

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JULY 07, 2022
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. Election of Planning Commission Chair

IV. Election of Planning Commission Vice Chair

V. 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 the regular meeting on May 05, 2022

Documents:

[2022.05.05 PC MINUTES.PDF](#)

1.B. Approve JL 22-371: Request by Kevin Jordan for a lot split. General Location: 121st St, East of Fire Station #2

Documents:

1. [SR.JL 22-371.JORDAN.PC.PDF](#)
2. [LOT 6.BLOCK 1.SOUTH COUNTY CROSSING.PDF](#)
3. [LOT 6.BLOCK 1.SOUTH COUNTY CROSSING.LEGAL.PDF](#)
4. [JL 22 371.PLAT.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda

3. JZ 22-679: Request by Amy Baumann for Zone Change from AG (Agriculture) to CS (Commercial Shopping). General Location: 2517 W 121st St

Documents:

1. [SR.JZ 22 679.PC 2022.07.07.PDF](#)

[2. INCOG MAP - JZ-22-679.PDF](#)

4. JZ 22 SUP 118: Request by Derek Wachob for a Specific Use Permit to allow for a new oil well. General Location: 3278 W HWY 117

Documents:

- [1. SR.JZ 22 SUP 118.WACHOB DRILLING.PDF](#)
- [2. OIL WELL LOCATIONS.PDF](#)
- [3. JENKS WELL INFO.PDF](#)
- [4. PUBLIC NOTICE JZ 22 SUP 118\[3278 W HWY 117\].PDF](#)
- [5. ARTICLE_7.____OIL_AND_GAS.PDF](#)

5. JZ 22 PUD 135: Request by Alan Betchan for a Planned Unit Development (PUD 135) along with a change to the underlying zoning to RTH, CS, RS-3, RS-2, and RS-1. General Location: 121st St & Elm

Documents:

- [1. SR.JZ 22 PUD 135.PDF](#)
- [2. PUD 135.121ST ELM COMPLEX.PDF](#)
- [3. PUBLIC NOTICE JZ 22 PUD 135 \[121ST AND ELM ST\].PDF](#)
- [4. GLENPOOL SCHOOL MAP 2011.PDF](#)

VI. OTHER BUSINESS

1. Planning Updates

VII. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MAY 05, 2022
JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on April 07, 2022, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

Leon Davis
John Brown
Scott West
Chair Carol Minden

Absent

Craig Bowman
David Randolph
Jeffrey Beyer

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. Request to approve minutes of the April 07, 2022
 - 1.B. Approve JL 22-369: A request by Jason Potter for a lot split. General Location: NW Corner of E Aquarium Pl and E Main St
 - 1.C. Approve JL 22-370: A request by Jack Taber for a lot split. General Location: North side of 141st between Lewis and Harvard, due south of Clearfield Estates
 - 1.D. Approve Preliminary Plat for 323 Gardens. General Location: N 5th St & E "C" St
 - 1.E. Approve Preliminary Plat for 512 Gardens. General Location: N 5th St & E "B" St
 - 1.F. Approve Preliminary Plat for Fiddler Acre. General Location: 815 E "B" St
 - 1.G. Approve Preliminary Plat for Jamestown. General Location: 9205 S Union Ave

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

YEA: Davis, Brown, West, Minden

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn

3. JZ 22-676: Correct the underlying zoning for Planned Unit Development 133 to better align with the Townhome Uses, changing from RM2 (Residential Multi-Family) to RTH pg. 61 (Residential Townhouse). General Location: 504 E "B" St. Planning Director Marcaé Hilton presented the staff report for Item 3 and answered questions. Scott West made a made a motion to approve Item 3. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Brown, West, Minden

NAY: None

Motion carried.

4. JZ 22-677: Correct the underlying zoning for Planned Unit Development 134 to better align with the Townhome Uses, changing from RM2 (Residential Multi-Family) to RTH pg. 85 (Residential Townhouse). General Location: 504 E "C" St Planning Director Marcaé Hilton presented the staff report for Item 4 and answered questions. Leon Davis made a motion approve Item 4. Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Brown, West, Minden

NAY: None

Motion carried.

5. JZ 22-678: Request by Stephen Collins for a zone change from Agriculture (AG) to Commercial Shopping (CS) and Residential Estate (RE). General Location: 9202 S Union Ave Planning Director Marcaé Hilton presented the staff report for Item 5 and answered questions. Barrick Rosenbaum from Schemmer Associates addressed the Commission about the application and answered questions. The following individuals form the public spoke and asked questions about the application:

- Reg Ripperger (9350 S Union)
- Jane Duenner (2320 W 92nd St)

John Brown made a motion approve Item 5. Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Brown, West, Minden

NAY: None

Motion carried.

6. TUP 22-49: Request by Jake's Fireworks for approval of a Temporary Use Permit to allow for the sale of fireworks. General Location: 11608 S Union Ave. Planning Director Marcaé Hilton introduced Item 6. John Brown made a motion to approve Item 6. Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Brown, West, Minden

NAY: None

Motion carried.

7. TUP 22-50: Request by Melissa Torkelson for approval of a Temporary Use Permit to allow for the sale of fireworks. General Location: 10597 S Elm Planning Director Marcaé Hilton introduced Item 7. John Brown made a motion to approve Item 6. Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Brown, West, Minden

NAY: None

Motion carried.

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

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

YEA: Davis, Brown, West, Minden

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:34 p.m.

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	July 7, 2022
Case Request	LS 22-371 Lot Split Lot 6, Block 1
Location	Between Elwood and Elm North of 121 st
Applicant	Ryan McCarty, Select Design

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Lot Split Exhibit

Preparer

Andy Fritz

Background Information

STAFF COMMENTARY | Mr. Kevin Jordan owns over twenty-one acres between Elgin and Elwood and north of West 121st Street South. The lot is being split for new development.

Request	Lot Split Lot 6, Block 1 Area identified on face of plat
Public Comment	Lot Splits are not advertised No comments at time of report
Uses	Office
Current Zoning	PUD 112 IL (Industrial Light)
Comprehensive Plan	Local Commercial
General Location	1115 W 121 ST S North of 121st between Elm and Elwood

Current Parcel Data

Parcel ID	60903823647150
Proposed Address	1061 W 121 ST S
Legal	LOT 6 BLOCK 1
Gross Acres	1.66 (Lot 6 Parent Tract) 0.97 (Tract "A") 0.69 (Tract "B")
Plat	South County Crossing PUD 112 No. 6849 04/23/2019

UNIFIED DEVELOPMENT ORDINANCE | SUBDIVISION REGULATIONS

Subdivision Procedures

(A) Types of Subdivision of Land.

(1) Lot Split.

(2) Minor Subdivisions.

(a) Lot Combination.

(b) Other Subdivision Corrections.

(3) Major Subdivisions.

(a) Preliminary Plat.

(b) Final Plat

(B) General Subdivision Procedures.

(1) Application Submittal.

(a) All land subdivision applications shall be submitted to the City Planner and be accompanied by a fee as set forth in the Master Fee Schedule.

(b) After the receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.

(c) Failure to cure the deficiencies within six (6) months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.

(d) A pre-platting conference shall be required before the submittal of any Major Subdivision application.

(2) City Planner Report.

(a) After the determination of completeness, the subdivision application shall be reviewed by the City Planner pursuant to the criteria set forth in this Article per application type.

(b) The City Planner shall meet with the Technical Advisory Committee as needed to review the subdivision application.

(c) The City Planner shall prepare and issue a report to the applicant identifying issues of concern to be addressed as well as a recommendation for approval, approval with conditions, or denial.

(d) The City Planner shall forward their report to the applicant for review.

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

(1) Lot Split Review Requirements.

✓ *Lot split application is complete.*

✓ *Lot split fees paid.*

✓ *Scaled drawing of lot split(s) provided.*

✓ *Drawing shows all existing and proposed lot lines.*

✓ *Drawing shows adjacent streets and street widths.*

✓ *Drawing shows existing access limitations.*

✓ *Drawing shows a north arrow and map scale.*

✓ *Lot dimensions and area either conform with UDO requirements or Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.*

✓ *Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).*

- ✓ If the lot split results in inadequate access to utility easements, dedication of easement has been provided.
- ✓ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
Lot Standards (Minimum)										
Lot Area (acres)	2.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)										
Front (ft)	25	25	40	0	0	25	0	0	50	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Building Standards (Maximum)										
Height (ft)	35	50	60	50	60	60	85	85	60	60
Impervious Surface Coverage	n/a	60%	70%	60%	70%	70%	100%	70%	70%	70%
Notes										

SURROUNDING ZONING DATA

Zoning North | AG (Agriculture) & South Creek
 East | PUD 12, South Creek | Single Family Residential
 South | IM (Industrial Medium)
 West | IM (Industrial Medium)

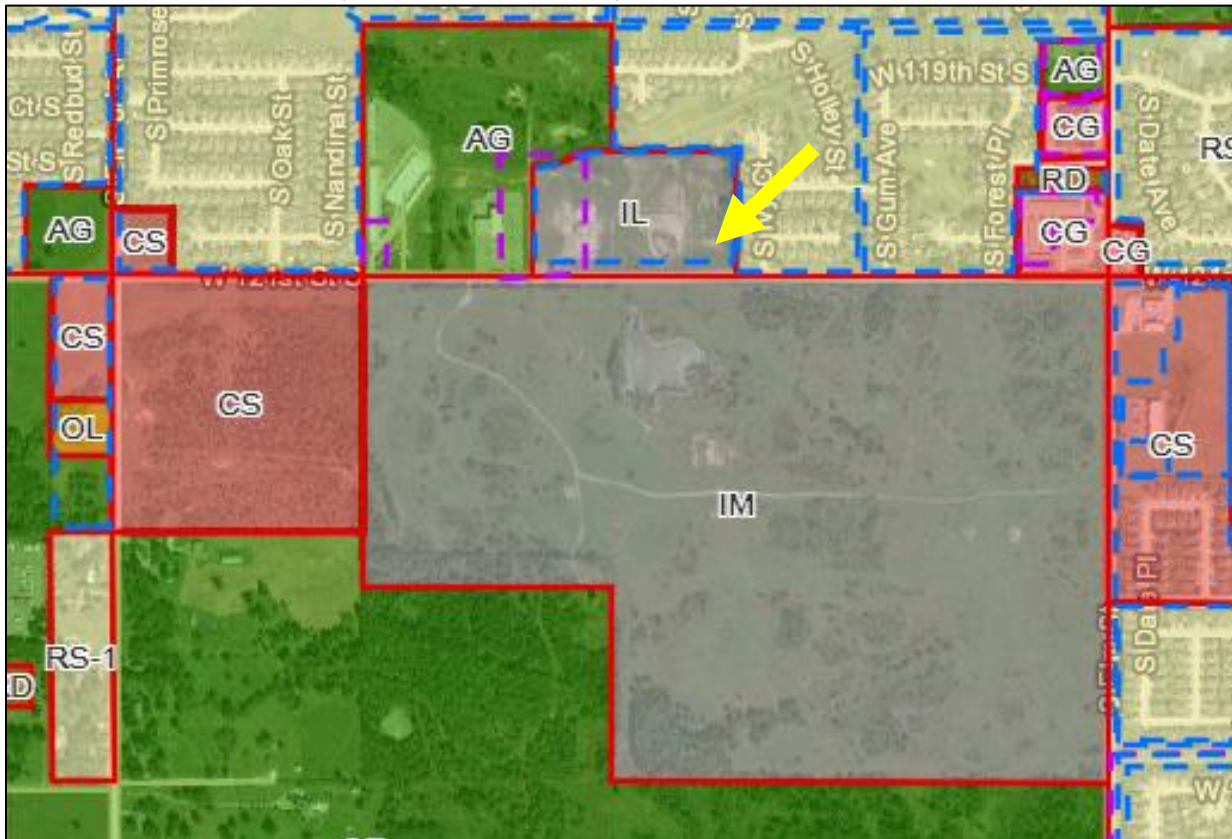


Figure 1: Zoning Map | INCOG

Evaluation | This application has one request: LOT SPLIT.

This lot split request is a technical action required for land development meeting the requirements of the UDO. Staff has not received any TAC comments. The Lot Split is located on Lot 6, Block 1 of South County Crossing, it is common for large commercial developments to plat large lots and come back later with a lot split request. This is the second lot split for South County Crossing. Staff has no objection to the request.

UDO LANGUAGE:

(2) *Procedure.*

(a) *Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:*

- ✓ *All existing and proposed lot lines,*
- ✓ *All existing buildings, and*
- ✓ *All improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations,*
- ✓ *A north arrow, and map scale.*

(b) *City Action on Lot Splits. The City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission and if a conveyance of interest of the created parcels is presented, the "Lot Split Approval Stamp" shall be affixed to the instrument of the transfer of interest and signed by the City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.*

(3) *Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:*

(a) *Lot Characteristics.*

- ✓ *Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment.*
- ✓ *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.*

(b) *Easements. Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Planning Commission.*

(c) *Access and Streets.*

- ✓ *Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.*
- ✓ *The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.*

- ✓ *Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks*
- ✓ *City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:*
 - (i) All utilities are in place and the additional right-of-way is not required for utility placement and,*
 - (ii) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.*

Recommendation | Staff, recommends approval of Lot Split JL 22-371 creating the legal parcel as identified in the attached documents.

Conditions of Approval

1. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.
3. Adhere to all environmental considerations from Local, State and Federal entities

PARENT TRACT LEGAL DESCRIPTION - AS PROVIDED

LOT SIX (6), BLOCK ONE (1), SOUTH COUNTY CROSSING, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGAL DESCRIPTION TRACT "A"

A TRACT OF LAND THAT IS PART OF LOT SIX (6), BLOCK ONE (1), SOUTH COUNTY CROSSING, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE NORTH 01°08'42" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 199.85 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 88°53'55" WEST 150.14 FEET TO THE WEST LINE OF SAID LOT 6;
THENCE NORTH 01°08'58" WEST ALONG SAID WEST LINE 281.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;
THENCE NORTH 88°53'55" EAST ALONG THE NORTH LINE THEREOF 150.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 01°08'42" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 281.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 42,242.0 SQ. FEET OR 0.97 ACRES.
BEARINGS ARE BASED UPON THE RECORDED PLAT.

LEGAL DESCRIPTION TRACT "B"

A TRACT OF LAND THAT IS PART OF LOT SIX (6), BLOCK ONE (1), SOUTH COUNTY CROSSING, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 88°55'08" WEST ALONG THE SOUTH LINE THEREOF 150.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE NORTH 01°08'58" WEST ALONG THE WEST LINE THEREOF 199.80 FEET;
THENCE NORTH 88°53'55" EAST 150.14 FEET TO THE EAST LINE OF SAID LOT 6;
THENCE SOUTH 01°08'42" EAST ALONG SAID EAST LINE A DISTANCE OF 199.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,000.0 SQ. FEET OR 0.69 ACRES
BEARINGS ARE BASED UPON THE RECORDED PLAT.

SURVEYOR'S NOTES

PREPARED FOR: KEVIN JORDAN / BLACK GOLD AT 121ST, LLC

PHYSICAL ADDRESS: VACANT LAND - E. 121st ST. S., JENKS, TULSA COUNTY, OKLAHOMA 74037

PARCEL ID #: 60903-82-36-47150

BEARINGS ARE BASED UPON THE RECORDED PLAT.

EASEMENT AND BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT ARE SHOWN HEREON. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

TRACT "A" GROSS LAND AREA: 42,242.0 SQ. FEET OR 0.97 ACRES.

TRACT "B" GROSS LAND AREA: 30,000.0 SQ. FEET OR 0.69 ACRES.

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

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

CERTIFICATE OF SURVEY

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

WITNESS MY HAND AND SEAL THIS 8th DAY OF JUNE, 2022.

[Handwritten Signature]

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

LOT SIX (6), BLOCK ONE (1), SOUTH COUNTY CROSSING
VACANT LAND - E. 121st ST. S., JENKS, TULSA COUNTY, OKLAHOMA 74037
PARCEL ID #: 60903-82-36-47150

SURVEY: N/A	DATE: N/A	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 06.08.2022	
APPROVED: PLS	DATE: 06.08.2022	
SHEET 2 OF 2	PROJ. NO. 19015	

Subdivision Statistics

SUBDIVISION CONTAINS SIX (6) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA:

GROSS SUBDIVISION AREA: 633,472.63 SQUARE FEET / 14.54 ACRES

Basis of Bearings

OKLAHOMA STATE PLANE OK NORTH ZONE 3501, NAD83, U.S. SURVEY FEET, USING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 36, T-18-N, R-12-E AS S 88°55'08" W.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL REBAR WITH A GREEN PLASTIC CAP STAMPED "FRITZ CA5848".

Benchmark

5/8" REBAR - 1 1/2" ALUMINUM CAP STAMPED "356", FOUND SE OF THE INTERSECTION OF W. 121ST ST. S. & S. ELM STREET. ELEV = 722.62' (NAVD 1988)
N=365965.22 / E=2567293.76

Legend

B/L -- BUILDING SETBACK LINE
L.N.A. -- LIMITS OF NO ACCESS
MA/E -- MUTUAL ACCESS EASEMENT
U/E -- UTILITY EASEMENT

South County Crossing

P.U.D. 112

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA AND BEING A PART OF A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

BLACK GOLD AT 121ST, LLC
2021 SOUTH LEWIS AVENUE, SUITE 301
TULSA, OKLAHOMA 74014
PHONE: 918-605-5600
MR. KEVIN JORDAN

Engineer

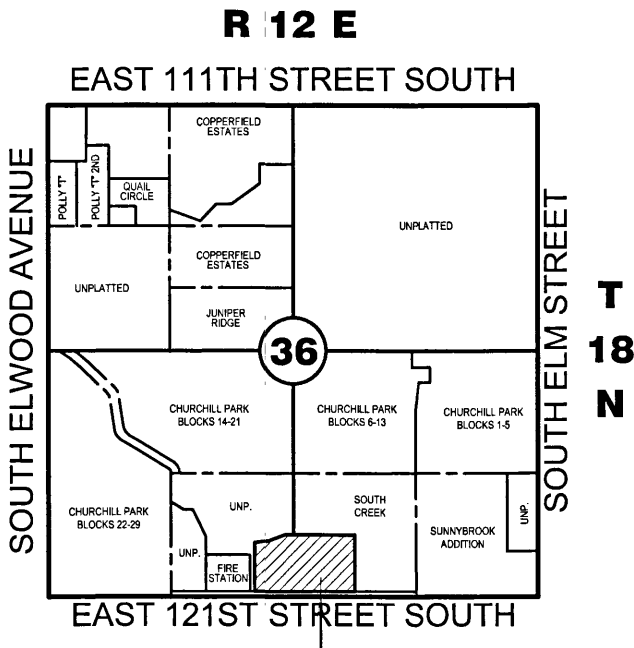
ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
TULSA, OKLAHOMA 74135
PHONE: (405) 234-0980
ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2020

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2020

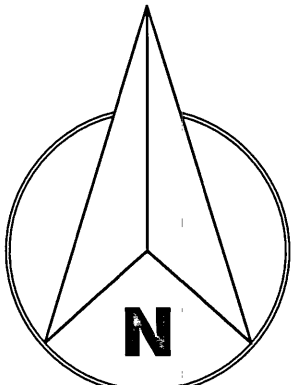
Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
E1	17.16'	91.00'	10°48'12"	N 26°57'18" W	17.13'
E2	19.06'	35.00'	31°12'27"	N 16°45'11" W	18.83'
E3	29.96'	55.00'	31°12'27"	S 16°45'11" E	29.59'
E4	5.75'	71.00'	04°38'33"	S 30°02'08" E	5.75'
MAE-1	27.07'	76.00'	20°24'33"	N 22°09'08" W	26.93'
MAE-2	27.23'	50.00'	31°12'27"	N 16°45'11" W	26.90'
MAE-3	41.40'	76.00'	31°12'27"	S 16°45'11" E	40.89'
MAE-4	12.76'	50.00'	14°37'26"	S 25°02'41" E	12.73'

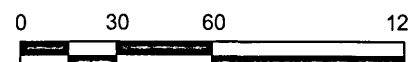


Location Map

SCALE: 1" = 2000'



Scale: 1" = 60'



FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON JANUARY 24, 2019

MAYOR - VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA)SS

I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2019
MICHAEL WILLIS, 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 \$4,420.00 per trust receipt no.15795 to be applied to 2019 taxes. This certificate is NOT to be construed as payment of 2019 taxes in full but is given in order that this plat may be recorded. 2019 taxes may exceed the amount of the security deposit.

Dated: 04/23/2019

Dennis Smith

Tulsa County Clerk

By: [Signature] Deputy

Deed of Dedication
SOUTH COUNTY CROSSING
P.U.D. 112

KNOW ALL MEN BY THESE PRESENTS:

BLACK GOLD AT 121ST, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS THE OWNER/DEVELOPER, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT;

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01°08'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 660.98 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 418.88 FEET; THENCE NORTH 01°07'33" WEST FOR 519.29 FEET; THENCE NORTH 82°02'36" EAST FOR 135.85 FEET; THENCE NORTH 68°47'47" EAST FOR 191.10 FEET; THENCE NORTH 88°54'12" EAST FOR 104.26 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING NORTH 88°54'12" EAST FOR 661.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 01°08'42" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FOR 601.51 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 633,472.63 SQUARE FEET OR 14.54 ACRES.

BASIS FOR BEARING - OKLAHOMA STATE PLANE OK NORTH ZONE 3501 NAD83, U.S. SURVEY FEET - USING THE SOUTH LINE OF THE SE/4 OF SECTION 36 AS S 88°55'08" W.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO SIX (6) LOTS, ONE (1) BLOCK AND ONE (1) RESERVE AREA, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "SOUTH COUNTY CROSSING", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED 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 RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- NEW OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH AND SOUTH PERIMETER OF THE SUBDIVISION AND ALONG THE EAST TWENTY FEET (20') OF LOT 2, BLOCK 1, AS NECESSARY, IF LOCATED WITHIN UTILITY EASEMENTS OR EXISTING EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. EXISTING OVERHEAD POLES ARE PERMITTED THROUGHOUT THE SUBDIVISION IF LOCATED WITHIN EXISTING EASEMENTS OR STREET RIGHTS-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT.
- ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE SAID UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT, THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVE THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- THE OWNER OF EACH LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF EACH LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICES.

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

- THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF JENKS, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES

CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.

- THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
 - THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.
- D. SURFACE DRAINAGE
- EACH LOT DEPICTED ON THE PLAT OF SOUTH COUNTY CROSSING, SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S), SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, OKLAHOMA.
- E. PAVING AND LANDSCAPING WITHIN EASEMENT
- THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
- F. STORM WATER DETENTION

- THE OWNER/DEVELOPER DOES HEREBY GRANT AND ESTABLISH A PERPETUAL EASEMENT ON, OVER AND ACROSS RESERVE AREA 'A' (HEREINAFTER REFERRED TO AS THE "DETENTION EASEMENT AREA") FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION.
 - DETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN THE DETENTION EASEMENT AREAS SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
 - DETENTION AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (TO BE FORMED PURSUANT TO SECTION IV) TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. THE PROPERTY OWNERS' ASSOCIATION SHALL PROVIDE ROUTINE AND CUSTOMARY GROUNDS MAINTENANCE WITHIN THE DETENTION EASEMENT AREAS WHICH SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

THE DETENTION EASEMENT AREAS SHALL BE KEPT FREE OF LITTER.

THE DETENTION EASEMENT AREAS SHALL BE MOWED DURING THE GROWING SEASON AT INTERVALS NOT EXCEEDING 4 WEEKS.
 - IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION EASEMENT AREAS AS ABOVE PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE DETENTION EASEMENT AREAS AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE PROPERTY OWNERS' ASSOCIATION.
 - IN THE EVENT THE PROPERTY OWNERS' ASSOCIATION, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, FAILS TO PAY THE COST OF MAINTENANCE AS ABOVE SET FORTH, THE CITY OF JENKS, OKLAHOMA MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH RESIDENTIAL LOT WITHIN THE SUBDIVISION, PROVIDED HOWEVER, THE LIEN AGAINST EACH RESIDENTIAL LOT SHALL BE LIMITED TO ITS PROPORTIONATE SHARE OF THE COSTS.
 - A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.
- H. RESERVE AREA "A" & U/E
- RESERVE AREAS "A" & U/E, IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A DETENTION FACILITY, UTILITY EASEMENT, OPEN SPACE, AND LANDSCAPING, AND ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE AS SET FORTH WITHIN SECTION III HEREOF.

I. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH COUNTY CROSSING WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (L.N.A.) ON THE ACCOMPANYING PLAT, WHICH "LIMITS OF NO ACCESS" MAY BE AMENDED OR RELEASED BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSOR, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA. LIMITS OF NO ACCESS SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA.

J. MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, DEPICTED AS "MAE" OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND AREAS ADJACENT TO AND CONTAINED WITHIN THE SUBDIVISION, SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER, THEIR GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH AFFECTED LOT OWNER, PROVIDED GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF SUCH EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION.

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "SOUTH COUNTY CROSSING" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT MAJOR AMENDMENT (DESIGNATED AS PUD NO. 112), AS PROVIDED WITHIN SECTIONS 900 THROUGH 950 OF THE CITY OF JENKS ZONING CODE, AS THE SAME EXISTED ON AUGUST 6, 2018, (HEREINAFTER THE "JENKS ZONING CODE"), AND

WHEREAS PUD NO. 112 WAS AFFIRMATIVELY RECOMMENDED BY THE JENKS PLANNING COMMISSION AND APPROVED BY THE JENKS CITY COUNCIL, AND

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

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

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

GROSS LAND AREA: 14.54 ACRES (633,383.49 SQUARE FEET)
EXISTING ZONING: PUD NO. 112

PERMITTED USES:

USE UNIT 1 - AREAWIDE USES BY RIGHT

USE UNIT 4 - PUBLIC PROTECTION AND UTILITY AND OPEN-AIR FACILITIES (TEMPORARY)

- AMBULANCE SERVICE
- HORTICULTURAL NURSERY
- TEMPORARY OPEN-AIR FACILITIES (CHRISTMAS TREE SALES)

USE UNIT 10 - OFF-STREET PARKING AREAS

USE UNIT 11 - OFFICES AND STUDIOS

USE UNIT 15 - OTHER TRADES AND SERVICES

USE UNIT 17 - AUTOMOTIVE ALLIED ACTIVITIES

USE UNIT 21 - BUSINESS SIGNS, OUTDOOR ADVERTISING, AND BILLBOARDS

- BUSINESS SIGNS
- OUTDOOR ADVERTISING SIGNS

USE UNIT 21 - BUSINESS SIGNS, OUTDOOR ADVERTISING, AND BILLBOARDS

USE UNIT 22 - WAREHOUSING AND WHOLESALING

USE UNIT 24 - LIGHT MANUFACTURING AND INDUSTRIAL RESEARCH DEVELOPMENT

EXCLUDED USES:

USE UNIT 4 - PUBLIC PROTECTION AND UTILITY AND OPEN-AIR FACILITIES (TEMPORARY)

- PRESSURE CONTROL STATION (GAS OR LIQUID, EXCLUDING STORAGE OR SERVICE GARAGES AND YARDS)
- SHELTER (CIVIL DEFENSE OR STORM)
- WATER STORAGE FACILITY NEC
- TEMPORARY OPEN-AIR FACILITIES (CARNIVAL, CIRCUS, TENT REVIVAL, ETC.)

