

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, AUGUST 04, 2022
JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

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

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

- 1.A. Approve minutes of the regular meeting on July 07, 2022

Documents:

[2022.07.07 PC MINUTES.PDF](#)

- 1.B. Approve JL 22-372: Request by Kenny Martin for a lot split and combination. General Location: 411 N Forest

Documents:

1. [SR.JZ 22-372 411 N FOREST.MARTIN.PDF](#)
2. [PARENT TRACT.PDF](#)
3. [LOT SPLIT TRACT 1.PDF](#)
4. [LOT COMBINATION TRACT 2.PDF](#)

- 1.C. Approve JZ 22 PUD 124.mi1: Request by Greg Helms for approval of a minor amendment to Planned Unit Development 124 to allow for single-family live/work space in the PUD. General Location: 401 W Main St

Documents:

1. [SR.JZ 22 PUD 124.MI1 401 W MAIN.AUDIO.PDF](#)
2. [AUDIO VIDEO CONNECTIONS - PUD REVISION APPLICATION - 061722.PDF](#)

- 1.D. Approve JZ 22 PUD 83B1.mi1: Request by Phil Dougherty for approval of a minor amendment to PUD 83B1 to allow for an indoor shooting range and retail sales.

General Location: 100 S Gateway Pl

Documents:

1. [SR.JZ 22 PUD 83B1.MI1 FRONTIER JUSTICE.PDF](#)
2. [PUD-83-B-1 - WITH EXHIBITS \(2020.02.04\).PDF](#)
3. [PRELIMINARY DESIGN_2022-06-14.PDF](#)

- 1.E. Approve ROW-UEC 22-82: Request by Justin Sharp for approval of a Utility Easement Closure. General Location: 710 W 109th St

Documents:

1. [SR.PC.ROW-UEC 22-82.710 W 109TH.PDF](#)

- 1.F. Approve Whitetail Crossing Estates Preliminary/Final Plat: Request by Ryan McCarty for approval of a Preliminary/Final Plat. General Location: NW Corner of Providence Hills IV, south side of 131st St

Documents:

1. [SR.PC.WHITETAIL CROSSING ESTATES.PDF](#)
2. [WCE PLAT CLEAN.PDF](#)
3. [WCE PLAT WITH TOPO.PDF](#)
4. [WHITETAIL CROSSING ESTATES CONCEPTUAL IMPROVEMENTS PLAN.PDF](#)
5. [WCE.ADDRESS ASSIGNMENTDRAFT.PDF](#)

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

Item sent back to Planning Commission by City Council at the request of the applicant and staff to update the boundaries of the underlying zoning.

Documents:

1. [SR.JZ 22 PUD 135.PC 8.4.22.PDF](#)
2. [121ST ELM COMPLEX PUD.PDF](#)
3. [PUBLIC NOTICE JZ 22 PUD 135 \[121ST AND ELM ST\].PDF](#)
4. [GLENPOOL SCHOOL MAP 2011.PDF](#)
5. [PUD 135 ADDITIONAL INFORMATION.PDF](#)

4. JZ 22 SUP 119: Request by Cin Khaw Kham for a Specific Use Permit to allow for a church. General Location: 12877 S Harvard Ave

Documents:

1. [SR.JZ 22 SUP 119 HARVARD CHURCH.PDF](#)
2. [JZ 22 SUP 119 PUBLIC NOTICE \[12877 S HARVARD AVE\].PDF](#)
3. [SUP 119 CONCEPTUAL SITEPLAN.PDF](#)
4. [STAFF DRAWING OF SUP 119 SITE PLAN.PDF](#)

5. JZ 22 PUD 136: Request by Tim Terral for a Planned Unit Development and a change in the underlying zoning from AG (Agriculture) to RS-3 (Single-Family). General Location:

between 131st and 141st, east side of Harvard

Documents:

1. [SR.JZ 22 PUD 136 ROW.PC 8.4.22.PDF](#)
2. [PUBLIC NOTICE - JZ 22 PUD 136.PDF](#)
3. [PUD 136.ROWS MEADOW.PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

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

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

Present

Leon Davis
Craig Bowman
Jeffrey Beyer
John Brown
Vice Chair Scott West

Absent

David Randolph – *Arrived at 6:06 p.m.*

Election of Planning Commission Chair John Brown nominated Scott West as Chair. Leon Davis seconded the nomination. A vote was taken as follows:

For Scott West: Davis, Bowman, Beyer, Brown, West

Scott West was elected as the Planning Commission Chair

Election of Planning Commission Vice Chair Leon Davis nominated John Brown as Vice Chair. Scott West seconded the nomination. A vote was taken as follows:

For John Brown: Davis, Bowman, Beyer, Brown, West

John Brown was elected as the Planning Commission Vice Chair

Business

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1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - 1.A. Request to approve minutes of the May 05, 2022
 - 1.B. Approve JL 22-371: Request by Kevin Jordan for a lot split. General Location: 121st St, East of Fire Station #2

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

YEA: Davis, Bowman, Beyer, Brown, West

NAY: None

Motion carried.

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

3. JZ 22-679: Request by Amy Baumann for Zone Change from AG (Agriculture) to CS (Commercial Shopping). General Location: 2517 W 121st St Planning Director Marcaé Hilton presented the staff report for Item 3 and answered questions. Jeffrey Beyer made a motion to approve Item 3. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Beyer, Brown, West

NAY: None

Motion carried.

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 Planning Director Marcaé Hilton presented the staff report for Item 4 and answered questions. *David Randolph arrived at 6:06 p.m.* Will Sixkiller (11816 S 31st St W Ave) addressed the Commission about the location of the new well. Brian Dean (3012 W 118th Pl S) addressed the Commission about as well. John Brown made a motion approve Item 4 on the condition of additional evaluation by Council due to the new residential neighborhood to the north. Jeffrey Beyer seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

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 Planning Director Marcaé Hilton presented the staff report for Item 5 and answered questions. Alan Betchan addressed the Commission about the Application and answered questions. Jim Dennis (12610 S 2nd St) addressed the Commission about traffic concerns. Bill Rodgers (705 E 119th St S) addressed the Commission about the need for better roads. Charlotte Montgomery (10612 S Fir) addressed the Commission about the application as well. John Brown made a motion approve Item 5 with the following conditions: EPA report be submitted to Council along with the final hydrology report, and all conditions made by City Planning department

related to number of access points. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

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

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

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

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 7:32 p.m.

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	August 4, 2022
Case Number	JL 22-372
Request	Lot Split/Lot Combo 411 & 413 N. Forest
Location	East of Forest in unplatted area west of Elm and south of 91 st .
Applicant	Kenny Martin

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ Lot Split/Combination Exhibits

Preparer

Kenny Martin

Background Information

STAFF COMMENTARY | Kenny Martin approached the City about the possibility of moving the lot line of his properties. He owns 411 N Forest along with the property to the north, 413 N Forest. The applicant is selling the property at 411 N Forest and is keeping 413 N Forest for a possible future home. The new UDO requires that RS-1 zoned lots have a width of (seventy feet) 70'. In order to meet the (seventy foot) 70' requirement. The driveway for the current house at 411 N Forest crosses over the newly created lot line of the northern lot, by about (three feet) 3'. The applicant wants to keep as much of the driveway as possible on the lot attached to the house. The applicant is aware of this issue, and the City has no problem with the encroachment, however will require the applicant to provide an encroachment agreement before the deeds are stamped.

PLANNING DATA

Request	Lot split and combination
Zoning	RS-1 Residential Single-Family
Intended Use	Residential
Parcel & Legal	413 N Forest 98224822401440 W182.43 E389.86 S105 N210 S775 NE SEC 24 18 12 411 N Forest 98224822401430 W182.43 E389.86 N105 N210 S565 NE SEC 24 18 12
STR	SECTION 24, TOWNSHIP 18, RANGE 12
Gross Acres	.44 .44
Plat	Unplatted
Use	No change in use

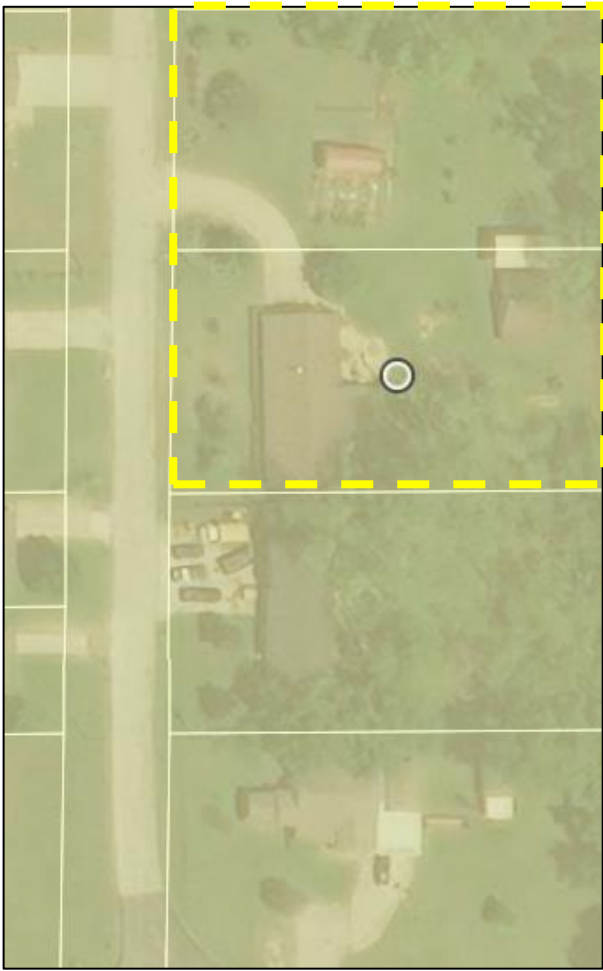


Figure 1: Zoning map of the parcels in question (RS-1)

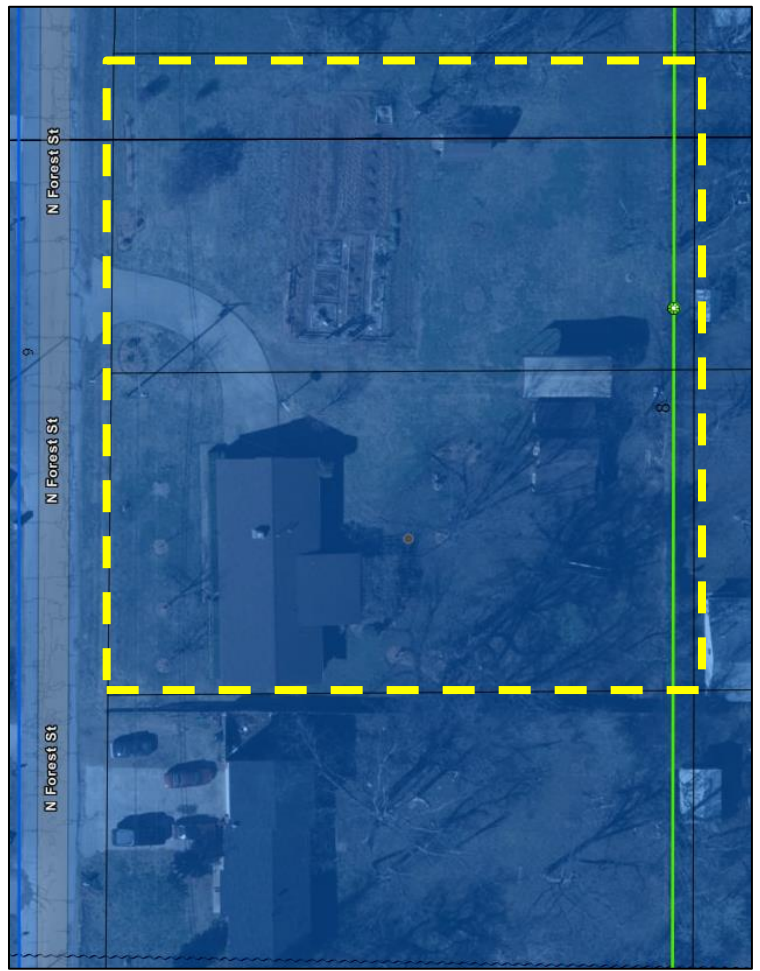


Figure 2: Floodplain map

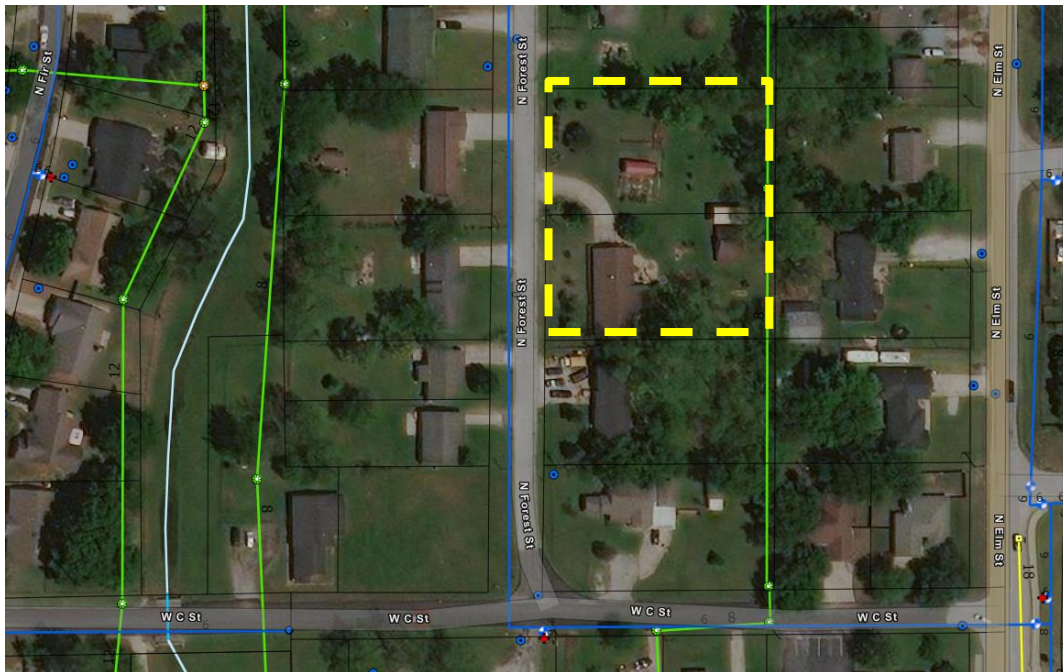


Figure 3 | Utilities

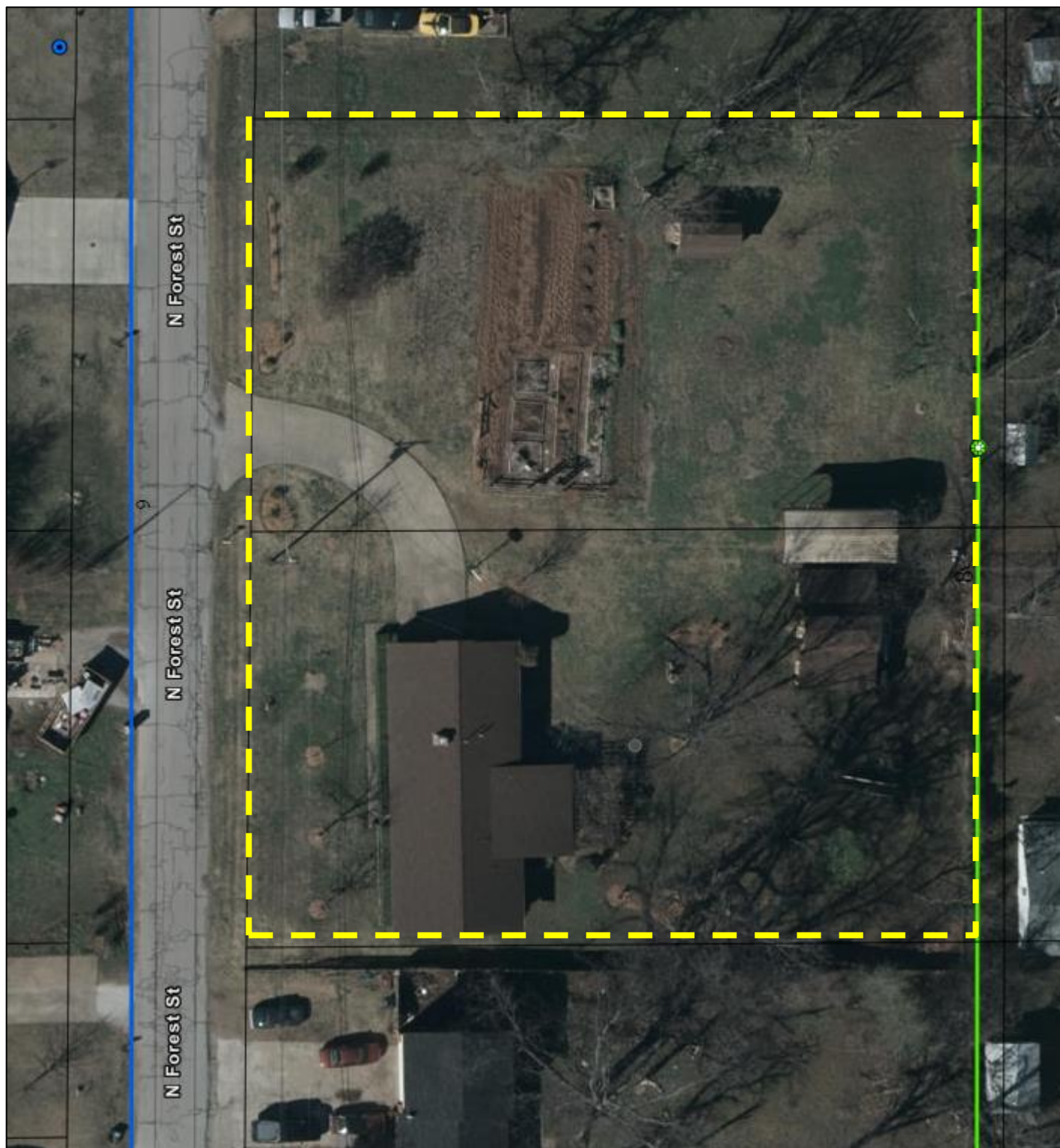


Figure 4 | Aerial photo

Staff Evaluation & Recommendation

Evaluation | The lot split and combination request at 411 N Forest and 413 N Forest serves two purposes, one is create two conforming lots of record meeting the (seventy foot) 70' lot width and to place as much of the driveway as possible onto the property at 411 N Forest St. The City has no objections to the change in lot line since both the new lots will be legally conforming. Staff has not received any TAC comments about the split/combination.

Recommendation | *Staff recommends approval of JL 22-372 with the following conditions:*

1. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.
3. Adhere to all environmental considerations from Local, State and Federal entities
4. Before deeds can be stamped an encroachment agreement must be submitted between the two lots to memorialize the (three foot) 3' encroachment of the driveway onto 413 N Forest.

Existing Lots



North Forest Street

CL R/W

25'

411 N Forest Street, Jenks OK 74037

105.00'

20' R/W ESMT
BK 4544
PG 1605

105.00'

20' R/W ESMT
BK 4544, PG 1606

Existing Garage

Existing House

182.43'

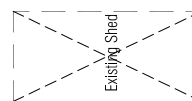


Existing Shed

TRACT 1
0.44 ACRES ±

Tract 1
19,155 s.f.(Original)

182.43'



Existing Shed



Existing Shed

105.00'

105.00'

182.43'

TRACT 2
0.44 ACRES ±

Tract 2
19,155 s.f.(Original)

LEGEND

B/L BUILDING SETBACK LINE
CL CENTER LINE
ESMT EASEMENT
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
UE UNDERGROUND ELECTRIC

LEGAL DESCRIPTION - TRACT 1

THE WEST 182.43 FEET OF THE EAST 389.86 FEET OF THE SOUTH 105.00 FEET OF THE NORTH 210.00 FEET OF THE SOUTH 565.00 FEET OF THE NE/4 OF SECTION 24, T-18-N, R-12-E, IB&M, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, CONTAINING A TOTAL OF 0.44 ACRES MORE OR LESS.

LEGAL DESCRIPTION - TRACT 2

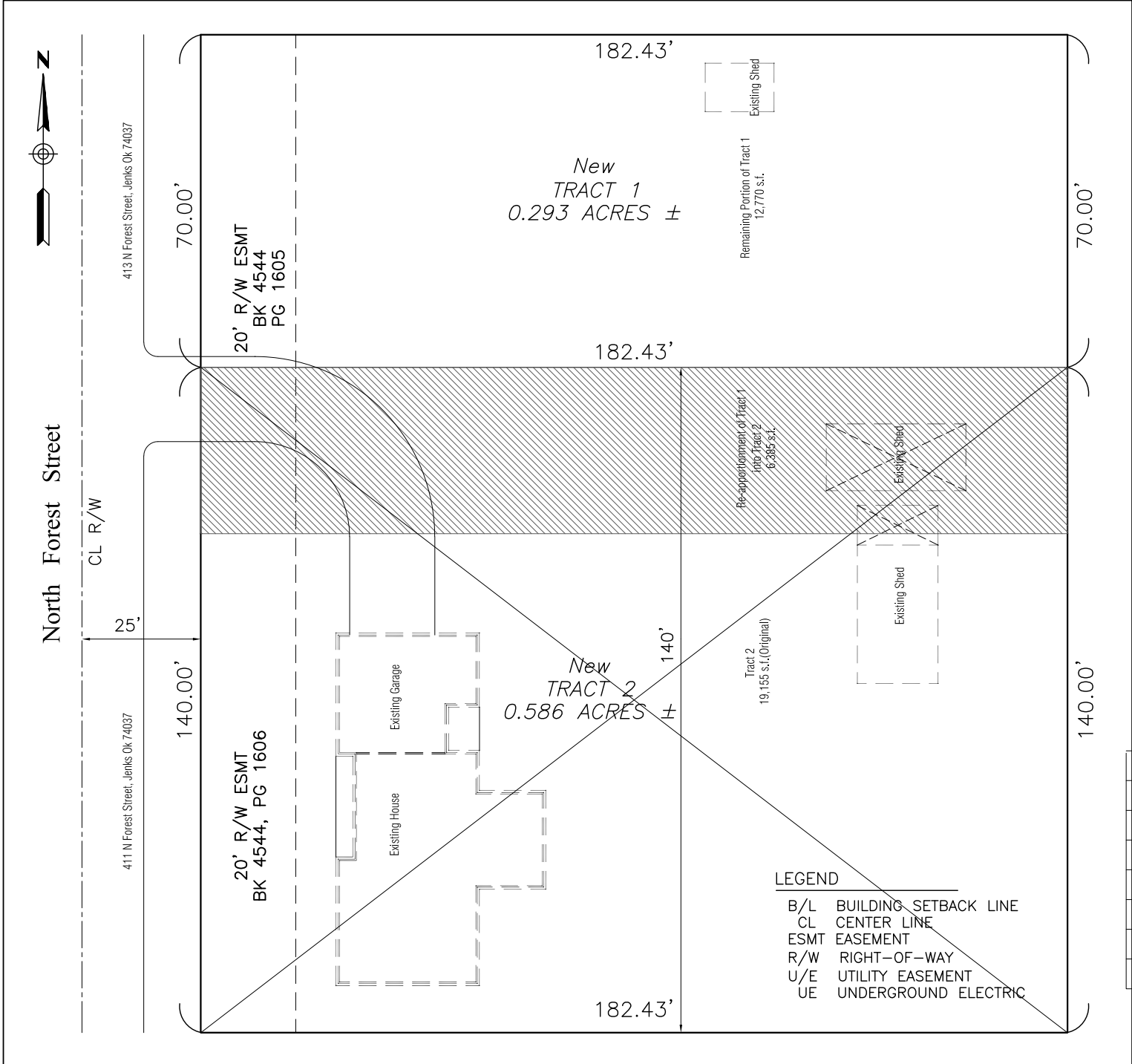
THE WEST 182.43 FEET OF THE EAST 389.86 FEET OF THE SOUTH 105.00 FEET OF THE NORTH 210.00 FEET OF THE SOUTH 775.00 FEET OF THE NE/4 OF SECTION 24, T-18-N, R-12-E, IB&M, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, and Known as 411 N Forest St. CONTAINING A TOTAL OF 0.44 ACRES MORE OR LESS.

NOTES

NO BOUNDARY SURVEY WAS PERFORMED BY THIS SURVEYOR, INFORMATION SHOWN HEREON IS APPROXIMATE.
THESE TRACTS HAVE ACCESS TO NORTH FOREST STREET.

PROJECT	FILE	PREPARED FOR	SCALE	DATE
		Kenny W Martin	1"=30'	07/06/22

LOT SPLIT EXHIBIT



LEGAL DESCRIPTION – TRACT 1

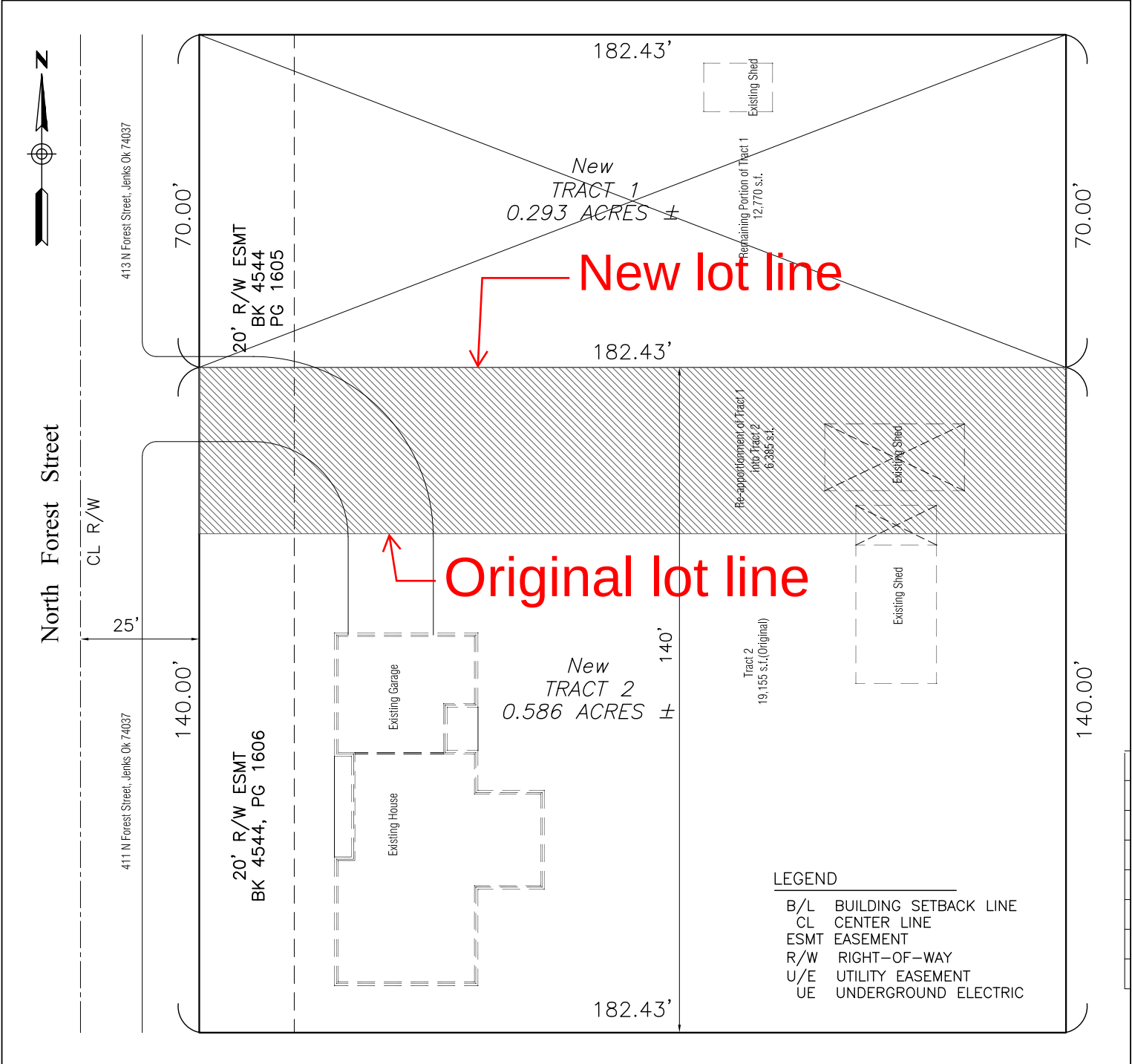
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PROJECT	FILE	PREPARED FOR	SCALE	DATE
		Kenny W Martin	1"=30'	07/06/22

LOT COMBINATION EXHIBIT



LEGAL DESCRIPTION – TRACT 2

THE WEST 182.43 FEET OF THE EAST 389.86 FEET OF THE SOUTH 140.00 FEET OF THE NORTH 210.00 FEET OF THE SOUTH 775.00 FEET OF THE NE/4 OF SECTION 24, T-18-N, R-12-E, IB&M, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, and Known as 411 N Forest St. CONTAINING A TOTAL OF 0.44 ACRES MORE OR LESS.

NOTES

NO BOUNDARY SURVEY WAS PERFORMED BY THIS SURVEYOR, INFORMATION SHOWN HEREON IS APPROXIMATE. THESE TRACTS HAVE ACCESS TO NORTH FOREST STREET.

PROJECT	FILE	PREPARED FOR	SCALE	DATE
		Kenny W Martin	1"=30'	07/06/22

To	Planning Commission
Hearing Date	August 04
Case Number	JZ 22-PUD 124MI.1 AUDIO VIDEO MINOR AMENDMENT
Request	Approve Minor Amendment request to allow residential above the ground floor
Location	401 W Main

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ PUD Minor Amendment Documents

Preparer

Greg Helms, Helms and Associates

Background Information

STAFF COMMENTARY | This PUD amendment request would allow for residential living on the second floor if approved. 401 W Main was purchased from the City of Jenks in 2020 and rezoned for a proposed office building. They are conceptually planning to build a two-story building with office on the ground floor and the second floor is to be occupied by the owner of the audio/video company. The building will include a sales and demonstration area, as well as assembly and construction of AV equipment, racks and cabinetry. This site has several factors which make it a challenge to develop. The lot has an unusual shape along the southeast corner due to ROW constraints. Staff asked the Audio/Video Connections design team to bring the building to build line along Main Street and place the parking in the rear. They have met all the requests of the City.

CC APPROVAL | November 10, 2020 | JZ 20-666 & PUD 124 | Ordinance No. 1540

PC COMMENTARY | November 05, 2020 | Approved

PUD 124 | STAFF COMMENTARY

PLANNING DATA

Public Comment	No new comments at the time of this report minor amendments are not advertised
Intended Use	Office & Single-family above the ground floor
Zoning	CG Commercial General
Zoning Request	PUD 124Mi.1 Allow for residential use on the second floor
Comprehensive Plan	Local Commercial (Horizon Jenks New Comp Plan)
General Location	North of Main and west of N Cedar Street
Plat	Jenks Original Town LTS 20 THRU 24 LESS BEG NEC LT 24 TH S140 W125 N15 E25 N5 E25 N10 E25 N10 E25 N10 E10 N90 E15 POB FOR RD BLK 47
Access	North Cedar Street
Parcel ID's	6052-583-190-4550
Site Address	401 W Main
Acres	0.28

STR
PUD DATA

Section: 19, Township: 18N, Range: 13E
PUD 124 | Audio Video Connections | 8,000 sq ft development
1,200 sq ft assembly of A/V equipment and cabinetry
3,500 sq ft offices, conference rooms related offices
2,400 sq ft demonstration area, kitchens, bedrooms, gave rooms family rooms
900 sq ft garage

Parking
Use Unit 11 3,500 (3,136) sq ft @ 400 = 8.75 (7.84) spaces
Use Unit 15 1,200 (737) sq ft @ 400 = 3 (1.84) spaces
Residential (3 bedroom) | 2
10 (12) parking spaces provided with public access
2 (3) parking spaces inside

Development Type Office/Warehouse/Residential
Height 35 ft. Max
Screening 6 ft. wooden fence along north property line
Landscaping Will be submitted with building permit and approved internally by staff
Parking 12
Lighting Shielded downward, shall not exceed 19 ft. in height
Trash Receptacles Screened from view with screening fence
TAC No Comments from TAC

Table 2. Bulk and Area Requirements	Districts			
	LC	CS	CG	PUD
Frontage (min. ft.) —Arterial	150	150	150	125
Frontage (min. ft.) —Not an Arterial	50	50	50	140
Floor Area Ratio (maximum)	0.25	0.50	0.75	?
Setback—Arterial	50	50	50	0
Setback—Not an Arterial	25	25	25	10
Building Height (max. ft.)	35	35	35	35

Zoning North | CH & RS-3 | Commercial and Residential
East | RS-3 | Residential Single-family | Unclear why this was not rezoned
South | CG | Commercial General
West | RS-3 | Single-family Residential

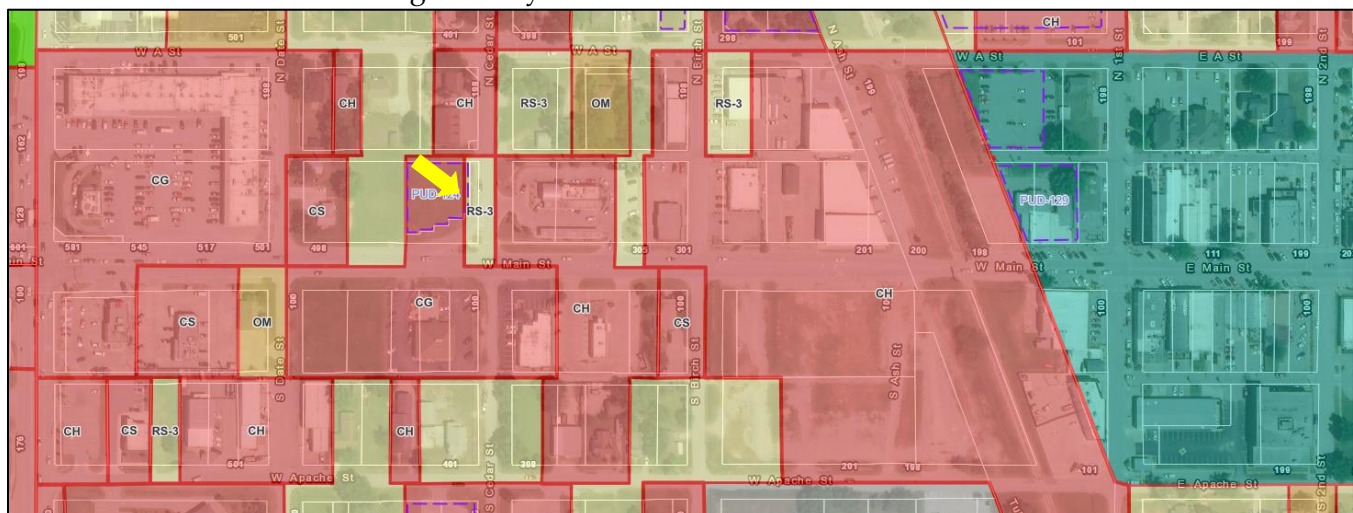


Figure 1: Zoning Map | INCOG



Figure 2: Horizon Jenks Comp Plan | LOCAL COMMERCIAL

Land Use Plan

- | | |
|--------------------------------|------------------------------------|
| Low Intensity Single-Family | Light Industrial |
| Medium Intensity Single-Family | Heavy Industrial |
| High Intensity Single-Family | Parks and Open Space |
| Multi-Family Residential | Public and Semi-Public |
| Business Park | Utility |
| Regional Commercial | Potential South Tulsa-Jenks Bridge |
| Local Commercial | Potential Road Connections |
| Downtown | |

Figure 3: Legend for Horizon Jenks Comp Plan

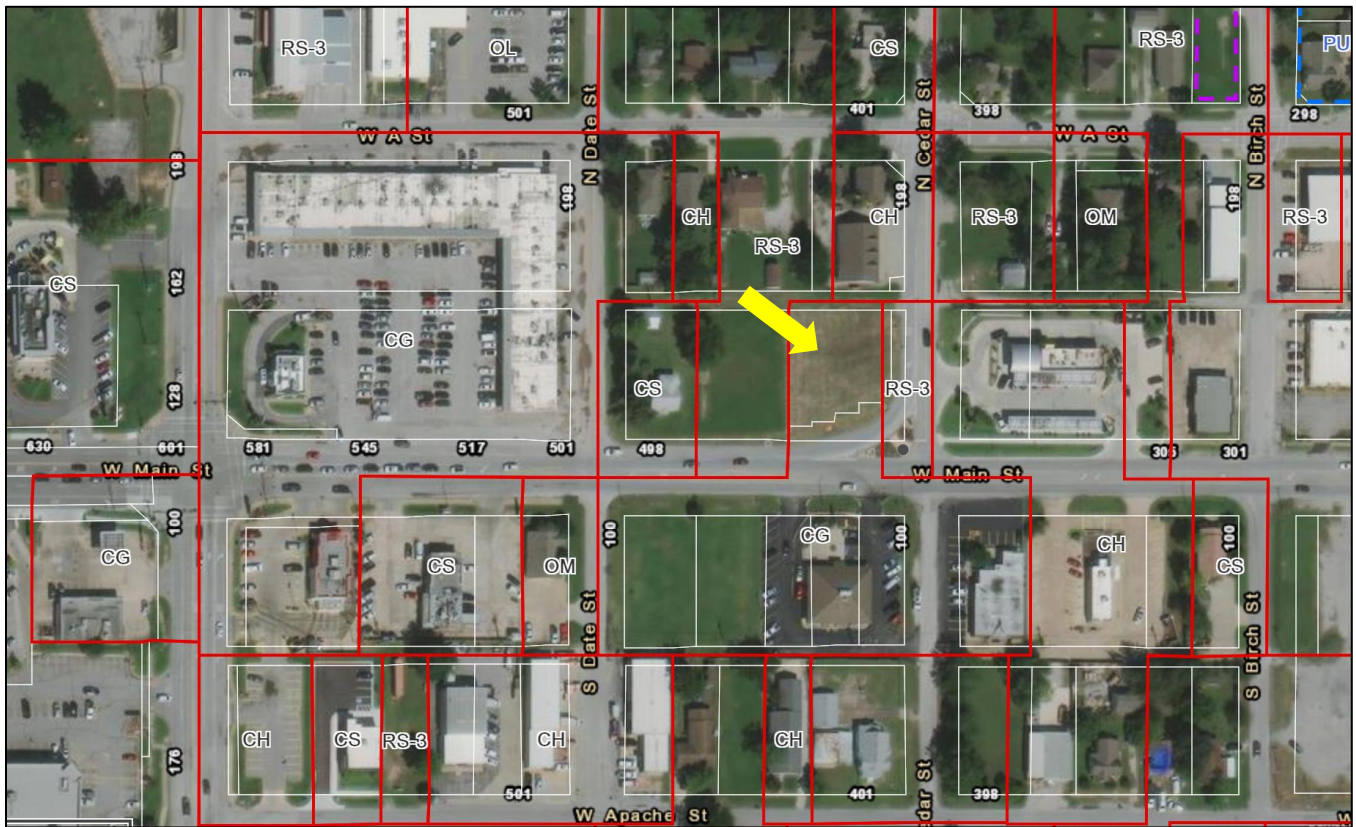


Figure 4: Aerial View

Staff Evaluation & Recommendation

Evaluation | This site is a challenge to develop due to the ROW setback shape, staff has worked closely with the Architect and purchaser to get a product that reflects the vision for the downtown while meeting the needs of the applicant. The adopted UDO promotes a live work environment through the use of accessory dwellings and allowing residential above the ground floor. This request is in line with the comprehensive plan and the Unified Development Ordinance. The PUD was required for the setback relief.

