

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, APRIL 09, 2020
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

1. MEMBERS MEETING BY VIDEOCONFERENCE

- Chair Carol Minden
- Scott West
- John Brown
- Travis Fulkerson
- Leon Davis
- Craig Bowman
- David Randolph

All members are able to be physically present if desired. The meeting will be streamed online, with the link available at <https://www.jenks.com>.

III. REQUEST TO APPROVE MINUTES OF MARCH 05, 2020

Documents:

[2020.03.05 PC MINUTES.PDF](#)

IV. BUSINESS

1. ARC 20-486: Request by Melissa Skopak for approval of architecture, materials, and colors for Gateway First Bank. General Location: Gateway Place & Main St

Documents:

[SR.ARC 20-486.PDF](#)
[GATEWAY ARC PRESENTATION.PDF](#)
[PUD-83-B-1 - WITH EXHIBITS \(2020.02.04\).PDF](#)
[SIGNED APPROVAL LETTER.PDF](#)

2. JZ 20-651: Request by David Dryer for a zone change from RS-1 (Residential Single-Family Low Intensity) to OM (Office Medium Intensity). General Location: 1223 W Main St

Documents:

[SR.JZ 20-651.PDF](#)
[JZ 20-651.PDF](#)

3. JZ 20-652 PUD 119: Request by Tim Terral to approve Planned Unit Development 119 for a subdivision named Torrey Lakes. General Location: West side of Harvard between 131st & 141st St

Documents:

SR.JZ 20-652 PUD 119 TORREY LAKES.PDF
04.09.2020 TORREY LAKES MEMO.PDF
JZ_20-652_PUD-119.PDF
TORREY LAKES (19-129.00) - REV. PUD TEXT.PDF
EXHIBITS.PDF

4. JZ 20-653 SUP 102A: Request by Jason Poulin of CORE Hospital to amend the site plan of SUP 102 to allow for more parking spaces. General Location: 3029 W Main St

Documents:

SR.JZ 20-653 SUP102 CORE HOSP.PDF
CORE EXHBT FINAL.PDF
CORE JENKS PARKING EXHIBIT_12-20-19.PDF
006 - 4 - SITE DEV. PLAN.PDF
EST-000492.PDF

V. OTHER BUSINESS

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, MARCH 05, 2020
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET
JENKS, OKLAHOMA

The Jenks Planning Commission was called to order at 6:00 p.m. on March 05, 2020, at Jenks City Hall by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

Leon Davis
Craig Bowman
David Randolph
John Brown
Scott West
Chair Carol Minden

Absent

Travis Fulkerson

Request to approve minutes of February 20, 2020. Leon Davis made a motion to approve the minutes with the error being corrected. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Randolph, Brown, West, Minden

NAY: None

Motion carried.

Business

1. TUP 20-42: Request by TNT Fireworks for a Temporary Use Permit for retail sale of consumer fireworks. General Location: 802 W Main St.

Robert Carr presented the staff report and recommended approval. Scott West made a motion to deny Item 1. John Brown seconded the motion. A roll call vote was taken as follows:

YEA: Davis, Bowman, Randolph, Brown, West, Minden

NAY: None

Motion carried; Item 1 denied.

2. ROW-UEC 20-72: Request by Bell Land Use LLC to close an unused detention and utility easement located in the Kirk Crossing Plat. General Location: HWY 75 & W 114th St S

Robert Carr presented the staff report and recommended approval. Robert Bell [1011 W G St] spoke about the application and request that the requirement for a Judicial Vacation be removed. He explained that a Judicial Vacation of the easement is not necessary as it is meant to be an option that someone requesting a closure can take if they want. If the applicant wishes to cease the City's right to reopen the easement, they should do that of their own volition and not have it forced upon them. John Brown made a motion to approve Item 2 without the requirement of a Judicial Vacation. Scott West seconded the motion. A roll call vote was taken as follows:

YEA: Davis, Bowman, Randolph, Brown, West, Minden

NAY: None

Motion carried.

Other Business

1. Planning Update

Robert Carr gave an update on the Comp Plan.

Adjournment. Craig Bowman made a motion to adjourn. David Randolph seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Bowman, Randolph, Brown, West, Minden

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:35 p.m.

To	Planning Commission
Hearing Date	April 09, 2020
Case Number	ARC 20-486 Gateway First Bank
Request	Architectural review of new structure
Location	244 S Gateway Place
Applicant	Melissa Skopak, KSQ Design

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ SITE PLAN & ELEVATIONS | KSQ Design
- ☐ APPROVAL LETTER
- ☐ GATEWAY BANK PUD

Preparer

Melissa Skopak
City of Jenks
Lou Reynolds

Background Information

STAFF COMMENTARY | KSQ is seeking approval of the exterior architectural materials before taking further action to develop the site. The applicant has submitted an architectural elevation rendering as previously seen in the approved Gateway First Bank, Minor Amendment to PUD 83. "PUD 83B" was approved by Planning Commission on February 25, 2020 and City Council, March 3, 2020. The new structure is to be located east of HWY 75 and south of Main Street in the northwest corner of Gateway Plaza.

PLANNING DATA

ARC Committee	No concerns were submitted to staff this meeting was via email with digital documents
Public Comment	None no notice is given to public for ARC cases
Special District	Corridor Appearance District (Exempted from Special District Project is part of a PUD)
Zoning	PUD 83B1 Amended JZ 20-650 Approved March 03, 2020 The above application was APPROVED granting the request by Lou Reynolds for approval to allow for a bank and a new parking lot at Gateway Plaza.
General Location	Gateway Place and Main Street East of HWY 75 and south of W 96 th Street S

Acres	3.03
Size of Building	3,600 sf
Site Plan	Included in packet general in nature
Conditions by CC	1. A detailed finalized landscape plan must be submitted before any building permits are issued; and 2. The new additions must comply with the existing standards in PUD 83; and 3. Signage to be posted in the parking lot to alert users about the possibility of flooding (Not Applicable to Bank Site)
Ongoing Plans	It is intended that there will have a lot split done at some point in the future to shrink the size of the Bank's lot. As part of the approved PUD amendment they also plan to landscape the reserve area to the west of the bank.

Staff Evaluation & Recommendation

EVALUATION Staff believes the design and materials shown in for the proposed bank meets the standards set and approved in the PUD and subsequent amendments.

