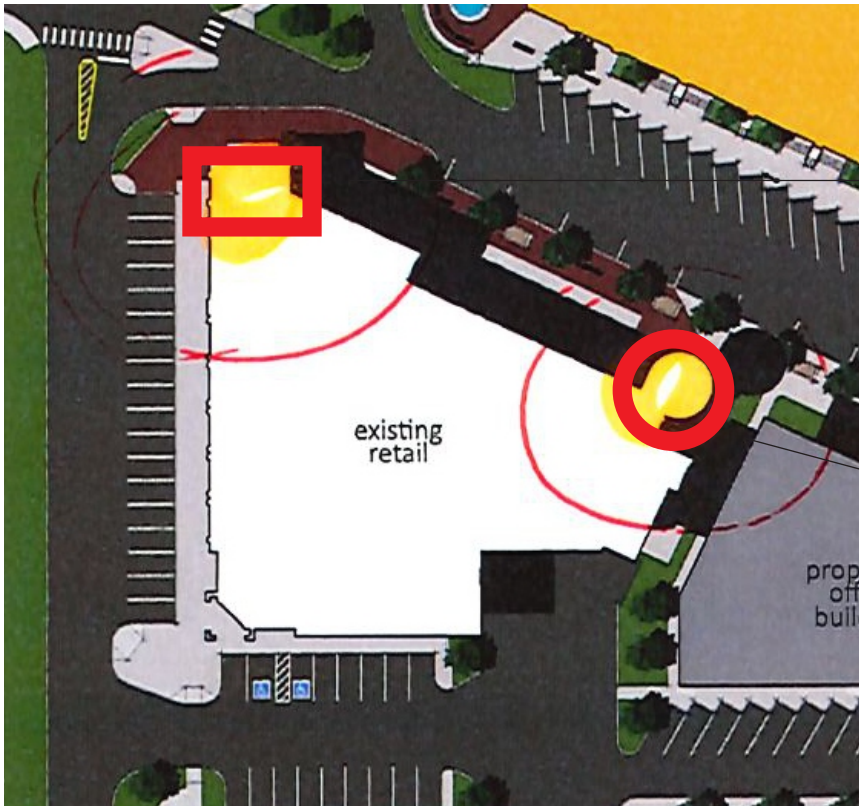
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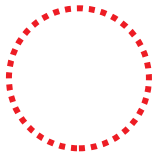


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LED Display
Commercial & Architectural Signs

VOM B1

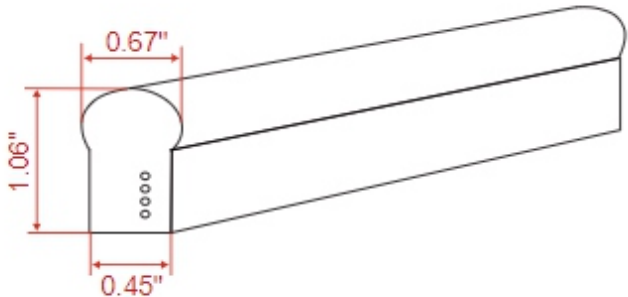


40'6" x 68'6"



33'6" Diameter

G2G - RGB LED STRIP
NeonAurora Flex RGB
Voltage24VDC





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www.encinos3d.com



CUSTOMER:
Village on Main
CITY AND STATE:
727 East Main Place, Jenks, OK
DRAWN BY:
Martha Hernandez
SOLD BY:
Jesus Ortiz
DRAWING NUMBER:
VOM081821-005
APPROVED BY:

DATE APPROVED:

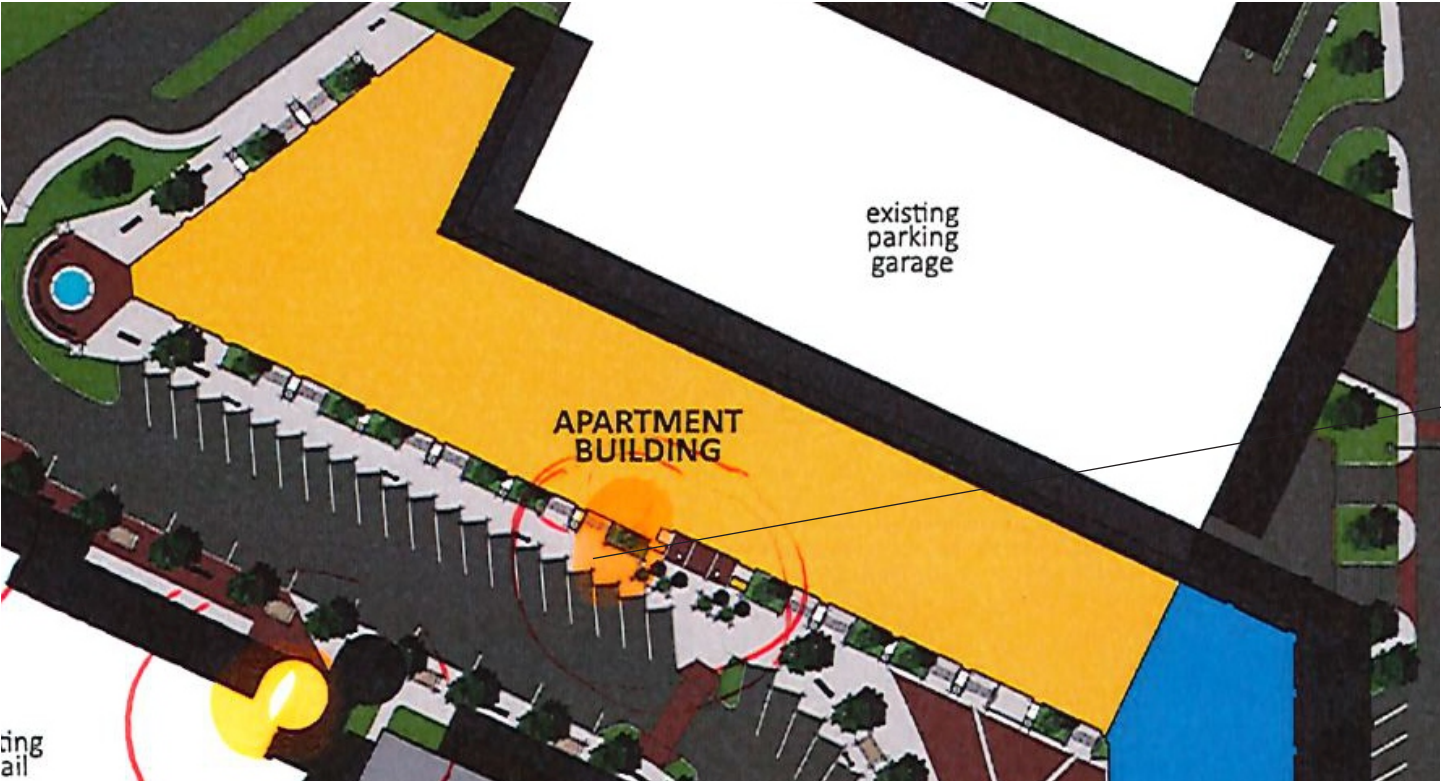
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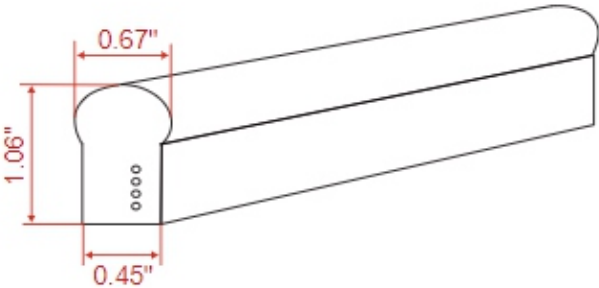
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Wall Signs
Channel Letters
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Way finding Signs
Post & Panel
LED Display
Commercial & Architectural Signs

VOM Partners

68’11” x 46’8”



G2G - RGB LED STRIP
NeonAurora Flex RGB
Voltage24VDC



To	Planning Commission
Hearing Date	September 30, 2020
Case Number	Yorktowne Village
Request(s)	Approve Plat Amendment for Change of Access PUD 16MA3 Minor Amendment No. 1 Parking
Location	One lot north of 12141 S ELM ST W
Applicant	Jason Mohler, AAB Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Change of Access
- ☐ Supporting Documents

Preparer

Jason Mohler, AAB Engineering
Staff

Background Information

STAFF COMMENTARY | This staff report reflects two requests: a Change of Access request for a new retail facility and a Minor Amendment to PUD 16 (Minor Amendment Number 1 to PUD 16.MA3) for a prescribed parking ratio regardless of the retail uses. The final plat was filed as Yorktown Village. Currently, there is a Casey's convenience store located in Lot 1, Block 1. Lot 2, Block 1 is the lot seeking a change of access, no building permit application has been made. Lot 3, Block 1 has two developed parcels, a strip center "South County Square," which has never been lot split, located within the balance of the parent tract. Along the northern boundary The Learning Center was lot split from Lot 3, Block 1 creating the second lot within Block 1 Lot 3. The "The Good Shepherd" veterinary clinic is approved to open a veterinary office on the third lot split also known as Pad Site C.

PLANNING DATA

Request	PUD "One parking space per 200 SF of floor area, regardless of use"
	Amending Page 3 of PUD 16 and the DOD "Section II. A. 6. Parking" regarding current parking language: "Off Street Parking As required by the applicable use unit in the City of Jenks Zoning Code"
UU 11 Office	Medical 1 per 200=
	Other 1 per 400>

UU 12 Retail	Eating	1 per 100<
UU 13 Retail	Other	1 per 200=
	Grocery	1 per 300>
UU 14 Retail	Furniture	1 per 300>
	Other 1	1 per 200=
UU 16 Gasoline	NA	
UU 19 Restrictions	Hotel	1 per sleeping room
	Restaurant	1 per 200=
	Other	1 per 200=
UU 17 Minor Amendment		
	Rental	1 per 600>
	Repair	1 per 200=
UU 18 Minor Amendment	NA	

Public Comment	None Plat Change of Access requests and Minor Amendments are not advertised
Intended Use	New commercial development
Appearance District	Corridor Appearance PUD language requires PC to approve detailed site plan prior to construction of any structure...
Zoning	PUD 16A, CS Commercial Shopping
Comprehensive Plan	Local Commercial Commercial Land Uses
General Location	South of 121 st and east of Elm Street
Plat	Yorltowne Village No. 6096 03.01.2007 3 Lots 1 Block Lot 2 Block 1 is the lot area under consideration Lot 1 Block 3 has been lot split twice forming 3 Lots Further division will require replatting

Request LNA

Request to change the Limits of No Access and Access

LNA | Move shared 20 ft. access on north boundary south 120 ft.

Access | Create new 30 ft. Access just south of lot center

LNA | Create new 70 ft. LNA (approximately 186 ft. from next access)

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO "SOUTH ELM STREET" AND "WEST 121ST STREET SOUTH" WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

Figure 1: Plat Language regarding “limits of no access”

Surrounding Zoning North | PUD 16 & PUD 11&RS-2 (Single-family Residential)
 West | IM Industrial Medium | Undeveloped
 South | PUD 16 & CS (Commercial Shopping and Single-family Residential)
 East | PUD 16 & CS (Commercial Shopping and Single-family Residential)

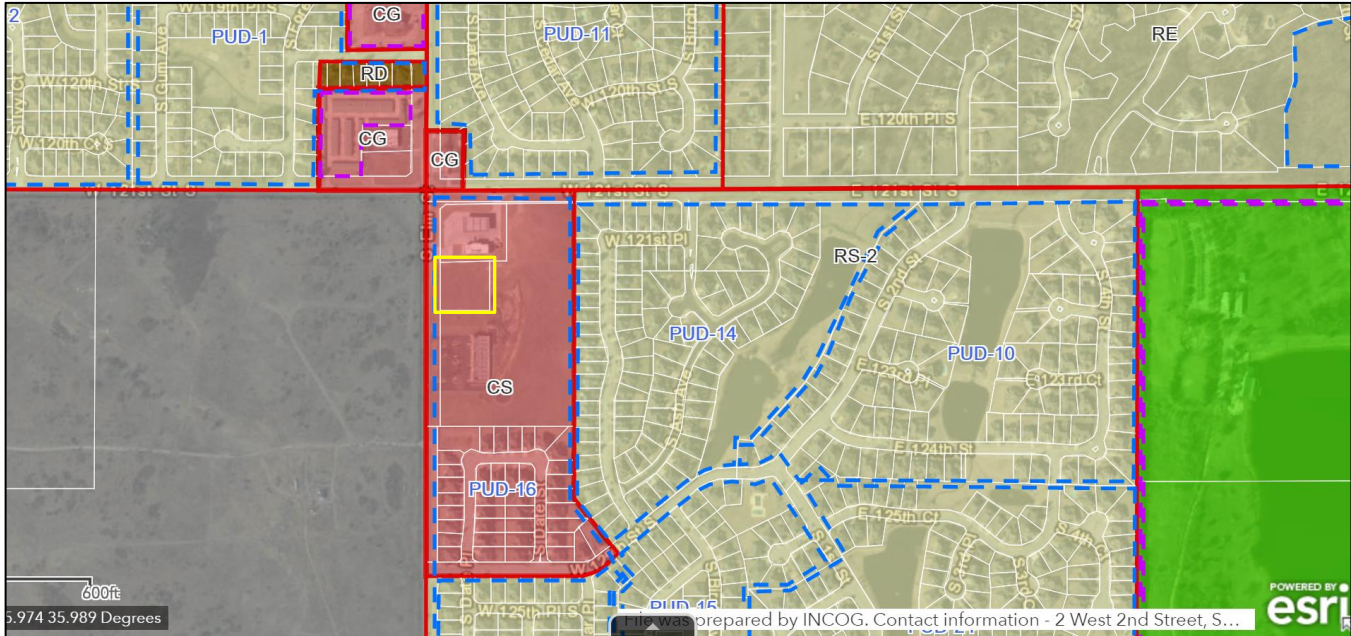


Figure 2: Aerial View of site

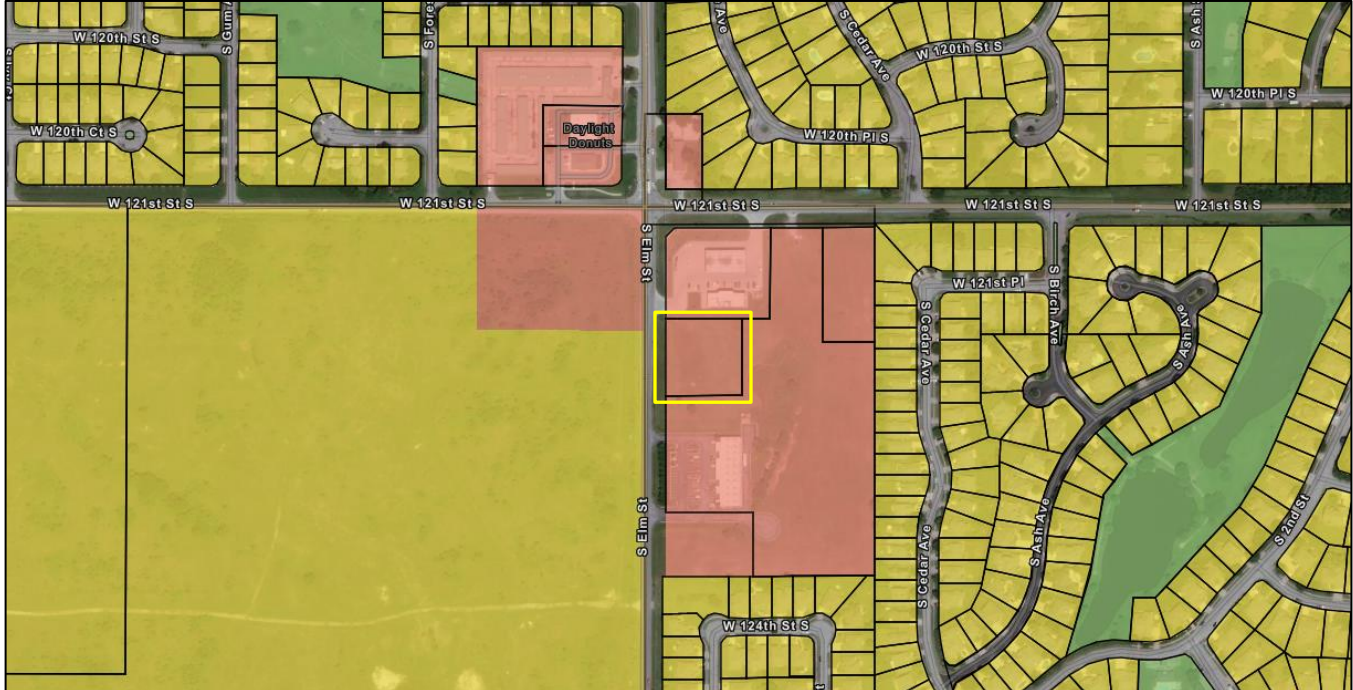


Figure 3: Comprehensive Plan | Future Land Use Map | Local Commercial

B. CORRIDOR APPEARANCE DISTRICT REQUIREMENTS

PRIOR TO THE CONSTRUCTION OR RECONSTRUCTION OF ANY STRUCTURE, EXTERIOR REMODELING, PLACEMENT OF EXTERIOR LIGHTING OR SIGNS, OR ANY PROPOSED CONSTRUCTION REQUIRING THE ISSUANCE OF A BUILDING PERMIT, AN APPLICATION FOR A DETAILED SITE PLAN APPROVAL SHALL BE MADE AND SHALL BE SUBJECT TO THE CORRIDOR APPEARANCE DISTRICT GUIDELINES AND APPROVAL OF THE JENKS PLANNING COMMISSION AS SET FORTH IN SECTION 4-13-1 THRU 4-13-3 EXCLUSIVE OF THE JENKS CITY CODE AND AS OUTLINED HEREIN.

1. APPEARANCE/DESIGN:

- A. BUILDING DESIGN AND SITE PLAN DETAILS SHOULD BE SO DESIGNED TO PROVIDE BUILDING EXTERIOR WALLS AND STRUCTURAL FACADES OF A COMPLEMENTARY STYLE IN ORDER TO MINIMIZE THE IMPACT OF PROPOSED NEW BUILDINGS AND USES ON ADJACENT AND NEAR BY PROPERTIES. EXTERIOR WALLS OF BUILDINGS VISIBLE FROM THE FRONTING STREET(S) MUST PROVIDE A COMPLEMENTARY APPEARANCE UTILIZING DESIGN FEATURES, LANDSCAPING, COLOR SCHEMES AND OTHER ARCHITECTURAL TREATMENTS TO ELIMINATE MONOTONE OR MONOLITHIC EXTERIOR WALL OR STRUCTURAL FACADES IN ORDER TO BE COMPATIBLE AND COMPLEMENTARY TO ADJACENT AND NEARBY PROPERTIES WITHIN THE CORRIDOR APPEARANCE DISTRICT.
- B. IN ADDITION TO COMPLEMENTARY EXTERIOR WALL DESIGN AND BUILDING MATERIALS, THE USE OF BUILDING SETBACKS, SCREENING FENCES, LANDSCAPING, SIGNAGE, LIGHTING, AND OTHER SITE-SPECIFIC AMENITIES SHOULD BE USED TO INCREASE COMPATIBILITY OF THE BUILDING WITH ADJACENT AND NEARBY PROPERTIES.
- C. ALL ROOF-MOUNTED HEATING AND AIR CONDITIONING EQUIPMENT (HVAC) SHALL BE SCREENED.

2. BUILDING MATERIALS

- A. THE DESIGN OF NEW STRUCTURES AND OF ADDITIONS TO EXISTING STRUCTURES, INCLUDING NEW SITE IMPROVEMENTS, SHOULD TAKE INTO ACCOUNT THE ARCHITECTURAL STYLE, GENERAL DESIGN, ARRANGEMENT, TEXTURE, MATERIAL AND COLOR OF OTHER STRUCTURES AND PREMISES IN THE ADJACENT NEIGHBORHOOD. CONTEMPORARY DESIGNS FOR NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES OR REMODELS MAY BE ALLOWED SO LONG AS SUCH CONSTRUCTION IS COMPATIBLE WITH THE ESSENTIAL FORM AND INTEGRITY OF OTHER STRUCTURES IN THE ADJACENT NEIGHBORHOOD.
- B. ALL NEW STRUCTURES AND ALL RECONSTRUCTION OR REMODELING OF EXISTING STRUCTURES WITHIN THE CORRIDOR APPEARANCE DISTRICT SHOULD UTILIZE EXTERIOR MATERIALS SUCH AS MASONRY, FACE BRICK, STONE, WOOD, OR METAL. USE OF CONTEMPORARY MATERIALS, SUCH AS ALUMINUM OR OTHER METALS, FIBERGLASS, AND PLASTICS FOR EXTERIOR SURFACES SHOULD CONTRIBUTE TO THE PRESEVATATION OR ENHANCEMENT OF TRADITIONAL MATERIALS AND THE OVERALL INTEGRITY AND APPEARANCE OF THE STRUCTURE.
- C. TRADITIONAL COLOR SCHEMES AND COMBINATIONS OF THOSE COLORS THAT ARE COMPLEMENTARY TO THE ADJACENT NEIGHBORHOOD SHOULD BE USED FOR ALL EXTERIOR WALL COVERINGS. FLUORESCENT OF LUMINESCENT COLORS SHALL BE PROHIBITED.

Figure 4: Corridor Appearance District Requirements



Figure 3: Google Earth Imagery 11/10/2020

EVALUATION

This change of access request was brought to staff many months ago as well as the new retail structure and potential parking request. Approving the access change request would allow the applicant to file the changes with Tulsa County moving the access point.

1. Mutual Access running N/S is required to remain in place and usable
2. Provide filed copy of Surveyors Affidavit showing changes to access and LNA.

Approving the Parking agreement is acceptable to staff and would allow the developer and staff to set the number of spaces upfront.

RECOMMENDATION

1. *Staff recommends conditional approval of the change of access per staff and TAC comments and requiring the approved document be filed of record with the Tulsa County Land Records and tied directly to the Plat.*
2. *Staff recommends approval of the parking ratio request noting the new UDO will allow for such requests as needed up to a certain percent.*

OWNER/DEVELOPER

OWNER/DEVELOPER
ADDRESS
TOWN, STATE ZIP
PHONE: ###.###.####
ATTN: CONTACT NAME

ENGINEER

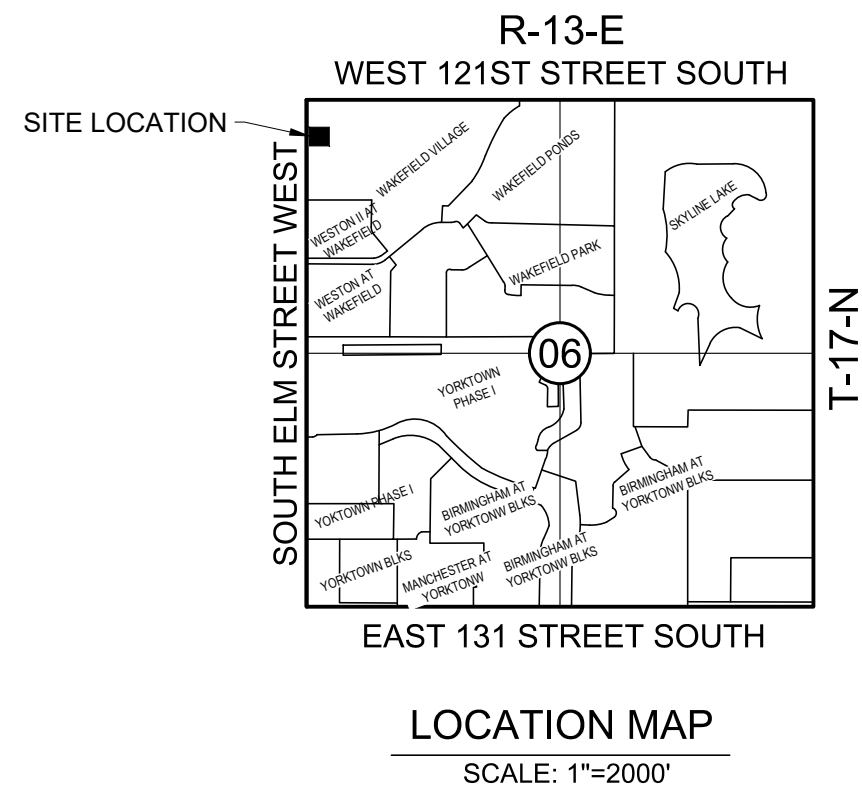
AAB ENGINEERING LLC
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288

Paving, Grading, Storm Sewer, and Utility Plan

for

Windsor Plaza

LOT TWO (2), BLOCK ONE (1), YORKTOWNE VILLAGE, A SUBDIVISION
IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.