- (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.

(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(J)(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.

RECOMMENDATION | Staff recommends approval of the Planned Unit Development minor amendment.

June 17, 2022

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

Re: JZ 20-666 PUD 124
Audio Video Connections
401 W. Main St.
Jenks, OK 74037

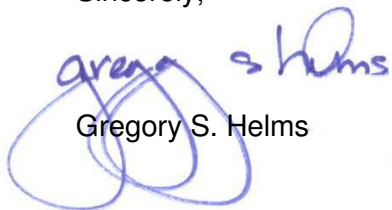
Dear Ms. Hilton,

Regarding Zoning Case **JZ 20-666 PUD 124**, approved on December 10, 2020, we request consideration of a Minor Amendment to the existing PUD. The approved PUD included *Office* and *Other Trades & Services* as acceptable uses. In addition to these uses, we are requesting approval of a residential use to create a single family Live / Work use. The ground floor would remain Office and Other Trades & Services and the upper floor would become a residence for the owner of the ground floor business.

Attached is the previously approved PUD Development Standards with the requested changes highlighted in **yellow**.

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

Sincerely,



Gregory S. Helms

AUDIO / VIDEO CONNECTIONS OFFICE BUILDING DEVELOPMENT

Development Concept:

Two-story office building for audio / video company that will include sales and demonstration areas showcasing available technology for both residential and commercial consumers. The development will include an area for the assembly and construction of associated A/V equipment, racks and cabinetry.

The majority of sales and demonstrations are performed by appointment. A small percentage of the business is walk-in traffic. Of the proposed 8,000sf development, approximately 3,500 sf will be used for offices, conference rooms and related office spaces. 1,200 sf will be used for light manufacturing and assembly of a/v equipment and cabinetry, 900 sf will be used for garage parking and the remaining 2,400 sf will be used for creating demonstration areas such as kitchens, bedrooms, game rooms and family rooms. The demonstration areas will be non-simultaneously occupied with office spaces.

Development Standards:

Zoning:	CG
Proposed Uses:	Use Units 11 & 15, Single-Family above ground floor
Setback from Arterial Street:	Reduce from 50' to 0'
Setback from Non-Arterial Street:	Reduce from 25' to 10'
Parking Setback from Cedar Street ROW:	Reduce from 5' to 0'
Parking Setback from Main Street ROW:	Parking shall be located on north side of building
Screening:	6' tall privacy fence located on north side of Alley
Lighting:	Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Pole-mounted parking lot lighting shall not exceed 19' in height
Signage:	Signage shall be building mounted and shall conform to size requirements of Zoning Code. Actual signage design shall be submitted for approval separately from PUD application
Parking:	Use Unit 11 - Office Use: $3,136 / 400 = 7.84$ Use Unit 15 – Other Trades & Services: $737 / 400 = 1.84$ Residential (3 bedroom): 2 12 parking spaces shall be provided, including (3) parking spaces located inside the garage

Drainage and Utilities:

The subject property is in a platted subdivision known as Jenks Original Township. All public utilities are available to the site. The storm drainage system is located on the east side of the property along Cedar Street. Storm drainage from this development shall be tied into the existing manhole structure underground. A detailed drainage plan shall be submitted to the City Engineer for review and approval with the building permit for the structure.

LEGAL DESCRIPTION

Jenks Original Town

Lots 20 thru 24, less beg NEC Lot 24 thence S140 W125 N15 E25 N5 E25 N10 E25 N10 E25
N10 E10 N90 E15 POB for road, Block 47, Section 19, Township 18, Range 13



SUBJECT PROPERTY
LOCAL COMMERCIAL

JENKS COMPREHENSIVE PLAN DESIGNATION

AUDIO / VIDEO CONNECTIONS - NEW OFFICE BUILDING

PARKING REQUIREMENTS:

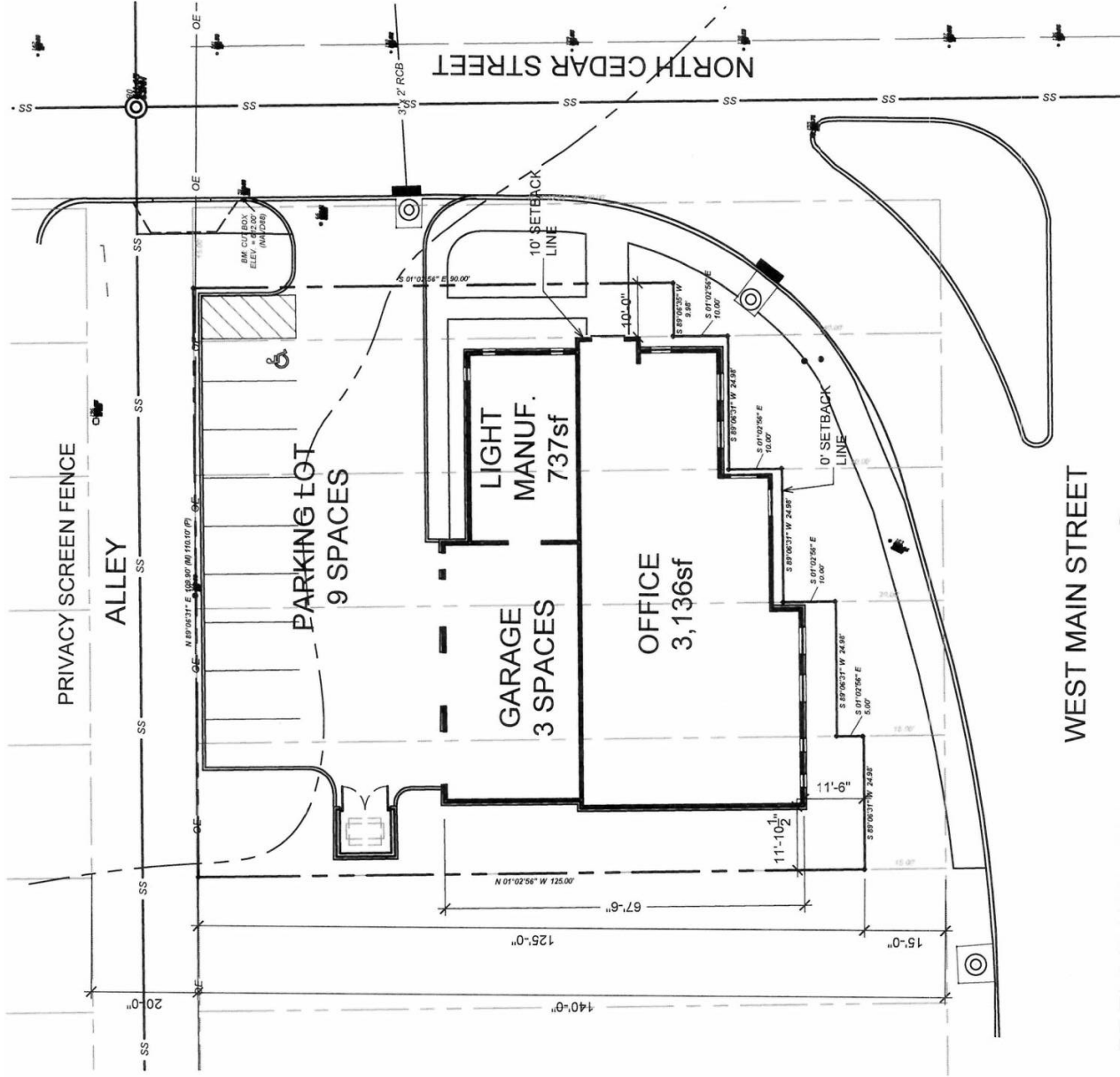
OFFICE = 3,136sf / 400 = 7.8

LIGHT MANUF = 737sf / 400 = 1.8

SINGLE FAMILY RESIDENCE = 2

TOTAL REQUIRED = 12

TOTAL PROVIDED = 12



1 PRELIMINARY SITE PLAN



PROJECT
NORTH



SITE PLAN



STREET VIEW LOOKING NORTH



STREET VIEW LOOKING NORTHWEST



STREET VIEW LOOKING NORTHEAST



STREET VIEW LOOKING WEST



STREET VIEW LOOKING SOUTH



AERIAL VIEW LOOKING SOUTH

To	Planning Commission
Hearing Date	August 4, 2022
Case Number	JZ 22 PUD 83B1.MI1 Gateway First Bank
Request	Minor Amendment to allow for an accessory indoor shooting range
Location	Undeveloped lot south of 100 S GATEWAY PL W
Applicant	Phil Dougherty

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 83 | Original document
- ☐ Preliminary design of proposed structure

Preparer

AAB Engineering
Slaggie Architects Inc.

Background Information

STAFF COMMENTARY | Phil Dougherty is seeking approval of a minor amendment to the approved PUD 83 for a lot which has been purchased for the purpose of retail establishment with a (mix of uses). The new structure is to be located east of HWY 75 and south of Main Street situated just south of Gateway bank in the northwest corner of Gateway Plaza. This location is the area which was split off the northern part of Lot One, Block 2.

PLANNING DATA | Minor Amendment to PUD 83. "PUD 83B" was approved by Planning Commission on February 25, 2020 and City Council, March 3, 2020

Lot Split | A lot split was approved formalizing Development Area A-2 as seen in PUD 83, with a minor change along the south lot area due to parking requirements.

Public Comment | None | no notice is given to public for Minor Amendments

Zoning | PUD 83B1 Amended | JZ 20-650 | Approved March 03, 2020 | Bank Use

Zoning Request | PUD 83B1.MI1 | Request for an indoor shooting range as an accessory use

General Location | Gateway Place and Main Street | East of HWY 75 and south of W 96th Street S

Plat | Gateway Plaza Jenks | No. 6614 | June 08, 2015

Parcel ID | 60645822339713 (Staff is working with AAB engineering to clean up a scrivener's error)

Legal | Part of LOT 1, BLOCK 2

Gross Acres | +-87,279 SF (+-2.0036 Acres)

Staff Evaluation & Recommendation

EVALUATION | Staff believes the minor amendment request to allow for an indoor shooting range within a retail establishment is an acceptable request. City Council has entered into an Economic Development agreement with owners of Frontier Justice and fully support the request. The project must meet all City requirements, and the requirements of PUD 83B1.

Gateway Plaza PUD 83 | Approved in August 2013

The original PUD had four development areas.

- Development Area “A” was envisioned for restaurants, retail, or hotel uses. Office uses are not included.
- Development Area “B” allowed the same uses as Area “A” but adds office uses.
- Development Area “C” contained the Gateway office building and parking.
- Development Area “D” is for parks, open space and intensive recreation.

PUD 83 was modified twice before.

- November 2014 | To allow for the maximum building height of Development Area C to 75 feet instead of the standard 50 feet. This was done to accommodate the Gateway Mortgage building.
- November 2015 | To allow for parts of Use Unit 20 to be a use by right in Lot 1 Block 4 of the Gateway Plaza Plat: Amusement Activities, drive-in theatre, golf driving range, outdoor recreation, outdoor (offsite) advertising and festivals. It also prohibited billboards on Lots 1 Block 1, Lots 1 and 2 Block2, and lot 1 Block 3 of Gateway Plaza.

JZ 20-650 PUB 83B1 | Approved, February 20, 2020 | Major Amendment to 83B

- Allow for the acquisition and building of Gateway bank. The chain is being called Gateway First Bank and they have built the first location at the northwest corner of this property.
- Additional parking was proposed at the Gateway Mortgage site and have been added.

Details for this action are presented in the attached document entitled “Gateway First Bank Minor Amendment PUD 83-B-1, Gateway Plaza, Jenks, Oklahoma” (dated February 2020). The Development Concept proposed consists of:

- Existing Development Area “A” on the north portion of PUD 83 is to be reconfigured into two (2) Development Areas to be called Development Area “A-1” and Development Area “A-2” (see Exhibit “F”). The bank will be located in Area “A-2”. PUD 83-B-1 amends PUD 83 by clarifying that Development Area “A-2” may be used for office purposes, including a bank with a drive-through facility. Development Area “A-2” is to permit the uses as matter of right in the OL – Office Light District and the CS – Commercial Shopping District, excluding Use Unit 21 – Outdoor Advertising Signs (only), and uses customarily accessory to the permitted uses. Development Area “A-1” remains unchanged.
- Existing Development Area “D” on the south portion of PUD 83 is to be reconfigured into two (2) Development Areas to be called Development Area “D-1” and Development Area “D-2” (see

Exhibit "F"). Development Area D-2 would be immediately south of the current Gateway Mortgage building and would add Use Unit 1 – Area-wide uses by right and Use Unit 10 – Off-street parking area, as well as uses customarily accessory to the permitted uses.

- Because of the location of the projects within the "Gateway District" in the City of Jenks, landscaping consistent with recently proposed landscaping design criteria are planned for Development Area "A-2" (see Exhibit "G") and Development Area "D-2" (see Exhibit "H"). As part of the development for the Gateway First Bank, Reserve Area "B" will be landscaped consistent with the plan shown on Exhibit "I".
- After approval of this amendment, a lot split to separate Development Area "A-2" into its own lot for Gateway First Bank, a lot split to create Development Area "D-2", and a lot combination to join with Development Area "C" (Block 3, Lot 1) will be proposed.

(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.*

(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.*

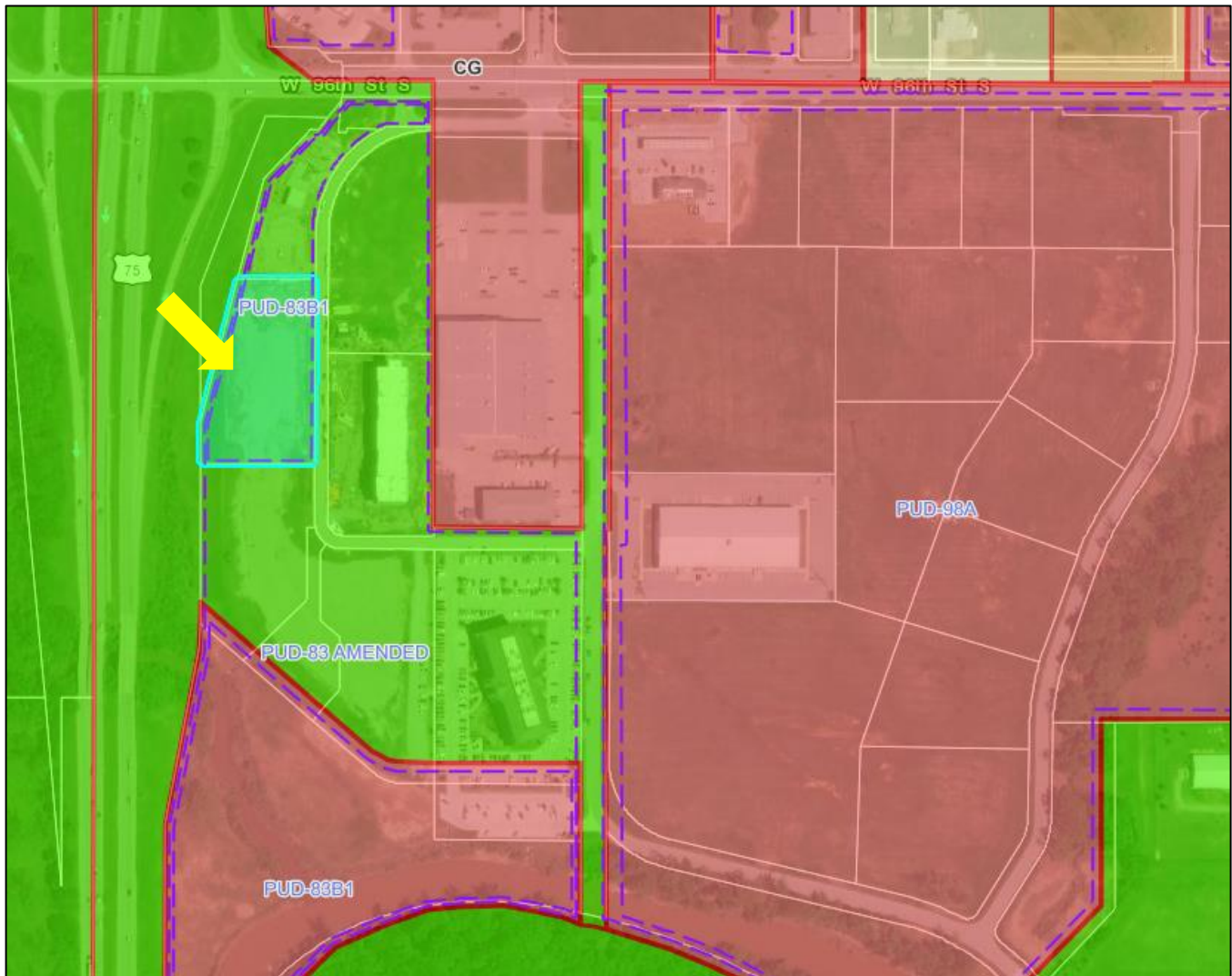
(2) Major Amendment. *A major amendment is any proposed change to an approved major or minor planned development that results in one or more of the following changes:*

- (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(J)(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.

RECOMMENDATION: Staff and City Council (based on approved economic development agreement) recommend approval of JZ 22 PUD 83b1.Mi1 as presented.

Figure 1: Zoning Map



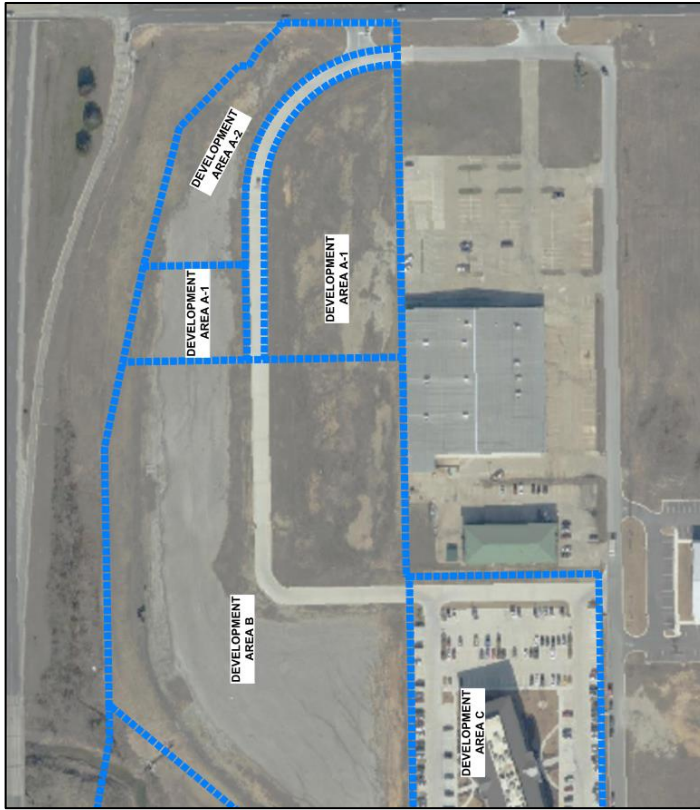


Figure 2: PUD 83 "B" Amended Development Area Plan

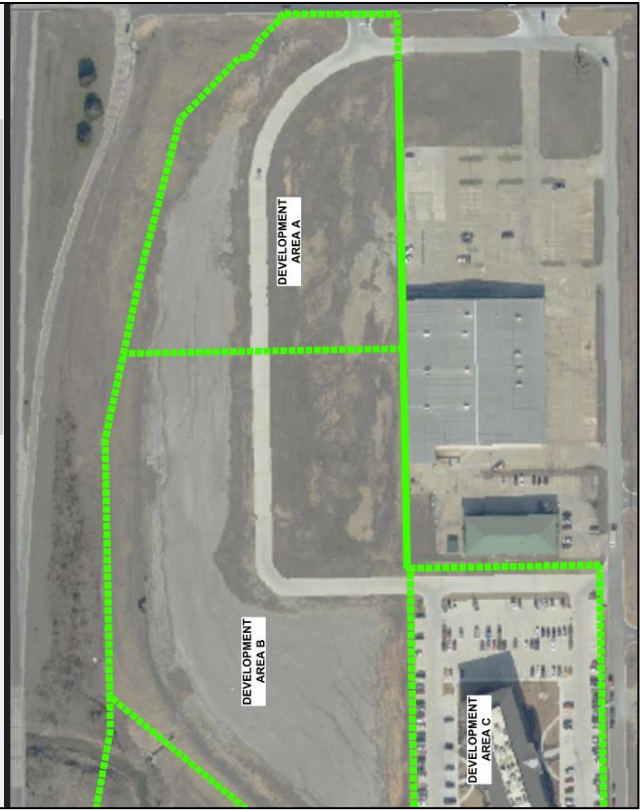


Figure 2A: Original PUD 83 Development Area Plan



Figure 3: View Southeast from HWY 75 Access Road



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

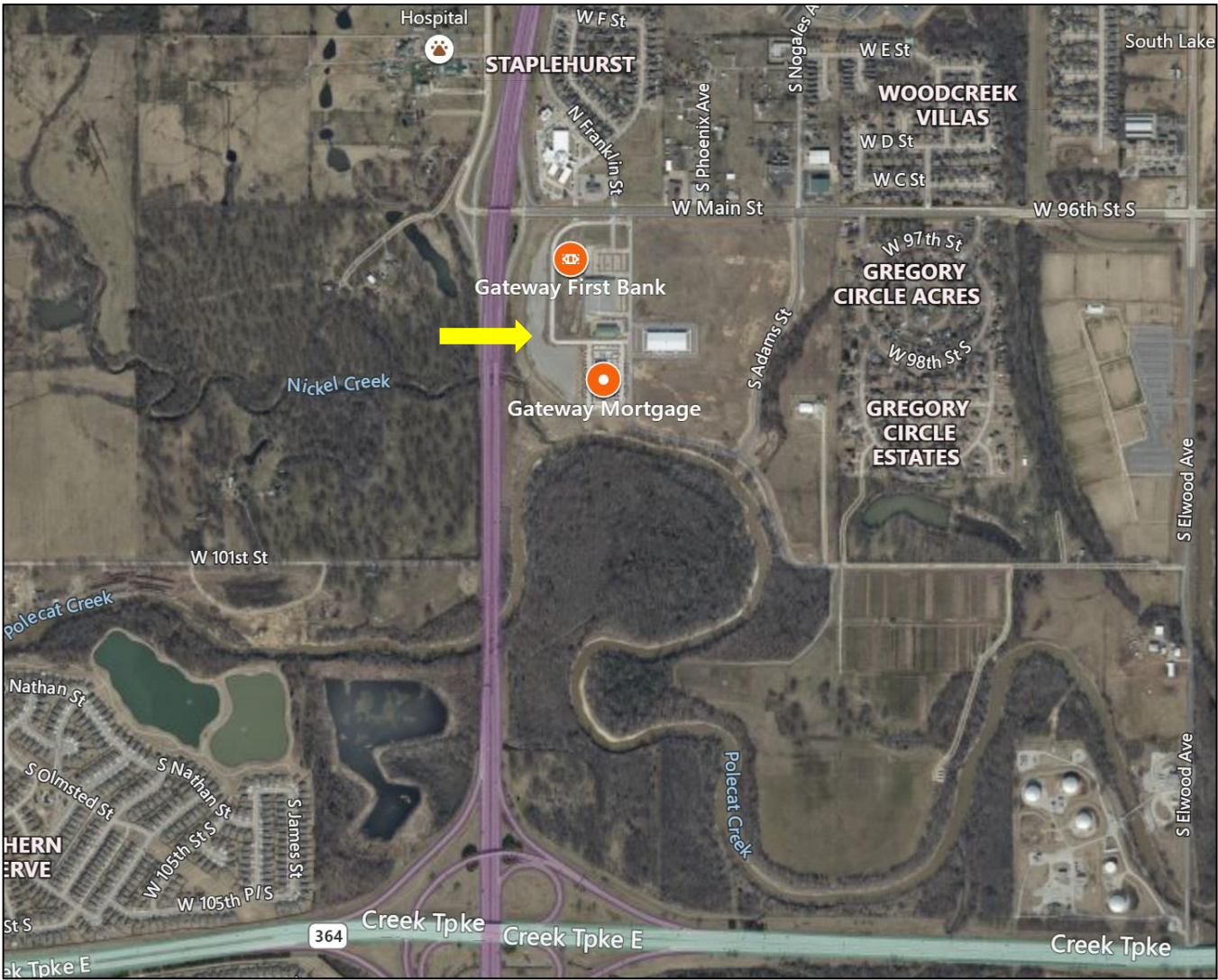


Figure 5: Bing Aerial Map

GATEWAY FIRST BANK

Minor Amendment PUD 83-B-1



**Gateway Plaza
Jenks, Oklahoma**

FEBRUARY 2020

GATEWAY FIRST BANK

Minor Amendment PUD 83-B-1

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II. DEVELOPMENT STANDARDS	2
III. PROJECT LEGAL DESCRIPTIONS	4
IV. SCHEDULE OF DEVELOPMENT	4

List of Exhibits

- Exhibit "A" - Map of Existing Development Areas in PUD 83
- Exhibit "B" - Legal Description of Development Area A-1
- Exhibit "C" - Legal Description of Development Area A-2
- Exhibit "D" - Legal Description of Development Area D-1
- Exhibit "E" - Legal Description of Development Area D-2
- Exhibit "F" - Map of Development Areas in PUD 83-B-1
- Exhibit "G" - Conceptual Landscaping Plan for Development Area A-2
- Exhibit "H" - Conceptual Landscaping Plan for Development Area D-2
- Exhibit "I" - Conceptual Landscaping Plan for Reserve Area B

GATEWAY FIRST BANK

Minor Amendment PUD 83-B-1

I. DEVELOPMENT CONCEPT.

A map of the existing Development Areas in the PUD 83 is attached hereto as **Exhibit “A”**.

Plan Unit Development Minor Amendment 83-B-1 (“**PUD 83-B-1**”) reconfigures Development Area A into two (2) Development Areas called “**Development Area A-1**” and **Development Area A-2**”herein.

The legal descriptions of Development Area A-1 and Development Area A-2 are attached hereto as **Exhibit “B”** and **Exhibit “C”**.

Additionally, PUD 83-B-1 also reconfigures Development Area D by splitting Development Area D into two (2) Development Areas called “**Development Area D-1**” and “**Development Area D-2**”.

The legal descriptions of Development Area D-1 and Development Area D-2 are attached hereto as **Exhibit “D”** and **Exhibit “E”**, respectively.

A map of all of the Development Areas as reconfigured by PUD 83-B-1 is attached hereto as **Exhibit “F”**.

PUD 83-B-1 also amends the PUD 83 by clarifying that Development Area A-2 may be used for, among other things, office purposes, including a bank with a drive-through facility. PUD 83-B-1 further amends the PUD to allow parking as a permitted use in Development Area D-2. As a part of the development of Development Area D-2, Development Area D-2 will be tied to Lot One (1), Block Three (3), Gateway Plaza, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Because of the location of the Project within the “Gateway District” in the City of Jenks, both Development Area A-2 and Development Area D-2 will be developed consistent with the Conceptual Landscape Plans for both such Development Areas.

The Conceptual Landscape Plans for Development Area A-1 and Development Area D-2 are attached hereto as **Exhibit “G”** and **Exhibit “H”**, respectively.

Finally, as a part of the development to the Gateway First Bank on part of Development Area A-2, Reserve Area B will be landscaped consistent with the Conceptual Landscape Plan for Reserve Area B.

The Conceptual Landscape Plan for Reserve Area B is attached hereto as **Exhibit “I”**.

All of the property within PUD 83 is zoned CS – Commercial Supply District. No zoning change is necessary to support PUD 83-B-1.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

II. DEVELOPMENT STANDARDS.

DEVELOPMENT AREA A-2

LAND AREA:

Net:	1.39 Acres	60,438.49 SF
------	------------	--------------

PERMITTED USES:

The Uses permitted as matter of right in the OL – Office Light District and the CS – Commercial Shopping District, excluding Use Unit 21 Outdoor Advertising Signs (only), and uses customarily accessory to the permitted uses.

MAXIMUM BUILDING FLOOR AREA (using .75 FAR):	45,358 SF
--	-----------

MAXIMUM FRONTAGE (per lot):	N/A
-----------------------------	-----

MAXIMUM BUILDING HEIGHT:	75 FT
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MINIMUM BUILDING SETBACKS:

From the west boundary of Lot 2, Block 1	10 FT
From the south boundary	10 FT
From the north boundary of Lot 2, Block 1	50 FT
From the east boundary	20 FT
From internal boundaries	10 FT

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

DEVELOPMENT AREA D-1

LAND AREA:

Net:	10.42 Acres	453,737.95 SF
------	-------------	---------------

DEVELOPMENT AREA D-2

LAND AREA:

Net:	1.03 Acres	44,796.17 SF
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PERMITTED USES:

Use Unit 1, area wide uses by right, limited to landscaping, open spaces and similar uses, and Use Unit 10, Off-Street Parking Areas, and uses customarily accessory to the permitted uses.

Except as amended hereby all the other Development Standards of PUD 83 shall remain unchanged.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

III. PROJECT LEGAL DESCRIPTIONS.

The legal descriptions of Development Area A-1 and Development Area A-2 are attached hereto as **Exhibit “B”** and **Exhibit “C”**, respectively. The legal descriptions of Development Area D-1 and Development Area D-2 are attached hereto as **Exhibit “D”** and **Exhibit “E”**, respectively.

IV. SCHEDULE OF DEVELOPMENT.

The anticipated construction start date for development within Development Area A-2 and Development Area D-2 is the third quarter of 2020.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT “A”

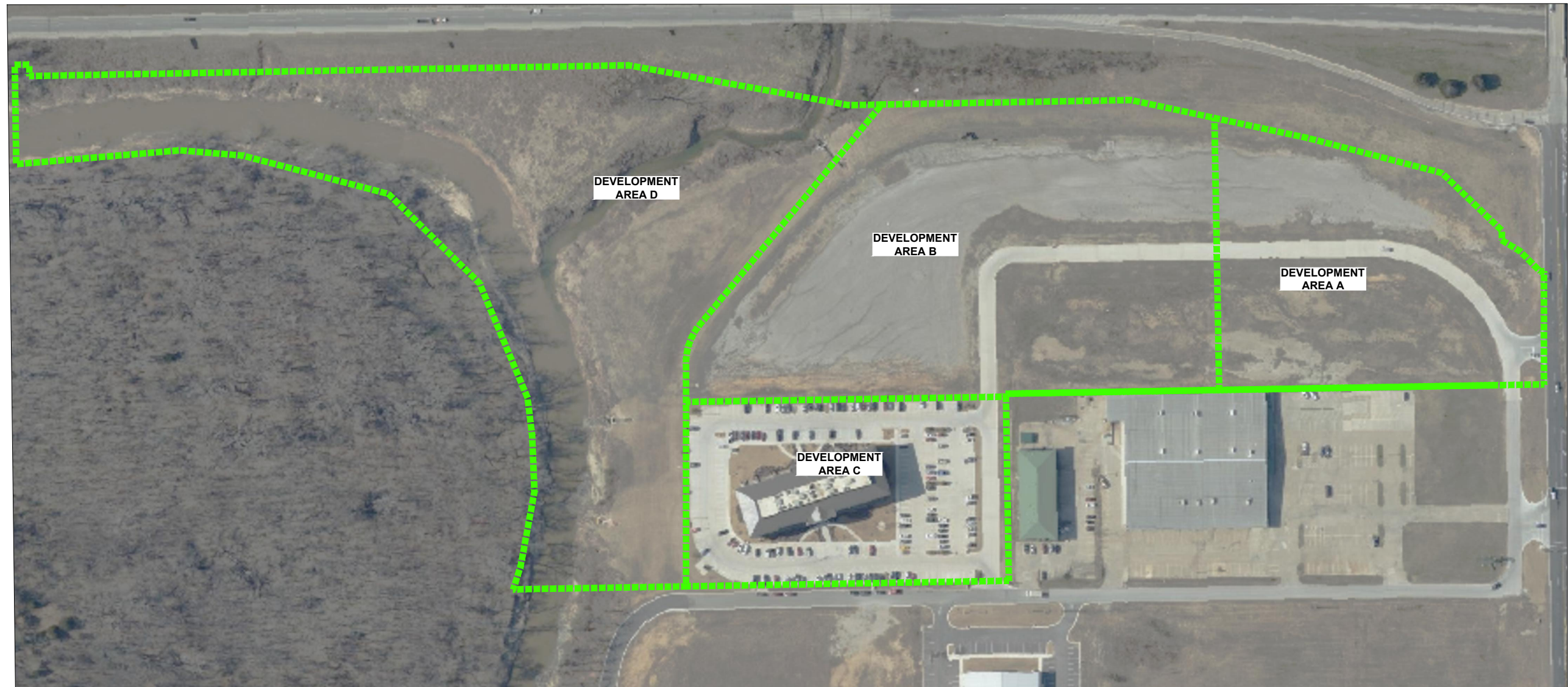
MAP OF EXISTING DEVELOPMENT AREAS IN PUD 83



DRAWING SCALE: 1"= 100'
0 50 100 200

Exhibit A

Existing Development Areas



PLOT DATE: Nov. 03 Feb 2020 FILE: P1181022-GATEWAY BANKINGWAY BANKSAFE(PLO)



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT "B"

LEGAL DESCRIPTION DEVELOPMENT AREA A-1

A PART OF LOT ONE (1) BLOCK ONE (1) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 487.73 FEET; THENCE SOUTH 89°56'43" WEST, A DISTANCE OF 224.00 FEET TO THE WEST LINE OF SAID LOT ONE (1); THENCE NORTH 00°03'17" WEST ALONG SAID WEST LINE, A DISTANCE OF 263.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 44°56'43" EAST, 316.78 FEET, FOR AN ARC DISTANCE OF 351.86 FEET TO THE POINT OF BEGINNING. CONTAINING 98,485.03 SQUARE FEET OR 2.26 ACRES.