Taken from February 20, 2020, staff report by Robert Carr | the following amendments were proposed and approved for Gateway Plaza PUD 83 which was originally approved in August 2013.

- *This site must comply with Section 2.E of PUD 83 which includes, but is not limited to:*
 - *Building designs, facades and materials being limited to concrete, brick stucco, masonry units.*
 - *Minimum of 75% of the exterior walls of the building, less doors and windows, shall have brick, Dryvit (Stucco), stone, concrete panel, or a masonry block covering the outside walls of the structure. Complementary exterior wall design and building materials and other amenities should be used to increase compatibility of the building with adjacent and nearby properties.*
 - *All roof-mounted HVAC shall be screened.*
 - *Building design should take into account adjacent neighborhoods.*
 - *Off-street parking areas should conform to the design, lighting, and improvements required by the Jenks Zoning Code.*
 - *Constant lighting for off-street parking that does not spill into abutting properties.*
 - *Street frontages should provide a sense of open-space and should be buffered from the street by landscaped drives, lawns, or parking.*
- *All Areas:*
 - *2-1/2 inch minimum caliper for shade trees*
 - *8-foot minimum height for evergreen trees*
 - *Tree selection (variety):*
 - *Shumard Oak*
 - *Legacy Maple*

- *Chinese Pistache*
- *Elm (Improved Varieties)*
- *Loblolly Pine*
- *Holly Trees*
- *Landscaping must meet the 10% requirement set forth in PUD 83.*

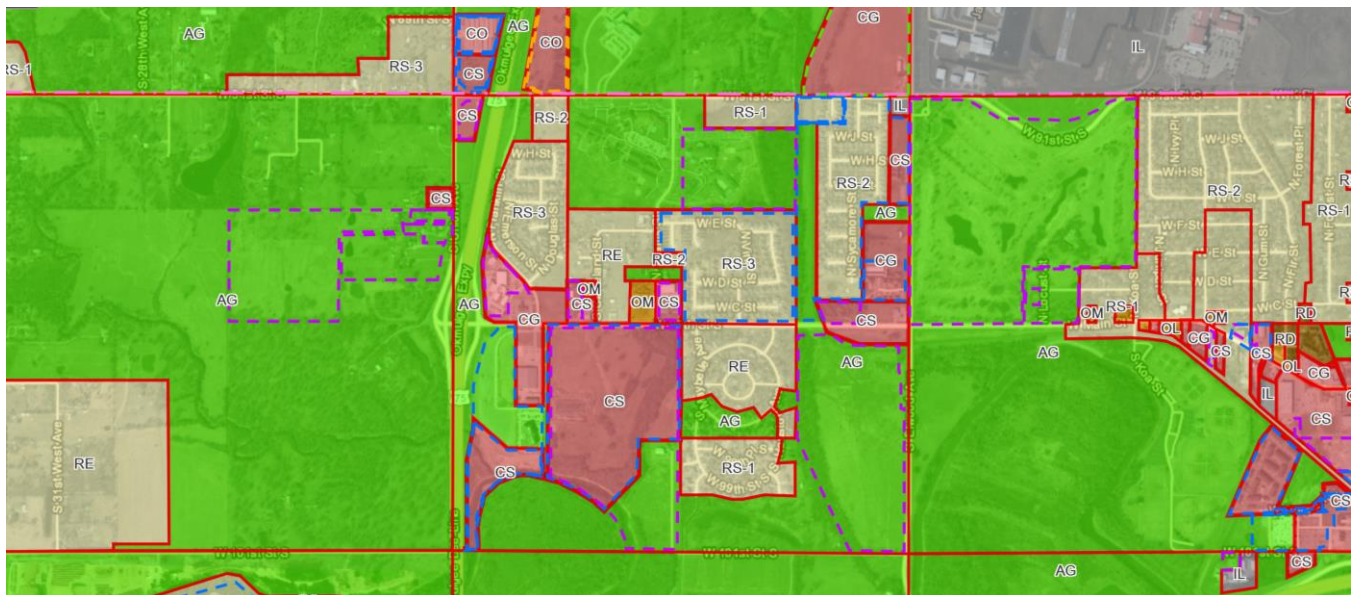
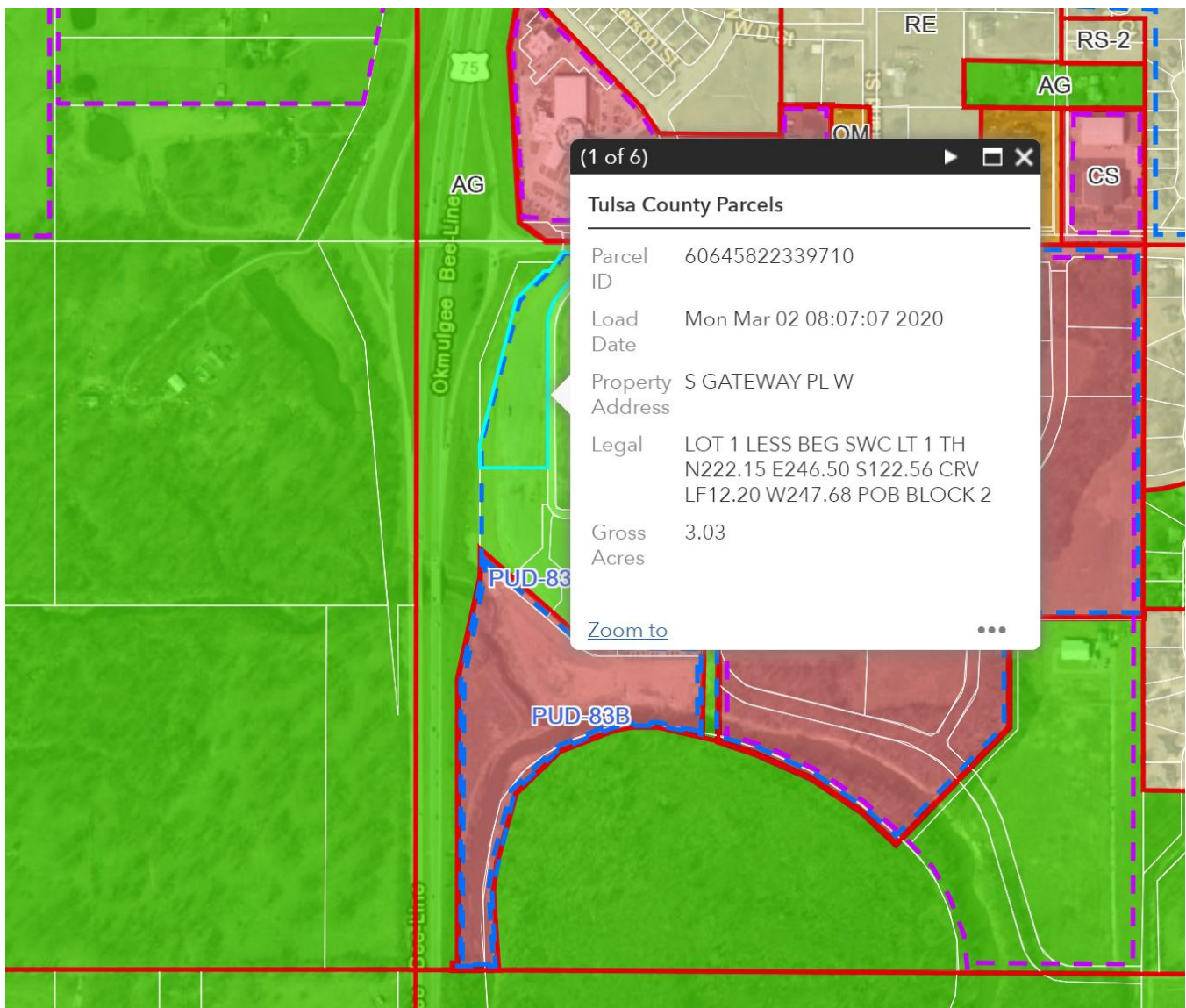
Landscape Standards