SURVEY LEGEND

SS	SANITARY SEWER SERVICE
WL	WATERLINE SERVICE
UE	UNDERGROUND ELECTRIC SERVICE
UG	GAS SERVICE
UC	UNDERGROUND COMMUNICATIONS SERVICE
OE	OVERHEAD ELECTRIC SERVICE
X	EXISTING FENCE
	MINOR CONTOUR
	MAJOR CONTOUR
	FLOODPLAIN LINE (PER FEMA MAPS)
PP	FIRE HYDRANT
PM	POWER POLE
WM	WATER METER
GM	GAS METER
LP	LIGHT POLE
EM	ELECTRIC METER
IPF	FOUND MONUMENT
PS	SET MONUMENT
CP	CONTROL POINT
SSMH	SANITARY SEWER MANHOLE
SSLH	SANITARY SEWER LAMPHOLE
SSCO	SANITARY SEWER CLENAOUT
SDMH	STORM SEWER MANHOLE
TRANS	TRANSFORMER
ICV	IRRIGATION CONTROL VALVE
DS	DOWNSPOUT
TD	DECIDUOUS TREE (SIZE AS NOTED)
BUSH	BUSH
PVC	PVC PIPE
	STREET SIGN
	AIR CONDITIONER PAD
	ELECTRIC TRANSFORMER
	1% CHANCE FLOODPLAIN(100 YEAR)
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	RIP RAP
A/C	AIR CONDITIONER UNIT/PAD
4GAI	4-GRATE AREA INLET
AMH	ACCESS MANHOLE
B/L	BUILDING SETBACK LINE
B/W	BARBED WIRE FENCE
BM	BENCHMARK
POB	POINT OF BEGINNING
CONC.	CONCRETE
CPED	CABLE/TV PEDESTAL
EG	EXISTING GROUND
EPED	ELECTRIC PEDESTAL
F/E	FENCE EASEMENT
FL	FLOWLINE
FP	FLAG POLE
FLT	THROAT FLOWLINE
GLT	GROUND LIGHT
GRSR	GAS RISER
GUY	DOWN GUY
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDRL	HANDRAIL
LNA	LIMITS OF NO ACCESS
MB	MAILBOX
OE	OVERHEAD ELECTRIC
TD	TREE DECIDUOUS
TP	TOP OF PAVEMENT
HWY	HIGHWAY
C/L	CENTER LINE
IPF	IRON PIN FOUND
IPF W/ CAP	IRON PIN FOUND WITH CAP (AS INDICATED)
PKF	PK NAIL FOUND
PKS	PK NAIL SET
IPSW/CAP	IRON PIN SET W/ CAP STAMPED 6318
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE

BENCHMARK

CHISLED "X" ON TOP OF CURB- 118' EAST
& 101' SOUTH OF SW PROPERTY
CORNER.
ELEV= 732.69 (NAVD 1988)



EXISTING UTILITIES SHOWN BASED ON DATA AVAILABLE
AT THE DATE OF PLANS. ALL LINES MAY NOT BE SHOWN
AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
CALL OKIE AT 811 48 HOURS BEFORE YOU DIG.

ALL CONSTRUCTION SHALL BE PERFORMED IN
CONFORMANCE WITH THE REGULATIONS OF ALL LOCAL
AUTHORITIES HAVING JURISDICTION. CDDT STANDARDS
AND SPECIFICATIONS SHALL GOVERN WHERE THOSE
REGULATIONS DO NOT EXIST OR ARE SILENT.

SHEET INDEX

COVER SHEET	1
GRADING AND EROSION CONTROL PLAN	2
EROSION CONTROL DETAILS	3
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STORM SEWER PROFILE	5
UTILITY PLAN	6
PAVING PLAN	7

UTILITY CONTACTS

WATER & SEWER PROVIDER: JENKS PUBLIC WORKS PHONE: 918.299.9511	ELECTRIC PROVIDER: PSO CONTACT: STEVEN MILLER PHONE: 918.313.9326
GAS PROVIDER: ONG CONTACT: BRANDON RAINBOLT PHONE: 918.947.7098	TELEPHONE PROVIDER: AT&T CONTACT: KEVIN BENDER PHONE: 539.444.1073

SHEET LEGEND

	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	TRASH ENCLOSURE PAD PAVEMENT
	LANDSCAPE AREA
00	PARKING COUNT

IMPERVIOUS CALCULATIONS:

TOTAL AREA:	48,400 SF
EXISTING IMPERVIOUS AREA:	0 SF
PROPOSED IMPERVIOUS AREA:	41,345 SF
TOTAL IMPERVIOUS INCREASE:	41,345 SF

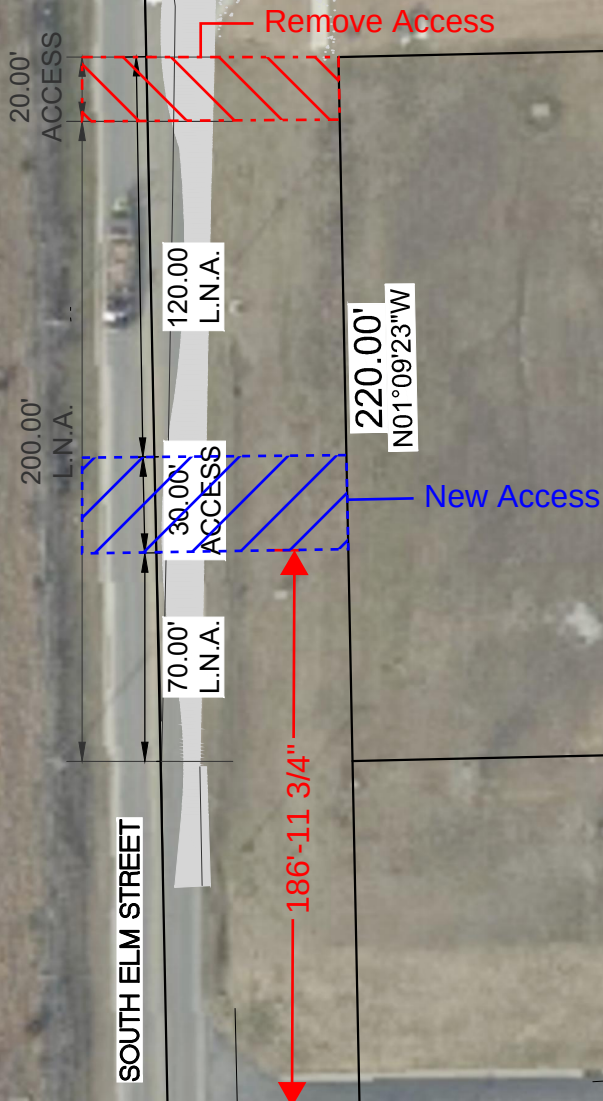
Site Plan

Windsor Plaza

City of Jenks, Oklahoma

PLANS AND ESTIMATE PREPARED BY: AAB ENGINEERING, LLC
PO Box 2136 / 200 N McKinley Sand Springs, OK 74063
OK, CA #6318 Exp: June 30, 2022 SD, CA#7581 Exp: MAR 31, 2021
KS, CA #2202 Exp: Dec 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

PLAN SCALE: 1" = 20'	
PROFILE SCALE:	
HORIZONTAL: N/A	
VERTICAL: N/A	
ATLAS PAGE NO:	DRAWN: AAB 07/21 DESIGNED: AAB 07/21 SURVEY: AAB 02/21
SHEET 01 OF 08 SHEETS	

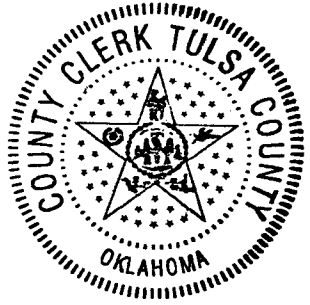




P.U.D. 16

PLAT No.
6096

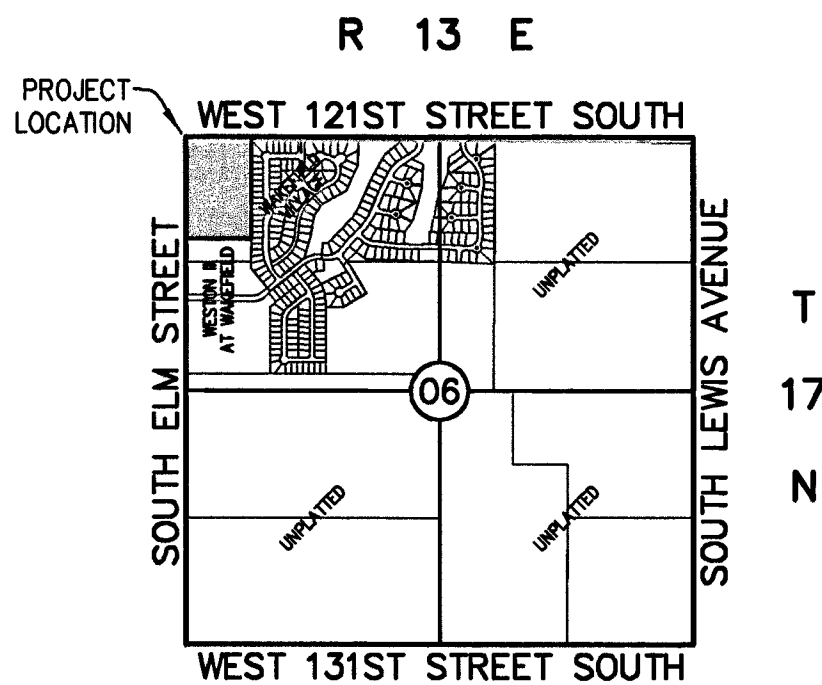
Yorktowne Village



A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NW/4 OF SECTION SIX (6), TOWNSHIP 17 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

Owner/Developer
SOUTH RIVER TRADING, LLC
12010 S ELM STREET
JENKS, OK 74037
PHONE: (918) 296-0700
MR. CURT ROBERTS

Engineer/Surveyor
HRAOK, INC.
1913 WEST TACOMA, SUITE-C
BROKEN ARROW, OKLAHOMA 74012-1472
PHONE: (918) 258-3737
FAX: (918) 258-2554
C.A.#3643 EXPIRES JUNE 30, 2007

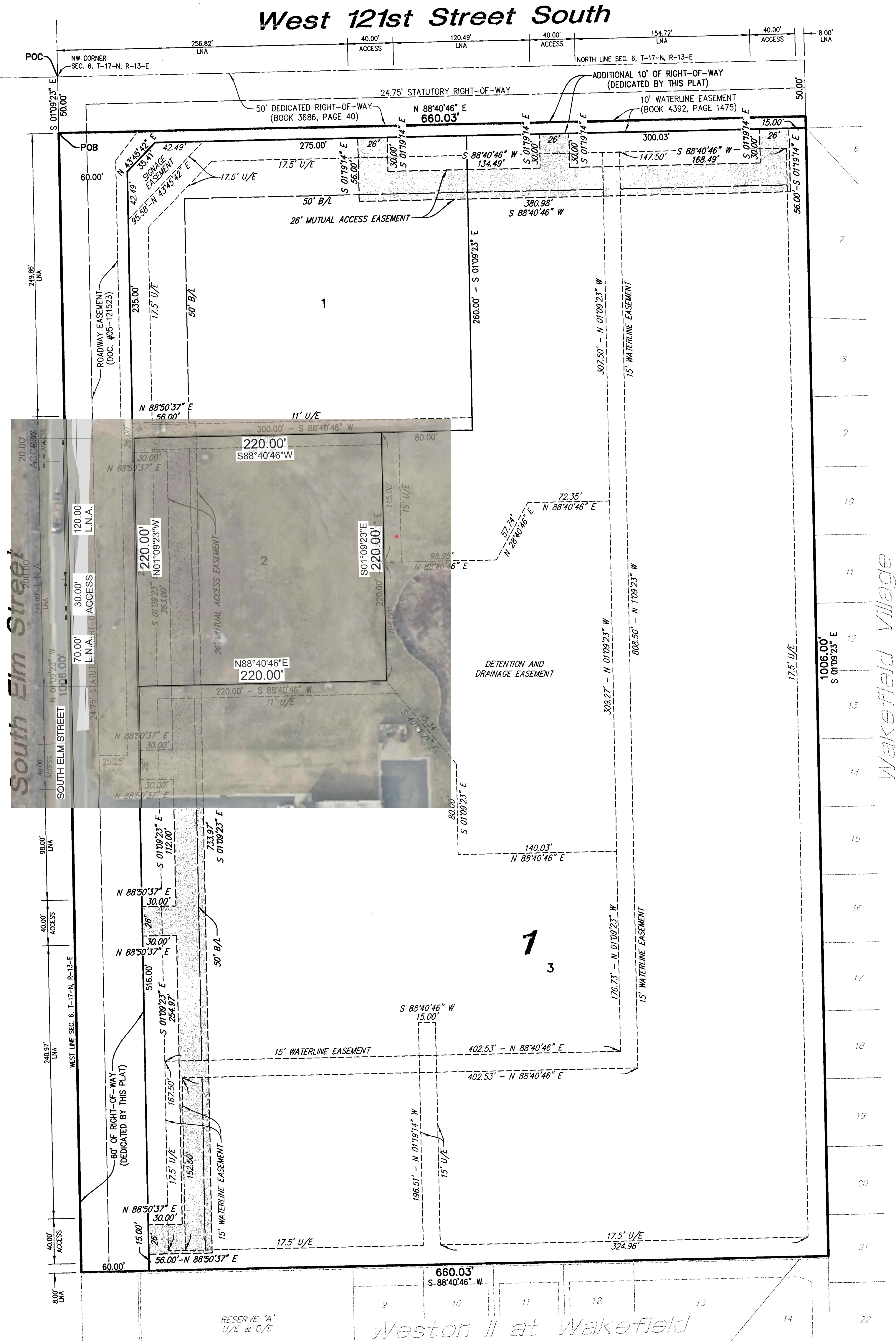


Location Map
SCALE: 1"=2000'

Subdivision Contains Three (3) Lots in One (1) Block
16.00 Acres



Scale: 1"=50'
0 25 50 100



Legend

B/L BUILDING LINE
U/E UTILITY EASEMENT
LNA LIMITS OF NO ACCESS
MUTUAL ACCESS EASEMENT

Basis of Bearings

BEARINGS BASED ON A PLATTED BEARING OF S 01°09'23" E ALONG THE WEST LINE OF 'WAKEFIELD VILLAGE', A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, RECORDED AS PLAT NO. 5503.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8"X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.

Benchmark

5/8" REBAR-1 1/2" ALUMINUM CAP-FLUSH-STAMPED "356", SET S.E. OF THE INTERSECTION OF 121ST ST. AND PEORIA AVE. ELEV=722.622 (NAVD 1988)

Notes

ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

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 DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF JENKS.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State 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 _____, 20____
EARLENE WILSON, Tulsa County Clerk

Deputy

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 36.00 per trust receipt no. 8407 to be applied to 20____ taxes. This certificate is NOT to be construed as payment of 20____ taxes in full but is given in order that this plat may be filed on record. 20____ taxes shall be paid the amount of the security deposit.

Dated

Dennis Semler

Tulsa County Treasurer

By:

Deputy

FINAL PLAT

CERTIFICATE OF APPROVAL

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

on November 20, 2006

MAYOR - VICE MAYOR

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

CITY MANAGER

Yorktowne Village

Sheet 1 of 2

Date Prepared: February 22, 2007

Deed of Dedication

KNOW ALL MEN BY THESE PRESENTS: SOUTH RIVER TRADING, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER" IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT:

A TRACT OF LAND THAT IS A PART OF LOT FOUR (4) IN SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 01°09'23" EAST ALONG THE WESTERLY LINE OF SAID SECTION 6 FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°40'46" EAST, PARALLEL TO AND 50.00 FEET FROM THE NORTH LINE OF SAID SECTION 6 FOR A DISTANCE OF 660.03 FEET; THENCE SOUTH 01°09'23" EAST ALONG THE WESTERLY LINE OF BLOCK THREE (3) OF WAKEFIELD VILLAGE, AN ADDITION TO THE CITY OF JENKS, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT #5503), FOR A DISTANCE OF 1006.00 FEET; THENCE SOUTH 88°40'46" WEST ALONG THE NORTH LINE OF WESTON II AT WAKEFIELD, AN ADDITION TO THE CITY OF JENKS, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT #5978), FOR A DISTANCE OF 660.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 6; THENCE NORTH 01°09'23" WEST ALONG SAID WESTERLY LINE OF SECTION 6 FOR A DISTANCE OF 1006.00 FEET TO THE POINT OF BEGINNING.

AND HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "YORKTOWNE VILLAGE", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (HEREINAFTER "YORKTOWNE VILLAGE").

SECTION I. PUBLIC STREETS, EASEMENTS, AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREET RIGHT-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT AS "SOUTH ELM STREET" AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING OR UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

B. UNDERGROUND SERVICE

- STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINES OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND IN THE GENERAL UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL GENERAL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, OR CABLE TELEVISION FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

C. GAS SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON THE LOT.
- WITHIN THE DEPICTED UTILITY EASEMENT AREAS, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY, WHICH MAY INTERFERE WITH THE UNDERGROUND GAS FACILITIES, SHALL BE PROHIBITED.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF THE GAS FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS SHALL AT ALL TIMES HAVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL EASEMENT-WAYS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND GAS FACILITIES.
- UNDERGROUND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE LINE, EXTENDING FROM THE GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE OR ITS SUCCESSORS AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. WATER, STORM SEWER AND SANITARY SEWER SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER AND SEWER MAINS LOCATED ON HIS LOT.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE IN EXCESS OF 3 FEET FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER AND SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER OR SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH D SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

E. STORMWATER DETENTION EASEMENTS AND FACILITIES

- FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND FOR THE BENEFIT OF THE CITY OF JENKS, DETENTION AND DRAINAGE FACILITIES ARE TO BE CONSTRUCTED AS SHOWN ON THE ACCOMPANYING PLAT OF THE SUBDIVISION WHICH IS NECESSARY TO MEET CITY OF JENKS DETENTION AND DRAINAGE REQUIREMENTS TO THE SUBDIVISION.
- DETENTION AND DRAINAGE FACILITIES CONSTRUCTED IN THE STORMWATER DETENTION EASEMENT SHALL BE IN ACCORDANCE WITH ADOPTED STANDARDS OF THE CITY OF JENKS, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS.
- NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE DETENTION EASEMENT AREA NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTOURS IN SUCH EASEMENT AREA UNLESS APPROVED BY THE CITY OF JENKS.
- THE STORMWATER DETENTION EASEMENT AND DRAINAGE FACILITIES LOCATED THEREON SHALL BE MAINTAINED BY THE OWNER OF LOT 3, BLOCK 1 "YORKTOWNE VILLAGE". SUCH MAINTENANCE SHALL BE AT THE COST OF SAID OWNER AND IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF THE OBSTRUCTION AND DEBRIS.
 - THE DETENTION EASEMENT AREA SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING FOUR (4) WEEKS
 - CONCRETE APPURTENANCES, IF ANY, SHALL BE MAINTAINED IN GOOD AND WORKING CONDITION; AND TRICKLE CHANNELS, IF ANY, SHALL BE CLEANED OF SILTATION AND VEGETATION TWICE YEARLY.

- IN THE EVENT THE OWNER OF LOT 3, BLOCK 1 "YORKTOWNE VILLAGE" SHOULD FAIL TO PROPERLY MAINTAIN THE STORMWATER DETENTION EASEMENT AREA AND FACILITIES THEREIN SITUATED, THE CITY OF JENKS, OR ITS DESIGNATED CONTRACTOR, MAY ENTER THE STORMWATER DETENTION EASEMENT AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE AND DETENTION FUNCTIONS, AND THE COST THEREOF SHALL BE PAID BY SAID OWNER.
- IN THE EVENT THE OWNER OF LOT 3, BLOCK 1 "YORKTOWNE VILLAGE" FAILS TO PAY THE COST OF SUCH MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS MAY FILE OR RECORD A COPY OF THE STATEMENT OF COST, AND THEREAFTER THE COST SHALL BE A LIEN AGAINST OWNER OF LOT 3, BLOCK 1, "YORKTOWNE VILLAGE". A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

F. 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 LOT 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 THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH F SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

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

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO "SOUTH ELM STREET" AND "WEST 121ST STREET SOUTH" WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

I. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL PUBLIC STREETS ADJACENT TO THE PLAT, AND SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER(S), THEIR GUESTS AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER (S) PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOT WITHIN THE PLAT.

SECTION II. PLANNED UNIT DEVELOPMENT AND CORRIDOR APPEARANCE DISTRICT RESTRICTIONS

WHEREAS, THE LAND AREA CONTAINED WITHIN "YORKTOWNE VILLAGE" IS PRESENTLY CLASSIFIED AS A PLANNED UNIT DEVELOPMENT (ENTITLED P.U.D. 16) ZONING CLASSIFICATION, WITH P.U.D. 16 ZONING HAVING RECEIVED APPROVAL BY THE JENKS PLANNING COMMISSION ON NOVEMBER 9, 2006 AND THE JENKS CITY COUNCIL ON DECEMBER 9, 2006 AND

WHEREAS, THE LAND AREA CONTAINED WITHIN "YORKTOWNE VILLAGE" IS LOCATED IN ITS ENTIRETY WITHIN P.U.D. 16 AND A DESIGNATED CORRIDOR APPEARANCE DISTRICT, WITH SUCH CORRIDOR APPEARANCE DISTRICT CONTAINING SPECIAL RESTRICTIONS AND REQUIREMENTS AS SET FORTH BY THE CITY OF JENKS AND

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

THEREFORE, THE OWNER AND THE CITY OF JENKS DO HEREBY IMPOSE THE FOLLOWING RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

A. P.U.D. 16 DEVELOPMENT STANDARDS

1. PERMITTED USES

USE UNIT 4: PUBLIC PROTECTION AND UTILITIES AND OPEN AIR FACILITIES (TEMPORARY) ONLY THE FOLLOWING USES: HORTICULTURAL NURSERY AND CHRISTMAS TREE SALES

USE UNIT 11: OFFICES AND STUDIOS

USE UNIT 12: EATING PLACES, OTHER THAN DRIVE-INS.

USE UNIT 13: CONVENIENCES GOODS AND SERVICES

USE UNIT 14: SHOPPING GOODS AND SERVICES

USE UNIT 16: GASOLINE SERVICE STATIONS

USE UNIT 19: HOTEL, MOTEL AND RECREATION FACILITIES, ONLY THE FOLLOWING USES ARE ALLOWED, HEALTH CLUB, HOTEL, MOTEL, ENCLOSED MOTION PICTURE THEATER.

USE UNIT 17: AUTOMOTIVE AND ALLIED ACTIVITIES, ONLY THE FOLLOWING USES: AUTOMOBILE SALES AND RENTALS (NEW AND USED) AUTO WASH, VEHICLE REPAIR AND SERVICE MAY BE PERMITTED BY MINOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT.

USE UNIT 18, DRIVE-IN RESTAURANTS MAY BE PERMITTED BY MINOR AMENDMENT TO THE PLANNED UNIT DEVELOPMENT.

ALL OTHER USE UNITS ARE EXCLUDED FROM PLANNED UNIT DEVELOPMENT NO. 16.

2. MAXIMUM BUILDING FLOOR AREA RATIOS:

COMMERCIAL USES 0.25

OFFICES USES 0.40

3. MAXIMUM BUILDING HEIGHT: 28 FT

BUILDINGS, STRUCTURES, ARCHITECTURAL ELEMENTS AND BUSINESS LOGOS MAY BE INCREASED TO A MAXIMUM OF 35 FEET IN HEIGHT BY DETAILED SITE PLAN APPROVAL.

4. MINIMUM LOT FRONTAGE ON WEST 121ST STREET SOUTH AND SOUTH ELM STREET: 150FT

ACCESS POINTS ON WEST 121ST STREET SOUTH AND SOUTH ELM STREET SHALL BE DETERMINED UPON SUBMISSION OF DETAIL SITE PLAN IN ACCORDANCE WITH THE JENKS SUBDIVISION REGULATIONS AND APPROVED BY THE CITY ENGINEER.

5. MINIMUM BUILDING SETBACKS:

FROM THE CENTERLINE OF 121ST STREET SOUTH 110 FT

FROM THE CENTERLINE OF SOUTH ELM STREET 110 FT

FROM THE EAST BOUNDARIES 25 FT

6. OFF-STREET PARKING

AS REQUIRED BY THE APPLICABLE USE UNIT OF THE JENKS ZONING CODE.

7. LANDSCAPED AREA:

A MINIMUM OF TEN PERCENT (10%) OF THE NET LAND AREA SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE FOR COMMERCIAL USES AND FIFTEEN PERCENT (15%) OF THE NET LAND AREA SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE FOR OFFICE USES IN CONFORMANCE WITH THE CORRIDOR APPEARANCE DISTRICT GUIDELINES.