USE UNIT 16 - GASOLINE SERVICE STATIONS

MINIMUM LOT WIDTH:	150 FEET
BUILDING SETBACK FROM CENTERLINE OF ABUTTING ARTERIAL STREET:	110 FEET
BUILDING SETBACK ABUTTING AG, R OR O DISTRICT:	35 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM EVE HEIGHT (LOTS 1 AND 6):	20 FEET

A. SCREENING:

SERVICE EQUIPMENT (INCLUDING HVAC EQUIPMENT) AND AREAS SHALL BE SCREENED SO THE VISUAL IMPACTS OF THESE FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW FROM A PERSON STANDING ON THE GROUND AT THE PERIMETER OF THE PUD BOUNDARY.

SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE A SIX FOOT (6') TALL WOODEN FENCE. TRASH DUMPSTERS SHALL HAVE A DOOR, WHICH SHALL REMAIN CLOSED EXCEPT DURING LOADING AND EMPTYING DUMPSTERS.

PERIMETER FENCING SHALL BE CONSTRUCTED ALONG THE ENTIRE EAST BOUNDARY OF LOT 6 PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED. THE FENCE SHALL BE WOODEN PRIVACY FENCE, EIGHT-FEET (8') IN HEIGHT WITH CONCRETE CURB.

PERIMETER FENCING SHALL BE CONSTRUCTED ALONG THE NORTH BOUNDARY OF LOTS 3 THROUGH 6. THE FENCE SHALL BE EITHER CHAIN LINK FENCE OR SCREENING FENCE AND A MINIMUM OF SIX-FEET IN HEIGHT.

TRUCK DOCKS AND ANY SERVICE AREAS VISIBLE FROM EAST 121ST STREET SOUTH SHALL BE SCREENED WITH TREES.

A MIX OF DECIDUOUS AND CONIFEROUS TREES WITH A MINIMUM OF 3" CALIPER AT TIME OF PLANTING, AND PLANTED NO FURTHER THAN THIRTY FEET (30') APART, SHALL BE ESTABLISHED AND MAINTAINED ALONG THE EAST BOUNDARY OF LOT 6. ALL PLANTING AREAS SHALL HAVE AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH A REGULAR WATERING SCHEDULE.

B. LIGHTING:

ALL POLE-MOUNTED AND BUILDING-MOUNTED LIGHTING SHALL BE ORIENTED TO MINIMIZE LIGHT LEAVING THE DEVELOPMENT.

ALL LIGHTS SHALL BE DESIGNED OR HAVE THE ABILITY TO CONTROL LIGHT PATTERN TO THE LIGHT LEAVING THE SITE AT THE BOUNDARY OF DEVELOPMENT.

THE MOUNTING HEIGHT OF EACH FIXTURE LIGHT SHALL NOT EXCEED 25' AS MEASURED FROM THE PAVEMENT TO THE LIGHT FIXTURE.

A MAXIMUM LIGHT LEVEL OF 0.00-FOOT CANDLES SHALL BE OBTAINED AT THE BOUNDARY OF THE DEVELOPMENT. A PHOTOMETRIC STUDY WILL BE PROVIDED TO VERIFY THE 0.00-FOOT CANDLE MEASUREMENT AT THE PROPERTY LINE.

ALL LIGHTS WILL FACE DOWN AND AWAY FROM THE BOUNDARY OF THE DEVELOPMENT.

C. OUTSIDE STORAGE AND NOISE:

OUTSIDE STORAGE IS ALLOWED EXCEPT ON SOUTH SIDES OF BUILDINGS AND WEST SIDE OF LOT 1. ALL OUTSIDE STORAGE MUST BE SCREENED WITH A MINIMUM EIGHT FOOT (8') HIGH SCREENING WITH CONCRETE CURB. SCREENING FENCE MAY BE EXTENDED UP TO TWELVE FEET (12') HIGH WITH PROPER PERMITTING FROM THE CITY OF JENKS. NO OUTSIDE STORAGE MAY BE HIGHER THAN THE SCREENING FENCE.

OUTSIDE NOISE IS LIMITED TO THE HOURS OF DAWN TILL DUSK.

NO TRUCKS ALLOWED TO PARK AND REMAIN IDLING ON LOTS 5 AND 6.

D. PARKING:

REQUIRED PARKING FOR PARTICULAR USES MAY BE SHARED AS FOLLOWS:

AREA A - LOTS 1 AND 2

AREA B - LOTS 3 AND 4

AREA C - LOTS 5 AND 6

SHARED PARKING LOCATED WITHIN AREAS A, B AND C MAY BE COUNTED TOWARDS MEETING THE PARKING REQUIREMENTS FOR THE COMBINED USE.

THE OWNER IS REQUIRED TO SUBMIT PARKING INFORMATION WITH EACH BUILDING PERMIT AND SHALL MAINTAIN AN ONGOING COUNT OF PARKING SPACES AND THE ALLOCATION OF PARKING SPACES TOWARD THE COMBINED USES IN EACH AREA.

USES MAY SHARE REQUIRED PARKING SPACES WHERE THE OWNER CAN SUBMIT A SHARED PARKING ANALYSIS PREPARED BY A PROFESSIONAL ENGINEER TO THE CITY OF JENKS DEMONSTRATING THE FEASIBILITY OF SHARED PARKING FOR MULTIPLE USES. THE SHARED PARKING ANALYSIS SHALL ADDRESS AT A MINIMUM THE SIZE AND TYPE OF THE PROPOSED DEVELOPMENT, THE COMPOSITION OF TENANTS, THE ANTICIPATED RATE OF PARKING TURNOVER AND THE ANTICIPATED PEAK PARKING AND TRAFFIC LOADS FOR ALL USES THAT WILL BE SHARING PARKING SPACES.

OFF-STREET PARKING AND LOADING REQUIREMENTS FOR THE FOLLOWING USE UNITS SHALL BE REQUIRED AS FOLLOWS:

USE UNIT 22 - WAREHOUSING AND WHOLESALING

PARKING SPACES	
0 - 9,999 SQ. FT. OF FLOOR AREA:	5 SPACES
10,000 - 19,999 SQ. FT. OF FLOOR AREA:	8 SPACES
MORE THAN 20,000 SQ. FT. OF FLOOR AREA:	10 SPACES
LOADING BERTHS:	1 PER 5,000-25,000 SQ. FT. OF FLOOR AREA PLUS 1 PER EACH ADDITIONAL 25,000 SQ. FT. OF FLOOR AREA

E. BUILDING MATERIAL REQUIREMENTS:

MASONRY COVERING 100% UP TO TWENTY FEET (20') HIGH OF THE SOUTH FACING WALLS OF ALL BUILDINGS AND INCLUDING WEST FACE OF WESTERNMOST BUILDINGS, AND FOUR FEET (4') HIGH MASONRY WAINSCOTING ON REMAINING WALLS WITHIN THREE-HUNDRED FEET (300') OF THE CENTERLINE OF EAST 121ST STREET SOUTH.

F. SIGNAGE:

LOTS 3, 4, 5 AND 6: ILLUMINATED WALL SIGNAGE SHALL BE PROHIBITED ON ANY NORTH OR EAST FACING WALLS OR STRUCTURES.

SECTION III. PROPERTY OWNERS' ASSOCIATION

A. FORMATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSE TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN SOUTH COUNTY CROSSING (HEREINAFTER REFERRED TO AS THE "PROPERTY OWNERS' ASSOCIATION") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF MAINTAINING THE RESERVE AREA.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE PROPERTY OWNERS' ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

C. ASSESSMENT

EACH RECORD OWNER OF A LOT SHALL BE SUBJECT TO ASSESSMENT BY THE PROPERTY OWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA. A LIEN FOR NON-PAYMENT OF ASSESSMENTS CAN BE FORECLOSED BY THE PROPERTY OWNERS' ASSOCIATION AND/OR THE CITY OF JENKS, OKLAHOMA.

D. REQUIRED MOWING OF VACANT LOTS

THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE SUBDIVISION AFTER COMPLETION OF A 10 DAY NOTICE PERIOD TO THE LOT OWNER BY THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT EFFECTIVELY STATES THAT SAID LOT IS IN VIOLATION OF SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH OF THE JENKS CITY CODE. THE SOUTH COUNTY CROSSING PROPERTY OWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION IV.C OF THIS SECTION.

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 OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES, AND SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING 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 SOUTH COUNTY CROSSING AND THE CITY OF JENKS AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. IF THE UNDERSIGNED OWNER/DEVELOPER, OR ITS SUCCESSORS OR ASSIGNS OR OWNERS OF ANY LOTS WITHIN SOUTH COUNTY CROSSING SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A 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 AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEYS FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, OKLAHOMA. THE COVENANTS WITHIN SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS, MAY BE AMENDED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS AND APPROVAL BY THE CITY OF JENKS PLANNING COMMISSION AND JENKS CITY COUNCIL. THE COVENANTS WITHIN SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION III. PROPERTY OWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 75 PERCENT AGREEMENT OF ALL LOT OWNERS. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS PROPERLY RECORDED.

D. SEVERABILITY

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

IN WITNESS WHEREOF:

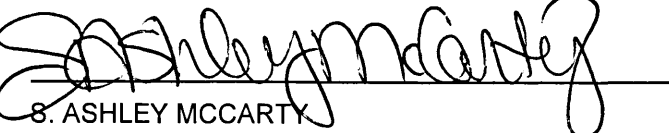
BLACK GOLD AT 121ST LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 1ST DAY OF APRIL, 2019.

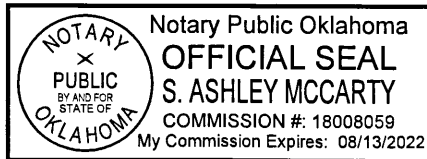
BLACK GOLD AT 121ST, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: 
KEVIN JORDAN, MANAGER

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 1ST DAY OF APRIL, 2019, PERSONALLY APPEARED KEVIN JORDAN TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THEIR NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, AS ITS MANAGER, THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID OKLAHOMA LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSE THEREIN SET FORTH.


S. ASHLEY MCCARTY
MY COMMISSION EXPIRES: 8/13/2022
MY COMMISSION NUMBER: 18008059



CERTIFICATE OF SURVEY

I, ANDY FRITZ, OF FRITZ LAND SURVEYING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #5848, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "SOUTH COUNTY CROSSING", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.


ANDY FRITZ
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1694

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)



BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 2ND DAY OF APRIL, 2019, PERSONALLY APPEARED ANDY FRITZ, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.


JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2022
MY COMMISSION NUMBER: 14005589



To	Planning Commission
Hearing Date	July 07, 2022
Case Number(s)	JZ 22 679
Request(s)	Zone Change from AG (Agriculture) to CS (Commercial Shopping)
Location	2517 W 121 st St
Applicant	Amy Baumann

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ INCOG Radius Map

Preparer

INCOG

Background Information

STAFF COMMENTARY | This lot was annexed into the City of Jenks on 03 May 2022. All lots that are annexed into the City are zoned AG per the Unified Development Ordinance (6-1-2 (C)(2)): *Annexed Territory. When any territory shall be brought into the jurisdiction of the City of Jenks, Oklahoma, by annexation or otherwise, such territory shall be deemed to be in an AG Agriculture District.* The owner of the lot wishes to change the zoning to CS (Commercial Shopping) to better align with her goals for the property and to better fit in the surrounding development, both present and future. Per the applicant, the future use of this lot is: light office, medical, retail, and sports facility.

PLANNING DATA

General Location	2517 W 121 st St.
Proposed Uses	Commercial Shopping
Comp Plan	Regional Commercial & Business Park
Zoning Request	CS (Commercial Shopping)
Plat	Unplatted (Platting is required)
	Undeveloped, previously residential/agriculture
Parcel ID	98234-82-34-45910
Gross Acres	9.47
Gross SF	412,513

EVALUATION: Staff believes the rezoning request will be in compliance with all City requirements. Approval of the rezoning will allow the applicant to move forward with future project development.

CONDITIONS: Platting will be required before any building permits are issued.

RECOMMENDATION: *Staff recommends approval of JZ 22-679 per the conditions*

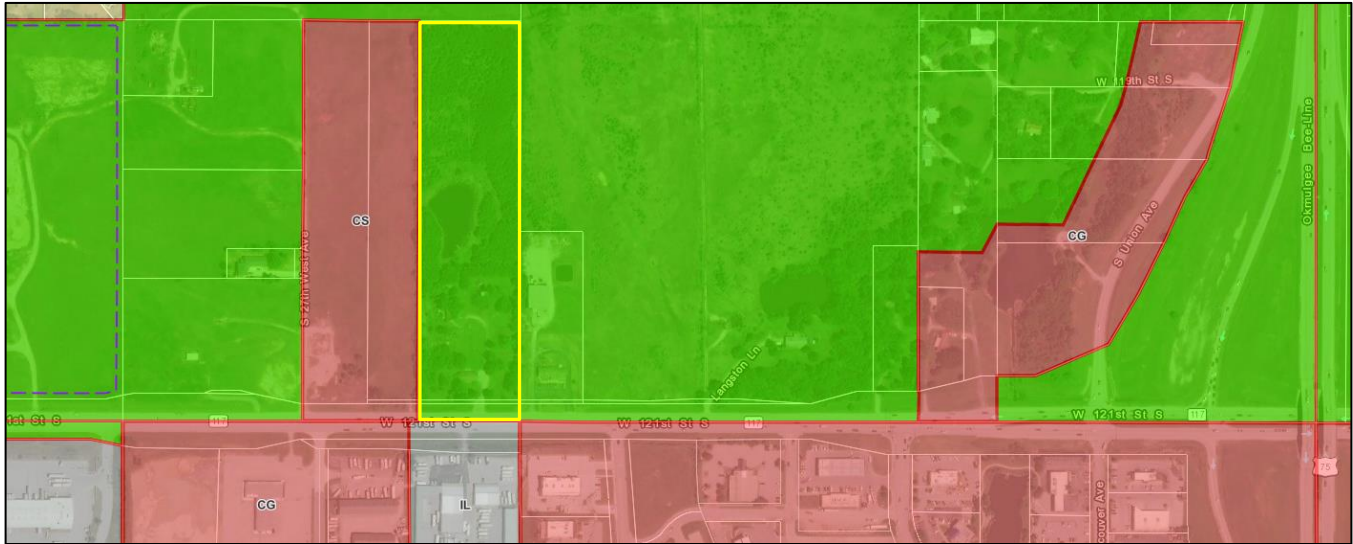


Figure 1 | INCOG Map

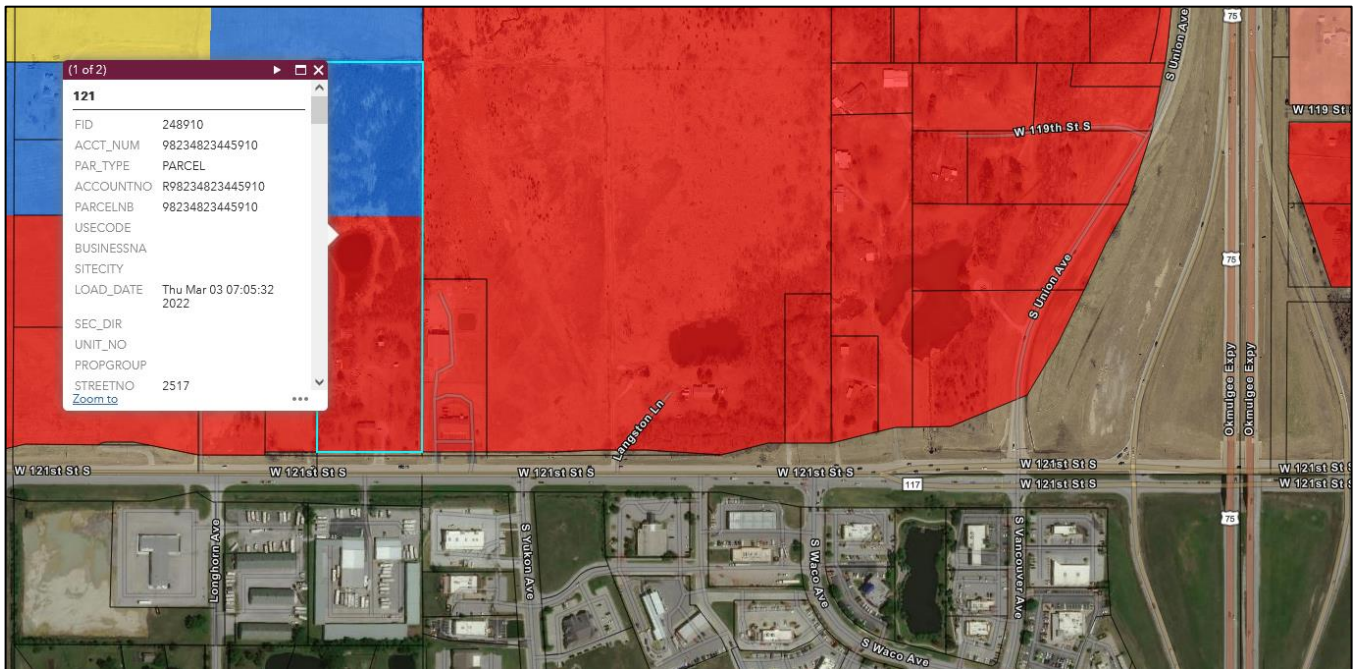
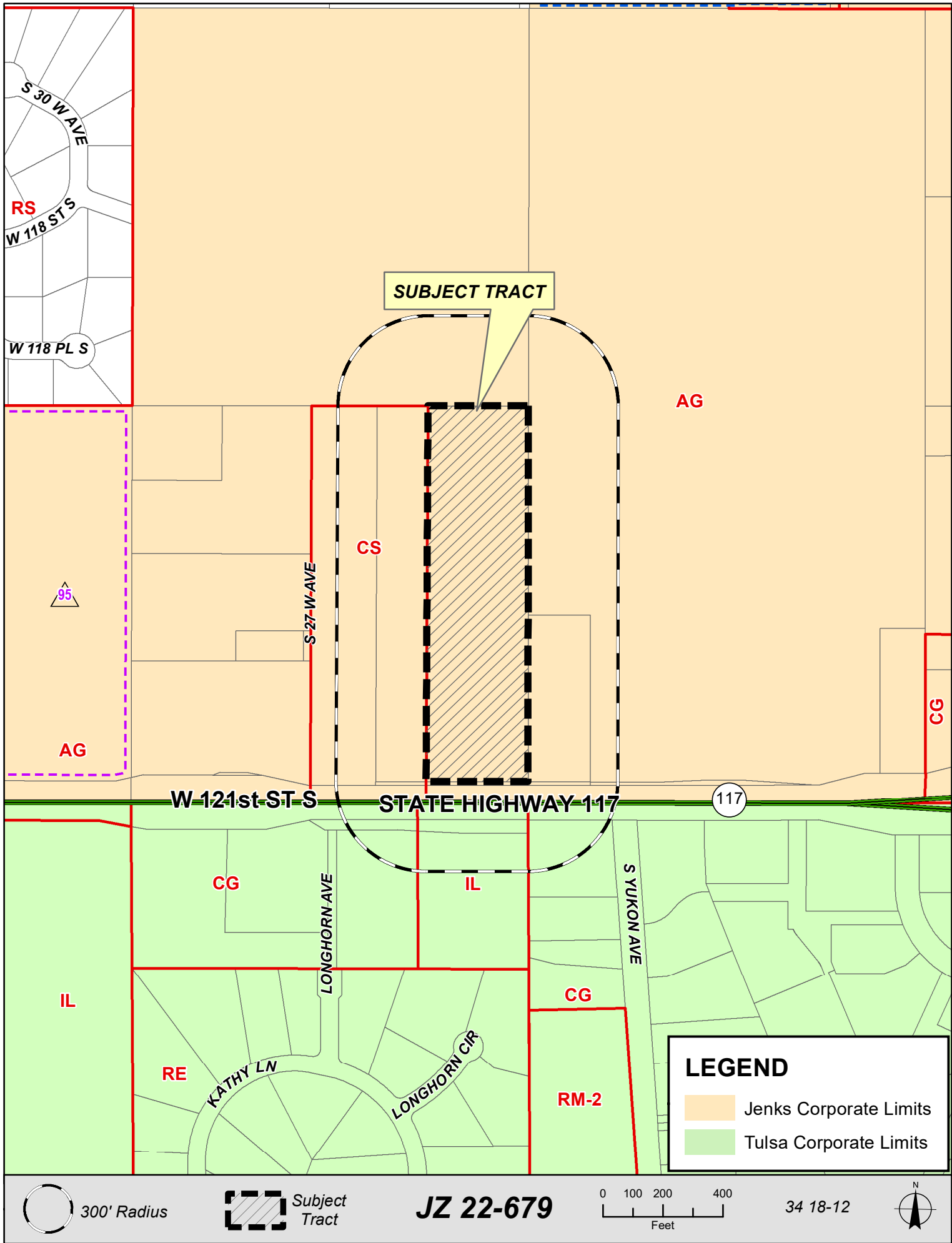


Figure 2 | Comp Plan Map



To	Planning Commission
Hearing Date	July 7, 2022
Case Number	JZ 22 SUP 118
Request	Specific Use Permit for Oil & Gas Drilling
Location	North of (121 ST Street S) State HWY 117 and 1 (one) mile west of US HYW 75
Applicant	Derek Wachob

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ Well Locations
- ☐ Jenks Well Information
- ☐ INCOG Legal Notice

Preparer

Pense Drilling Company
Smith Brothers Abstract
INCOG

Background Information

STAFF COMMENTARY | Derek Wachob has submitted an application to the Oklahoma Corporation Commission (OCC) for drilling a directional well on property owned by Wachob. The 40 acres has accommodated oil and gas development since 1919 and has had multiple wells in operation since the 1950's in recent years there have been about seven (7) wells. The last well was approved in 2012. Staff spoke with two different people with OCC and verified the well has been approved and they meet all the requirements of the

PLANNING DATA

Intended Use	Oil well and drilling
Parcel ID	98234823440210 WACHOB, DEREK E TRUSTEE WACHOB
STR	8234 SECTION 34, TOWNSHIP 18, RANGE 12
Legal	SW SW LESS BEG SWC SW SW TH N183.8 SE131.4 E1200 NE58.9 S81.6 W1323.5 POB SEC 34 18 12 37.75ACS
Gross Acres	37.750000
Zoning	AG Agriculture (No Change)
Plat	Unplatted Platting will not be required at this time (no change in zoning)
Use	No change in use
Location of Well:	96 feet east and 430 feet north of the SW property line
Drilling Operation:	Directional hole/Oil/gas

Name of Well:	Ispocogee No. 13
Insurance:	Yes, provided
Bond:	No, to be provided
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks NA

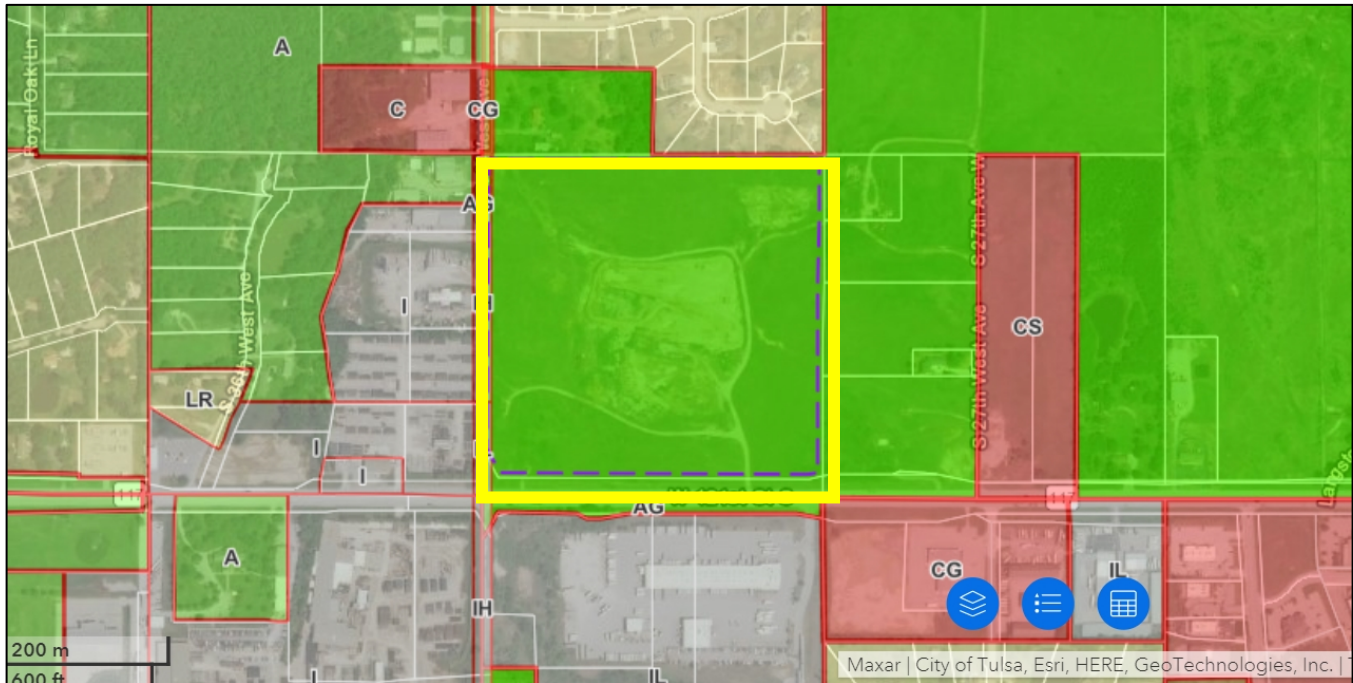


Figure 1: zoning map of the parcels in question

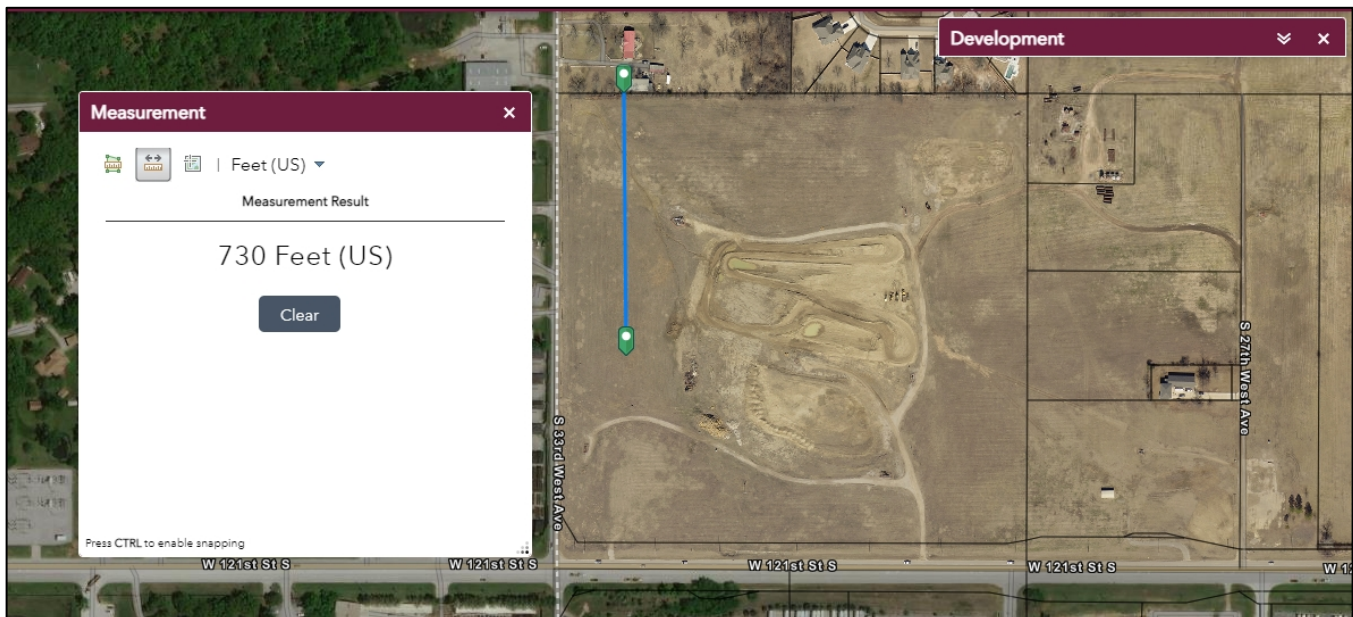


Figure 2: Estimated over 730 feet from residential dwelling

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.