The City of Jenks staff has provided proposed standards that have been used to prepare the landscaping plans presented. These plans are to be included in applications for building permits.

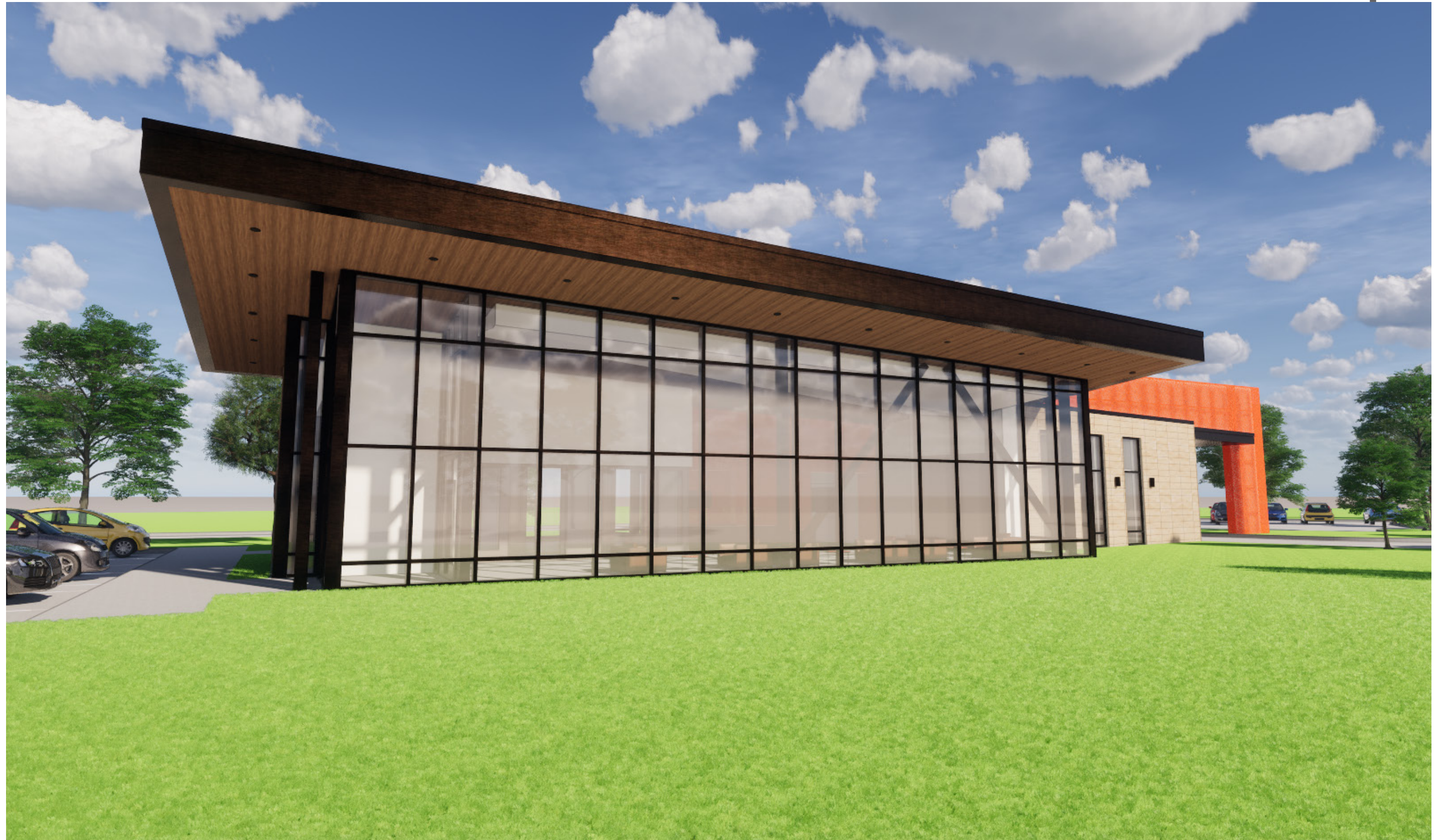
- CONDITIONS** Submit the following to Planning Staff and Protective Inspections for approval prior to building permit issuance:
1. Evidence that the construction will comply with the existing standards in PUD 83.
 2. Detailed Landscape Plan,
 3. Detailed Lighting Plan, Signage, Screening

RECOMMENDATION

Staff recommends approval of design style and materials for the proposed Gateway Bank Building, applicant must provide requested information and meet conditions of approval by City Council.

