

CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

CORRECTED NOTICE¹

**NOTICE OF A PUBLIC HEARING AT THE JENKS PLANNING COMMISSION
LOCATED IN THE CITY OF JENKS, OKLAHOMA**

Case Number: JZ 23 PUD 141

Request: Rezoning & Planned Unit Development

Request by Christopher Challis for a Zone Change from AG (Agriculture) & CG (Commercial General) to CS (Commercial Shopping) and a Planned Unit Development to allow for mixed use development.

Legal Description: EAST TRACT

TRACT 1: (EFFECTIVE OCTOBER 5, 2022 AT 7:30 AM)

A TRACT OF LAND LOCATED IN THE (SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 1057.10 FEET WEST AND 151.31 FEET NORTH OF THE SOUTHEAST CORNER OF (SE/4 SE/4); THENCE N 00°07'45" W A DISTANCE OF 1172.52 FEET; THENCE N 89°58'58" W ALONG THE NORTH LINE OF (SE/4 SE/4) A DISTANCE OF 262.88 FEET TO THE NORTHWEST CORNER (SE/4 SE/4); THENCE S 00°7'45" E ALONG THE WEST LINE OF THE (SE/4 SE/4) A DISTANCE OF 874.12 FEET; THENCE S 89°55'10" E A DISTANCE OF 150.00 FEET; THENCE S 00°07'45" E A DISTANCE OF 312.76 FEET; THENCE N 76°36'38" E A DISTANCE OF 60.41 FEET; THENCE S 89°55'10" E A DISTANCE OF 53.95 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼ SE¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SE¼ SE¼; THENCE WEST 1057.10 FEET; THENCE NORTH 151.31 FEET; THENCE NORTH 00°07'45" WEST A DISTANCE OF 1006.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'45" WEST A DISTANCE OF 165.84 FEET; THENCE NORTH 89°58'58" WEST ALONG THE NORTH LINE OF THE SE¼ SE¼ A DISTANCE OF 262.88 FEET TO THE NORTHWEST CORNER OF THE SE¼ SE¼; THENCE SOUTH 00°07'45" EAST ALONG THE WEST LINE OF THE SE¼ SE¼ A DISTANCE OF 166.34 FEET; THENCE NORTH 89°54'30" EAST A DISTANCE OF 262.88 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SE/4 OF THE SE/4; THENCE EAST 150 FEET; THENCE NORTH 435.5 FEET; THENCE WEST 150 FEET; THENCE SOUTH 435.5 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT A STRIP, PIECE, OR PARCEL OF LAND BEING DESCRIBED BY METES

¹ This notice is correcting the previous notice that was dated and mailed 2023.03.17, which did not have a time for the Planning Commission Public Hearing. This Notice includes the time (6:00 p.m.) and a second public hearing time and date.

AND BOUNDS AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SE/4 SE/4, THENCE EAST ALONG THE SOUTH LINE OF SAID SE/4 SE/4 A DISTANCE OF 150 FEET, THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SE/4 SE/4 A DISTANCE OF 135.93 FEET, THENCE S 76°36'38" W A DISTANCE OF 154.24 FEET TO A POINT ON THE WEST LINE OF SAID SE/4 SE/4, THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

TRACT 2: (EFFECTIVE OCTOBER 5 2022 AT 7:30 AM)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SE/4 SE/4; THENCE WEST 1057.10 FEET; THENCE NORTH 151.31 FEET; THENCE NORTH 00°07'45" WEST A DISTANCE OF 1006.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°07'45" WEST A DISTANCE OF 165.84 FEET; THENCE NORTH 89°58'58" WEST ALONG THE NORTH LINE OF THE SE/4 SE/4 A DISTANCE OF 262.88 FEET TO THE NORTHWEST CORNER OF THE SE/4 SE/4; THENCE SOUTH 00°07'45" EAST ALONG THE WEST LINE OF THE SE/4 SE/4 A DISTANCE OF 166.34 FEET; THENCE NORTH 89°54'30" EAST A DISTANCE OF 262.88 FEET TO THE POINT OF BEGINNING.

