

To	Planning Commission
Hearing Date	June 03, 2021
Case Number	Jenks Landing Amended
Request	Replat of Lots 1 and 3 of "Jenks Landing"
Location	West of South Union Avenue and south of W. 111 <sup>th</sup> Street S.
Applicant	Tim Terral, TEP

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## Staff Report

Preparer | Marcaé Hilton

### Attachments

- Replat Document
- Deed of Dedication

### Preparer

Tulsa Engineering & Planning Associates  
Tulsa Engineering & Planning Associates

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## Background Information

**STAFF COMMENTARY** | Dash Ranch, LLC is selling lots within the Jenks Landing commercial subdivision. As a result, Lot 1 and Lot 3 of Block 1 require subdividing; the Jenks subdivision regulations only allow one lot to be subdivided into 3 total lots. The applicant is seeking to create 6 (six) added lots. In 2016, PUD 97 was approved, establishing Development Areas A and B for the Jenks Landing development. Development Area A is for Commercial and Service uses; Development Area B is for multi-family uses. This plat amendment affects Development Area A of Jenks Landing.

### PLANNING DATA

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

#### *JENKS LANDING*

Plat No.	6730
Recorded	March 21, 2017
Lots	4 (Four) (Lots 2 & 4   no change)
Blocks	1 (One)
Streets	Public <ul style="list-style-type: none"> <li>▪ S. James Avenue, West 114<sup>th</sup> Street</li> <li>▪ Private   Internal Drive                     <ul style="list-style-type: none"> <li>• Reserve A (street and UE)</li> </ul> </li> </ul>
Zoning	PUD 97   CS

#### *JENKS LANDING AMENDED*

Plat No.	<b>TBD</b>
Recorded	<b>TBD</b>
Lots	6 (Six) (Lot 3   2 & Lot 1   4)
Blocks	1 (One)
Streets	No change
Zoning	PUD 97   CS

**JENKS LANDING | OTHER LAND INFORMATION | (For Your Information only)**

LOT SPLIT | Parcel ID 606-7882-340-7520

Property Address | 3402 W 114 ST S

Part of Lot 3, Block 1

Gross Acres 2.27

LOT SPLIT | Parcel ID 606-7882-340-7523

Property Address | Unknown

Legal | Part of Lot 3 Block 1

Gross Acres 1.39

Not Directly Related to this Case

**JENKS LANDING II, Development Area B of PUD 97 (PUD 07A) | NOT FILED | January 21, 2020**

Jenks City Council conditionally approved the Preliminary/Conditional Final Plat - Jenks Landing II.

Conditions:

1. Include language in the Deed of Dedication to accomplish the proportional assignment of maintenance responsibilities for Reserve B.
2. Identify locations of Access Limits on the face of the plat per Paragraph 1.8 of the Deed of Dedication.
3. Numbering of the two paragraphs under 2.2 Reserve Area "B" should be corrected to 2.2.1 and 2.2.2.
4. Reserve Area "A" and "C" are described as being for various uses, including ingress and egress. No ingress/egress is shown on any of the accompanying site plans. Make modifications necessary to clarify Paragraphs 2.2.1 and 2.2.2 pertaining to Reserve Area "B".
5. The plat and Deed of Dedication and Restrictive Covenants shall be updated with landscape requirements, masonry percentage, and other changes made in approval of the PUD.

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**Staff Evaluation & Recommendation**

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**EVALUATION** Staff believes Preliminary Final Plat and Deed of Dedication is in compliance with City of Jenks Subdivision Regulations and other Code. There are no changes to the utility easements, access easements or streets.