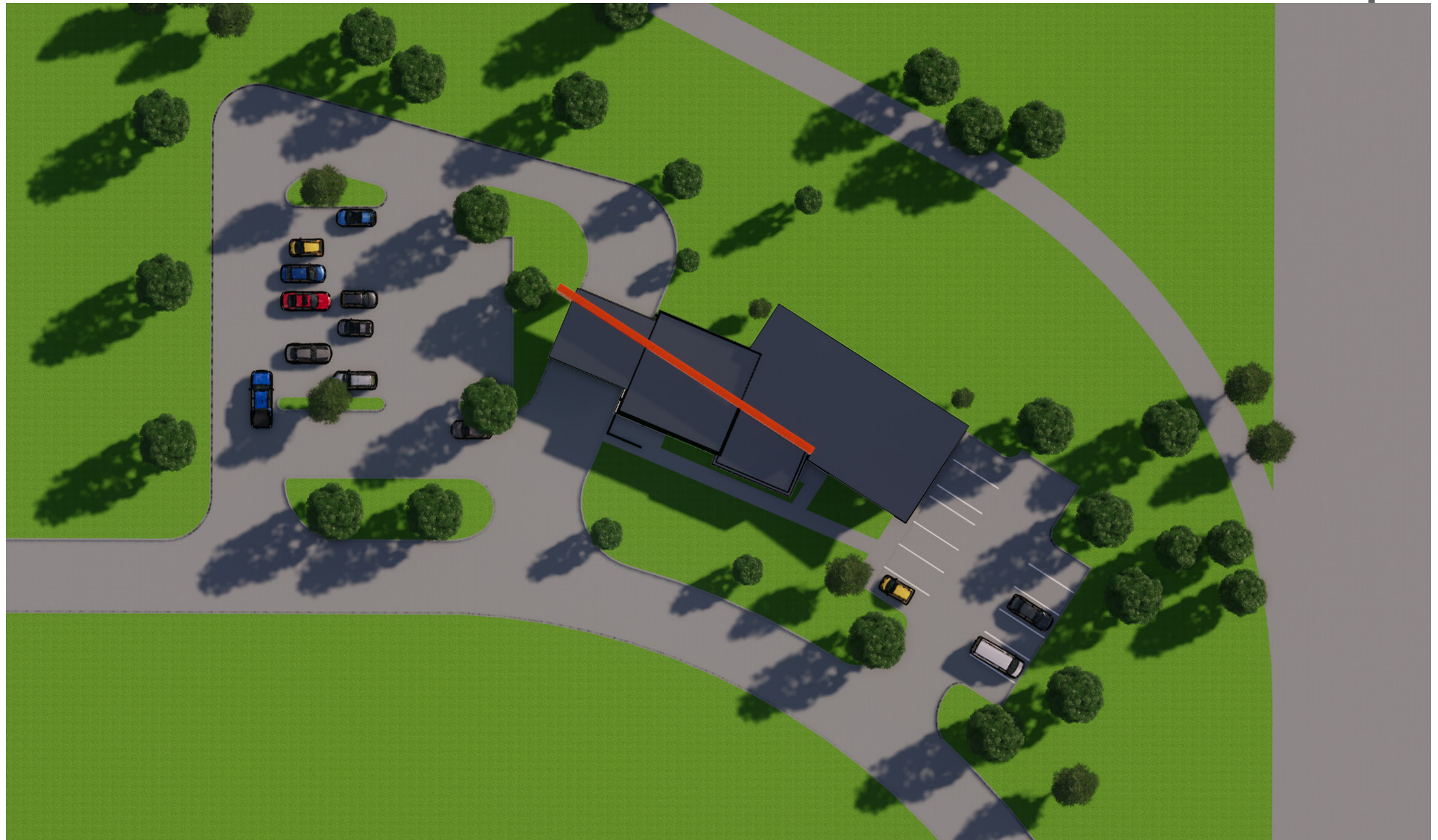












GATEWAY FIRST BANK

Minor Amendment PUD 83-B-1



**Gateway Plaza
Jenks, Oklahoma**

FEBRUARY 2020

GATEWAY FIRST BANK

Minor Amendment PUD 83-B-1

Table of Contents

	Page
I. DEVELOPMENT CONCEPT	1
II. DEVELOPMENT STANDARDS	2
III. PROJECT LEGAL DESCRIPTIONS	4
IV. SCHEDULE OF DEVELOPMENT	4

List of Exhibits

- Exhibit "A" - Map of Existing Development Areas in PUD 83
- Exhibit "B" - Legal Description of Development Area A-1
- Exhibit "C" - Legal Description of Development Area A-2
- Exhibit "D" - Legal Description of Development Area D-1
- Exhibit "E" - Legal Description of Development Area D-2
- Exhibit "F" - Map of Development Areas in PUD 83-B-1
- Exhibit "G" - Conceptual Landscaping Plan for Development Area A-2
- Exhibit "H" - Conceptual Landscaping Plan for Development Area D-2
- Exhibit "I" - Conceptual Landscaping Plan for Reserve Area B

GATEWAY FIRST BANK

Minor Amendment PUD 83-B-1

I. DEVELOPMENT CONCEPT.

A map of the existing Development Areas in the PUD 83 is attached hereto as **Exhibit “A”**.

Plan Unit Development Minor Amendment 83-B-1 (“**PUD 83-B-1**”) reconfigures Development Area A into two (2) Development Areas called “**Development Area A-1**” and **Development Area A-2**”herein.

The legal descriptions of Development Area A-1 and Development Area A-2 are attached hereto as **Exhibit “B”** and **Exhibit “C”**.

Additionally, PUD 83-B-1 also reconfigures Development Area D by splitting Development Area D into two (2) Development Areas called “**Development Area D-1**” and “**Development Area D-2**”.

The legal descriptions of Development Area D-1 and Development Area D-2 are attached hereto as **Exhibit “D”** and **Exhibit “E”**, respectively.

A map of all of the Development Areas as reconfigured by PUD 83-B-1 is attached hereto as **Exhibit “F”**.

