

Development Text
Minor Amendment
Plan Unit Development 116

The subject application is pursuant to an agreement between the Developer of Frazier Meadow LLC and the Public Works and Fire Department of the City of Jenks.

Planned Unit Development 116 was originally approved with an oil field water line and a Sanitary Sewer Line of the City of Glenpool located under a portion of the Street identified as East 130th Street South. It was determined that this situation need to be rectified prior to final platting of phase I of the Meadows Development. The roadway in question is currently located in phase 2 of the Meadows Development, however portions of the easements and line improvements are located in areas of Phase I, therefore, Phase I will be modified to include the area in question into Phase I.

Modifying the roadway was the only answer that would rectify the condition. It was finally determined that the best layout to facilitate the desired results was to move the roadbed to the south. This created a condition that some of the lots that were originally located in Phase II would need to be moved to Phase I. It also created a requirement to look at an alternate access/road design for 12 parcels located south of East 130th Street South. This road design would not be considered standard practice and therefore is being submitted as a PUD condition to protect the integrity of the code.

The design has been review by the City Engineer and the Fire Chief and has been agreed to by the Developer.

The amendment is also identifying a setback issue related to Lot 11 Block 4. The design of the road is needing a full cul-de-sac at the end of 128th Street South to facilitate a turn around area for emergency services because the through Street to the adjacent property is planned to be gated. This design will require a front setback requirement that mirrors the requirement for lots abutting to Harvard Avenue and allow an 11 foot setback from the reserve area that abuts to the lot on the rear lot line.