AND

A PART OF LOT ONE (1) BLOCK TWO (2) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 00°05'30" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 222.12 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 14°35'41" EAST, A DISTANCE OF 143.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 14°35'41" EAST, A DISTANCE OF 159.80 FEET; THENCE NORTH 89°00'13" EAST, A DISTANCE OF 169.96 FEET TO THE EAST LINE OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 157.40 FEET; THENCE SOUTH 89°56'43" WEST, A DISTANCE OF 210.36 FEET TO THE POINT OF BEGINNING. CONTAINING 29,635.20 SQUARE FEET OR 0.68 ACRES.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT "C"

LEGAL DESCRIPTION OF DEVELOPMENT AREA A-2

A PART OF LOT ONE (1) BLOCK TWO (2) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 00°05'30" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 222.12 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 14°35'41" EAST, A DISTANCE OF 302.93 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT ONE (1) FOR THE NEXT TEN CALLS, NORTH 14°35'41" EAST, A DISTANCE OF 238.07 FEET; THENCE NORTH 43°55'01" EAST, A DISTANCE OF 142.23 FEET; THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 16.50 FEET; THENCE NORTH 30°51'13" EAST, A DISTANCE OF 34.94 FEET; THENCE NORTH 45°00'44" EAST, A DISTANCE OF 49.50 FEET; THENCE NORTH 00°06'57" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 193.50 FEET; THENCE SOUTH 00°03'17" EAST, A DISTANCE OF 43.27 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 252.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°56'44" WEST, 356.38 FEET, FOR AN ARC DISTANCE OF 395.84 FEET; THENCE SOUTH 00°03'17" EAST, A DISTANCE OF 106.33 FEET; THENCE LEAVING THE BOUNDARY OF SAID LOT ONE (1), SOUTH 89°00'13" WEST, A DISTANCE OF 169.96 FEET TO THE POINT OF BEGINNING. CONTAINING 60,438.49 SQUARE FEET OR 1.39 ACRES.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT "D"

LEGAL DESCRIPTION DEVELOPMENT AREA D-1

A PART OF LOT ONE (1) BLOCK FOUR (4) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 159.75 FEET TO A CORNER OF SAID LOT ONE (1); THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT ONE (1) FOR THE NEXT SIXTEEN CALLS; NORTH 71°18'03" WEST, A DISTANCE OF 41.41 FEET; THENCE NORTH 78°32'03" WEST, A DISTANCE OF 129.81 FEET; THENCE SOUTH 88°35'32" WEST, A DISTANCE OF 97.10 FEET; THENCE SOUTH 83°53'17" WEST, A DISTANCE OF 64.36 FEET; THENCE SOUTH 69°46'41" WEST, A DISTANCE OF 92.37 FEET; THENCE SOUTH 66°58'58" WEST, A DISTANCE OF 120.15 FEET; THENCE SOUTH 45°24'13" WEST, A DISTANCE OF 217.69 FEET; THENCE SOUTH 15°41'37" WEST, A DISTANCE OF 258.19 FEET; THENCE SOUTH 05°43'57" WEST, A DISTANCE OF 107.27 FEET; THENCE SOUTH 03°54'02" EAST, A DISTANCE OF 280.84 FEET; THENCE NORTH 89°54'31" WEST, A DISTANCE OF 169.99 FEET; THENCE NORTH 00°06'57" WEST, A DISTANCE OF 24.75 FEET; THENCE SOUTH 89°54'31" EAST, A DISTANCE OF 19.70 FEET; THENCE NORTH 00°05'30" WEST, A DISTANCE OF 1023.91 FEET; THENCE NORTH 11°13'06" EAST, A DISTANCE OF 382.43 FEET; THENCE NORTH 00°05'30" WEST, A DISTANCE OF 55.56 FEET TO THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE SOUTH 49°30'47" EAST ALONG THE NORTHERLY LINE OF SAID LOT ONE (1), A DISTANCE OF 488.52 FEET; THENCE ALONG SAID NORTH LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 101.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 69°45'07" EAST, 69.88 FEET, FOR AN ARC DISTANCE OF 71.35 FEET; THENCE SOUTH 89°59'27" EAST ALONG SAID NORTH LINE, A DISTANCE OF 66.10 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 142.00 FEET; THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 315.54 FEET TO THE POINT OF BEGINNING. CONTAINING 453,737.95 SQUARE FEET OR 10.42 ACRES.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT "E"

LEGAL DESCRIPTION DEVELOPMENT AREA D-2

A PART OF LOT ONE (1) BLOCK FOUR (4) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 142.00 FEET; THENCE SOUTH 89°59'27" WEST, A DISTANCE OF 315.54 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 142.00 FEET TO THE NORTHERLY LINE OF SAID LOT ONE (1); THENCE SOUTH 89°59'27" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 315.40 TO THE POINT OF BEGINNING. CONTAINING 44,796.17 SQUARE FEET OR 1.03 ACRES.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT “F”

MAP OF DEVELOPMENT AREAS IN PUD 83-B-1



DRAWING SCALE: 1"= 100'
0 50 100 200

Exhibit F

Proposed Development Areas



PLOT DATE: Nov. 03 Feb 2020 FILE: P1181022-GATEWAY BANKINGWAY BANKSAFE(PLO)



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

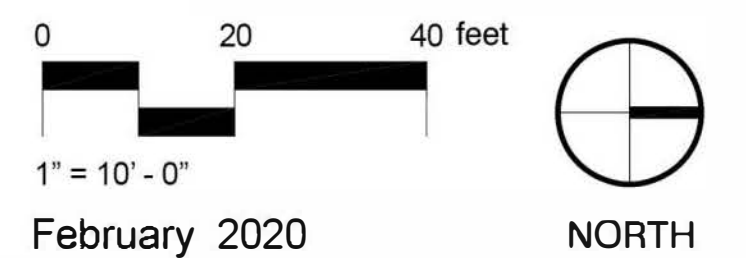
EXHIBIT “G”

CONCEPTUAL LANDSCAPING PLAN FOR DEVELOPMENT AREA A-2

Gateway Plaza

GATEWAY FIRST BANK
PUD 83-B-1
Jenks, Oklahoma

EXHIBIT G



PLANT SCHEDULE

SHADE TREES 2 1/2" MIN. CAL.
EVERGREEN TREES 8' MIN. HT.

TREE SELECTIONS WILL BE VARIETIES
THAT EXCEL IN OKLAHOMA WHICH COULD INCLUDE:

- SHUMARD OAK
- CHINESE PISTACHE
- LOBLOLLY PINE
- LEGACY MAPLE
- ELM (IMPROVED VARIETIES)
- HOLLY TREES



ALABACK DESIGN
LANDSCAPE ARCHITECTS

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT “H”

CONCEPTUAL LANDSCAPING PLAN FOR DEVELOPMENT AREA D-2

PLANT SCHEDULE

SHADE TREES 2 1/2" MIN. CAL.
EVERGREEN TREES 8' MIN. HT.

TREE SELECTIONS WILL BE VARIETIES
THAT EXCEL IN OKLAHOMA WHICH COULD INCLUDE:

- SHUMARD OAK - LEGACY MAPLE
- CHINESE PISTACHE - ELM (IMPROVED VARIETIES)
- LOBLOLLY PINE - HOLLY TREES

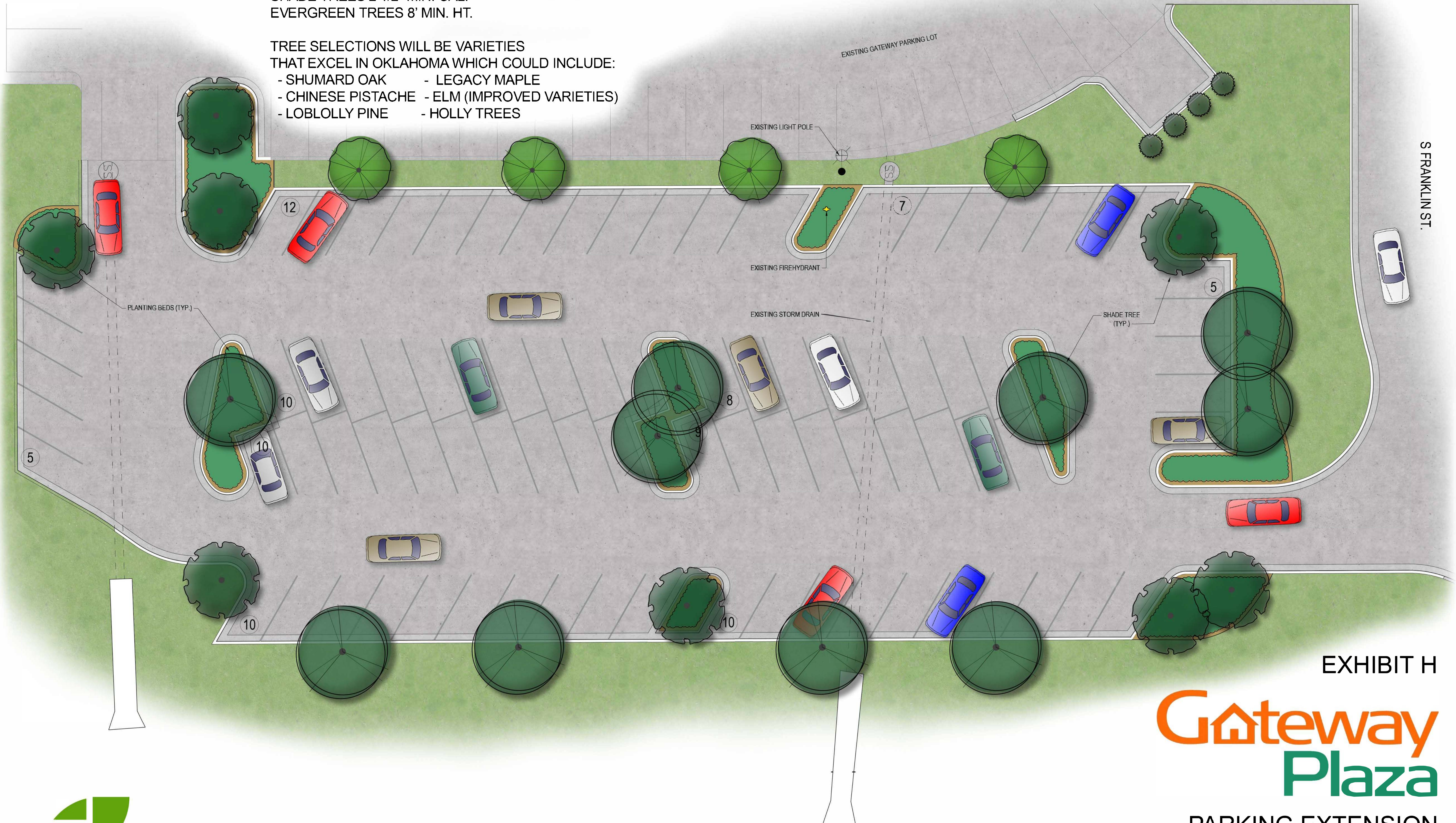


EXHIBIT H

Gateway Plaza

PARKING EXTENSION

PUD 83-B-1

Jenks, Oklahoma

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT “I”

CONCEPTUAL LANDSCAPING PLAN FOR RESERVE AREA B

Gateway Plaza

RESERVE AREA B
PUD 83.B.1
Jenks, Oklahoma

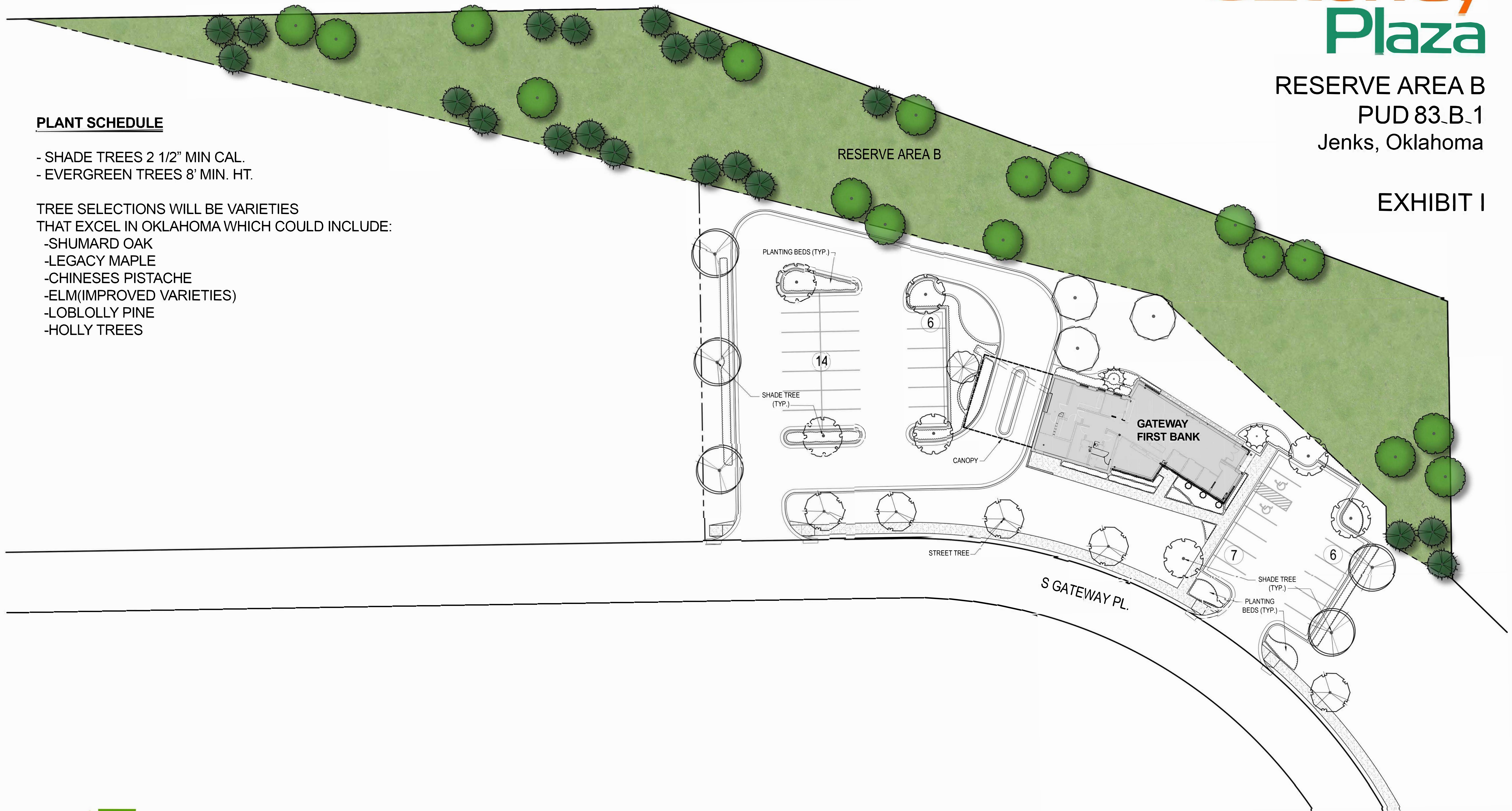
EXHIBIT I

PLANT SCHEDULE

- SHADE TREES 2 1/2" MIN CAL.
- EVERGREEN TREES 8' MIN. HT.

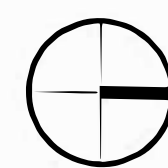
TREE SELECTIONS WILL BE VARIETIES THAT EXCEL IN OKLAHOMA WHICH COULD INCLUDE:

- SHUMARD OAK
- LEGACY MAPLE
- CHINESES PISTACHE
- ELM(IMPROVED VARIETIES)
- LOBLOLLY PINE
- HOLLY TREES



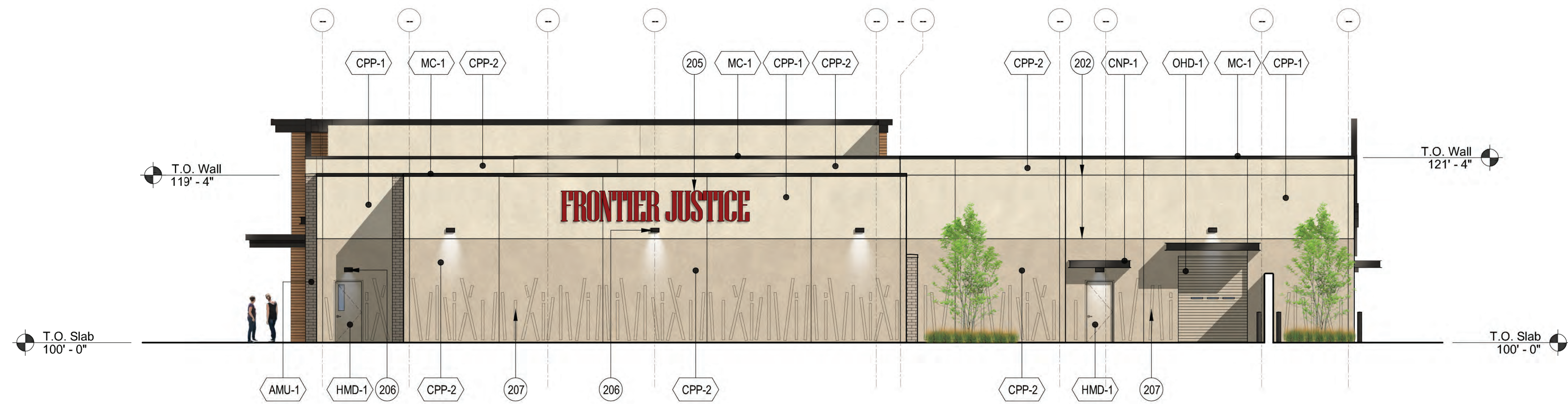
ALABACK DESIGN
LANDSCAPE ARCHITECTS

0 20 40 feet
1" = 20' - 0"



NORTH

February 2020



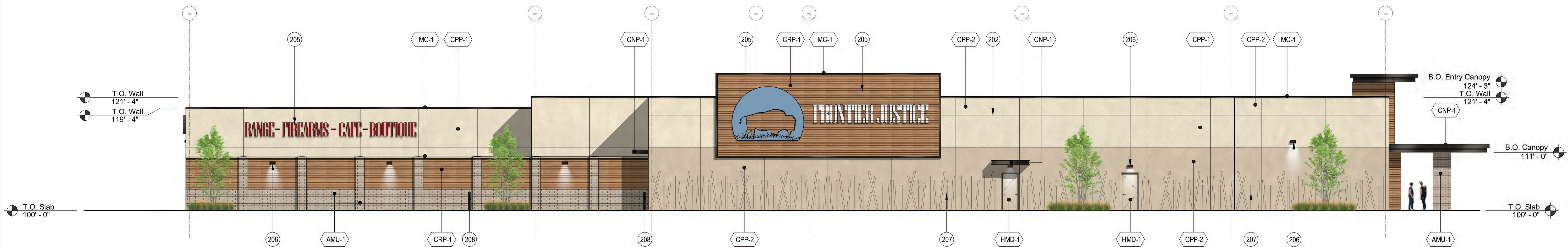
North Elevation
Scale: 3/32" = 1'0"

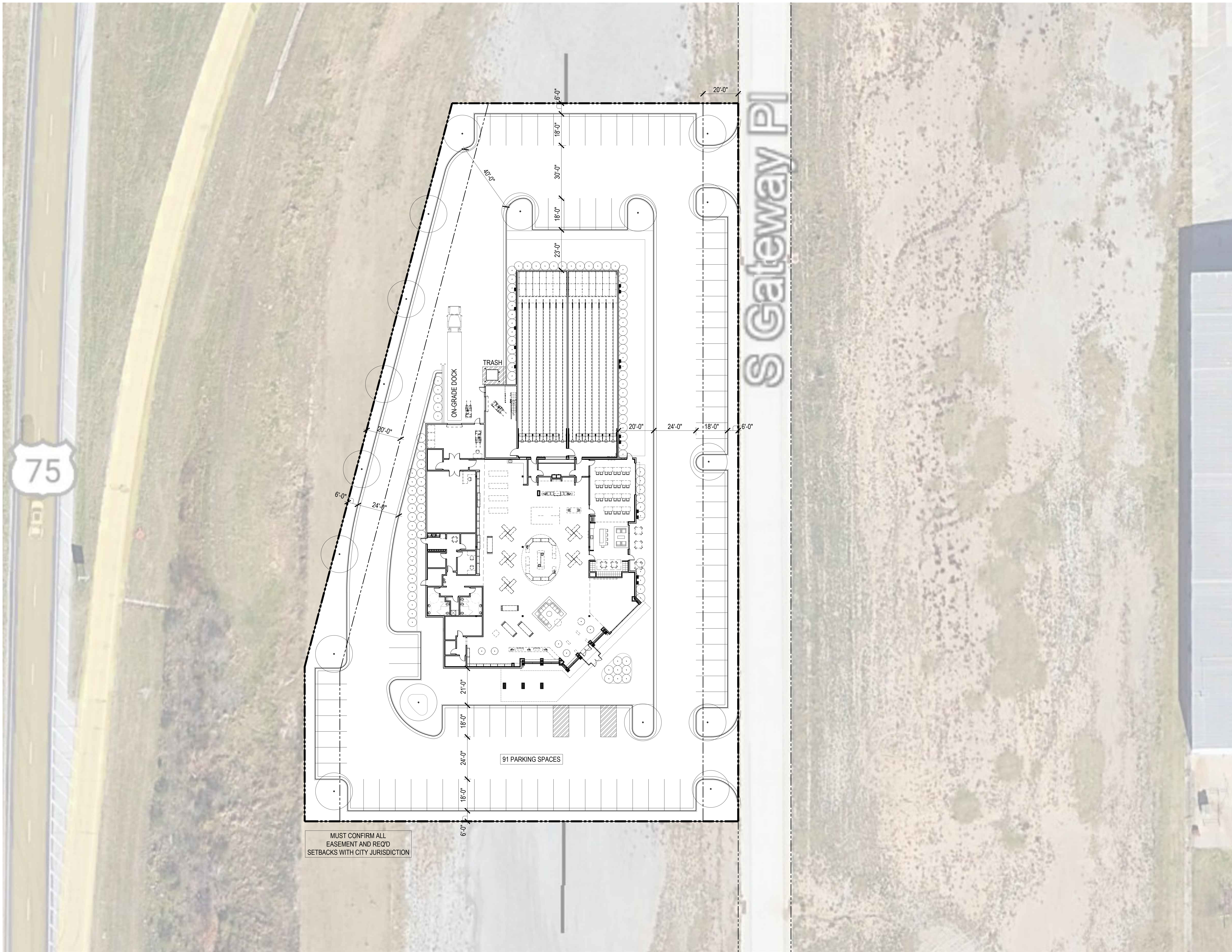
4



South Elevation
Scale: 3/32" = 1'0"

3





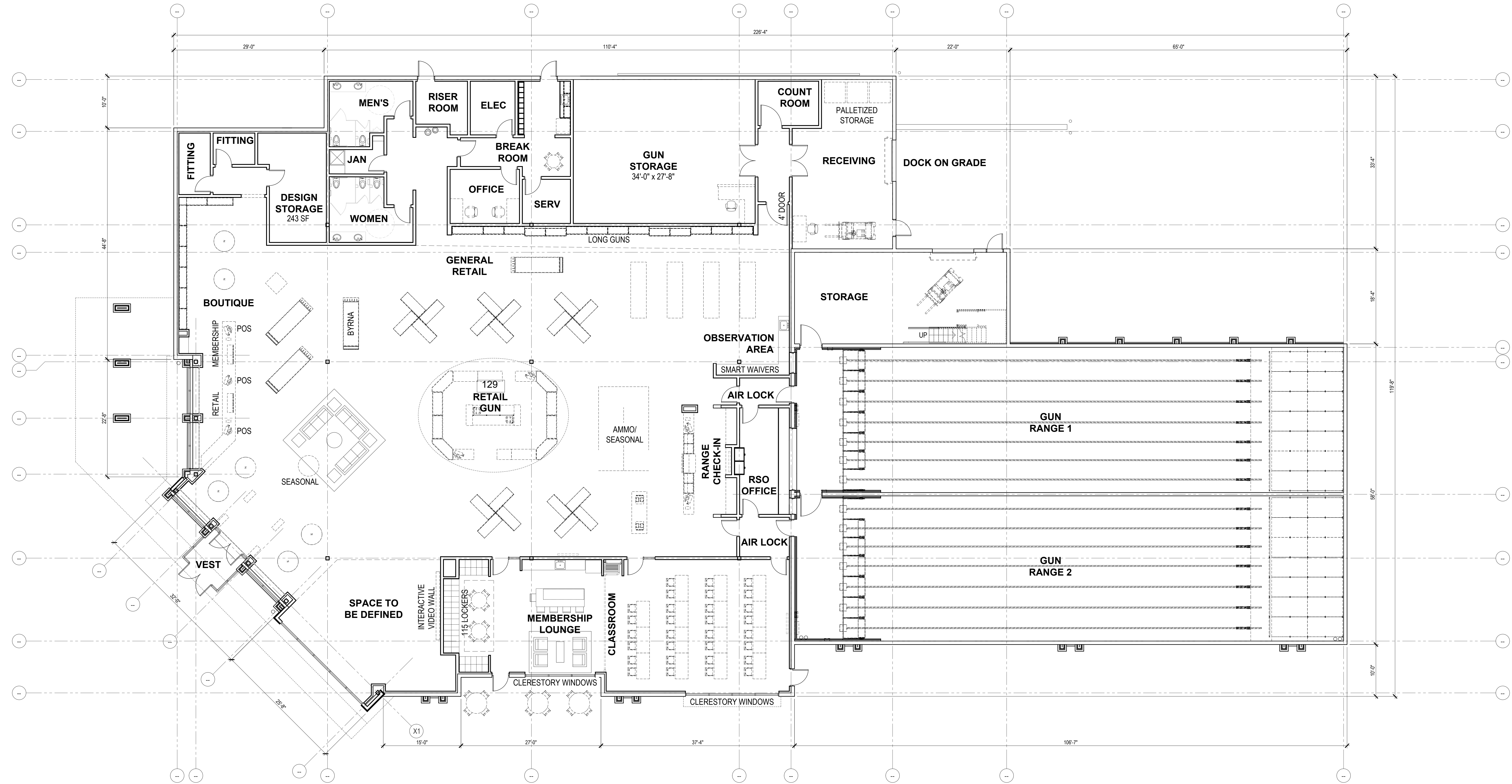
Frontier Justice
A Retail Development
Jenks, OK

#	Revisions:	
01	PRELIMINARY DESIGN REVISIONS	06/14/2022

Project #: 220402

Preliminary Design
June 09, 2022

Site Plan



GROSS FLOOR AREA: 20,890 SF

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	August 04, 2022
Case Number	ROW-UEC 22-82
Request	Utility Easement Closure
Location	Haddington Heights 710 W 109 TH ST.
Applicant	Justin Sharp Timber Creek

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

☐ Utility Easement Exhibit

Preparer

TEP Engineering

Background Information

STAFF COMMENTARY | Lots 33 and 34, Block 1 of Haddington Heights have been purchased for the purpose of constructing a house over the middle of the two lots. Currently the shared property line, per the plat, has a (five) 5' utility easement on each side of the lot line. Before a building permit may be issued, the utility easement needs to be closed. The Fire Chief has no issues with the closure, and no TAC comments/objections have been received. There are no City utilities in the easement.

PLANNING DATA

TAC | 30-day notice to TAC began on July 19, 2022. No comments have been received at time of report.

Request Close 10' Utility Easement to build a home

Use Single-family Residential

Zoning PUD 95A | Residential Single-Family

General Location 710 W 109th St

Plat Haddington Heights

No. 6717

UTILITY EASEMENT Lots Containing Utility Easement to be Closed and Vacated

Legal Lot's 33 & 34, Block 1 Haddington Heights

Staff Evaluation & Recommendation

Evaluation | Staff is not opposed to the closure and ultimate vacation of the utility easement and will not oppose the vacation at District Court. The applicant must complete the Easement Vacation at District Court and any other engineering requirements as applicable.

Recommendation | *Staff recommends approval of requested closure and has no objection to the applicant obtaining a Judicial Vacation of the easement.*



Figure 1 | City Utility Map of Area

To	Planning Commission
Hearing Date	August 04, 2022
Case Number	Preliminary/Final Plat Whitetail Crossing Estates
Request	Approval of Plat
Location	North of 131 st and West of Harvard (Providence Hills)
Applicant	Ryan McCarty Select Design

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Preliminary and Final Plat documents

Preparer

Select Design

Background Information

STAFF COMMENTARY | This development would qualify for a lot split or minor subdivision because of the number of lots. However, staff asked the applicant to plat which is a requirement when a property is rezoned as well as the number of easements needed along with the dedication of "Reserve A" which serves as a private street, landscaping, and mutual open space. The area is included in PUD 49 but was not included when Providence IV was platted.

PLANNING DATA

Request	Approval of Preliminary/Final Plat
Use	Single-family Residential
Zoning	PUD 49 RS-1 Residential Single-Family (Ordinance No. 1132)
General Location	West of Harvard (Providence Hills) and south of 131 st
Plat	Unplatted portion of Providence Hills PUD 49
Plat Data	3 Lots, 1 Block, 1 Reserve
Parcel	97308730800010
Legal	PRT NW NE BEG 50S NWC NE TH E379.87 SW69.85 SW181.68 SW294.30 SE120.87 SW245.04 N680.35 TO N POB SEC 8 17 13
Owner	Wakefield, Stephen
STR	Section 08, Township 17, Range 13
Gross Acres	4.53

- Ryan McCarty
1. Does geometry and design of the proposed driveway satisfy fire code review? Proposed hydrant location ok?
 2. We hope to push this through as a preliminary / final plat if possible. Will this be acceptable?
- Greg Ostrum, Fire Chief
- They will need to provide measurements of all portions of the proposed hammerhead. Also, the hammerhead will need to be straight as shown in Appendix D of the 2018 IFC.
- Chuck Miller, COJ
- I have attached waterline Record Drawings and pictures for Providence Hills IV. The 12" line from Providence Hills IV does not go on to the West of Whitetail Crossing. The 12" waterline crosses 131st St and dead ends on the North side of 131st St., at the East end of the bar ditch culvert pipe. Tulsa has a 36" RCP waterline running parallel to the Jenks 12" waterline, about 14.5' North (as shown in Record Drawings).
- Kym Cude, ONG
- ONG has no comment for the plat
- Tanner Rush, COJ, DEV
- The applicant is planning on using Aerobic systems, as the sanitary is "locked" behind the Glenpool ROW along Block 1 in Prov Hills IV. Water available along 131st. They are planning on serving all three lots with water from the main extension. They intend to make connection to the approved and installed proposed 6" waterline once it is in place, which is intended to occur before the first home is ready to be connected to the water supply.
- Chris Cloyde, COJ, ENG
- The stormwater was calculated during the engineering for Providence Hills IV, the existing pond "Reserve C" was designed to accept the water from this development area.

Staff Evaluation & Recommendation

Evaluation | The lots as proposed exceed the requirements of the zoning (UDO) as well as the approved PUD 49. An HOA "Whitetail Crossing Estates Association" is established separate from Providence Hills.

Standard	ACTUAL	RS1	PUD 49
Lot Standards (Minimum)			
Lot Area (sqft)	59,919 average	10,000	5,200 6,900
Lot Area / DU (sqft)	60,000 average	10,000	NA
Lot Width (ft)	>	70	52/65
Yard Setbacks (Minimum)			
Front (ft)	50	35	20
Exterior Side (ft)	35	35	5
Interior Side (ft)	15	15 (1)	5
Rear (ft)	25	25	20
Building Standards (Maximum)			
Height (ft)	Unknown	35	Unknown
Impervious Surface Coverage	Unknown	35%	Unknown

(A) Major Subdivisions.

(1) **Purpose.** A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in Section 16-8-4(D)(1).

(2) Major Subdivision Review Criteria.

(a) **Comprehensive Plan Alignment.** The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

(b) **UDO Compliance.** The Major Subdivision is consistent with the provisions of the UDO and the governing district.

(3) **Platting Requirement.** For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.

(4) **Preplatting Conference.** The purpose of the preplatting conference is two-fold, as described in this subsection.

(a) The conference provides the City the opportunity to describe the community's vision to the applicant.

(b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.

(c) **Preplatting Conference.** The mandatory discussion is for following:

- ✓ Lot dimensions and area conform with UDO requirements and Comprehensive Plan, General topography of the tract,
- ✓ Existing adjoining developments,
- ✓ Existing streams, floodplains, and storm drainage (if any),
- ✓ Existing public and private utilities and easements,
- ✓ Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).
- ✓ Proposed layout of streets, lots and blocks,
- ✓ Proposed subdivision name,
- ✓ Name, address and telephone of tract landowner and subdivider,
- ✓ Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.

*(5) **Preliminary Plat.** The purpose of the preliminary plat application is to provide the City with an overall plan for the proposed development.*

*(a) **Preliminary Plat Review Requirements.** The preliminary plat shall show or be accompanied by the following:*

- ✓ The name and address of the owner or owners of the land to be subdivided, the name and address of the subdivider if other than the owner and the name and address of the land surveyor,*
- ✓ The date of preparation of the plat, north arrow, and scale (written and graphic presentation),*
- ✓ Key or location map showing location of subdivisions within the mile section,*
- ✓ An accurate legal description of the property,*
- ✓ The location and dimensions of all boundary lines of the proposed subdivision to the nearest one-hundredth foot,*
- ✓ The names of all adjacent subdivisions and the names, locations and widths of all existing and proposed streets, easements, drainage ways and other public ways, adjacent to the property,*
- ✓ The locations and widths of easements of all oil, gas and petroleum products pipelines and of existing utilities on or adjacent to the property,*
- ✓ The location and description of all existing structures, water bodies and watercourses,*
- ✓ The areas subject to flooding based upon the regulatory floor,*
- ✓ The names, locations and widths of all proposed streets, confirm types of streets and compliance with Section 16-8-8,*
- ✓ The location and dimension of all proposed streets, drainage ways, pedestrian ways, bike paths, parks, playgrounds, public ways, or other public or private reservations,*
- ✓ All proposed lots progressively numbered and building setback lines,*
- ✓ Blocks progressively numbered,*
- ✓ A topographic map of the subdivided area with contour lines having two (2) feet contour intervals based on United States Coastal and Geodetic Survey datum,*
- ✓ Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision,*
- ✓ Conforms to Subdivision Regulations for design and layout,*
- ✓ Connects with current and anticipated future abutting development(s),*
- ✓ Lot dimensions and shapes facilitate private use and infrastructure placement,*
- ✓ Takes advantage of existing environmental features of the property,*

- ✓ **Underground Mines.** *The subdivider shall locate mines under a proposed subdivision and designate the location of the same on the subdivision plat. The location of the mines shall be based upon information and/or techniques which have been approved in advance by the City Engineer which are reasonably calculated to accurately locate mines and their depths.*

(i) *The City Engineer may recommend that the City Council prohibit the erection of structures over the mine locations if the mines cannot be collapsed and the material compacted to City Engineer specifications or if, because of the shallow depth of the mine or its size, the mine would have the potential for cave-in. Appropriate building setbacks may be required upon the lots. The City Engineer may require other conditions to be met by the subdivider, based upon the location of the mines and any subsurface investigation reports, which would assist in preventing cave-ins under areas upon which structures may be erected.*

(ii) *The City Engineer may require that any streets or utility easements which may be dedicated to the City of Jenks or the public, either not be located over mines, or the mines collapsed and compacted to City Engineer Specifications, or additional bonding requirements imposed upon the subdivider to repair or reroute streets or utility easements in the event of cave-ins under the same.*

(iii) *All mine entrances shall be sealed and closed to the specifications of the City Engineer.*

(b) Additional Engineering Review Items:

- ✓ *Are all lots serviced with public street access?*
- ✓ *Are off-site access requirements and/or Limits of Access (LA/LNA) shown for driveways and streets onto an arterial street?*
- ✓ *Is there conformity to INCOG's published Major Street and Highway Plan, including street names and connections to existing and/or future street?*
- ✓ *Are all lots serviced with water and are adequate easements dedicated for water? [Yes](#)*
- ✓ *Are all lots serviced with sanitary sewer and are adequate easements dedicated for sanitary sewer? [The plan it is use Aerobic systems](#)*
- ✓ *Is the detention area identified as a separate area within the plat? It may consist of one or more platted lots, a separate block, or it may be identified as a reserve area.*
- ✓ *Does the plat provide an accessway at least twenty (20) feet wide to the required detention area? Access may be provided by frontage on a dedicated public street to the detention area.*
- ✓ *If the detention facility is approved by the City to serve areas outside the subdivision in which it is located, have the additional areas been specifically identified in the dedication?*
- ✓ *Does the ownership and maintenance responsibility for detention facility remain with the private sector if the facility is an integral usable part of the development? In all other cases, the detention facility will be dedicated to the public and the public will be*

responsible for the maintenance thereof. In the event the detention facility, as a result of drainageway improvements, becomes unnecessary, the facility by action of the City of Jenks shall revert to the person firm or corporation making such dedication or his heirs, successor or assignees.

(c) Recommendation by the Planning Commission. *The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to*

- approve,*
- approve with modifications, or*
- deny the Major Subdivision preliminary plat based on the applicable review criteria.*

The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.

(d) Action by City Council. *The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may approve, approve with modifications, or deny the Major Subdivision preliminary plat in accordance with applicable state law.*

(6) Final Plat. *The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.*

(a) Final Plat Review Requirements. *The final plat shall contain the following:*

- ✓ The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.*
- ✓ The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.*
- ✓ The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.*
- ✓ The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.*
- ✓ The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.*
- ✓ The size in acres and total number of lots in the subdivision.*
- ✓ The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.*
- ✓ Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:*
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,*

- (ii) *The boundary lines of the land being subdivided fully dimensioned,*
- (iii) *The boundary lines and widths of all proposed streets and alley fully dimensioned,*
- (iv) *Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,*
- (v) *The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,*
- (vi) *The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,*
- (vii) *Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,*
- ✓ **Blocks.** *Blocks progressively numbered and all lots within such blocks progressively numbered,*
 - (i) *The location of the base line and base line monuments,*
 - (ii) *Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,*
 - (iii) *Conforms to Subdivision Regulations for design and lay-out,*
 - (iv) *Minimizes likely development cost for Owner's development goals,*
 - (v) *Connects with current and anticipated future abutting development(s),*
 - (vi) *Lot dimensions and shapes facilitate private use and infrastructure placement,*
 - (vii) *Takes advantage of existing environmental features of the property.*
- ✓ **Additional Engineering Checklist Items:** *See Section (5)(b)*

(b) Record Plat Document Review Requirements.