Staff Evaluation & Recommendation

Evaluation | The OCC has approved the drilling request. Staff has reviewed the City Code from Article 7. Oil and Gas finding no reason to deny the request. The existing wells located on the subject tract were recognized under Specific Use Permit 95 bringing this property use/activity into compliance with the Zoning Code and no longer pre-existing non-conforming. No changes to required operations of existing wells are noted from the existing criteria of the City Code and that which was imposed under Specific Use Permit 95 except that the operator of the wells shall allow for the proper screening aesthetics to be applied upon development of the area for commercial use.

Sec. 5-7-1. Purpose.

- (A) *It is the purpose of this article to safeguard the public health, safety and welfare, to protect public and private property and to protect soil, air and water from the hazards of oil and/or gas exploration and production in the City of Jenks by provisions designed to:*
- (1) *Limit fire and explosion potential;*
 - (2) *Limit street and road damage by heavy equipment traffic;*
 - (3) *Confine or flare toxic or explosive gases;*
 - (4) *Limit the pollution of soil and water resources by salt water, oil and gas products or extraction byproducts;*
 - (5) *Limit obnoxious noise and vibration caused by the drilling for, extraction, production or transportation of oil, gas, or byproducts.*

Sec. 5-7-13. Zoning.

- (A) *No permit shall be allowed for the drilling of any well in areas other than those zoned AG (agricultural), IM (medium industrial), or IH (heavy industrial). However, no permit for the drilling of any well shall be allowed in an AG, IM or IH zoned area if a Specific Use Permit affecting the area has been previously approved by the Jenks City Council.*
- (Ord. No. 663, 12-21-1987)*

Staff Comments and Conditions of Approval | Approving this request will abrogate the previously approved “SUP 95” and replace it with “SUP 118”, with the following conditions:

1. In addition to OCC requirements, the process of all oil and gas operations on the property are subject to all criteria and regulations as specified in the Jenks City Code or as modified by the approved Specific Use Permit.
2. Upon Approval by City Council
 - a. Bond information required.
 - b. Payment of all City permits required.
3. Drilling Operation
 - a. The drilling operation shall be allowed at 24 hours a day for a 10 day period any days beyond 10 will require a daylight hour work restriction.
 - b. No watchmen quarters has been requested or being authorized.
 - c. Operating conditions of the new well shall be in substantial compliance with the submitted application and all pumps are to be electric and installed below ground within concrete.
4. Screening

- a. All oil and gas operations shall be enclosed together with its surface facilities by a 6 foot screening fence and maintained so as to ordinarily keep persons and animals out of the enclosure
 - i. All gates are to be kept locked when the permittee or his employee are not within the enclosure.
- b. Upon development of the property for commercial use the enclosure shall be a 6-foot-high opaque privacy fence. The area around the fence shall be landscaped with trees and shrubbery and a landscape plan submitted to the City prior to installation.
- c. All fencing shall have the following:
 - i. a minimum of two gates or exit ways, on the site and marked,
 - ii. emergency contact information must be displayed at the site and always kept on file with the Jenks Police Department, and
 - iii. gates shall be kept always locked when a permittee or employees are not within the enclosure.
- d. All fencing requirements as identified above shall be subject to reasonable modification costs and a requirement to allow the surface property owner to modify said enclosures to conform the site to the structural development for commercial use as approved through the development process with the City of Jenks if said modification remains in compliance with City and State Regulations.
- e. If additional authorized uses require enclosure on all sides by a minimum six foot (6') chain link fence with double strands of barbed wire along the top by the Jenks City Code or by State regulation, the Specific Use Permit shall further establish the following criteria upon development of the property for commercial use:
 - i. Within ten (10) feet of the six foot (6') chain link fence a 6 foot high wood privacy fence with two gates shall be erected,
 - ii. and be landscaped with trees and shrubbery and a landscape plan submitted to the City prior to installation.

5. Storage

- a. No storage facility will be authorized on site.
- b. No long-term onsite storage of any equipment or materials will be allowed and will be grounds for permit revocation by the City Council.

Recommendation | *Staff recommends approval of the Specific Use Permit to Oil and Gas Drilling*

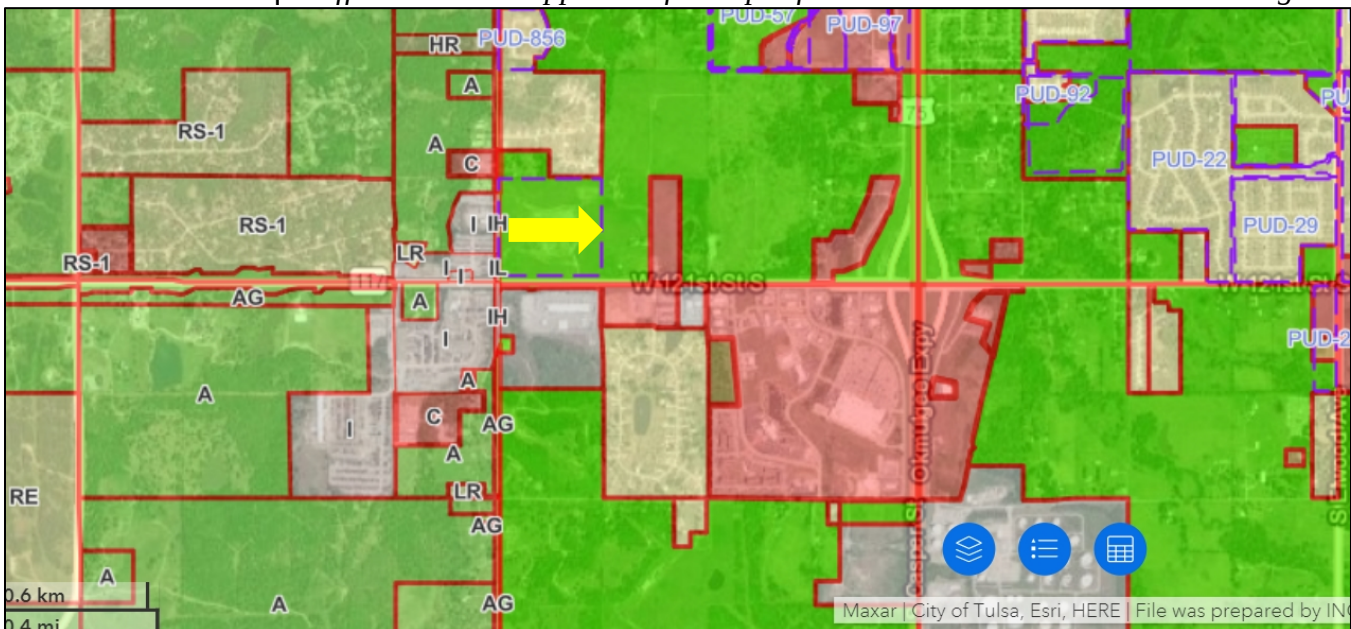


Figure 3: Zoning Map with Aerial View

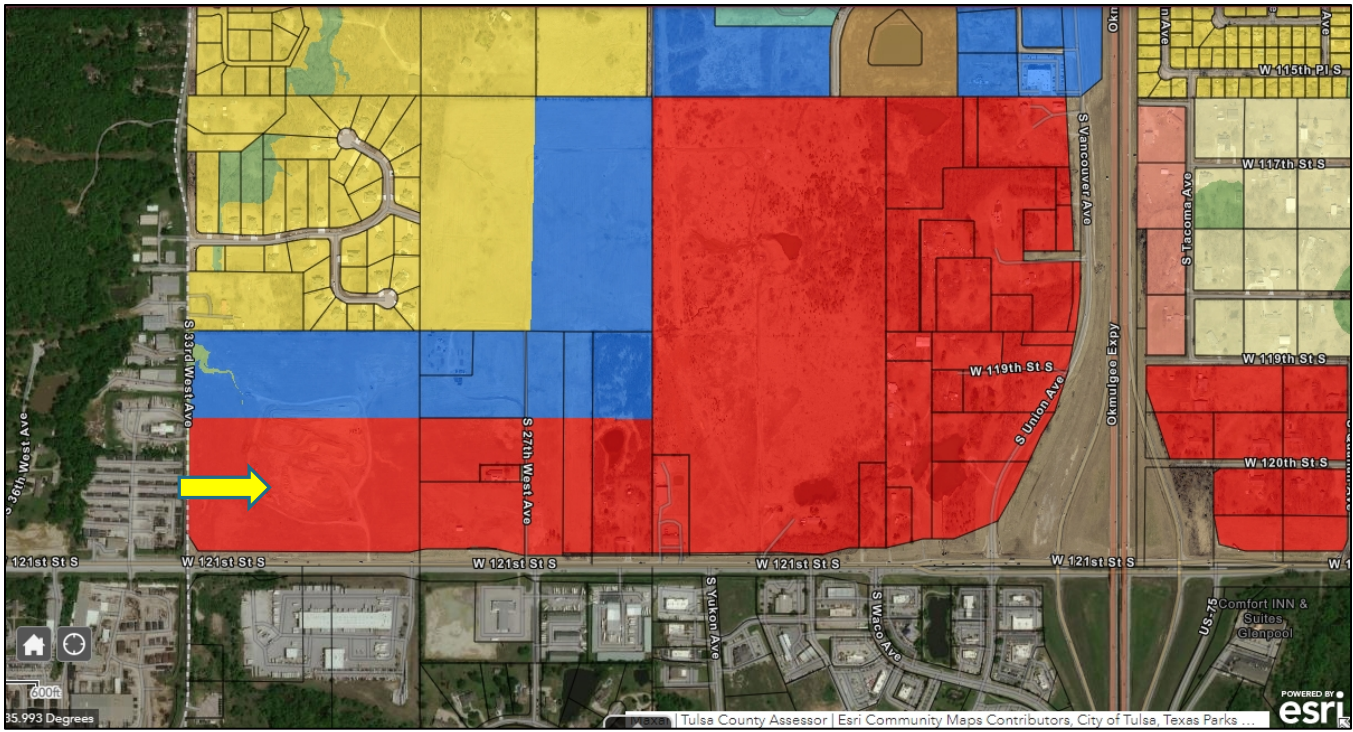


Figure 4: Comp Plan Land Use Map, Regional Commercial



Figure 5: Google earth view from north 121st Street



Figure 6: View from 121st Street looking NW



Figure 7: Google Earth view of 33rd W. Ave looking north



Figure 8: 33rd W Ave. looking south

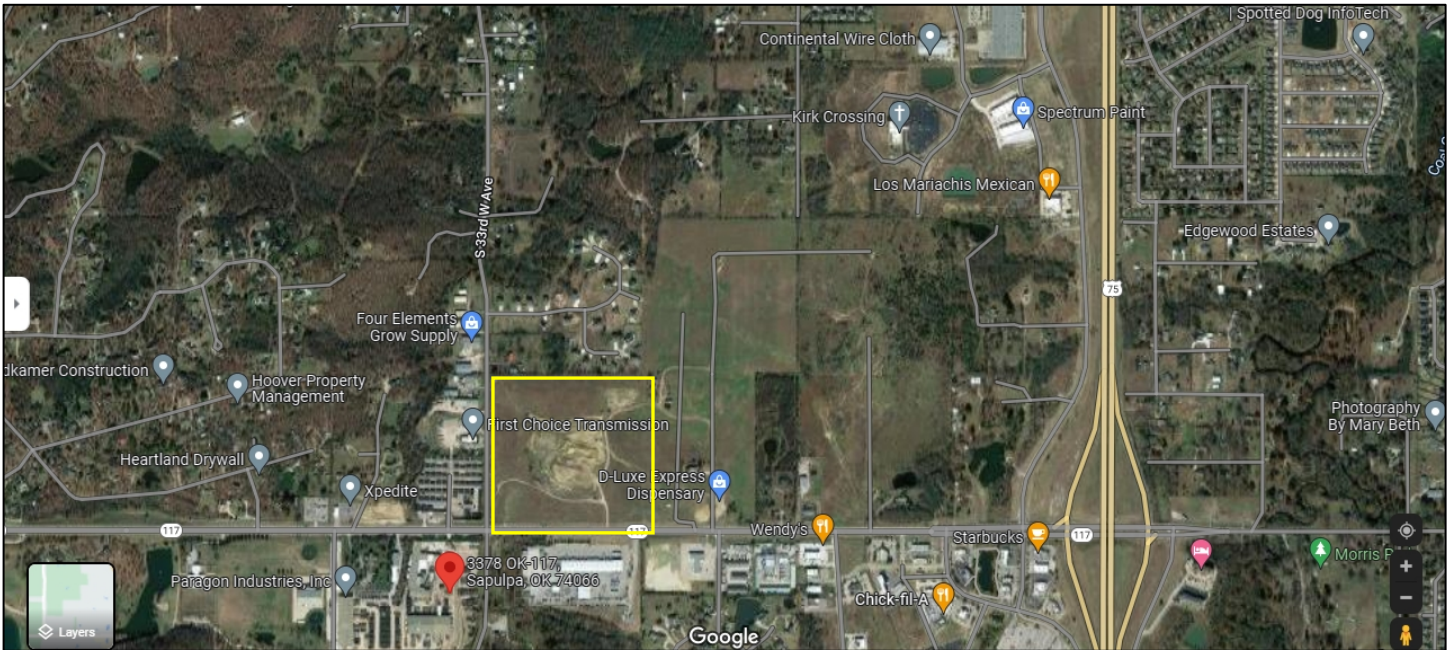
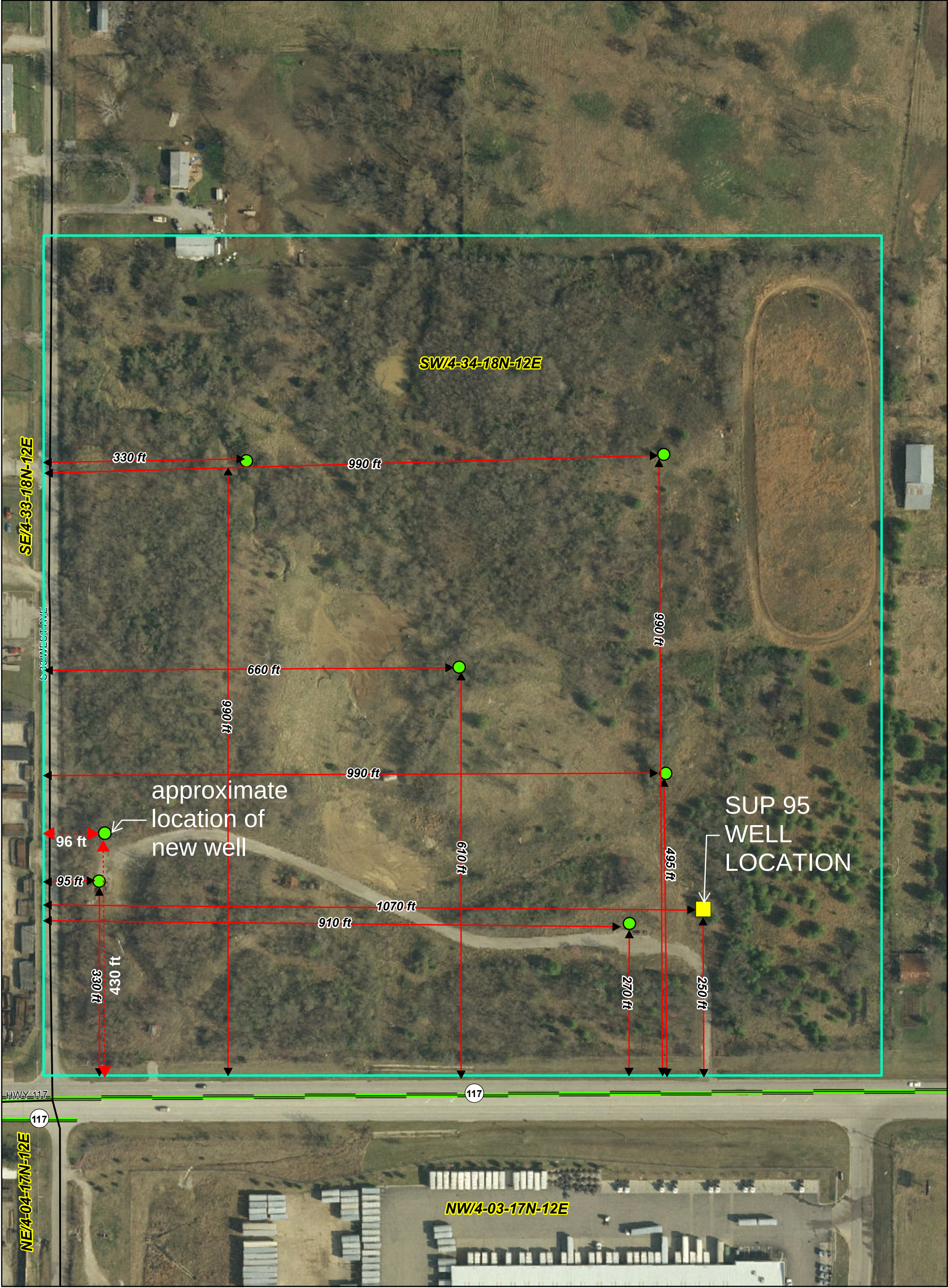


Figure 9: Google Aerial View

Existing Oil Well Locations Paragon Property (40 Acres)

Tulsa County, Oklahoma

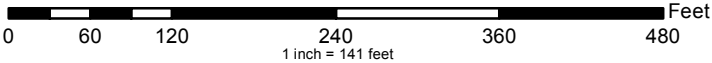


40 Acre Subject Tract

Future Well Site

Existing Well Sites

Date: 2/29/2012



Invoice



SMITH BROTHERS
ABSTRACT

Phone: Fax:
www.smithbrothersabstract.com

Billed To:
David Widdoes

Deliver To:
David Widdoes

Attn:

Customer File No: Radius Report for Well Site Locations

Invoice No: 628514

Invoice Date: 05/09/2022

Buyer:

Seller:

Address:

Brief Legal:
Pt 34-18-12 & 11/12 Bella Vista Estates (all in Tulsa Co)

DESCRIPTION	AMOUNT
-------------	--------

Radius Report	
---------------	--

	\$75.00
--	---------

Total amount due:	\$75.00
-------------------	---------

Please remit payment to: 1401 South Boulder Ave, Tulsa, OK 74119

THANK YOU FOR YOUR BUSINESS

APPLICATION
FOR OIL AND GAS DRILLING AND OPERATION PERMIT CITY
OF JENKS

A SEPARATE APPLICATION IS REQUIRED FOR EACH WELL OR INJECTION PLANT
(The following application is made in conformance with City of Jenks Ordinance No. 433, passed May 17, 1982. Information regarding any aspects of operation which are not requested below but are requirements of Ordinance No. 433 shall be submitted as a part of this application).

OPERATOR

Name

Wachy Oil & Gas LLC

Address

3378 W Hwy 117
Sapulpa, OK

DRILLING CONTRACTOR

Name

PENSE Drilling Co.

Address

Glenpool, OK

Phone No.

918 644 5430

WELL NAME

ISPOCOGEE #13

WELL LOCATION

NW SW SW SW

SECTION

34

TOWNSHIP

18N

RANGE

12E

ZONING CLASSIFICATION OF SITE: _____

TYPE OF DRILLING RIG

Air

PROPOSED WELL DEPTH

1600'

TYPE OF FACILITY (CHECK APPROPRIATE SPACE):

☒

Production Well

☐

Disposal Well

☐

Conversion of well to enhanced recovery or disposal

☐

Production or Injection well

☐

Injection Plant

☐

Deepen Existing Well

☐

Rework Existing Well

☐

Annual Inspection

IS THIS FACILITY IN THE FLOODPLAIN? Yes () No (☒)

If yes, attach flood control plan.

PROPOSED DATE FOR INITIAL WORK AT THE SITE:

5-23-22

DISPOSAL OF WASTES:

Location: Evaporation Type of waste: WATER

Is this site permitted by the State for this waste? Yes ☒ No ()

INSURANCE CARRIER

BONDING COMPANY

Name

Traveler's Insurance

Name

Address

Address

Phone No.

Craig O'Connor
918 712 5279

Phone No.

ATTACHMENTS REQUIRED FOR WELLS:

- (1) Oklahoma Corporation Commission Form 1000
- (2) Copy of Bond
- (3) Proof of Insurance
- (4) Cement Program - SEE Form 1000
- (5) Site map showing well and tank locations, access to well site, distances from area homes, distances from property line (s) of residential subdivision (s), and distances from public buildings and businesses
- (6) Landscaping scheme - N/A
- (7) Firefighting equipment and plan at well site

ATTACHMENTS REQUIRED FOR DEPPENING EXISTING WELLS:

- (1) Cement Program
- (2) Evidence of good condition of existing casing string

ATTACHMENTS REQUIRED FOR CONVERSION OF WELL TO ENHANCED RECOVERY OR DISPOSAL:

- (1) Copy of cement bond logs
- (2) Copy of Corporation Commission permits including pressure testing
- (3) Site Map
- (4) Fresh water testing program

ATTACHMENTS FOR INJECTION PLANT:

- (1) Site Map

I, the undersigned, certify that the submitted information is true and correct and that I have submitted all the information required by City of Jenks Ordinance No. 433.

Signature

Name (typed) DAN VIDGOS Title Attorney in Fact

Address PO box 731 Sapulpa, OK 74047

Phone No. 918 644-5430 Date 5/19/22

Submit an original application and the filing fee to the City Clerk, City of Jenks.

.....

For City Use Only

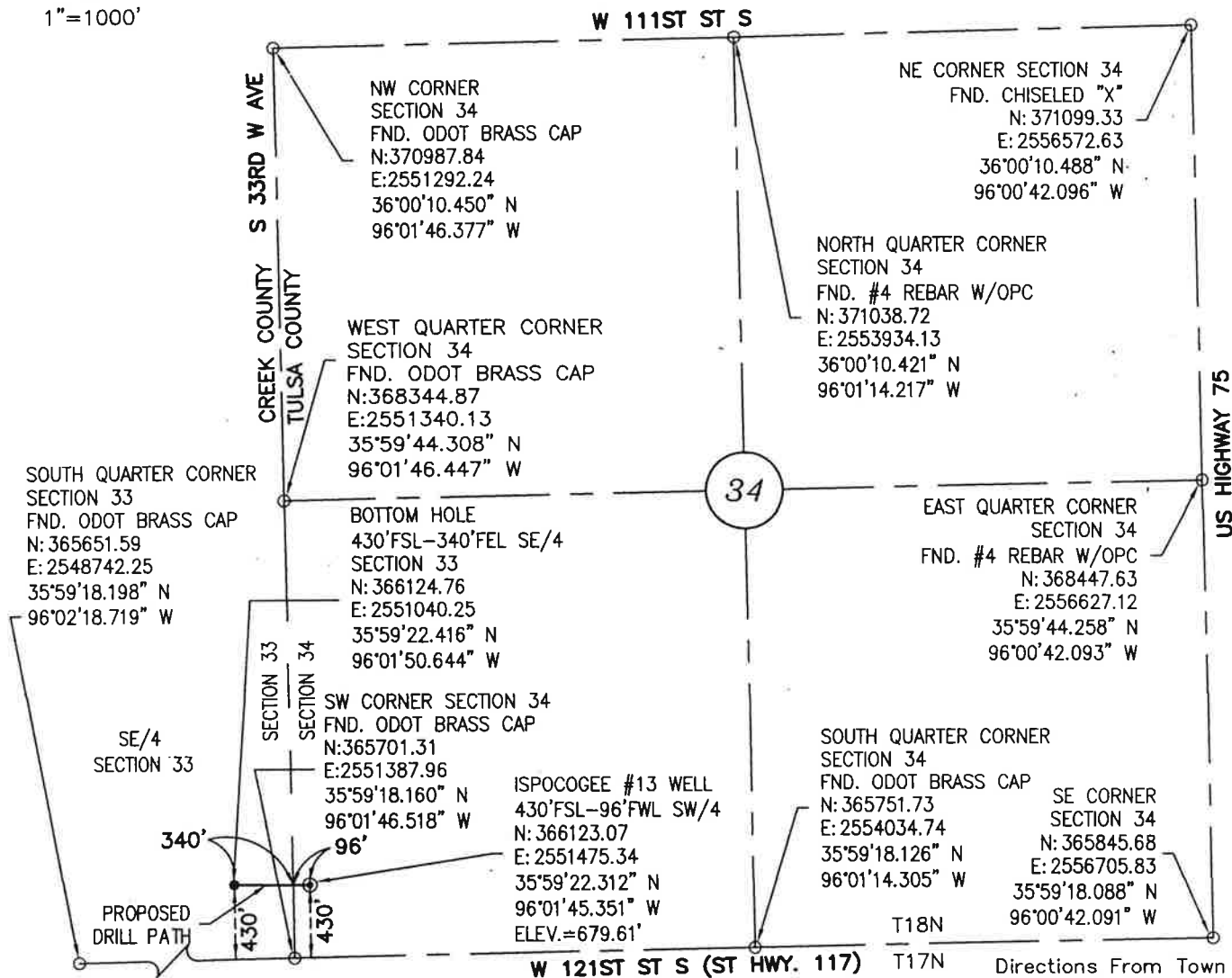
Date Received: _____ Fee Received: \$ _____

Date (Approved) (Rejected) by Council: _____

Permit Number: _____



TULSA COUNTY, OKLAHOMA
430'FSL-96'FWL, SW/4 SECTION 34, T-18-N, R-12-E



BOTTOM HOLE AND DRILL PATH
INFORMATION PROVIDED BY
OPERATOR LISTED, NOT SURVEYED

I, JOSHUA R. LAMB, HEREBY STATE THAT THE
INFORMATION SHOWN HEREON IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE.

Directions From Town
or Highway Junction: From the
intersection of US Hwy. 75 &
ST Hwy. 117 then west 1 mile
on Hwy. 117 to the southwest
Corner of Section 34, T-18-N
R-12-E.

Operator: Wachob Oil & Gas, Inc.

Lease Name: Ispocogee #13

Ground Elevation @ stake: 679.61' (NAVD 88)

Datum: NAD83

Lat: 35°59'22.312" N

Long: 96°01'45.351" W

Lat: 35.98953124° N

Long: 96.02926418° W

State Plane Coordinates: US Feet

Zone: Oklahoma North (NAD83)

N: 366,123.07

E: 2,551,475.34

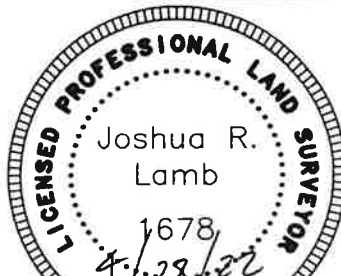
Field Staking: April 01, 2022

Date Drawn: April 27, 2022

JOSHUA R. LAMB
OKLAHOMA PLS NO. 1678

Topography & Vegetation: Prairie grass sloping to the west

Best Accessibility to Well Location: From the Southwest Corner of
Section 34, Then north 475' to gravel entry on the east side.



