

# Jenks | PC Staff Report



To Planning Commission  
Hearing Date January 7, 2020  
Case Number JZ 20-667 PUD 4 Minor Amendment No. 07 | SUNNYBROOK ESTATES  
Request *Approve reduction of 100 ft. Build line as pertains to the Plat*  
*Approve reduction of the front 25 ft. Build line as pertains to LT 22 BLK 2*  
Location 721 W 120th Ct S

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## Staff Report

Preparer | Marcaé Hilton

### Attachments

PUD 04 Documents

### Preparer

City of Jenks Archives

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## Background Information

Staff was contacted by the realtor for Barry and Cindy Brown residing at 721 W 120th Ct S. During the process of selling their home a recent Alta survey revealed there are two build line encroachments, the previous potential lender would not release funds with the encroachments being unresolved. After many hours of research, it was determined the lot had received encroachment relief as related to the oil well setback on the plat. However, the house had a front build line encroachment which most likely occurred during construction. Due to the lack of clarity in our City records staff is asking for build line relief on all the impacted developed lots (see Page 2). Staff has included relevant records found regarding the Sunnybrook Estates subdivision. The lots listed have been developed as Single-family homes.

Public Comment None | Minor Amendments are not advertised

Use Single-family Subdivision | No Change

Zoning RS-2 PUD 04 | Single-family Residential

Comprehensive Plan Medium Intensity Single-family (Horizon Jenks | New Comp Plan)

General Location North of 121<sup>st</sup> and West of Elm

Plat SUNNYBROOK ESTATES | PLAT NO. 4563 | JUNE 18, 1984

STR Section: 36, Township: 18N, Range: 12E

**PUD 4 | STAFF COMMENTARY**

Zoning Request

PUD 04 Minor Amendment No. 07 | No change to the underlying zoning

*Parcel ID* 60927823662230  
*Address* 721 W 120 CT S  
*Legal* LT 22 BLK 2

*Parcel ID* 60927823662090  
*Address* 816 W 119 PL S  
*Legal* LT 8 BLK 2

*Parcel ID* 60927823662100  
*Address* 812 W 119 PL S  
*Legal* LT 9 BLK 2

*Parcel ID* 60927823662080  
*Address* 11937 S GUM AV W  
*Legal* LT 7 BLK 2

*Parcel ID* 60927823662240  
*Address* 727 W 120 CT S  
*Legal* LT 23 BLK 2

*Parcel ID* 60927823662670  
*Address* 816 W 119 ST S  
*Legal* LT 1 BLK 5

*Parcel ID* 60927823662680  
*Address* 812 W 119 ST S  
*Legal* LT 2 BLK 5

*Parcel ID* 60927823662690  
*Address* 808 W 119 ST S  
*Legal* LT 3 BLK 5

*Parcel ID* 60927823662850  
*Address* 817 W 119 PL S  
*Legal* LT 19 BLK 5

*Parcel ID* 60927823662840  
*Address* 813 W 119 PL S  
*Legal* LT 18 BLK 5

*Parcel ID* 60927823662830  
*Address* 809 W 119 PL S  
*Legal* LT 17 BLK 5

Zoning

North | PUD 10, (RS-2) Single-family Residential  
 East | Single-family Residential, Duplex, Commercial  
 South | IM | Industrial Medium  
 West | PUD 12, (RS-2) Single-family Residential