PUD 83-B-1 also amends the PUD 83 by clarifying that Development Area A-2 may be used for, among other things, office purposes, including a bank with a drive-through facility. PUD 83-B-1 further amends the PUD to allow parking as a permitted use in Development Area D-2. As a part of the development of Development Area D-2, Development Area D-2 will be tied to Lot One (1), Block Three (3), Gateway Plaza, an Addition to the City of Jenks, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Because of the location of the Project within the “Gateway District” in the City of Jenks, both Development Area A-2 and Development Area D-2 will be developed consistent with the Conceptual Landscape Plans for both such Development Areas.

The Conceptual Landscape Plans for Development Area A-1 and Development Area D-2 are attached hereto as **Exhibit “G”** and **Exhibit “H”**, respectively.

Finally, as a part of the development to the Gateway First Bank on part of Development Area A-2, Reserve Area B will be landscaped consistent with the Conceptual Landscape Plan for Reserve Area B.

The Conceptual Landscape Plan for Reserve Area B is attached hereto as **Exhibit “I”**.

All of the property within PUD 83 is zoned CS – Commercial Supply District. No zoning change is necessary to support PUD 83-B-1.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

II. DEVELOPMENT STANDARDS.

DEVELOPMENT AREA A-2

LAND AREA:

Net:	1.39 Acres	60,438.49 SF
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PERMITTED USES:

The Uses permitted as matter of right in the OL – Office Light District and the CS – Commercial Shopping District, excluding Use Unit 21 Outdoor Advertising Signs (only), and uses customarily accessory to the permitted uses.

MAXIMUM BUILDING FLOOR AREA (using .75 FAR):	45,358 SF
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MAXIMUM FRONTAGE (per lot):	N/A
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MAXIMUM BUILDING HEIGHT:	75 FT
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MINIMUM BUILDING SETBACKS:

From the west boundary of Lot 2, Block 1	10 FT
From the south boundary	10 FT
From the north boundary of Lot 2, Block 1	50 FT
From the east boundary	20 FT
From internal boundaries	10 FT

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

DEVELOPMENT AREA D-1

LAND AREA:

Net:	10.42 Acres	453,737.95 SF
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DEVELOPMENT AREA D-2

LAND AREA:

Net:	1.03 Acres	44,796.17 SF
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PERMITTED USES:

Use Unit 1, area wide uses by right, limited to landscaping, open spaces and similar uses, and Use Unit 10, Off-Street Parking Areas, and uses customarily accessory to the permitted uses.

Except as amended hereby all the other Development Standards of PUD 83 shall remain unchanged.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

III. PROJECT LEGAL DESCRIPTIONS.

The legal descriptions of Development Area A-1 and Development Area A-2 are attached hereto as **Exhibit “B”** and **Exhibit “C”**, respectively. The legal descriptions of Development Area D-1 and Development Area D-2 are attached hereto as **Exhibit “D”** and **Exhibit “E”**, respectively.

IV. SCHEDULE OF DEVELOPMENT.

The anticipated construction start date for development within Development Area A-2 and Development Area D-2 is the third quarter of 2020.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT “A”

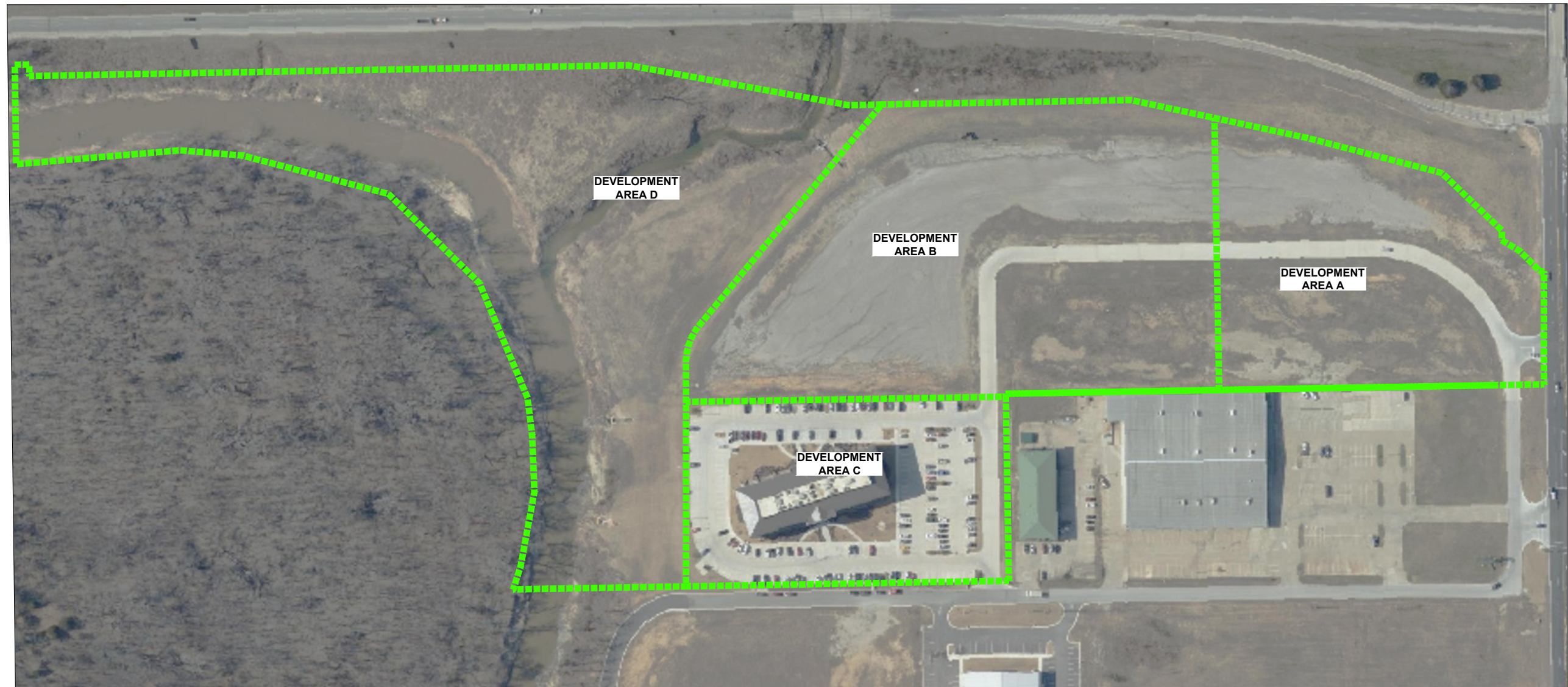
MAP OF EXISTING DEVELOPMENT AREAS IN PUD 83