TULSA LAND SURVEYING LLC
1501 EAST 6TH STREET
TULSA, OK 74120
(918) 794-6777
CA 6038
EXPIRES 6/30/2023



ABSTRACTERS SPECIAL CERTIFICATE
#45742

STATE OF OKLAHOMA)
) ss
COUNTY OF CREEK)

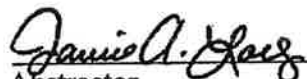
We, the undersigned, duly and lawfully bonded abstracters within and for said county and state aforesaid, and who hold A certificate of authority within said county and state, do hereby certify that the following list of names and Addresses taken from the indices of the creek county Treasurer/assessor constitute the property owners within a 300 foot radius of the following described property:

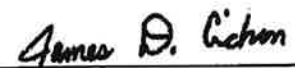
A piece of land that is 96 feet by 430 feet in the Southwest corner of the Southwest Quarter of the Southwest Quarter of (SW/4 SW/4) of Section Thirty-four (34), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

SEE ATTACHED FOR COMPLETE NAME LIST AND ADDRESSES.

Dated And Signed At Sapulpa, Oklahoma, On This 11th Day Of April , 2022.

Smith Brothers Abstract & Title Co., LLC


Abstractor


President



JAMES A. & PATRICIA MULLINS
12568 S. 33RD WEST AVE
SAPULPA, OK 74066

LARRY GUY & JUDY LYNN MCGOWAN, TRUSTEES OF
MCGOWAN FAMILY REVOCABLE TRUST
9710 W. 65TH ST S
SAPULPA, OK 74066

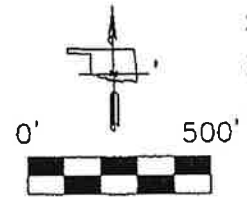
PARAGON INDUSTRIES INC
& BRETT WACHOB & DEREK WACHOB
3378 W. HIGHWAY 117
SAPULPA, OK 74066

OKLAHOMA DEPARTMENT OF
TRANSPORTATION
200 N.E. 21ST STREET
OKLAHOMA CITY, OK 73105

DEREK E. WACHOB, TRUSTEE OF
THE WACHOB IRREVOCABLE TRUST
3278 W. HIGHWAY 117
SAPULPA, OK 74066

OIL WELL LOCATION

OF
SW/4 SECTION 34
T-18-N, R-12-E
TULSA COUNTY, STATE OF OKLAHOMA



FND. BRASS
CAP FOR
THE W/4
COR.

BENCHMARK

5/8" REBAR-2" ALUMINUM
CAP-FLUSH-STAMPED "325", LOCATED ON
THE SOUTH SIDE OF W. 111TH ST. S,
APPROX. 0.10 MILE EAST OF S. 33RD W.
AVE.

NORTHING: 370,974.31'
EASTING: 2,551,813.67'

ELEV. = 637.585' (NAVD '88)

S 33RD W AVE

SW/4

PROPOSED
WELL
ELEV=679.61'

FND.
MAGNAIL
FOR THE
SW COR.

33

34

W 121ST ST S

T18N
T17N

FND. ODOT
BRASS CAP
FOR THE
S/4 COR.



I, JOSHUA R. LAMB, HEREBY STATE THAT THE INFORMATION
SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE.

Joshua R. Lamb

TULSA LAND SURVEYING LLC
1501 EAST 6TH STREET
TULSA, OK 74120
(918) 794-6777
CA 6038
EXPIRES 6/30/2023



JAMES A. & PATRICIA MULLINS
12568 S. 33RD WEST AVE
SAPULPA, OK 74066

JAMES A. & PATRICIA MULLINS
12568 S. 33RD WEST AVE
SAPULPA, OK 74066

JAMES A. & PATRICIA MULLINS
12568 S. 33RD WEST AVE
SAPULPA, OK 74066

LARRY GUY & JUDY LYNN MCGOWAN, TRUSTEES OF
MCGOWAN FAMILY REVOCABLE TRUST
9710 W. 65TH ST S
SAPULPA, OK 74066

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PARAGON INDUSTRIES INC
& BRETT WACHOB & DEREK WACHOB
3378 W. HIGHWAY 117
SAPULPA, OK 74066

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SAPULPA, OK 74066

PARAGON INDUSTRIES INC
& BRETT WACHOB & DEREK WACHOB
3378 W. HIGHWAY 117
SAPULPA, OK 74066

OKLAHOMA DEPARTMENT OF
TRANSPORTATION
200 N.E. 21ST STREET
OKLAHOMA CITY, OK 73105

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DEREK E. WACHOB, TRUSTEE OF
THE WACHOB IRREVOCABLE TRUST
3278 W. HIGHWAY 117
SAPULPA, OK 74066

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DEREK E. WACHOB, TRUSTEE OF
THE WACHOB IRREVOCABLE TRUST
3278 W. HIGHWAY 117
SAPULPA, OK 74066



WACHOIL-01

LHOOPER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/19/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 100101891 Hub International Mid-America 6100 S. Yale Avenue Suite 1900 Tulsa, OK 74136	CONTACT NAME: Lora Hooper		
	PHONE (A/C, No, Ext): (918) 712-5260	FAX (A/C, No): (918) 712-6347	
	E-MAIL ADDRESS: Lora.Hooper@hubinternational.com		
INSURED Wachob Oil & Gas LLC Attn: Betsy Willis 3378 W Hwy 117 Sapulpa, OK 74066-9499	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Federal Insurance Company		20281
	INSURER B: CompSource Mutual Insurance Company		36188
	INSURER C: Vigilant Insurance Company		20397
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			35842318WCE	9/10/2021	9/10/2022	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below			02506674211	6/1/2021	6/1/2022	☒ PER STATUTE ☐ OTH-ER \$
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Pollution / Environm			99893090WCE	9/10/2021	9/10/2022	Policy Aggregate 1,000,000
							Retention Each Event 100,000
C	Pollution / Environm			99893090WCE	9/10/2021	9/10/2022	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Oil Wells

CERTIFICATE HOLDER

CANCELLATION

Insured's Copy

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ABSTRACTERS SPECIAL CERTIFICATE
#45742

STATE OF OKLAHOMA)
) ss
COUNTY OF CREEK)

We, the undersigned, duly and lawfully bonded abstracters within and for said county and state aforesaid, and who hold A certificate of authority within said county and state, do hereby certify that the following list of names and Addresses taken from the indices of the creek county Treasurer/assessor constitute the property owners within a 300 foot radius of the following described property:

A piece of land that is 96 feet by 430 feet in the Southwest corner of the Southwest Quarter of the Southwest Quarter of (SW/4 SW/4) of Section Thirty-four (34), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

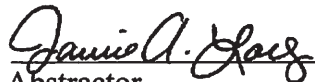
AND

Lot Eleven (11), Block Twelve (12), BELLA VISTA ESTATES, an Addition to Tulsa County, State of Oklahoma, according to the recorded plat thereof.

SEE ATTACHED FOR COMPLETE NAME LIST AND ADDRESSES.

Dated And Signed At Sapulpa, Oklahoma, On This 11th Day Of April , 2022.

Smith Brothers Abstract & Title Co., LLC



Abstractor



President

JAMES A. & PATRICIA MULLINS
12568 S. 33RD WEST AVE
SAPULPA, OK 74066

BONNIE J. INHOFE & JAMES A. INHOFE, JR.
12461 S. 33RD W. AVE
GLENPOOL, OK 74033

WESLEY O. WASDEN
12518 S. 33RD W. AVE
SAPULPA, OK 74066

LARRY GUY & JUDY LYNN MCGOWAN, TRUSTEES OF
MCGOWAN FAMILY REVOCABLE TRUST
9710 W. 65TH ST S
SAPULPA, OK 74066

PARAGON INDUSTRIES INC
& BRETT WACHOB & DEREK WACHOB
3378 W. HIGHWAY 117
SAPULPA, OK 74066

OKLAHOMA DEPARTMENT OF
TRANSPORTATION
200 N.E. 21ST STREET
OKLAHOMA CITY, OK 73105

DEREK E. WACHOB, TRUSTEE OF
THE WACHOB IRREVOCABLE TRUST
3278 W. HIGHWAY 117
SAPULPA, OK 74066

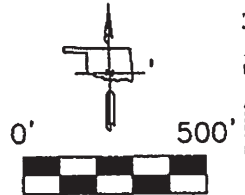
OIL WELL LOCATION

OF

SW/4 SECTION 34

T-18-N, R-12-E

TULSA COUNTY, STATE OF OKLAHOMA



FND. BRASS
CAP FOR
THE W/4
COR.

BENCHMARK



5/8" REBAR-2" ALUMINUM
CAP-FLUSH-STAMPED "325", LOCATED ON
THE SOUTH SIDE OF W. 111TH ST. S,
APPROX. 0.10 MILE EAST OF S. 33RD W.
AVE.

NORTHING: 370,974.31'
EASTING: 2,551,813.67'

ELEV. = 637.585' (NAVD '88)

S 33RD W AVE

SW/4

PROPOSED
WELL
ELEV=679.61'

96'

430'

FND.
MAGNAIL
FOR THE
SW COR.

33

34

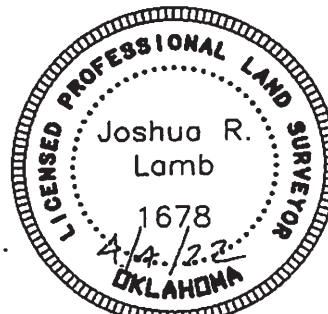
4

3

W 121ST ST S

T18N
T17N

FND. ODOT
BRASS CAP
FOR THE
S/4 COR.



I, JOSHUA R. LAMB, HEREBY STATE THAT THE INFORMATION
SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE.

Joshua R. Lamb

TULSA LAND SURVEYING LLC
1501 EAST 6TH STREET
TULSA, OK 74120
(918) 794-6777
CA 6038
EXPIRES 6/30/2023





Creek

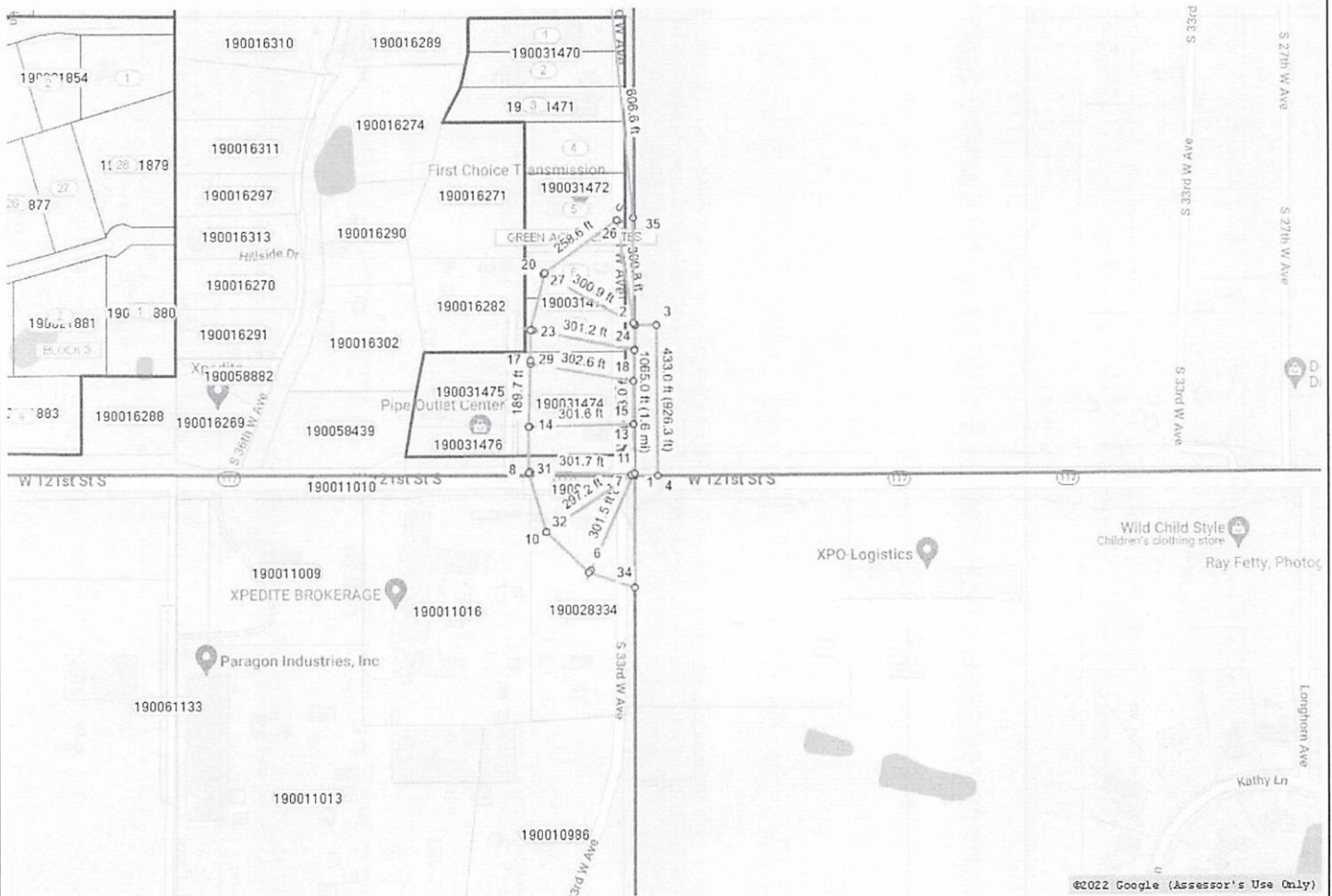
Account Data And Map Image

Data provided by JaNell Enlow County Assessor

Date 05/09/2022

Time 10:16:39

Map Image



Assessment Data

Account 190010985
 Parcel ID 0000-04-017-012-0-002-00
 Cadastral ID 0000-017-012-04-0-002-00
 Property Type REAL - Real Property
 Property Class RR
 Tax Area 8 - Kiefer Rural
 Situs 12568 S 33RD WEST AV
 Subdivision
 Lot/Block /
 Sec/Twn/Rng 4 / 17 / 12 / 0
 Neighborhood 17120000 - UNPLATTED RES
 MULLINS JAMES A

12568 S 33RD WEST AVE

SAPULPA

OK 74066-9803

Legal Description

4-17-12 S SE NE & LESS THE FOLLOWING TRS N 165'S SE NE &
 TR BEG SE COR SE NE W 198' TO POB TH CONT W 462'TH
 N165'TH E462' TH S 165' TO POB

Primary Image



Assessed Valuation

Land Value	14,535	Assessed Value	55,042
Improvements	40,507	Assessment Level	12%
Mobile Home	0	Penalty Amount	0
Total Value	55,042	Exemption	2,000
		Total Taxable	6,605



Creek

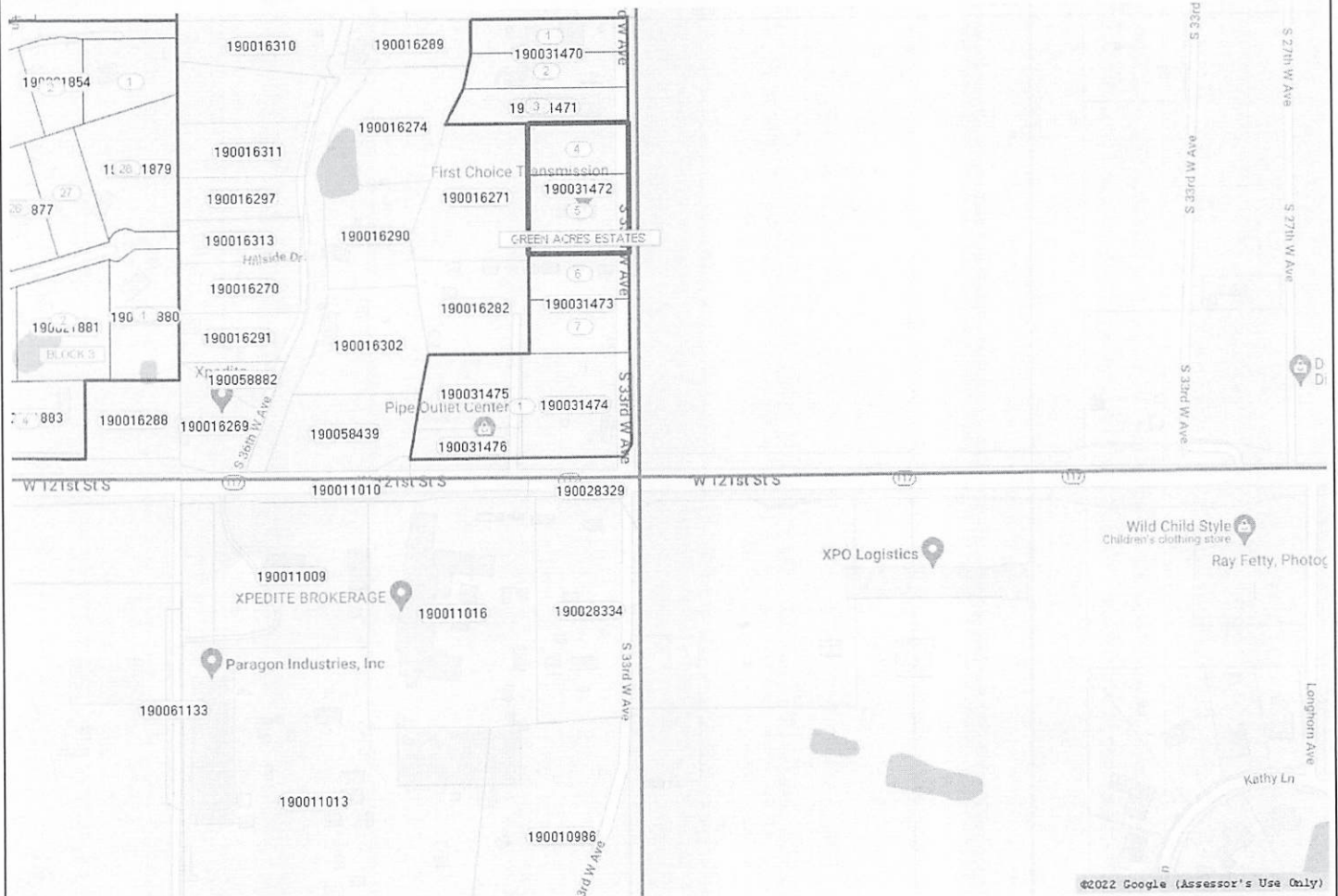
Account Data And Map Image

Data provided by JaNell Enlow County Assessor

Date 05/09/2022

Time 10:17:10

Map Image



Assessment Data

Account 190031472
Parcel ID 3114-00-001-000-0-030-00
Cadastral ID 3114-001-000-00-0-030-00
Property Type REAL - Real Property
Property Class RC
Tax Area 12 - Sapulpa Rural
Situs 11956 S 33RD WEST AV
Subdivision GREEN ACRES EST
Lot/Block 0003 / 0001
Sec/Twn/Rng 33 / 18 / 12 / 0
Neighborhood 600 - COMMERCIAL
MCGOWAN LARRY GUY & JUDY LYNN TRUSTEES

9710 W 65TH ST S
SAPULPA

OK 74066-0000

Legal Description

GREEN ACRES ESTATES LOT 4, 5 AND N20' LOT 6 BLOCK 1

Primary Image

FORM 959-RES
Account 190031472
Parcel ID 3114-00-001-000-0-030-00
Map ID 3114-001-000-00-0-030-00
Owners Name MCGOWAN LARRY GUY
Address 9710 W 65TH ST S
SAPULPA OK 74066-0000
Legal Description : GREEN ACRES ESTATES

Assessed Valuation

Land Value	63,600	Assessed Value	157,740
Improvements	94,140	Assessment Level	12%
Mobile Home	0	Penalty Amount	0
Total Value	157,740	Exemption	0
		Total Taxable	18,929



Creek

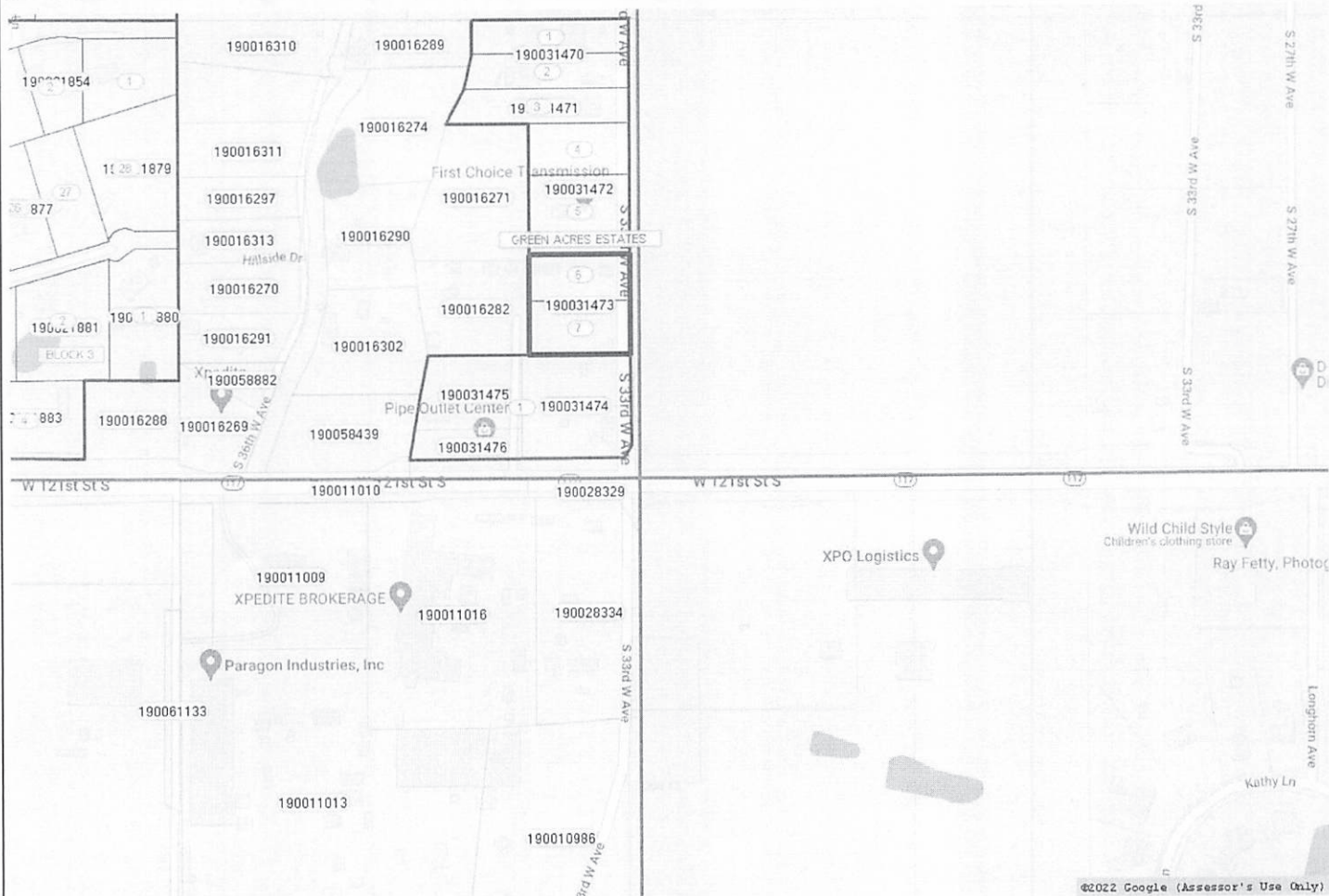
Account Data And Map Image

Data provided by JaNell Enlow County Assessor

Date 05/09/2022

Time 10:17:34

Map Image



Assessment Data

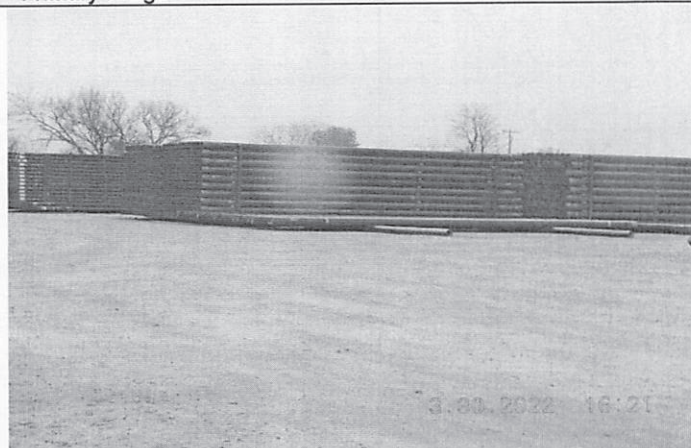
Account 190031473
Parcel ID 3114-00-001-000-0-061-00
Cadastral ID 3114-001-000-00-0-061-00
Property Type REAL - Real Property
Property Class RC
Tax Area 12 - Sapulpa Rural
Situs
Subdivision GREEN ACRES EST
Lot/Block 06.1 / 0001
Sec/Twn/Rng 33 / 18 / 12 / 0
Neighborhood 600 - COMMERCIAL
PARAGON INDUSTRIES INC

3378 WEST HIGHWAY 117
SAPULPA OK 74066-9499

Legal Description

GREEN ACRES ESTATES S134 LOT 6 & ALL LOT 7

Primary Image



Assessed Valuation

Land Value	29,835	Assessed Value	30,325
Improvements	490	Assessment Level	12%
Mobile Home	0	Penalty Amount	0
Total Value	30,325	Exemption	0
		Total Taxable	3,639

Creek

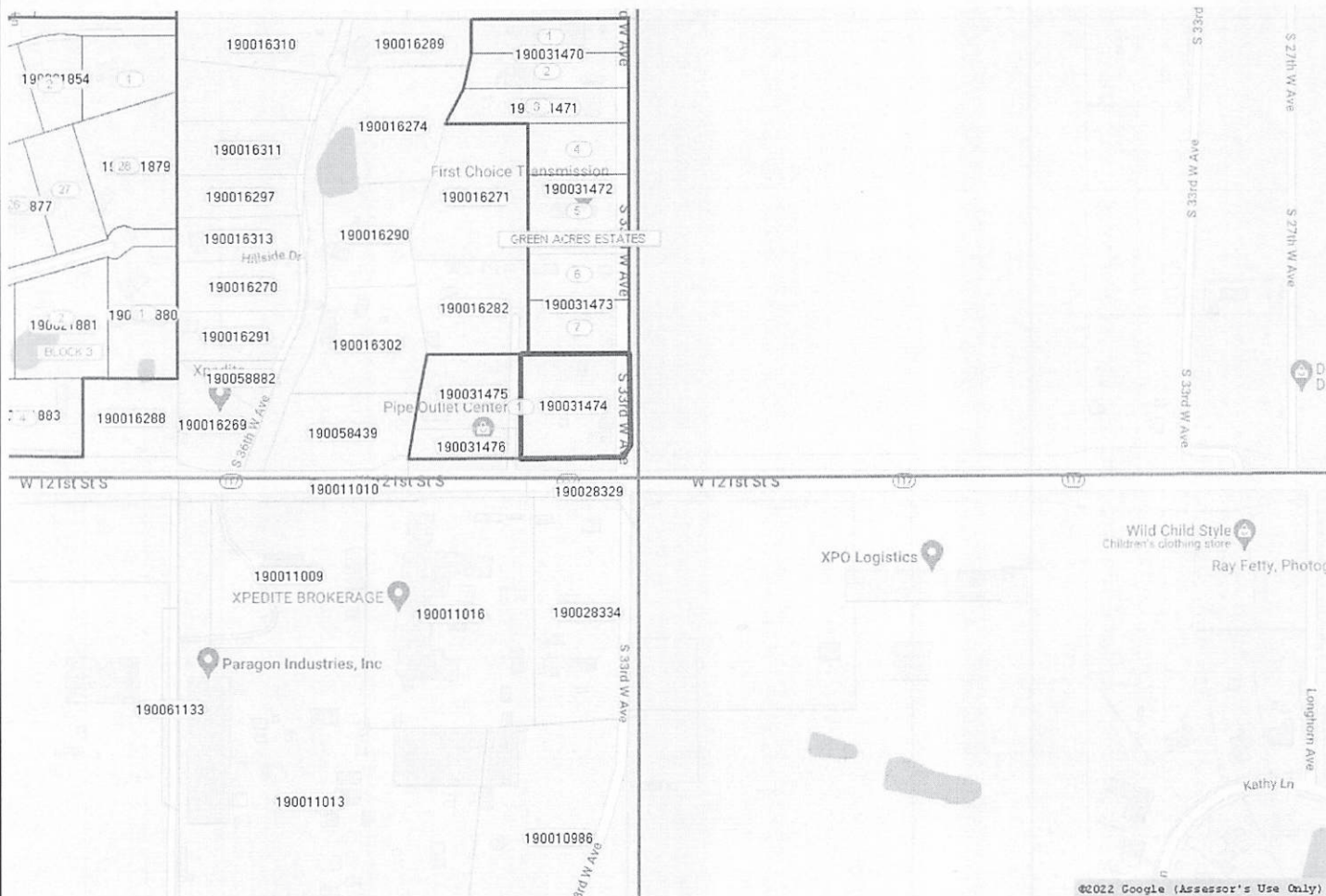
Account Data And Map Image

Data provided by JaNell Enlow County Assessor

Date 05/09/2022

Time 10:17:58

Map Image



Assessment Data

Account	190031474
Parcel ID	3114-00-001-000-0-070-00
Cadastral ID	3114-001-000-00-0-070-00
Property Type	REAL - Real Property
Property Class	RC
Tax Area	12 - Sapulpa Rural
Situs	03375 W HIGHWAY 117
Subdivision	GREEN ACRES EST
Lot/Block	0007 / 0001
Sec/Twn/Rng	33 / 18 / 12 / 0
Neighborhood	600 - COMMERCIAL
PARAGON INDUSTRIES INC	