8. SCREENING:

A SCREENING WALL OR FENCE SHALL BE CONSTRUCTED, DESIGNED AND MAINTAINED ALONG ANY BOUNDARY OF THE PROPERTY WHICH ABUTS A RESIDENTIAL DEVELOPMENT. THE SCREENING WALL OR FENCE SHALL BE DESIGNED IN ACCORD WITH THE APPLICABLE PROVISIONS OF THE JENKS ZONING CODE.

9. SIGNS:

A. TWO CENTER AND TENANT IDENTIFICATION GROUND SIGNS SHALL BE PERMITTED: ONE AT THE SOUTHEAST CORNER OF WEST 121ST STREET SOUTH AND SOUTH ELM STREET AND ONE AT THE NORTHEAST CORNER OF SOUTH ELM STREET AND THE RESIDENTIAL COLLECTOR STREET 125TH STREET SOUTH WITH A MAXIMUM OF 280 SQUARE FEET OF DISPLAY SURFACE AREA AND 26FEET IN HEIGHT FOR EACH SIGN.

B. ONE GROUND SIGN SHALL BE PERMITTED FOR EACH LOT ALONG THE WEST 121ST STREET SOUTH AND SOUTH ELM STREET FRONTAGE WITH A MAXIMUM OF 160 SQUARE FEET OF DISPLAY SURFACE AREA AND 20 FEET IN HEIGHT FOR EACH SIGN.

C. WALL SIGNS SHALL BE PERMITTED NOT TO EXCEED 15 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF BUILDING WALL TO WHICH ATTACHED. THE LENGTH OF A WALL SIGN SHALL NOT EXCEED SEVENTY-FIVE PERCENT (75%) OF THE FRONTAGE OF THE BUILDING. NO WALL SIGN OF ANY KIND OR TYPE SHALL BE PERMITTED ON ANY EAST FACING WALL OR SOUTH FACING WALL LOCATED IN TRACT-2.

10. LIGHTING:

LIGHT STANDARDS WITHIN THE EAST 100 FEET OF THE PROPERTY SHALL NOT EXCEED 15' IN HEIGHT. WITHIN THE REMAINDER OF THE PROPERTY LIGHT STANDARDS SHALL NOT EXCEED 30 FEET IN HEIGHT. ALL LIGHT STANDARDS AND BUILDING MOUNTED LIGHTS SHALL BE HOODED AND THE LIGHT DIRECTED DOWNWARD AND AWAY FROM THE NORTH, SOUTH AND EAST BOUNDARIES OF THE PROPERTY.

11. APPEARANCE AND DESIGN:

A. THE DESIGN AND APPEARANCE OF BUILDINGS, LANDSCAPING, FENCING, SIGNAGE, LIGHTING AND STORAGE SHALL CONFORM TO THE CORRIDOR APPEARANCE DISTRICT GUIDELINES OF THE CITY OF JENKS.

B. EXTERIOR BUILDING MATERIALS SHALL BE SIMILAR OR COMPLEMENTARY ON ALL SIDES OF THE BUILDINGS.

12. ADDITIONAL DEVELOPMENT STANDARDS:

A. ALL TRASH, MECHANICAL AND EQUIPMENT AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY PERSONS STANDING AT GROUND LEVEL.

B. NO TRUCKS, TRAILERS, OR OTHER SIMILAR ROLLING STOCK SHALL BE USED FOR STORAGE.

C. THE LOCATION OF TRASH RECEPTACLES SHALL BE SPECIFICALLY REVIEWED AND APPROVED AS PART OF THE DETAILED SITE PLAN APPROVAL PROCESS AT THE TIME OF THE BUILDING PERMIT ISSUANCE.

13. PARCELIZATION

PARCELIZATION AND THE ADJUSTMENT OF THE BOUNDARIES OF PARCELS AS INITIALLY PLATTED MAY OCCURE BY SUBSEQUENT LOT SPLITS OR REPLATTING, PROVIDED HOWEVER, ALL RESULTING PARCELS (WHICH SHALL BE DEEMED A "LOT") SHALL MEET ALL REQUIREMENTS OUTLINED ABOVE IN SECTION II.

14. TRANSFER OF ALLOCATED FLOOR AREA

ALLOCATED FLOOR AREA MAY BE TRANSFERRED TO ANOTHER LOT OR LOTS BY WRITTEN INSTRUMENT EXECUTED BY THE OWNER OF THE LOT FROM WHICH THE FLOOR AREA IS TO BE ALLOCATED.

B. CORRIDOR APPEARANCE DISTRICT REQUIREMENTS

PRIOR TO THE CONSTRUCTION OR RECONSTRUCTION OF ANY STRUCTURE, EXTERIOR REMODELING, PLACEMENT OF EXTERIOR LIGHTING OR SIGNS, OR ANY PROPOSED CONSTRUCTION REQUIRING THE ISSUANCE OF A BUILDING PERMIT, AN APPLICATION FOR A DETAILED SITE PLAN APPROVAL SHALL BE MADE AND SHALL BE SUBJECT TO THE CORRIDOR APPEARANCE DISTRICT GUIDELINES AND APPROVAL OF THE JENKS PLANNING COMMISSION AS SET FORTH IN SECTION 4-13-1 THRU 4-13-13 EXCLUSIVE OF THE JENKS CITY CODE AND AS OUTLINED HEREIN.

1. APPEARANCE/DESIGN:

A. BUILDING DESIGN AND SITE PLAN DETAILS SHOULD BE SO DESIGNED TO PROVIDE BUILDING EXTERIOR WALLS AND STRUCTURAL FACADES OF A COMPLEMENTARY STYLE IN ORDER TO MINIMIZE THE IMPACT OF PROPOSED NEW BUILDINGS AND USES ON ADJACENT AND NEAR BY PROPERTIES. EXTERIOR WALLS OF BUILDINGS VISIBLE FROM THE FRONTING STREET(S) MUST PROVIDE A COMPLEMENTARY APPEARANCE UTILIZING DESIGN FEATURES, LANDSCAPING, COLOR SCHEMES AND OTHER ARCHITECTURAL TREATMENTS TO ELIMINATE MONOTONE OR MONOLITHIC EXTERIOR WALL OR STRUCTURAL FACADES IN ORDER TO BE COMPATIBLE AND COMPLEMENTARY TO ADJACENT AND NEARBY PROPERTIES WITHIN THE CORRIDOR APPEARANCE DISTRICT.

B. IN ADDITION TO COMPLEMENTARY EXTERIOR WALL DESIGN AND BUILDING MATERIALS, THE USE OF BUILDING SETBACKS, SCREENING FENCES, LANDSCAPING, SIGNAGE, LIGHTING, AND OTHER SITE-SPECIFIC AMENITIES SHOULD BE USED TO INCREASE COMPATIBILITY OF THE BUILDING WITH ADJACENT AND NEARBY PROPERTIES.

C. ALL ROOF-MOUNTED HEATING AND AIR CONDITIONING EQUIPMENT (HVAC) SHALL BE SCREENED.

2. BUILDING MATERIALS

A. THE DESIGN OF NEW STRUCTURES AND OF ADDITIONS TO EXISTING STRUCTURES, INCLUDING NEW SITE IMPROVEMENTS, SHOULD TAKE INTO ACCOUNT THE ARCHITECTURAL STYLE, GENERAL DESIGN, ARRANGEMENT, TEXTURE, MATERIAL, AND COLOR OF OTHER STRUCTURES AND PREMISES IN THE ADJACENT NEIGHBORHOOD. CONTEMPORARY DESIGNS FOR NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES OR REMODELS MAY BE ALLOWED SO LONG AS SUCH CONSTRUCTION IS COMPATIBLE WITH THE ESSENTIAL FORM AND INTEGRITY OF OTHER STRUCTURES IN THE ADJACENT NEIGHBORHOOD.

B. ALL NEW STRUCTURES AND ALL RECONSTRUCTION OR REMODELING OF EXISTING STRUCTURES WITHIN THE CORRIDOR APPEARANCE DISTRICT SHOULD UTILIZE EXTERIOR MATERIALS SUCH AS MASONRY, FACE BRICK, STONE, WOOD, OR METAL. USE OF CONTEMPORARY MATERIALS, SUCH AS ALUMINUM OR OTHER METALS, FIBERGLASS, AND PLASTICS FOR EXTERIOR SURFACES SHOULD CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF TRADITIONAL MATERIALS AND THE OVERALL INTEGRITY AND APPEARANCE OF THE STRUCTURE.

C. TRADITIONAL COLOR SCHEMES AND COMBINATIONS OF THOSE COLORS THAT ARE COMPLEMENTARY TO THE ADJACENT NEIGHBORHOOD SHOULD BE USED FOR ALL EXTERIOR WALL COVERINGS. FLUORESCENT OR LUMINESCENT COLORS SHALL BE PROHIBITED.

C. PARKING AND LANDSCAPING

1. PARKING

A. OFF-STREET PARKING AREAS/OFF STREET LOADING AREAS SHOULD CONFORM TO THE DESIGN, LIGHTING, AND IMPROVEMENTS AS REQUIRED BY JENKS ZONING CODE.

B. LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE BY CONSTANT LIGHT AND SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AWAY FROM ABUTTING PROPERTIES WITHIN A RESIDENTIAL ZONING DISTRICT.

C. UNENCLOSED OFF-STREET PARKING AREAS SHALL BE SURFACED WITH A DUST-FREE ALL-WEATHER MATERIAL.

D. PARKING AND INTERNAL TRAFFIC CIRCULATION SHOULD BE ESTABLISHED WITHIN EACH SEPARATE DEVELOPMENT IN A WAY THAT WILL RESULT IN A SUBSTANTIAL REDUCTION IN THE NUMBER OF EXISTING AND NEW PUBLIC STREET AND PRIVATE DRIVE ACCESS POINTS TO MAJOR ARTERIAL STREET FRONTAGES.

E. ALL PAVED PARKING AREAS SHALL BE USED FOR THE MUTUAL BENEFIT AND ENJOYMENT OF ALL LOT OWNERS, THEIR GUEST AND INVITEES. ALL GOVERNMENT AGENCIES INCLUDING FIRE, POLICE, EMERGENCY SERVICES OR MAIL SERVICE SHALL ALSO BE PERMITTED MUTUAL ACCESS THROUGH THE PAVED PARKING AREAS PROVIDED BY EACH INDIVIDUAL LOT OWNER.

2. LANDSCAPING

A. STREET FRONTAGES WITHIN THE CORRIDOR DISTRICT SHOULD PROVIDE A SENSE OF OPEN-SPACE AND SHOULD BE BUFFERED FROM THE STREETS BY LANDSCAPED DRIVES, LAWNS, OR PARKING.

B. TREES AND SHRUBBERY UTILIZED FOR LANDSCAPING PURPOSES SHOULD CONFORM TO THE SPECIES RECOMMENDED AND APPROVED BY THE CITY OF JENKS.

C. LOCATIONS ALONG OR NEAR TO THE PROPOSED ROUTES OF THE JENKS TRAIL SYSTEM SHOULD BE ENCOURAGED TO PROVIDE FOR PEDESTRIAN AND BICYCLE ACCESS TO THE SYSTEM.

D. COMMERCIAL AND OTHER OFFICE USES WITHIN THE CORRIDOR APPEARANCE DISTRICT SHOULD PROVIDE MINIMUM LANDSCAPED OPEN SPACE AS FOLLOWS:

1. COMMERCIAL USES 10% OF LOT AREA

2. OFFICE USES 15% OF LOT AREA

3. FENCING

A. DEVELOPMENT AND REDEVELOPMENT WITHIN THE CORRIDOR DISTRICT SHOULD INCLUDE ADEQUATE SCREENING AND BUFFERING TO AVOID NEGATIVE IMPACTS ON ADJACENT RESIDENTIAL AREAS.

B. SCREENING FENCING, WHERE REQUIRED BY THE JENKS ZONING CODE AND ELSEWHERE ON A LOT WITHIN A CORRIDOR APPEARANCE DISTRICT, SHOULD BE WOODEN FENCING, FAUX FENCING, MASONRY, OR BRICK WALLS PROVIDING VISUAL BARRIERS OR COMBINATIONS THEREOF.

C. SCREENING WALLS OR FENCES SHALL BE MAINTAINED BY THE OWNER OR OCCUPANCY OF THE LOT CONTAINING THE REQUIRE TO CONSTRUCT THE SCREENING.

4. SIGNAGE

A. ALL SIGNS, AS DEFINED IN THE JENKS CITY CODE, SHOULD BE DESIGNED TO BE COMPATIBLE WITH AND COMPLEMENTARY TO THE ADJACENT NEIGHBORHOOD. ALL SIGNS SHOULD BE DESIGNED AND ERRECTED IN COMPLIANCE WITH THE JENKS CITY CODE, ZONING CODE AND SIGN CODE WITHOUT THE NECESSITY OF VARIANCES. VARIANCES OF HEIGHT, SIZE, SETBACK, AND OTHER CODE REQUIREMENTS SHOULD NOT BE SUPPORTED WITHIN THE CORRIDOR APPEARANCE DISTRICTS.

B. AS REFLECTED ON THE ACCOMPANYING PLAT, A SIGN EASEMENT AREA HAS BEEN DEFINED AND LOCATED NEAR THE INTERSECTION OF SOUTH ELM STREET AND WEST 121ST STREET SOUTH, UNLESS OTHERWISE APPROVED BY THE OWNER/DEVELOPER, OR THE CURRENT PROPERTY OWNER OF RECORD FOR LOT 2, BLOCK 1 YORKTOWNE VILLAGE, POLE OR GROUND SIGNAGE UTILIZED FOR THE SUBDIVISIONS SHALL BE EXPRESSLY LIMITED TO PLACEMENT WITHIN THE DEFINED SIGNAGE EASEMENT AREA. THE TOTAL DISPLAY SURFACE AREA OF SIGNAGE TO BE RELOCATED WITH THE DEFINED SIGNAGE EASEMENT SHALL NOT EXCEED THE ALLOWABLE SIGNAGE DISPLAY SURFACE AREA FOR LOT 2, BLOCK 1, YORKTOWNE VILLAGE, UNLESS OTHERWISE APPROVED BY THE CITY OF JENKS AND THE CURRENT PROPERTY OWNER OF RECORD FOR LOT 2, BLOCK 1, YORKTOWNE VILLAGE. PLACEMENT OF GLDING WALL OR CANOPY SIGNS SHALL BE ALLOWED UPON ALL BUILDINGS AND LOTS WITHIN YORKTOWNE VILLAGE SUBJECT TO THE CITY OF JENKS ZONING AND SIGNAGE CODE REQUIREMENTS AND CONDITIONS.

5. LIGHTING

A. ALL LIGHTING, INCLUDING EXTERIOR AND PARKING LOT LIGHTING, SHOULD BE SO DESIGNED TO COMPLEMENT THE BUILDING STRUCTURES CONSTRUCTED AND THOSE LOCATED IN ADJACENT AREAS.

1. LIGHTING USED TO ILLUMINATE OFF-STREET PARKING AREAS SHALL BE BY CONSTANT LIGHT AND SHALL BE SO ARRANGED AS TO DIRECT THE LIGHT AWAY FROM ABUTTING PROPERTIES WITHIN A RESIDENTIAL ZONING DISTRICT.

2. LIGHTING INCORPORATING PERIOD LIGHTING FIXTURES SIMILAR TO SPECIAL THEME DISTRICT AND CONFORMING TO APPROVED CITY STREET LIGHTING STUDIES ARE ENCOURAGED.

SECTION III. PRIVATE LAND USE RESTRICTIONS

IN ADDITION TO ANY OTHER PERMITTED USE, LOT TWO (2) MAY BE USED FOR ANY AND ALL TYPES OF BANKING OPERATIONS AND OTHER FINANCIAL SERVICES. AS LONG AS LOT TWO (2) IS BEING USED FOR ANY TYPE OF BANKING OPERATION OR ACTIVITY, NO OTHER LOT IN YORKTOWNE VILLAGE SHALL BE USED FOR ANY TYPE OF BANKING OPERATIONS OR BANKING ACTIVITIES OF ANY KIND OR NATURE EXCEPT THAT WALK-UP ATM'S MAY BE LOCATED INSIDE OF A BUILDING ON SUCH LOTS AS LONG AS THE SAME ARE AN INCIDENTAL USE WITH RESPECT TO THE USE OF SUCH BUILDING ON SUCH OTHER LOT (WHICH USE SHALL NOT INCLUDE BANKING OPERATIONS OR BANKING ACTIVITIES). BY WAY OF EXAMPLE (BUT NOT IN LIMITATION OF SUCH RESTRICTION), A WALK-UP ATM MACHINE MAY BE INSTALLED INSIDE OF A BUILDING CONTAINING A RETAIL ESTABLISHMENT ON SUCH OTHER LOTS IN YORKTOWNE VILLAGE AS A CONVENIENCE TO THE CUSTOMERS THEREOF. AS A FURTHER CLARIFICATION, AND BY WAY OF EXAMPLE, THE RESTRICTIONS HEREIN SET FORTH SHALL NOT BE CONSTRUED TO PREVENT OTHER LOTS IN YORKTOWNE VILLAGE FROM BEING USED FOR INSURANCE AGENCIES, STOCK BROKERAGE FIRMS, MORTGAGE COMPANIES OR ACCOUNTING FIRMS. THE OWNER OF LOT TWO (2) SHALL BE ENTITLED (BUT NOT OBLIGATED) TO ENFORCE THE PERFORMANCE OF THIS RESTRICTIVE COVENANT.

SECTION IV. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, AND SECTION II. ZONING AND DEVELOPMENT STANDARDS AND RESTRICTIONS. ALSO SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAIN THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I AND II WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN ELM STREET CROSSING AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. SECTIONS III SHALL BE ENFORCED BY THE OWNER OF LOT 2 IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS OR OWNER OF ANY LOTS WITHIN YORKTOWNE VILLAGE, SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR PROPERTY OWNERS ASSOCIATION FORMED FOR THIS SUBDIVISION TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT IN ANY JUDICIAL ACTION BROUGHT BY A PROPERTY OWNERS ASSOCIATION OR ANY OWNER OF A LOT WHICH ACTION SEEMS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COST AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PER

To	Planning Commission
Hearing Date	September 30, 2021
Case Number	JZ 21-674
Request	Rezoning from AG to RS-3 (Agriculture to Single-family Residential)
Location	11117 S Douglas
Applicant	Andrew Garrett

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ CASE MAP
- ☐ DIAGRAM

Preparer

INCOG
Applicant

Background Information

STAFF COMMENTARY | This lot is located within Glenwood South. The applicant was in the process of adding an addition to their house when protective inspections alerted them to a rear yard setback encroachment. Glenwood South is zoned AG (Agriculture) despite the fact it is a platted residential subdivision. This is likely due to annexation, all properties are annexed into the City with an AG zoning (Sec. 110.3 of the Jenks Zoning Code) the property owner/developer should have asked for a change of zoning. When Glenwood South was platted in 1979 it was outside of the Jenks City Limits, and it was annexed later.

PLANNING DATA

Intended Use	No change Single-family Residential house addition
Zoning	AG (Agriculture)
Zoning Request	RS-3 (Single-family Residential) to meet rear yard setback
Comprehensive Plan	Medium Intensity Single-family
General Location	South of 111 th St. and West of HWY 75
Parcel ID	56015823524300
Property Address	11117 S DOUGLAS AV W
Plat	Glennwood South Platted in Tulsa County Plat No. 3950 September 10, 1979
Legal	LT 1 BLK 2 15 ft. Easement along North and East (rear) property line

Private Covenants Private Covenants whether a Deed of Dedication or HOA rules or other document are not enforced by the City of Jenks | Staff is not aware of any such violation with this request.

Gross Acres 0.28

SUPPLEMENTAL INFORMATION

Sec. 430. - Bulk and area requirements in residential districts. Table 3. BULK AND AREA REQUIREMENTS IN THE RE, RS & AG DISTRICTS

	RE	RS-1	RS-2	RS-3	APPLICANT	AG
LOT WIDTH (Min. Ft.) One Family	150 ¹	100	75	65	101	300
LOT AREA (Min. Sq. Ft.) One Family	24,000	13,500	9,000	6,900	12,180	2 ACRES
LAND AREA PER D.U. (Min. Sq. Ft.) One Family	28,375	16,000	10,875	8,400	12,180	2.5 ACRES
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35	X	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	12,000	7,000	5,000	4,000	4,000	
Front Yard Abutting a Public Street: Arterial	35	35	35	35	NA	35
—Not an Arterial	35	35	30	25	30+-	25
All Other Yards Abutting a Public Street: Arterial	20	20	20	20	NA	NA
—Not an Arterial	15	15	15	15	?	25
Rear Yards (min. ft.)	25	25	25	20	24.9	40
Side Yards (min. ft.) ⁴ —One side yard	15	10	10	10	15+-	10
—Other side yard	15	5	5	5	39.7	10

What Constitutes Spot Zoning | <https://plannersweb.com/2013/11/understanding-spot-zoning-2/>

The “classic” definition of spot zoning is “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.” ¹

Spot zoning is, in fact, often thought of as the very antithesis of plan zoning. ² When considering spot zoning, courts will generally determine whether the zoning relates to the compatibility of the zoning of surrounding uses. Other factors may include; the characteristics of the land, the size of the parcel, and the degree of the

“public benefit.” Perhaps the most important criteria in determining spot zoning is the extent to which the disputed zoning is consistent with the municipality’s comprehensive plan.

Evaluation | Staff received this application from Protective Inspections; Mr. Garrett submitted an application to add on to his home but was stopped by the building inspector citing a violation/encroachment into the rear yard setback. The zoning might appear to be spot zoning if glancing at a zoning map, however, in this case staff believes the entire subdivision should have had the zoning changed as a condition of annexation. The lots inside this subdivision are non-conforming.