- ✓ *Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.*
- ✓ *The following certifications shall be shown on the record plat:*
 - (i) *The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.*
 - (ii) *The certificate for release of mortgage for land dedicated to the public.*
 - (iii) *Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.*
 - (iv) *The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.*

(v) *The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.*

(vi) *The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.*

(vii) *The certificate by the County Treasurer that all land taxes have been paid on the property.*

(c) **Review and Recommendation by Planning Commission.** *After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council [approve or deny the final plat](#).*

(d) **Review and Approval by City Council.** *After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.*

(e) **Correction of Deficiencies and Abandonment.** *If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six (6) months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.*

(7) **Time Limit.** *The required improvements shall be completed within two (2) years from the approval of the record plat by the City Council unless extended by the City Council for cause.*

(8) **Vacated Plats.** *The vacation of a plat by District Court action or by written instrument as provided by Title 11, § 42-101 et seq. of the Oklahoma statutes, shall remove the obligation to construct required improvements.*

Recommendation | *Staff recommends approval of requested Preliminary/Final Plat for the three lot subdivision adjacent to Providence Hills IV.*

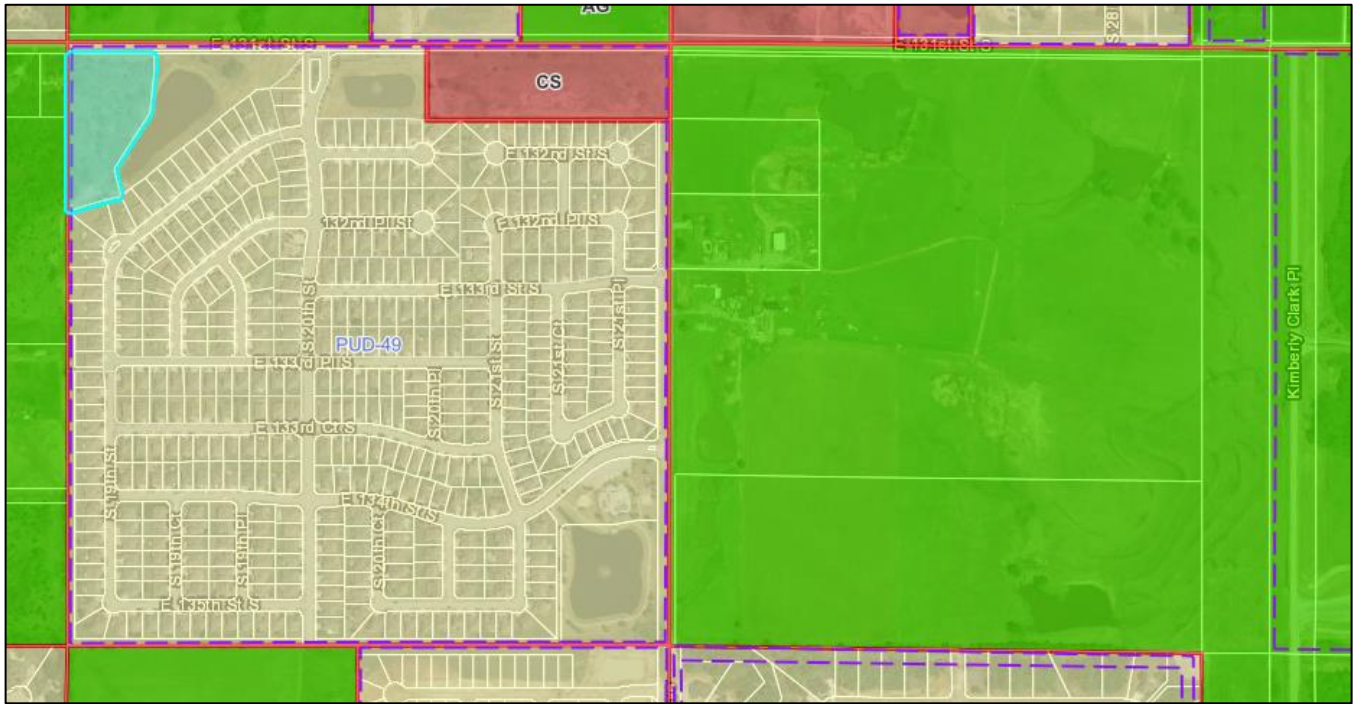


Figure 1 | INCOG Zoning Map of Area

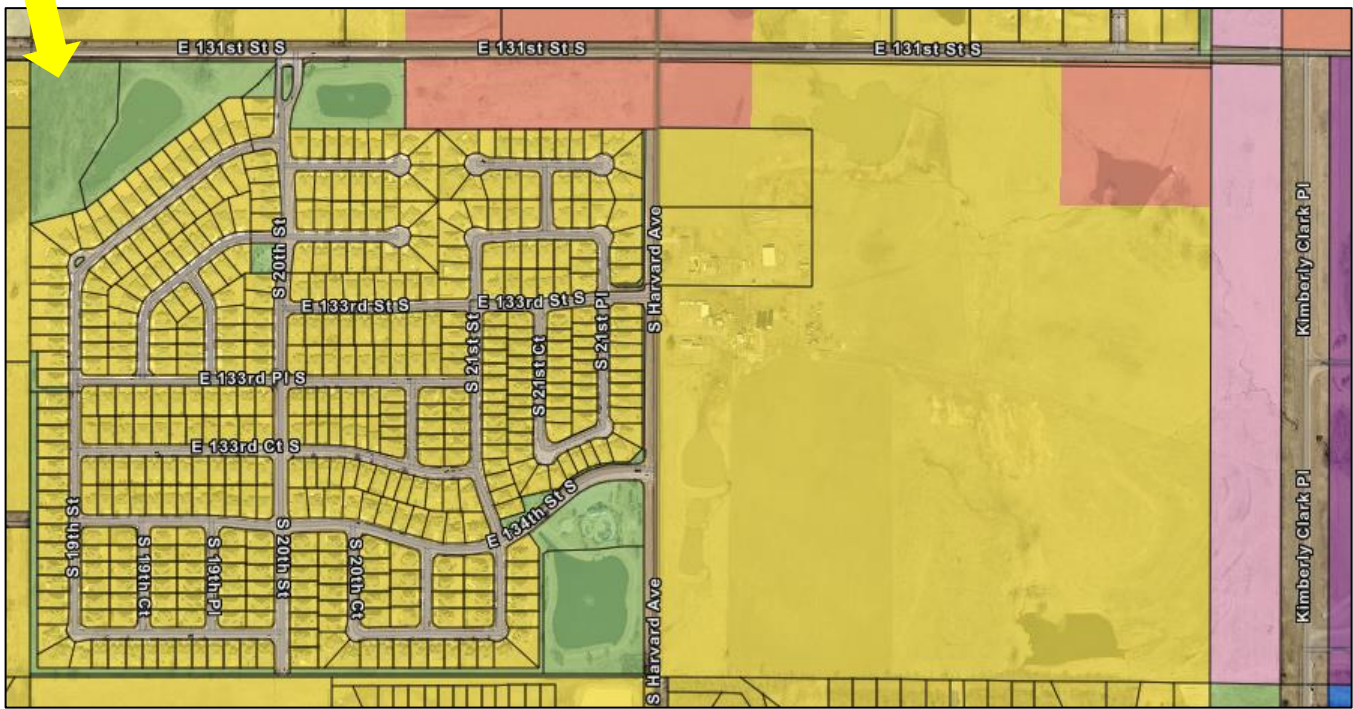


Figure 2: Agriculture | Staff recommends changing to Medium Intensity to match zoning of parcel in question and Providence Hills



Figure 3: Existing Utilities



Figure 4: Providence Hills and detention pond



Figure 5: Providence Hills



Figure 6: General location of proposed development looking south

Whitetail Crossing Estates

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

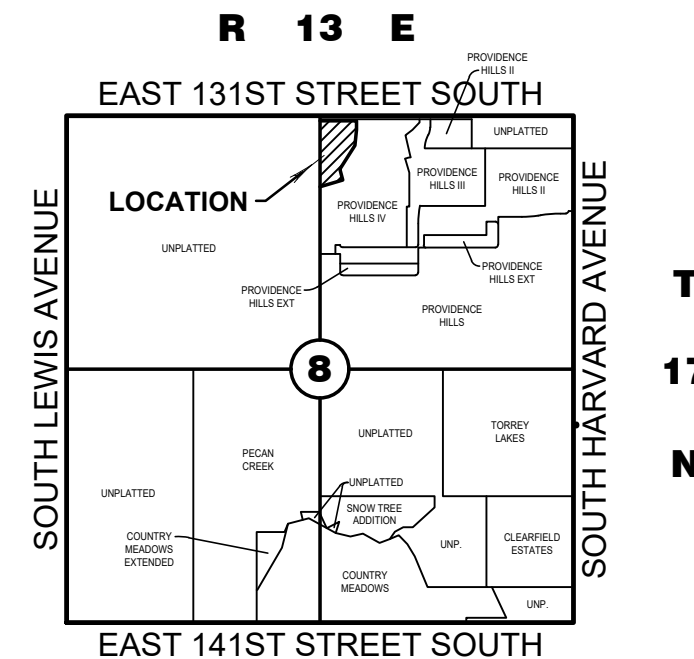
STEPHEN WAKEFIELD
2135 EAST 132ND STREET SOUTH
BIXBY, OK 74008
PHONE: (918) 382-6314

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

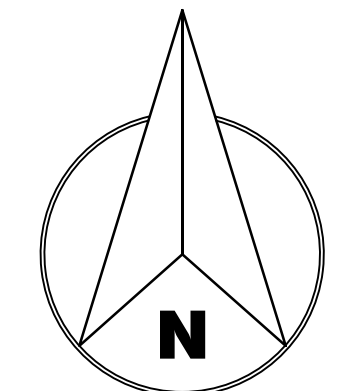
Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

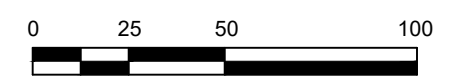


Location Map

SCALE: 1"=200'



Scale: 1" = 50'



FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

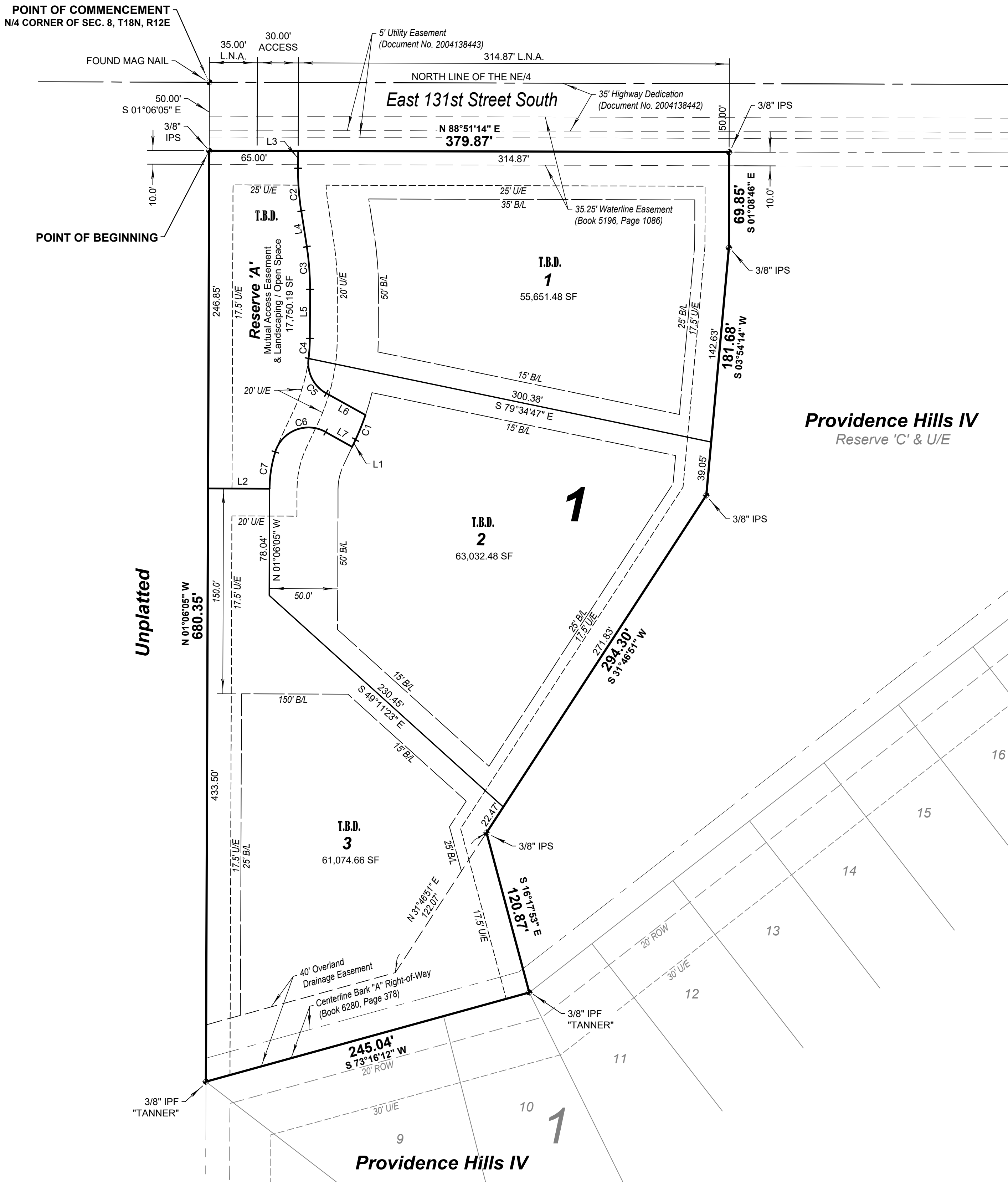
I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2022
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY CLERK'S STAMP

**PRELIMINARY
& FINAL PLAT**



Subdivision Statistics

SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA

GROSS SUBDIVISION AREA: 197,508.8 SF / 4.53 ACRES

Basis of Bearings

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

Monumentation

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

Benchmark

NAVD 1988 DATUM USING ADS CONTROL STATION #49, ELEVATION = 683.25'

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0427L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Addresses

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Legend

B/L.....BUILDING SETBACK LINE
IPS.....IRON PIN SET
(REFER TO MONUMENTATION NOTE)
L.N.A.....LIMITS OF NO ACCESS
ROW.....RIGHT OF WAY
SF.....SQUARE FEET
U/E.....UTILITY EASEMENT
12500.....STREET ADDRESS

Line Table

LINE	BEARING	DISTANCE
L1	S 23°52'15" W	5.79'
L2	S 88°53'55" W	45.00'
L3	N 01°06'05" W	12.64'
L4	N 10°04'52" W	26.38'
L5	N 01°06'05" W	35.79'
L6	N 62°11'52" W	32.79'
L7	S 62°11'52" E	22.23'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.38'	175.00'	6°20'43.31"	S 20°41'54" W	19.37'
C2	31.35'	200.00'	8°58'47.44"	S 05°35'29" E	31.31'
C3	31.35'	200.00'	8°58'47.44"	N 05°35'29" W	31.31'
C4	14.75'	125.00'	6°45'47.22"	N 02°16'49" E	14.75'
C5	30.20'	25.50'	67°51'34.09"	S 28°16'05" E	28.47'
C6	45.21'	25.50'	101°34'24.84"	S 67°00'56" W	39.51'
C7	27.22'	90.00'	17°19'48.29"	S 07°33'49" W	27.12'

Deed of Dedication & Restrictive Covenants
WHITETAIL CROSSING ESTATES

KNOW ALL MEN BY THESE PRESENTS:

STEPHEN WAKEFIELD, 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 THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8),TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF,SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4; THENCE SOUTH 01°06'05" EAST AND ALONG THE WEST LINE OF THE NE/4, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST 131ST STREET SOUTH, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88°51'14" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 379.87 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF RESERVE C, "PROVIDENCE HILLS IV", AN ADDITION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6688); THENCE ALONG THE WEST LINE OF SAID RESERVE C FOR THE FOLLOWING FOUR (4) COURSES: SOUTH 01°08'46" EAST FOR A DISTANCE OF 69.85 FEET; THENCE SOUTH 03°54'11" WEST FOR A DISTANCE OF 181.68 FEET; THENCE SOUTH 31°46'51" WEST FOR A DISTANCE OF 294.30 FEET; THENCE SOUTH 16°17'53" EAST FOR A DISTANCE OF 120.87 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT TEN (10), BLOCK ONE (1), OF SAID ADDITION; THENCE SOUTH 73°16'12" WEST AND ALONG THE NORTH LINE OF SAID BLOCK 1, FOR A DISTANCE OF 245.04 FEET TO THE NORTHWEST CORNER OF LOT NINE (9) THEREOF; THENCE NORTH 01°06'05" WEST AND ALONG THE WEST LINE OF SAID NE/4, FOR A DISTANCE OF 680.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 197,508.8 SQUARE FEET OR 4.53 ACRES, MORE OR LESS.

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

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND RESERVE AREAS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WHITETAIL CROSSING ESTATES", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, 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

- OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND 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 ALL UNDERGROUND 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 WHITETAIL CROSSING ESTATES, 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. OVERLAND DRAINAGE EASEMENTS

- OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.
- NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.
- THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.
- IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, WALLS, ENTRY FEATURES, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF WHITETAIL CROSSING ESTATES.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS 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.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE WHITETAIL CROSSING ESTATES HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE WHITETAIL CROSSING ESTATES DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION III HEREOF.

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 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.

SECTION II. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR "WHITETAIL CROSSING ESTATES" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN WHITETAIL CROSSING ESTATES, AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY AND LIKEWISE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT (WHITETAIL CROSSING ESTATES) WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS:

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

- NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE WHITETAIL CROSSING ESTATES ARCHITECTURAL COMMITTEE, INITIALLY TO BE THE OWNER/DEVELOPER OR HIS DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE WHITETAIL CROSSING ESTATES ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.
- THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.
- THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

B. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN WHITETAIL CROSSINGS ESTATES

- STEM WALLS:

ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK, STONE OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.
- ROOFING:

ROOFING SHALL BE A SINGULAR ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD COMMUNITY WITHIN WHITETAIL CROSSINGS ESTATES, AND THE SHINGLES SHALL BE BLACK OR WEATHERED WOOD ARCHITECTURAL SHINGLES WITHIN WHITETAIL CROSSING ESTATES. THE MINIMUM ROOF PITCH SHALL BE AN 6/12 PITCH ON THE FORWARD FACING GABLES. MATCHING METAL ROOFING IS ALLOWED AS A COMPLIMENTARY FEATURE TO THE ASPHALT SHINGLES.

PRELIMINARY
& FINAL PLAT

Whitetail Crossing Estates

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

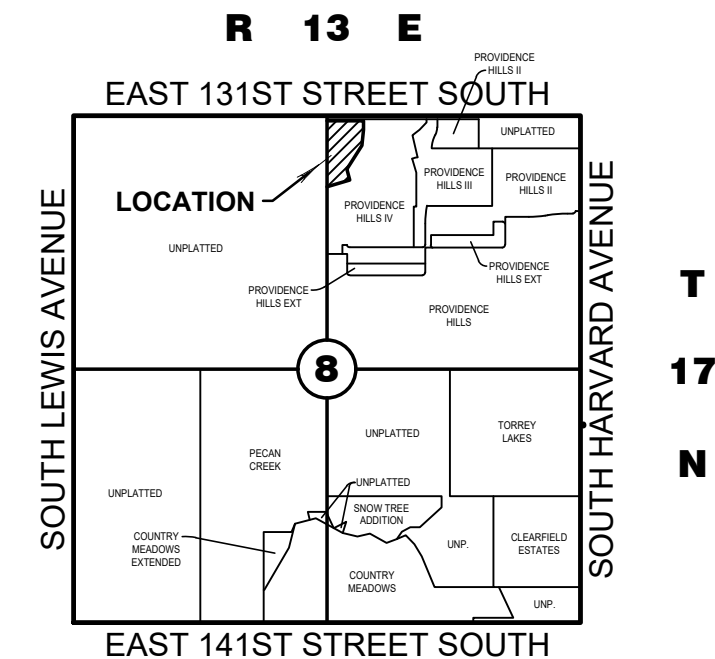
STEPHEN WAKEFIELD
2135 EAST 132ND STREET SOUTH
BIXBY, OK 74008
PHONE: (918) 382-6314

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

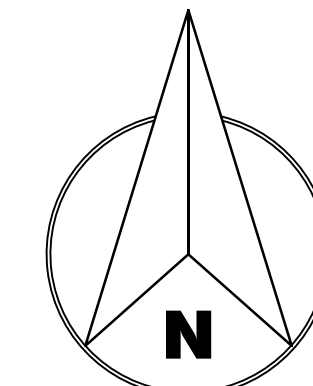
Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024

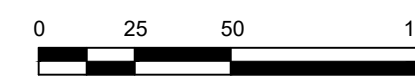


Location Map

SCALE: 1"=2000'



Scale: 1" = 50'



FINAL PLAT

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

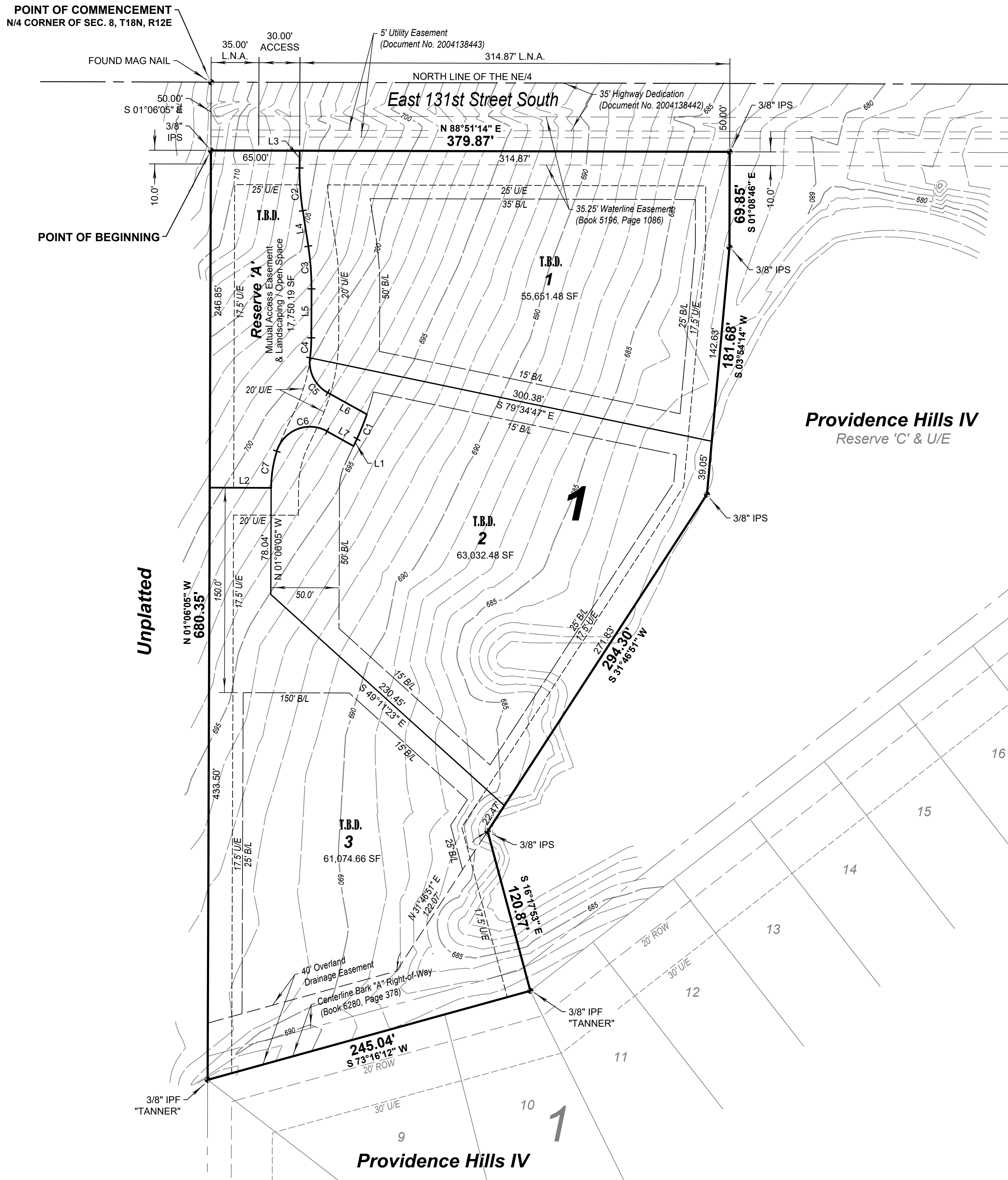
I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2022
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY CLERK'S STAMP

**PRELIMINARY
& FINAL PLAT**



Subdivision Statistics

SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA

GROSS SUBDIVISION AREA: 197,508.8 SF / 4.53 ACRES

Basis of Bearings

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

Monumentation

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

Benchmark

NAVD 1988 DATUM USING ADS CONTROL STATION #49, ELEVATION = 683.25'

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0427L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Addresses

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Legend

B/L.....BUILDING SETBACK LINE
IPS.....IRON PIN SET
(REFER TO MONUMENTATION NOTE)
L.N.A.....LIMITS OF NO ACCESS
ROW.....RIGHT OF WAY
SF.....SQUARE FEET
U/E.....UTILITY EASEMENT
12500.....STREET ADDRESS

Line Table

LINE	BEARING	DISTANCE
L1	S 23°52'15" W	5.79'
L2	S 88°53'55" W	45.00'
L3	N 01°06'05" W	12.64'
L4	N 10°04'52" W	26.38'
L5	N 01°06'05" W	35.79'
L6	N 62°11'52" W	32.79'
L7	S 62°11'52" E	22.23'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.38'	175.00'	6°20'43.31"	S 20°41'54" W	19.37'
C2	31.35'	200.00'	8°58'47.44"	S 05°35'29" E	31.31'
C3	31.35'	200.00'	8°58'47.44"	N 05°35'29" W	31.31'
C4	14.75'	125.00'	6°45'47.22"	N 02°16'49" E	14.75'
C5	30.20'	25.50'	67°51'34.09"	S 28°16'05" E	28.47'
C6	45.21'	25.50'	101°34'24.84"	S 67°00'56" W	39.51'
C7	27.22'	90.00'	17°19'48.29"	S 07°33'49" W	27.12'

Deed of Dedication & Restrictive Covenants
WHITETAIL CROSSING ESTATES

KNOW ALL MEN BY THESE PRESENTS:

STEPHEN WAKEFIELD, 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 THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8),TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF,SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4; THENCE SOUTH 01°06'05" EAST AND ALONG THE WEST LINE OF THE NE/4, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST 131ST STREET SOUTH, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88°51'14" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 379.87 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF RESERVE C, "PROVIDENCE HILLS IV", AN ADDITION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6688); THENCE ALONG THE WEST LINE OF SAID RESERVE C FOR THE FOLLOWING FOUR (4) COURSES: SOUTH 01°08'46" EAST FOR A DISTANCE OF 69.85 FEET; THENCE SOUTH 03°54'11" WEST FOR A DISTANCE OF 181.68 FEET; THENCE SOUTH 31°46'51" WEST FOR A DISTANCE OF 294.30 FEET; THENCE SOUTH 16°17'53" EAST FOR A DISTANCE OF 120.87 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT TEN (10), BLOCK ONE (1), OF SAID ADDITION; THENCE SOUTH 73°16'12" WEST AND ALONG THE NORTH LINE OF SAID BLOCK 1, FOR A DISTANCE OF 245.04 FEET TO THE NORTHWEST CORNER OF LOT NINE (9) THEREOF; THENCE NORTH 01°06'05" WEST AND ALONG THE WEST LINE OF SAID NE/4, FOR A DISTANCE OF 680.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 197,508.8 SQUARE FEET OR 4.53 ACRES, MORE OR LESS.

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

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND RESERVE AREAS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WHITETAIL CROSSING ESTATES", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, 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

- OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND 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 ALL UNDERGROUND 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 WHITETAIL CROSSING ESTATES, 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. OVERLAND DRAINAGE EASEMENTS

- OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.
- NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.
- THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.
- IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, WALLS, ENTRY FEATURES, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF WHITETAIL CROSSING ESTATES.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS 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.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE WHITETAIL CROSSING ESTATES HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE WHITETAIL CROSSING ESTATES DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION III HEREOF.

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 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.

SECTION II. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR "WHITETAIL CROSSING ESTATES" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN WHITETAIL CROSSING ESTATES, AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY AND LIKEWISE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT (WHITETAIL CROSSING ESTATES) WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS:

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

- NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE WHITETAIL CROSSING ESTATES ARCHITECTURAL COMMITTEE, INITIALLY TO BE THE OWNER/DEVELOPER OR HIS DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE WHITETAIL CROSSING ESTATES ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.
- THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.
- THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

B. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN WHITETAIL CROSSINGS ESTATES

- STEM WALLS:

ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK, STONE OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.
- ROOFING:

ROOFING SHALL BE A SINGULAR ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD COMMUNITY WITHIN WHITETAIL CROSSINGS ESTATES, AND THE SHINGLES SHALL BE BLACK OR WEATHERED WOOD ARCHITECTURAL SHINGLES WITHIN WHITETAIL CROSSING ESTATES. THE MINIMUM ROOF PITCH SHALL BE AN 6/12 PITCH ON THE FORWARD FACING GABLES. MATCHING METAL ROOFING IS ALLOWED AS A COMPLIMENTARY FEATURE TO THE ASPHALT SHINGLES.

PRELIMINARY
& FINAL PLAT

3. EXTERIOR WALLS:

THE FIRST STORY EXTERIOR WALLS OF THE DWELLINGS ERECTED ON ALL RESIDENTIAL LOTS WITHIN THE WHITETAIL CROSSING ESTATES NEIGHBORHOOD SHALL BE ONE-HUNDRED PERCENT (100%) BRICK, STONE AND/OR STUCCO, INCLUDING HARDIE BOARD FOR SIDING LOOKS. PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS (EXCLUSIVE OF FIREPLACE CHASE).

4. MINIMUM SQUARE FOOTAGE:

ALL SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM LIVING SPACE OF AT LEAST 4,000 SQUARE FEET. DWELLINGS IN EXCESS OF A SINGLE STORY SHALL HAVE A MINIMUM LIVING SPACE OF 2,800 SQUARE FEET AT THE LOWER LEVEL. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OF THE LIVING SPACE, EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES.

5. DRIVEWAYS:

ALL DRIVEWAYS INTO A LOT FROM THE STREET SHALL BE CONSTRUCTED OF CONCRETE.

6. WINDOWS:

ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD OR VINYL WILL BE EITHER ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES SHALL BE CONSISTENT WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.

7. SIDING:

NO STEEL, ALUMINUM OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY RESIDENTIAL LOT.

8. NOXIOUS ACTIVITY:

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT WITHIN THIS SUBDIVISION, NOR SHALL ANY TRASH, OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

9. OUTBUILDINGS:

ALL PLANS FOR TOOL SHEDS, HOBBY ROOMS, OR OTHER OUTBUILDINGS SHALL BE APPROVED BY THE ARCHITECTURAL COMMITTEE, IN WRITING, PRIOR TO CONSTRUCTION; SHALL CONFORM TO THE BASIC ARCHITECTURAL STYLING OF THE DWELLING, INCLUDING MASONRY REQUIREMENTS. ALL SUCH OUTBUILDINGS SHALL BE SHINGLED WITH THE SAME COLOR AND TYPE OF SHINGLE AS THE DWELLING. NO GARAGE OR OUTBUILDING ON ANY LOT SHALL BE USED AS A RESIDENCE OR LIVING QUARTERS. FURTHER, NO DETACHED STRUCTURE OR BUILDING FOR PURELY ORNAMENTAL OR OTHER PURPOSES SHALL BE ERECTED ON ANY PART OF ANY LOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECTURAL COMMITTEE.

METAL BUILDINGS ARE ALLOWED WITH STONE OR BRICK WAINSCOTING. LOCATION, SIZE AND APPEARANCE MUST BE APPROVED BY ARCHITECTURAL OF COMMITTEE.

10. VEHICLE STORAGE AND PARKING:

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE AND SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE WHITETAIL CROSSING ESTATES DEVELOPMENT.

11. LANDSCAPING REQUIREMENTS

THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ALL LOTS MUST HAVE SPRINKLERS. ALL PROPOSED LANDSCAPING UPON EVERY LOT WITHIN THIS SUBDIVISION MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE AS DESCRIBED UNDER SECTION II.A HEREOF.

12. LIVESTOCK AND POULTRY PROHIBITED

NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS) OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT; PROVIDED, THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

13. FENCES

FENCES SHALL BE SIX (6) FEET IN HEIGHT AND WOOD OR APPROVED MATERIAL (I.E. TREX, ETC.), EXCEPT FOR THE FOLLOWING CONDITION:

- a. FENCES ADJACENT TO PROVIDENCE HILLS DETENTION AREA SHALL BE FIVE (5) FEET IN HEIGHT AND SPLIT-RAIL STYLE WITH BLACK VINYL CHAIN LINK OR BLACK ORNAMENTAL STYLE. ALL FENCING ADJACENT TO PROVIDENCE HILLS DETENTION AREA MUST BE CONSISTENT. ANY VARIANCE MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE. NO BARB WIRE FENCING ALLOWED.

14. GARAGE

EACH DWELLING SHALL HAVE A GARAGE FOR AT LEAST THREE (3) AUTOMOBILES AND SHALL BE EITHER SIDE LOADED OR L-SHAPED. GLASS SHALL NOT BE PERMITTED IN GARAGE DOORS WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

15. SWIMMING POOLS

NO SWIMMING POOL SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE OR REAR YARD LOT LINE. WHERE SIDE YARD AND REAR YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. ABOVE-GROUND SWIMMING POOLS ARE PROHIBITED.

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

A HOMEOWNERS' ASSOCIATION, KNOWN AS 'WHITETAIL CROSSING ESTATES ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE RESERVE AREA, INCLUDING THE SHARED PRIVATE DRIVE, IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF WHITETAIL CROSSING ESTATES ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' 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 HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA INCLUDING THE SHARED PRIVATE DRIVE, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WHITETAIL CROSSING ESTATES AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE WHITETAIL CROSSING ESTATES HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL WHITETAIL CROSSING ESTATES DEVELOPMENT COMMUNITY 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 WHITETAIL CROSSING ESTATES HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION III.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, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN WHITETAIL CROSSING ESTATES 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 WHITETAIL CROSSING ESTATES SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' 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 HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE 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. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION III. HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 100 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: STEPHEN WAKEFIELD, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

BY: _____
STEPHEN WAKEFIELD

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED STEPHEN WAKEFIELD TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

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 "WHITETAIL CROSSING ESTATES", 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

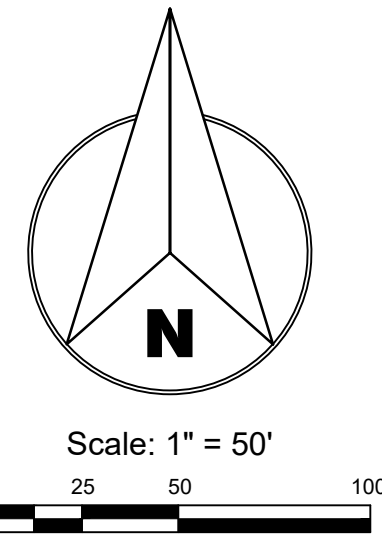
STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2022, PERSONALLY APPEARED ANDY FRITZ 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.

JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2026
MY COMMISSION NUMBER: 14005589

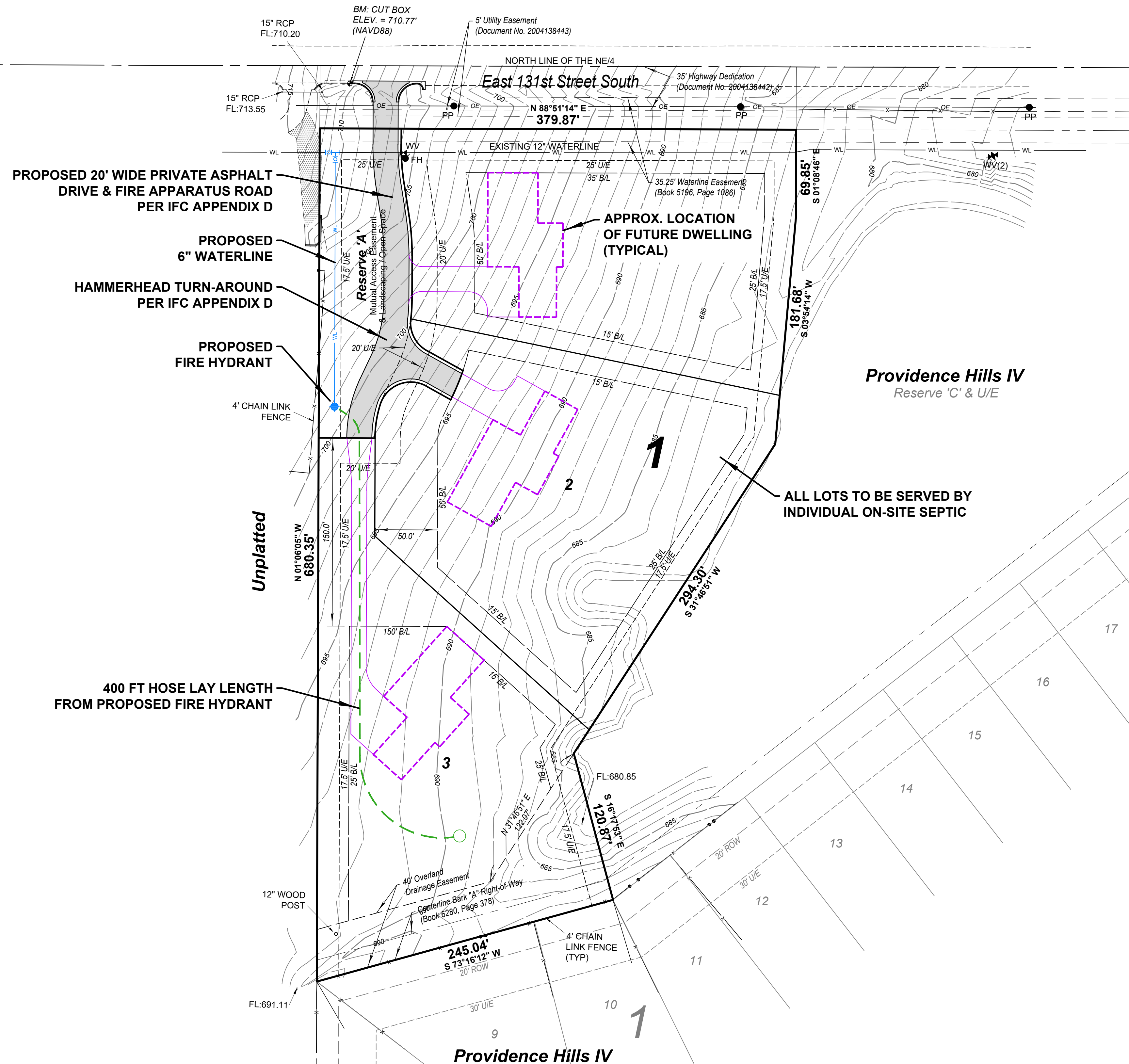
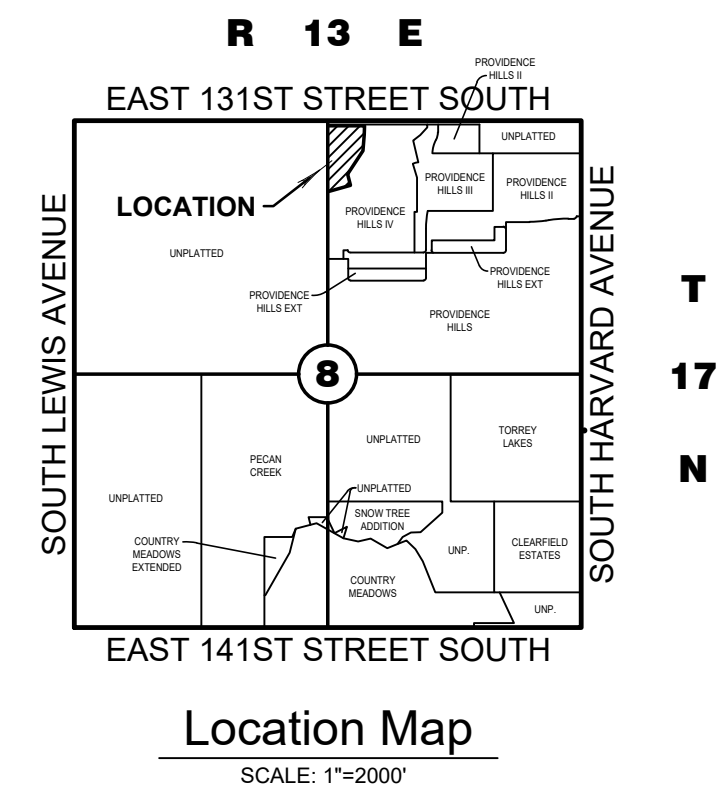


PRELIMINARY
& FINAL PLAT



Whitetail Crossing Estates

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN.