3378 WEST HIGHWAY 117

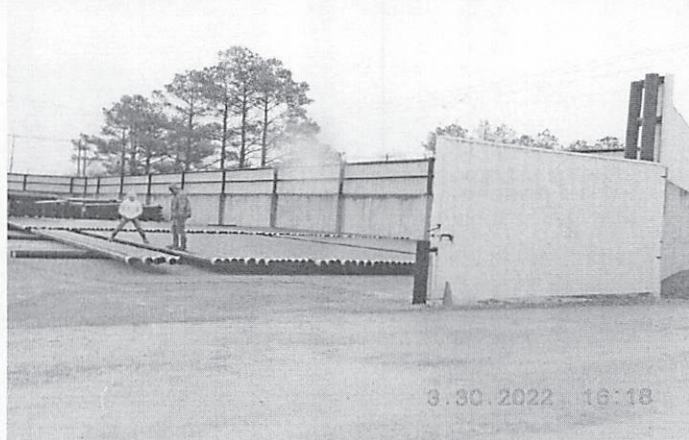
SAPULPA

OK 74066-9499

Legal Description

GREEN ACRES EST. BEG 60 N 25 W OF SE COR N300 W 300
S300 E300 2.06 AC

Primary Image



Assessed Valuation

Land Value	63,600	Assessed Value	239,954
Improvements	176,354	Assessment Level	12%
Mobile Home	0	Penalty Amount	0
Total Value	239,954	Exemption	0
		Total Taxable	28,794

Creek

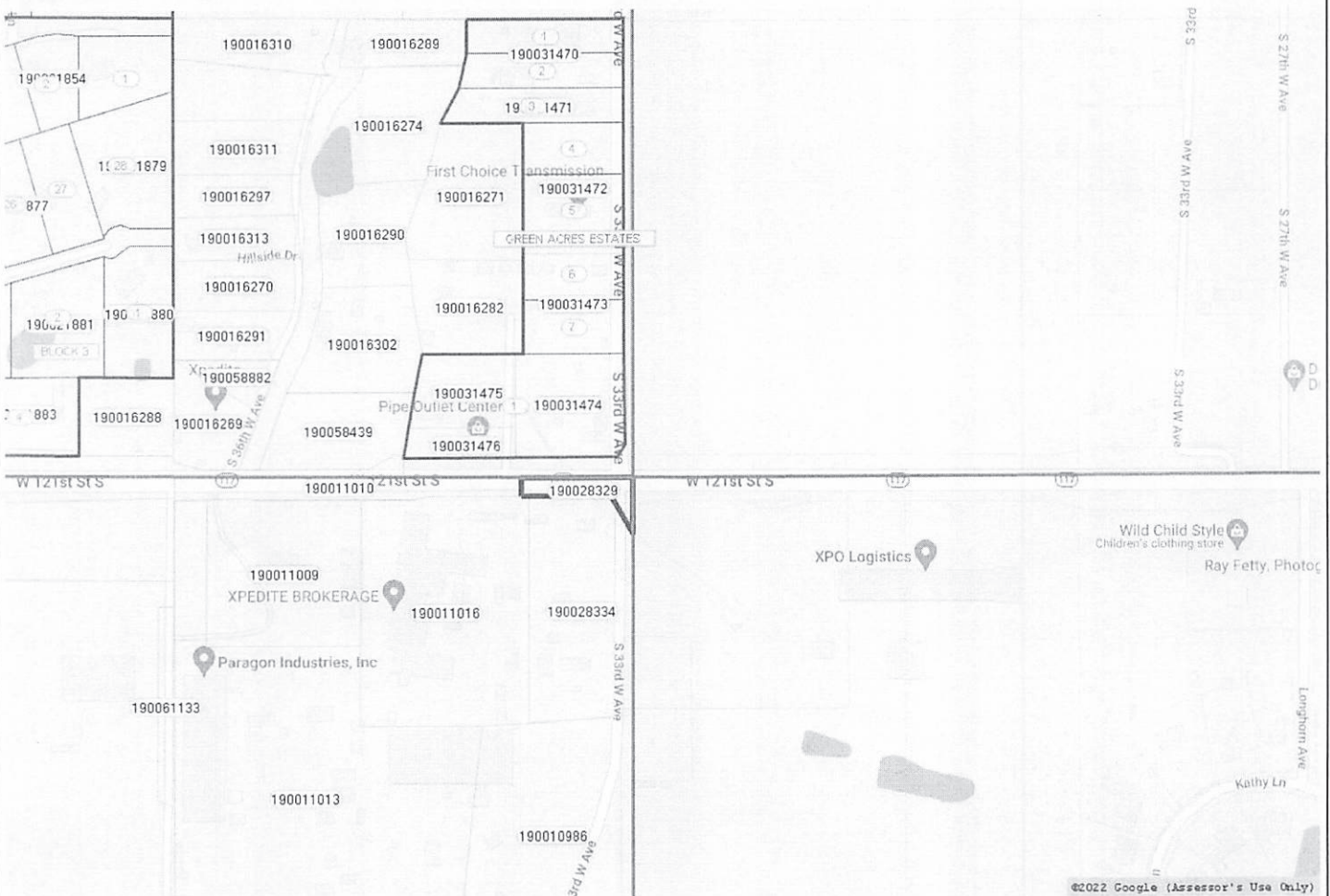
Account Data And Map Image

Data provided by JaNell Enlow County Assessor

Date 05/09/2022

Time 10:18:39

Map Image

[illegible]

Creek

Account Data And Map Image

Data provided by JaNel Enlow County Assessor

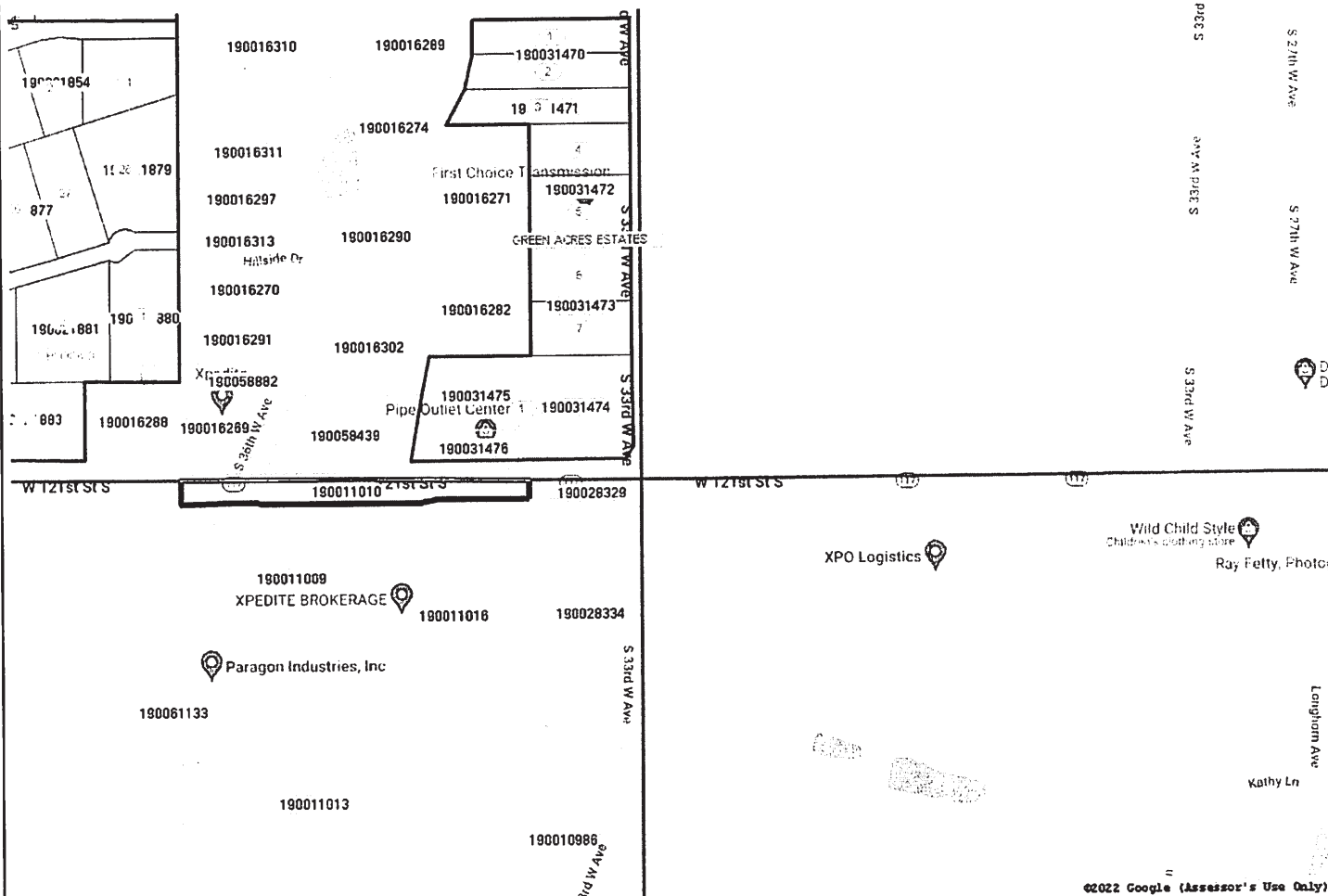
Date

05/09/2022

Time

10:19:11

Map Image



Assessment Data

Account	190011010
Parcel ID	0000-04-017-012-0-031-01
Cadastral ID	0000-017-012-04-0-031-01
Property Type	REAL - Real Property
Property Class	E
Tax Area	8 - Kiefer Rural
Situs	
Subdivision	
Lot/Block	/
Sec/Twn/Rng	4 / 17 / 12 / 0
Neighborhood	700 - EXEMPT
DEPARTMENT OF TRANSPORTATION	

00000-0000

Primary Image

Assessed Valuation			
Land Value	0	Assessed Value	0
Improvements	0	Assessment Level	12%
Mobile Home	0	Penalty Amount	0
Total Value	0	Exemption	0
		Total Taxable	0

Creek

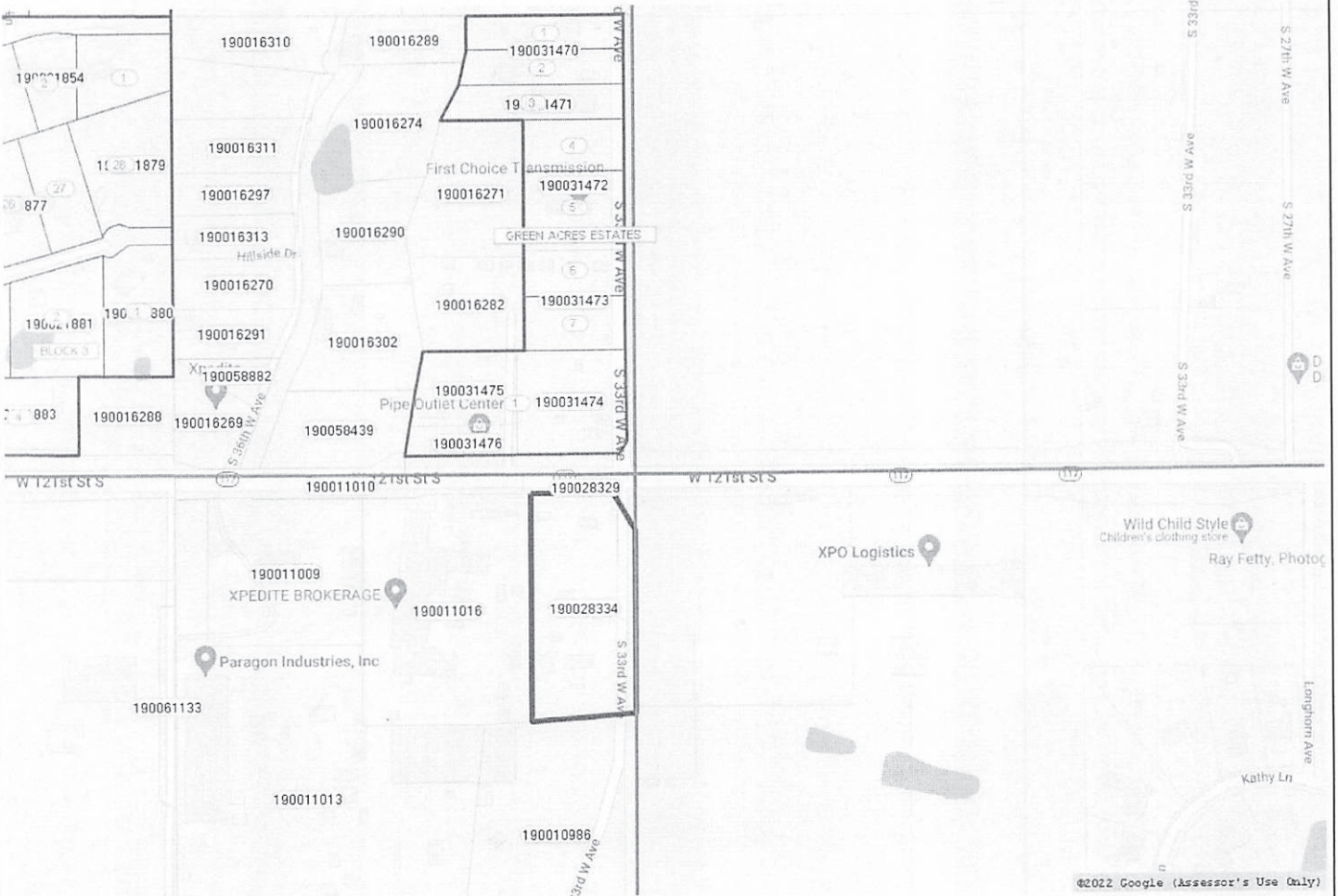
Account Data And Map Image

Data provided by JaNell Enlow County Assessor

Date 05/09/2022

Time 10:18:19

Map Image



Assessment Data

Account 190028334
Parcel ID 0000-04-017-012-0-036-01
Cadastral ID 0000-017-012-04-0-036-01
Property Type REAL - Real Property
Property Class RC
Tax Area 8 - Kiefer Rural
Situs
Subdivision
Lot/Block /
Sec/Twn/Rng 4 / 17 / 12 / 0
Neighborhood 600 - COMMERCIAL
PARAGON INDUSTRIES INC 1/2 INT
WACHOB BRETT + DEBEK 1/2 INT
3378 W HWY 117
SAPULPA OK 740

Legal Description

4-17-12 TR DESC BK 95 PG 641 BEG NE COR S686.95 S86'02
W439. 20 W355.03 N229.80 N0'17 E490.52 E785.83 TO POB LESS
TRACT ESC BK141 PG1059 APP 4.98 AC

Primary Image



Assessed Valuation

Assessed Value		Assessed Value	
Land Value	19,661	Assessed Value	19,661
Improvements	0	Assessment Level	12%
Mobile Home	0	Penalty Amount	0
Total Value	19,661	Exemption	0
		Total Taxable	2,359



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 SUP LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 22 SUP 118

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 07 July 2022, in consideration of the following:

An application to approve a Request by Derek Wachob for approval of a Specific Use Permit to allow for oil drilling.

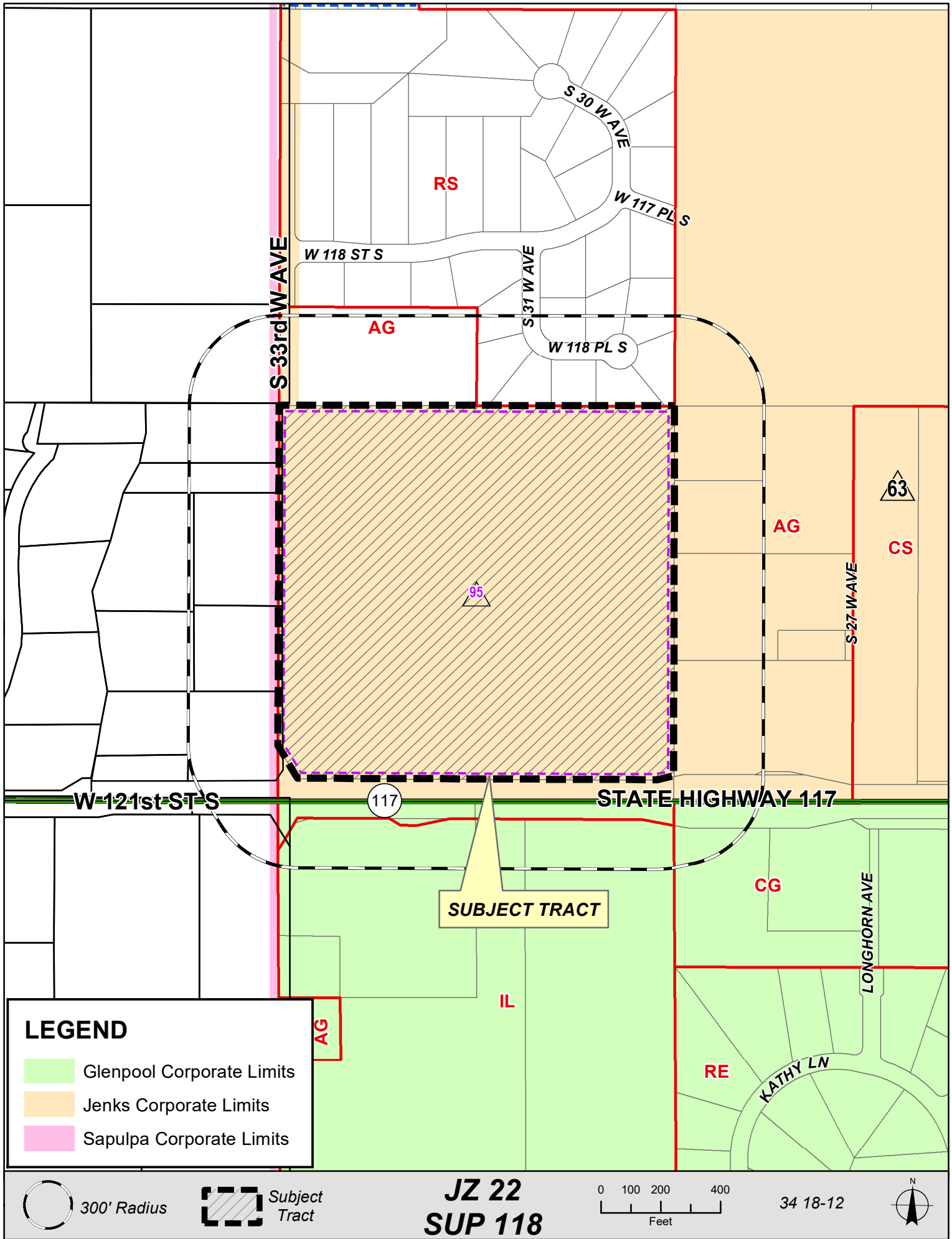
Legal Description: SW SW LESS BEG SWC SW SW TH N183.8 SE131.4 E1200 NE58.9 S81.6 W1323.5 POB SEC 34 18 12 37.75ACS

General Location: 3278 W HWY 117

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 May 2022.

Marcae Hilton, Secretary
Jenks Planning Commission



ARTICLE 7. OIL AND GAS

Sec. 5-7-1. Purpose.

- (A) It is the purpose of this article to safeguard the public health, safety and welfare, to protect public and private property and to protect soil, air and water from the hazards of oil and/or gas exploration and production in the City of Jenks by provisions designed to:
- (1) Limit fire and explosion potential;
 - (2) Limit street and road damage by heavy equipment traffic;
 - (3) Confine or flare toxic or explosive gases;
 - (4) Limit the pollution of soil and water resources by salt water, oil and gas products or extraction byproducts;
 - (5) Limit obnoxious noise and vibration caused by the drilling for, extraction, production or transportation of oil, gas, or byproducts.

Sec. 5-7-2. Minimum Standards.

- (A) The provisions set forth in this article shall be considered as minimum requirements and shall not relieve any person, company or other business entity from any obligation imposed by law or regulation to use reasonable care and take precautions for the safe-guarding of life and the protection of property.

Sec. 5-7-3. Adoption by Reference.

- (A) The Oklahoma Corporation Commission Rules and Regulations of Oil and Gas Conservation Division and the Regulations of the United States Clean Water Act are hereby adopted by reference and declared to be a part of this article except when a conflict exists, this article shall prevail.

Sec. 5-7-4. Definitions.

- (A) The following words, terms and phrases, when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Unless specifically defined below, words and phrases used in this article shall be interpreted to give them the meaning they have in common usage and to give this article its most reasonable application. All technical or oil and gas industry words or phrases used herein and not specifically defined shall have the meaning customarily attributable thereto by prudent operators in the oil and gas industry.

City means the City of Jenks, Oklahoma.

City Council means the governing body of the City.

City Manager means the chief administrative officer of the City.

Convert or *Conversion* means to change a well from Primary Production to an Enhanced Recovery Well or to a Disposal Well.

Deleterious Substance means any chemical, salt water, oil filled brine, waste oil, basic sediment, mud, or injurious substances produced or used in the drilling, development, production, transportation, refining or processing of oil, gas, or condensate.

Disposal means the injection of salt water or other substances into the earth at a point different than the point of extraction or production thereof from the earth.

Enhanced Recovery means any operation by which fluid, gas or energy is introduced into a source of supply for the purpose of stimulating recovery therefrom.

Injection Plant means equipment used to power or charge with energy an enhanced recovery operation.

Inspector means the official appointed by the City Manager to enforce this article and such title shall include any duly authorized representative of such official.

Lease means a tract of land subject to an oil, gas, and mineral lease or other oil and gas development contract, or any lease, and any tract of land in which the minerals are owned by an operator or someone holding it under him, but which, due to the fee royalty ownership, is developed and operated as a separate tract.

Natural Production means the raising of petroleum and/or natural gas to the surface of the earth by natural flow.

Permittee means the person to whom is issued a permit for the drilling, operating and producing of a well under this article, and his heirs, legal representatives, successors and assigns.

Person means and includes any natural person, corporation, association, partnership, receiver, trustee, guardian, executor, administrator, and a fiduciary or representative of any kind.

Pit means any excavation designed or used to receive, store or hold rocks, drill bit cuttings, shale, sand, water, drilling mud, waste oil, oil derivatives, salt water, or other waste products or deleterious substances produced or used in the drilling, swabbing, cleaning, or reworking of any oil, gas, or disposal well.

Primary Production means the raising of petroleum to the surface of the earth by natural flow or by means of pumping.

Residential Subdivision means an area of land that has been divided into lots for domiciles, such division having been platted and filed at the Office of the County Clerk so that each lot may be described with a unit designation.

Rework or Service means to clean out or otherwise work on a well in order to increase or restore production.

Street means any street, highway, sidewalk, alley, avenue, recessed parking area, or public right-of-way, including the entire right-of-way.

Well means any hole or holes, bore or bores to any sand, horizon formation, strata, or depth for the purpose of producing any oil, gas, liquid hydrocarbon, brine water, sulphur water or use for injection for enhanced recovery, or for disposal.

Sec. 5-7-5. Permit Required.

- (A) It shall be unlawful and an offense for any person acting either for himself or acting as agent, employee, independent contractor, or servant for any person to knowingly convert or drill any well or to install any injection plant within the corporate limits of the City of Jenks without a permit having first been issued by the authority of the City Council of the City of Jenks in accordance with the terms of this article.

Sec. 5-7-6. Permit Application and Filing Fee.

-
- (A) Every application for a permit to drill a well or to install an injection plant shall be in writing signed by the applicant or some person duly authorized to sign on his behalf and shall be filed with the City Clerk of the City of Jenks and accompanied with a filing fee (\$1250.00) in the amount set forth in the Master Fee Schedule to reimburse the city for expenses in conducting well and injection plant inspections that are set forth and incidental thereto. Any funds not expended as such specific reimbursement to the city shall be placed in an account to pay costs incurred by the city as a result of the allowance of the drilling of wells in the city limits in general. A separate application shall be required for each well and each injection plant and shall include full information required on application forms supplied by the Inspector.

(Ord. No. 1520 , § 1.20, 6-2-2020)

Sec. 5-7-7. Issuance or Refusal of Permit.

- (A) The City Council, within 30 business days after the filing of the application for a permit to drill and operate a well, or operate an injection plant shall determine whether or not said application complies in all respects with the provisions of this article and if it does, the City Council shall allow the issuance of a permit for the drilling and operation of the well or plant for which the application is made. Each permit issued under this article shall:
- (1) By reference have incorporated therein all the provisions of this article with the same force and effect as if this article were verbatim in such permit.
 - (2) Specify the location of the proposed well, or injection plant with particularity to a section line or other available correct legal description.
 - (3) Contain and specify that the term of the permit shall be for a period from the date of the permit and so long thereafter as oil and gas are produced or until such time as the permittee has permanently abandoned the operation of such well or injection plant for which the permit was issued or until revocation of permit by the City Council.
 - (4) Contain and specify such other terms and provisions as may be necessary in a particular case to accomplish the purpose of this article.
 - (5) Specify the cementing program of casing and total depth to which the well, if any, will be drilled.
 - (6) Contain and specify that no actual operations shall be commenced until the permittee shall file and have approved an indemnity bond in the designated principal amount as so determined by the City Council or has complied with the bond and insurance provisions of this article.
- (B) Said permit, in duplicate originals, shall be signed by the Inspector, and prior to delivery to the permittee, shall be signed by the permittee (with one original to be retained by the city and one by the permittee) and when so signed shall constitute the permittee's drilling and operating license and the contractual obligation of the permittee to comply with the terms of such permit, and such bond, and this article.
- (C) If the permit for the well be refused, or if the applicant notifies the City Council in writing that he does not elect to accept the permit as tendered and wishes to withdraw his application, or if the bond of the applicant is not approved and the applicant notifies the City Council in writing that he wishes to withdraw his application, then upon the happening of said events the cash deposit to be filed with the application shall be returned to the applicant, except that there shall be retained therefrom by the city a processing fee in the amount set forth in the Master Fee Schedule.
- (D) The copy of the permit retained by the permittee shall be kept immediately available for inspection by any city or state law enforcement official who demands to see the same. Grant of the permit by the City is not a guarantee of competence of the permittee nor is it an expression of the feasibility of the operations. The City

Manager is authorized to procure professional services to make recommendations to City Council prior to Council's authorization of permit.