Recommendation | *Staff recommends approval of change in zoning.*

Figure 1: Zoning Map with Aerial View



Figure 2: Medium Intensity Single-family



Figure 3: google earth view

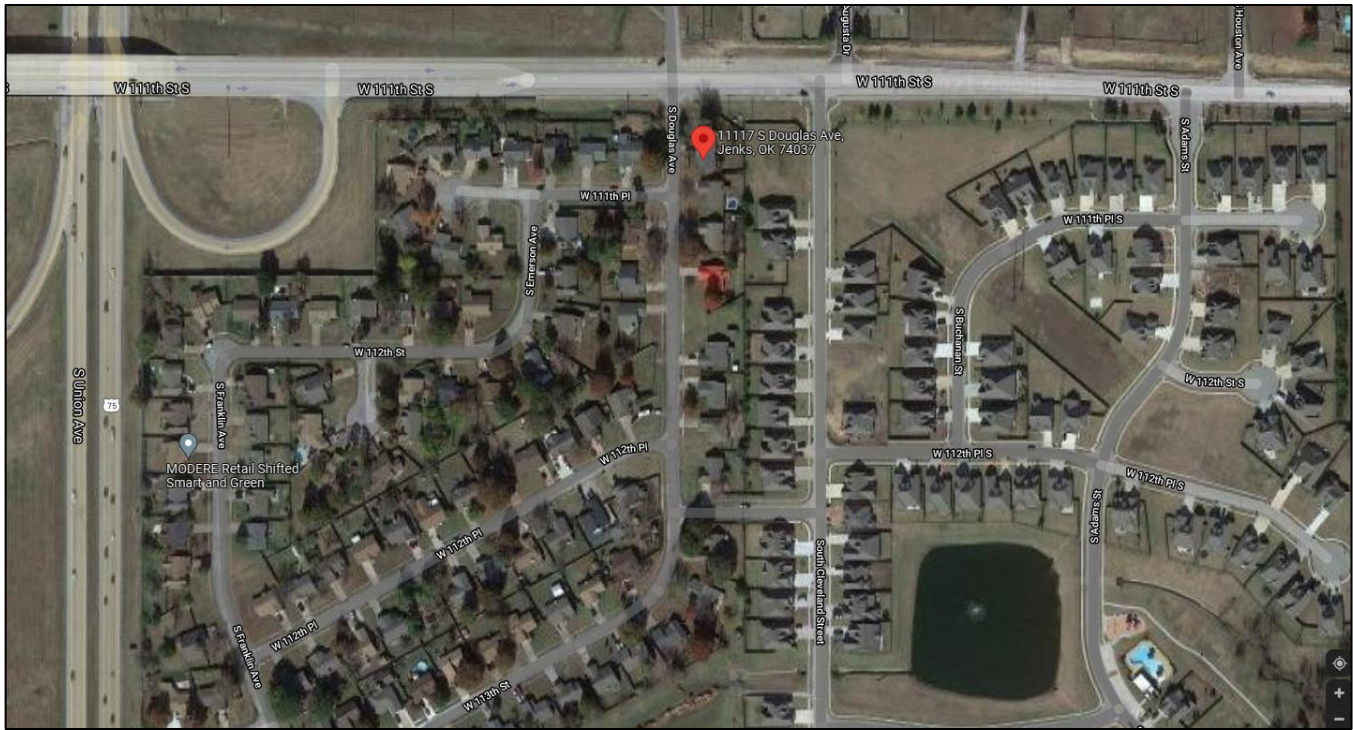


Figure 4: Haddington Heights Plat snippet



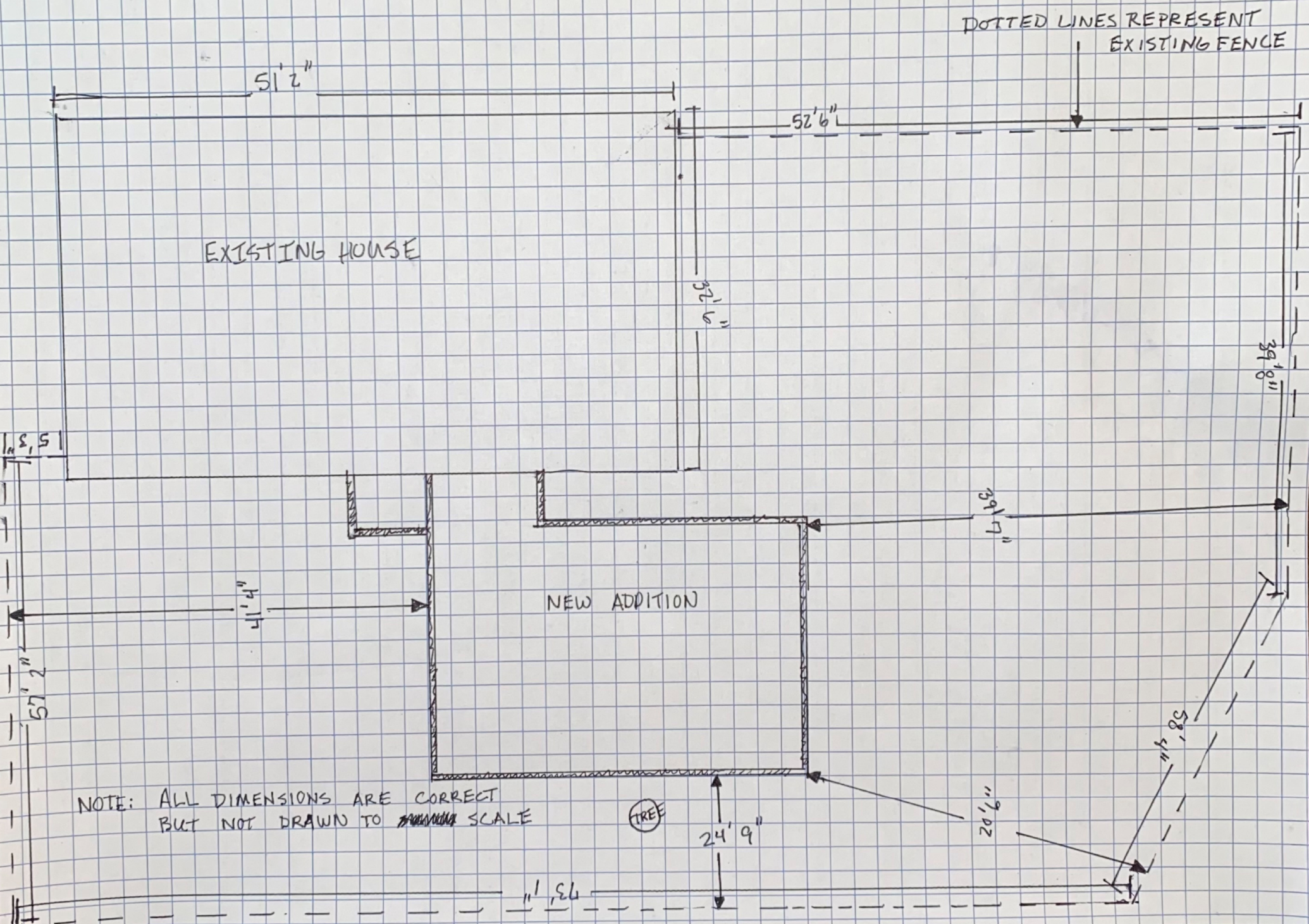
Figure 5: Google Earth view of back yard and shared screening

DOTTED LINES REPRESENT
EXISTING FENCE

EXISTING HOUSE

NEW ADDITION

NOTE: ALL DIMENSIONS ARE CORRECT
BUT NOT DRAWN TO ~~ANY~~ SCALE



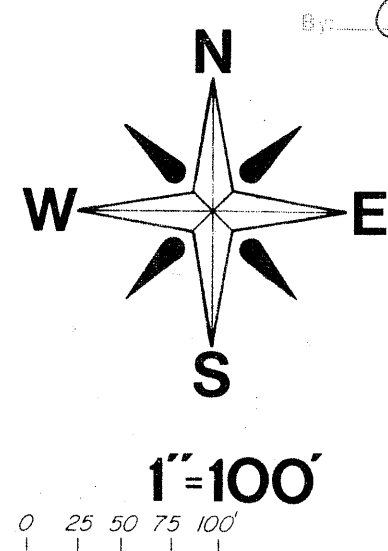
This plat was approved by the
Tulsa City-County Health Department
on AUG 07 1977 and released in
accordance with the Subdivision
Regulations of the Tulsa Metropolitan
Area Planning Commission.
GERALD FRANCIS
for Subdivision Administrator

806161
RECEIVED
SEP 10 1979
ILISA METRO. AREA
PLANNING COMM.

AN ADDITION TO TULSA COUNTY,
LOCATED IN PART OF THE S/2 OF THE S/2 OF THE SE/4 OF THE NW/4 OF
SEC. 35, & PART OF THE W/2 OF THE NW/4 OF SEC. 35, T-18-N, R-12-E, TULSA COUNTY, OKLAHOMA

OWNER:
GLENNWOOD SOUTH
4606 S. GARNETT
PHONE: 662-3600
TULSA, OKLAHOMA

**ENGINEER:
TULSA ENGINEERING
& PLANNING ASSOCIATES, INC.
4600 S. GARNETT
PHONE: 663-1522
TULSA, OKLAHOMA**

[illegible]

KNOW ALL MEN BY THESE PRESENTS,

CERTIFICATE OF DEDICATION
FOR
GLENNWOOD SOUTH

THAT, GLENNWOOD SOUTH, A GENERAL PARTNERSHIP, IS THE SOLE OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN TULSA COUNTY, OKLAHOMA, TO-WIT:

A TRACT OF LAND LOCATED IN PART OF THE S/2 OF THE S/2 OF THE SE/4 OF THE NW/4 AND PART OF THE W/2 OF THE NW/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF SAID NW 1/4 N/4, 566.50 FEET EAST TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S89°19'19" E ALONG THE NORTH BOUNDARY OF SAID W 1/2 N/4, A DISTANCE OF 737.29 FEET TO THE NORTHEAST CORNER OF SAID W 1/2 N/4; THENCE S-00°00'00" E -W ALONG THE EAST BOUNDARY OF SAID W 1/2 N/4 A DISTANCE OF 2,627.12 FEET; THENCE S-89°53'38" E -A DISTANCE OF 1,073.73 FEET; THENCE N-00°00'00" E -A DISTANCE OF 230.00 FEET; THENCE S-00°00'00" E -A DISTANCE OF 250.00 FEET TO THE EAST BOUNDARY OF SAID NW 1/4; THENCE S-00°00'00" E -W ALONG THE EAST BOUNDARY OF SAID NW 1/4 A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE S-00°00'00" E -W ALONG THE SOUTH BOUNDARY OF SAID NW 1/4 A DISTANCE OF 2,637.98 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 169; THENCE N-00°14'56" E -A DISTANCE OF 1,073.73 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4; THENCE S-89°49'14" A DISTANCE OF 467.14 FEET; THENCE DUE NORTH A DISTANCE OF 377.00 FEET TO THE POINT OF BEGINNING CONTAINING 71,354 ACRES, MORE OR LESS.

AND HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND STREETS AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF, AND HAS GIVEN SAID PLAT THE NAME OF "GLENWOOD SOUTH" IN ADDITION TO THE COUNTY OF TULSA, OKLAHOMA.

NOW, THEREFORE, THE UNDERSIGNED, DOES HEREBY DEDICATE FOR PUBLIC USE ALL THE STREETS AS SHOWN ON SAID PLAT AND DOES HEREBY RELINQUISH ANY AND ALL RIGHT OF VEHICULAR INGRESS AND EGRESS FROM ANY PROPERTY OR PROPERTIES LYING ADJACENT TO SOUTH UNION AVENUE AND WEST 111TH STREET SOUTH WITHIN THE BOUNDS DESIGNATED "LIMIT OF NO ACCESS" AS SHOWN ON THE ATTACHED PLAT, WHICH "LIMIT OF NO ACCESS" OR ANY PART OR PORTION THEREOF MAY BE MODIFIED, AMENDED OR REVISED WITH THE APPROVAL OF COUNTY ENGINEER OR THE PLANNING COMMISSION OF COUNTY OF TULSA, OKLAHOMA.

NOW, THEREFORE, THE UNDERSIGNED OWNER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS AND PUBLIC PLACES SHOWN ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS OF WAY AS SHOWN FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING AND REPLACING ANY AND ALL PUBLIC UTILITIES INCLUDING STORM AND SANITARY SEWERS, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH OF SUCH FACILITIES, INCLUDING THE POLES, TOWERS, TRIPLES, VALVES AND ANY OTHER APPURTENANCES THERETO WITH THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND RIGHTS OF WAY FOR THE USES AND PURPOSES AFORESAID, TOGETHER WITH SIMILAR RIGHTS IN EACH AND ALL OF THE STREETS SHOWN ON SAID PLAT, PROVIDED HOWEVER, THAT THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAID AND RELAY WATER AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND ALONG ALL STRIPS OF LAND INCLUDED WITHIN THE EASEMENTS SHOWN ON THE PLAT, FOR THE FURNISHING OF WATER AND FOR SEWER SERVICES TO THE AREA INCLUDED IN SAID PLAT.

NOW, THEREFORE, THE UNDERSIGNED OWNER, FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE PROPERTY ABOVE DESCRIBED AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS AND THE COUNTY OF TULSA, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNERS OF THE ABOVE DESCRIBED LOTS AND BY THE COUNTY OF TULSA, OKLAHOMA. IN ORDER THAT THE PUBLIC INTEREST MAY BE PROTECTED, THE COUNTY OF TULSA SHALL BE MADE BENEFICIARY OF THESE COVENANTS AND MAY ENFORCE COMPLIANCE THEREWITH.

1. RESERVE "A" IS HEREBY DEDICATED TO THE COUNTY OF TULSA FOR OVERLAND DRAINAGE RIGHT-OF-WAY, AND STORM WATER DETENTION FACILITIES, PROVIDED HOWEVER, THAT IN THE EVENT SAID RESERVE, AS A RESULT OF DRAINAGE IMPROVEMENTS, ARE NO LONGER REQUIRED BY THE COUNTY OF TULSA, SAID RESERVE, BY ACTION OF THE TULSA BOARD OF COMMISSIONERS SHALL, AT THAT TIME REVERT TO THE UNDERSIGNED GRANTORS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.
2. ALL LOTS IN THE ADDITION SHALL BE KNOWN AS RESIDENTIAL LOTS, AND SHALL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY.
3. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE, NOR NEARER TO THE SIDE STREET LINE THAN THE BUILDING LINES SHOWN ON THE RECORDED PLAT; AND IN ANY EVENT, NO BUILDING SHALL BE LOCATED NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE.
4. NO BUSINESS, TRADE, OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.
5. FLOOR AREA REQUIREMENTS: ALL SQUARE FOOTAGE REQUIREMENTS ARE EXCLUSIVE OF GARAGES AND PORCHES AND ARE FIGURED ON MEASUREMENTS OVER MASONRY OF LIVING AREA.
 - A. REGARDING ALL LOTS, THE RESIDENCES SHALL HAVE A MINIMUM OF 1200 SQUARE FEET OF LIVING AREA FOR A ONE STORY RESIDENCE. FOR ONE AND ONE HALF STORY OR TWO STORY RESIDENCES, A MINIMUM OF 1000 SQUARE FEET WILL BE REQUIRED ON THE GROUND FLOOR, WITH A MINIMUM OF 1400 TOTAL SQUARE FEET ON BOTH FLOORS.
6. NO FENCES MORE THAN SIX (6) FEET IN HEIGHT WILL BE PERMITTED ON ANY LOT. (EXCEPT FOR PRIVACY SCREENING ADJACENT TO PATIOS WHICH MAY BE EIGHT (8) FEET IN HEIGHT). ORNAMENTAL FENCES ONLY, NOT EXCEEDING THREE (3) FEET IN HEIGHT, COMPATIBLE TO THE ARCHITECTURE OF THE RESIDENCE, CONSTRUCTED OF BRICK, STONE, BRICK AND STONE, BRICK AND FRAME, STONE AND FRAME, OR SPLIT RAILS MAY BE BUILT FORWARD OF THE BUILDING LINE SHOWN ON THE ACCOMPANYING PLAT.
7. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR ANY OTHER OUTBUILDING ERECTED IN THIS ADDITION SHALL BE AT ANY TIME USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY NATURE OR CHARACTER BE USED AS A RESIDENCE.
8. NO STRUCTURE PREVIOUSLY USED SHALL BE MOVED INTO ANY LOT IN THIS ADDITION.
9. NO ANIMALS, INCLUDING FOWLS, SHALL BE RAISED, BRED, OR KEPT ON ANY LOT AT ANY TIME, EXCEPT THAT NOT MORE THAN TWO EACH OF ANY COMMON HOUSEHOLD PET (WHICH ARE NOT USED, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE) MAY BE KEPT. ALL HOUSEHOLD PETS MUST BE KEPT FENCED OR TIED UP.
10. GROUND DISPLAY SIGN SHALL BE PERMITTED OF NOT MORE THAN THREE (3) SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR LEASE.
11. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE DEDICATED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES, OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE OWNER OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNERS OF THE LOT OR LOT. EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY, ASSOCIATION OF PROPERTY OWNERS, OR UTILITY IS RESPONSIBLE. THE OWNER ALSO GRANT RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.
12. A SURCHARGE WILL BE ADDED TO THE NORMAL HOUSEHOLD SEWER SERVICE FEE TO DEFRAY COSTS OF MAINTENANCE AND OPERATION OF THE SEWAGE TREATMENT PLANT THAT PROCESSES SEWAGE FROM THE HOMES IN THIS ADDITION.
13. IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC SERVICE, ALL OF THE LOTS ARE SUBJECT TO THE FOLLOWING PROVISIONS, TO-WIT:
 - A. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICE MAY BE LOCATED ALONG ALL EXTERIOR BOUNDARIES OF THE ADDITION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE AND ELSEWHERE THROUGHOUT SAID ADDITION ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENT-WAYS.
 - B. CABLES TO HOUSES ON LOTS DESCRIBED IN PARAGRAPH (A) ABOVE, WHICH MAY BE SERVED FROM OVERHEAD ELECTRIC SERVICE LINES, UNDERGROUND SERVICE CABLES TO ALL HOUSES WHICH MAY BE LOCATED ON ALL LOTS IN SAID ADDITION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE THEREAFTER. THE LOCATION AND CONSTRUCTION OF SUCH HOUSE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF UNDERGROUND SERVICE CABLE TO A PARTICULAR HOUSE, THE SUPPLIER OF ELECTRIC SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON SAID HOUSE.
 - C. THE SUPPLIER OF ELECTRIC SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE RIGHT OF ACCESS 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 SAID UNDERGROUND ELECTRIC FACILITIES SO INSTALLED BY IT.
 - D. THE OWNER OF EACH LOT 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 FACILITIES. THE COMPANY WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND ELECTRIC FACILITIES, BUT THE OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
 - E. THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JULY 1, 1999, AT WHICH TIME SAID COVENANTS SHALL BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS, UNLESS, BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LAND, IT IS AGREED TO CHANGE SAID COVENANTS IN WHOLE OR IN PART. IF THE PARTIES HERETO, OR THEIR SUCCESSORS IN TITLE TO SUBDIVISION OF SAID LAND SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS THEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY PROPERTY SITUATED IN SAID DEVELOPMENT TO PROSECUTE ANY ACTION IN LAW OR IN EQUITY TO ENFORCE SUCH COVENANTS OR TO ENJOIN SUCH PERSONS FROM VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT AND EITHER TO PREVENT HIM OR HER FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR A VIOLATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, GLENWOOD SOUTH, A GENERAL PARTNERSHIP, HAS CAUSED ITS NAME TO BE AFFIXED THIS 10th DAY OF SEPTEMBER, 1979

GLENNWOOD SOUTH, A GENERAL PARTNERSHIP

BY: FLOYD R. HARDESTY

BY: _____

BY: RON W. KINDRICK

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10th DAY OF September, 1999, PERSONALLY APPEARED FLORA R. HARDESTY, KYLE FRITMAN, AND RON KIDWELL, WHO TO ME KNOWN TO BE THE IDENTICAL PERSONS WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS THE GENERAL PARTNERS OF THE GENERAL PARTNERSHIP, AND ACKNOWLEDGED TO ME THAT THEY ENTERED INTO THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL THIS, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES 8/16/82

Connie E. Foxbaugh
NOTARY PUBLIC

CERTIFICATE OF SURVEY

WE, TULSA ENGINEERING AND PLANNING ASSOCIATES, INC., OF TULSA, OKLAHOMA, HEREBY CERTIFY THAT WE HAVE, AT THE INSTANCE OF THE OWNER DESIGNATED ABOVE, MADE THE ABOVE DESCRIBED SURVEY, AND THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SIGNED AND SEALED THIS 10TH DAY OF SEPTEMBER, 1979.

TULSA ENGINEERING AND PLANNING ASSOCIATES, INC.

BY: Paul E. Grinde
REGISTERED LAND SURVEYOR

STATE OF OKLAHOMA)

)

BEFORE ME, THE undersigned, a Notary Public, in and for said County and State, on this 10th day of September, 1979, personally appeared, Paul E. Casper, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of Tulsa Engineering and Planning Associates, Inc., for the uses and purposes therein set forth.

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

MY COMMISSION EXPIRES: OCTOBER 20, 1949

NOTARY PUBLIC

S 89°53'38" E

S 89°53'38" E

2537.98'
N 89°53'38" W

SE CORNER, NW/4
SECTION 35 T-18-N R-12-E



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 LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21-674

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 30 September 2021, in consideration of the following:

An application to approve a Request by Andrew Garrett for a for a zone change from AG (Agriculture) to RS-3 (Residential Single Family High Density)

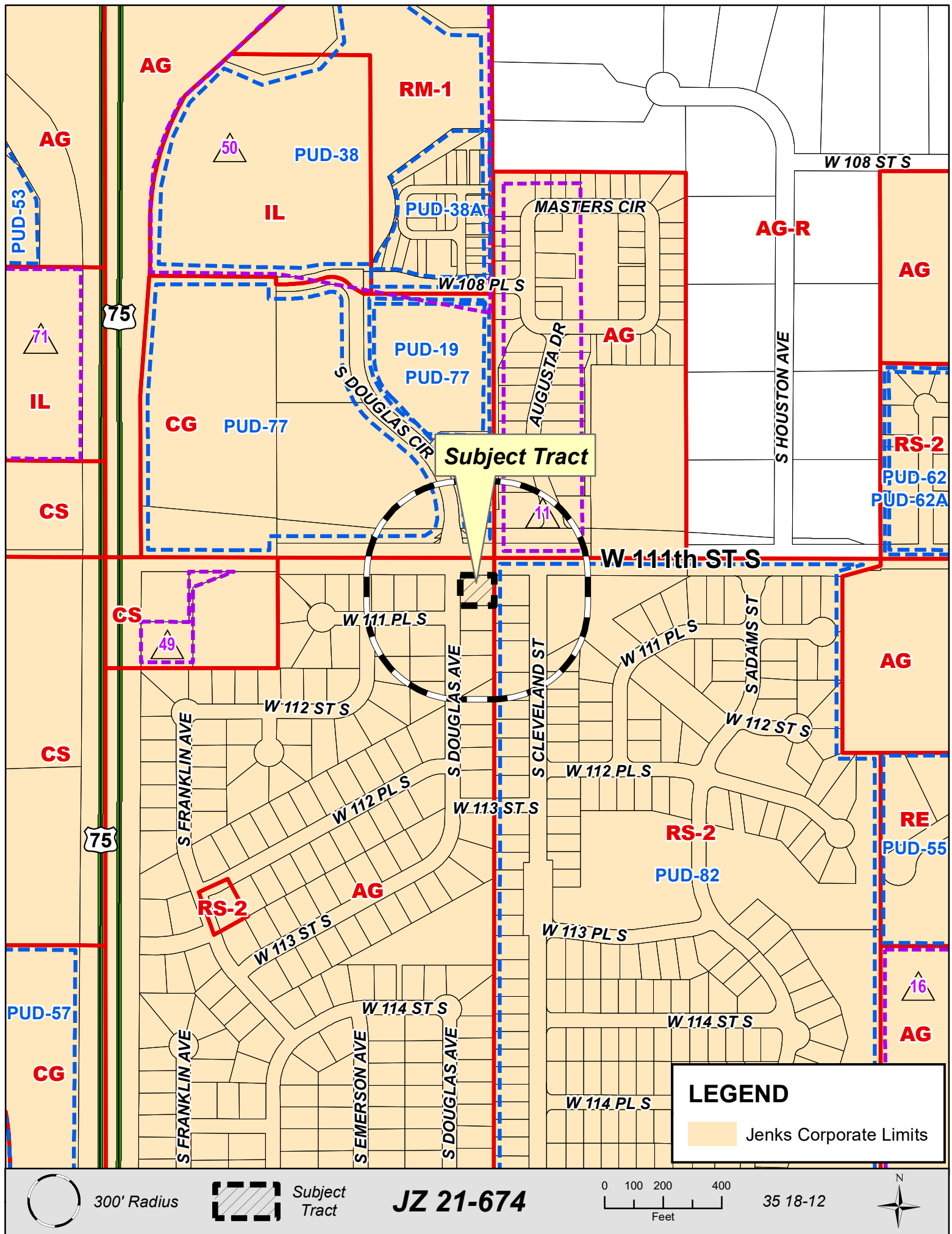
Legal Description: Lot 1 Block 2 Glennwood South

General Location: 11117 S Douglas Ave

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 31 August 2021.

Marcae Hilton, Secretary
Jenks Planning Commission



To	Planning Commission
Hearing Date	September 30, 2021
Case Number	JZ 21 SUP 116 JBC ANNEX
Request	Specific Use Permit for additional church uses and a new boundary line
Location	11725 S Elm
Applicant	Shannon Duncan

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ CASE MAP
- ☐ Site Plan

Preparer

INCOG
First Baptist Church

Background Information

STAFF COMMENTARY | First Baptist Church Jenks “FBC” is in the process of master planning their campus allowing for orderly expansion as the church grows. They recently purchased the residential property to the south of their existing campus. The church has remodeled the structure and brought it up to code. Staff met with the Pastor and talked through their plans. The church calls the southern property “The Annex.” The use has changed from single-family to small assembly groups. They are in need of parking to accommodate the classes that will meet daily. The structure provides a home-like setting and is much more efficient to operate from a heating and cooling perspective. If approved they will build a barn for vehicles and maintenance equipment, with a road connecting the Annex to the primary church campus. Ultimately, they would like to build walking trails, and other outdoor amenities.