Owner / Developer

STEPHEN WAKEFIELD
2135 EAST 132ND STREET SOUTH
BIXBY, OK 74008
PHONE: (918) 382-6314

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES 6-30-2024

CONCEPTUAL IMPROVEMENTS PLAN

Whitetail Crossing Estates

A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN.

Owner / Developer

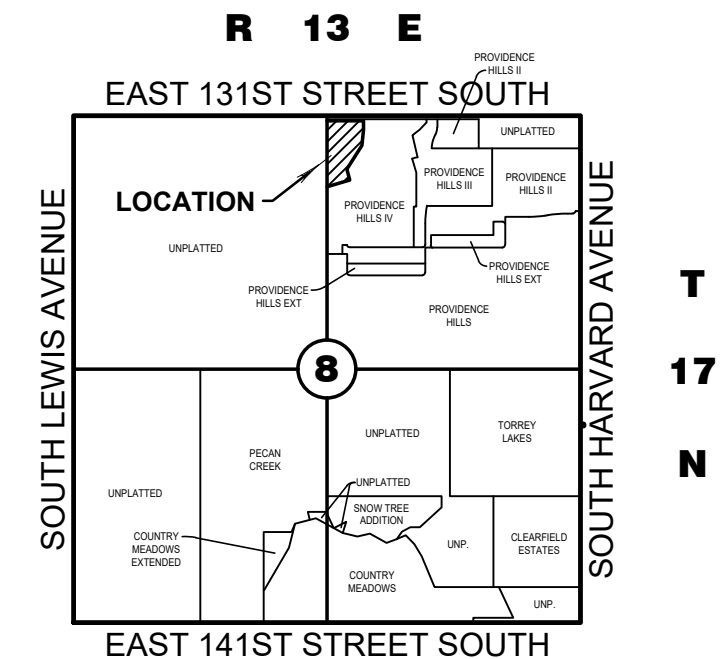
STEPHEN WAKEFIELD
2135 EAST 132ND STREET SOUTH
BIXBY, OK 74008
PHONE: (918) 382-6314

Engineer

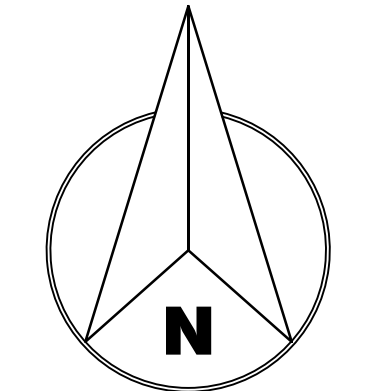
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EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2024

Surveyor

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2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2024



Location Map
SCALE: 1"=2000'



Scale: 1" = 50'
0 25 50 100

FINAL PLAT CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE JENKS CITY COUNCIL ON

MAYOR - VICE MAYOR

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

CITY MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

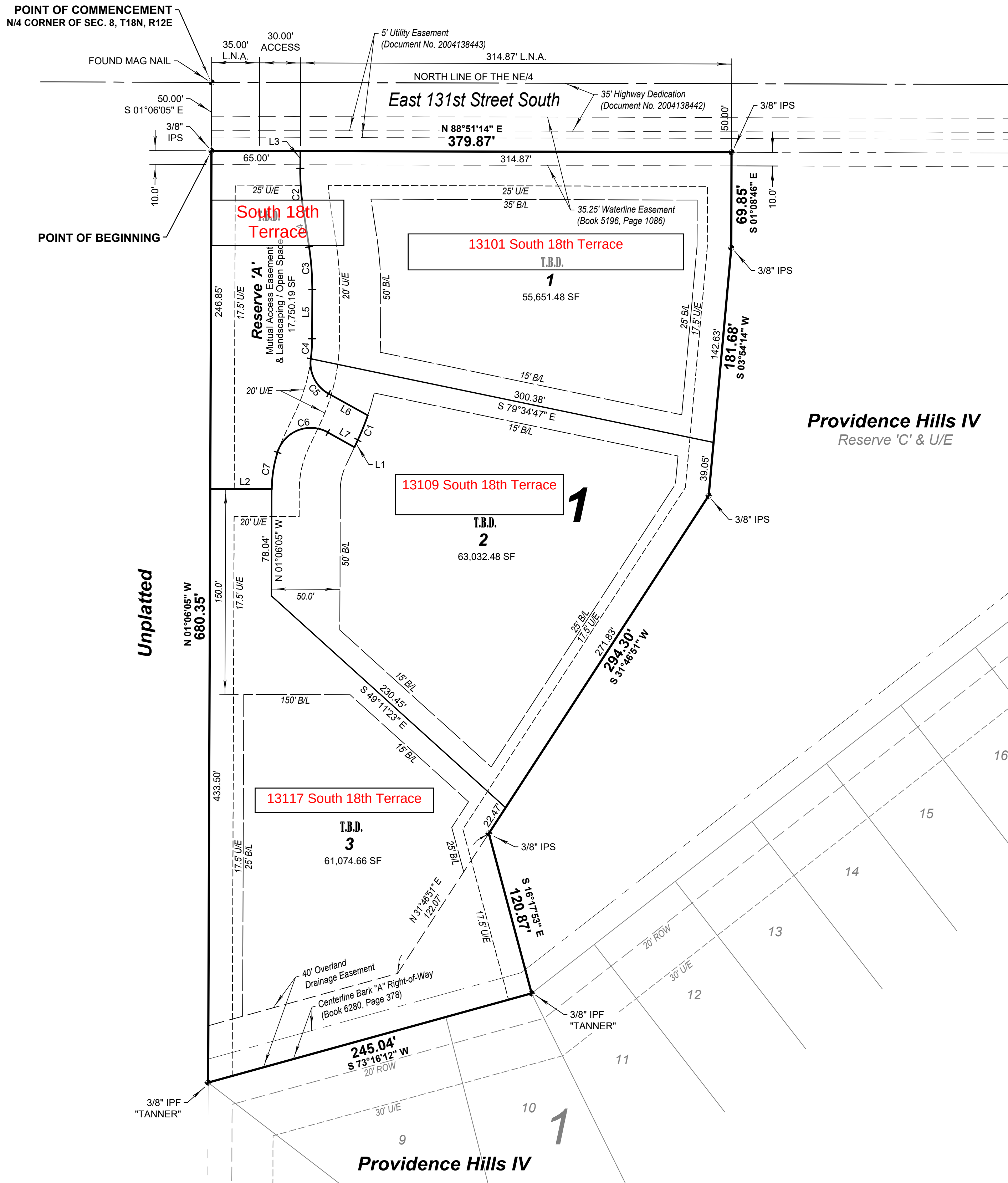
I, MICHAEL WILLIS, TULSA COUNTY CLERK, IN A FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2022
MICHAEL WILLIS, TULSA COUNTY CLERK

DEPUTY

COUNTY CLERK'S STAMP

**PRELIMINARY
& FINAL PLAT**



Subdivision Statistics

SUBDIVISION CONTAINS THREE (3) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA

GROSS SUBDIVISION AREA: 197,508.8 SF / 4.53 ACRES

Basis of Bearings

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

Monumentation

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

Benchmark

NAVD 1988 DATUM USING ADS CONTROL STATION #49, ELEVATION = 683.255'

Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0427L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

Addresses

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Legend

B/L.....BUILDING SETBACK LINE
IPS.....IRON PIN SET
(REFER TO MONUMENTATION NOTE)
L.N.A.....LIMITS OF NO ACCESS
ROW.....RIGHT OF WAY
SF.....SQUARE FEET
U/E.....UTILITY EASEMENT
12500.....STREET ADDRESS

Line Table

LINE	BEARING	DISTANCE
L1	S 23°52'15" W	5.79'
L2	S 88°53'55" W	45.00'
L3	N 01°06'05" W	12.64'
L4	N 10°04'52" W	26.38'
L5	N 01°06'05" W	35.79'
L6	N 62°11'52" W	32.79'
L7	S 62°11'52" E	22.23'

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.38'	175.00'	6°20'43.31"	S 20°41'54" W	19.37'
C2	31.35'	200.00'	8°58'47.44"	S 05°35'29" E	31.31'
C3	31.35'	200.00'	8°58'47.44"	N 05°35'29" W	31.31'
C4	14.75'	125.00'	6°45'47.22"	N 02°16'49" E	14.75'
C5	30.20'	25.50'	67°51'34.09"	S 28°16'05" E	28.47'
C6	45.21'	25.50'	101°34'24.84"	S 67°00'56" W	39.51'
C7	27.22'	90.00'	17°19'48.29"	S 07°33'49" W	27.12'

Deed of Dedication & Restrictive Covenants
WHITETAIL CROSSING ESTATES

KNOW ALL MEN BY THESE PRESENTS:

STEPHEN WAKEFIELD, 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 THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8),TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF,SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4; THENCE SOUTH 01°06'05" EAST AND ALONG THE WEST LINE OF THE NE/4, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST 131ST STREET SOUTH, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88°51'14" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 379.87 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF RESERVE C, "PROVIDENCE HILLS IV", AN ADDITION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6688); THENCE ALONG THE WEST LINE OF SAID RESERVE C FOR THE FOLLOWING FOUR (4) COURSES: SOUTH 01°08'46" EAST FOR A DISTANCE OF 69.85 FEET; THENCE SOUTH 03°54'11" WEST FOR A DISTANCE OF 181.68 FEET; THENCE SOUTH 31°46'51" WEST FOR A DISTANCE OF 294.30 FEET; THENCE SOUTH 16°17'53" EAST FOR A DISTANCE OF 120.87 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT TEN (10), BLOCK ONE (1), OF SAID ADDITION; THENCE SOUTH 73°16'12" WEST AND ALONG THE NORTH LINE OF SAID BLOCK 1, FOR A DISTANCE OF 245.04 FEET TO THE NORTHWEST CORNER OF LOT NINE (9) THEREOF; THENCE NORTH 01°06'05" WEST AND ALONG THE WEST LINE OF SAID NE/4, FOR A DISTANCE OF 680.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 197,508.8 SQUARE FEET OR 4.53 ACRES, MORE OR LESS.

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

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS AND RESERVE AREAS, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "WHITETAIL CROSSING ESTATES", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, 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

- OVERHEAD POLES MAY BE LOCATED ALONG THE NORTH PERIMETER OF THE SUBDIVISION AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND 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 ALL UNDERGROUND 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 WHITETAIL CROSSING ESTATES, 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. OVERLAND DRAINAGE EASEMENTS

- OVERLAND DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY DEDICATED TO THE CITY OF JENKS OR ITS SUCCESSORS FOR THE PURPOSE OF MAINTAINING, CONSTRUCTING OR REPAIRING ALL DRAINAGE FACILITIES WITHIN THESE EASEMENTS MAY BE USED FOR UTILITIES ACCORDING TO THE PROVISIONS IN THE CERTIFICATE OF DEDICATION AS IT APPLIES TO EASEMENTS, EXCEPT THAT CONSTRUCTION AND USE OF UTILITIES THEREIN SHALL NOT INTERFERE WITH THE USE FOR DRAINAGE PURPOSES.
- NO BUILDING STRUCTURE, WALL, FENCE, OR ABOVE OR BELOW GROUND OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED WITHIN ANY DRAINAGE EASEMENT WITHOUT APPROVAL OF THE CITY OF JENKS.
- THE OWNER OF EACH LOT UPON WHICH A DRAINAGE EASEMENT IS SITUATED SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF ANY SAID EASEMENT WHICH TRAVERSES THEIR RESPECTIVE PROPERTY.
- IN THE EVENT OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE CONTOUR THEREIN, THE CITY OF JENKS OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE COST THEREOF SHALL BE PAID BY THE OWNER, OR THE HOMEOWNER'S ASSOCIATION. IN THE EVENT OWNER OR THE HOMEOWNER'S ASSOCIATION, AS THE CASE MAY BE, FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER FILE A LIEN AGAINST THE SUBJECT LOT, SUCH LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS.

G. RESERVE AREA "A"

RESERVE AREA "A" IS HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING A MUTUAL ACCESS EASEMENT, UTILITY EASEMENT, OPEN SPACE, LANDSCAPING, WALLS, ENTRY FEATURES, AND SUBDIVISION IDENTIFICATION SIGNS FOR THE USE, BENEFIT AND ENJOYMENT OF THE LOT OWNERS OF WHITETAIL CROSSING ESTATES.

THE MUTUAL ACCESS EASEMENT, DEPICTED ON THE ACCOMPANYING PLAT, IS 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.

THESE AREAS ARE ALSO RESERVED FOR SUBSEQUENT CONVEYANCE TO THE WHITETAIL CROSSING ESTATES HOMEOWNERS' ASSOCIATION, FOR THEIR USE AND MAINTENANCE, TO BE COMPRISED OF THE OWNERS OF ALL RESIDENTIAL LOTS WITHIN THE WHITETAIL CROSSING ESTATES DEVELOPMENT COMMUNITY AS SET FORTH WITHIN SECTION III HEREOF.

H. LIMITS OF NO ACCESS

THE UNDERSIGNED OWNER/DEVELOPER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 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.

SECTION II. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH ADDITIONAL RESTRICTIONS FOR "WHITETAIL CROSSING ESTATES" FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE RESIDENTIAL NEIGHBORHOODS WITHIN WHITETAIL CROSSING ESTATES, AND TO ENSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS.

THEREFORE, THE OWNER/DEVELOPER DOES HEREBY AND LIKEWISE IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS UPON THE LOTS WITHIN THIS SUBDIVISION PLAT (WHITETAIL CROSSING ESTATES) WHICH SHALL BE COVENANTS RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS:

A. ARCHITECTURAL COMMITTEE - PLAN REVIEW

- NO BUILDING, FENCE, WALL OR LANDSCAPING SHALL BE ERECTED, PLACED OR ALTERED ON ANY RESIDENTIAL LOT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, LANDSCAPING PLANS, AND SPECIFICATIONS FOR ALL HOUSES TO BE BUILT, AND LANDSCAPING TO BE INSTALLED, ARE ON FILE WITH THE WHITETAIL CROSSING ESTATES ARCHITECTURAL COMMITTEE, INITIALLY TO BE THE OWNER/DEVELOPER OR HIS DULY AUTHORIZED REPRESENTATIVE, REPRESENTATIVES OR SUCCESSORS. IN THE EVENT OF THE DEATH OR RESIGNATION OF ANY MEMBER OF THE WHITETAIL CROSSING ESTATES ARCHITECTURAL COMMITTEE, THE REMAINING MEMBER OR MEMBERS SHALL HAVE FULL AUTHORITY TO APPROVE OR DISAPPROVE SUCH PLANS, SPECIFICATIONS, COLOR SCHEME, MATERIALS AND PLOT PLAN, OR TO DESIGNATE A REPRESENTATIVE OR REPRESENTATIVES WITH THE LIKE AUTHORITY, AND SAID REMAINING MEMBER OR MEMBERS SHALL HAVE AUTHORITY TO FILL ANY VACANCY OR VACANCIES CREATED BY THE DEATH OR RESIGNATION OF ANY OF THE AFORESAID MEMBERS, AND SAID NEWLY APPOINTED MEMBER SHALL HAVE THE SAME AUTHORITY HEREUNDER AS THEIR PREDECESSORS, AS ABOVE SET FORTH. ANY CHANGES TO PLANS ON FILE WITH THE ARCHITECTURAL COMMITTEE OR ANY ADDITIONAL NEW PLANS WILL NEED WRITTEN APPROVAL BEFORE CONSTRUCTION MAY BEGIN.
- THE ARCHITECTURAL COMMITTEE'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN ITS REVIEW OF BUILDING OR LANDSCAPING PLANS FOR DETERMINATION OF ANY WAIVER AS HEREINAFTER AUTHORIZED MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED AND THE HARMONY THEREOF WITH THE SURROUNDING AREA. THE ARCHITECTURAL COMMITTEE SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE HEREUNDER, AND ITS APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING OR DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE OF ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION, UNLESS THE ARCHITECTURAL COMMITTEE IS HEREINAFTER AUTHORIZED TO GRANT THE PARTICULAR WAIVER.
- THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE OR ITS DESIGNATED REPRESENTATIVE SHALL CEASE WHEN ONE-HUNDRED PERCENT (100%) OF THE HOUSES ON THE RESIDENTIAL LOTS HAVE BEEN BUILT. THEREAFTER, THE POWERS AND DUTIES OF THE ARCHITECTURAL COMMITTEE SHALL BE EXERCISED BY THE HOMEOWNERS ASSOCIATION HEREAFTER PROVIDED FOR.

B. BUILDING MATERIAL REQUIREMENTS AND OTHER RESTRICTIONS APPLICABLE TO ALL RESIDENTIAL LOTS CONTAINED WITHIN WHITETAIL CROSSINGS ESTATES

- STEM WALLS:

ALL EXPOSED FOUNDATION OR STEM WALLS SHALL BE OF BRICK, STONE OR STUCCO. NO CONCRETE BLOCKS, POURED CONCRETE OR ANY OTHER FOUNDATION WILL BE EXPOSED. NO STEM WALLS WILL BE EXPOSED.
- ROOFING:

ROOFING SHALL BE A SINGULAR ROOF SELECTION AND COLOR FOR EACH RESPECTIVE NEIGHBORHOOD COMMUNITY WITHIN WHITETAIL CROSSINGS ESTATES, AND THE SHINGLES SHALL BE BLACK OR WEATHERED WOOD ARCHITECTURAL SHINGLES WITHIN WHITETAIL CROSSING ESTATES. THE MINIMUM ROOF PITCH SHALL BE AN 6/12 PITCH ON THE FORWARD FACING GABLES. MATCHING METAL ROOFING IS ALLOWED AS A COMPLIMENTARY FEATURE TO THE ASPHALT SHINGLES.

PRELIMINARY
& FINAL PLAT

3. EXTERIOR WALLS:

THE FIRST STORY EXTERIOR WALLS OF THE DWELLINGS ERECTED ON ALL RESIDENTIAL LOTS WITHIN THE WHITETAIL CROSSING ESTATES NEIGHBORHOOD SHALL BE ONE-HUNDRED PERCENT (100%) BRICK, STONE AND/OR STUCCO, INCLUDING HARDIE BOARD FOR SIDING LOOKS. PROVIDED, HOWEVER, THAT THE AREA OF ALL WINDOWS AND DOORS LOCATED IN SAID EXTERIOR WALLS AND THE AREA ADJACENT TO PATIOS AND UNDER PORCHES SHALL BE EXCLUDED IN THE DETERMINATION OF THE AREA OF EXTERIOR WALLS, AND FURTHER PROVIDED THAT WHERE A PART OF THE EXTERIOR WALL IS EXTENDED ABOVE THE INTERIOR ROOM CEILING LINE DUE TO THE CONSTRUCTION OF A GABLE TYPE ROOF, THEN THAT PORTION OF THE WALL EXTENDING ABOVE THE INTERIOR ROOM CEILING HEIGHT MAY BE CONSTRUCTED OF WOOD MATERIAL AND SHALL BE EXCLUDED FROM THE DETERMINATION OF THE AREA OF THE EXTERIOR WALLS (EXCLUSIVE OF FIREPLACE CHASE).

4. MINIMUM SQUARE FOOTAGE:

ALL SINGLE STORY DWELLINGS SHALL HAVE A MINIMUM LIVING SPACE OF AT LEAST 4,000 SQUARE FEET. DWELLINGS IN EXCESS OF A SINGLE STORY SHALL HAVE A MINIMUM LIVING SPACE OF 2,800 SQUARE FEET AT THE LOWER LEVEL. SQUARE FOOTAGE SHALL BE COMPUTED ON MEASUREMENTS OVER FRAME OF THE LIVING SPACE, EXCLUSIVE OF PORCHES, PATIOS, AND GARAGES.

5. DRIVEWAYS:

ALL DRIVEWAYS INTO A LOT FROM THE STREET SHALL BE CONSTRUCTED OF CONCRETE.

6. WINDOWS:

ALL DWELLINGS WITH WINDOWS OTHER THAN WOOD OR VINYL WILL BE EITHER ANODIZED OR ELECTROSTATICALLY PAINTED. METAL WINDOW FRAMES SHALL BE CONSISTENT WITH THE EXTERIOR COLOR AND TEXTURE OF THE RESIDENCE. NO UNPAINTED ALUMINUM WILL BE PERMITTED FOR WINDOW FRAMING. WOOD FRAMES WILL BE PAINTED, SEALED OR STAINED.

7. SIDING:

NO STEEL, ALUMINUM OR PLASTIC SIDING SHALL BE PERMITTED ON ANY BUILDING ON ANY RESIDENTIAL LOT.

8. NOXIOUS ACTIVITY:

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY RESIDENTIAL LOT WITHIN THIS SUBDIVISION, NOR SHALL ANY TRASH, OR OTHER REFUSE BE THROWN, PLACED OR DUMPED UPON ANY VACANT RESIDENTIAL LOT, NOR SHALL ANYTHING BE DONE WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

9. OUTBUILDINGS:

ALL PLANS FOR TOOL SHEDS, HOBBY ROOMS, OR OTHER OUTBUILDINGS SHALL BE APPROVED BY THE ARCHITECTURAL COMMITTEE, IN WRITING, PRIOR TO CONSTRUCTION; SHALL CONFORM TO THE BASIC ARCHITECTURAL STYLING OF THE DWELLING, INCLUDING MASONRY REQUIREMENTS. ALL SUCH OUTBUILDINGS SHALL BE SHINGLED WITH THE SAME COLOR AND TYPE OF SHINGLE AS THE DWELLING. NO GARAGE OR OUTBUILDING ON ANY LOT SHALL BE USED AS A RESIDENCE OR LIVING QUARTERS. FURTHER, NO DETACHED STRUCTURE OR BUILDING FOR PURELY ORNAMENTAL OR OTHER PURPOSES SHALL BE ERECTED ON ANY PART OF ANY LOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECTURAL COMMITTEE.

METAL BUILDINGS ARE ALLOWED WITH STONE OR BRICK WAINSCOTING. LOCATION, SIZE AND APPEARANCE MUST BE APPROVED BY ARCHITECTURAL OF COMMITTEE.

10. VEHICLE STORAGE AND PARKING:

NO INOPERATIVE VEHICLE SHALL BE STORED ON ANY RESIDENTIAL LOT EXCEPT WITHIN AN ENCLOSED GARAGE. NO MOTOR HOME, BOAT TRAILER, TRAVEL TRAILER OR SIMILAR RECREATIONAL VEHICLE SHALL BE LOCATED, PARKED OR STORED WITHIN A SIDE OR FRONT YARD, AND IF NOT LOCATED WITHIN AN ENCLOSED GARAGE AND SHALL BE SCREENED SUFFICIENTLY TO PREVENT ANY VIEW THEREOF FROM ANY STREET WITHIN THE WHITETAIL CROSSING ESTATES DEVELOPMENT.

11. LANDSCAPING REQUIREMENTS

THE FRONT ELEVATION OF ALL RESIDENTIAL LOTS MUST BE PROFESSIONALLY LANDSCAPED UPON COMPLETION OF THE RESIDENCE. ALL FRONT, SIDE AND BACK YARDS MUST BE SODDED ON THE COMPLETION OF ANY RESIDENCE IN THE SUBDIVISION. ALL LOTS MUST HAVE SPRINKLERS. ALL PROPOSED LANDSCAPING UPON EVERY LOT WITHIN THIS SUBDIVISION MUST RECEIVE APPROVAL BY THE ARCHITECTURAL COMMITTEE AS DESCRIBED UNDER SECTION II.A HEREOF.

12. LIVESTOCK AND POULTRY PROHIBITED

NO ANIMALS, LIVESTOCK OR POULTRY (INCLUDING PIGEONS) OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY RESIDENTIAL LOT OR PART THEREOF, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT; PROVIDED, THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

13. FENCES

FENCES SHALL BE SIX (6) FEET IN HEIGHT AND WOOD OR APPROVED MATERIAL (I.E. TREX, ETC.), EXCEPT FOR THE FOLLOWING CONDITION:

- a. FENCES ADJACENT TO PROVIDENCE HILLS DETENTION AREA SHALL BE FIVE (5) FEET IN HEIGHT AND SPLIT-RAIL STYLE WITH BLACK VINYL CHAIN LINK OR BLACK ORNAMENTAL STYLE. ALL FENCING ADJACENT TO PROVIDENCE HILLS DETENTION AREA MUST BE CONSISTENT. ANY VARIANCE MUST BE APPROVED BY THE ARCHITECTURAL COMMITTEE. NO BARB WIRE FENCING ALLOWED.

14. GARAGE

EACH DWELLING SHALL HAVE A GARAGE FOR AT LEAST THREE (3) AUTOMOBILES AND SHALL BE EITHER SIDE LOADED OR L-SHAPED. GLASS SHALL NOT BE PERMITTED IN GARAGE DOORS WITHOUT ARCHITECTURAL COMMITTEE APPROVAL.

15. SWIMMING POOLS

NO SWIMMING POOL SHALL BE BUILT NEARER THAN FIVE (5) FEET TO ANY SIDE LOT LINE OR REAR YARD LOT LINE. WHERE SIDE YARD AND REAR YARD EASEMENTS ARE SHOWN GREATER THAN THE FOREGOING, NO ENCROACHMENT SHALL BE ALLOWED ON THE EASEMENT. ABOVE-GROUND SWIMMING POOLS ARE PROHIBITED.

SECTION III. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

A HOMEOWNERS' ASSOCIATION, KNOWN AS 'WHITETAIL CROSSING ESTATES ASSOCIATION', AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, § 851, ET SEQ., TO MAINTAIN THE RESERVE AREA, INCLUDING THE SHARED PRIVATE DRIVE, IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LAWFUL ACTS, IF ANY, OF WHITETAIL CROSSING ESTATES ASSOCIATION (THE 'ASSOCIATION'), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

B. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS' 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 HOMEOWNERS' ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA INCLUDING THE SHARED PRIVATE DRIVE, ALL AS MORE PARTICULARLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WHITETAIL CROSSING ESTATES AND THE BYLAWS OF THE ASSOCIATION.

D. REQUIRED MOWING OF VACANT LOTS

THE WHITETAIL CROSSING ESTATES HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE OVERALL WHITETAIL CROSSING ESTATES DEVELOPMENT COMMUNITY 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 WHITETAIL CROSSING ESTATES HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH SUBSECTION III.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, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION I WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN WHITETAIL CROSSING ESTATES 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 WHITETAIL CROSSING ESTATES SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE CITY OF JENKS, ANY OWNER OF A LOT OR A HOMEOWNERS' 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 HOMEOWNERS ASSOCIATION OR AN OWNER OF A LOT WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE 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. PRIVATE BUILDING AND USE RESTRICTIONS, AND SECTION III. HOMEOWNERS' ASSOCIATION, MAY BE AMENDED OR TERMINATED AT ANY TIME WITH 100 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: STEPHEN WAKEFIELD, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

BY: _____
STEPHEN WAKEFIELD

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS _____ DAY OF _____, 2022, PERSONALLY APPEARED STEPHEN WAKEFIELD TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME, THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSE THEREIN SET FORTH.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY COMMISSION NUMBER:

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 "WHITETAIL CROSSING ESTATES", 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, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS ____ DAY OF _____, 2022, PERSONALLY APPEARED ANDY FRITZ 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.

JENNIFER FRITZ
MY COMMISSION EXPIRES: 6/23/2026
MY COMMISSION NUMBER: 14005589



PRELIMINARY
& FINAL PLAT

To	Planning Commission
Hearing Date	August 4, 2022
Case Number	JZ 22 PUD 135
Request	Rezoning/PUD for Single-family, Cottages/Townhomes, Commercial, Industrial 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

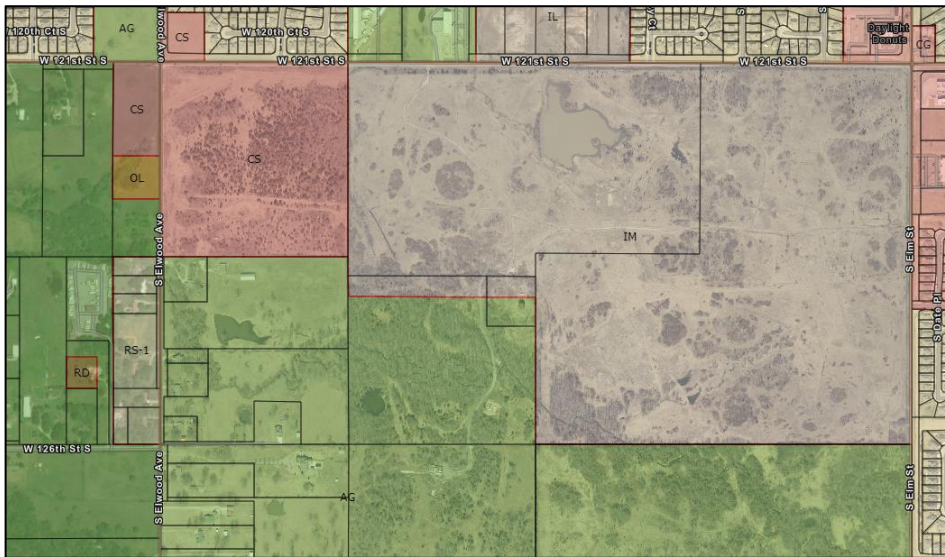
Background Information

STAFF UPDATE (22.08.01) | Following the Planning Commission (PC) public hearing and prior to finalizing the July 19, 2022 City Council agenda, staff discussed with the consultant the changes that were requested by staff and Planning Commission, as well as, requests to redistribute the development area square footages by the developer. Based on the UDO language Staff and the consultant for the developer agreed the item should be returned to PC for a new review before going to City Council for approval. Staff has updated the changes from the July 07, 2022 PC hearing as seen in yellow highlights and red/black mark ups.

PC SUMMARY (2022.07.07) | 5-0-1 | The Planning Commission voted unanimously to approve the zone change and PUD 135 as presented. One PC member was absent at the time of voting. One citizen spoke and requested the impervious be enforced as written in the UDO.

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 multiple 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.

Intended Use	Detached (Single-family Residential), detached and attached (Cottage/Townhomes), Commercial, Personal Storage Facility, passive and active recreation.
Current Zoning	Industrial Medium
Requested Zonings	PUD 135 RS3, RTH, CS, IM, AG
Parcel ID No. 1	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 No. 2	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
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



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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.

(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.
- (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.

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.
- (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.
- (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.
- (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.
- (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.

(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.

(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.
 - Continue to work with staff to revise site plan and add additional access to west.
 - Dedication of additional ROW should be done with immediate coordination with City Engineer.
 - Confirm nodes and links
 - 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. (addressed by applicant in "5. PUD 135 Additional Information)
 - 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?
 - **Address in HOA Covenants:**
 - Short Term Rentals (allowed/not allowed)
 - Accessory dwelling units

Recommendation | Staff recommends the requested PUD 135 and rezonings be approved with conditions.