TRACT 3: (EFFECTIVE SEPTEMBER 29, 2022 AT 7:30 AM)

PARCEL A:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: THE WEST 178 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 262.88 FEET EAST AND 219 FEET SOUTH OF THE NW CORNER OF SE/4 SE/4: THENCE S 00° 07' 45" E, A DISTANCE OF 237 FEET, THENCE S 89° 58' 58" E, A DISTANCE OF 700.15 FEET, TO THE WEST RIGHT OF WAY LINE OF U.S. 75, THENCE N 29° 10' 35" E, A DISTANCE OF 27.74 FEET, THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2181.68 FEET, AND BEING THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 75, A DISTANCE OF 225.14 FEET, THENCE N 89° 58' 58" WEST A DISTANCE OF 774.50 FEET TO THE POINT OF BEGINNING;

PARCEL B:

TOGETHER WITH EASEMENT FOR THE PURPOSE OF USE AS A DRIVEWAY AS SET FORTH IN BOOK 4970, PAGE 1239 AND DESCRIBED AS FOLLOWS: A FIFTEEN (15) FOOT WIDE STRIP TRAVELING IN A NORTHEASTERLY DIRECTION ACROSS THE SOUTHEAST CORNER OF THE PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST, LOCATED IN TULSA COUNTY, OKLAHOMA, AND DESCRIBED AS BEGINNING AT A POINT 262.88 FT EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 219 FT, THENCE EAST 774.5 FT, THENCE NORTHEAST 219.05 FT, THENCE WEST 831.1 FT TO THE POINT OF BEGINNING

TRACT 4: (EFFECTIVE SEPTEMBER 29, 2022 AT 7:30 AM)

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SE/4 SE/4 BEING 262 .88 FEET EAST OF THE NORTHWEST CORNER OF SAID SE/4 SE/4; THENCE SOUTH 00°07'45" EAST, A DISTANCE OF 219.00 FEET; THENCE SOUTH 89°58'58" EAST, A DISTANCE OF 774 .50 FEET; THENCE ON A CURVED LINE HAVING A RADIUS OF 2181.68 FEET AND BEING THE WEST RIGHT OF WAY LINE OF U. S. HIGHWAY 75, A DISTANCE OF 219.05 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4 SE/4; THENCE NORTH 89°58'58" WEST ALONG THE NORTH LINE OF SAID SE/4 SE/4 A DISTANCE OF 831.10 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT THE FOLLOWING TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SE/4 SE/4, 678.43 FEET S 89°58'58" E FROM THE NORTHWEST CORNER THEREOF, THENCE S 89°58'58" E FOR 415.55 FEET TO THE WESTERLY RIGHTS-OF-WAY OF THE EXISTING ROAD ALONG HIGHWAY #75, THENCE SOUTHWESTERLY AND ALONG SAID RIGHTS-OF-WAY AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2,181.68 FEET FOR 226.50 FEET, THENCE N 89°58'58" W FOR 387.25 FEET, THENCE N 7°14'11" E FOR 220.75 FEET TO THE POINT OF BEGINNING.

WEST TRACT

WEST HALF (W/2) OF SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE SOUTH 580.8 FEET OF THE EAST 150 FEET THEREOF, AND LESS AND EXCEPT A TRACT DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SE/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 12 EAST, THENCE NORTH 626.13 FEET; THENCE EAST 208.71 FEET; THENCE SOUTH 626.13 FEET; THENCE WEST 208.71 FEET TO THE POINT OF BEGINNING.

S 580.80' E 150' W/2 SE LESS S100' SECTION 34, TOWNSHIP EIGHTEEN (18) NORTH, RANGE 12 (EAST)

AND

A tract of land situated within the Southeast Quarter (SE/4) of Section Thirty-Four (34), Township Eighteen North (T18N), Range Twelve East (R12E) of the Indian Meridian (I.M.), Tulsa County, Oklahoma, being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said SE/4, a point marked by an ODOT brass monument; thence S 88° 54' 42" W along the South line of said SE/4 a distance of 1057.07 feet; thence N 01° 05' 18" W a distance of 150.00 feet to a point marked by a 3/8" iron pin, found in place, same being the POINT OF BEGINNING; thence N 01° 20' 18" W a distance of 716.93 feet; thence N 88° 54' 32" E a distance of 176.78 feet to a 1/2" iron pin found in place; thence N 01° 18' 31" W a distance of 236.90 feet; thence N 88° 54' 33" E a distance of 219.44 feet; thence N 03° 13' 32" E a distance of 219.86 feet; thence N 88° 54' 37" E a distance of 415.55 feet to a point on a non-tangent curve to the right; thence 445.95 feet along the arc of said curve having a radius of 2181.68 feet, subtended by a chord of 445.17 feet which bears S 13° 23' 11" W; thence S 28° 00' 27" W a distance of 178.63 feet to a point marked by a 3/8" iron pin found in place; thence S 23° 55' 37" W a distance of 362.50 feet; thence S 30° 00' 30" W a distance of 183.89 feet; thence S 67° 06' 37" W a distance of 269.26 feet; thence S 88° 54' 42" W a distance of 127.87 feet to the POINT OF BEGINNING.
Said tract contains 584,262 Sq Ft or 13.41 Acres, more or less.