PLANNING DATA

Intended Use Church uses and ancillary uses such as storage of vehicles and equipment

2 PARCELS | ONE SUP | Specific Use Permit

Parcel ID [60718833138500](#) | First Baptist Church Jenks

Property Address 11701 S ELM ST W

Legal LT 1 LESS BEG 50E NWC SW TH E25 SW35.38 N25 POB BLK 1

Gross Acres 26.20

Zoning AG | Agriculture

SP	74 (To be changed to SUP 116)
Plat	Jenks First Baptist Church No. 6360 09/28/2010
Use	Church and offices and other ancillary uses
Parcel ID	98331833141110 The Annex
Property Address	11725 S ELM ST W
Legal	TR BEG 30 E & 881 S OF NW COR NW SW LT 3 TH E 1343.58 S 441 W 1343.58 N 441 TO POB LESS BEG 881S & 30E NWC SW TH E20 S442.76 W20 N442.81 TO POB SEC 31 18 13
Gross Acres	13.13
Zoning	AG Agriculture (No Change)
Plat	Unplatted Platting will not be required at this time (no change in zoning)
Use	Change from Single-family Residential to church uses including but not limited to classrooms, vehicle and equipment storage, trails

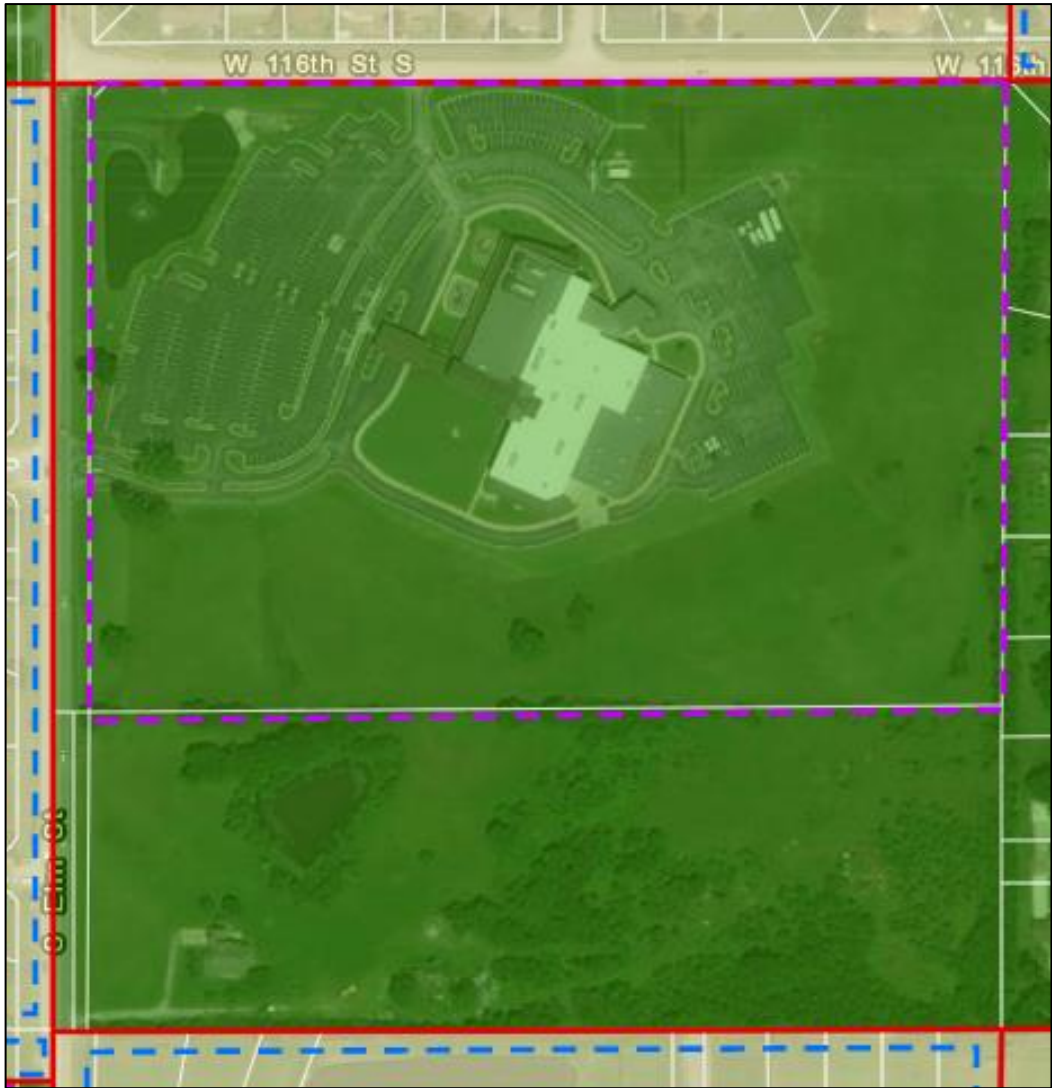


Figure 1: zoning map of the parcels in question

Private Covenants

Private Covenants whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks | Staff is not aware of any violation with this request.

SUPPLEMENTAL INFORMATION

FIRST BAPTIST CHURCH | SUMMARY OF 09-21-21 PREDEVELOPMENT MEETING

SUP REQUEST | Church uses for entire property 2 parcels

- 41 Acres master plan to include:
 - Connection to trails system
 - Sand Volleyball
 - Walking trail along entire 41 acres open to public

New Parcel to be added to SUP and will receive a new SUP number for entire property

The Annex | Existing Structure (originally single-family residential on AG property)

- Change of occupancy (residential to assembly)
- Application triggers Fire Inspection
- Application triggers inspection from code enforcement

New construction | <https://jenks.com/230/Building-Inspections>

- Bus barn (building permit required)
- Parking lot (30 or less spaces) (part of earth change permit)
- Drive Aisle connecting church and Annex building (public safety and engineering)
- Metal Building | S2 | Low Hazard Storage
 - No Heat/air
 - Outside water

Engineering

- Consider pond improvements when calculating detention
 - Design and engineer pond with outfall
- Earth change permit required
 - Required for Drive aisle and bus barn areas of disturbance
- Detention Report required
- Erosion control plan required

Signage to be located along Elm | Please provide for review in SUP

Signal | Staff discussed the likelihood of getting a signal installed at 116th. Mr. Cloyde, City Engineer stated there was no plan at this time to install a signal. This was a surprise to applicant; in the past they had understood there would be a light.

Evaluation | Churches require a Specific Use Permit per the City of Jenks zoning code. See the relevant language below.

General SUP information per the Jenks Zoning Code:

1700.1. General. The City Council may, after a public hearing and recommendation by the Planning Commission and after conducting a public hearing as is required in accordance with the provisions of this section, authorize for specific parcels of land, the issuance of a Specific Use Permit.

The uses listed in the Specific Use list are so clarified because of the size of the land they require or the specialized nature of the use, or they may more intensely dominate the area in which they are located or their effects on the general public are broader in scope than other types of uses permitted in the district.

The designation of a Specific Use Permit as possible on the Specific Use List does not constitute an authorization or an assurance that such use will be permitted. Rather, each Specific Use Permit application shall be valued as to its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate appropriate.

Sec. 1701. Conditions for approval.

1701.1. Application. Prior to submission of a request for a Specific Use Permit, the City Planner may require one or more pre-application conferences with the potential applicant. In considering and determining its recommendation to the City Council relative to any application for a Specific Use Permit, the Planning Commission may require that the applicant furnish preliminary site plans and data concerning the operation, location, function and characteristics of any use of land or building proposed.

1701.2. Planning Commission Requirements. The Planning Commission may recommend to the City Council that certain safeguards and conditions concerning setbacks, ingress and egress, off-street parking and loading arrangements and location or construction of buildings and uses and operation be required. If the Planning Commission fails to review and make a recommendation within 45 days from the date the application is accepted for processing, the City Council can take action on the application.

1701.4. Site Plans. A site plan (plot plan) setting forth the conditions specified may be required of the applicant and such plan when accepted shall be made a part of the permit issued for the specific use.

1701.5. Designation of Zoning Map. A Specific Use Permit approved under the provisions of this ordinance shall not be considered as an amendment to the zoning ordinance; however, the Specific Use Permit shall be noted on the zoning map as follows: SUP - (the number of the request for a Specific Use Permit). Any of the conditions contained in a Specific Use Permit approval shall be considered as conditions precedent to the granting of a building permit for the specific use provided for.

1701.6. Time Limits for Implementation. If for any reason the approved specific use ceases operation for a period of two years, then the approval of said specific use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved specific use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit ordinance including nonconforming uses and their incidental and accessory uses must receive a Specific Use Permit before any expansion of the use is permitted.

Sec. 1704. Administration.

1704.4. Appeals. An applicant may appeal a recommendation of denial by the Planning Commission to the City Council by providing written notice of its intent to appeal with the City Clerk within 15 days of the date of recommended denial by the Planning Commission. The City Council may reverse the recommendation of the Planning Commission by a two-thirds vote of the members of City Council.

Staff Comments | Staff has no conditions for approval

This aerial map displays a land use planning area with various zoning districts labeled. The districts include AG (Agriculture), RD (Residential Development), RS-1, RS-2, RS-3 (Residential Single-Family), RE (Residential Medium-Density), CS (Community Service), OM (Office Medium-Density), IL (Institutional), CG (Community General), and IM (Industrial Medium-Density). A yellow arrow points to a specific parcel within the RS-2 district.

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Figure 4: Google earth view from north 116th Street



Figure 5: View of FBC along Elm



Figure 6: Google Earth view of residence now Classroom building "FBC Annex"



Figure 7: Drive Aisle to Annex

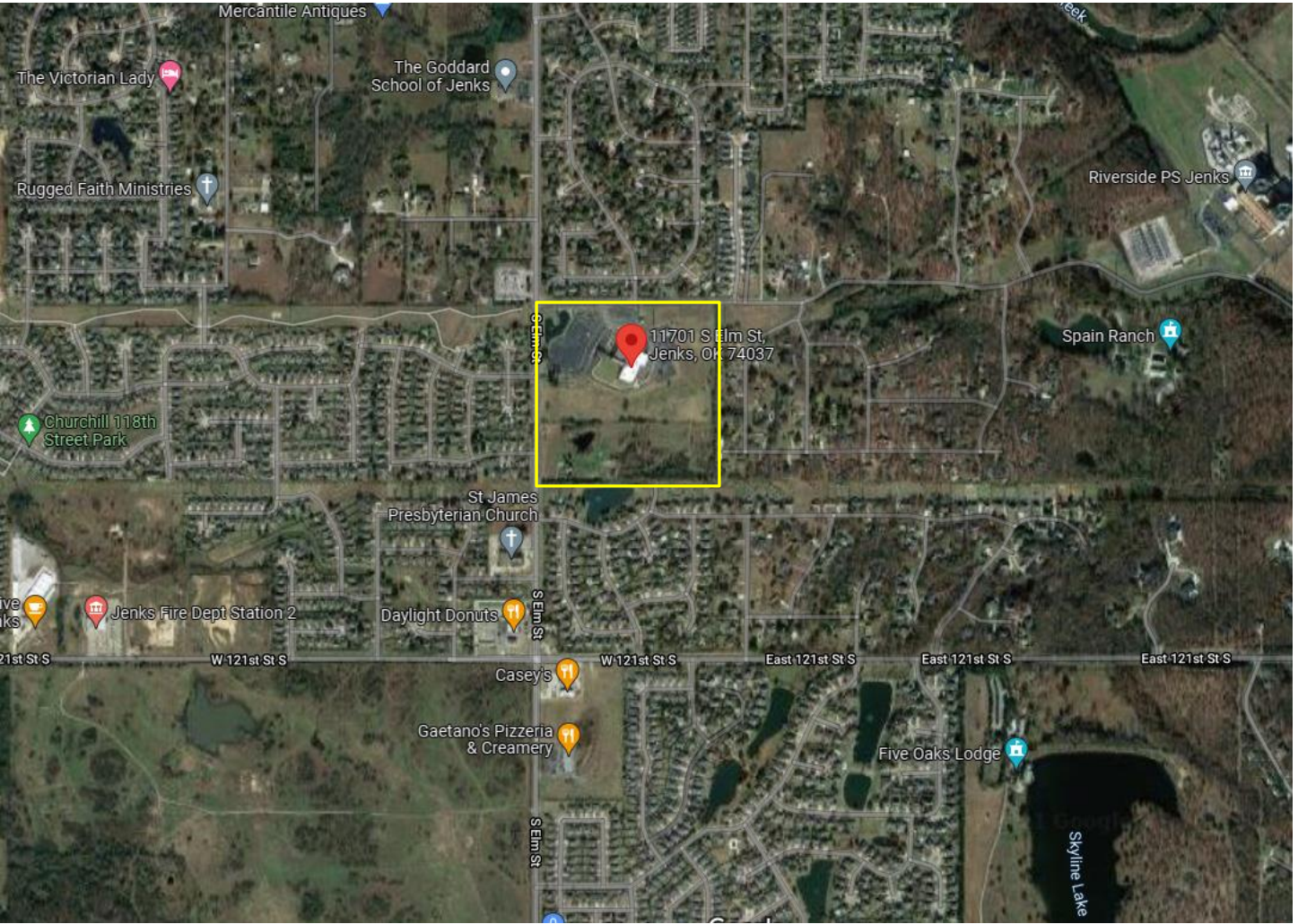
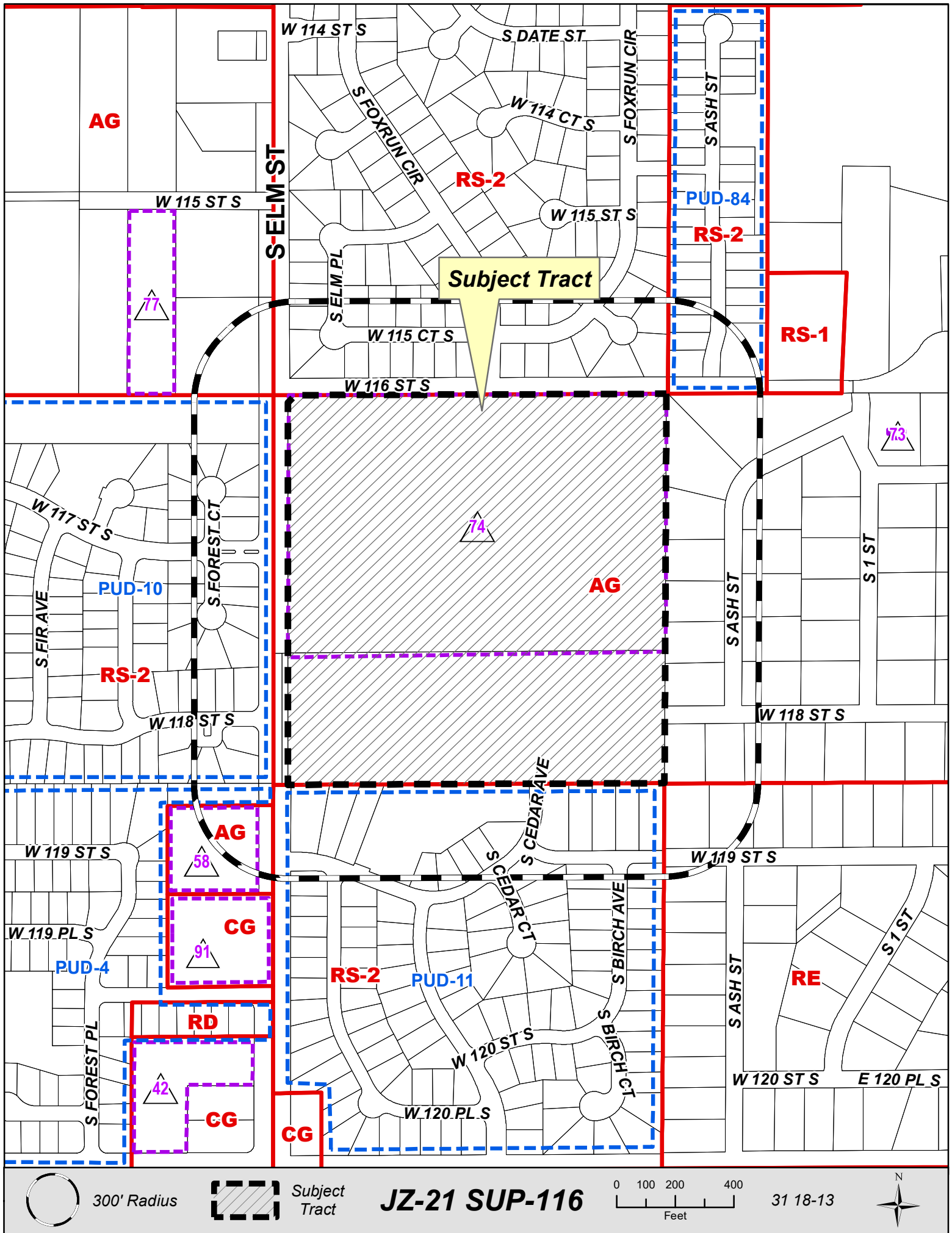


Figure 8: Google Aerial View



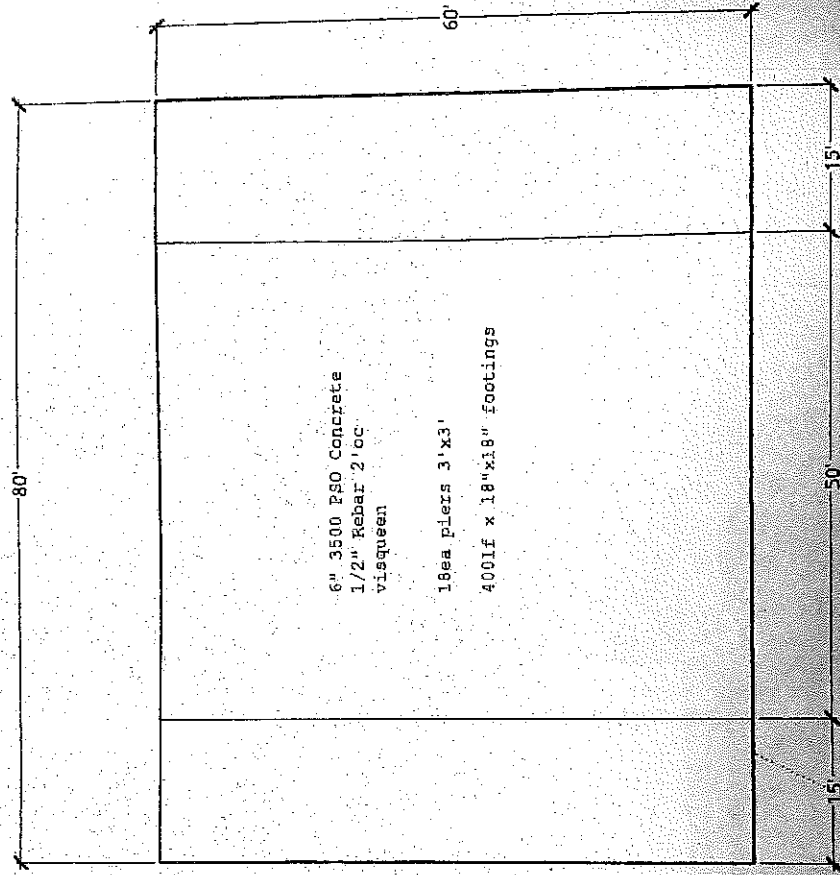


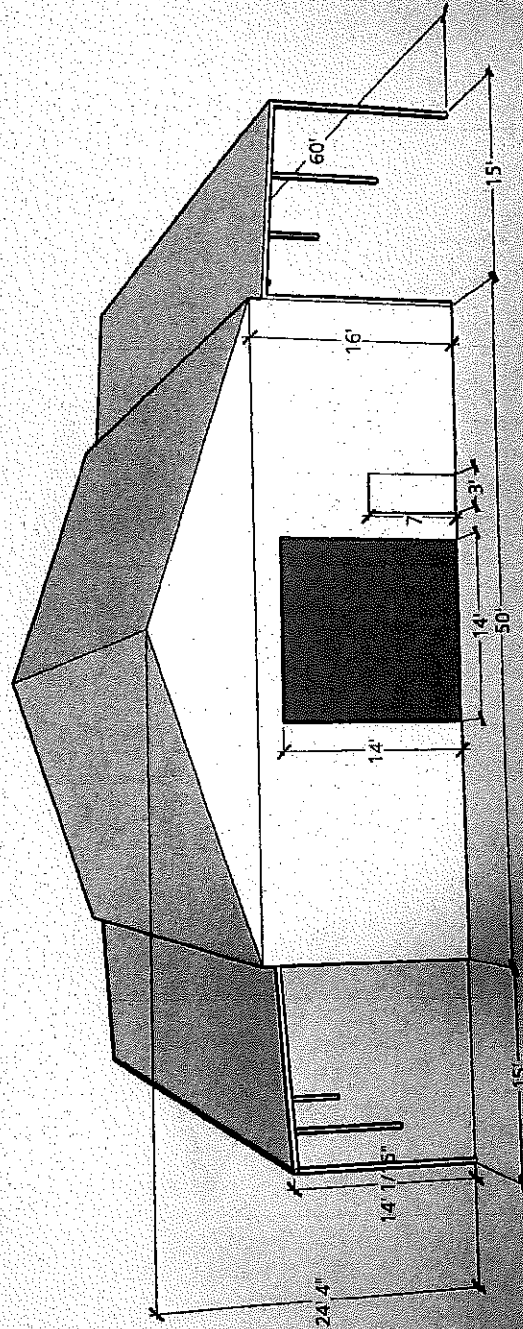
GREYSON
CONSTRUCTION

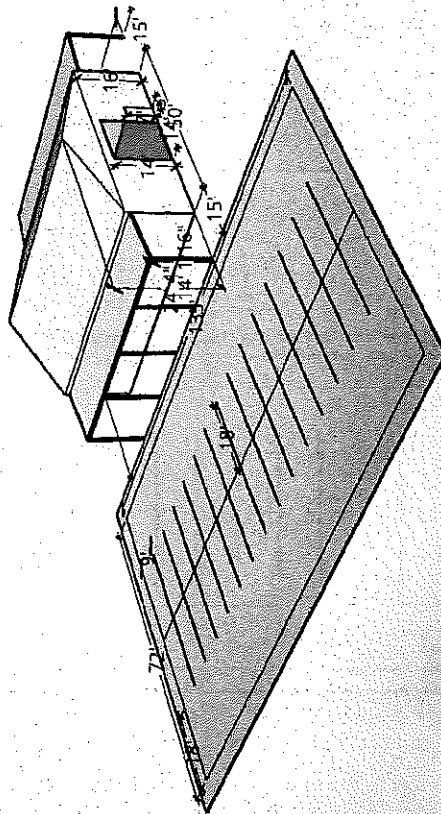
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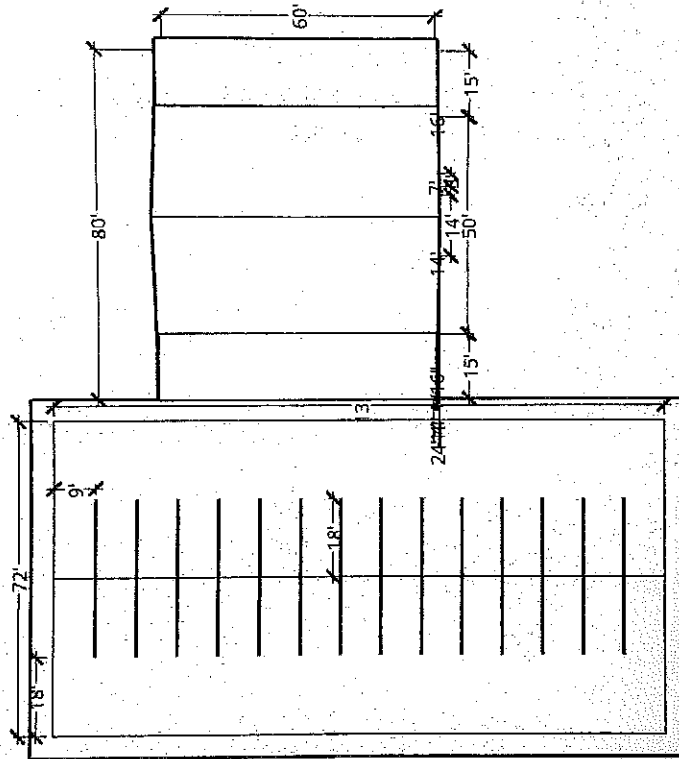
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To	Planning Commission
Hearing Date	September 30, 2021
Case Number	None
Request	Staff Trucking Establishment Zoning Code Language
Applicant	City of Jenks Marcaé Hilton Planning Department

Staff Report

Preparer | BM; Marcae Hilton

Attachments

☐ TRUCKING ESTABLISHMENT ORDINANCE

Preparer

Staff

Background Information

Staff began looking at Trucking Establishment code options after finding deficiencies in our current code. As a result, we drafted the ordinance that is up for discussion today. The ordinance is meant to allow for trucking establishments, namely tuck stops, to be properly zoned within the City of Jenks while still protecting surrounding parcels. Currently, the zoning code is somewhat vague on the differences between a convenience store, service station and truck stop potentially causing unneeded [stress](#) and hardship on both the City and its residences.

Staff Evaluation & Recommendation

Evaluation Staff is asking the Planning Commission to recommend for approval an ordinance that will establish a new Specific Use Permit use of Trucking Establishments. The information will be placed in both Chapter 10 – Use Units and Chapter 17 – Specific Use Permits of the Zoning Code. New definitions for *Trucking Establishments*, *Convenience Stores*, and *Gas Stations with mini-mart* will also be added to help differentiate the entities. The ordinance creates a distance requirement between trucking establishments and from residential neighborhoods, minimum parcel dimensions, minimum yard requirements, maximum building height, maximum building coverage, minimum open space, minimum building separation, and establishes prohibited uses. While the new UDO is coming soon, staff feels that these changes are needed before the adoption of the UDO. The language in this Ordinance will be in the new code once adopted.

Recommendation *Recommend Ordinance No. for approval.*

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING ORDINANCE NUMBER 1287; AMENDING CHAPTER 10 OF THE JENKS ZONING CODE ADDING A NEW USE TO USE UNIT 2, 14, AND 16; AMENDING CHAPTER 17 OF THE JENKS ZONING CODE; AMENDING CHAPTER 18 OF THE JENKS ZONING CODE; REPEALING ALL ORDINANCE OR PARTS THEREOF IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, Trucking Establishments are necessary, but need to be held to a tougher standard than typical Commercial entities; and

WHEREAS, The Jenks Planning Commission heard the debate and the need for such language on September 30, 2021, and recommended approval to the Jenks City Council. City Council on October 19, 2021, approved the language.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JENKS, OKLAHOMA:

SECTION I. Amend the Jenks Zoning Code Chapter 10 – Use Units 2 Section 1002.2 to read as follows:

Included Uses.