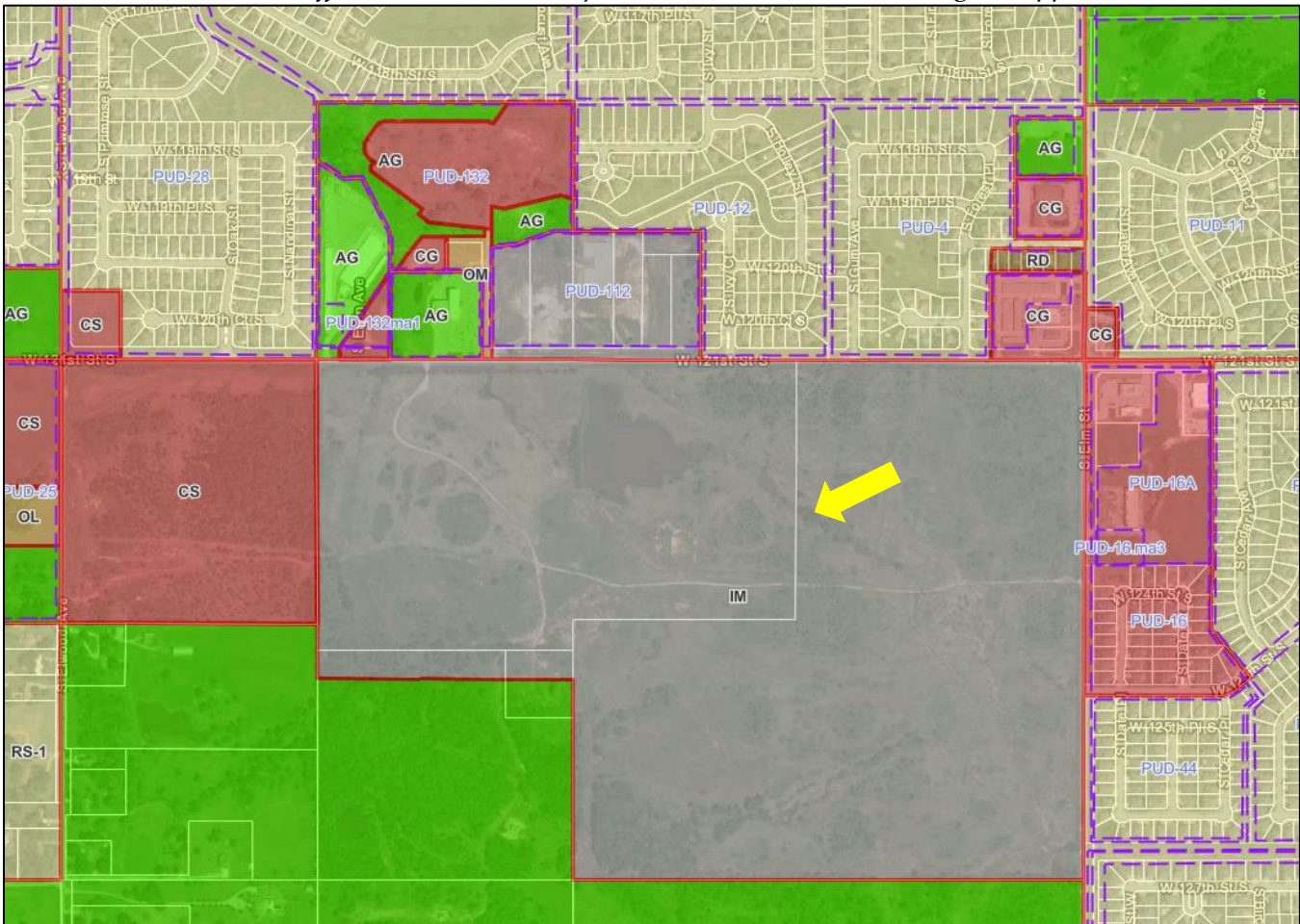


Figure 2: Zoning Map with Aerial View

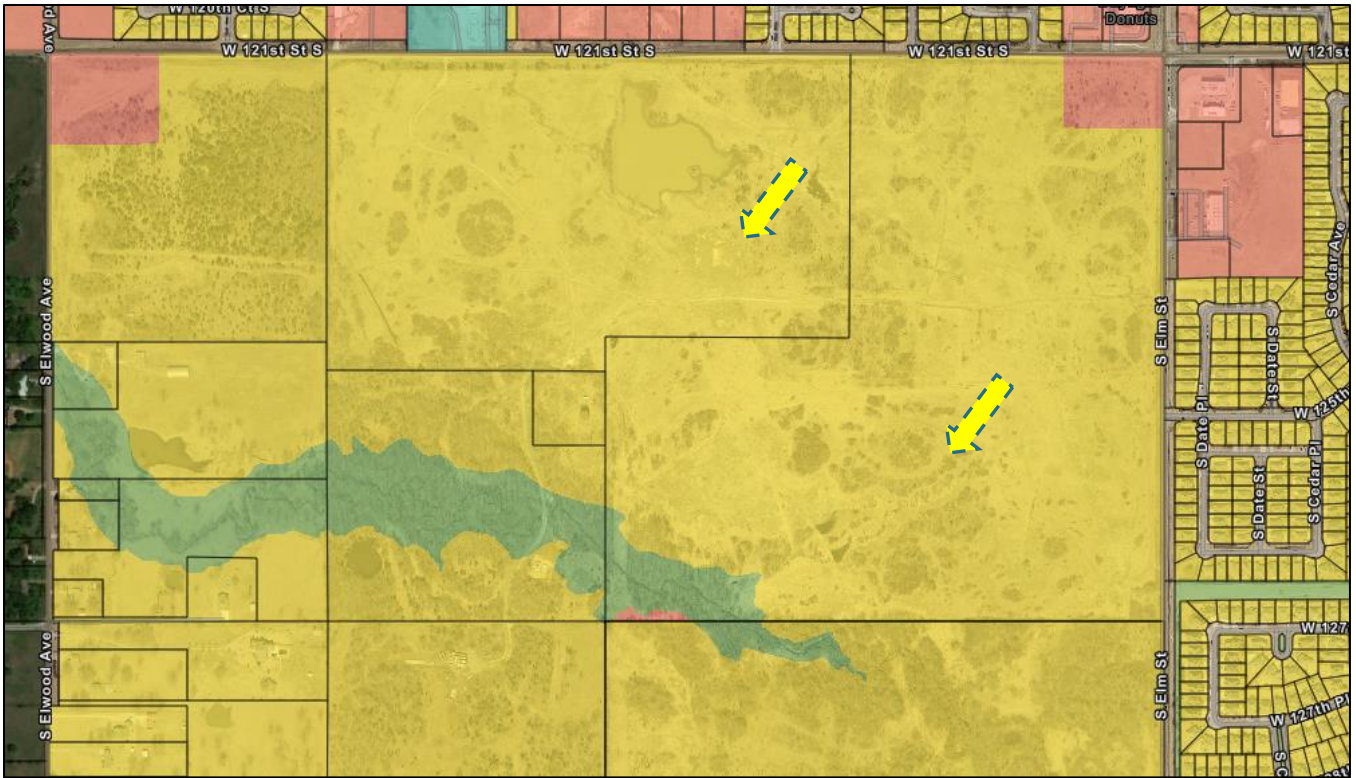
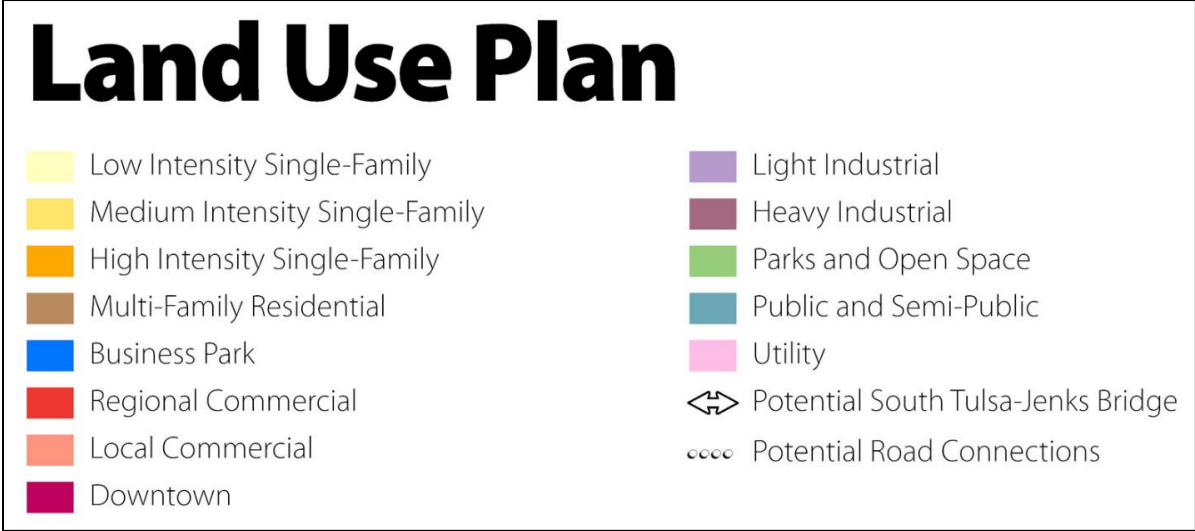


Figure 3: Medium Intensity Single-family and Commercial



121st & Elm Complex

Planned Unit Development #JZ-22 PUD-135

Prepared
July 29th 2022

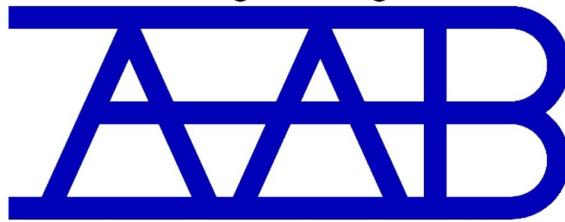
Location

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 knit 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 uses proposed nearer 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' – Commercial

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	5.79 acres 8.5
Maximum Impervious Surface Coverage	70%
Maximum Building Height	60 feet

Development Area 'B' – Cottage/Townhomes

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 or specific use within the RTH zoning district
Gross Land Area	16.75 acres 18.3
Maximum Impervious Surface Coverage	70%
Maximum Building Height	45 feet

Development Area 'C' – Personal Storage

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	9.75 acres 4.8
Maximum Impervious Surface Coverage	85%
Maximum Building Height	60 feet
Minimum Side Yard	10 feet
Minimum Rear Yard	10 feet

Development Area 'D' – 50' Lots

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	65.72 acres 43.3
Minimum Lot Width	50 feet
Minimum Habitable Square Footage	1,200 Square Feet
Maximum Impervious Surface Coverage	70%

Development Area 'E' – 60' Lots

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	43.31 acres 35.1
Minimum Lot Width	60 feet
Minimum Habitable Square Footage	1,700 Square Feet
Maximum Impervious Surface Coverage	70%

Development Area 'F' – 70' Lots

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	47.31 acres 70.9
Minimum Lot Width	70 feet
Minimum Habitable Square Footage	1,800 Square Feet
Maximum Impervious Surface Coverage	70%

Amenities

Areas depicted as Community Space shall remain greenspace and parks except as necessary for community improvements. The proposed amenities will be constructed within Reserve A including:

- Community Pool
- Playground
- Walking path around existing pond

Architectural Requirements and Screening Standards

A 6 foot tall wood screening fence shall be constructed along the western boundary of Development Area A where it abuts a residentially zoned property.

All commercial buildings with the project shall be constructed of 75% masonry on all exterior faces. All other architectural requirements of the UDO shall still govern.

Minimum screening zoning width between Development Areas C & A shall be reduced to 10' due to the inward facing security measures prevalent within a personal storage facility. All required screening width between Development Area B & C may be wholly located within Development Area B. Buildings may be constructed as the screening fence required in Development Area C.

A=COMMERCIAL
B=COTTAGES
C=STORAGE

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

This site was formerly used petroleum storage facility but has since gone through a environment remediation process. The site has further been studied by the developer and has received a no REC determination for the majority of the property. Two locations were determined to have a higher VOC content then allowed by public standards. These areas are recommended to be left as natural greenspace by the report. The proposed layout accommodates those areas.

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).

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

CORRECT (50)

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 Descriptions

CS TRACT – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE 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 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 01°09'14" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1080.89 FEET; THENCE SOUTH 88°55'20" WEST, A DISTANCE OF 310.00 FEET; THENCE NORTH 01°09'14" WEST, A DISTANCE OF 1080.81 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 88°54'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; CONTAINING 335,064 SQUARE FEET OR 7.69 ACRES.

RTH TRACT – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE 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 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 88°54'21" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 966.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'46" EAST, A DISTANCE OF 295.83 FEET; THENCE SOUTH 65°07'38" EAST, A DISTANCE OF 408.20 FEET; THENCE SOUTH 01°04'01" EAST, A DISTANCE OF 606.21 FEET; THENCE SOUTH 88°55'20" WEST, A DISTANCE OF 226.55 FEET; THENCE NORTH 00°00'03" EAST, A DISTANCE OF 99.99 FEET; THENCE NORTH 66°21'33" WEST, A DISTANCE OF 926.81 FEET; THENCE NORTH 01°08'56" WEST, A DISTANCE OF 592.89 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 88°54'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 705.78 FEET TO THE POINT OF BEGINNING. CONTAINING 765,018 SQUARE FEET OR 17.56 ACRES.

IL TRACT – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE 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 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 88°54'21" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°09'14" EAST, A DISTANCE OF 1080.81 FEET; THENCE SOUTH 88°55'20" WEST, A DISTANCE OF 296.87 FEET; THENCE NORTH 01°04'01" WEST, A DISTANCE OF 606.21 FEET; THENCE NORTH 65°07'38" WEST, A DISTANCE OF 408.20 FEET; THENCE NORTH 00°01'46" WEST, A DISTANCE OF 295.83 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE NORTH 88°54'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 656.95 FEET TO THE POINT OF BEGINNING. CONTAINING 460,542 SQUARE FEET OR 10.57 ACRES.

RS-3 TRACT – LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN LOT THREE (3), THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND THE 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 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION ONE (1); THENCE NORTH 88°55'59" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1321.74 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3) AND THE POINT OF BEGINNING. THENCE CONTINUING NORTH 88°55'59" EAST ALONG SAID NORTH LINE, A DISTANCE OF 1321.76 FEET TO THE NORTHEAST CORNER OF SAID LOT THREE (3); THENCE NORTH 88°54'21" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 970.94 FEET; THENCE SOUTH 01°08'56" EAST, A DISTANCE OF 592.89 FEET; THENCE SOUTH 66°21'33" EAST, A DISTANCE OF 926.81 FEET; THENCE SOUTH 00°00'03" WEST, A DISTANCE OF 99.99 FEET; THENCE NORTH 88°55'20" EAST, A DISTANCE OF 833.42 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE SOUTH 01°09'14" EAST ALONG SAID EAST LINE, A DISTANCE OF 1569.31 FEET TO THE SOUTHEAST CORNER OF THEREOF; THENCE SOUTH 88°36'03" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 2642.62 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01°10'36" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1204.71 FEET; THENCE SOUTH 88°36'03" WEST, A DISTANCE OF 1321.52 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4); THENCE NORTH 01°11'11" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (SE/4 NW/4) AND THE WEST LINE OF SAID LOT THREE (3), A DISTANCE OF 1467.23 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3) AND THE POINT OF BEGINNING. CONTAINING 7,396,879 SQUARE FEET OR 169.81 ACRES.

Exhibit B

Surrounding Areas
for
121st & ELM

New connections added. Additional connections to the west may be required by staff, alignment to north from RTH, CS and IM should align with existing development

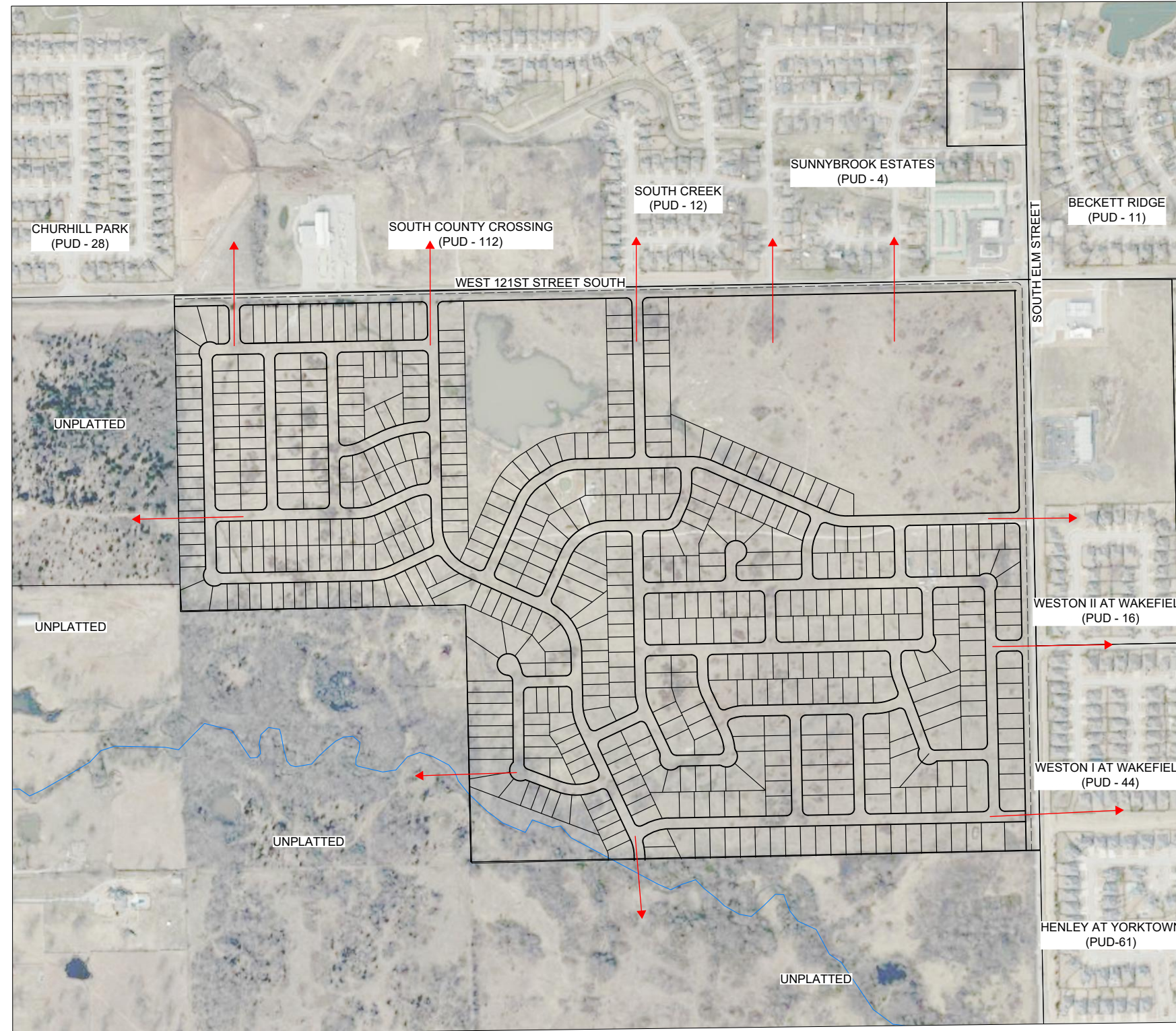
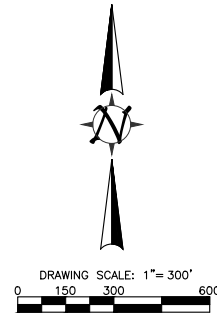
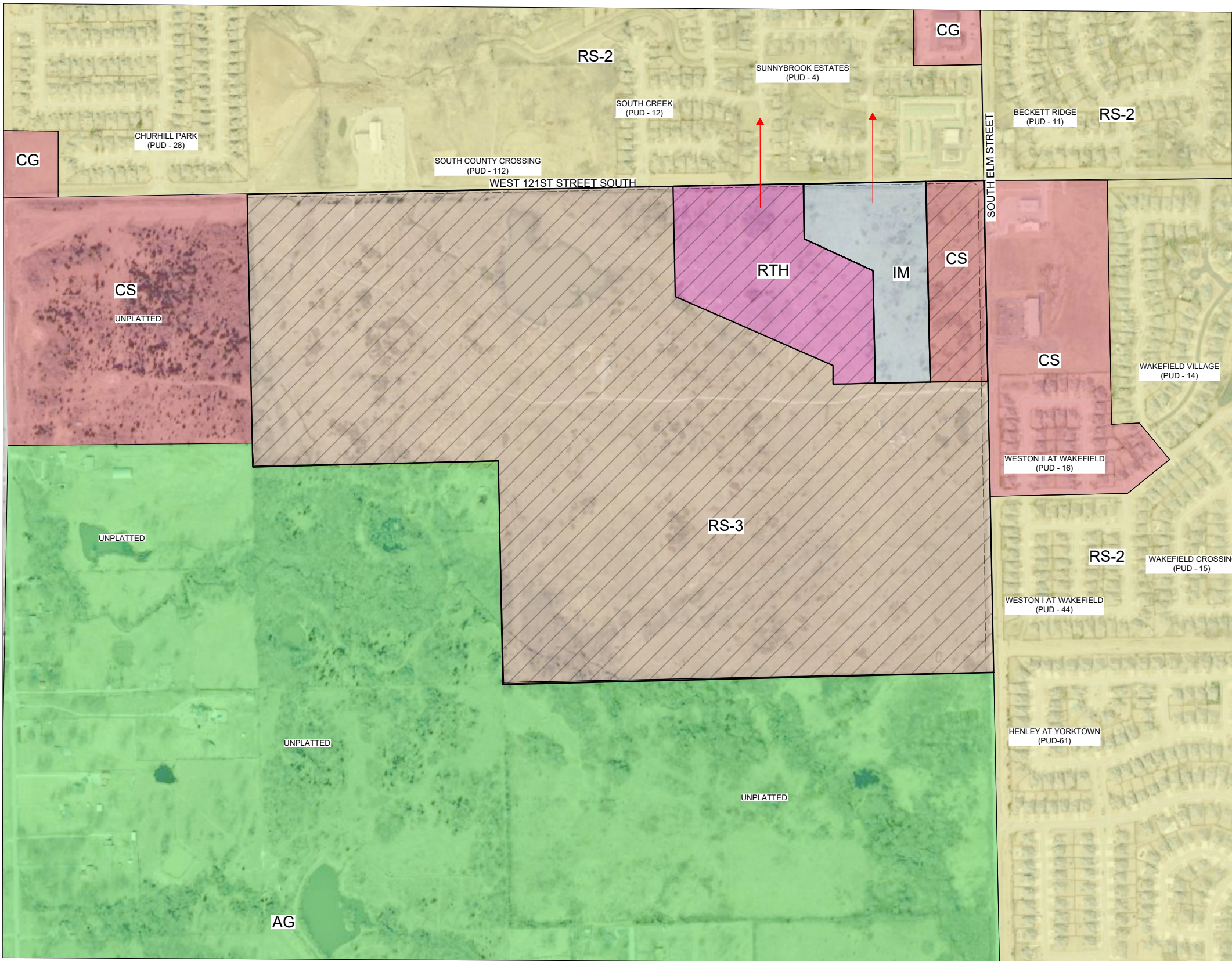
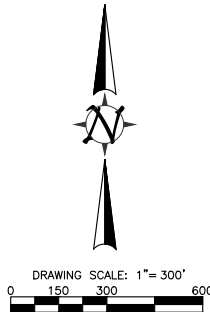


Exhibit C
Zoning
for
121st & ELM



LEGEND

- | | |
|---|------------------------------|
|  | AGRICULTURE ZONING |
|  | COMMERCIAL ZONING |
|  | RESIDENTIAL 2 ZONING |
|  | RESIDENTIAL 3 ZONING |
|  | RESIDENTIAL TOWN HOME ZONING |
|  | INDUSTRIAL ZONING |
|  | PROPOSED ZONING |

AAB Engineering, LLC



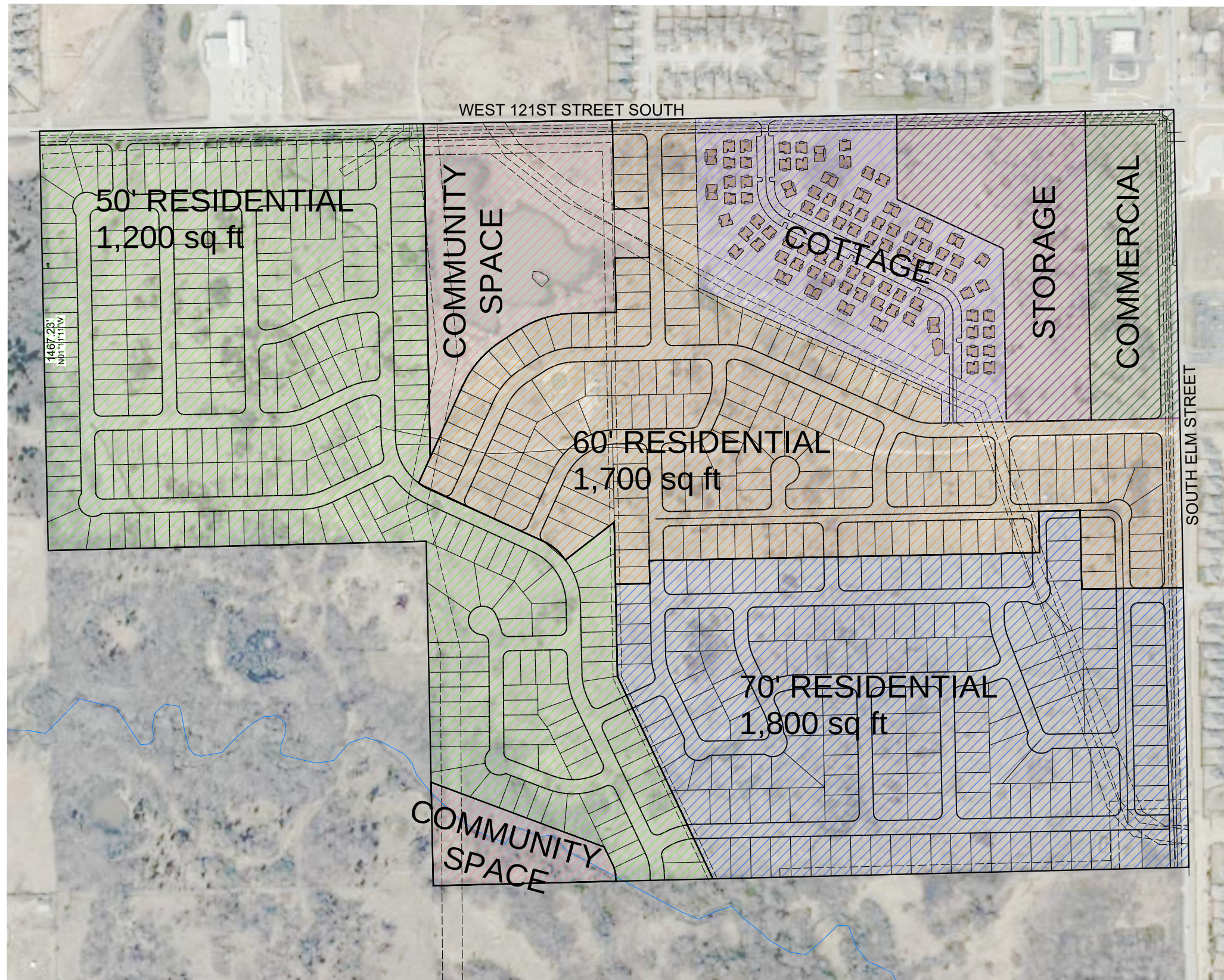
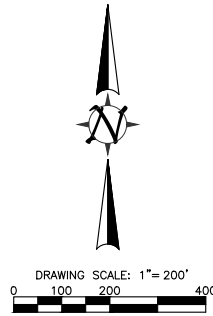
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2024
Office: (918) 514-4283 Fax: (918) 514-4288



Exhibit D

Conceptual Development Plan
for

121st & ELM

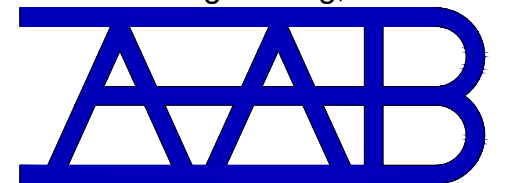


LEGEND

	DEVELOPMENT AREA A - COMMERCIAL - 5.79 ACRES	8.5
	DEVELOPMENT AREA B - COTTAGE HOMES - 16.75 ACRES	18.3
	DEVELOPMENT AREA C - STORAGE - 9.75 ACRES	
	DEVELOPMENT AREA D - 50' LOT MINIMUM - 65.72 ACRES	RS3/43
	DEVELOPMENT AREA E - 60' LOT MINIMUM - 43.31 ACRES	RS2/35.1
	DEVELOPMENT AREA F - 70' LOT MINIMUM - 47.31 ACRES	RS1/70.9
	COMMUNITY SPACE - 14.97 ACRES	NO CHANGE

LINKS / NODES/
CONNECTIVITY INDEX?

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 E

Existing Topo & Aerial
for

121st & ELM

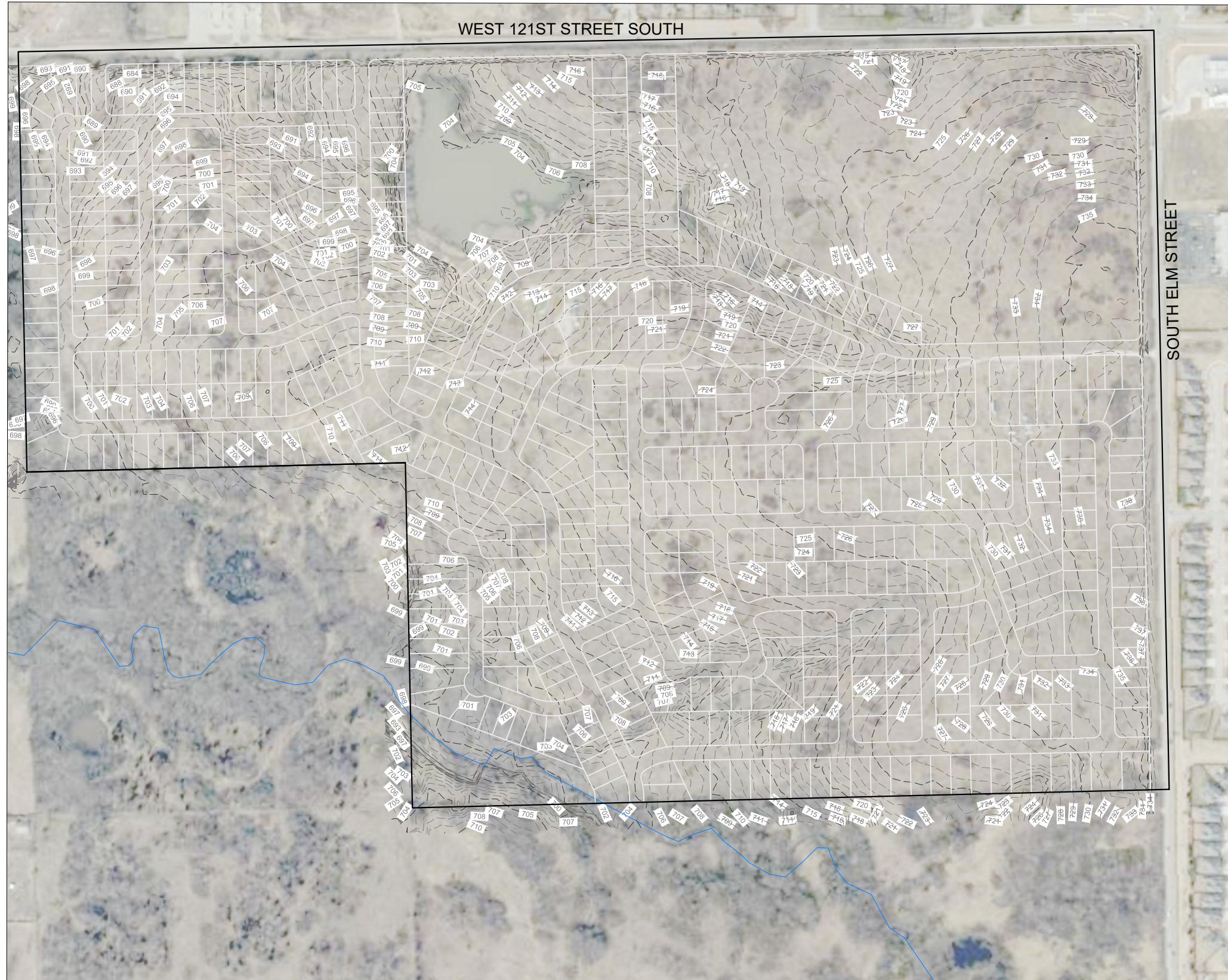
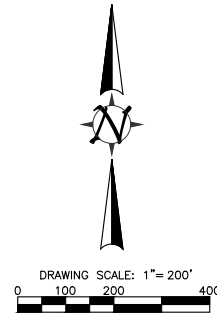
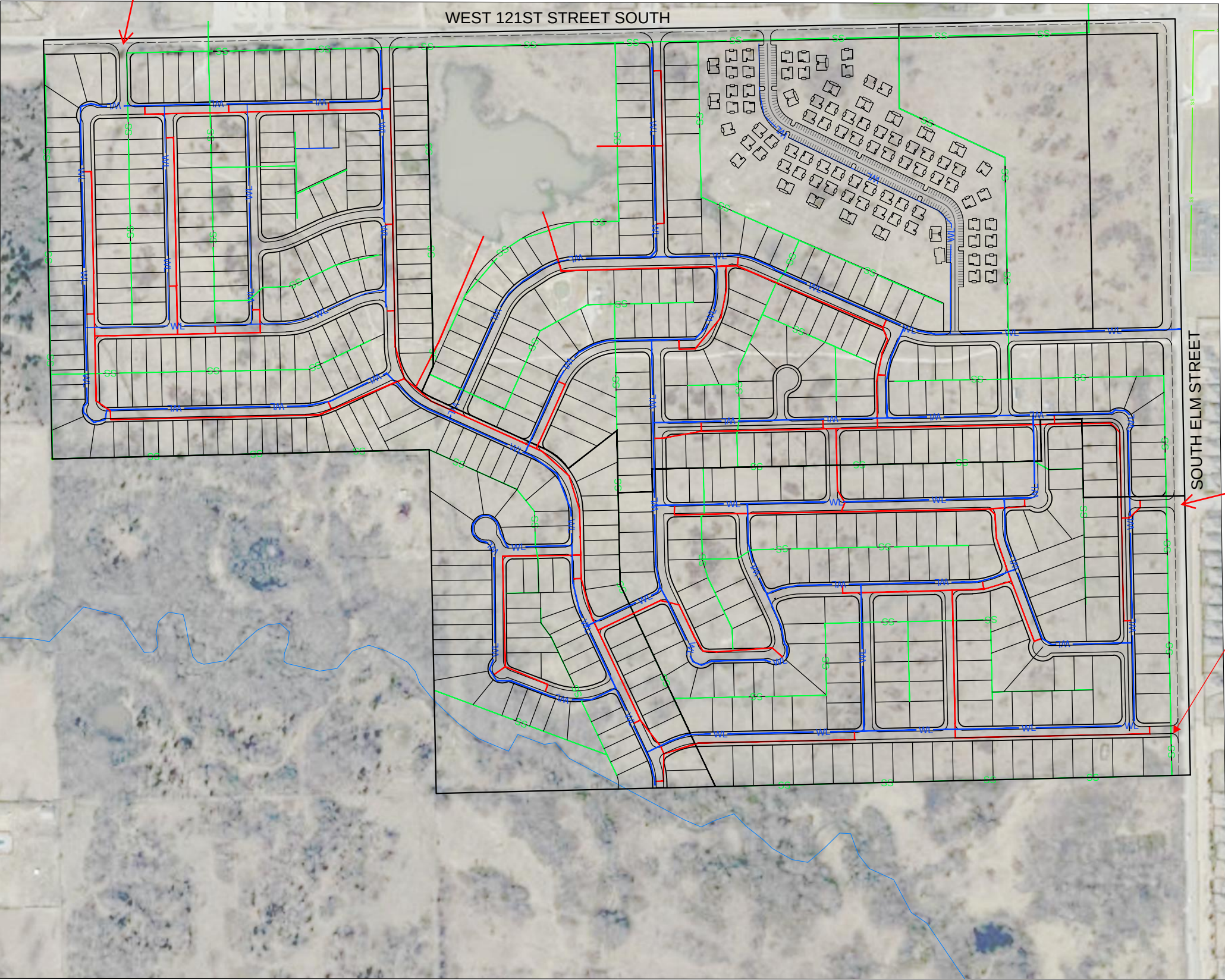
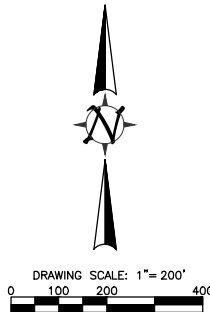


Exhibit F
Conceptual Improvement Plan
for
121st & Elm

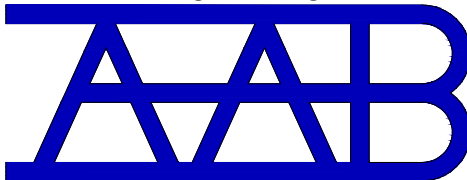


LEGEND

- WL PROPOSED WATERLINE
- PROPOSED STORM SEWER
- SS PROPOSED SANITARY SEWER

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

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





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:

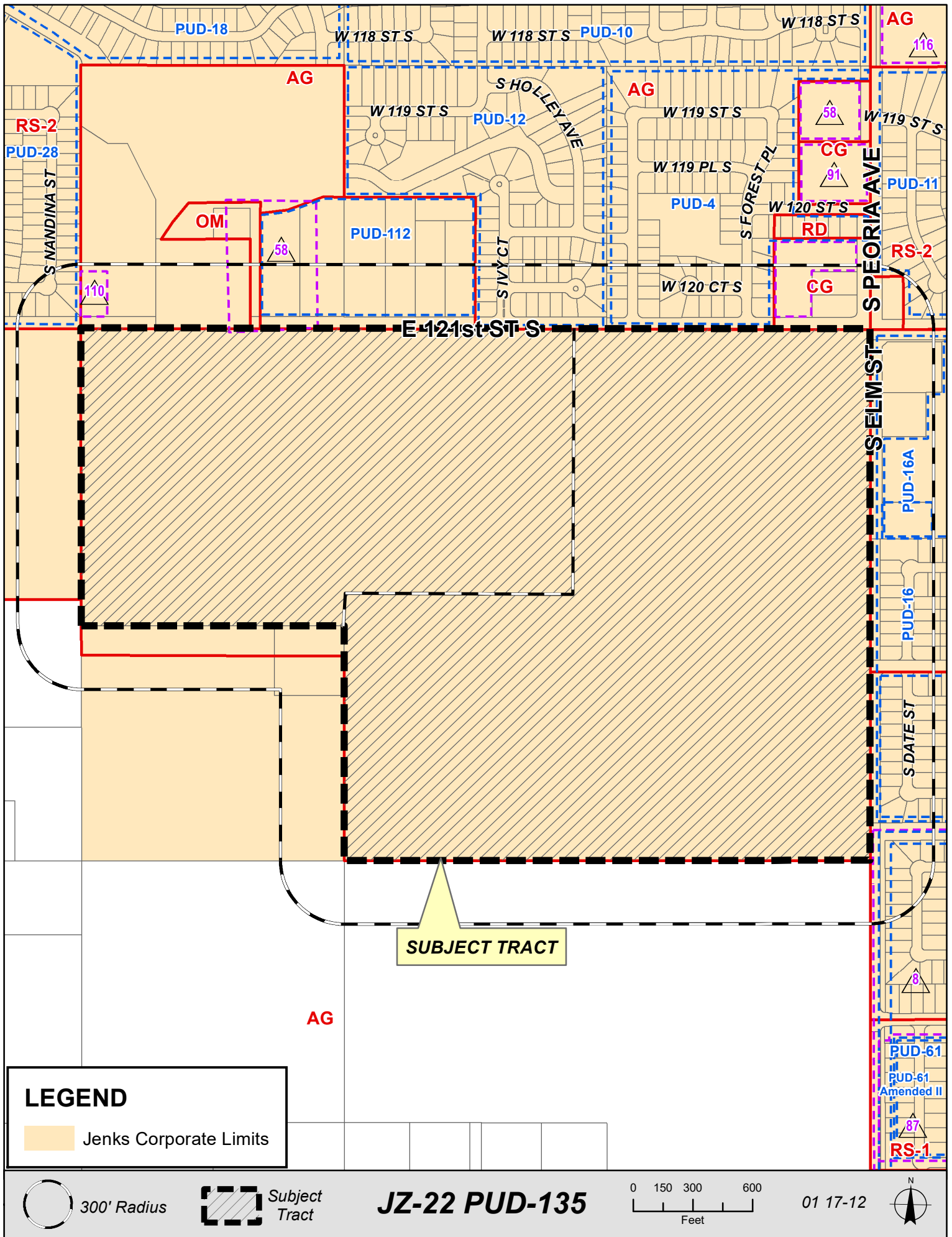
THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4); THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4), AKA LOT 1; AND THE EAST 5 ACRES OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4), AKA THE EAST 5 ACRES OF LOT 2; ALL IN SECTION ONE (1); TOWNSHIP SEVENTEEN (17) NORTH, RANGE 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

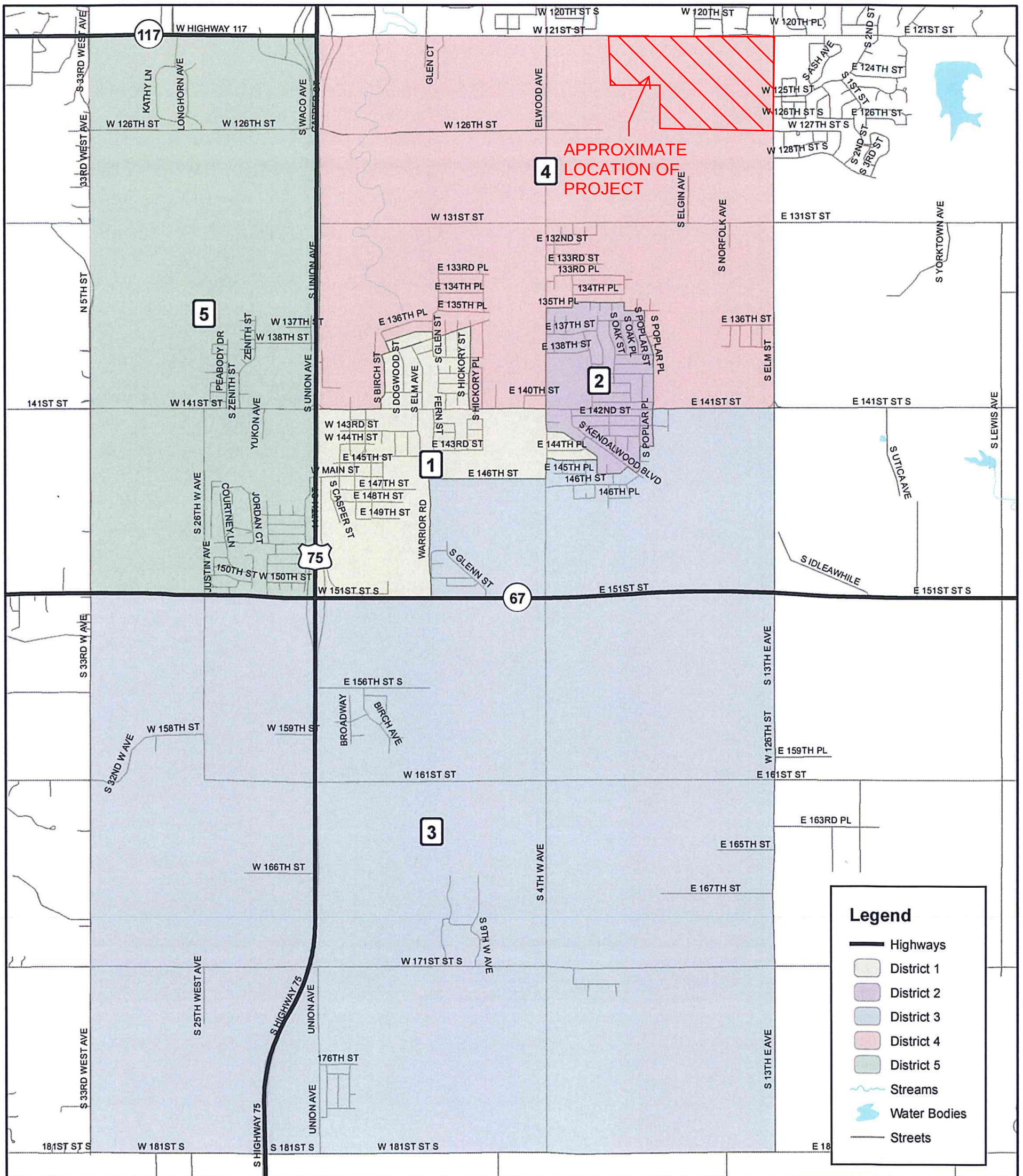
All persons interested in this matter may appear at these hearings and present their objections to or arguments for any of the above matters.