DRAWING SCALE: 1"= 100'
0 50 100 200

Exhibit A

Existing Development Areas



PLOT DATE: Nov. 03 Feb 2020 FILE: P1181022-GATEWAY BANKINGWAY BANKSAFE(PLO)



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT "B"

LEGAL DESCRIPTION DEVELOPMENT AREA A-1

A PART OF LOT ONE (1) BLOCK ONE (1) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 487.73 FEET; THENCE SOUTH 89°56'43" WEST, A DISTANCE OF 224.00 FEET TO THE WEST LINE OF SAID LOT ONE (1); THENCE NORTH 00°03'17" WEST ALONG SAID WEST LINE, A DISTANCE OF 263.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 224.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 44°56'43" EAST, 316.78 FEET, FOR AN ARC DISTANCE OF 351.86 FEET TO THE POINT OF BEGINNING. CONTAINING 98,485.03 SQUARE FEET OR 2.26 ACRES.

AND

A PART OF LOT ONE (1) BLOCK TWO (2) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 00°05'30" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 222.12 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 14°35'41" EAST, A DISTANCE OF 143.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 14°35'41" EAST, A DISTANCE OF 159.80 FEET; THENCE NORTH 89°00'13" EAST, A DISTANCE OF 169.96 FEET TO THE EAST LINE OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 157.40 FEET; THENCE SOUTH 89°56'43" WEST, A DISTANCE OF 210.36 FEET TO THE POINT OF BEGINNING. CONTAINING 29,635.20 SQUARE FEET OR 0.68 ACRES.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT "C"

LEGAL DESCRIPTION OF DEVELOPMENT AREA A-2

A PART OF LOT ONE (1) BLOCK TWO (2) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE NORTH 00°05'30" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 222.12 FEET; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 14°35'41" EAST, A DISTANCE OF 302.93 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID LOT ONE (1) FOR THE NEXT TEN CALLS, NORTH 14°35'41" EAST, A DISTANCE OF 238.07 FEET; THENCE NORTH 43°55'01" EAST, A DISTANCE OF 142.23 FEET; THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 16.50 FEET; THENCE NORTH 30°51'13" EAST, A DISTANCE OF 34.94 FEET; THENCE NORTH 45°00'44" EAST, A DISTANCE OF 49.50 FEET; THENCE NORTH 00°06'57" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 193.50 FEET; THENCE SOUTH 00°03'17" EAST, A DISTANCE OF 43.27 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 252.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 44°56'44" WEST, 356.38 FEET, FOR AN ARC DISTANCE OF 395.84 FEET; THENCE SOUTH 00°03'17" EAST, A DISTANCE OF 106.33 FEET; THENCE LEAVING THE BOUNDARY OF SAID LOT ONE (1), SOUTH 89°00'13" WEST, A DISTANCE OF 169.96 FEET TO THE POINT OF BEGINNING. CONTAINING 60,438.49 SQUARE FEET OR 1.39 ACRES.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT "D"

LEGAL DESCRIPTION DEVELOPMENT AREA D-1

A PART OF LOT ONE (1) BLOCK FOUR (4) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 142.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°03'17" EAST ALONG SAID EAST LINE, A DISTANCE OF 159.75 FEET TO A CORNER OF SAID LOT ONE (1); THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT ONE (1) FOR THE NEXT SIXTEEN CALLS; NORTH 71°18'03" WEST, A DISTANCE OF 41.41 FEET; THENCE NORTH 78°32'03" WEST, A DISTANCE OF 129.81 FEET; THENCE SOUTH 88°35'32" WEST, A DISTANCE OF 97.10 FEET; THENCE SOUTH 83°53'17" WEST, A DISTANCE OF 64.36 FEET; THENCE SOUTH 69°46'41" WEST, A DISTANCE OF 92.37 FEET; THENCE SOUTH 66°58'58" WEST, A DISTANCE OF 120.15 FEET; THENCE SOUTH 45°24'13" WEST, A DISTANCE OF 217.69 FEET; THENCE SOUTH 15°41'37" WEST, A DISTANCE OF 258.19 FEET; THENCE SOUTH 05°43'57" WEST, A DISTANCE OF 107.27 FEET; THENCE SOUTH 03°54'02" EAST, A DISTANCE OF 280.84 FEET; THENCE NORTH 89°54'31" WEST, A DISTANCE OF 169.99 FEET; THENCE NORTH 00°06'57" WEST, A DISTANCE OF 24.75 FEET; THENCE SOUTH 89°54'31" EAST, A DISTANCE OF 19.70 FEET; THENCE NORTH 00°05'30" WEST, A DISTANCE OF 1023.91 FEET; THENCE NORTH 11°13'06" EAST, A DISTANCE OF 382.43 FEET; THENCE NORTH 00°05'30" WEST, A DISTANCE OF 55.56 FEET TO THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE SOUTH 49°30'47" EAST ALONG THE NORTHERLY LINE OF SAID LOT ONE (1), A DISTANCE OF 488.52 FEET; THENCE ALONG SAID NORTH LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 101.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 69°45'07" EAST, 69.88 FEET, FOR AN ARC DISTANCE OF 71.35 FEET; THENCE SOUTH 89°59'27" EAST ALONG SAID NORTH LINE, A DISTANCE OF 66.10 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 142.00 FEET; THENCE SOUTH 89°59'27" EAST, A DISTANCE OF 315.54 FEET TO THE POINT OF BEGINNING. CONTAINING 453,737.95 SQUARE FEET OR 10.42 ACRES.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT "E"

LEGAL DESCRIPTION DEVELOPMENT AREA D-2

A PART OF LOT ONE (1) BLOCK FOUR (4) OF GATEWAY PLAZA, AN ADDITION IN THE SW/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 12 EAST, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL RECORDED PLAT DOC. #6614, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°03'17" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 142.00 FEET; THENCE SOUTH 89°59'27" WEST, A DISTANCE OF 315.54 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 142.00 FEET TO THE NORTHERLY LINE OF SAID LOT ONE (1); THENCE SOUTH 89°59'27" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 315.40 TO THE POINT OF BEGINNING. CONTAINING 44,796.17 SQUARE FEET OR 1.03 ACRES.