Airport.

Aquarium.

Auto Wash.

Bed and Breakfast, inn.

Bus Station.

Cemetery.

Churches.

College or University.

Commercial Recreation (Intensive).

Commercial Resort.

Commercial Theme Parks.

Convalescent Home.

Convict Pre-Release Center.

Crematory.

Cultural or Heritage Centers.

Detention Center Juvenile-Adult.

Electric Generation Plant and/or Sub-Station.

Facilities-(Minimum acreage of 40 acres apply).

Fire Protection Facility.

Fire Station.

Golf Course.

Golf Driving Range.

Governmental Services.
 Gun Club.
 Halfway House.
 Heliport.
 Hospital.
 Hydro-Electric Generation Plant.
 Industrial Uses - Use Units 24, 25, and 26 (Minimum acreage requirement-40 acres).
 Juvenile Delinquency Center.
 Kennel.
 Library.
 Mausoleum.
 Mini-Storage.
 Museum.
 Nursing Home.
 Offices - Use Unit 11 (Minimum acreage requirement-40 acres when located on a 40-acre or greater tract).
 Post Office.
 Public or Private Attractions.
 Public Schools, Trade Schools, Other Schools (with compulsory education curriculum).
 Private Schools with comprehensive education curriculum.
 Recreational Facilities.
 Recreational Vehicle Park.
 Recycling Center.
 Refuse Transfer Station.
 Rifle and Skeet Range Gun Club.
 Sanitary Landfill.
 Sewage Disposal Facility.
 Trade School
 Transmitting Tower (excluding amateur radio tower).
 Trucking Establishment. (allowed only within IL and IM zoning districts & subject to special restrictions).
 Use Unit 20 (Outdoor Recreational Facilities)
 Use Unit 23 (Mining and Mineral Processing).
 Water Treatment Facility and/or Water Storage Facility.

SECTION II. Amend the Jenks Zoning Code Chapter 10 – Use Units Section 1002.3 to add the following:

h. Trucking Establishment

1. Locational Standards: A Trucking Establishment is a unique and specialized land use. Given the distinctive nature of this particular use, the locational standards identified below are of paramount importance for the health, safety and general welfare of the public. As such, the Planning Commission, before recommending approval to City Council will carefully consider the following provisions of the Specific Use Permit.

- a. No Trucking Establishment shall be located within five (5) miles of any other Trucking Establishment or gasoline service provider. For the purpose of this section, all measurements of distance shall be along a straight airline route from the nearest point on any gasoline sales establishment property line to the nearest point on any other gasoline sales property line.
 - b. No Trucking Establishment shall be located closer than twenty-five hundred (2,500) feet from property designated Residential on the Land Use Plan Map or land zoned Residential pursuant to the Zoning Code. For the purpose of this section, all measurements of distance shall be along a straight airline route from the nearest point on any trucking establishment property line to the nearest point on any property line zoned or designated Residential.
2. Minimum Parcel Dimensions:
 - a. The minimum parcel size for consideration of trucking establishment is twenty (20) acres.
 - b. The minimum lot frontage for a parcel used for a trucking establishment shall be four hundred (400) feet.
3. Minimum Required Yards:
 - a. The perimeter setback for all yards adjacent to major roadways shall be at least one hundred (100) feet from the respective property line.
 - b. Transitional yard setback required where a property line or lease line abuts service stations, truck service (major repair) every adjacent structure shall be set back one hundred (100) feet. This requirement would not apply to structures containing convenience stores or other uses if part of the service station use.
4. Maximum Building Height:
 - a. For all permitted uses within a trucking establishment, thirty-five (35) feet, hotels, motels and similar lodging are prohibited.
5. Maximum Building Coverage:
 - a. Forty (40) percent of site area
6. Minimum Open Space:
 - a. Twenty (20) percent of site area. One half (½) of the area required to be devoted to Open Space may be comprised of water bodies.
7. Minimum Building Separation:
 - a. No two (2) buildings on the same parcel within trucking establishment shall be located closer to one (1) another than a distance equal to the height of the lower building.
- i. Prohibited uses.
 The following are the prohibited uses and structures in Trucking Establishments:
 1. Any permitted use, accessory use, restricted use or structure not specifically or by reasonable implication permitted herein.
 2. Adult Facilities.
 3. Sales of Alcoholic Beverages for consumption off the premises. This prohibition does not include the sale of Beer and Wine accessory to a convenience store.
 4. Sales, Wholesale, this prohibition does not include the sales of tires, batteries and vehicle parts and bulk storage of petroleum products for sales on-site but does include the bulk sale of petroleum products.

SECTION III. Amend the Jenks Zoning Code Chapter 10 – Use Units 14 Section 1014.2 to include ***Convenience Stores*** in the list of uses.

SECTION IV. Amend the Jenks Zoning Code Chapter 10 – Use Units 16 Section 1016.2 to include ***Gas station with mini-mart*** in the list of uses

SECTION V. Amend chapter 10 – Use Units Section 1022.1 and 1022.2 to read as follows:

1022.1. Description.

Warehousing, wholesaling, and trucking establishments, in industrial parks and highway transportation areas.

1022.2. Included Uses.

Warehouses, NEC, wholesale establishments, NEC, storage, NEC, trucking establishments, and truck rentals.

SECTION VI. Amend Chapter 17 – Specific Use Permits Section 1702.1 of the Jenks Zoning Code to read as follows:

1702.1. Specific Uses.

The following uses are allowed in all zoning districts by Specific Use Permits Process approved by City Council:

Included Uses.

Airport.

Aquarium.

Auto Wash.

Bed and Breakfast, inn.

Bus Station.

Cemetery.

Churches.

College or University.

Commercial Recreation (Intensive).

Commercial Resort.

Commercial Theme Parks.

Convalescent Home.

Convict Pre-Release Center.

Crematory.

Cultural or Heritage Centers.

Detention Center Juvenile-Adult.

Electric Generation Plant and/or Sub-Station.

Facilities-(Minimum acreage of 40 acres apply).

Fire Protection Facility.

Fire Station.

Golf Course.

Golf Driving Range.
Governmental Services.
Gun Club.
Halfway House.
Heliport.
Hospital.
Hydro-Electric Generation Plant.
Industrial Uses - Use Units 24, 25, and 26 (Minimum acreage requirement-40 acres).
Juvenile Delinquency Center.
Kennel.
Library.
Mausoleum.
Mini-Storage.
Museum.
Nursing Home.
Offices - Use Unit 11 (Minimum acreage requirement-40 acres when located on a 40-acre or greater tract).
Post Office.
Public or Private Attractions.
Public Schools, Trade Schools, Other Schools (with compulsory education curriculum).
Private Schools with comprehensive education curriculum.
Recreational Facilities.
Recreational Vehicle Park.
Recycling Center.
Refuse Transfer Station.
Rifle and Skeet Range Gun Club.
Sanitary Landfill.
Sewage Disposal Facility.
Trade School
Transmitting Tower (excluding amateur radio tower).
Trucking Establishment. (allowed only within IL and IM zoning districts & subject to special restrictions).
Use Unit 20 (Outdoor Recreational Facilities)
Use Unit 23 (Mining and Mineral Processing).
Water Treatment Facility and/or Water Storage Facility.

SECTION VII. Amend Chapter 18 – Definitions Section 1800 of the Jenks Zoning Code to include the following definitions:

Trucking Establishments: A parcel of ground used primarily for the fueling of transient trucks, passenger vehicles, maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of motor fuels or other petroleum products, the sale of accessories or equipment for over-the-road trucks and similar commercial vehicles, truck drivers and interregional travelers. Other services commonly associated with a truck stop may include: convenience store, overnight accommodations, showers, cargo broker's offices, restaurants, game rooms, vehicle scales, wash racks and servicing bays, sales of personal and household goods.

Convenience store: store with less than 5,000 square feet of gross floor area primarily engaged in the retail sale of a limited range of household products including, but not limited to, dry goods, canned goods, dairy and other food products, and may include the off-sale of beer or wine.

Gas station with mini-mart: an establishment that sells gasoline for motor vehicles in conjunction with a “convenience store.”

SECTION VIII. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

SECTION IX. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Approved this ____ day of _____ 2021

CITY OF JENKS, OKLAHOMA

MAYOR

SECTION VIII. Since the immediate operation of the provisions of the Ordinance is necessary for the preservation of public health, welfare and safety, an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after its passage by the City Council

Emergency Clause approved separately this ____ day of _____ 2021.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	September 30, 2021
Case Number	JZ 21-673
Request	Rezoning from (AG) Agriculture to (CS) Commercial Shopping
Location	NE corner of West 120 th Street South and South Quanah Ave. near the NE corner 121 st and HWY 75

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ Utility Map

Preparer

INCOG
City GIS

Background Information

This zoning application is a second (new) rezoning request for one of four lots in an undeveloped section of town. The parcel is part of a 4-lot “donut hole” adjacent to land outside Jenks City Limits; the two remaining Agriculture parcels are under different ownership. This site has had interest primarily due to the proximity to Highway 75 with on and off ramps making it ideal for commercial development. The seller has been approached by a retail store and is seeking commercial zoning. Finding infrastructure solutions may be challenging but is not impossible.

City Council approved the first request to rezone the parcel on the southwest during the regularly scheduled hearing, July 22, 2021, Ordinance No. 1558, citing they were not favorable to seeing a truck stop development.

PC Summary | July 08, 2021 | Approved 4-1 (2 Members Absent) (1 No Vote)

Nine citizens spoke against the zone change. A consensus from nine of the citizens that showed up, no one wanted a truck shop, some shared traffic concerns, health impacts to families and animals, and property values.

Staff can only verify the Comprehensive Plan for the City of Jenks has supported Commercial Development in that location since 2015.

PROJECT DATA

Public Comment	One particular citizen in the area has stayed engaged in the conversation since the first rezoning request. One other Citizen has reached out with concerns.
Uses	Uses allowed by Right in CS (1, 4, 5, 10, 11, 12, 13, 14, 16, 19, 21)
Zoning Request	Rezone the parcel from (AG) to (CS)
Current Zoning	(AG) Agriculture
Requested Zoning	(CS) Commercial Shopping

Comprehensive Plan Regional Commercial (Horizon Jenks | New Comp Plan)

General Location East of Highway 75 and north of 121st

Current Parcel Data

Parcel ID 98235823534310

Property Address 2830 W 120 ST S

Legal S290 N2350 E390 W/2 SW LESS N25 THEREOF & LESS E25 THEREOF
FOR RD SEC 35 18 12 2.22AC

Gross Acres 2.22

Chapter 10 Use Units		District
No.	Name	CS
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	
16.	Gasoline Service Stations	X
17.	Automotive and Allied Activities	E
18.	Drive-In Restaurants	
19.	Hotel, Motel, and Recreation Facilities	X
20.	Commercial Recreation, Intensive	
21.	Business Signs and Outdoor Advertising	X

¹ X = Use by Right.

E = Special Exception-unless use is specifically identified on Specific Use List.

S = Specific Use - see Use Unit 2 and Chapter 17.

P = Requires Planned Unit Development Application due to Mixed Use Requirements.

Table 2. Bulk and Area Requirements in the Commercial Districts |

	District
	CS
FRONTAGE (MIN. FT.)	
—ARTERIAL	150
—NOT AN ARTERIAL	50
FLOOR AREA RATIO (MAXIMUM)	0.50
SETBACK FROM CENTERLINE OF ABUTTING STREET (MIN. FT.)	
—ARTERIAL	50
—NOT AN ARTERIAL	25
SETBACK FROM AN ABUTTING R DISTRICT BOUNDARY LINE (MIN. FT.)	10 ¹
BUILDING HEIGHT (MAX. FT.)	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.

North | (AG | Agriculture) Use | Single-family residence
 East | (AG | Agriculture) Single-family residence
 South | (AG | Agriculture) Undeveloped & 121st Street (CS) Commercial Shopping
 West | (AG | Agriculture) Single-family & Tulsa County | Undeveloped | ODOT ROW





Figure 3: Expanded GIS View



Figure 4: View of Lot from the south

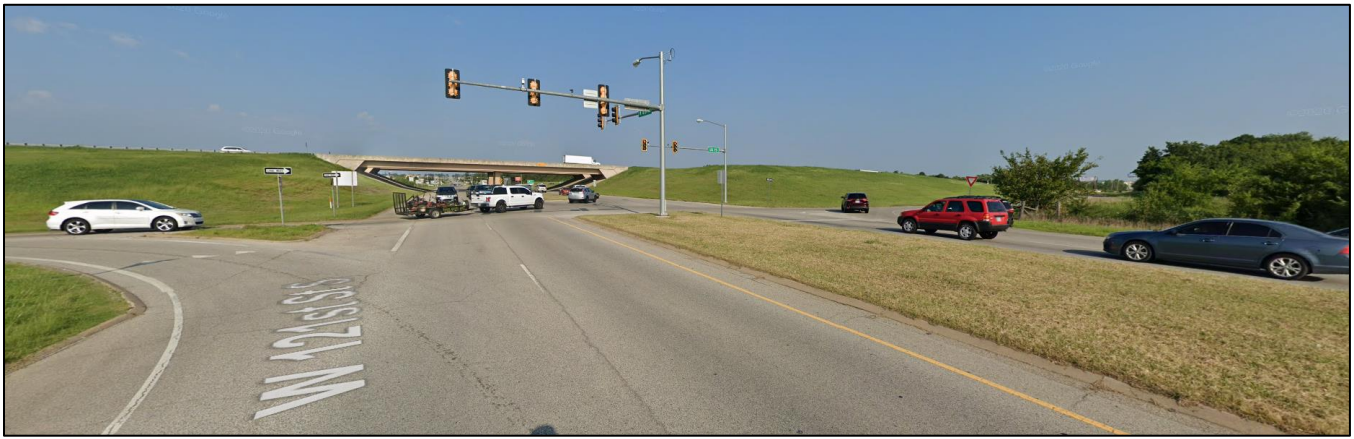


Figure 5: intersection looking west

Land Use Plan



Comp Plan

North | Regional Commercial

East | Regional Commercial

South | Glenpool

West | Outside Jenks City Limits

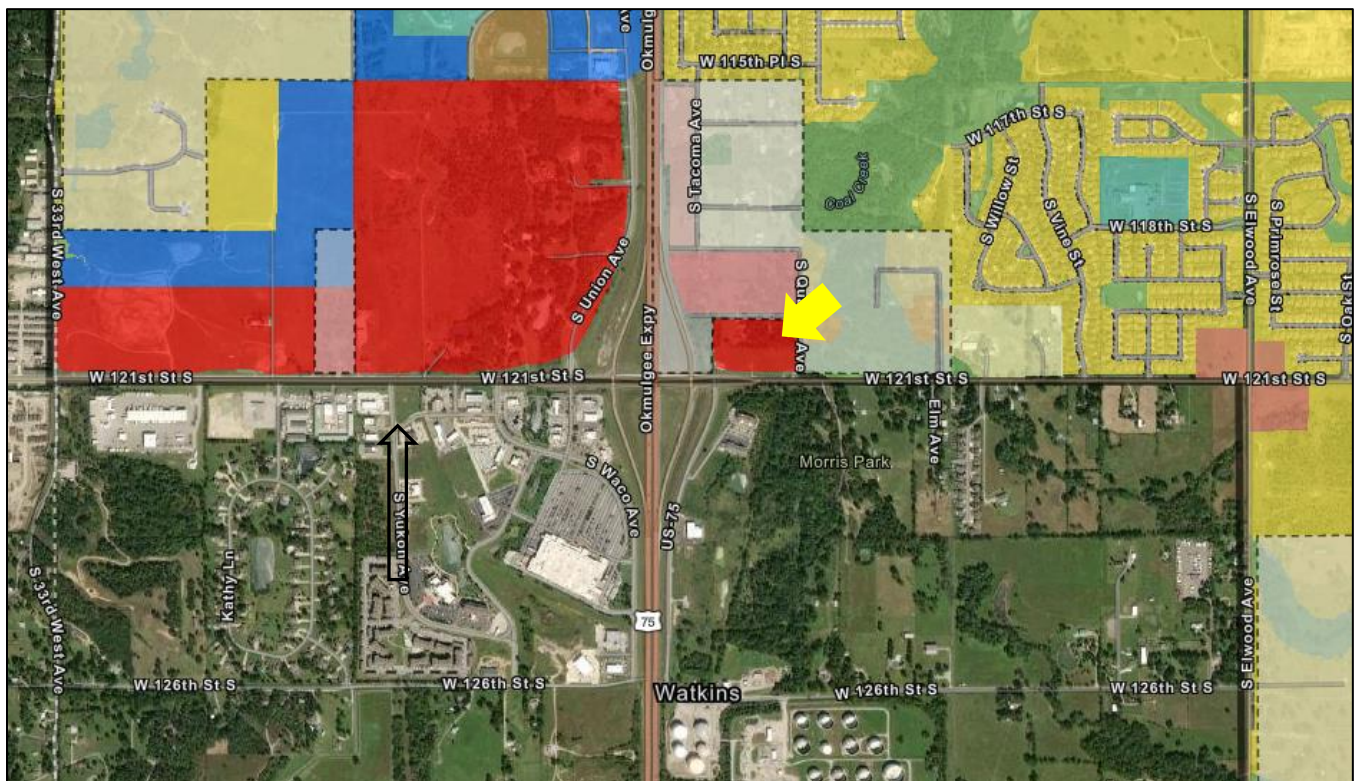


Figure 6: Horizon Jenks Comp Plan

Staff Evaluation & Recommendation

EVALUATION | This application is a request to approve a Commercial Shopping | Retail Sales use. Staff does not interpret the code to include a truck stop use within Use Unit 16 (Gasoline Service Stations) and is working to better define a truck stop.

REZONING | Approving this request would allow the current and/or any future property owners to operate a use allowed by right in a Commercial Shopping District.

1. Consider if 600. 1. is an appropriate fit and use for the area?

Sec. 600. - Purposes of commercial districts.

600. 1. General Purposes.

The Commercial Districts are designed to:

- a. Achieve the commercial objectives of the Comprehensive Plan.
- b. Meet the needs for the commercial services and goods of the trade area.
- c. Preserve and promote the development of efficient commercial facilities and encourage a compatible relationship between commercial facilities and other land uses and thoroughfares by:
 1. Differentiating the types and purposes of commercial activities.
 2. Establishing bulk and area controls.
 3. Requiring off-street loading and parking facilities.
 4. Controlling the number, area, location, and types of signs.
 5. Protecting the character of commercial districts and their peculiar suitability for commercial uses.

600.2. Purposes of the CS Shopping Center District.

The CS District is designed to accommodate convenience, neighborhood, sub-community, community, and regional shopping centers providing a wide range of retail and personal service uses.

RECOMMENDATION | *Staff recommends conditional approval of the Rezoning request from AG to CS*

1. *Work with Staff to determine utility connection*
2. *Platting is required*
3. *Meet all City Code, Engineering Design Criteria and Subdivision regulations*



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 LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21-673

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 30 September 2021, in consideration of the following:

An application to approve a Request by Bell Land Use LLC for a zone change from AG (Agriculture) to CS (Commercial Shopping)

Legal Description: A parcel of ground located in Section 35, T18N, R12E of the Indian Base and Meridian and more particularly described as follows.

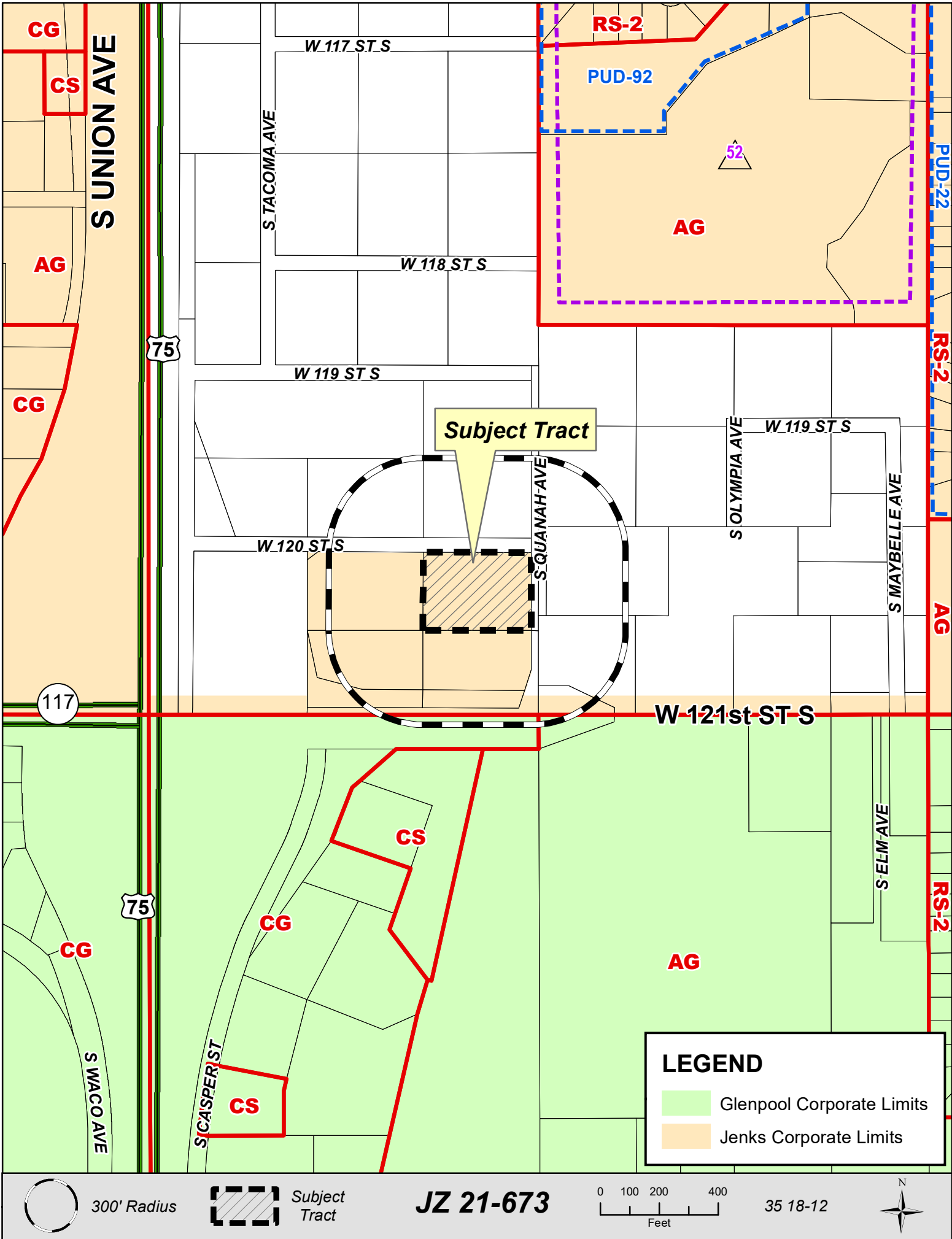
The South 290 feet of the North 2350 feet of the east 390 feet of the W/2 of the SW/4 of Section 35; Less and except the north 25 feet thereof and Less and except the East 25 thereof for Road and Generally known as 2830 W 120th Street South.

General Location: 2830 W 120th St S

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 17 August 2021.

Marcae Hilton, Secretary
Jenks Planning Commission



Jenks | PC Staff Report



To	Planning Commission
Hearing Date	September 30, 2021
Case Number	JZ 21 PUD 129
Request	Mixed-Use Planned Unit Development (retail and multi-family uses)
Location	105 W Main St

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Legal Notice
- ☐ PUD Document

Preparer

INCOG
Greg Helms

Background Information

SUMMARY | This project is a multi-story, mixed-use development request. The developer is planning to include space for restaurants, retail and residential dwellings. The property is zoned CH (Commercial Heavy) as is most of the downtown. The CH zoning was common across the United States and considered appropriate 50 plus years ago when the railroad was a primary source for moving goods and wares across the country. After public input, best practices and the need for tax revenue growth, the new comprehensive plan recommended high density residential projects within the downtown along with mixed uses. This design creates a street wall that provides commercial and residential opportunities in downtown replicating building design of the early 1900's.