**CONDITIONS** ADD LOT DATA FOR DEVELOPED LOTS  
ADD DIMENSIONS AS NOTED  
ADD EASEMENT INFO AS NOTED

**RECOMMENDATION:** *Staff recommends approval the Jenks Landing Amended Preliminary/Final Plat per staff comments and conditions.*

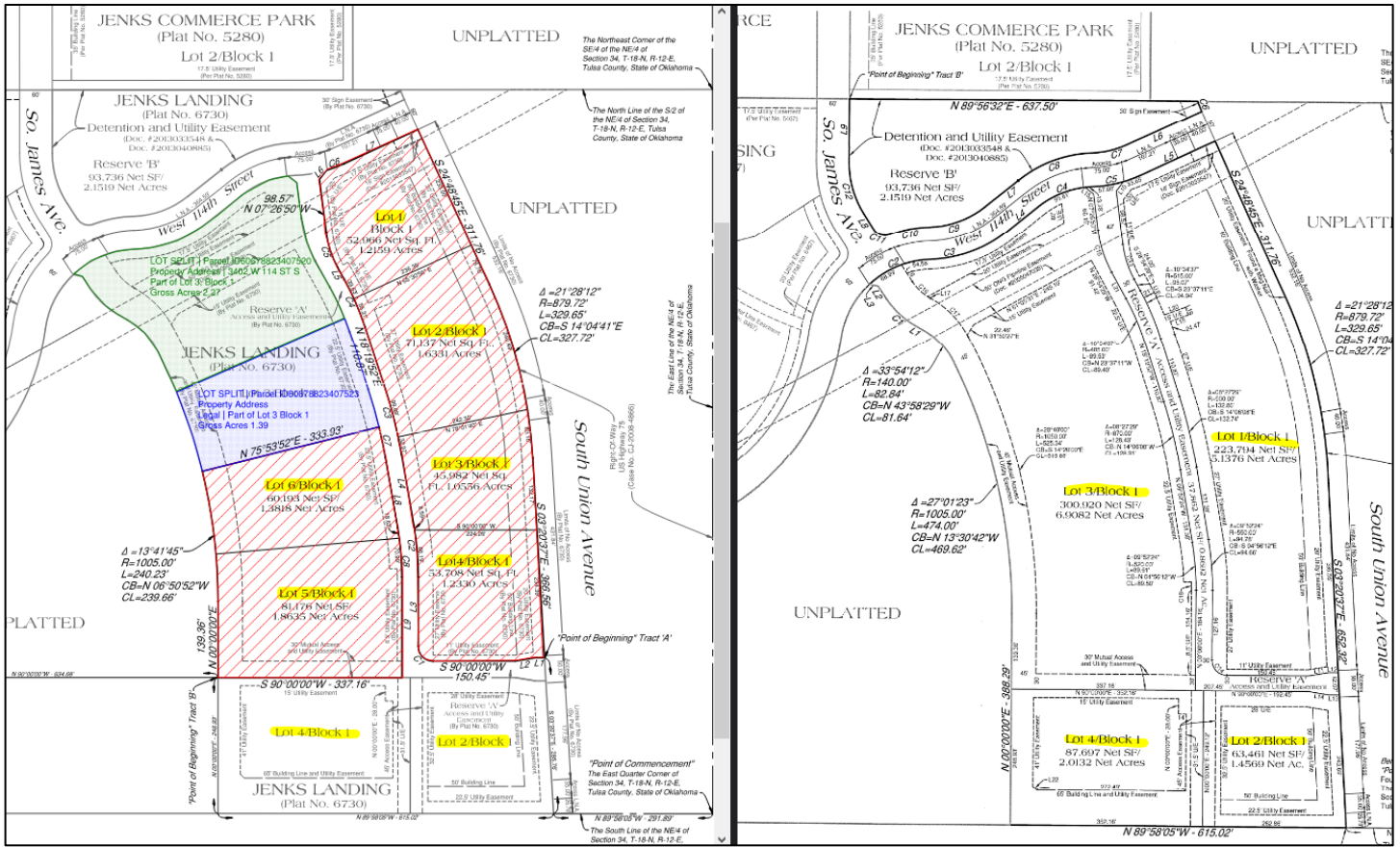


Figure 1: Jenks Landing Amended Preliminary/Final

