

HICKORY CREEK OF JENKS

APPROXIMATELY 44.156 ACRES
SOUTH AND EAST OF THE SOUTHEAST CORNER OF
WEST 111TH STREET SOUTH & SOUTH ELWOOD AVENUE
JENKS, OKLAHOMA

A Minor Amendment of Planned Unit Development No. 108

Original PUD-108 approved January 3, 2018
PUD-108 Minor Amendment # 1 published August 18, 2020

I. INTRODUCTION AND SCOPE

Hickory Creek of Jenks, located at the 11400-block of South Elwood Avenue, in the City of Jenks, Oklahoma, is a proposed gated neighborhood of approximately 119 lots and 7 Reserve Areas planned on 44.156 acres of vacant land. Hickory Creek of Jenks will create a high-end development with ample amenities for the residents to enjoy, including a generously-landscaped, gated entry, two (2) large Reserve Areas for stormwater detention and private recreation, a neighborhood park, and a connection to the City of Jenks regional trail system abutting to the south.

Hickory Creek of Jenks was submitted as Planned Unit Development No. 108 (PUD-108) and was approved by the Jenks Planning Commission December 14, 2017 and by the Jenks City Council January 3, 2018, with implementing Ordinance No. 1438 approved January 3, 2018.

The City Council conditionally approved the Preliminary/Conditional Final Plat February 19, 2018. The subdivision is now under construction.

The developer now proposes to enlarge the entry and add additional amenities, including a shelter building or structure for residents waiting for school busses or other arriving transportation, and substantially more landscaping. The redesign will result in the removal of one (1) lot. A revised Conditional Final Plat application is being filed simultaneously with this PUD Minor Amendment application.

The redesigned entry plans include the main subdivision entry sign, a monument sign eight (8) feet high and 15 feet wide. The presently-proposed 120 square feet of display surface area would exceed the current 35 square foot maximum display surface area of PUD-108. Therefore, this Minor Amendment is submitted to relax the display surface area restriction. The maximum display surface area proposed is 150 square feet, to reduce the likelihood of another PUD Minor Amendment. No other changes are proposed to PUD-108 by this Minor Amendment. The subject property will be developed in accordance with the City of Jenks Zoning Code and the use and development regulations of the RS-3 district, except as modified by the PUD. PUD exhibits have not been updated for purposes of this Minor Amendment. A graphic illustration of the proposed entry sign follows in Section IV. of this document.

II. AMENDED DEVELOPMENT STANDARDS

Within PUD-108 Section IV. General Development Standards, Subsection IV.B. Signs, the following is the proposed restated section pertaining to signage:

“IV.B. SIGNS: One (1) subdivision identification sign shall be permitted along the South Elwood Avenue frontage, not to exceed one hundred fifty (150) square feet in size or fifteen (15) feet in height. Each other entrance street shall be permitted one (1) subdivision identification sign, not to exceed twenty-four (24) square feet in size or ten (10) feet in height. Signage supporting neighborhood amenities, appropriate in number and scale, shall also be permitted within the subdivision.”

III. PROPERTY DESCRIPTION

A TRACT OF LAND THAT IS THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALL OF LOT 3, BLOCK 2, "POLLY "T" 2ND ADDITION", A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SAID SECTION 36, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3681), TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), THENCE NORTH 88°48'04" EAST AND ALONG THE NORTH LINE OF SAID SW/4 NW/4 AND ALONG THE SOUTH LINE OF BLOCK 1, "POLLY "T" ADDITION", ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF TULSA RECORDS (PLAT NO. 3626), FOR A DISTANCE OF 275.20 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, SAID "POLLY "T" 2ND ADDITION"; THENCE ALONG THE BOUNDARY OF SAID LOT 3 FOR THE FOLLOWING SIX (6) COURSES, NORTH 1°10'08" WEST FOR A DISTANCE OF 633.92 FEET; THENCE NORTH 88°45'09" EAST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 1°10'08" EAST FOR A DISTANCE OF 200.00 FEET; THENCE NORTH 88°45'09" EAST FOR A DISTANCE OF 230.00 FEET; THENCE NORTH 63°44'49" EAST FOR A DISTANCE OF 98.80 FEET; THENCE SOUTH 26°11'29" EAST FOR A DISTANCE OF 101.16 FEET; THENCE SOUTH 1°09'59" EAST FOR A DISTANCE OF 384.29 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 3; SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SW/4 NW/4; THENCE NORTH 88°48'04" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 659.99 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SW/4 NW/4; THENCE SOUTH 1°09'15" EAST AND ALONG THE EAST LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.57 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID SW/4 NW/4; THENCE SOUTH 88°48'38" WEST AND ALONG THE SOUTH LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.10 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID SW/4 NW/4; THENCE NORTH 1°10'08" WEST AND ALONG THE WEST LINE OF SAID SW/4 NW/4 FOR A DISTANCE OF 1322.35 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 1,923,448 SQUARE FEET OR 44.156 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83-1993). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) FOUND 3/4" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
- (2) FOUND MAGNETIC NAIL AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°10'08" WEST.

IV. GRAPHIC ILLUSTRATION