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT “F”

MAP OF DEVELOPMENT AREAS IN PUD 83-B-1



DRAWING SCALE: 1"= 100'
0 50 100 200

Exhibit F

Proposed Development Areas



PLOT DATE: Nov. 03 Feb 2020 FILE: P1181022-GATEWAY BANKINGWAY BANKSAFE(PLO)



AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2020
KS CA#2292 Exp: Dec. 31, 2020
Office: (918) 514-4283 Fax: (918) 514-4288

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

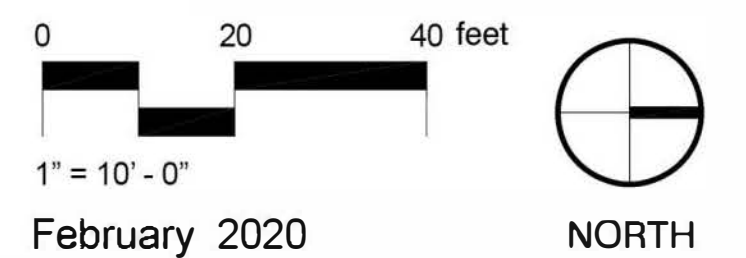
EXHIBIT “G”

CONCEPTUAL LANDSCAPING PLAN FOR DEVELOPMENT AREA A-2

Gateway Plaza

GATEWAY FIRST BANK
PUD 83-B-1
Jenks, Oklahoma

EXHIBIT G



PLANT SCHEDULE

SHADE TREES 2 1/2" MIN. CAL.
EVERGREEN TREES 8' MIN. HT.

TREE SELECTIONS WILL BE VARIETIES
THAT EXCEL IN OKLAHOMA WHICH COULD INCLUDE:

- SHUMARD OAK
- CHINESE PISTACHE
- LOBLOLLY PINE
- LEGACY MAPLE
- ELM (IMPROVED VARIETIES)
- HOLLY TREES



ALABACK DESIGN
LANDSCAPE ARCHITECTS

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT “H”

CONCEPTUAL LANDSCAPING PLAN FOR DEVELOPMENT AREA D-2

PLANT SCHEDULE

SHADE TREES 2 1/2" MIN. CAL.
EVERGREEN TREES 8' MIN. HT.

TREE SELECTIONS WILL BE VARIETIES
THAT EXCEL IN OKLAHOMA WHICH COULD INCLUDE:

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- CHINESE PISTACHE - ELM (IMPROVED VARIETIES)
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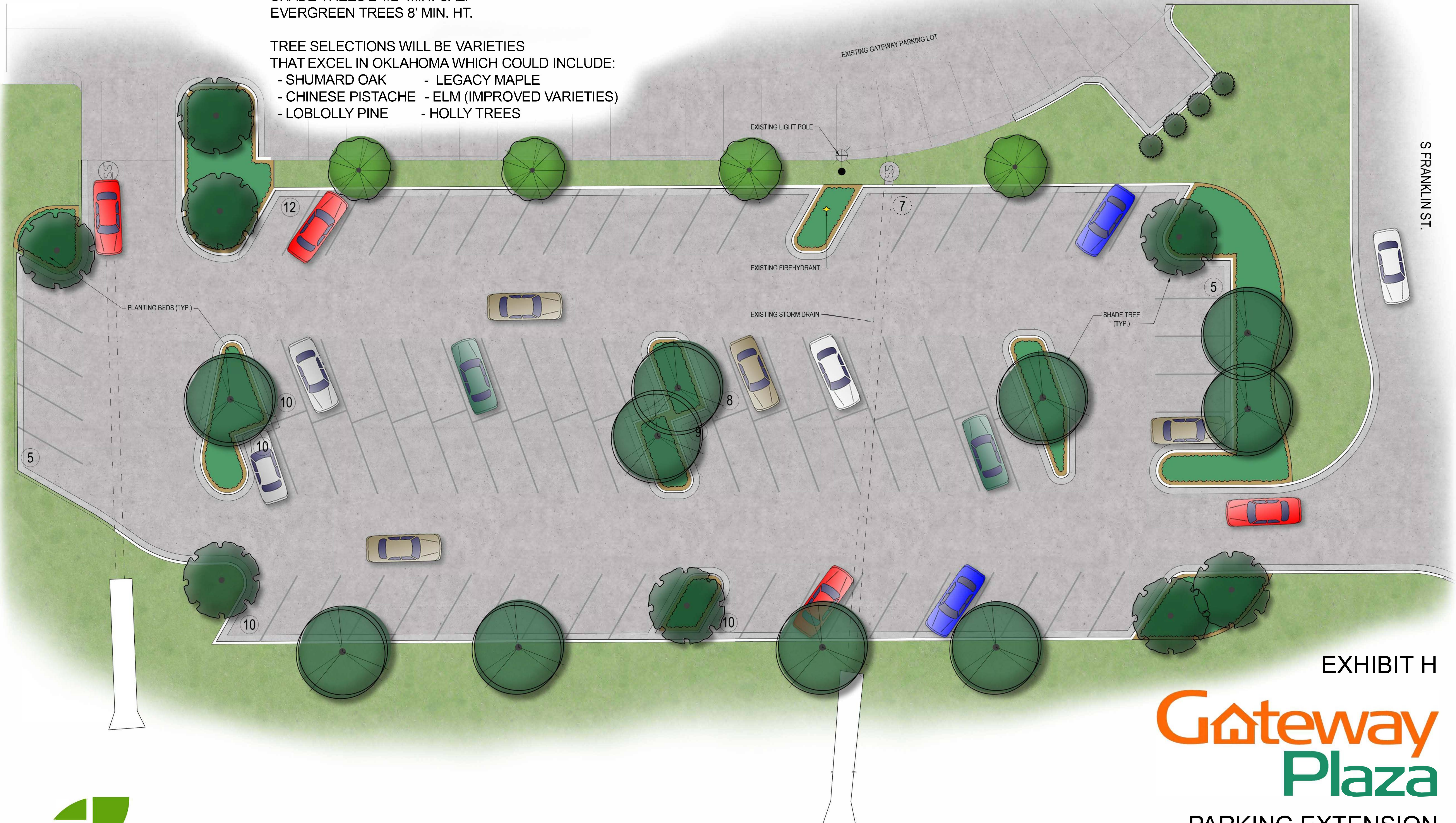