Dated at Jenks Oklahoma on 1 June 2022.

Marcae Hilton, Secretary
Jenks Planning Commission



Glenpool Public Schools Board Member Districts - 2011



This map is provided as a public resource for general information only. Although every effort has been made to produce the most current, correct and clearly expressed data possible, all geographic information has limitations due to scale, resolution, date and interpretation of the original source materials. The information on this map is collected from various sources that can change over time without notice. Therefore, the information provided is not intended to replace any official source. You should not act or refrain from acting based upon information on this map without independently verifying the information and, if necessary, obtaining professional advice. The burden of determining the accuracy, completeness, timeliness of information rests solely on the user. Copyright © 2011 INCOG

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



July 7, 2022

Mrs. Marcae Hilton
Director of Planning
City of Jenks

Re: 121st & Elm Complex-PUD 135

Mrs. Hilton,

We have received the staff report for PUD 135 which included several staff comments and conditions of approval. Since many of these items are requests for additional information we would like to provide the following responses to the concerns.

1. We will make the following additions to the PUD language
 - Development Area D Minimum Habitable Area: 1,200 Sq. Ft.
Development Area E Minimum Habitable Area: 1,700 Sq. Ft.
Development Area F Minimum Habitable Area: 1,800 Sq. Ft.
 - Our understanding of the UDO is that RS3 base zoning has a front yard setback of 20' with a garage setback of 25'. This is not modified by this PUD.
2. We will work with staff to accommodate the following items as we refine and further develop the layout during platting.
 - Sidewalks will be provided along all streets as well as the arterials. This will be done in coordination with the City of Jenks Elm Street widening.
 - We will work with staff to modify the layout in order to accommodate additional/revised access to Elm.
 - Our calculations show the links and nodes of the proposed layout at 62/48 which is greater than the 1.2 required by the UDO. This will be updated as we modify and further develop the layout.
 - All portions of the PUD are to meet the development standards of the underlying district unless specifically modified by the PUD.
 - School bus pickup will be addressed during platting.
3. In response to the PUD conformance questions we offer the following:
 - **Public Gathering Space**-We propose a public gathering area that is approximately 11.62 acres. This area will contain a community pool, a clubhouse, and an expansion of the existing large pond. This feature is directly adjacent to 121st and is central to the project. This area also exceeds the Parkland Provisions of the UDO.
 - **Sustainable Design**-The proposed design retains the existing pond feature and leaves the existing drainage channel in the southwest portion of the site intact and natural. The retained existing drainage ways will provide stormwater filtration through natural floodplain storage.
 - **Landscape Conservation and Visual Enhancement** – The existing drainage features and water ways are being retrained by the development.
 - **Mix of Uses**-The proposed PUD mixes traditional single family housing of varying types with a townhome/cottage home concept, as well as personal storage and general commercial uses.
 - **Affordability**- The proposed PUD requests 50 52' lots to allow more affordable traditional housing opportunities. The proposed townhomes also present an opportunity to allow individuals who are not yet capable of qualifying for owner occupied financing rental opportunities.

- **Universal Design**-All proposed commercial buildings will conform with American with Disabilities Accessibility Guidelines (ADA). Units with more than 4 units attached will also comply with Fair Housing requirements.
 - **High Quality Building Materials**-The builder includes several features as standard on all of their homes. Those features includes post tension slab construction, all vinyl windows with low-e coatings, and architectural shingles. All homes will have a HERS Index Score 60 or less which ensures not only higher insulation values but higher overall energy efficiency. This is roughly 50% more energy efficient then a standard new home and 80% more energy efficient than the HERS reference home (equivalent to the 2006 IECC).
4. Information regarding tangible benefits to the city or neighborhood.
- **Placemaking**-The PUD will be developed under a distinctive brand with "pockets" of neighborhoods that distinguished within the brand.
 - **Integrated Design with Identifiable Centers and Edges**-The PUD creates a community center park area between the northern most entrance. This will have direct access to the central collector street as well as the secondary entrance off of 121st. The development "pockets" create a smaller community feel but still provide common interconnectivity with other portions of the development. The townhome portion of the project will be branded as part of the overall community and will have access to community amenities even though it will likely have stand along amenities of its own.
 - **Public Welfare**-The proposed development does not restrict adequate access to light or air from adjacent development and will provide improved connectivity to the section via the proposed collector. The development also repurposes an industrial zoned area that was previously used as a petroleum storage tank battery.
 - **Compatibility with Adjacent Land Uses**-The project is generally abutted by vacant land therefore compatibility is not an issue. The proposed plan proposes housing development largely conforming with the densities of other neighborhoods within the area.
 - **Drives, Parking, and Circulation**-The proposed PUD proposes a new collector street that will improve the arterial traffic load caused by the development by allowing through movements with a circuitous route or direct access to arterial streets. Cross access will be encouraged across all commercial pad sites.
5. Questions from Staff
- **Phasing**- The project will be phased to allow all product offerings of the residential development to occur simultaneously. Anticipated phasing will be provided at the time of platting.
 - **Subdivision Regulations**-We have reviewed the subdivision regulations and look forward to developing the project within them.

Respectfully,


Alan Betchan, P.E.
AAB Engineering, LLC

To	Planning Commission
Hearing Date	August 4, 2022
Case Number	JZ 22 SUP 119 HARVARD CHURCH
Request	Institutional Use Church on a large residential zoned parcel
Location	East of Harvard north of 131 st
Applicant	Cin Khaw

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ SUP 119 Legal Notice
- ☐ Conceptual Site Plan Documents

Preparer

Staff, INCOG
Alta Survey, Staff

Background Information

STAFF COMMENTARY | Mr. Cin Khaw is part of a Church organization looking for a site in the Jenks area to construct a new sanctuary and classrooms for their congregation. The organization constructed a similar church in the City of Bixby east of downtown and south of 151st. The land is currently zoned for Residential Single-family (RS-1) and would allow for up to 70 single family homes, the UDO allows for “Institutional Uses” with the approval of a Specific Use Permit (SUP).

The land has never been platted and has an odd-shaped lot carved out of the middle of the parcel. This secondary lot has a residential dwelling which originally served as the homestead for the entire twenty (20) acre parcel. The parcel is encumbered by the single-family residence which did not go through the Lot Split process, it was created through a “deed correction” and filed with Tulsa County. The residents of 13031 S Harvard currently have their home on the market and have expressed concerns if a church were to go on the adjacent land. The lot is grandfathered non-conforming.

There is a large grow facility on the hard corner of 131st and Harvard. In the past, developers expressed apprehensions stating they did not think they could sell homes adjacent to the Medical Marijuana grow facility due to the occasional smell and other general issues associated with the industry.

PLANNING DATA

Public Comment Two neighbors directly adjacent to the neighborhood have inquired, the residents of the house in the middle have expressed concerns.

Zoning (RS-1) Single-family Residential

Zoning Request SUP 119 | (Institutional Use) Request for a church and ancillary uses on undeveloped property

General Location East of Harvard and ½ mile north of 131st E Ave.

Address 12877 S Harvard Ave.

Plat Unplatted | Platting is required

Parcel ID 9730-473-045-3620

Legal PRT SW SW BEG 440.08N SWC SW SW TH N878.42 E990.6 S878.42 W990.6 POB LESS BEG 941.41N SWC SW TH N54.79 ELY73.98 E54.90 CRV RT39.66 CRV RT143.60 SE30.75 CRV RT92.30 CRV LF40.63 SE41.09 ELY100.11 SE59.83 SE18.97 S115.84 SW63.13 SW71.84 WLY79.76 NW70.49

Gross Acres 18.35 Acres

Site Plan Included in packet | Conceptual in nature

Staff Evaluation & Recommendation

EVALUATION | This SUP for a “Church Use” has been considered and reviewed by Staff. Staff believes a church use would be less intense than a fully developed subdivision. The size of the land required for a church use makes this property ideal and triggers the need for a closer look from PC and CC. Approving this SUP request does not guarantee the church will be built, it just provides the legal process for the development to move forward. The project, as always, is subject to all engineering, design, and other development regulations.

Table 16-3-4(B) Residential District Permitted, Conditional, Special Exception, and Specific Uses										
Use	Additional Regulation	R E	RS 1	RS 2	RS 3	R D	RT H	RM 1	RM 2	RM 3
<i>Institutional and Utility Uses</i>		R E	RS 1	RS 2	RS 3	R D	RT H	RM 1	RM 2	RM 3
Government Uses, indoor		P	P	P	P	P	P	P	P	P
Government Uses, outdoor	16-5-3(A)	S	S	S	S	S	S	S	S	S
Wireless Communication Facility	16-5-3(B)	S	S	S	S	S	S	S	S	S
Wireless Communication Facility, Small Cell	16-5-3(B)	S	S	S	S	S	S	S	S	S
Place of Assembly		S	S	S	S	S	S	S	S	S
Place of Worship		S	S	S	S	S	S	S	S	S
School, elementary / middle		S	S	S	S	S	S	S	S	S
School, high		S	S	S	S	S	S	S	S	S

Specific Use Permit

(A) Purpose.

- (1) Certain uses specified in Sections 16-3-4 and 16-4-2 are designated as Specific Uses *because of the size of the land they require*, their specialized nature, or because they may more intensely dominate the area in which they are located or generate effects on the general public that are broader in scope than other uses permitted in the district. The City Council may, after a public hearing and recommendation by the Planning Commission and after conducting a public hearing as is required in accordance with the provisions of this section, authorize for specific parcels of land, the issuance of a Specific Use permit.
- (2) The designation of a Specific Use Permit does not constitute an authorization or an assurance that such use will be permitted. Rather, each Specific Use Permit application shall be evaluated to determine its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate appropriate. *Staff anticipates (probable effect) an increase in traffic on Sundays and perhaps one weeknight, otherwise the “use” would be less intense than an additional 100 plus cars from a new fully developed neighborhood. Staff does not anticipate any negative impact on (community welfare).*

(B) Specific Use Review Criteria.

- (1) No Specific Use permit shall be issued unless the City Council finds that the application:
 - (a) Is consistent with the City’s Comprehensive Plan and other adopted policy documents. *Institutional Uses are allowed to be considered in residential zonings, the Comp Plan finds “PUBLIC/SEMI-PUBLIC | This land use includes a wide variety of uses that provide or support public services and amenities including government-owned buildings, schools, places of worship, hospitals, and not-for-profit organizations. In Jenks’ growth areas, new public/semi-public uses should be expected. Although the precise location for these uses is unknown at this time, the City should direct them away from areas designated as commercial or industrial on the Land Use and Development Chapter.”*
 - (b) Complies with all requirements imposed by this Article including any applicable use-specific requirements in Article 5. Use-Specific Standards. *Yes*
 - (c) Is consistent with the purposes of this UDO and the governing District, and *Yes*
 - (d) Is compatible with surrounding land uses and the area where it will be located. *Yes*
- (2) In considering an application for a Specific Use permit, the City Council shall consider and may impose modifications or conditions it deems necessary. *Staff asked the applicant to locate the primary parking in the rear away from the street.*
- (3) No Specific Use permit shall be issued unless the use-specific standards as applicable, established in Article 5. Use-Specific Standards of this UDO have also been complied with in addition to the findings required in paragraph (1) of this Subsection. *Yes*

- (C) **Hearing and Recommendation by the Planning Commission.** The Planning Commission shall hold a public hearing on the proposed Specific Use permit, 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 Specific Use permit 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 Specific Use permit to the City Council.

(D) Action by City Council. *The City Council shall consider the Planning Commission's recommendation, the City planner report, and the applicable review criteria and shall approve, approve with modifications, or deny the Specific Use permit.*

~~**(E) No Oil or Gas Related Wells Drilled After Granting of Specific Use Permit.**~~

(F) Time Limits for Interpretation. *If for any reason the approved specific use ceases operation for a period of two (2) years, then the approval of said Specific Use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved Specific Use that does not begin operation within two (2) years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place.*

(G) Amendments to Approved Specific Use Permits.

(1) Determination of Level of Change. *Upon receiving a Specific Use permit amendment application, the City Planner shall determine whether the amendment is a minor amendment or a major amendment based on the criteria detailed in Section 16-9-7(G)(2) and Section 16-9-7(G)(3) below.*

(2) Major Amendment. *A major amendment is any proposed change to an approved Specific Use Permit that results in one or more of the following:*

(a) Increase in the intensity of the site's use,

(b) Additional noise, glare, odor, or other impacts that are detectable from off-site

(c) Affects the subject property in a manner that inhibits its continued use or reuse, or

(d) Results in a change inconsistent with any standards or conditions imposed by the City Council in approving the Specific Use Permit, as determined by the City Planner

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

(4) Approval Process. *A major amendment to an approved Specific Use permit shall follow the procedure for a Specific Use Permit approval set in Section 16-9-7(C) and (D). A minor amendment to an approved Specific Use permit may be approved by the Planning Commission.*

RECOMMENDATION: *Staff has reviewed the case finding it to be consistent with the Comprehensive Plan and UDO and recommends approval of SUP 119 for a Church "Institutional Use."*

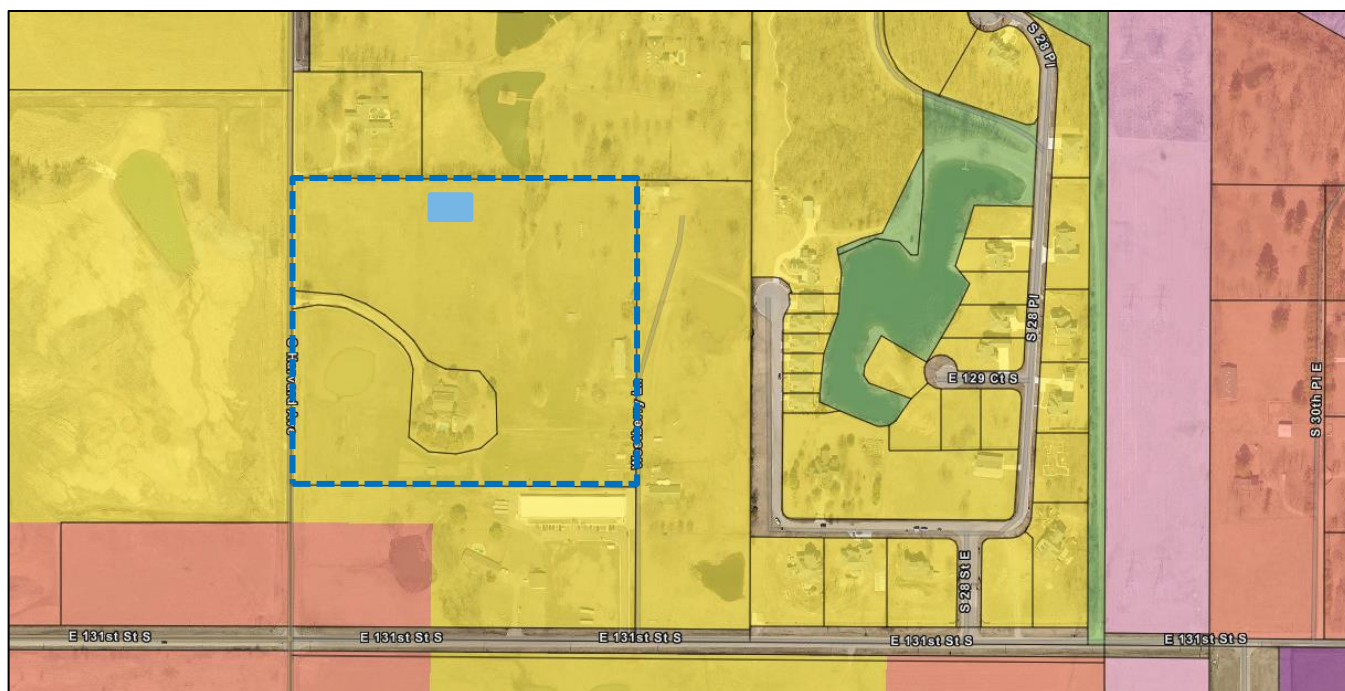


Figure 1: Land Use Map: Medium Intensity Single-family

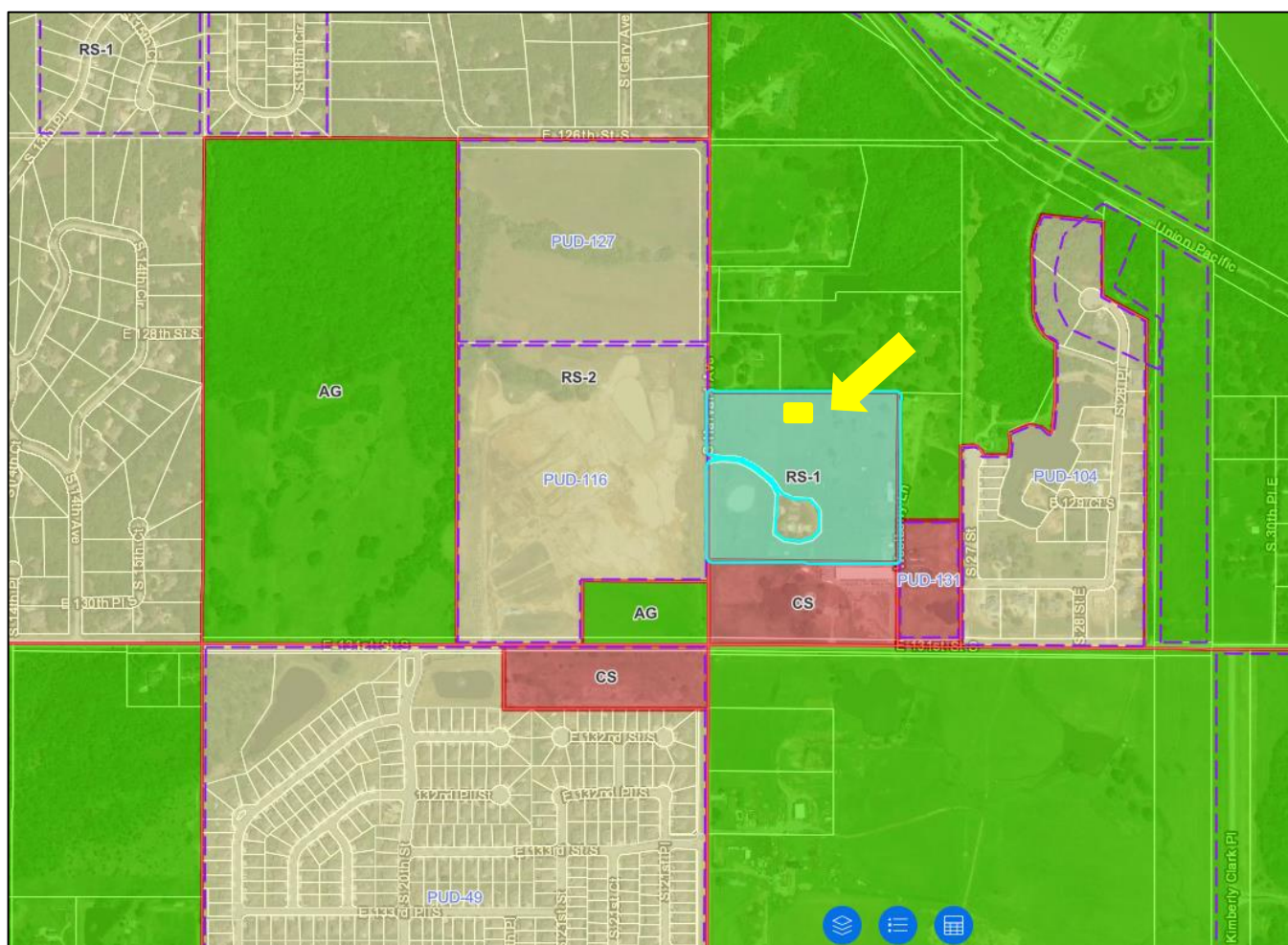


Figure 2: Zoning Map: RS-1 Residential Single-family



Figure 3: Entrance to Residential Dwelling 13031 S Harvard



Figure 4: Google Map South view from Harvard



Figure 5: Approximate proposed location of church



Figure 6: Google Earth general area



Figure 7: Aerial/Legal of Residential home surrounded by undeveloped RS-1 zoned property



CITY OF JENKS

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NOTICE OF A PUBLIC HEARING ON A PROPOSED SPECIFIC USE PERMIT LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 22 SUP 119

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 04 August 2022, in consideration of the following:

An application to approve a Request by Cin Khaw Kham for approval of a Specific Use Permit to allow for a church.

Legal Description: PRT SW SW BEG 440.08N SWC SW SW TH N878.42 E990.6 S878.42 W990.6 POB LESS BEG 941.41N SWC SW TH N54.79 ELY73.98 E54.90 CRV RT39.66 CRV RT143.60 SE30.75 CRV RT92.30 CRV LF40.63 SE41.09 ELY100.11 SE59.83 SE18.97 S115.84 SW63.13 SW71.84 WLY79.76 NW70.49 N196.24 CRV LF105.09 NW37.27 CRV LF121.44 CRV LF40.59 W49.33 SW75.68 POB SEC 4 17 13 18.347ACS

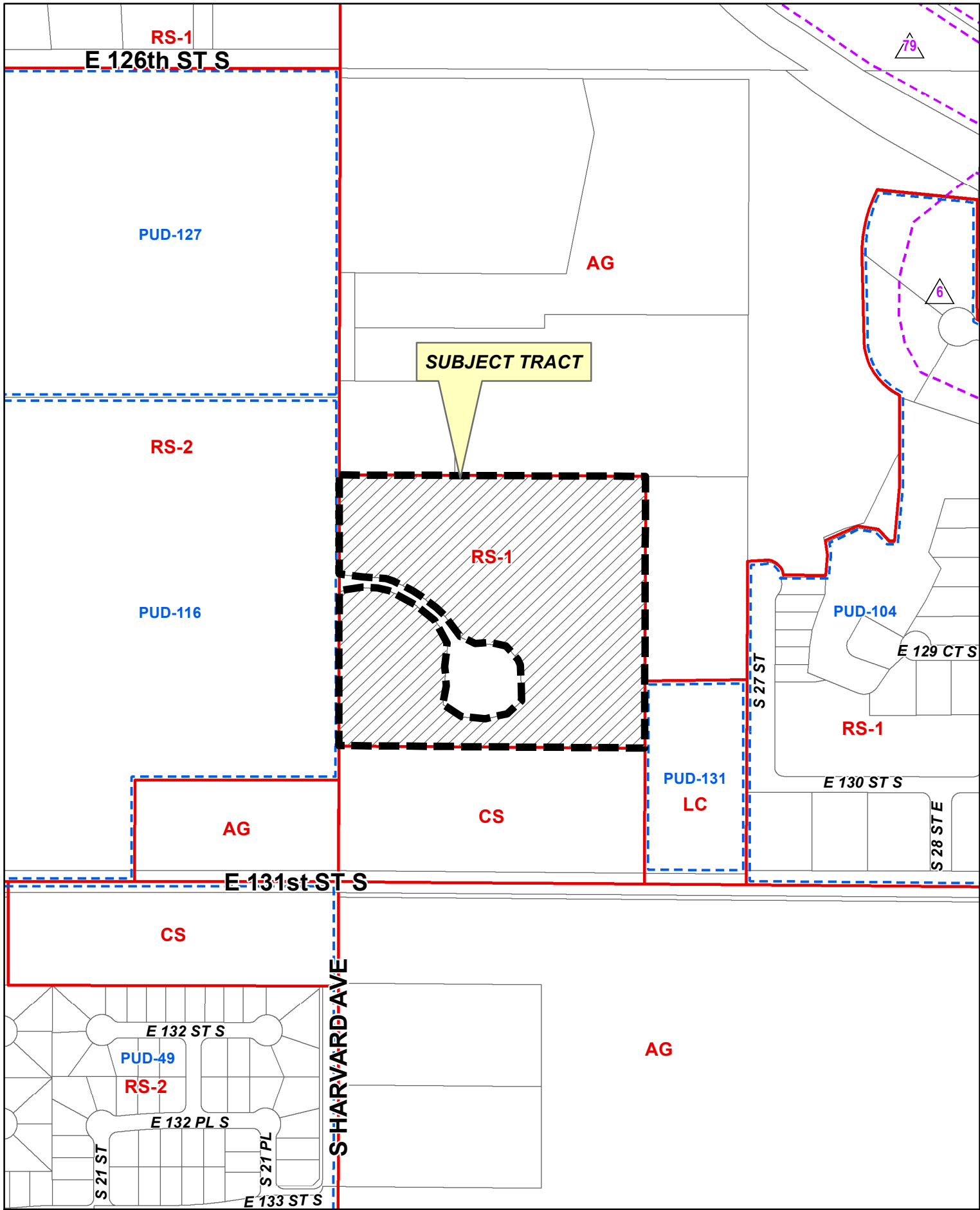
General Location: 12877 S Harvard Ave

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

Dated at Jenks Oklahoma on 5 July 2022.



Marcae Hilton, Secretary
Jenks Planning Commission



ArcGIS Web Map



7/6/2022, 4:31:39 PM

Aerial Imagery



Parcels.SDE.Tulsa



Red: Band_1



Green: Band_2



Blue: Band_3

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

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Web AppBuilder for ArcGIS

Maxar | Copyright © 2015 INCOG | INCOG 2 West 2nd Street Suite 800 Tulsa, OK 74103 918.584.7526 | INCOG 2 West 2nd Street Suite 800, Tulsa OK 74103 918.584.7526 | Toole Design Group, Inc. | MTTA, Connetics Transportation Group (CTG), INCOG | Tulsa County Assessor | File was

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	August 4, 2022
Case Number	JZ 22 PUD 136
Request	Rezoning/PUD for (RS2) Single-family
Location	South of 131 ST Street S and East of Harvard (North of Grey Oaks)
Applicant	Tim Terral, TEP

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD 136
- ☐ INCOG Legal Notice

Preparer

TEP
INCOG

Background Information

STAFF COMMENTARY | TEP is seeking a recommendation of approval for a Cozort development. This is a Forty-acre (40) development for single-family detached residential and amenities. TEP has worked closely with staff on this project reviewing and applying the UDO prior to adoption, working diligently to confirm the proposed PUD 136 met all the requirements. The property has been farmed for hay and other AG purposes for many decades. There is a maximum of 135 lots along ranging from 60-65 feet x 130 feet.

PLANNING DATA

Intended Use	Detached (Single-family Residential),
Current Zoning	AG (Agriculture)
Requested Zonings	PUD 136 RS2 (this is a less dense zoning than what was advertised RS3)
Parcel ID No. 1	9730-973-092-5180
STR	SECTION 09, TOWNSHIP 17, RANGE 13
Gross Acres	40.3522
Plat	Unplatted Platting will be required
Citizen Comments	None
School System	Jenks Schools
Private Covenants	Private Covenants whether a Deed of Dedication or HOA or other documents are not enforced by the City of Jenks NA
Council Ward	District 3 Craig Murray

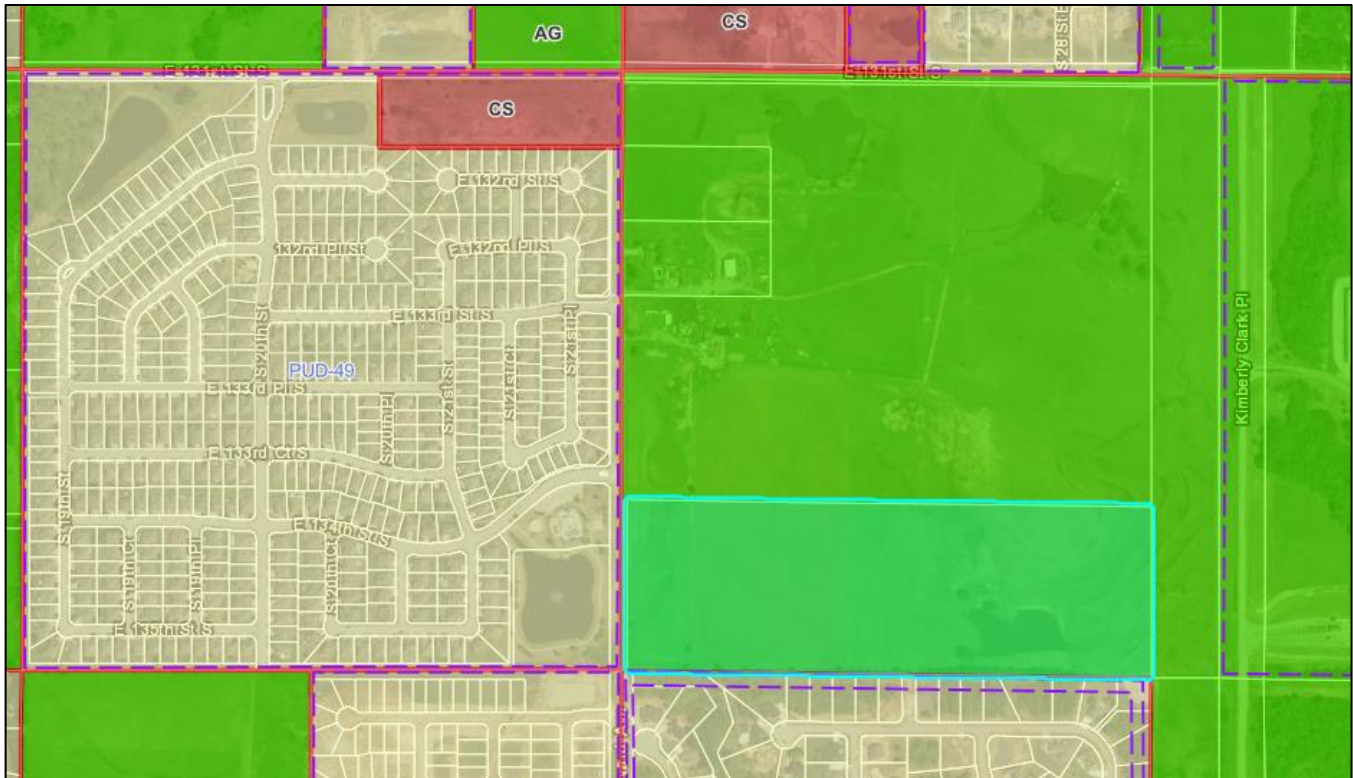


Figure 1: Zoning map of the parcel in question

Staff Evaluation & Recommendation

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.*

40 Acres

- (2) Developments including only single-family detached residential uses, may not be approved as a Planned Unit Development. *Project includes a single-family, amenities 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.
- (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.

(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.

- (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.
- (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.

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.

- (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.*
- (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.*
- (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.*
- (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.*
- (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.*
- (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(J)(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.

PUD 136 | ROW'S MEADOWS | SUMMARY

1. Land encumbrances: 2 Pipeline easements along southern boundary.
 - 50' Conoco Philips pipeline
 - 50' Transok pipeline
2. Stormwater
 - Improvement of pond required
 - 2 onsite detention facilities (also recreational)
 - Neighborhood Park A | south central
 - Wet Detention pond
 - Dock
 - Large playground
 - Dog park
 - Small parking area
 - Trail system/connection
 - Neighborhood Park B | SW Corner
 - Dry pond
 - Passive recreation
 - Open space
 - Landscaping
 - Trail system/connection
3. Access provided from Harvard and Kimberly Clark Place (sidewalks required).
4. 135 Lots Max | 60-65 feet x 130 feet
 - 128 lots drawn
 - 58 ft. allowed
5. 100% Masonry on first floor
 - No Vinyl or Metal siding
6. No Accessory Dwellings or Short-Term Rentals
7. Shall conform to anti-monotony standards
8. Lot Area 8,000(sf) | PUD 7,500(sf)

Staff Comments and Conditions of Approval

1. Items to be required by staff prior/during development:
 - Sidewalks required internally and along arterials.
 - Dedication of all ROW should be done in coordination with City Engineer.
 - Must meet requirements not specified in PUD for residential development as stated in the UDO.
 - Provide safe/adequate dedicated school bus pick up location.
2. Questions from Staff
 - Subdivision Regulations | Make yourself familiar with the following:

- 16-8-7. Traffic Impact Analysis
- 16-8-8. Street Design Standards
- 16-8-11. Parkland Provision
- Tree plantings?

Recommendation | *Staff recommends the requested PUD 136 and rezoning be approved with conditions.*

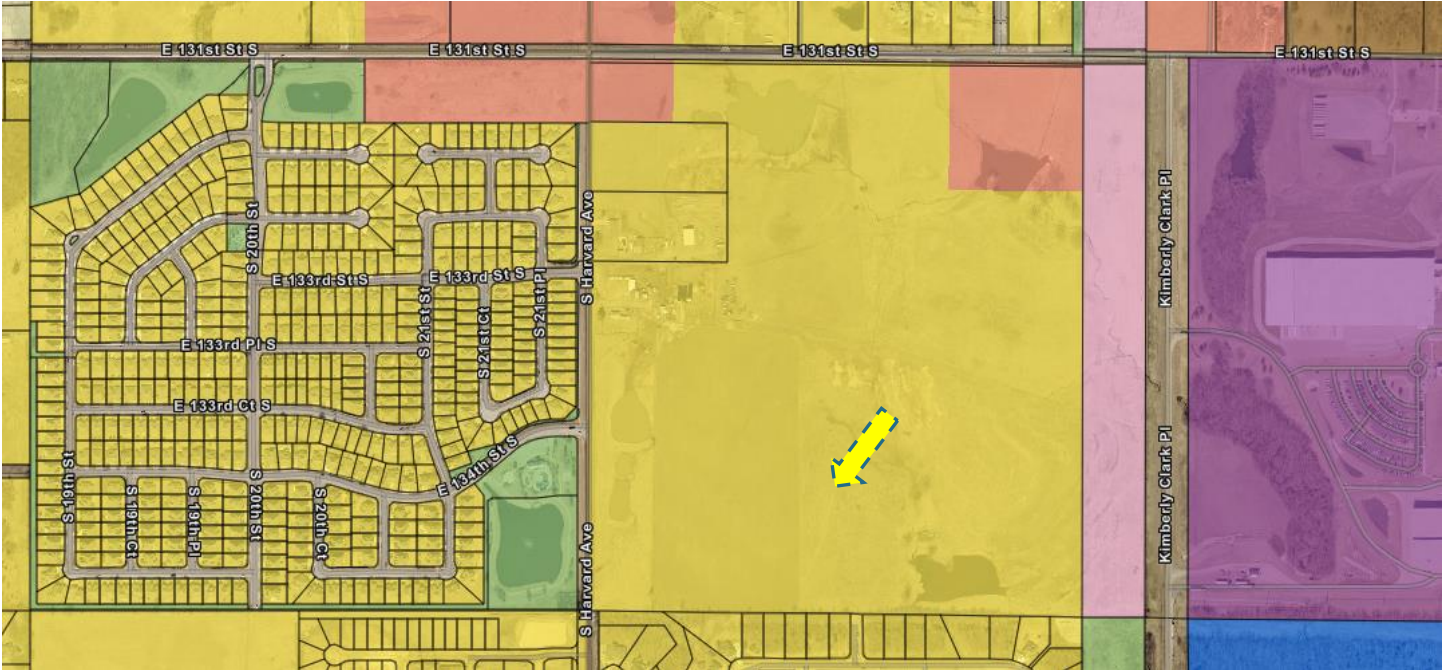


Figure 2: Medium Intensity Single-family

Land Use Plan

 Low Intensity Single-Family	 Light Industrial
 Medium Intensity Single-Family	 Heavy Industrial
 High Intensity Single-Family	 Parks and Open Space
 Multi-Family Residential	 Public and Semi-Public
 Business Park	 Utility
 Regional Commercial	 Potential South Tulsa-Jenks Bridge
 Local Commercial	 Potential Road Connections
 Downtown	



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
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NOTICE OF A PUBLIC HEARING ON A PROPOSED PLANNED UNIT DEVELOPMENT LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 22 PUD 136

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 04 August 2022, in consideration of the following:

An application to approve a Request by Tim Terral for approval of a Planned Unit Development and a change in the underlying zoning from AG (Agriculture) to RS-3 (Single Family)

Legal Description: A tract of land contained within the Northwest Quarter (NW/4) of Section Nine (9), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows:

The South 750.00 feet of the Northwest (NW/4) of Section Nine (9), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, Less and Except the East 300.00 feet thereof.