(Ord. No. 1520 , § 1.21, 6-2-2020)

Sec. 5-7-8. Insurance and Bond.

- (A) In the event a permit be issued by the City Council under the terms of this article for the drilling and operation of a well, no actual drilling operations shall be commenced until the permittee shall file with the City Clerk of the City a bond and a certificate of insurance, as follows:
- (1) A bond in the principal sum of not less than \$100,000.00 for each well. In no event shall whole sum of bond exceed \$1,000,000.00 per operator. Said bond shall apply to any one or all wells. Said bond to be executed by a reliable insurance company authorized to do business in the State of Oklahoma, as surety, and with applicant as principal, running to the City for the benefit of the City and all persons concerned conditioned that the permittee shall comply with the terms and conditions of this article in the drilling and operation of the well. Said bond shall become effective on or before the date the same is filed with the City Clerk and remain in force and effect for at least a period of six months subsequent to the expiration of the terms of the permit issued, and in addition the bond will be conditioned that the permittee will promptly pay fines, penalties, and other assessments imposed upon the permittee by reason of his breach of any terms, provisions and conditions of this article, and that the permittee will promptly restore the streets and sidewalks and other public property of the City, which may be disturbed or damaged in the operations, to their former condition; and that the permittee will promptly clear all premises of all litter, trash, waste, and other substances used, allowed, or occurring in the drilling or producing operations, and will, after abandonment, grade, level and restore said property to the same surface condition, as nearly possible, as existed when operations for the drilling of the well or wells were first commenced; and that the permittee will indemnify and hold the City harmless from any and all liability growing out of or attributable to the granting of such permit. If at any time, the City Council may deem any permittee's bond to be insufficient for any reason, it may require the permittee to file a new bond.
 - (2) If, after completion of a well, the operator has complied with all of the provisions of this article, such as removing derrick, clearing premises, etc., he may apply to the City Council to have said bond reduced to a sum of not less than \$50,000.00 for the remainder of the time said wells produce without reworking. During reworking operations, the amount of the bond shall be increased to the original amount.
- (B) In addition to the bond required in subsection (A) of this section, the permittee shall carry a policy or policies, of standard comprehensive public liability insurance, including contractual liability covering bodily injuries and property damage, naming the permittee and the City, in an insurance company authorized to do business within the State of Oklahoma, said policy or policies in the aggregate shall provide for the following coverage:
- (1) Bodily injuries: \$500,000.00 per person; \$1,000,000.00 one accident;
 - (2) Property damage: \$2,000,000.00.

Permittee shall file with the City Clerk of the City certificates of said insurance as above-stated. Said insurance policy or policies shall not be cancelled without written notice to the City Clerk of the City at least ten days prior to the effective date of such cancellation. In the event said insurance policy or policies shall terminate, then permittee's rights to operate under said permit shall cease until permittee files additional insurance as provided herein.

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- (C) If, after completion of a well, permittee has complied with all of the provisions of this Article, such as to removing derrick, clearing premises, etc., he may apply to the City Council to have said insurance policies reduced as follows:
- (1) Bodily injuries: \$200,000.00 one person, \$500,000.00 one accident;
 - (2) Property damage: \$1,000,000.00 for the remainder of the time said well produces without reworking. During reworking operations the amount of the insurance policy or policies shall be increased to the original amount.

Sec. 5-7-9. Deeper Drilling.

- (A) Once any well has either been completed as a producer or abandoned as a dry hole, it shall be unlawful and an offense for any person to drill such well to a deeper depth than that reached in the prior drilling operations without the permittee as to such well obtaining a supplemental permit after filing a supplemental application to the City Clerk specifying:
- (1) The existing condition of the well and the casing therein;
 - (2) The proposed casing program to be used in connection with proposed deepening operations; and
 - (3) Evidence of adequate current tests showing that the casing strings in said well are sound and adequate to perform the purpose originally intended.
- (B) In the event the City Council is satisfied that such well may be deepened with some degree of safety as existed in the original well, a supplemental permit may be issued for an additional filing fee in the amount set forth in the Master Fee Schedule to the permittee authorizing the deepening and operation of the well to such specified depth for which applied. In any deeper drilling or any deeper completion of any productions operations, the permittee shall comply with all provisions contained in this Article and applicable to drilling, completion, operation and production of a well or wells. If the operator has removed the derrick and drilling equipment from the location, the supplemental permit shall comply with the requirements specified for a permit in section 5-7-7. It shall be unlawful and an offense to drill any well to a depth of greater than 3,000 feet.

(Ord. No. 1520 , § 1.22, 6-2-2020)

Sec. 5-7-10. Conversion From Natural Production to Enhanced Production or Conversion to Disposal.

- (A) No person shall convert any well from primary production to a use for enhanced recovery production or convert any well to a disposal well without first applying for a permit in the same form as that required by the preceding sections in applying for a permit to drill an original well. In addition to the information contained therein, this application shall also provide the following:
- (1) One copy of all cement bond logs.
 - (2) One copy of all information supplied to the Corporation Commission, together with the Corporation's approval of the project; copies of all Corporation Commission forms, indicating successful pressure testing of each enhanced recovery or disposal well at a pressure adequate to perform intended function, and if no such Corporation Commission forms have been submitted, then sufficient independent evidence of the successful pressure testing of each such well.
- (B) Upon completion of the application required hereunder, together with the submission of a filing fee in the amount set forth in the Master Fee Schedule, the City Council shall have 30 days to review the same and approve or disapprove the project.

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- (C) Injection lines for enhanced recovery or disposal shall be buried in a trench of a depth not less than three feet, and shall be pressure tested (static) annually at a minimum of 150 percent of the pressure normally encountered at the injection pump discharge for a period of ten minutes. The city shall be notified five days in advance of such test and may observe same. Test results shall be filed with the city upon completion.
 - (D) Fresh water wells located within a radius of one-quarter mile of any enhanced recovery or disposal well shall be tested before pressurization and semi-annually thereafter for the presence of deleterious substances. Such testing is the responsibility of the permittee and at permittee's sole expense, to be conducted by a person approved by the city. The city shall be notified five days in advance of such testing and may observe same. Test results shall be filed with the city upon completion.
 - (E) Any production well used for enhanced recovery shall have a static bottom hole pressure of not greater than 90 percent of 0.465 pounds per linear foot of well depth and a surface pressure of not greater than 0.35 pounds per square inch for each linear foot of well depth. Production wells shall be placed between injection wells and any residence or residential subdivision and the operator shall monitor the bottom hole pressure of said production wells semi-annually and relieve fluid pressure under said residence or residential subdivision.
 - (F) No enhanced production shall be made by use of any type of operation dependent on the use of the injection of a gas or a fluid which is a gas under standard temperatures and pressure.

(Ord. No. 1520 , § 1.23, 6-2-2020)

Sec. 5-7-11. Setbacks for Wells and Injection Plants.

- (A) No injection plant shall be located, no well shall be drilled and no permit shall be issued for any well or injection plant that is nearer than 300 feet of any occupied residence, commercial building or church without the permittee having first secured the written permission of the owner or owners thereof; except that no primary production well shall be drilled and no permit shall be issued for any such wells that are nearer than 400 feet from a property line of a residential subdivision.
- (A) No enhanced recovery or disposal well shall be drilled and no well shall be converted and no permit shall be issued for such wells that are nearer than 730 feet from a property line of a residential subdivision.
- (B) No injection plant shall be located and no permit shall be issued for any such plant that is nearer than 730 feet from a property line of a residential subdivision.
- (C) No horizontal drilling operation shall be used for disposal of byproducts or waste under a platted residential subdivision.

Sec. 5-7-12. Control of Waste Products.

- (A) All waste, oil, salt water, liquid with oil content, gasoline, or other oil derivatives or by products, sand, sludge, or other waste produced in connection with the drilling, testing, cleaning, swabbing, reworking, or operating of any oil, gas, or disposal well shall be captured and retained in pits and transported from the premises to be discarded within 20 days of completion of a well. No person shall permit any deleterious substances to escape from the premises owned, leased, or controlled by the persons conducting such operations by seepage, over-flow, or otherwise, or flow across the surface of the ground or upon any public way, into any storm or sanitary sewer, drainage ditch, upon any gutter or paving or into any gully, stream or tributary.
- (B) Floodplain. All pits shall be one foot above the 100-year floodplain or properly diked so that 100-year floodwaters are repelled from said pit.

Sec. 5-7-13. Zoning.

- (A) No permit shall be allowed for the drilling of any well in areas other than those zoned AG (agricultural), IM (medium industrial), or IH (heavy industrial). However, no permit for the drilling of any well shall be allowed in an AG, IM or IH zoned area if a Specific Use Permit affecting the area has been previously approved by the Jenks City Council.

(Ord. No. 663, 12-21-1987)

Sec. 5-7-14. Safety Devices and Practices.

- (A) Approved equipment, standard devices, and all ordinary methods commonly known and used in the oil and gas drilling and producing industry for the safety and protection of property from damage due to drilling and operating activities shall be used at all locations. Failure on the part of the owner, driller, or operator to utilize such equipment devices or methods shall be the basis for permit revocation by the City Council in addition to any penalties provided in this article. All drilling wells shall be equipped with adequate blowout preventers, flow lines and valves commensurate with the working pressures involved.

Sec. 5-7-15. Operating and Equipment.

- (A) All drilling and operations at any well performed by the permittee under this article shall be conducted in accordance with the practices of a reasonable and prudent operation in the area. All casing, valves, and blow out preventers, drilling fluid, well-head, Christmas tree, and well-head connections shall be of a type and quality consistent with such practice. Setting and cementing casing and running drill stem tests shall be performed in a manner and at a time consistent with the practices of a reasonable and prudent operator. Each permittee shall observe and follow the regulations of the Corporation Commission.
- (B) An internal combustion engine may be only used in the drilling operations of the well, or wells, and if an internal combustion engine is used, mufflers shall be installed on the mudpumps and engine so as to reduce noise to a minimum, all of said installations to be done in accordance with accepted practices for fire prevention purposes. Only electric-driven pumps may be used on producing wells, compressor units, pump stations and injection plants.
- (C) Drilling operations shall be conducted in such a manner that percolating or ground water will not be adversely affected, including the prevention of vertical movement of percolating water.
- (D) That all oil drilling and production operations shall be conducted in such a manner as to minimize, so far as practicable, dust, noise, vibration or obnoxious odors, and shall be in accordance with the best accepted practices incident to drilling for the production of oil, gas and other hydrocarbon substances. Proven technological improvements in drilling and production methods may be adopted as they may, from time to time, become available, if capable of reducing factors of nuisance and annoyance.
- (E) Except in case of emergency, no materials, equipment, tools, or pipe used for production operations shall be delivered to or removed from a well or injection plant site except between the hours of 7:00 a.m. and 8:00 p.m. on any day.
- (F) No refining process or any process for the extraction of products from natural gas shall be carried on at the drill site, except that separators may be maintained on the drill site for the separation of liquids from natural gas. Any such separators shall serve only one well.
- (G) It shall be unlawful and an offense for any person to use or operate, in connection with the drilling or reworking of any well within the corporate limits of the City of Jenks, any wooden derrick or any steam

powered rig or air rig. All engines shall be equipped with adequate mufflers. The drilling rig or derrick shall be removed from the premises within 30 days from the date of completion of the well.

- (H) The well site shall not be used for the storage of pipe, equipment or materials except during the drilling or servicing of the well or the production facilities allowed on the site.
- (I) All permittees' premises and leases shall be kept clear of high grass, weeds, and combustible trash within a radius of 100 feet around an oil tank, tanks, or producing wells.
- (J) Surface casing shall be set and properly cemented to a depth of at least 50 feet below the lowest fresh water zone.

Sec. 5-7-16. Storage Tanks and Separators.

- (A) It shall be unlawful and an offense for any person to use, construct or operate in connection with any producing well within the city limits, any crude oil storage tanks, except to the extent of two low-type steel tanks for oil storage, not exceeding 500 barrels capacity for each well connected thereto and so constructed and maintained as to be vapor-tight and properly vented. A permittee may use, construct and operate a conventional steel separator, vapor recovery unit and such other approved tanks and appurtenances as are necessary for treating oil with each of such facilities, to be so constructed and maintained as to be vapor tight. Each oil/gas separator shall be equipped with both a regulation pressure relief safety valve and bursting head. All such tanks shall be placed above ground, and the tanks shall be placed upon a suitable earth or concrete pad. All tubing for said tanks and separators shall be made of internally plastic coated steel.
- (B) The use of a central tank battery is permitted so long as not more than two tanks as specified in subsection (A) of this section are used for each well connected to the battery.
- (C) The tank or tanks shall be enclosed within a conventional-type fire wall constructed of compacted earth; sufficient water shall be used during the fire wall construction to ensure adequate compaction.
- (D) The fire wall enclosing the tanks shall have a minimum capacity equal to two times the volume of the tanks enclosed.
- (E) The tanks shall be within the fire wall and shall be fenced and landscaped to ensure them being practically unseen when viewed from outside the fenced or landscaped enclosure.
- (F) The separators shall be installed in a manner that will ensure them being practically unseen when viewed from outside the fenced or landscaped enclosure.
- (G) No tanks or separators shall be located closer than 300 feet to a dwelling, business structure, school or street without the permittee having first secured the written permission of the owner or owners thereof; except that no storage tank or separator shall be located nearer than 400 feet from a property line of a residential subdivision.

Sec. 5-7-17. Fencing.

- (A) Any person who completes any well as a producer shall have the obligation to enclose such well, together with its surface facilities by a substantial sight-screening fence and properly built and thereafter maintained so as to ordinarily keep persons and animals out of the enclosure, with all gates thereto to be kept locked when the permittee or his employee are not within the enclosure; provided, however, in non-congested areas, the City Council in its discretion may waive in writing the requirement of any fence or may designate the type of fence to be erected.

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- (B) A compressor unit, pump station or injection plant location shall be enclosed on all sides by a minimum six-foot chain link fence with double strands of barbed wire along the top. The chain link fence shall have a minimum of two gates or exit ways, on the site and adequately marked, and the gates shall be kept locked at all times when a permittee or employees are not within the enclosure.
 - (C) The well site, tank site, tank battery site, pump station, injection plant or compressor site shall not be used for the storage of pipe, equipment or materials except during the drilling or servicing of the well, tanks, pump stations or compressor stations, except where the site is located in an industrial or manufacturing zone.

Sec. 5-7-18. Fire Prevention.

- (A) Any permittee engaged in the drilling or operation of an oil and/or gas well or the operation of any facility used in conjunction with the production of oil and/or gas within the corporate limits of the City shall take reasonable precautions to prevent gas from escaping into the air, and shall not flare or burn gas from a torch or any similar means within the corporate limits of the City, provided gas may be burned when necessary to complete any oil and/or gas well upon the original completion or upon the recompletion or workover jobs upon oil and/or gas wells for no longer than ten days after completion of a well so long as the same does not constitute a fire hazard to the property of others within the vicinity of such oil and/or gas well.
- (B) Emergency fire extinguishers and supplies, subject to the approval of the Fire Department of the City, shall be maintained on the drill site at all times during the drilling operations, and on the site of each injection plant.
- (C) The permittee shall place a sign at each well location or site identifying the well and operator.

Sec. 5-7-19. Landscaping.

- (A) The land surrounding any well or surface facility, which is required by any of the provisions of this chapter to be landscaped, shall be planted and maintained with grass and plants or shrubs during such production. All such landscaping shall be maintained in good condition at all times.

Sec. 5-7-20. Inspections.

- (A) All equipment necessarily incident to the production of oil and/or gas within the city limits shall be subject to the inspection and approval of the Inspector.
- (B) Each producing well, pumping unit, compressor unit, injection plant and or injection plant and or injection well together with their associated equipment (tankage, separators, structures, fencing, landscaping, etc.) regulated by this article shall be inspected annually by the oil and gas inspector for the purpose of conformance to the various regulations. If any non-conformance is found, the permittee will be notified in writing of the violation immediately, and the permittee shall begin to institute proceedings to come into full compliance with this article. The annual inspection fee is determined as set forth in the Master Fee Schedule.

(Ord. No. 1520 , § 1.24, 6-2-2020)

Sec. 5-7-21. Loss of Control.

- (A) In the event of loss of control of any well, the operator shall immediately take all reasonable steps to regain control of such well, regardless of any other provisions of this chapter, and shall notify the oil and gas inspector as soon as practicable after receipt of notice by his employees of the occurrence of such loss of well control endangering persons or property. If and when the inspector certifies in writing to the City

Council that, in his opinion, (a) danger to persons or property exists because of such loss of well control briefly describing the same, and (b) the operator is not taking, or is unable to take, all reasonable necessary steps to regain control of such well, the oil and gas inspector may employ any well experts or other contractors or suppliers of special services, or may incur any other expenses for labor or materials which the oil and gas inspector deems necessary to regain such well. The City shall have a valid lien against the interest in the well of all working interest owners who have voluntarily joined in the drilling of such well, to secure payment of any expenditure so made by the City pursuant to the above provisions.

Sec. 5-7-22. Accumulation of Vapors.

- (A) The City shall have the authority upon order from the inspector or the Fire Department to require the immediate shutting in or closing of any well if there exists any gas or gasoline vapor in sufficient quantity to constitute a fire hazard within a 100-foot radius of any well. The determination of the amount of vapor constituting a fire hazard shall be based upon the judgment of the City Manager or the judgment of the inspector or Fire Marshal. The well shall remain shut or closed until the hazard and its cause are removed.

Sec. 5-7-23. Ingress and Egress.

- (A) Lease roads shall be maintained in such a manner as to safely and comfortably allow for ingress and egress of the City or personnel traveling in a common passenger motor vehicle. Permittee may not allow the use of any residential street by any equipment or vehicles used in the oil and gas operations in the fields unless the well or plant site is surrounded by residential streets. If such site is surrounded and residential streets are traversed, such residential streets shall be restored to their original condition on completion of said well or plant.

Sec. 5-7-24. Appeals.

- (A) Any permittee aggrieved by any order, directive, or ruling issued by the City Manager or any City Employee may appeal the same to the City Council which will hear the matter at its next regularly scheduled meeting. Filing such appeals shall not stay the enforcement of the order or the provisions of this chapter. Appeal to the City Council shall be made by filing a written statement by permittee stating the order, directive or ruling from which he appeals, together with the short statement of the basis for the appeal, which has been filed with the office of the City Manager within 15 days of the issuance of any such order, directive or ruling. City Council upon hearing the matter, may issue whatever ruling or order is appropriate, provided that such ruling or order is in keeping with the spirit and purpose of this article.

Sec. 5-7-25. Penalties and Revocation of Permit.

- (A) It shall be unlawful and an offense for any person to violate or fail to comply with any provision hereof, whether or not the verbiage of each section hereof contains the specific language that such violation of failure to comply is unlawful and is an offense. Any person who shall violate any of the provisions of this article or any of the provisions of a permit issued pursuant thereto, shall be guilty of an offense and shall, on conviction thereof, be fined in any sum not more than \$100.00, plus court costs. The violation of each provision of a permit or section of this article shall be considered a separate violation, and each days violation of each provision or section shall be a separate offense. In addition to the foregoing penalties, it is further provided that the City Council, at any regular or special session or meeting thereof, may, provided ten days' notice has been given to the permittee that revocation is to be considered at such meeting, revoke or suspend any permit issued under this article and under which operations are being conducted in the event the permittee has violated any provisions of such permit of this article. In the event the permit is revoked,

the permittee may make application to the City Council for a reissuance of such permit after 30 days from such revocation.

- (B) If a permit lapses as herein specified after its initial six-month term, the city shall retain a portion of the permit application fee in the amount set forth in the Master Fee Schedule. If a permittee fails to drill within the six-month extension which may be granted herein, then the city shall retain a portion of the permit application and refund the balance to the applicant in the amount set forth in the Master Fee Schedule.

(Ord. No. 570, 12-17-1984; Ord. No. 1520 , § 1.25, 6-2-2020)

Sec. 5-7-26. Waivers.

- (A) The Jenks City Council may, upon proper application, clearly and conspicuously detailing the specific waiver requested by placing the words "Notice-Waiver Requested" at the top of the first page of said application, waive all or a portion of the provisions of the following sections of this Article:

Section 5-7-10(E), Conversion from Natural Production to Enhanced Production or Conversion to Disposal.

Section 5-7-15(G), Operating and Equipment.

Section 5-7-17, Fencing.

Section 5-7-19, Landscaping.

The granting of a waiver of any portions of said sections shall be upon terms and conditions which the City Council, in its sole discretion, feel will adequately protect the public and carry out the spirit of this Article.

(Ord. No. 525, 8-15-1983)

To	Planning Commission
Hearing Date	July 7, 2022
Case Number	JZ 22 PUD 135
Request	Rezoning/PUD for single-family, commercial, industrial RS-1, RS-2, RS-3, RTH, CS and AG, (IM) Industrial to remain for self-storage
Location	South of (121 ST Street S) between Elm and Elwood
Applicant	Alan Betchan, AAB Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 135
- ☐ INCOG Legal Notice

Preparer

Alan Betchan, AAB Engineering
INCOG

Background Information

STAFF COMMENTARY | AAB Engineering is representing a development group and has proposed a 205-acre development with a mix of uses including residential, commercial, dense condominium style detached single-family residential, self-storage and amenities. There are approximately 6 development areas including a large greenspace which protects a natural water feature. Staff has met with the developer and the consultant/engineer on several occasions. The UDO requires residential development greater than (20) twenty-acres to be developed under the Planned Unit Development (PUD) process. This 200-acre development is the first PUD processed under the new UDO. Staff has several comments which will need to be reconciled moving forward. The UDO provides PUD text which is to serve as a flexible framework and other text where the language has standard requirements; those sections have been identified under the evaluation portion of the report below.

PLANNING DATA

Intended Use	Detached Residential, Commercial, Personal Storage Facility, passive and active recreation.
Current Zoning	Industrial Medium
Requested Zonings	PUD 135 RS1, RS2, RS3, RTH, CS, IM, AG
Parcel ID	972-01720-11-2610
STR	SECTION 1, TOWNSHIP 17, RANGE 12
Legal	W35.4 AC LT 2 & N44.4 AC OF E/2 NW SEC 1 17 12 79.8ACS

Gross Acres	80
Parcel ID	972-01720-10-0010
STR	SECTION 1, TOWNSHIP 17, RANGE 12
Legal	NE NE OR LT 1 E 5 A LT 2 & S/2 NE SEC 1 17 12
Gross Acres	125.5
Zoning	Industrial Medium
Plat	Unplatted Platting will be required at this time (no change in zoning)
Citizen Comments	2 Staff has been contacted by two citizens, Mr. Covey was concerned about traffic and inadequate street infrastructure.
School System	Glenpool Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or other document are not enforced by the City of Jenks NA
Council Ward	District 4

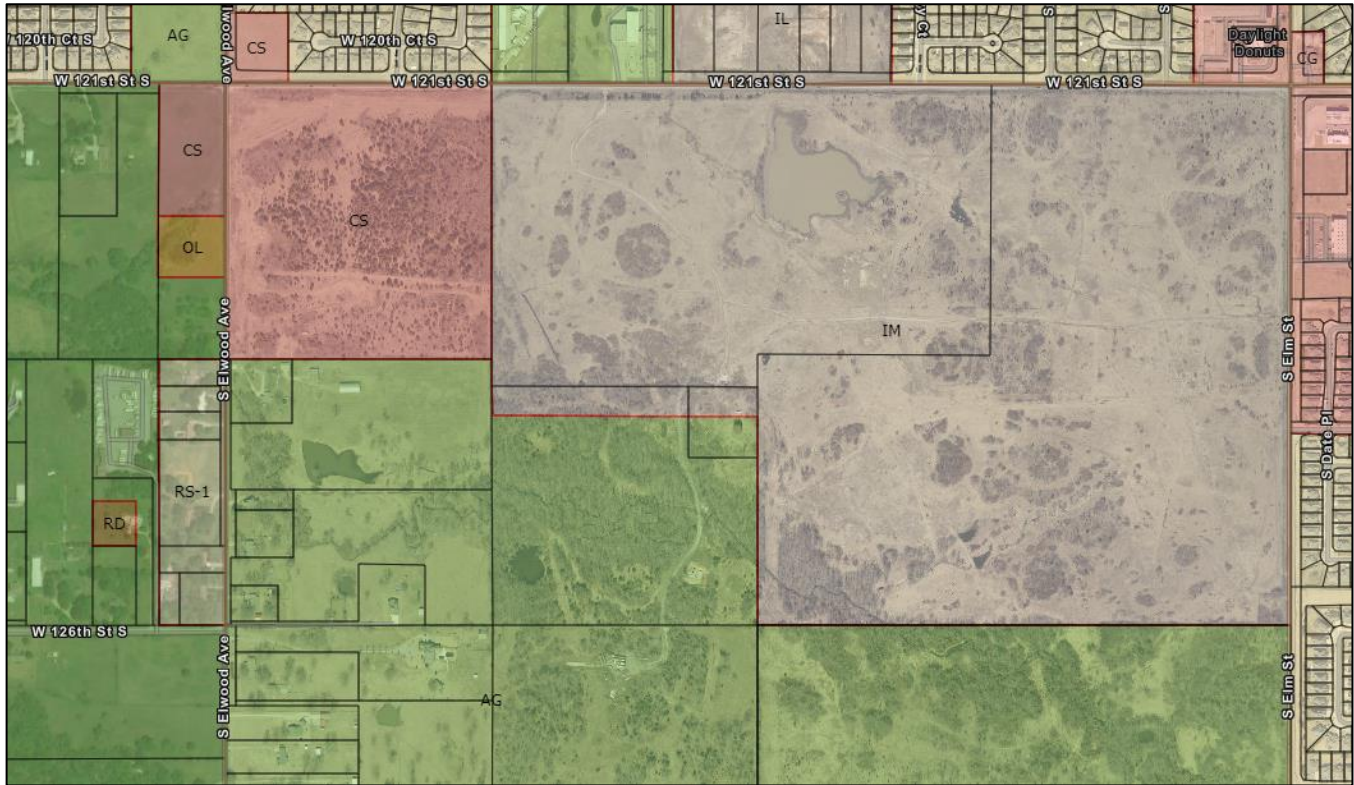


Figure 1: Zoning map of the parcels in question

Evaluation | UDO LANGUAGE | 16-9-8 Planned Unit Development

(A) **Purpose.** *In order to establish an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this UDO, the Planned Unit Development process is established. The objective of the Planned Unit Development process is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable UDO regulations. The end result can be a product which fulfills the objectives of the Comprehensive Plan and planning policies of the City while departing from the strict application of the regulations as detailed in this UDO. The Planned Unit Development process is intended to permit and encourage such flexibility and to accomplish the following purposes:*

- (1) To stimulate creative approaches to the commercial, residential, and mixed-use development of land,*
- (2) To provide more efficient use of land,*
- (3) To preserve natural features and provide open space areas and recreation areas in excess of that required under conventional zoning regulations,*
- (4) To develop new approaches to the living environment through variety in type, design, and layout of buildings, transportation systems, and public facilities,*
- (5) To unify building and structures through design,*
- (6) To promote long-term planning pursuant to the City of Jenks' Comprehensive Plan, which will allow harmonious and compatible land uses or combinations of uses with surrounding areas.*

(B) **General Provisions.**

- (1) Any residential development greater than twenty (20) acres shall be approved as a Planned Unit Development.*
200+ Acres
- (2) Developments including only single-family detached residential uses, may not be approved as a Planned Unit Development. Project includes a mix of uses and open space.*
- (3) Each Planned Unit Development should be presented and judged on its own merits. It shall not be sufficient to base justification for approval of a Planned Unit Development solely upon an already existing Planned Unit Development.*
- (4) The burden of providing evidence and persuasion that any planned unit development is necessary and desirable shall rest with the applicant.*
- (5) The planned unit development application shall specify the rules by which the parcel or parcels shall be developed and the site plan that specifies the development proposed.*

(C) **Site Development Allowances and Modification Standards.**

(1) **Site Development Allowances.**

- (a) Site development allowances are deviations from the standards of the underlying zoning district set forth outside of this Article. Impervious Area Coverage is changed to make allowances for amenities such as pools and basketball courts on private lots.*
- (b) Notwithstanding any limitations on variations which can be approved as contained elsewhere in this UDO, site development allowances may be approved provided the applicant specifically identifies each site development allowance on the approved site plan and demonstrates how each site development allowance would be compatible with surrounding development; is necessary for proper development of the site; and is aligned*

with a minimum of one (1) of the modification standards detailed in Section 16-9-8(C)(2) below. *How is the change to the impervious area coverage compatible? How much green space is provided on the plan?*

(2) **Modification Standards.** In addition to the Standards for Review established in Section 16-9-8(D), the following modification standards shall be utilized in the consideration of site development allowances. These standards shall not be regarded as inflexible but shall be used as a framework by the City to evaluate the quality of amenities, benefits to the community, and design and desirability of the proposal. *Tell me about the following?*

(a) **Public Gathering Space.** The Planned Unit Development includes public gathering space, the amount of which is proportional to the size of buildings or number of dwelling units. The public gathering space is activated through the use of:

moveable tables and chairs,

a fountain or other water feature,

a sculpture or other public art feature,

benches,

seat walls,

raised landscape planters,

pedestrian scale, and

celebratory lighting such as string or Tivoli lights, and/or other features.