PROJECT DATA

Public Comment	None at time of report.
Uses in PUD	Use Unit 8, 12, 13, 14, and other area wide uses by right in CH
Zoning Request	PUD 129 No change in underlying zoning
Current Zoning	(CH) Commercial Heavy
Comprehensive Plan	Downtown (Horizon Jenks New Comp Plan)
General Location	East of railroad tracks and north of Main Street

Current Parcel Data

Parcel ID	60525831902120 West Triangular parcel (currently parking)
Property Address	105 W MAIN ST N
Legal	LT 10 BLK 18
Gross Acres	0.14

Parcel ID	60525831902130 East Parcel
Property Address	105 W MAIN ST N
Legal	LT 11 12 13 BLK 18
Gross Acres	0.24
Parcel ID	98319831913660 Railroad ROW
Property Address	None
Legal	PRT NE SW BEG SWC BLK 18 O T JENKS TH W60 NW320 E60 SE320
SEC	Section 19 Township 18 Range 13
Gross Acres	0.43
Main Street Façade	Property Line majority of Main St. façade will be 1.5 stories (22 ft.) Tower Element SW corner to establish entry to parking, set back (1 ft.) Fenestration Materials Lower level cultured limestone, brick masonry, arched glass, (4 ft.) pedestrian overhangs Fenestration Materials Upper level Brick masonry, stucco architectural metal panels Residential Levels Rooftop commons area, individual balconies, outdoor dining
West Parking Façade	SW corner Arched roll up overhead doors for outdoor dining Residential Entry Arched canvas awning NW corner arched glass storefront system to mimic south Fenestration Materials 1 st and 2 nd Floor cultured limestone wainscot, brick masonry Fenestration Materials 3 rd , 4 th , 5 th architectural metal panels Residential Levels Individual balconies, wrap around balconies at corners Swimming Pool area fenced with wrought iron and brick masonry pilasters
North Façade	Ground Level (N), covered outdoor seating area by pool (enclosed) Fenestration Materials 1 st and 2 nd Floor cultured limestone wainscot, brick masonry 3 rd , 4 th , 5 th Stucco and architectural metal panels, wrap around balconies at corners
East Façade	Ground Level west elevation building services, loading area, trash enclosures utility entrances Residential wing rotated along this elevation, balconies and operable windows Roof-top yoga deck and dining Fenestration Materials 1 st and 2 nd Floor cultured limestone wainscot, brick masonry 3 rd , 4 th , 5 th stucco and architectural metal panels, wrap around balconies at corners
Landscaping	South (Main St.) no beds May have potted plants along sidewalk West beds Tree & shrub (screening dining and parking lot entry) foundation planting beds North beds Planting bed along length of screen wall
Parking	Dog Park Keep trees, add covered picnic area Non-residential uses exempt from off street parking Residential Use 1.5 1 BDR and efficiency 0.2 2 BDR or larger Five bicycle parking spaces

Chapter 10 Use Units		Districts				
No.	Name	RTC	PUD 129	CS	CG	CH
1.	Area wide Uses		X	X	X	X
2.	Area wide Specific Use	S		S	S	S
4.	Public Protection	X	X	X	X	X
5.	Community Services and Cultural Facilities	P	X	X	X	X
8.	Multifamily Dwellings and Similar uses			P	P	P
10.	Off-Street Parking Areas	X	X	X	X	X
11.	Offices and Studios	P	X	X	X	X
12.	Eating Places Other Than Drive-Ins	X	X	X	X	X
13.	Convenience Goods and Services	X	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X	X
15.	Other Trades and Services		X		X	X
16.	Gasoline Service Stations		X	X	X	X
17.	Automotive and Allied Activities			E	X	E
18.	Drive-In Restaurants		X		X	X
19.	Hotel, Motel, and Recreation Facilities	X	X	X	X	X
20.	Commercial Recreation, Intensive	P			S	S
21.	Business Signs and Outdoor Advertising	X	X	X	X	X
22.	Warehousing and Wholesaling				E	
24.	Light Manufacturing and Industrial Research and Development				E	P
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	
¹ X = Use by Right.						
E = Special Exception-unless use is specifically identified on Specific Use List.						
S = Specific Use - see Use Unit 2 and Chapter 17.						
P = Requires Planned Unit Development Application due to Mixed Use Requirements.						

	Districts				
	RTC	PUD 129	CS	CG	CH
— Arterial Frontage (min. ft.)	150	94	150	150	N/A
— Not an Arterial	50	N/A	50	50	N/A
Floor Area Ratio (maximum)	0.50	N/A	0.50	0.75	N/A
— Arterial Setback from centerline of abutting street (min. ft.)	50	0'-0"	50	50	N/A
— Not an Arterial	25	0'-0"	25	25	N/A
Setback from an abutting R District boundary line (min. ft.)	N/A	N/A	10 ¹	10 ¹	N/A
Building Height (max. ft.)	35	85	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.					

Zoning Map

North | SUP 106 & (CS) Commercial Shopping and (CH) Commercial Heavy
South, East, West | (CH) Commercial Heavy

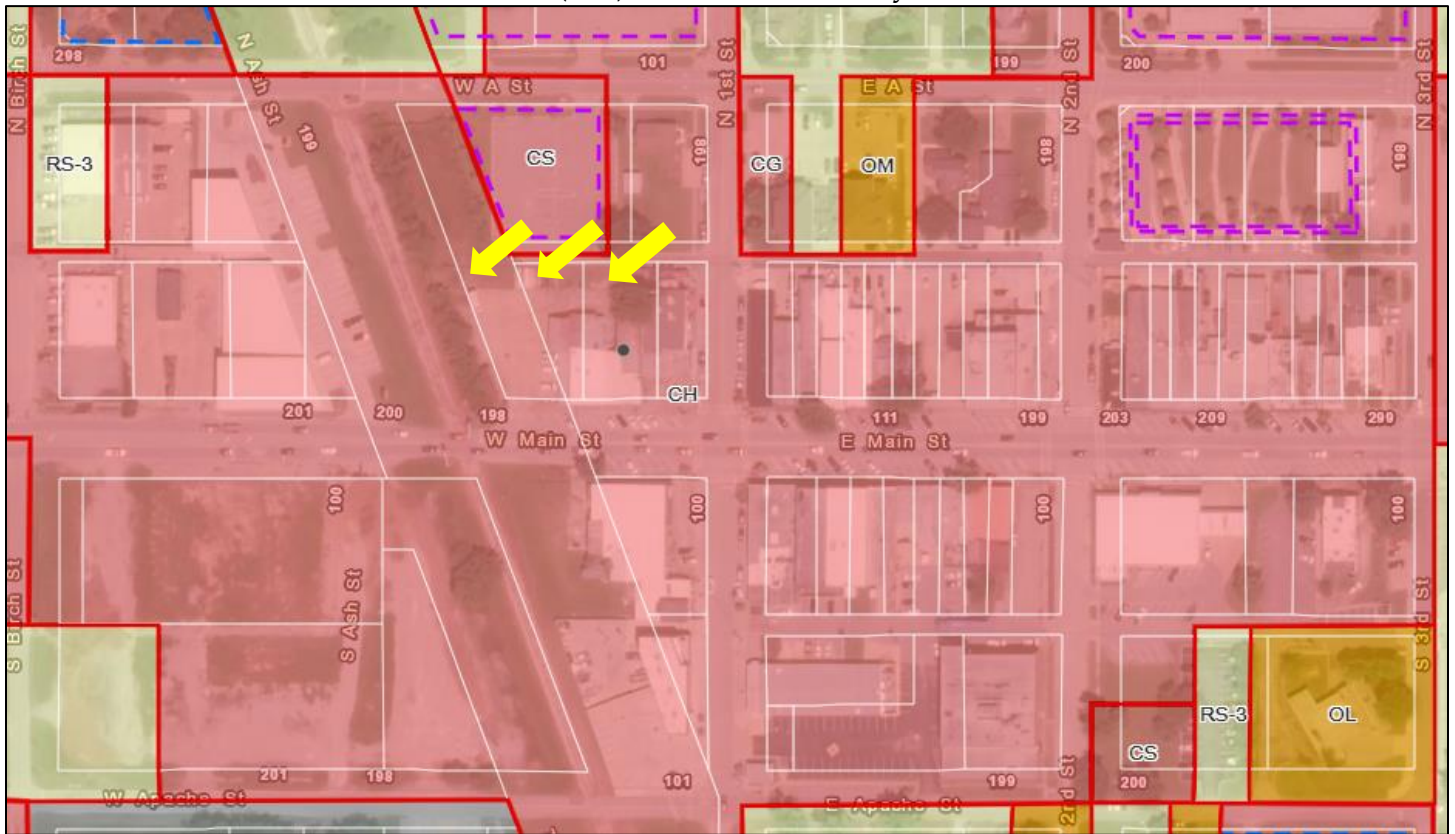


Figure 1: INCOG Zoning Map

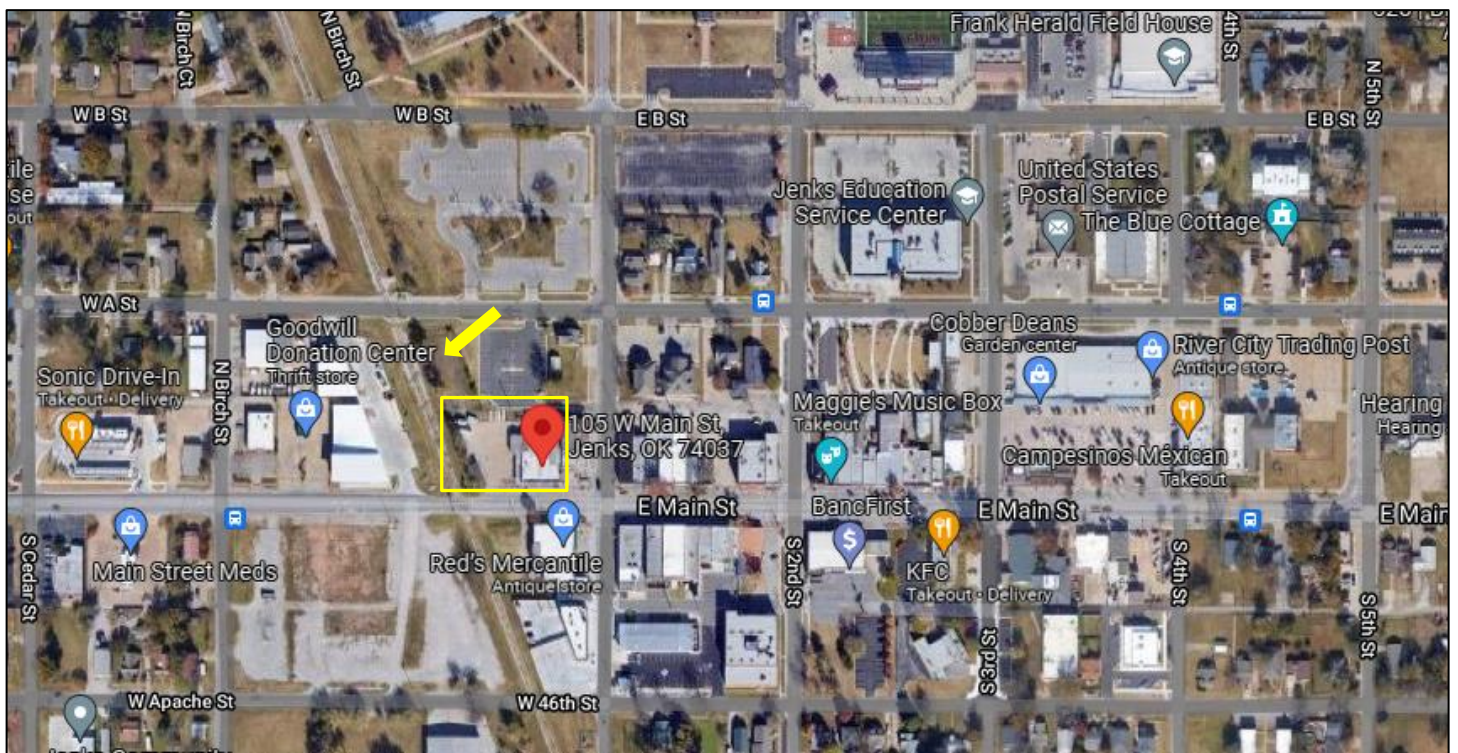


Figure 2: Google Aerial View

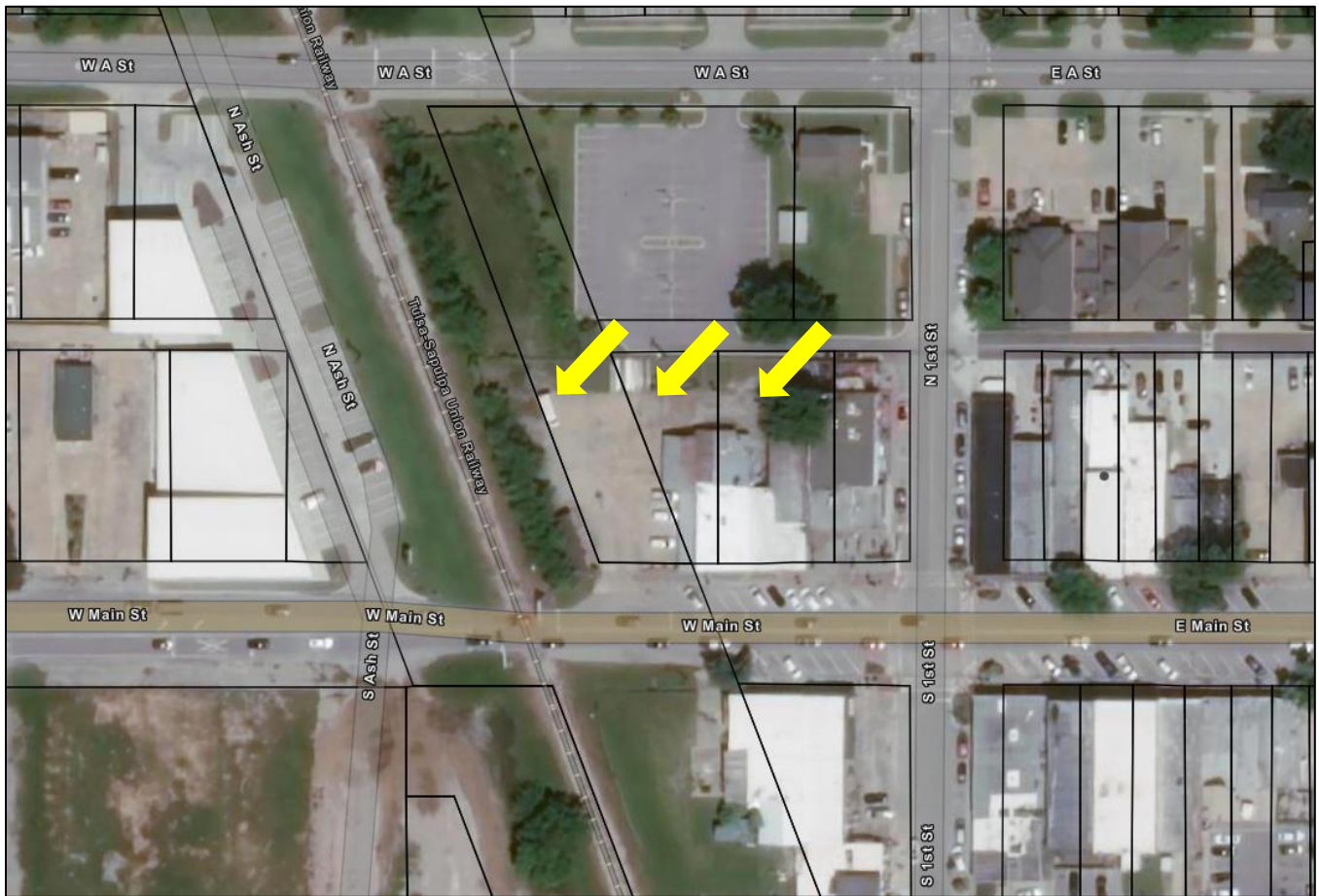


Figure 3: Expanded GIS View



Figure 4: View of Lot from west (railroad tracks)



Figure 5: Intersection looking north

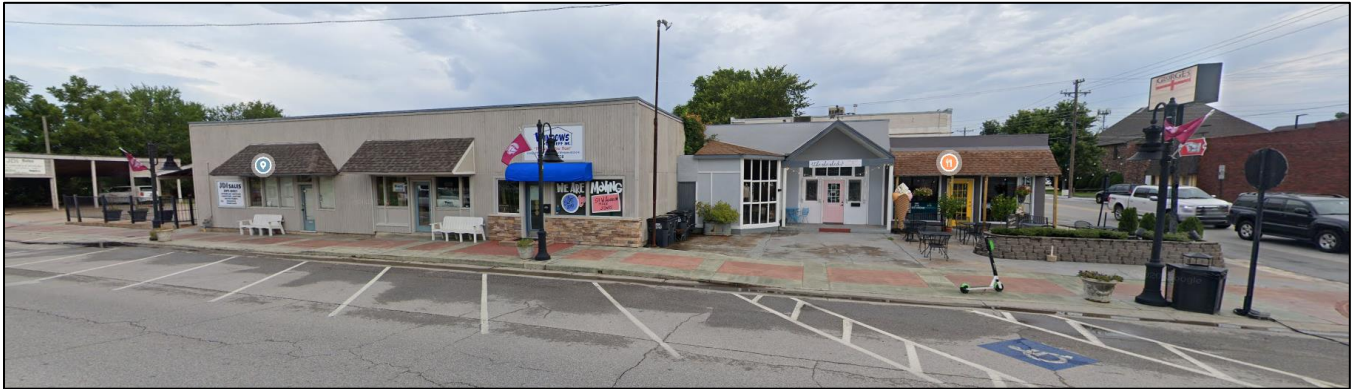
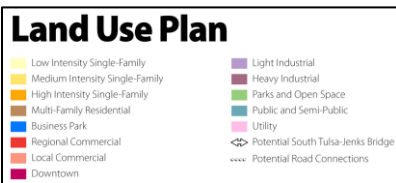


Figure 6: View from south



Comp Plan
North, East, South | Downtown
West | Utility

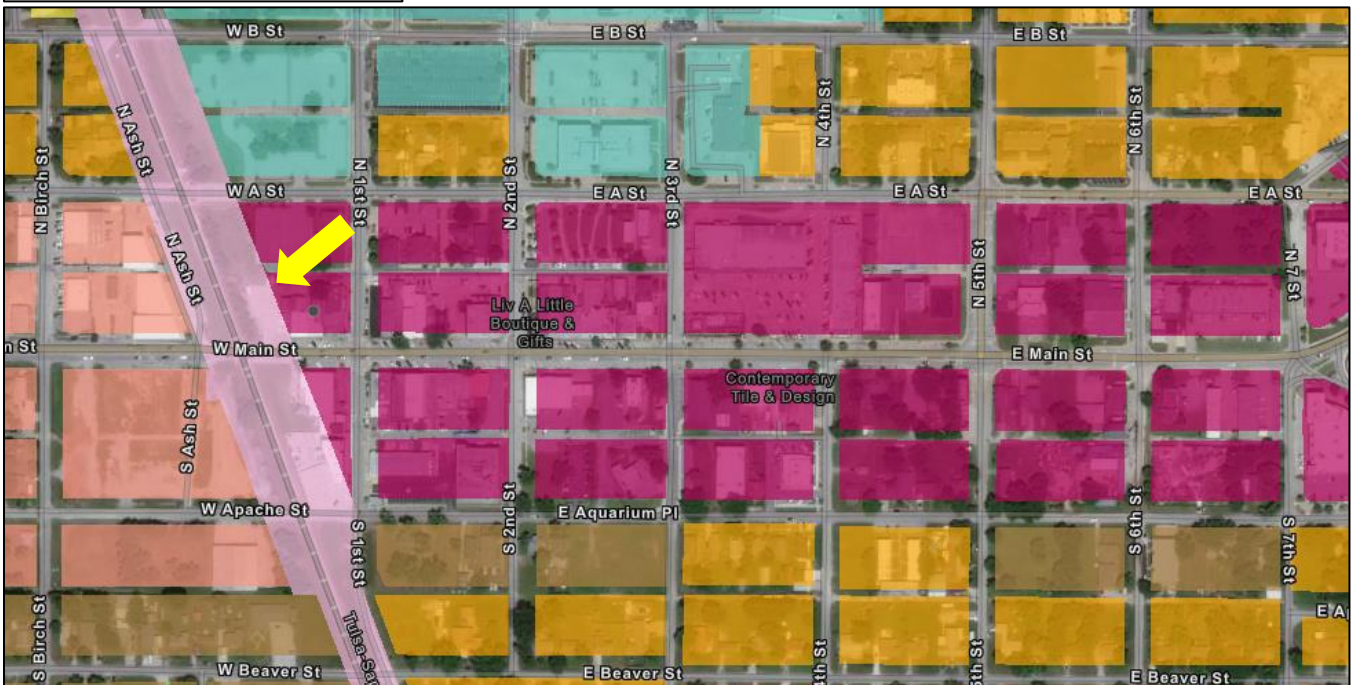


Figure 7: Horizon Jenks Comp Plan

EVALUATION | This application is a request to approve a Mixed-use PUD allowing for a single unified development that incorporates several different uses within the same building including commercial and residential space. The developer expects to have restaurants and retail sales on the ground floor with apartments on the second, third, fourth and fifth floor. This project is an urban, walkable, connected space. The materials at the street level are sustainable high quality masonry products and match the existing downtown in style and scale. The project matches the vision for downtown as presented in the Horizon Jenks Comprehensive Plan.

PUD OVERLAY | Approving this request would allow the current and/or any future property owners to build a structure up to 85 feet in height, with a pool, dog park and covered parking as well as, retail and multi-family residences.

Sec. 920. Types of Planned Unit Developments.

Planned Unit Developments accommodating primarily residential or non-residential uses are allowed as follows:

3. *Planned Unit Development - Mixed Use Development.*

A Mixed-Use Development PUD district is intended to accommodate a single unified development that incorporates two or more different uses within walking distance of one another or within the same building and may include office, hotel, restaurant, retail, public entertainment and public uses, and a variety of housing types. These type developments are supported by an underlying Commercial Shopping, General Commercial or High Intensity Commercial Zoning District or Districts. A mixed-use development is intended to activate an urban setting, increase housing options, reduce auto dependence and create a local sense of place. The mixed use development PUD is to be located within the Riverfront Entertainment District, Core Business Districts, or within the US Highway 75 corridor.

Sec. 930. Uses permitted in PUDs.

2. *Mixed Use Planned Unit Development as defined by Section 920.3.*

- a. *The Mixed-Use Development PUD is intended to incorporate two or more different uses within walking distance of one another or within the same building and may include office, hotel, restaurant, retail, public entertainment and public uses, and a variety of housing types. These type developments are supported by an underlying CS (Commercial Shopping Center), GC (General Commercial) or CH (Commercial High Intensity) Zoning District or Districts and may incorporate the permitted uses, accessory uses, or Special Exception uses as found within these Commercial Zoning Districts of the Jenks Zoning Code, provided however, that within the Riverfront Entertainment District of the Comprehensive Plan only uses permitted outright or permitted by PUD only within the RTC (Tourist Related Commercial) and ROC (River Oriented Commercial) zoning districts shall be allowed except as authorized by subsections 2.b and 2.c. of this section.*
- b. *Uses identified on the Specific Use Permit list as specified in Chapter 17 of the Jenks Zoning Code when identified within the PUD Master Plan.*
- c. *Accessory and Special Exception uses such as home occupations, unless otherwise specified in the PUD Master Plan, shall be permitted consistent with the General Regulations applicable to the underlying residential or commercial zoning districts.*

RECOMMENDATION | Staff recommends conditional approval

1. *Add "JZ 21-PUD 129" to cover of PUD document.*
2. *Work with City Engineer and staff on outstanding engineering issues*
3. *Platting is not required*
4. *Submit Site Plan to City Planner for review at time of building permit*
 - a. *Include landscape plan*
 - b. *Signage plan*
 - c. *Lighting plan*

August 26, 2021

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

Re: Planned Unit Development Application
Jenks 105 W Main, LLC
105 W. Main St.
Jenks, OK 74037

Dear Ms. Hilton,

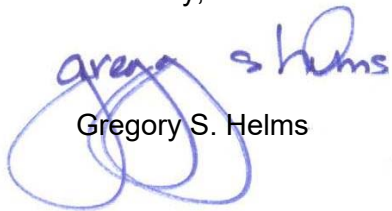
Attached is a Planned Unit Development – Mixed Use application for a new Multi-Story Mixed-Use Building located at 105 West Main Street. The property is zoned **High Density Commercial District (CH)**. The current Jenks Comprehensive Plan identifies this area as **Downtown**. The adjacent properties to the north and east are also identified as Downtown and the adjacent property to the west (not including the railroad tracks) is identified as Local Commercial.

The proposed uses for the new building include restaurants, retail and multifamily dwellings. The City of Jenks Zoning Code allows Multifamily Dwellings in a CH Zoning by PUD. The Zoning Code allows Mixed Use Development PUDs in CH zoned districts.

Attached are the proposed Development Standards.

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

Sincerely,



Gregory S. Helms

PUD - MIXED USE DEVELOPMENT

105 WEST MAIN STREET
JENKS, OK 74037

Development Concept:

Five-story, mixed use building facing West Main Street. Ground Level is proposed to be Retail / Restaurant tenants opening to Main Street with Tenant Amenities, including fitness center and outdoor swimming pool on the north end. Second through Fifth Floors are proposed to be multifamily residences with roof-top tenant amenities facing Main Street to the south and the Alley to the north. Actual residence floor plans are still in development, however, the number of units is expected to be between 35 and 40. Three Retail / Restaurant tenant spaces are anticipated.