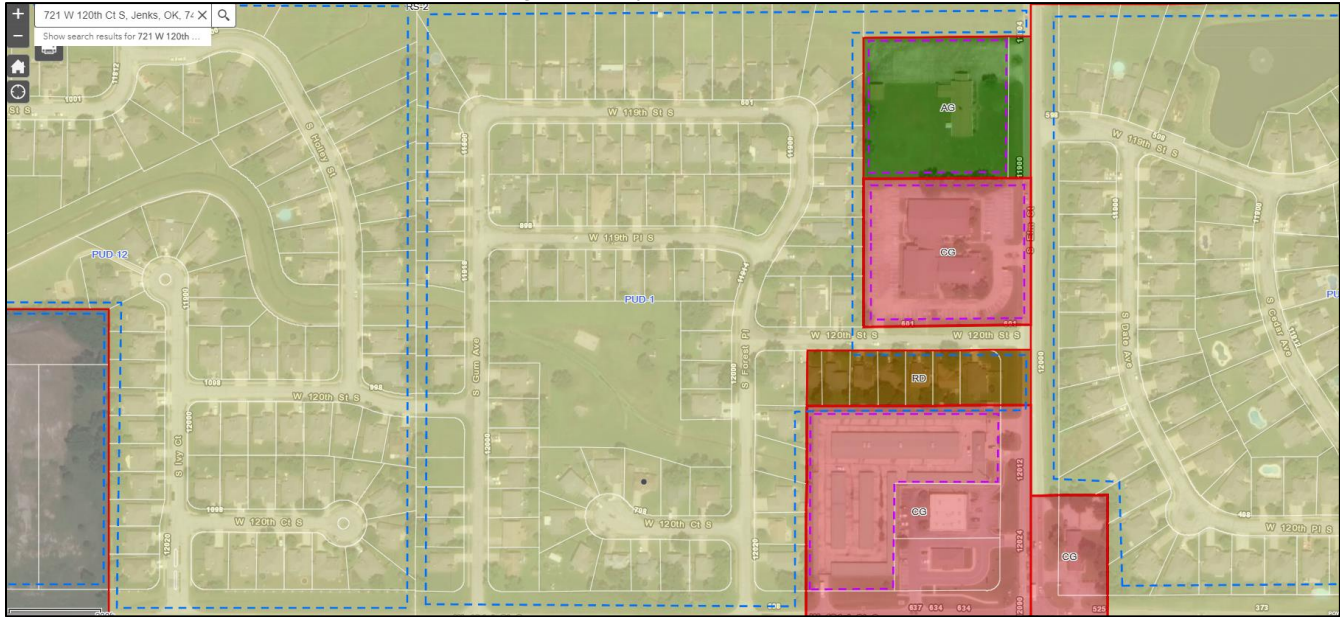


Figure 1: Zoning Map | INCOG

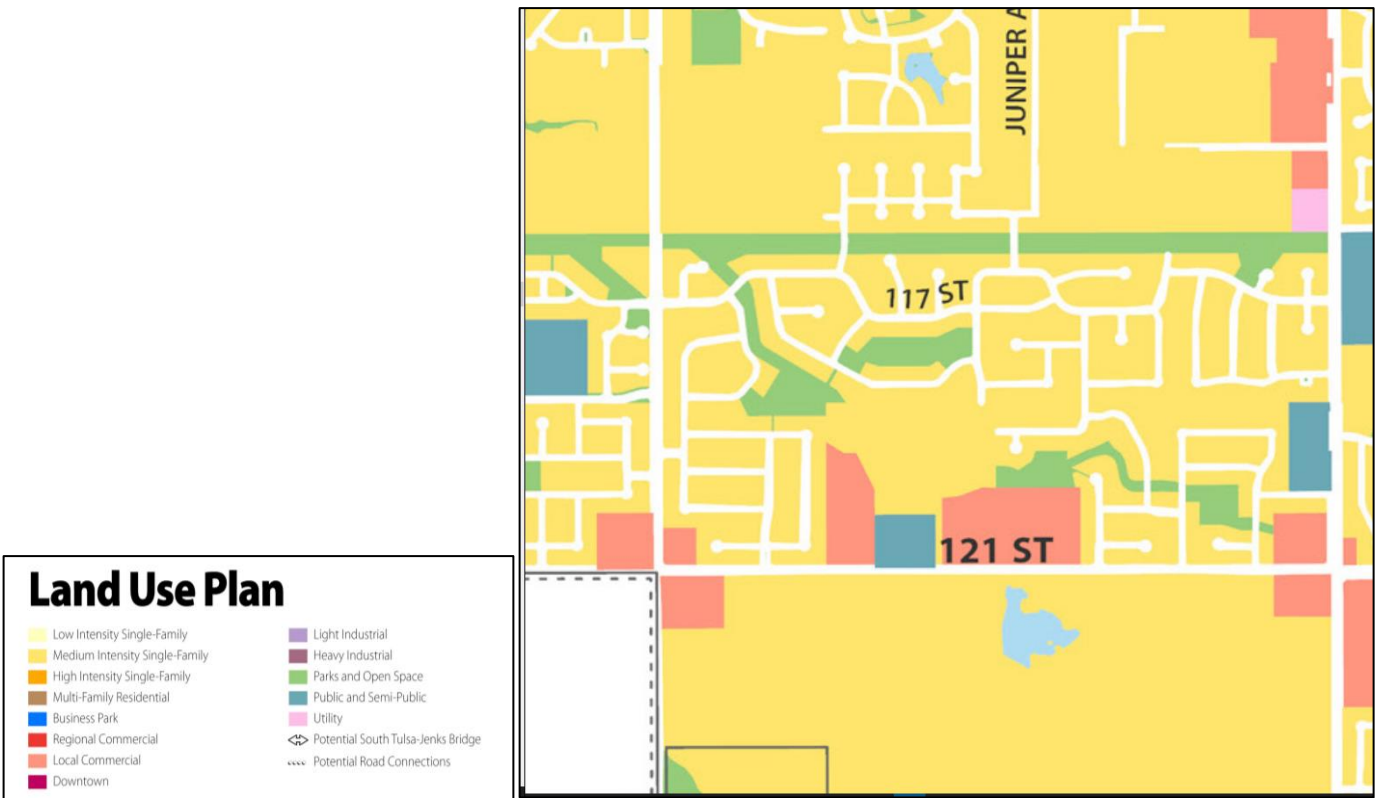


Figure 2: Legend for Horizon Jenks Comp Plan

Figure 3: Horizon Jenks Comp Plan | Medium Intensity Single-family



**Evaluation** | There are two Minor Amendment to PUD 04 (No. 07) requests:

1. Approving this request would allow the current and future property owners which have been identified by Parcel and Lot & Block as being potentially adversely impacted by the 100 ft. radius of the capped oil wells to lawfully exist by reducing the platted 100 foot build line as needed for each lot. Further, City Code recommends the plat reflect the amendment “*which may direct the procession of an amended subdivision plat.*” Upon approval of City Council, Staff will file the build line amendment of the Sunnybrook Estates plat with Tulsa County, providing legal recordation of the approved amendment.
2. Approving this request would allow: Address 721 W 120 CT S | Parcel ID 60927823662230 | Legal LT 22 BLK 2 relief on the front build line encroachment reducing it from 25 feet to 20 feet.

1. *Whether the PUD is consistent with the comprehensive plan; (Consistent, but not applicable)*
2. *Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Harmonizes, but not applicable)*
3. *Whether the PUD is a unified treatment of the development possibilities of the project site; (Not applicable)*
4. *Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*

**RECOMMENDATION** | *Staff recommends approval of the two stated requests to PUD 04 | Minor Amendment Number 07 and requires the recordation of the PUD amendment be filed with Tulsa County.*