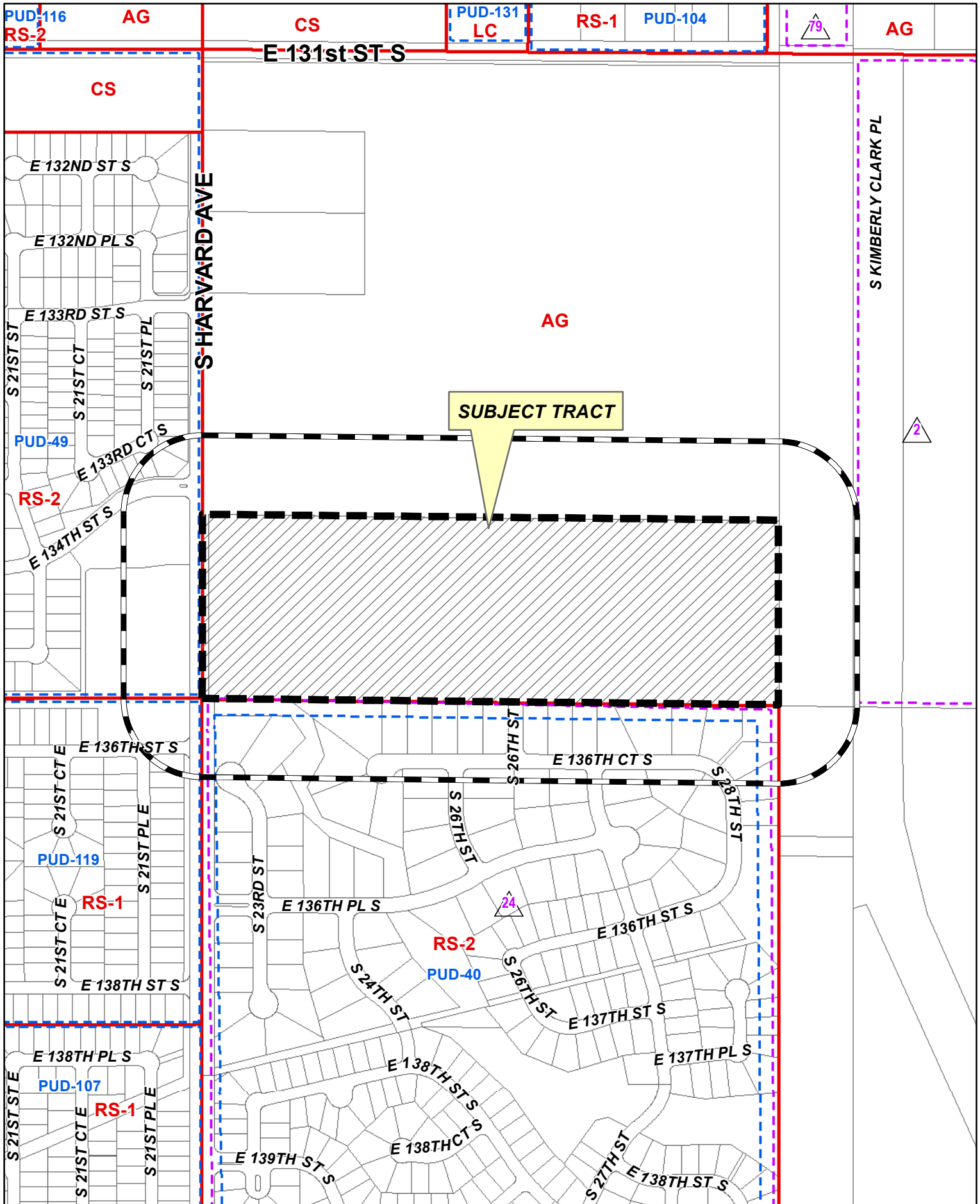
Said tract contains 1,757,740 square feet or 40.3522 acres.

General Location: Between 131st St & 141st St, East side of Harvard

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

Dated at Jenks Oklahoma on 12 July 2022.

Marcae Hilton, Secretary
Jenks Planning Commission



PUD 136

Row's Meadow

Jenks, Oklahoma



Tulsa Engineering & Planning Associates

9810 East 42nd Street South, Suite 100

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.340.5999

Revised 7/12/2022

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NOTE: No action required. This is less intense zoning than the RS3 which was advertised.

I. DEVELOPMENT CONCEPT:

Row's Meadow is a proposed single-family detached residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Jenks Zoning Code and Unified Development Ordinance. The site consists of 40.3522 acres, located on the east side of South Harvard Avenue, roughly mid-mile between East 131st and 141st Streets South. There is approximately 750 linear feet of frontage on South Harvard Avenue. The site is bounded on the north and east by undeveloped/Agriculture (AG) zoned land and to the south by GreyOaks residential subdivision (PUD 40, zoned RS-2). West, across South Harvard Avenue, is the Providence Hills residential subdivision (PUD 49, zoned RS-2).

The site is characterized by moderately sloping terrain, with the two main drainageways, both generally flowing from north to south. One drainageway is located in the western most section of the PUD, while the second drainageway is located in the east central portion of the site, these drainage ways are located on either side of a centrally located ridge. No 100-year floodplain exists on the site. There are few trees located on site, a small number of scattered trees around the existing pond in the south central portion of the PUD and a few trees along the southern boundary, along the fence line and located within the 50' Conoco Philips pipeline easement. The existing pond is to be improved and be the location of one of the two on-site stormwater detention facilities, as well as be a focal point of one of the Neighborhood Parks. The trees along the southern boundary of the PUD are expected to remain, as they will be located within the two linear parks proposed. The main encumbrances to the site are two pipeline easements that run along the southern boundary of the PUD, a 50' Conoco Philips pipeline line easement and a 50' Transok pipeline easement. The soil types for the site are typical for the area and should create no unusual developmental problems. The location has favorable accessibility, location, and visibility from the surrounding roadways, with the western access being off of South Harvard Avenue, a southern access point via the GreyOaks subdivision stub street and a eastern access off of Kimberly Clark Place. There is a proposed stub street along the north boundary line for connection to a future subdivision.

Row's Meadow has an underlying zoning of Agriculture (AG) (See Exhibit 'D' - Proposed Zoning Plan). Submitted concurrently with this PUD application is a zoning request to rezone the entire tract to RS2 (Residential Single-Family). Row's Meadow will have public streets with a maximum number of 135 dwelling units. The average lot size is proposed to be 60'-65' x 130', which gives an overall project density of approximately 3.35 DU/acre. The homes will have 100% masonry on the first floor and no vinyl or metal siding will be allowed. No Accessory Dwellings, or homes used for short term rentals (AirBnb, or similar) are to be allowed. Home elevations will conform to *Section 16-8-10 Anti-Monotony Standards* of the *City of Jenks Uniform Development Ordinance* (UDO). Stormwater detention will be handled in two onsite detention facilities, one located in the southwest corner of the site and one located in the south central portion of the site, both of which will be a part of two Neighborhood Parks. The detention pond located in Neighborhood Park 'A' will be a wet pond (south central), the detention pond located in Neighborhood Park 'B' will be a dry facility (southwest corner). Neighborhood Park 'A' is located in the south central portion of the site and will have the wet detention pond that will feature a dock, large playground area, dog park, small parking area, landscaping and a trail system that will go around the pond and connect with the sidewalk/pedestrian circulation system located within

Row's Meadow and along South Harvard Avenue (see Exhibit 'F' - Neighborhood Park 'A' Plan). Neighborhood Park 'B' is located in the southwestern corner of the site and will feature a stormwater detention pond/active and passive open space area, landscaping and a trail system around the pond that will also connect with the sidewalk/pedestrian circulation system located within Row's Meadow and along South Harvard Avenue (see Exhibit 'G' - Neighborhood Park 'B' Plan). There will also be two linear parks, that are located in the area along the south boundary of the site, that connect the two Neighborhood Parks via open space and the internal trail system. The two neighborhood parks, two linear parks and their interconnectivity will help to create a unique identity to the Row's Meadows development. In addition, there will be a landscaped and irrigated entryway off of South Harvard Avenue and a 3' Fence and Landscape Easement along the South Harvard frontage. Located within the 3' Fence and Landscape Easement will be a 6' masonry and wood screening wall (see Exhibit 'E' - Amenities Plan).

Unless otherwise outlined in this PUD, Row's Meadow will meet, or exceed, the requirements delineated in the *City of Jenks Uniform Development Ordinance*.

II. STATISTICAL SUMMARY:

Total Project Area	40.3522 Acres (Gross) 39.4913 Acres (Net)
Maximum Number of Dwelling Units	135 Total lots shown 128
Maximum Project Density	3.35 DU/Acres (Gross)
Average Lot Size	60'-65' x 130'
Minimum Open Space Area	15%/5.9237 Acres
Connectivity Index	1.23*
* 17 Links/14 Nodes=1.21. Minimum is 1.20	

III. RS2 ZONING/PUD **136** - SUMMARY OF PROPOSED CHANGES TO BULK AND DIMENSIONAL STANDARDS:

	<u>RS2</u>	<u>PUD</u> 136
<u>Lot Standards (Minimum):</u>		
Lot Area (sf)	8,000	7,500
Lot Area/DU (sf)	8,000	7,500
Lot Width (ft.)	55	58 60-65
<u>Yard Setbacks:</u>		
Front (ft.)	20*	20*
Exterior Side (ft.)	15*	15*
Interior Side (ft.)	5	5
Rear (ft.)	20	20**
<u>Building Standards (Minimum):</u>		
Height (ft.)	35	35
Impervious Surface Coverage	40%	40%

*Garages shall be setback a minimum of 25 feet from the front property line.

** Minimum Rear Yard abutting South Harvard Avenue is 25'

IV. DEVELOPMENT STANDARDS:

Permitted Uses:	Uses permitted by right in the RS2 Zoning District.
Minimum Lot Size	7,500 sq. ft.
Minimum Lot Width	58 feet 60-65

Minimum Building Setbacks:

- Front	20 feet
- Garage Setback	25 feet
- Rear Yard	20 feet
- Rear Yard Abutting South Harvard Avenue	25 feet
- Interior Side Yards	5 ft./5 ft.
- Exterior Side Yard (abutting public street)	15 feet*

Maximum Building Height 35 feet**

Livability Space 3,500 SF

Did you mean RS-2?

Other Bulk and Area Requirements As established in the RS-1 Zoning District

* Garage openings shall be permitted on the Side Yard abutting a public street if the Side Yard setback is increased to 25 ft., for garage openings only, the Side Yard will remain 15 ft. for all other portions of the structure.

** Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.

Floor Area Of Dwelling:

- Single Story. A single story dwelling shall have at least 2,000 square feet of finished heated living area.

- Two Story and Story-and-a-Half. If a dwelling has two levels or stories immediately above and below each other, measured vertically, and all such levels or stories are above the finished exterior grade of such dwelling, then such dwelling shall have at least 1,600 square feet of finished heated living area on the first story or level and shall have a total of the various levels or stories of at least 2,600 square feet of finished heated living area.

V. AMENITIES, LANDSCAPING AND OPEN SPACE:

There are two proposed Neighborhood Park areas, located within the Row's Meadow PUD. Neighborhood Park 'A' is located in the south central portion of the site and will feature a pond with a dock, large playground area, a dog park, a small parking area, landscaping and a trail system around the pond that will connect with the sidewalk/pedestrian circulation system located within Row's Meadow and along South Harvard Avenue (see Exhibit 'F' - Neighborhood Park 'A'). Neighborhood Park 'B', located in the southwestern corner of the site, will feature the (dry) stormwater detention pond area for active and passive open space, landscaping and a trail system around the pond that will also connect with the sidewalk/pedestrian circulation system located within Row's Meadow and along South Harvard Avenue (see Exhibit 'G' - Neighborhood Park 'B'). There will also be two linear parks, located along the south boundary area of the site, that connect the two Neighborhood Parks via open space and the internal trail system. In addition, there will be a landscaped and irrigated entryway off of South Harvard Avenue that will have street light, as well as a 6' masonry and wood screening wall located along the South Harvard Avenue frontage (see Exhibit 'E' - Amenities Plan). Any additional landscaping and open space will be provided in accordance with City of Jenks Zoning Code.

The open lot areas of individual lots, shall be sodded and the front of each residence professionally landscaped before a Certificate of Occupancy is issued. Plant material shall be sufficient in size, quantity and spacing to achieve a full foundation planting across the entire front elevation of the home. In addition, each lot is to be fully irrigated with an irrigation system. Any fences built within Row's Meadow will not be allowed to have any fencing that come to a point on the top of the fence. All fencing in Row's Meadow will conform to the *Unified Development Ordinance, Section 16-6-5. Fences*. This will include fence heights, materials, location, 15' site triangle, among any other requirements identified in this section.

VI. HOMEOWNERS' ASSOCIATION:

The Row's Meadow Homeowners' Association, to be established, will have as its main objective, the maintenance of the Neighborhood Parks, linear parks, landscaped entryways and reserve/open space areas. Membership in the Row's Meadow Homeowners' Association will be mandatory for all lot owners.

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

VII. SITE PLAN REVIEW:

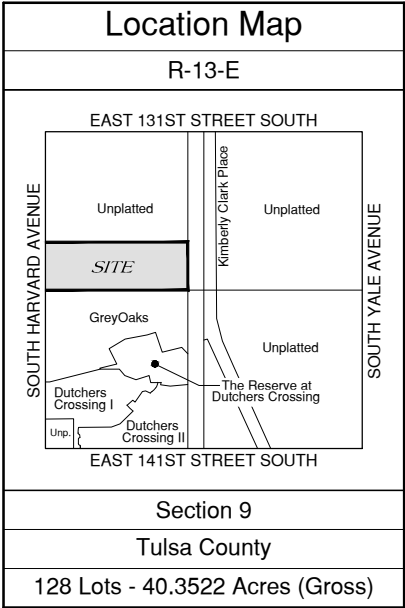
For the purposes of site plan review, the final subdivision plat of Row's Meadow shall serve as the required detailed site plan.

VIII. PLATTING REQUIREMENT:

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

IX. EXPECTED SCHEDULE OF DEVELOPMENT:

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



Data Summary:	
Total Project Area	40.35 Acres (Gross) 39.49 Acres (Net)
Maximum # of Lots	135
Total # of Lots Shown	128
Project Density (Max.)	3.35 DUs/Acre
Average Lot Size	60'-65' x 135'
Total Open Space Area	6.31 Acres (16.0%)



EXHIBIT 'A'

Row's Meadow

Conceptual Site Plan



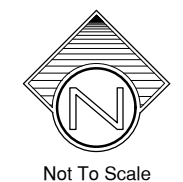
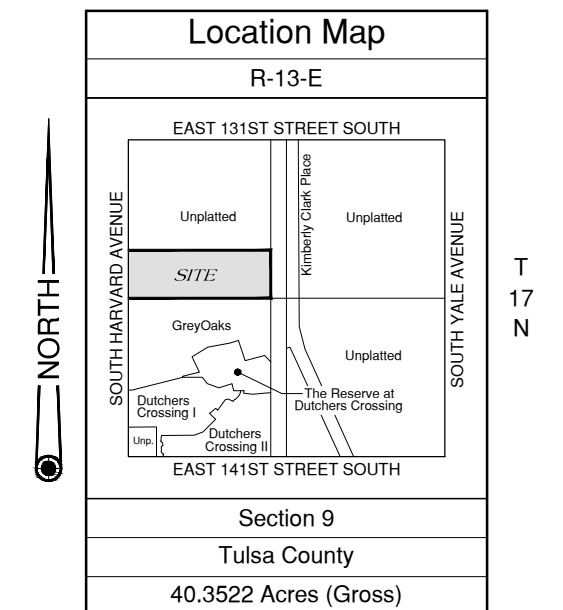
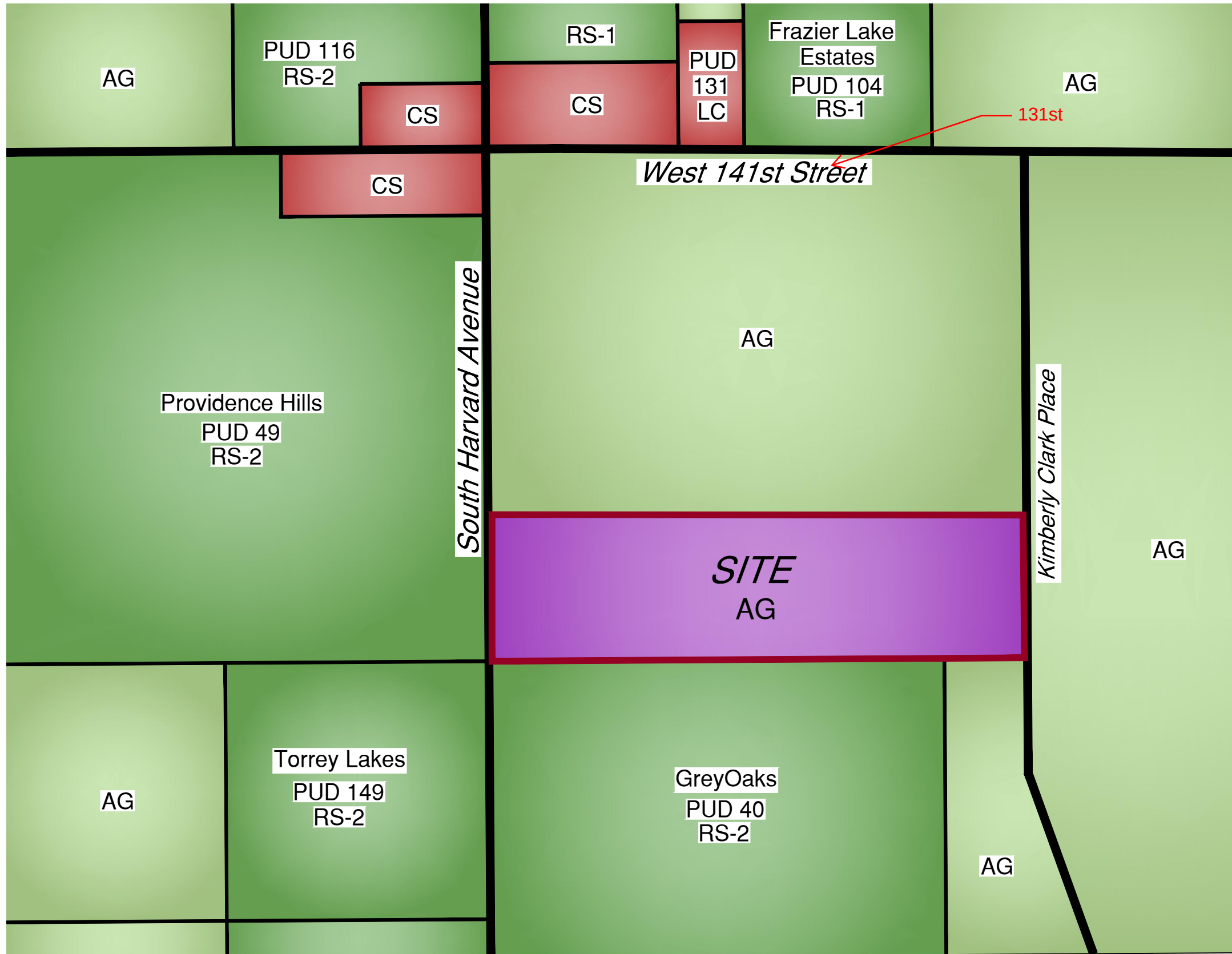


EXHIBIT 'B'

Row's Meadow

Surrounding Zoning and
Land Use Plan



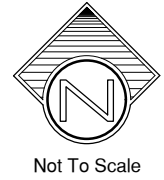
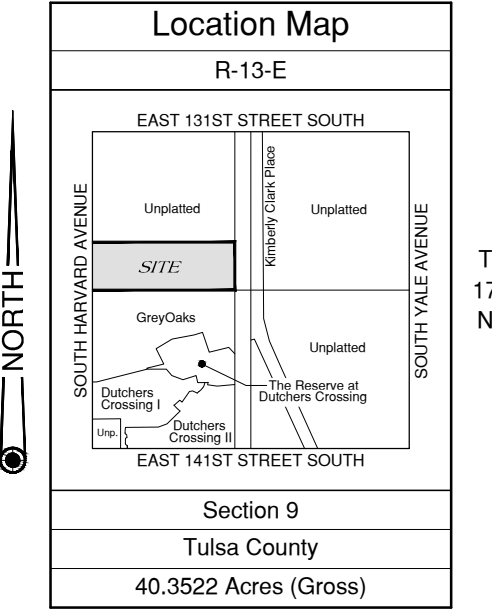
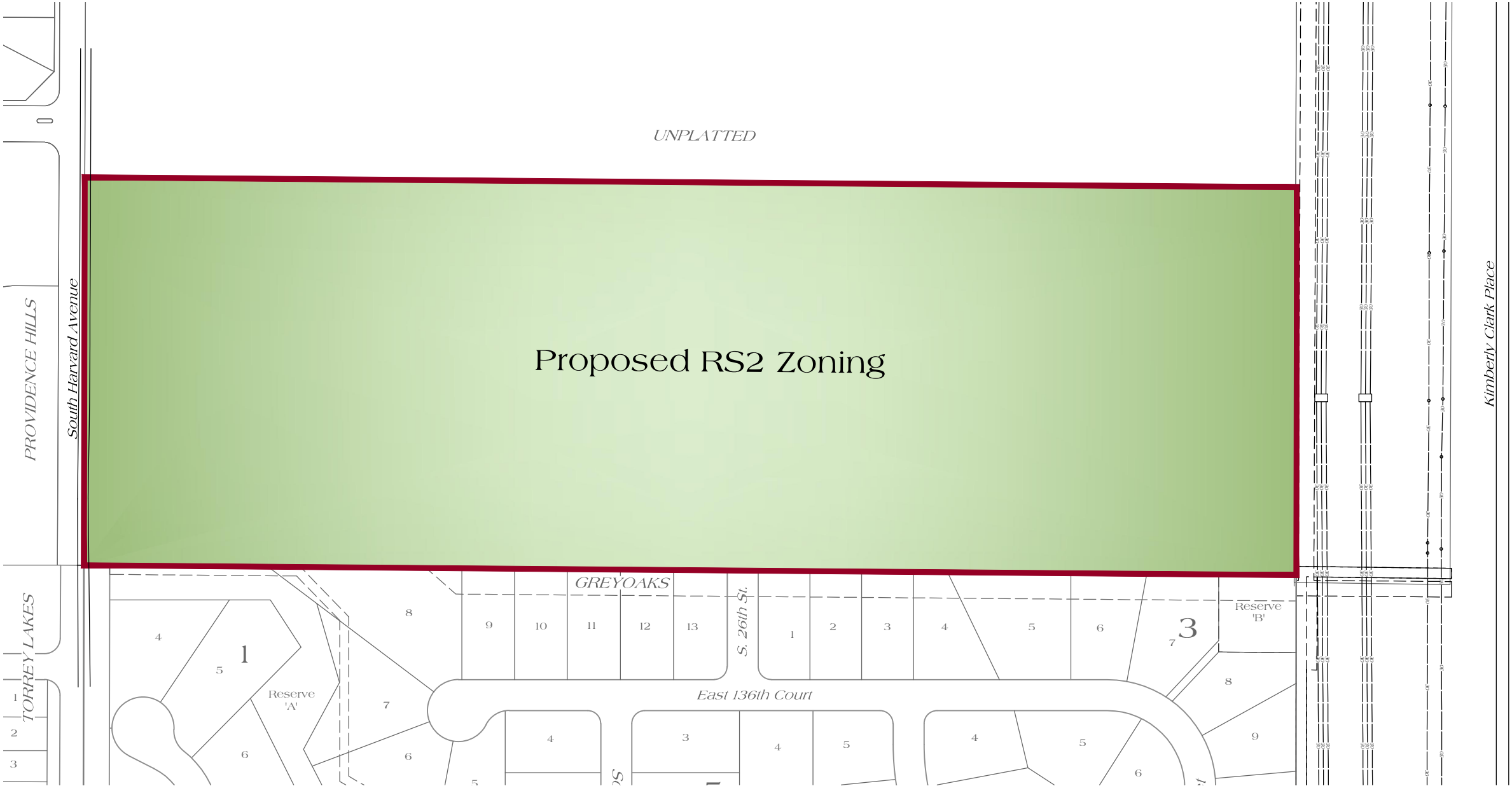
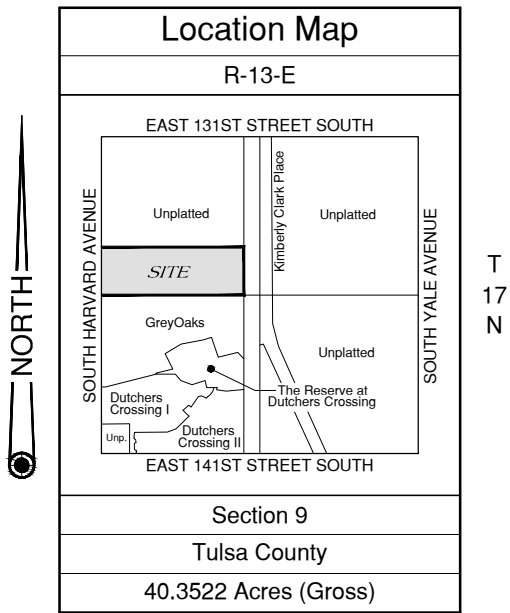
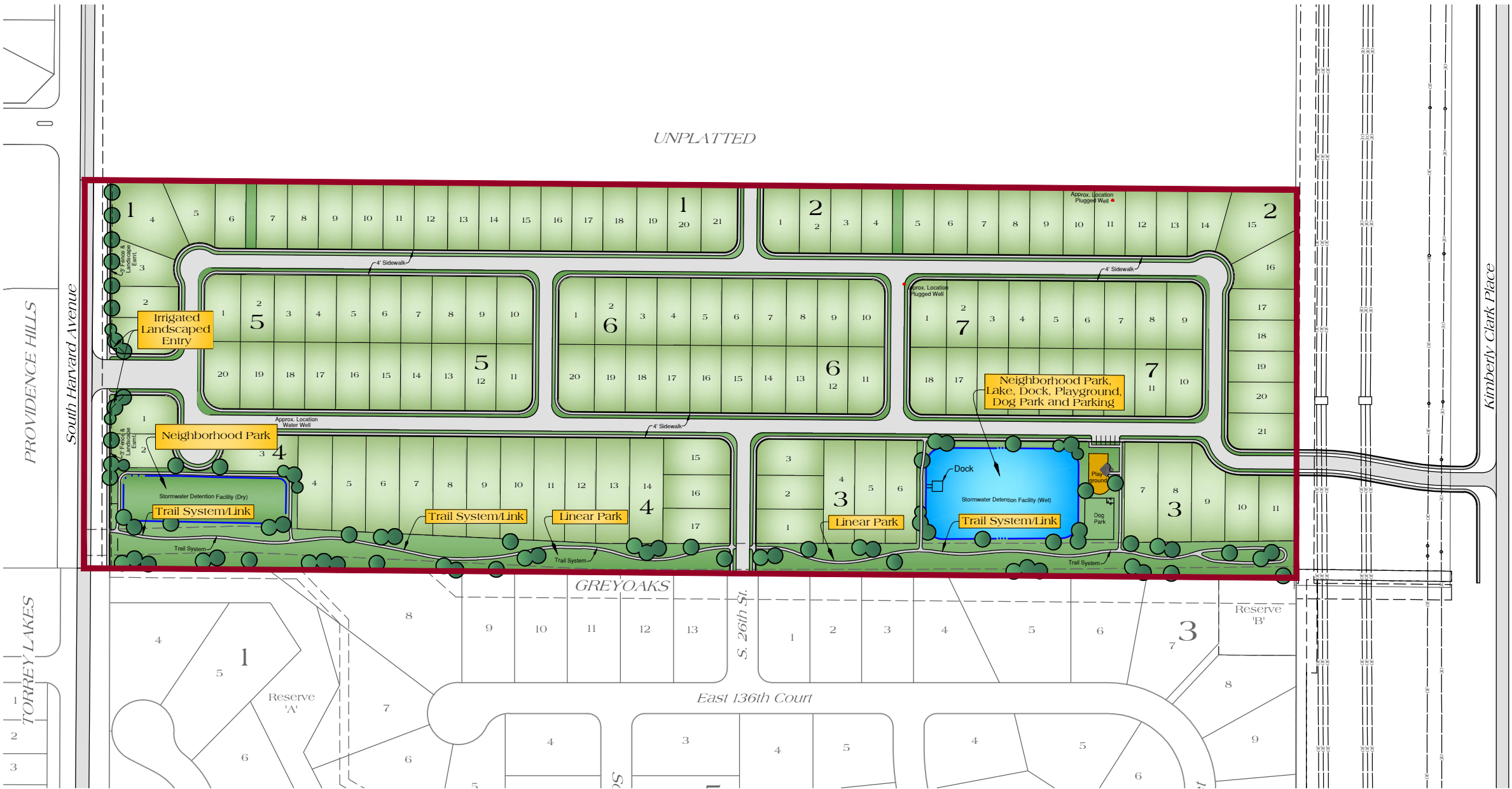


EXHIBIT 'D'

Row's Meadow

Proposed Zoning Plan





Amenities:

1. Irrigated Landscaped Entry
2. 6' Masonry/Wood Wall (South Harvard Avenue)
3. Neighborhood Park/Lake w/ dock, playground, dog park and parking
4. Neighborhood Park
5. Linear Park (2)
6. Trail System/Link

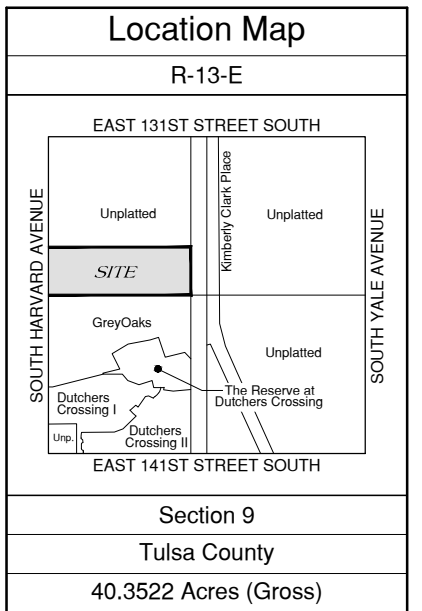


EXHIBIT 'E'

Row's Meadow

Amenities Plan





- Amenities:**
1. Passive/Active Open Space Area
 2. Trail System
 3. Landscaping

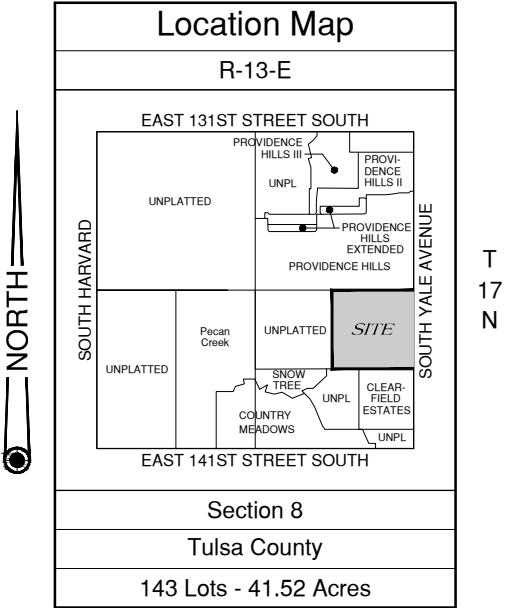
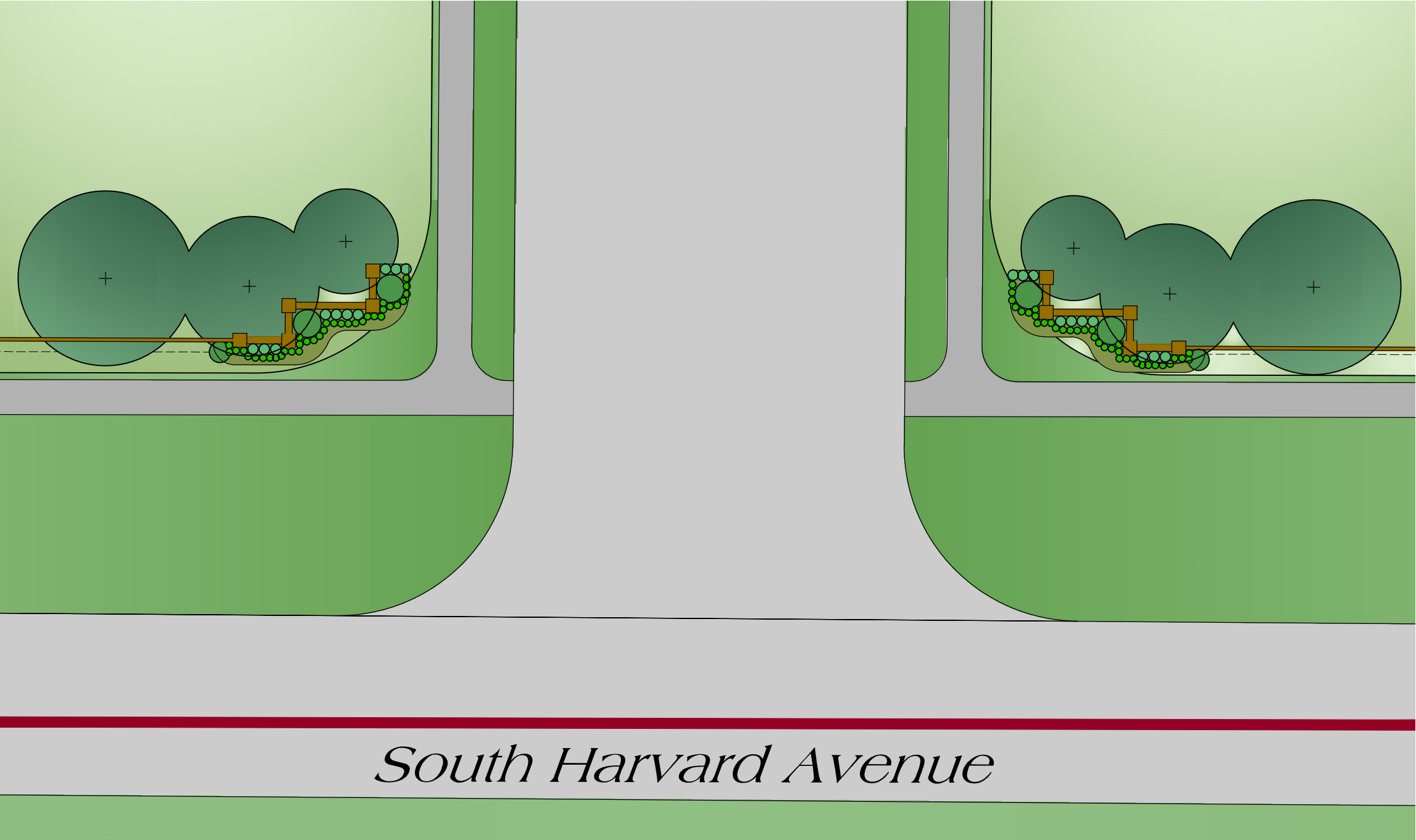


EXHIBIT 'G'

Row's Meadow

Neighborhood Park 'B' Plan





PLANT SCHEDULE:

Shade Trees: 2-1/2 inch minimum caliper
Evergreen Trees: 8 ft. minimum height
Tree selections will be varieties that excel in Oklahoma which could include:

- Shumard Oak	- Legacy Maple
- Chinese Pistache	- Elm (Improved Varieties)
- Loblolly Pine	- Holly Trees

Shrubs to be installed will be a variety of evergreen and deciduous shrubs of varying sizes and colors to increase interest and aesthetic appeal.



EXHIBIT 'H'

Torrey Lakes

Conceptual Landscaped
Entry Plan

