



Land Use

Robert Bell

918-902-0462

February 24, 2022

City of Jenks
211 N. Elm
Jenks, Oklahoma 74037

RE: Request for an Amendment to the Comprehensive Plan Map related to property identified as:

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF SECTION SIX (6) AND PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00°57'55" EAST ALONG THE EAST LINE OF SAID SECTION 6 FOR 85.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, SAID POINT BEING 15.00 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SKYLINE ESTATES, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE CONTINUING SOUTH 00°57'55" EAST ALONG SAID EAST LINE OF SAID SECTION 6 AND ALONG THE WESTERN MOST WEST LINE OF SAID SKYLINE ESTATES FOR 915.57 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 3 OF SAID SKYLINE ESTATES; THENCE NORTH 88°46'33" EAST ALONG THE SOUTH LINE OF SAID LOT 4 FOR 160.00 FEET TO THE WESTERN MOST SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°57'55" EAST ALONG THE EASTERLY MOST WEST LINE OF SAID SKYLINE ESTATES, PARALLEL WITH AND 160.00 FEET EASTERLY OF EAST LINE OF SAID SECTION 6 FOR 1640.00 FEET TO THE SOUTHWEST CORNER OF SAID SKYLINE ESTATES; THENCE SOUTH 88°46'33" WEST ALONG THE NORTH LINE OF LOT 1, BLOCK 1, OAK HILLS OF JENKS, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK FOR 160.00 FEET TO A POINT OF THE EAST LINE OF SAID SECTION 6; THENCE SOUTH 00°58'03" EAST ALONG THE WEST LINE OF SAID OAK HILLS OF JENKS FOR 606.11 FEET TO THE NORTHEAST CORNER OF RESERVE D, YORKTOWN BLOCKS 45-49, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE SOUTH 88°45'26" WEST ALONG THE NORTH LINE OF RESERVE D, BLOCK 48 AND NORTHERN MOST NORTH LINE OF RESERVE B, YORKTOWN BLOCKS 45-49 FOR 1323.54 FEET TO THE NORTHERN MOST NORTHWEST CORNER OF SAID RESERVE B; THENCE SOUTH 00°55'31" EAST ALONG THE EASTERN MOST WEST LINE OF SAID RESERVE B FOR 177.22 FEET TO THE WESTERN MOST NORTHEAST CORNER OF SAID RESERVE B; THENCE SOUTH 88°47'19" WEST ALONG THE SOUTHERN MOST NORTH LINE OF RESERVE B, BLOCK 45 AND A WESTERLY EXTENSION THEREOF FOR 569.78 FEET TO A POINT ON THE EAST LINE OF SHELBY AT YORKTOWN BLOCKS 36-38, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE NORTH 00°55'31" WEST ALONG SAID EAST LINE FOR 575.22 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 36, SHELBY AT YORKTOWN BLOCKS 36-38; THENCE NORTH 88°47'19" EAST FOR 675.00 FEET; THENCE NORTH 00°58'33" WEST FOR 667.00 FEET; THENCE SOUTH 88°47'19" WEST FOR 213.00 FEET; THENCE NORTH 00°58'33" WEST FOR 2114.75 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST 121ST STREET SOUTH, SAID POINT BEING 65.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 88°40'58" EAST PARALLEL WITH AND 65.00 FEET

SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 50.40 FEET; THENCE SOUTH 01°19'02" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 5.00 FEET TO A POINT THAT IS 70.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 88°40'58" EAST PARALLEL WITH AND 70.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 900.00 FEET; THENCE SOUTH 01°19'02" EAST CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 15.00 FEET TO A POINT THAT IS 85.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 88°40'58" EAST PARALLEL WITH AND 85.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 6, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE FOR 481.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. SAID TRACT OF LAND CONTAINS 113.485 ACRES OR 4,943,434 SQUARE FEET, MORE OR LESS. (See Attached Exhibit Site B-1)

Changing the Comprehensive Plan Designation of Parks and Open Space on the subject property to Low Intensity Single Family Residential.

Marcae Hilton, Jenks Planning Director:

This correspondence is an official request of the owner and of the above-described property to change the Parks and Open Space Designation on the subject property to a Low Intensity Single Family Residential designation.

The subject property master plan, by the owner, has always included the development of the 113 acres for residential use. Over the years, they have had several development plans created for the tract but have yet to move forward with a potential subdivision. Due to the character of the property and its associated terrain a larger lot development was always considered, and therefore the Low Intensity Designation is appropriate for the site.

The Horizon Comprehensive Plan recognized the site as a part of the Specific Use Permit for 5 Oaks Lodge. The new Comprehensive Plan, therefore, created the designation of the property as a Parks and Open Space Designation. The 5 Oaks Specific Use Permit (SUP) was one of the original SUP's processed by the City of Jenks. It was customary for these early applications to include the entire property to which they were located even though the SUP site plan did not encompass the entire site. This was the case associated with the subject tract.

In 2021 an amendment to the Specific Use Permit for 5 Oaks Lodge was process. This Amendment identified the area of the Specific Use Permit and released the subject property from the SUP designation. The subject Comprehensive Plan request will return the property not included in the SUP back to be consistent with the property owners master plan and allow any prospective development of the property to move forward.

It is requested that the Jenks Comprehensive Plan Map be amended to reflect these changes and the designations as identified.

Sincerely,



Robert Bell
Bell Land Use