Jenks Landing Final Plat

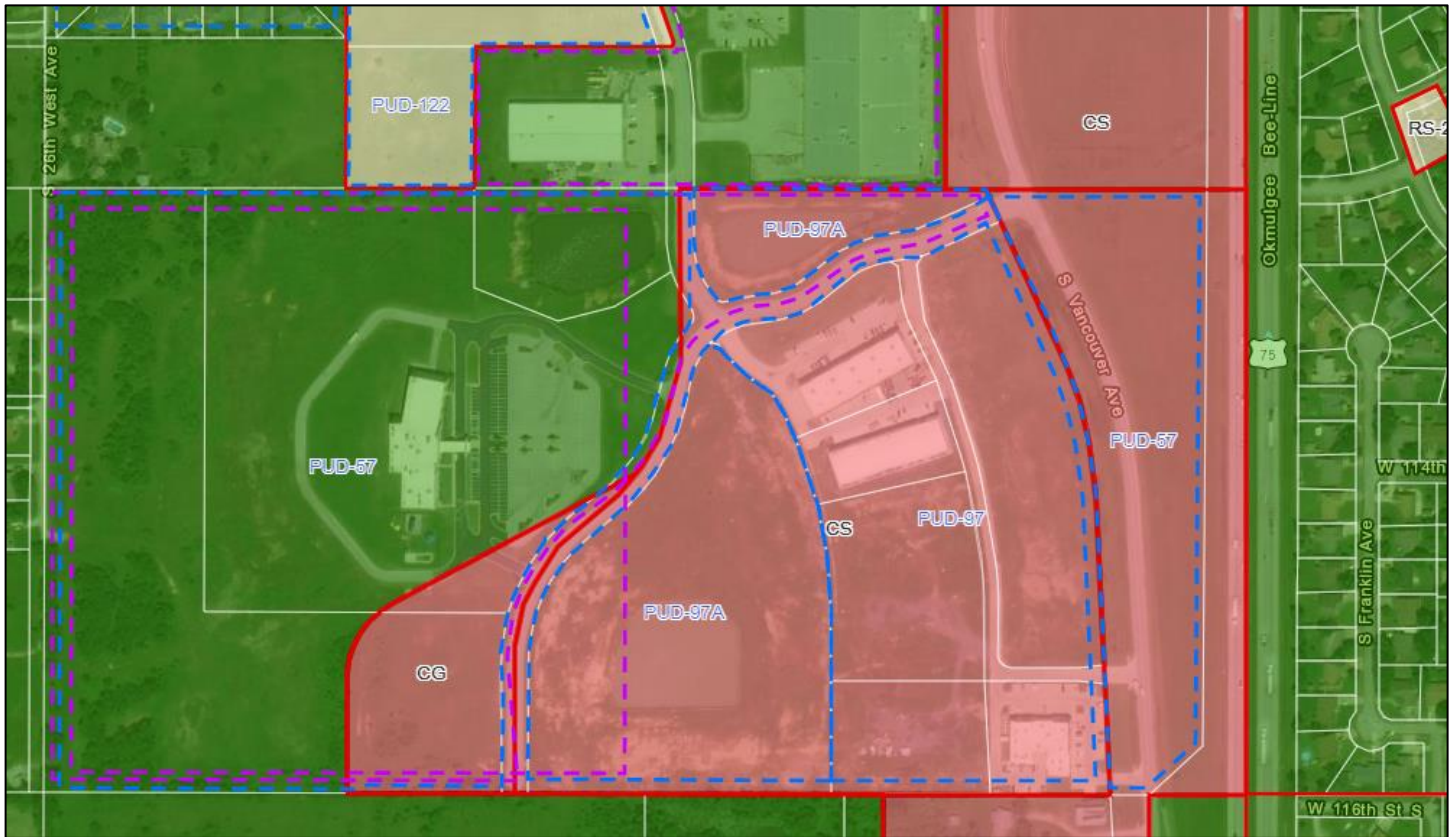


Figure 2: Zoning Map | INCOG



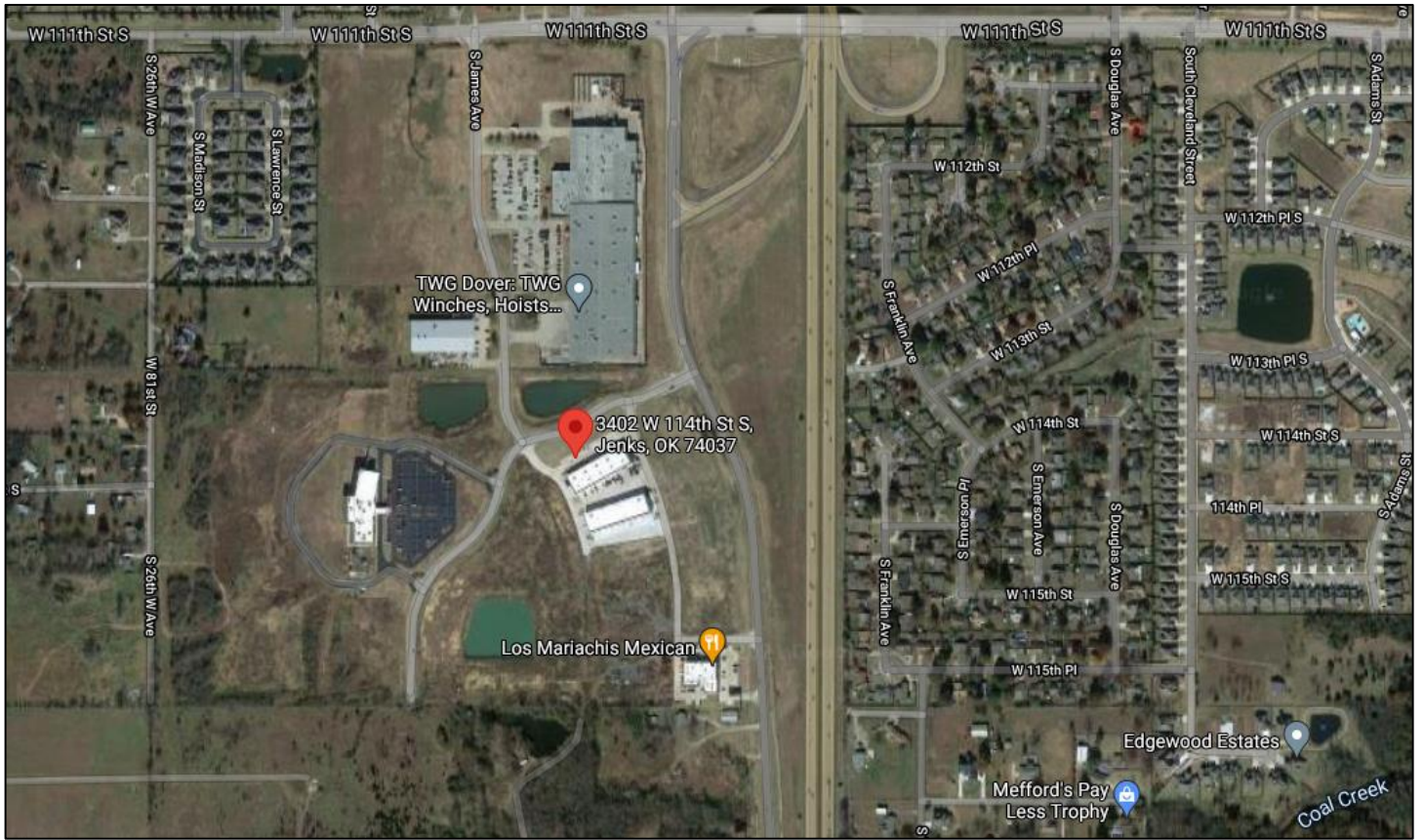


Figure 3: AERIAL MAP