The public gathering space is integrated into the overall design of the Planned Unit Development and has a direct functional or visual relationship to the main building(s) and is not of an isolated or leftover character.

(b) **Sustainable Design.** The Planned Unit Development is designed with consideration given to various methods of:

site design and building location,

architectural design of individual buildings, and

landscaping design capable of reducing energy consumption and improving onsite stormwater management.

(c) **Landscape Conservation and Visual Enhancement.** The Planned Unit Development preserves and enhances existing landscape, trees, and natural features such as rivers, streams, ponds, groves, and landforms.

(d) **Mix of Uses.** The Planned Unit Development is comprised of a mix of nonresidential uses and a mix of housing types.

(e) **Affordability.** The Planned Unit Development includes residential dwellings that are deed restricted for households that make less than or equal to eighty (80) percent of the area median income.

(f) **Universal Design.** the Planned Unit Development includes buildings designed with accessible features such as level access from the street and/or zero entry thresholds.

(g) **High Quality Building Materials.** The Planned Unit Development utilizes time and weather tested building materials that are of a higher quality than what is otherwise required by this UDO, including but not limited to masonry or wood.

(D) **Standards for Review.** Approval of development through the use of the Planned Unit Development process will be considered by the City only in direct response to the accrual of tangible benefits from the Planned Unit Development to the City or the neighborhood in which it would be located. These benefits shall be in the form of:

- *exceptional amenities;*
- *outstanding environmental,*
- *landscape,*

- architectural,
- and/or site design; or
- the conservation of special man-made or natural features of the site.

Modifications to the conventional zoning and subdivision regulations shall be considered a privilege except when encouraged by the modification standards in Section 16-9-8(C)(2).

No application for a Planned Unit Development shall be approved unless the City Council finds that the application meets all of the following standards:

- (1) **Comprehensive Plan Alignment.** The Planned Unit Development is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City. *YES*
- (2) **Placemaking.** The Planned Unit Development has a distinctive identity and brand that is utilized in the signs, streetscape, architecture, public gathering spaces, open spaces. *Explain*
- (3) **Integrated Design with Identifiable Centers and Edges.** The Planned Unit Development shall be laid out and developed as a unit in accordance with an integrated overall design, in which the various land uses included function as a cohesive whole and support one another. *(Explain)*

The design shall provide identifiable centers,

- which form focus areas of activity in the development,
- and edges, which define the outer borders of the development,
- through the harmonious grouping of
 - buildings,
 - uses,
 - facilities,
 - public gathering spaces, and
 - open space.

- (4) **Public Welfare.** The Planned Unit Development is designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare. *(Explain)*
- (5) **Compatibility with Adjacent Land Uses.** The Planned Unit Development includes uses which are generally compatible and consistent with the uses of adjacent parcels. If the uses are not generally compatible, all adverse impacts have been mitigated through screening, landscaping, public open space, and other buffering features that protect uses within the development and surrounding properties. *(Explain)*
- (6) **Impact on Public Facilities and Resources.** The Planned Unit Development is designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned unit development shall include such impact fees as may be reasonably determined by the City Council or the City Engineer. These required impact fees shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure. *(Staff to provide update on Streets projects)*
- (7) **Archaeological, Historical or Cultural Impact.** The Planned Unit Development does not substantially adversely impact an archaeological, historical, or cultural resource, included on the local, state, or federal register, located on or off the parcel(s) proposed for development. *(To be determined by applicant during platting.)*
- (8) **Drives, Parking and Circulation.** The Planned Unit Development has or makes adequate provision to provide necessary parking. Principal vehicular access is from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or

pedestrian traffic. With respect to vehicular and pedestrian circulation (including walkways, interior drives, and parking), special attention has been given to the location and number of access points to public streets, the width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe, convenient, and do not detract from the design of proposed buildings and structures and the neighboring properties. Access points are limited through the use of cross access connections. *(Staff has asked for changes to layout, i.e. connection.)*

(E) **Pre-Application Public Meeting.** The applicant, after conducting the required pre-application conference, as detailed in Section 16-9-4(C)(1), and prior to application submittal, as detailed in Section 16-9-4(C)(2), is encouraged to conduct a public meeting to discuss the proposed Planned Unit Development and its impact on adjoining properties and area residents. If held, the applicant is encouraged to submit a written summary of comments made at the meeting with the application. *(Staff has met twice with applicant and has exchanged detailed emails working through the new PUD process.)*

(F) **Hearing and Recommendation by the Planning Commission.** The Planning Commission shall hold a public hearing on the proposed Planned Unit Development, and, at the close of the public hearing and after consideration of the City planner report and public comment,

- make a recommendation to the City Council to
 - approve,
 - approve with modifications, or
 - deny the Planned Unit Development based on the applicable review criteria.

The City Planner, on behalf of the Planning Commission, shall transmit a report containing its recommendation to approve, approve with modifications, or deny the PUD application to the City Council.

(G) **Action by the City Council.** The City Council shall hear the proposed Planned Unit Development, and, at the close of the meeting and after consideration of the recommendation of the Planning Commission, City Planner Report, and public comment either:

- (1) Approve the application,
- (2) Approve the application with modifications,
- (3) Deny the application,
- (4) Refer the application back to the Planning Commission for further review, or
- (5) Postpone further consideration pending the submittal of additional information, including any application requirement previously waived.

(H) **Zoning Map Amendment.** Upon approval of the Planned Unit Development by the City Council, the zoning map shall be amended to reflect the PUD Overlay.

(I) **Additional Application Requirements.** A Planned Unit Development application shall satisfy the application requirements and review criteria for other review procedures established in this ordinance, as applicable to the application, including those for Site Plan Review in Section 16-9-3(C), Conditional Use Permits in Section 16-9-3(D), Specific Use Permits in Section 16-9-7, and Sign Permits in Section 16-9-3(F).

~~(J) **Amendments to Approved Planned Unit Development.**~~

- ~~(1) **Determination of Level of Change.** Upon receiving a Planned Development Amendment application, the City Planner shall determine whether the amendment is a major amendment, or a minor amendment based on the criteria detailed in Section 16-9-8(J)(2) and Section 16-9-8(J)(3) below.~~

~~(2) **Major Amendment.** A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:~~

- ~~(a) Increase density,~~
- ~~(b) Increase the height of buildings,~~
- ~~(c) Reduce open space by more than five (5) percent,~~
- ~~(d) Modify the proportion of housing types,~~
- ~~(e) Change parking areas in a manner that is inconsistent with this UDO,~~
- ~~(f) Increase the approved gross floor area by more than five hundred (500) square feet,~~
- ~~(g) Alter alignment of roads, utilities, or drainage, or~~
- ~~(h) Result in any other change inconsistent with any standard or condition imposed by the City Council in approving the Planned Unit Development and/or the approved site plan, as determined by the City Planner.~~

~~(3) **Minor Amendment.** A minor amendment is any proposed change to an approved Planned Unit Development that is consistent with the standards and conditions upon which the Planned Unit Development was approved, which does not alter the concept or intent of the Planned Unit Development and is not considered a major amendment as detailed in Section 16-9-7(f)(2).~~

~~(4) **Approval Processes.** A major amendment to an approved Planned Unit Development shall follow the procedure set in Section 16-9-8(E)(F), and (G). A minor amendment to an approved Planned Unit Development may be approved by the Planning Commission.~~

(K) **Expiration.** For any Planned Unit Development in which there has been no Building Permit issued nor any portion of the property platted after five (5) years since approval by the City Council, the Planned Unit Development shall be considered null and void and shall be brought back before the Planning Commission and the City Council for consideration prior to any development on the property. The underlining zoning of the PUD shall not expire, only the PUD overlay shall expire.

(1) **Conformance with Current Regulations.** Expired Planned Unit Developments are required to meet the most recently adopted regulations, ordinances, and development standards.

Staff Comments and Conditions of Approval

1. Items to be added to PUD language:
 - Minimum Square Feet, per development area?
 - Garage Setback (Code Requirement)
2. Items to be required by staff prior/during development:
 - Sidewalks required internally, along Elm, along 121st.
 - Work with staff to revise site plan and add additional access to West Elm.
 - Dedication of additional ROW should be done with immediate coordination with City Engineer.
 - Confirm nodes and links: 69/58 is staff estimate...will change with additional accesses.
 - Must meet requirements not specified in PUD for residential development as stated in the UDO.
 - Provide safe/adequate dedicated school bus pick up location.
3. Provide information showing conformance: (16-9-8) (C) 2. *Modification of Standards.*
 - Public Gathering Space
 - Sustainable Design

- Landscape Conservation and Visual Enhancement
 - Mix of Uses
 - Affordability
 - Universal Design
 - High Quality Building Materials
4. Provide Information showing tangible benefits to the City or neighborhood: (16-9-8) (D) 2.-5. & 8. *Standards for Review.*
5. Questions from Staff
- Phasing?
 - Subdivision Regulations | Make yourself familiar with the following:
 - 16-8-7. Traffic Impact Analysis
 - 16-8-8. Street Design Standards
 - 16-8-10. Anti-monotony Standards
 - 16-8-11. Parkland Provision
 - Irrigation of lots?
 - Tree plantings?

Recommendation | *Staff recommends conditional approval of the Requested PUD 135 and rezonings.*

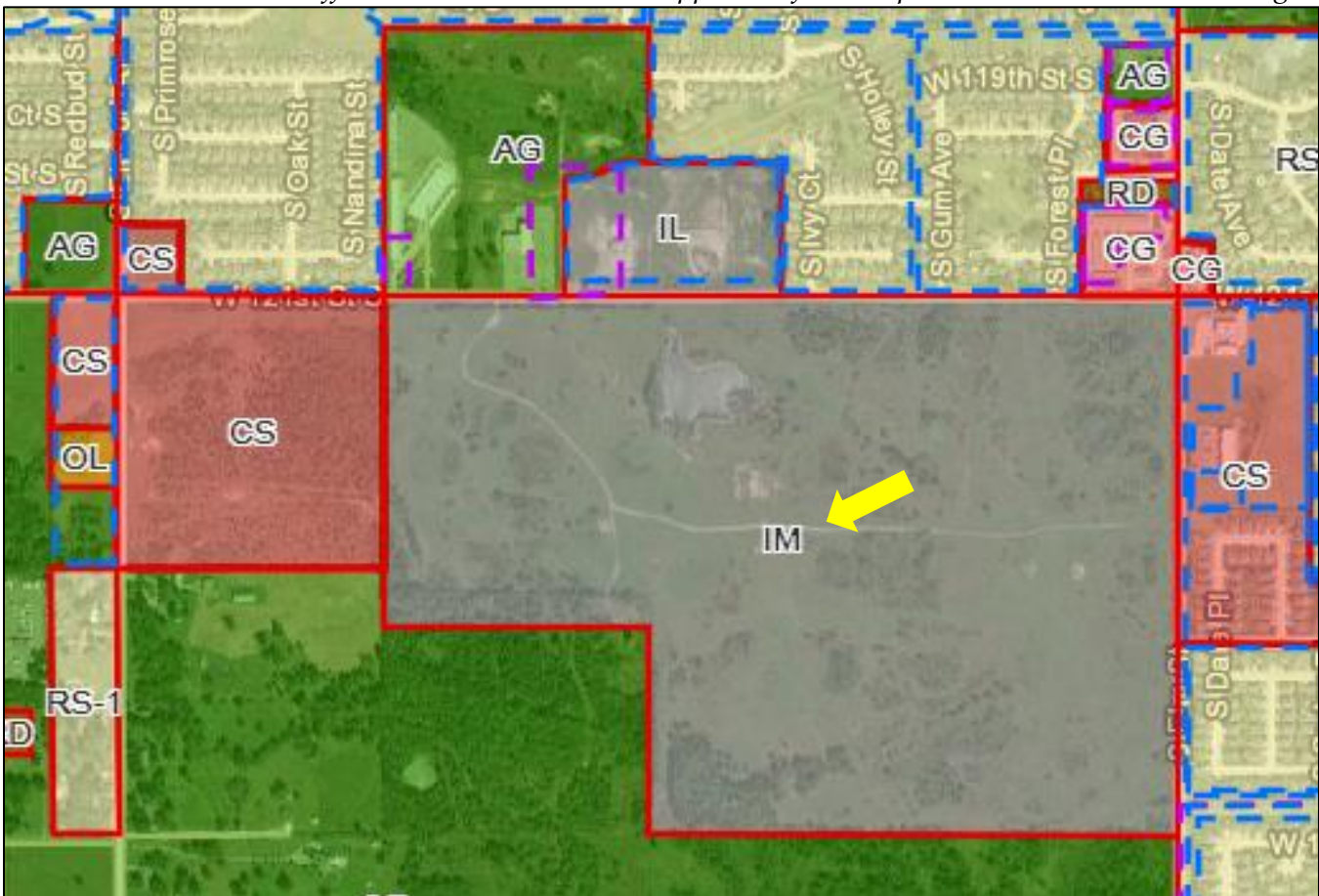


Figure 2: Zoning Map with Aerial View

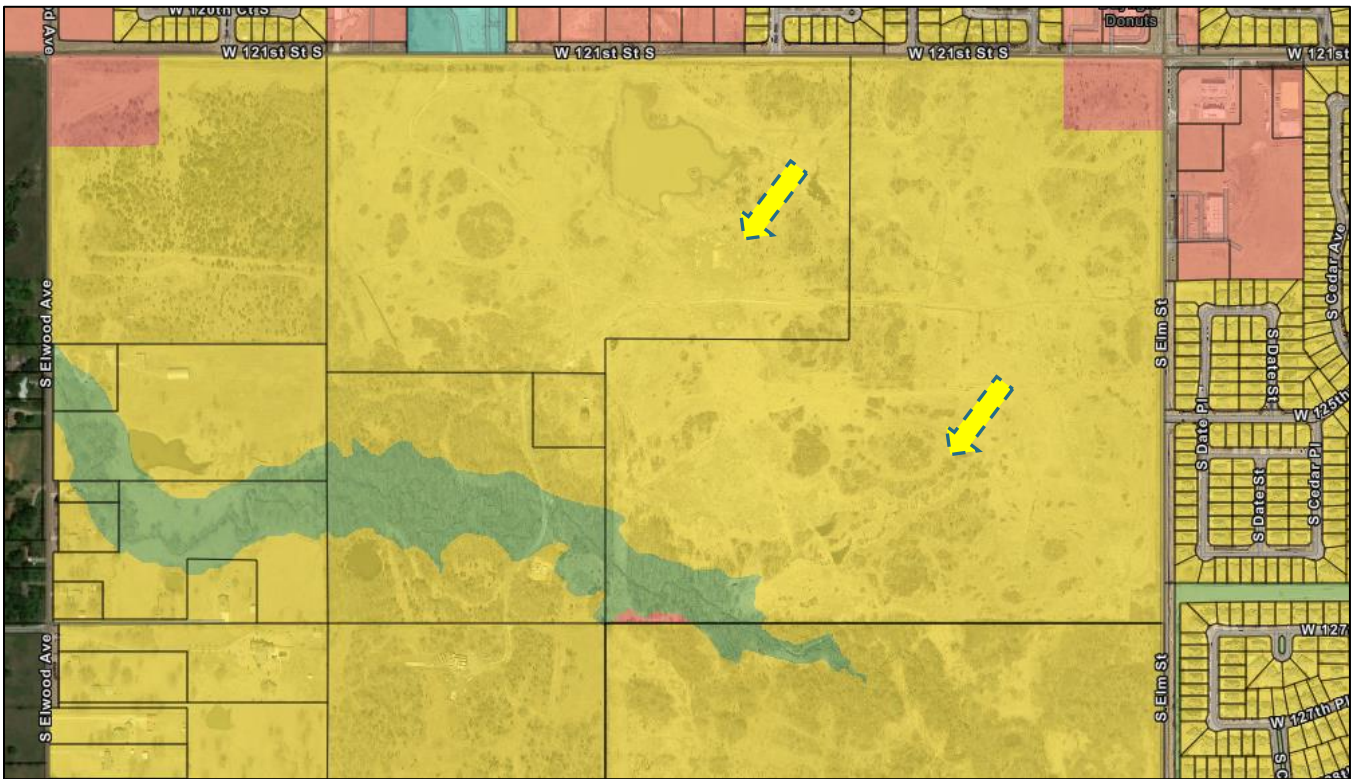
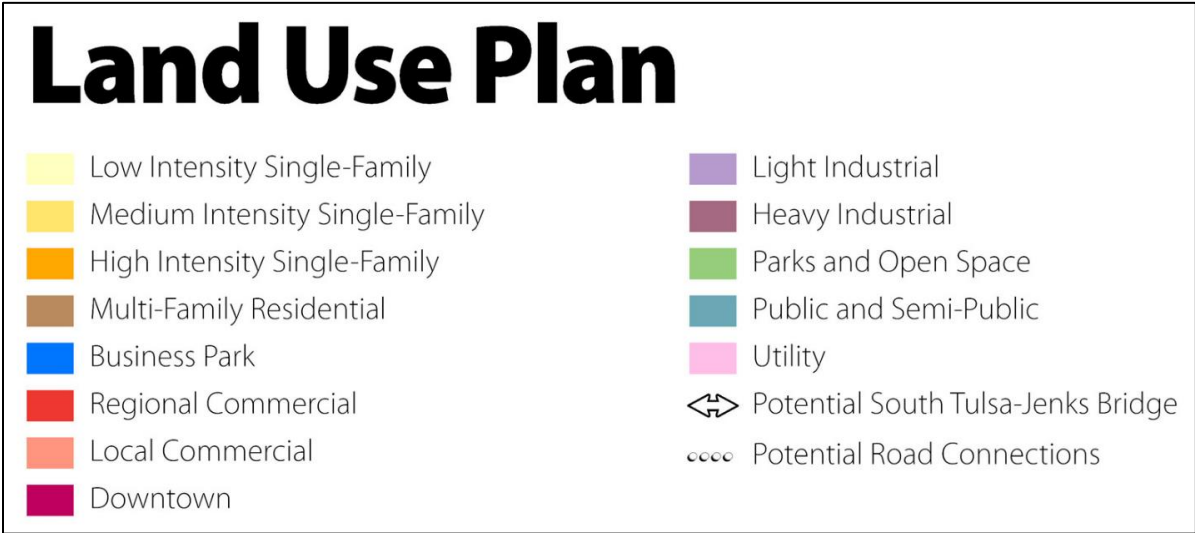


Figure 3: Medium Intensity Single-family and Commercial



121st & Elm Complex

Planned Unit Development #JZ-22 PUD-135

Prepared

May 6, 2022

June 23, 2022 (Updated per Staff Comments)

Location

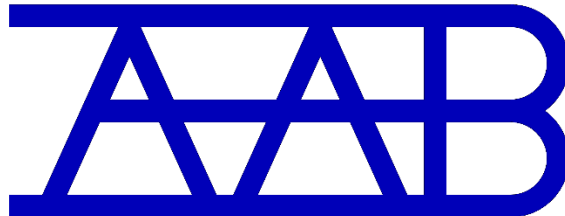
Part of the Northwest Quarter (NW/4) & Northeast Quarter (NE/4) of Section One (1), Township Seventeen (17) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma. This PUD contains 205.64 +/- Acres.

Owner

**Elm Crossing Development LLC
1420 W. Kenosha Street
Broken Arrow, OK 74012**

Prepared By:

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
Office: (918) 514-4283 Fax: (918) 514-4288

Development Concept

121st & Elm Complex is a proposed development located on the southwest corner of South Elm Street and West 121st Street South. The proposed development encompasses approximately 205 acres abutted by residential development to the north, residential development to the east and undeveloped tracts to the south and west. Local commercial uses are located at the northwest and southeast corners of this arterial intersection. Exhibit B shows the subject property in relation to the existing and proposed surrounding developments. This PUD is a Planned Unit Development overlay of an existing IM zoned parcel. It is submitted in conjunction with rezoning applications to CS zoning, RTH zoning and RS-3 zoning; see Exhibit C for existing zoning map with proposed rezoning overlay. The project will be developed with six Development Areas largely modeling the bulk and area requirements of the underlying zoning. See attached Exhibit D for proposed development areas/conceptual site plan. Exhibit A includes legal descriptions of the overall PUD and each Development Area.

The proposed development plan contemplates multiple uses knitted together to form a cohesive overall layout. The proposed commercial area is adjacent to the intersection capable of accommodating local retail commercial services to residents in the area. The proposed multi-family area or cottage home community allows for more intense residential use adjacent to commercial zoning. The development plan also includes an area for personal storage as a convenience to residents in the vicinity. Single-family residential development wraps the more intense vision uses the intersection.

The single-family development will include multiple lots sizes and price points to serve the diverse citizenry of Jenks. The proposed development will be branded collectively as a master planned community.

Development Standards

Development Area 'A' – CS

Development within Development Area A shall conform to the bulk and area requirements of the CS zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the CS zoning district excluding Hotel
Gross Land Area	8.5 acres
Maximum Impervious Surface Coverage	70%
Maximum Building Height	60 feet

Development Area 'B' - RTH

Development within Development Area B shall conform to the bulk and area requirements of the RM-3 zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the RM-3 zoning district
Gross Land Area	18.3 acres
Maximum Impervious Surface Coverage	70%
Maximum Building Height	45 feet

Development Area 'C' – IM (to remain)

Development within Development Area C shall conform to the bulk and area requirements of the IM zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	Personal Storage Facility
Gross Land Area	4.8 acres
Maximum Impervious Surface Coverage	85%
Maximum Building Height	60 feet
Minimum Side Yard	10 feet
Minimum Rear Yard	10 feet

Development Area ‘D’ – RS-3

Development within Development Area D shall conform to the bulk and area requirements of the RS-3 zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the RS-3 zoning district
Gross Land Area	43.3 acres
Minimum Lot Width	52 feet
Maximum Impervious Surface Coverage	70%

Development Area ‘E’ – RS-2

Development within Development Area D shall conform to the bulk and area requirements of the RS-3 zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the RS-3 zoning district
Gross Land Area	35.1 acres
Minimum Lot Width	60 feet
Maximum Impervious Surface Coverage	70%

Development Area ‘F’ – RS-1

Development within Development Area D shall conform to the bulk and area requirements of the RS-3 zoning district as established in the City of Jenks Zoning code as it exists on the date of approval, except as hereinafter modified.

Permitted uses:	All uses permitted by right within the RS-3 zoning district
Gross Land Area	70.9 acres
Minimum Lot Width	70 feet
Maximum Impervious Surface Coverage	70%

Amenities

Reserve Areas A & B will remain greenspace. The proposed amenities will be constructed within Reserve A including:

- Community Pool
- Playground
- Walking path around existing pond

Reserve Area A is 10.9 acres. Reserve Area B is 3.2 acres. Additional minimum greenspace calculated from the required pervious area percentages is 53.4 acres yields a net minimum greenspace percentage of 32.8%

Architectural Requirements and Screening Standards

A 6 foot tall wood screening fence shall be constructed along the eastern boundary of Development Area A where it abuts a residentially zoned property. If Development Area B is developed with residential uses a 6' screening fence shall be constructed between Development Areas A & B.

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

Drainage & Utilities

The site currently sheds stormwater runoff in a westerly direction. A portion of the site drains northwesterly to an unnamed tributary of Coal Creek. The southern portion of the site drains due west to a separate unnamed tributary of Polecat Creek. The project proposes to continue these drainage patterns and convert the existing pond to a stormwater detention facility. Proposed channel improvements will be contained within this drainage easement and will convey street and development runoff south to Coal Creek.

An existing 12" waterline runs north side of 121st and the east side of Elm. These lines will be connected to new internal lines that will be extended along the proposed street alignments. These lines will provide domestic water and fire service to the property.

There are sanitary sewer manholes on the north side of 121st. Sanitary sewer extensions will be constructed from the existing line(s) to serve the development.

Other utility services are currently provided to the site and will continue to be provided via underground services.

Access and Circulation

Each Development Area will have direct connection to 121st Street or Elm Street. The residential development areas will be connected internally, and the entire development will be walkable. Appropriate Limits of No Access (LNA) will be imposed by the future plat(s).

Environmental Analysis

The site generally slopes from the east to the west. The existing blue line, located primarily on the adjacent property to the south, clips the southwest corner of the PUD area. This blue line will be preserved via dedication of a Reserve Area. The Tulsa County Soils survey defines the onsite soils as Okemah-Parsons-Pharoah complex, Dennis-Radley complex, and Dennis silt loam, of varying grades. Generally, these soils provide little issue to construction of a project as proposed. A geotechnical engineer will be contracted to perform a soils analysis for the project.

Except for a small area of Zone A associated with the above reference blue line, the site lies within Zone X (area of minimal flood hazard). Oil & Gas.....

The attached Exhibit E depicts an aerial of the existing site as well as topography.

Requirement to Plat

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Jenks Subdivision Regulations.

UDO vs PUD Matrix

Standard	CS	PUD D.A."A"	RTH	PUD D.A."B"	IM	PUD D.A."C"	RS3	PUD D.A."D"	RS2	PUD D.A."E"	RS1	PUD D.A."F"
Lot Standards (Minimum)												
Lot Area (sqft)	n/a	n/a	6,900	6,900	n/a	n/a	5,000	5,000	8,000	8,000	10,000	10,000
Lot Area / DU (sqft)			2,300	2,300			5,000	5,000	8,000	8,000	10,000	10,000
Lot Width (ft)	n/a	n/a	60	60	n/a	n/a	45	52	55	60	70	70
Yard Setbacks (Minimum)												
Front (ft)	0	0	15	15	50	50	20 (3)	20 (3)	20 (3)	20 (3)	35	35
Exterior Side (ft)	0	0	15	15	50	50	15 (3)	15 (3)	15 (3)	15 (3)	35	35
Interior Side (ft)	10	10	10 (2)	10 (2)	50	10	5	5	5	5	15 (1)	15 (1)
Rear (ft)	10	10	20	20	50	10	20	20	20	20	25	25
Building Standards (Maximum)												
Height (ft)	60	60	35	45	60	60	35	35	35	35	35	35
Impervious Surface Coverage	70%	70%	60%	70%	70%	85%	60%	70%	40%	70%	35%	70%
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.												
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.												
(3) Garages shall be setback a minimum of 25 feet from the front property line.												