Main Street Façade:

To keep the scale of the proposed development in context with existing downtown development, the majority of the Main Street (South) façade will be a one and a half stories in height (22') at the property line and then step back approximately five feet before the second through fifth stories begin.

A "tower" element shall be located at the southwest corner of the building to establish the entry to the parking lot as a new downtown intersection. This tower shall set back from the primary Main Street façade approximately one foot.

Fenestration materials shall include cultured limestone and brick masonry with large arched glass storefront entrances and four foot deep overhangs at pedestrian levels. Upper levels shall be brick masonry, stucco and architectural metal panels.

Residential levels shall include a Roof-Top Commons area and individual balconies. Roof-Top Commons area shall be available to Restaurant tenants for occasional outdoor dining events.

West / Parking Lot Façade:

Ground level at southwest end of elevation shall include arched roll-up overhead doors opening onto outdoor dining area. Entry to residential areas shall be located on this wall and designated by arched canvas awning. Northwest end of elevation shall have arched glass storefront system to mimic roll-up doors on south end.

Fenestration materials shall include cultured limestone wainscot, brick masonry at first and second floors and stucco and architectural metal panels at third, fourth and fifth floors.

Residential levels shall have individual balconies, including wrap-around balconies at corner units.

Swimming pool area shall be fenced with wrought-iron fence panels and brick masonry pilasters.

North Façade:

Ground level at north elevation shall include covered outdoor seating area by swimming pool. Swimming pool shall be enclosed by solid brick masonry and wood panel screen wall at this elevation.

Fenestration materials shall include cultured limestone wainscot, brick masonry at first and second floors and stucco and architectural metal panels at third, fourth and fifth floors.

Residential levels shall have wrap-around balconies at corner units.

East Façade:

Ground level at west elevation shall include building services, including Loading Area, Trash Enclosures and Utility Entrances. Residential wing of development is rotated along this elevation to create fire separation of residential units from abutting property to the east. This also allows residential units on the east side of the development to have balconies and operable windows. Swimming pool shall be enclosed by solid brick masonry and wood panel screen wall at this elevation.

Fenestration materials shall include cultured limestone wainscot, brick masonry at first and second floors and stucco and architectural metal panels at third, fourth and fifth floors.

Residential levels shall have individual balconies, including wrap-around balconies at corner units.

A Roof-Top Yoga Deck shall be provided above the one-story Restaurant / Retail tenant spaces. This deck shall be available to Restaurant tenants for occasional outdoor dining events.

An area on the east face of the Residential Wing shall be considered for a changing mural or similar art installation.

Landscaping:

No landscape beds are proposed on south side of building along Main Street. Potted plantings may be provided on sidewalk.

Landscape beds are proposed along the west side of the building, including a tree / shrub bed for screening outdoor dining from parking lot entry. Foundation planting beds shall be provided along remainder of west elevation, except within enclosed swimming pool area.

North property line shall have a planting bed along the length of the screen wall by the swimming pool.

A public dog park is proposed on City of Jenks property in the open area created between the existing City of Jenks parking lot and the new development parking lot. This dog park would retain the existing trees and include a new covered picnic area. Maintenance of the dog park would be the responsibility of the developer.

Pedestrian Circulation:

Restaurant and Retail uses shall be accessible from Main Street sidewalk.

Concrete sidewalk shall be provided along east side of parking lot connecting Main Street to A Street.

Sidewalk shall be provided along Alley connecting existing City of Jenks parking lot to new development.

Development Standards:

Zoning:	CH
Proposed Uses:	Use Units 8 (Multifamily Dwelling), 12 (Eating Places other than Drive-Ins), 13 (Convenience Goods & Services), 14 (Shopping Goods & Services) and other Area Wide Uses By Right in a CH District
Setback from Arterial Street:	0'-0" per CH District Standard
Setback from Non-Arterial Street:	0'-0" per CH District Standard
Floor Area Ratio (Maximum):	Not Applicable per CH District Standard
Setback from Abutting R District:	Not Applicable per CH District Standard
Building Height (Maximum Feet):	85'-0" from Finished First Floor Elevation to highest point of roof parapet (35' max per CH District Standard)
Parking:	Parking shall be located on west side of building Non-residential uses in Downtown Core District shall be exempted from providing off-street parking. Residential use parking requirements shall be 1.5 spaces for 1-Bedroom and Efficiency units and 2 spaces for 2-Bedroom and larger units. Developer has a Lease Agreement with Union Pacific Railroad Company for use of 70' of the 100' railroad Right-of-Way along the west side of the development property from the Alley south to Main Street. A Lease Agreement for the Right-of-Way from the Alley north to A Street is in approval stages and will be in place prior to building permit application. The lease areas shall be used for the required residential use parking. Developer shall have right to provide covered parking at parking spaces. Indoor bicycle parking shall be provided for residents. A minimum of five (5) public bicycle parking spaces shall be provided.
Screening:	Trash Enclosure(s) shall be screened with brick masonry of design to match main development.
Lighting:	Exterior lighting shall be limited to shielded fixtures designed to direct light upward and downward and

away from adjacent properties. Pole-mounted parking lot lighting shall not exceed 19' in height

Signage:

Signage shall be building mounted and shall conform to size requirements of Zoning Code. Actual signage design shall be submitted for approval separately from PUD application

Drainage and Utilities:

The subject property is platted, and all public utilities are available to the site.

Storm drainage is available along A Street to the north and the storm drainage along Main Street is being improved as part of the West Main Street Improvements project, currently under design. Storm drainage from this development shall be tied into the existing systems underground, including any required extension of existing systems. A detailed drainage plan shall be submitted to the City Engineer for review and approval with the building permit for the development.

Electrical Transformer(s) shall be located near the Loading Area adjacent to the Alley.

Gas meter locations shall be located on the Alley side of the development.

Public Safety:

Development shall be fully sprinkled.

A 26' wide Fire Lane shall be provided along the west side of the development. Fire Lane shall be a minimum of 15' from the building and a maximum of 30' from the building. The Fire Lane shall extend the full length of the building.

A 24' wide Fire Lane shall be provided in the Loading Area on the north side of the building adjacent to the Alley.

New Fire Hydrant locations and Fire Department Connection (FDC) location shall be in accordance with the International Fire Code and approved by Jenks Fire and Rescue.



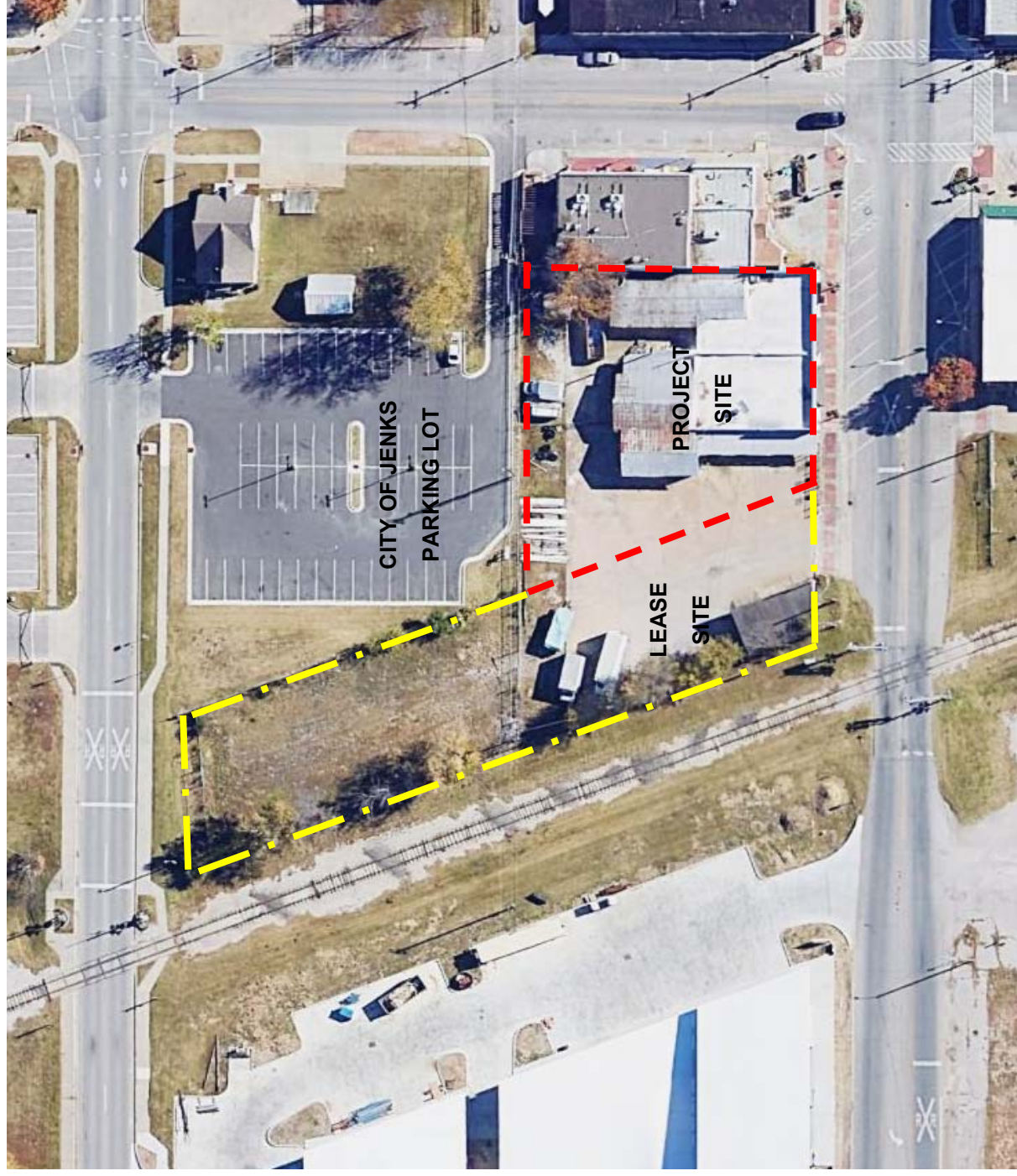
JENKS COMPREHENSIVE PLAN DESIGNATION

MIXED USE DEVELOPMENT
105 WEST MAIN ST

PROPERTY BOUNDARIES



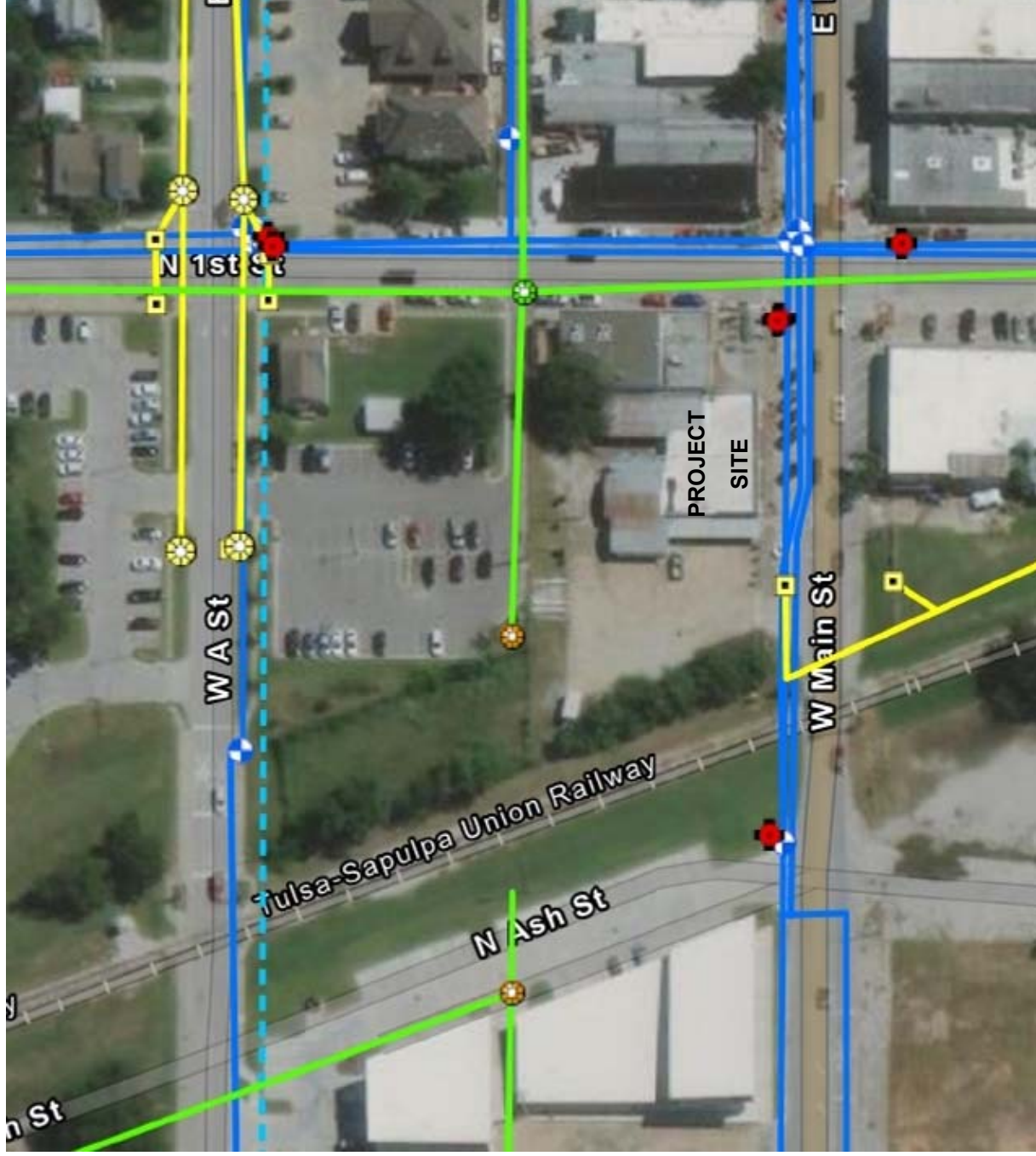
LEASE BOUNDARIES



AERIAL PHOTOGRAPH OF SITE

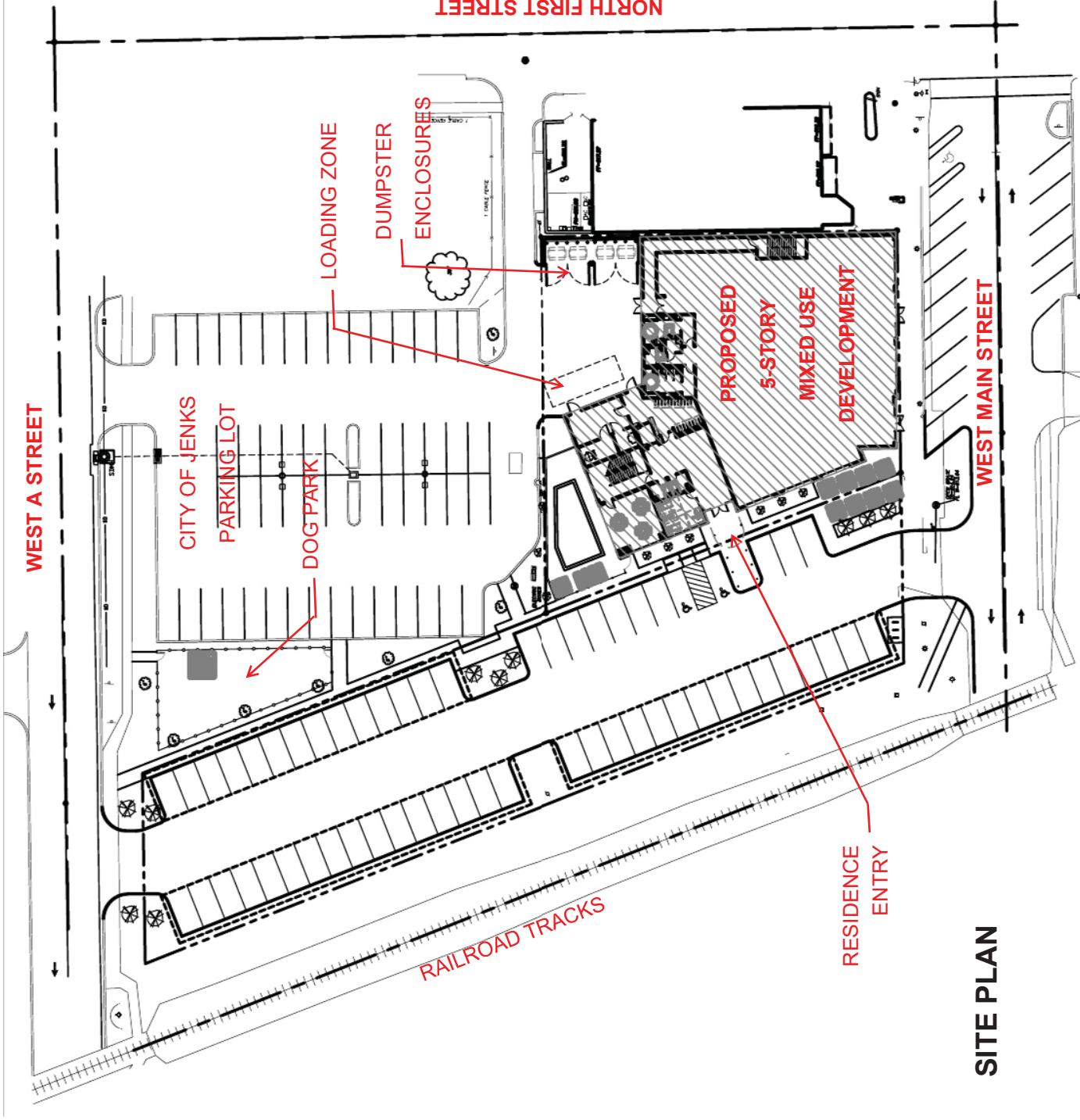
MIXED USE DEVELOPMENT

105 WEST MAIN ST



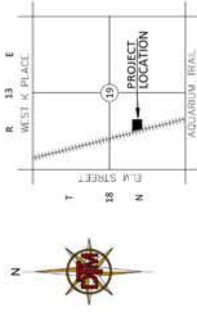
PUBLIC UTILITIES LOCATIONS

MIXED USE DEVELOPMENT
105 WEST MAIN ST



SITE PLAN

MIXED USE DEVELOPMENT 105 WEST MAIN ST



Oklahoma State Plane Coordinate System	
Horizontal	North
Vertical	South
Horizontal	North
Vertical	South
Horizontal	North
Vertical	South
Horizontal	North
Vertical	South
Horizontal	North
Vertical	South

1. 1/2" = 100'	2. 1/4" = 100'	3. 1/8" = 100'	4. 1/16" = 100'	5. 1/32" = 100'	6. 1/64" = 100'	7. 1/128" = 100'	8. 1/256" = 100'	9. 1/512" = 100'	10. 1/1024" = 100'	11. 1/2048" = 100'	12. 1/4096" = 100'	13. 1/8192" = 100'	14. 1/16384" = 100'	15. 1/32768" = 100'	16. 1/65536" = 100'	17. 1/131072" = 100'	18. 1/262144" = 100'	19. 1/524288" = 100'	20. 1/1048576" = 100'	21. 1/2097152" = 100'	22. 1/4194304" = 100'	23. 1/8388608" = 100'	24. 1/16777216" = 100'	25. 1/33554432" = 100'	26. 1/67108864" = 100'	27. 1/134217728" = 100'	28. 1/268435456" = 100'	29. 1/536870912" = 100'	30. 1/1073741824" = 100'	31. 1/2147483648" = 100'	32. 1/4294967296" = 100'	33. 1/8589934592" = 100'	34. 1/17179869184" = 100'	35. 1/34359738368" = 100'	36. 1/68719476736" = 100'	37. 1/137438953472" = 100'	38. 1/274877906944" = 100'	39. 1/549511813888" = 100'	40. 1/1099023627776" = 100'	41. 1/2198047255552" = 100'	42. 1/4396094511104" = 100'	43. 1/8792189022208" = 100'	44. 1/17584378044416" = 100'	45. 1/35168756088832" = 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AERIAL VIEW LOOKING NORTH

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



AERIAL VIEW LOOKING NORTHEAST

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



AERIAL VIEW LOOKING NORTHWEST

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



AERIAL VIEW LOOKING SOUTHWEST

MIXED USE DEVELOPMENT

105 WEST MAIN ST



AERIAL VIEW LOOKING SOUTH

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



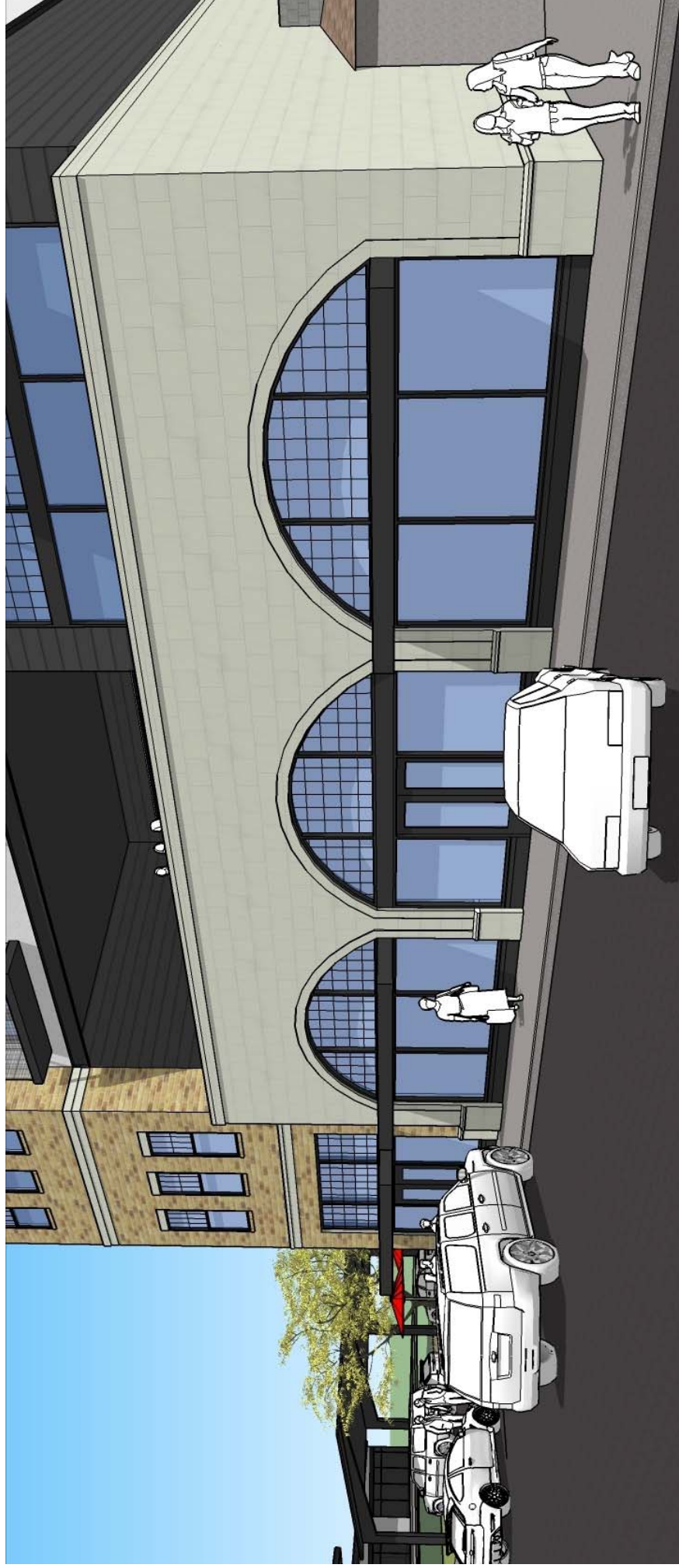
STREET VIEW LOOKING EAST

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



STREET VIEW LOOKING WEST

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



STREET VIEW OF MAIN STREET FAÇADE

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



STREET VIEW OF OUTDOOR DINING AREA

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



AERIAL VIEW OF SWIMMING POOL AREA

MIXED USE DEVELOPMENT

105 WEST MAIN ST



STREET VIEW OF DOG PARK

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



STREET VIEW FROM PARKING LOT LOOKING SOUTH

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



STREET VIEW LOOKING NORTH

**MIXED USE DEVELOPMENT
105 WEST MAIN ST**



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 Planned Unit Development LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 21 PUD 129

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 30 September 2021, in consideration of the following:

An application to approve a request by Greg Helms for a mixed-use Planned Unit Development.

Legal Description: LOTS 10, 11, 12 AND 13 OF BLOCK 18, JENKS ORIGINAL TOWNSHIP SECTION 19, TOWNSHIP 18 RANGE 13

General Location: 105 W Main St

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 25 August 2021.

Marcae Hilton, Secretary
Jenks Planning Commission