General Location: NWQ of S Union (US HWY 75) and 121st St

Hearing Date #1: 20 April 2023 (Jenks Planning Commission) at 6:00 p.m.

Hearing Date #2: 2 May 2023 (Jenks City Council) at 6:00 p.m.

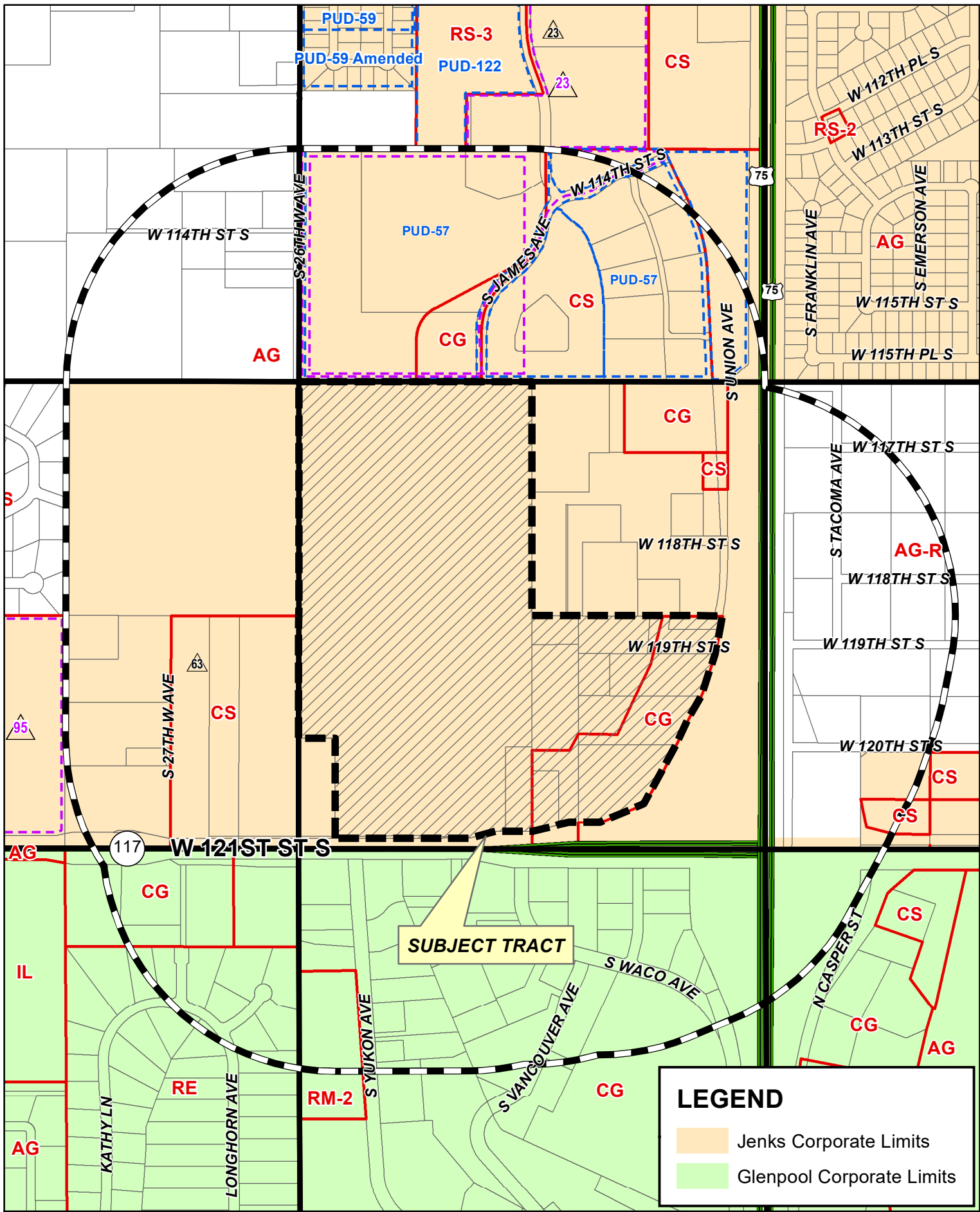
Location: Jenks City Hall, 211 N Elm St, Jenks, OK 74037

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 11 April 2023.



Marcae Hilton, Secretary
Jenks Planning Commission



LEGEND

- Jenks Corporate Limits
- Glenpool Corporate Limits