Exhibit A

Legal Description
for

121st & Elm

Location

PART OF THE NORTHWEST QUARTER (NW/4) & NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA , ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE SPECIFICALLY DESCRIBED AS:

TRACT 1:

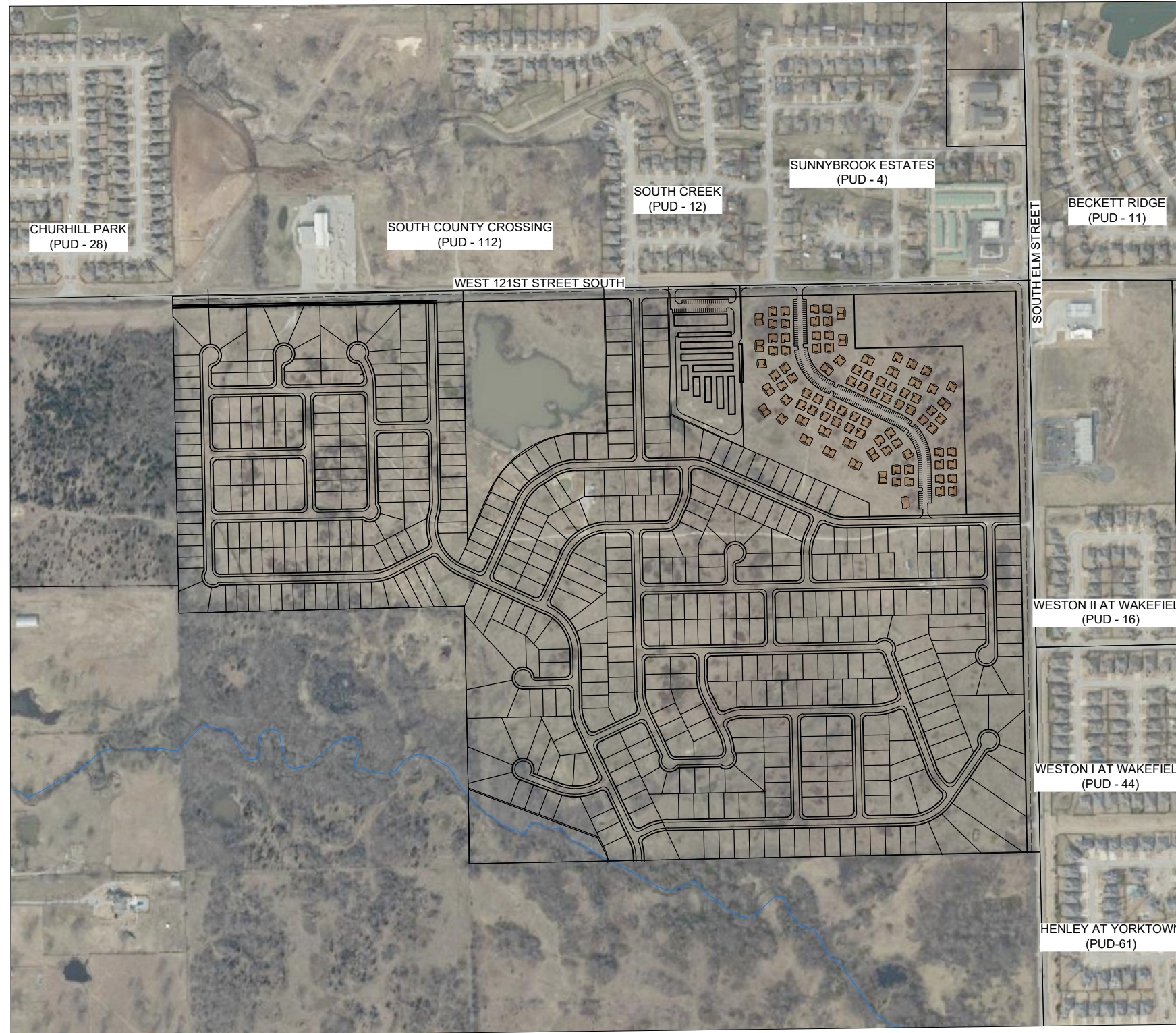
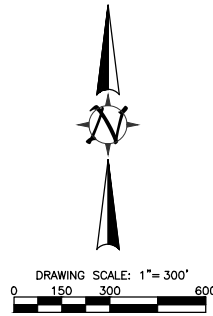
THE NORTH 44.4 ACRES OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4), AKA THE NORTH 44.4 ACRES OF LOT 3 AND THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4); AND THE WEST 35.36 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4), AKA THE WEST 35.36 ACRES OF LOT 2; ALL IN SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT 2:

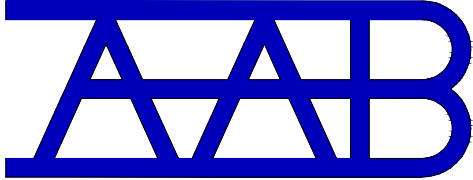
THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4); THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4), AKA LOT 1; AND THE EAST 5 ACRES OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4), AKA THE EAST 5 ACRES OF LOT 2; ALL IN SECTION ONE (1); TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Exhibit B

Surrounding Areas
for
121st & ELM



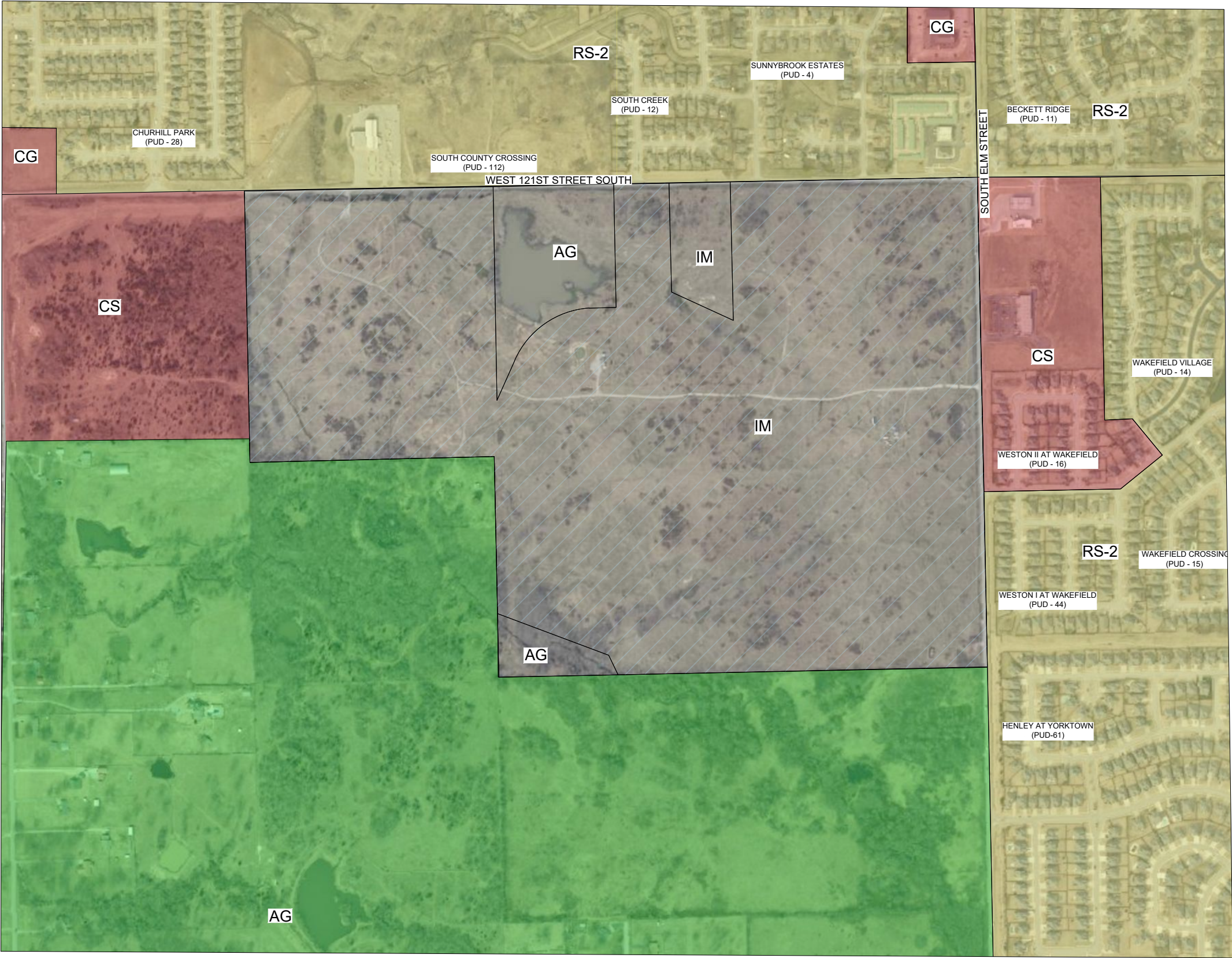
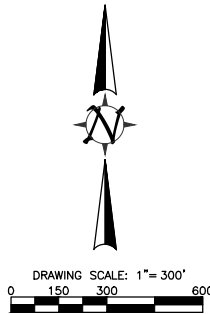
AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2024
Office: (918) 514-4283 Fax: (918) 514-4288

Exhibit C
Existing Zoning
for
121st & ELM



LEGEND

- ZONED AGRICULTURE
- ZONED COMMERCIAL
- ZONED RESIDENTIAL
- ZONED INDUSTRIAL
- PROPOSED REZONING



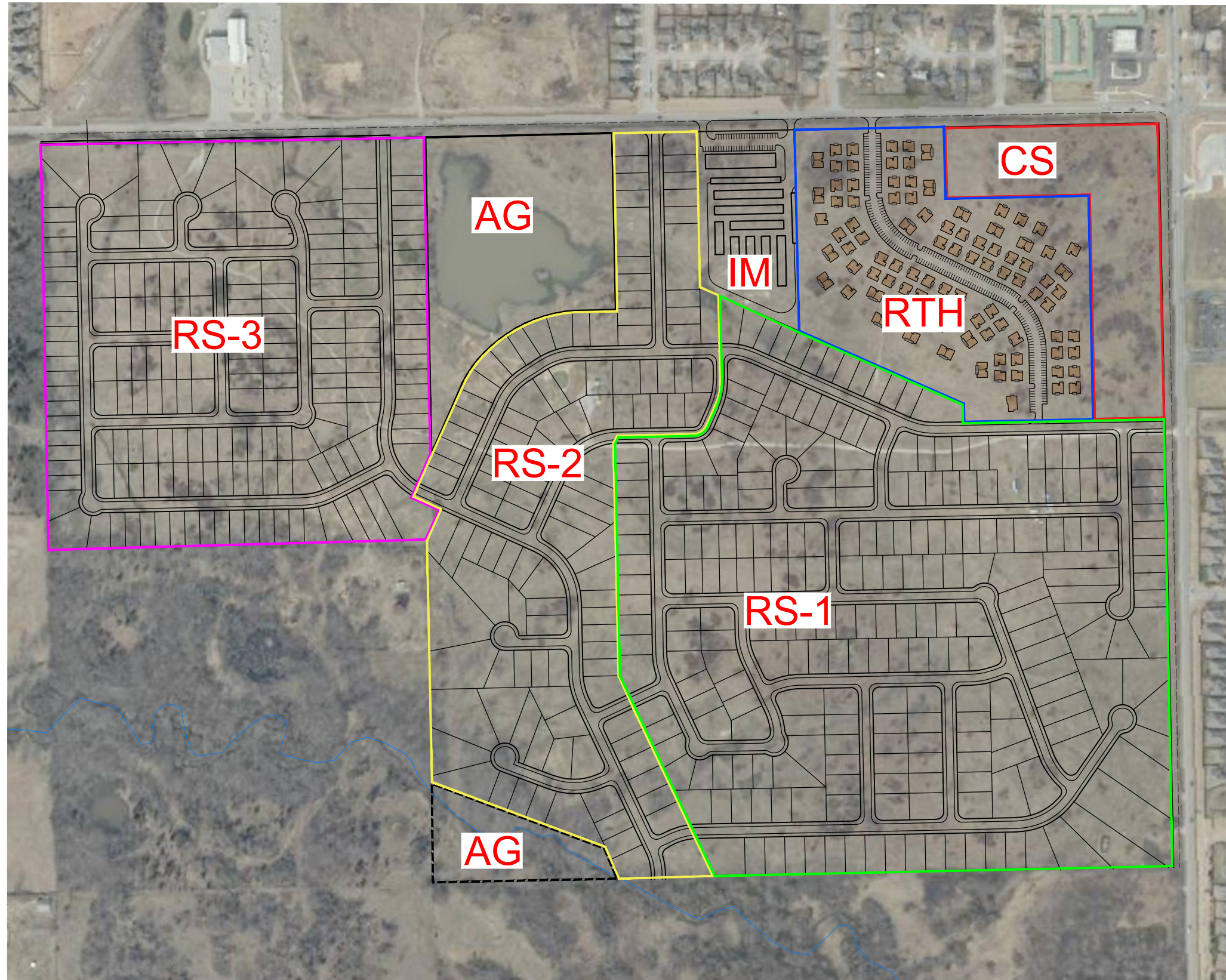
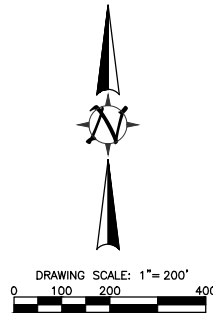
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Exhibit D

Conceptual Development Plan
for
121st & ELM

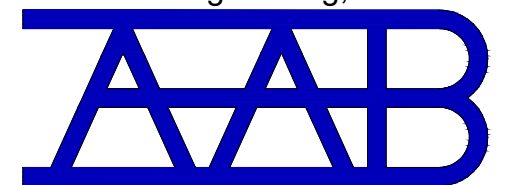


LEGEND

- DEVELOPMENT AREA "A" (8.5 AC)
- DEVELOPMENT AREA "B" (18.3 AC)
- DEVELOPMENT AREA "C" (4.8 AC)
- DEVELOPMENT AREA "D" (43.0 AC)
- DEVELOPMENT AREA "E" (35.1 AC)
- DEVELOPMENT AREA "F" (70.9 AC)
- RESERVE "A" (10.9 AC)
- RESERVE "B" (3.2 AC)

NUMBER OF LINKS = 62
NUMBER OF NODES = 48
CONNECTIVITY INDEX = 1.29 > 1.2

AAB Engineering, LLC

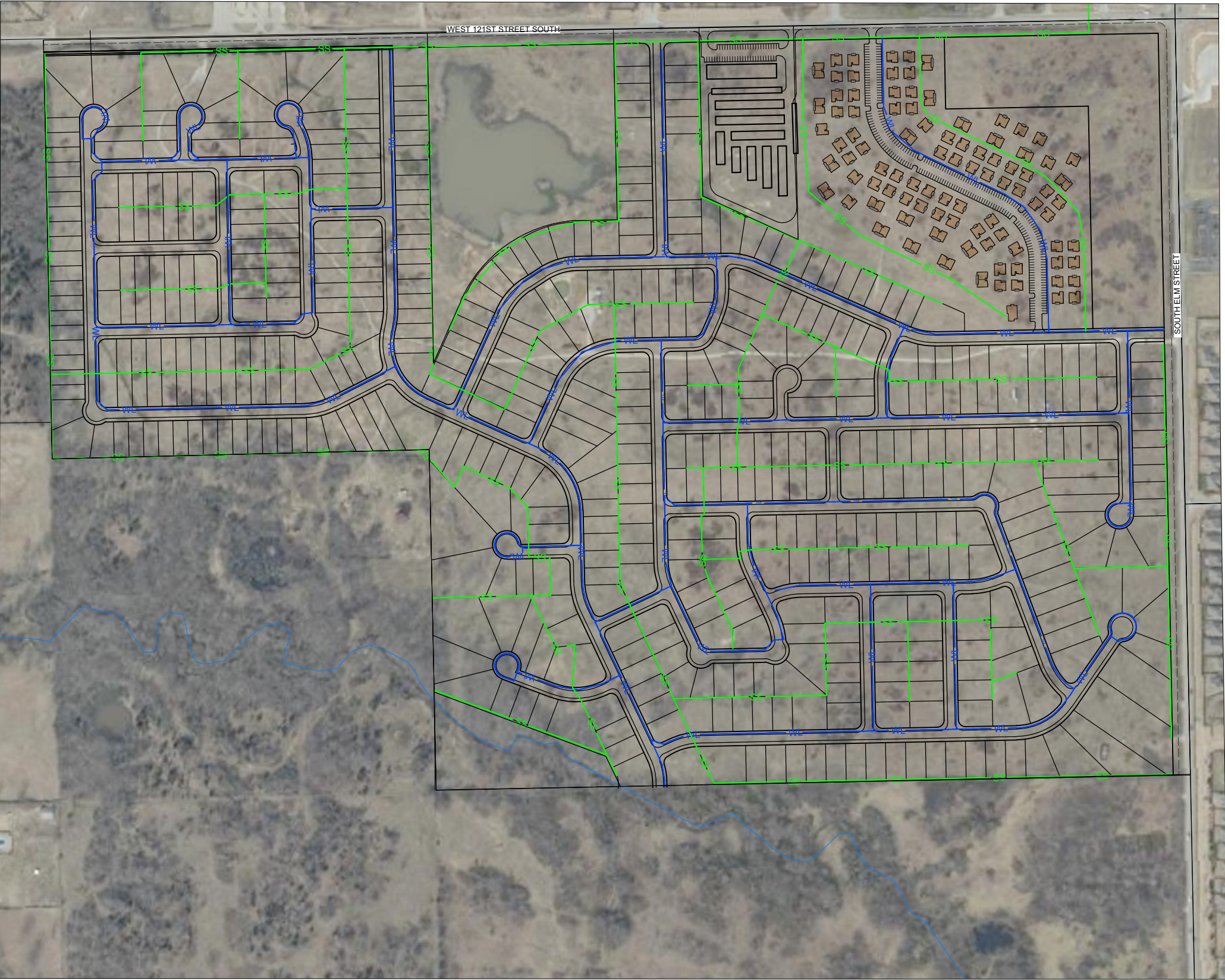
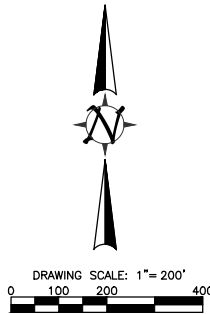


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Exhibit E
Conceptual Improvement Plan
for
121st & Elm



LEGEND

- | | |
|--|-------------------------|
| | EXISTING WATERLINE |
| | PROPOSED WATERLINE |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | EXISTING SANITARY SEWER |
| | PROPOSED SANITARY SEWER |

NUMBER OF LINKS = 62
NUMBER OF NODES = 48
CONNECTIVITY INDEX = 1.29 > 1.2

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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 PUD LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 22 PUD 135

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 07 July 2022, in consideration of the following:

An application to approve a Request by Alan Betchan for a Planned Unit Development and a rezoning to RS-3 (Residential Single Family), RTH (Residential Townhouse), and CS (Commercial Shopping).

Legal Description: TRACT 1:

THE NORTH 44.4 ACRES OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4), AKA THE NORTH 44.4 ACRES OF LOT 3 AND THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4); AND THE WEST 35.36 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4), AKA THE WEST 35.36 ACRES OF LOT 2; ALL IN SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT 2:

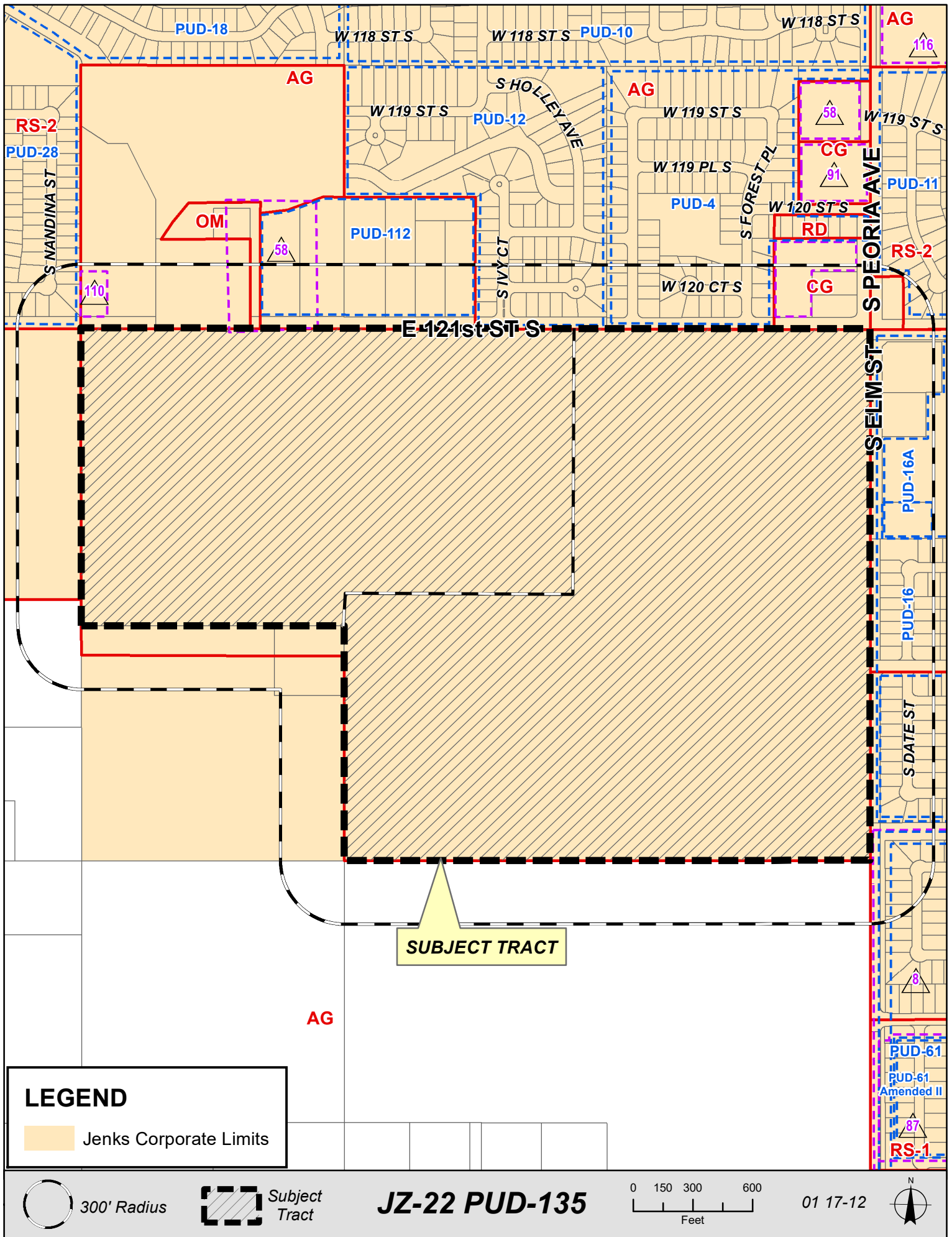
THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4); THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4), AKA LOT 1; AND THE EAST 5 ACRES OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4), AKA THE EAST 5 ACRES OF LOT 2; ALL IN SECTION ONE (1); TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

General Location: 121st & Elm

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 1 June 2022.

Marcae Hilton, Secretary
Jenks Planning Commission



LEGEND

 Jenks Corporate Limits



300' Radius



Subject Tract

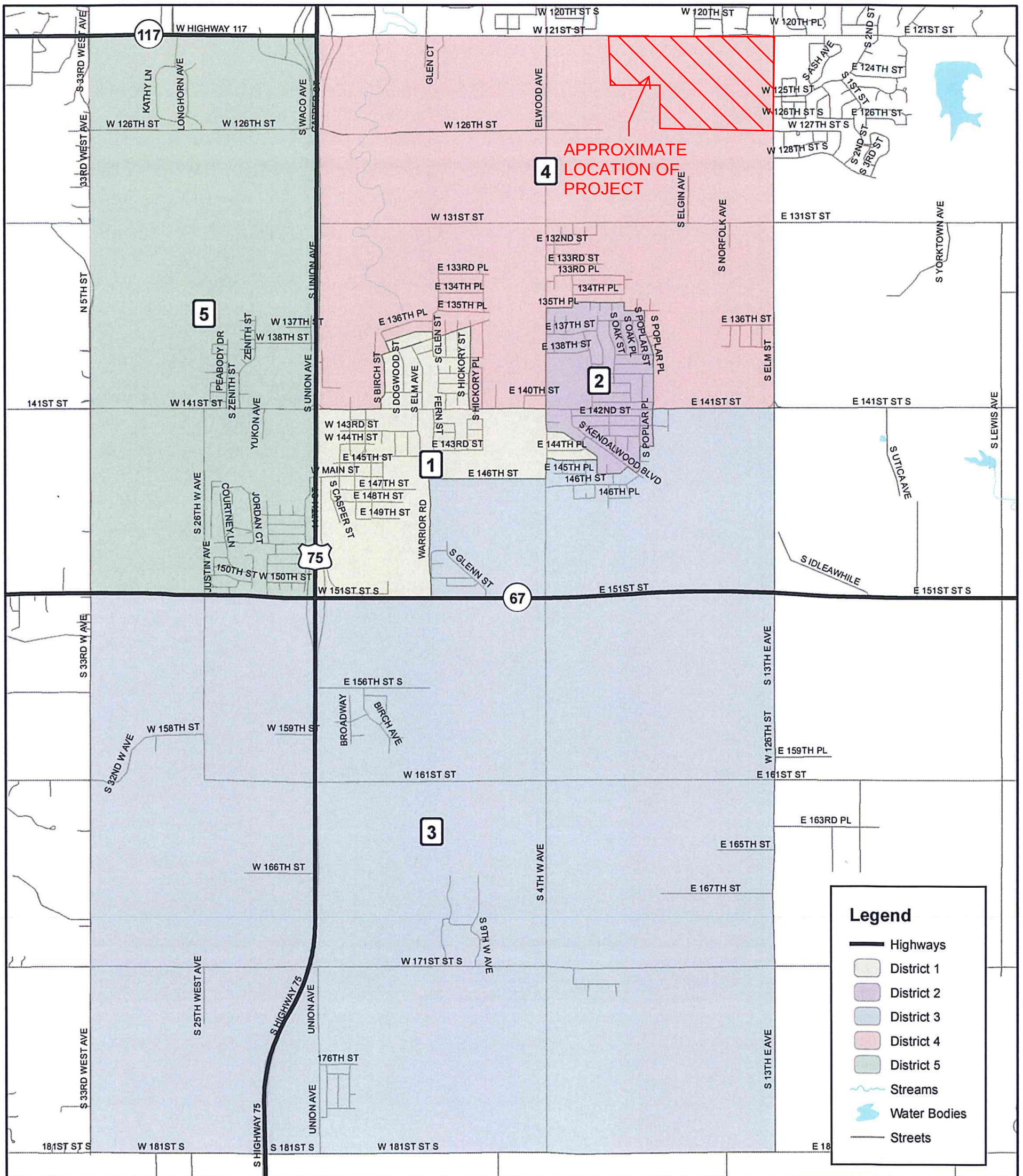
JZ-22 PUD-135

0 150 300 600
Feet

01 17-12



Glenpool Public Schools Board Member Districts - 2011



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Source: PL94-171 Redistricting Data, 2010
US Bureau of the Census
Plan Adopted by Glenpool Public School Board
September 12, 2011