EXHIBIT H

Gateway Plaza

PARKING EXTENSION
PUD 83-B-1
Jenks, Oklahoma

GATEWAY FIRST BANK
Minor Amendment PUD 83-B-1

EXHIBIT “I”

CONCEPTUAL LANDSCAPING PLAN FOR RESERVE AREA B

Gateway Plaza

RESERVE AREA B
PUD 83.B.1
Jenks, Oklahoma

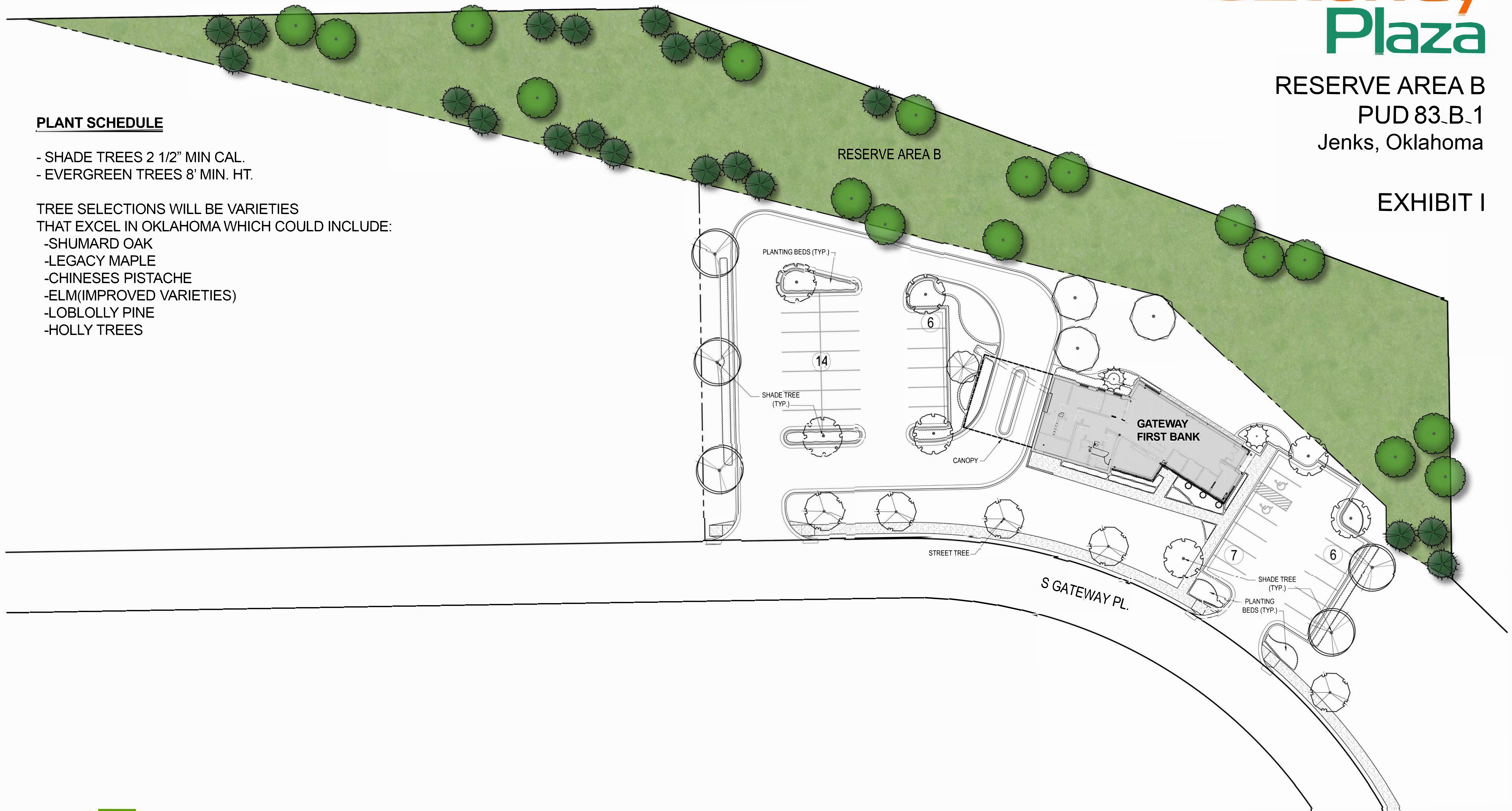
EXHIBIT I

PLANT SCHEDULE

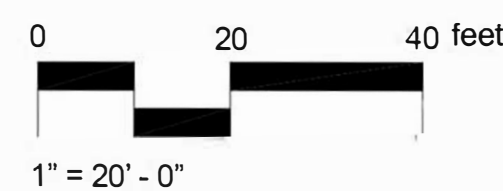
- SHADE TREES 2 1/2" MIN CAL.
- EVERGREEN TREES 8' MIN. HT.

TREE SELECTIONS WILL BE VARIETIES THAT EXCEL IN OKLAHOMA WHICH COULD INCLUDE:

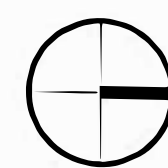
- SHUMARD OAK
- LEGACY MAPLE
- CHINESES PISTACHE
- ELM(IMPROVED VARIETIES)
- LOBLOLLY PINE
- HOLLY TREES



ALABACK DESIGN
LANDSCAPE ARCHITECTS



February 2020



NORTH



CITY OF JENKS

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

March 4, 2020

Lou Reynolds
2727 E 21st St, Suite 200
Tulsa, OK 74114

RE: JZ 20-650 PUD 83B1: Request for Minor Amendment to PUD 83 Amended and PUB 83-B to allow for a Bank and a new parking lot at Gateway Plaza.

General Location: W Main St & US HWY 75

Dear Lou Reynolds,

Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case JZ 20-650 PUD 83B1 for which action was completed on 03 March 2020.

The above application was APPROVED granting the request by Lou Reynolds for approval of a Minor Amendment to PUD 83 Amended and PUD 83 B to allow for a bank and a new parking lot at Gateway Plaza, subject to the following conditions:

1. A detailed finalized landscape plan must be submitted before any building permits are issued;
2. The new additions must comply with the existing standards in PUD 83; and
3. Signage is posted in the parking lot to alert users about the possibility of flooding

Should you require any assistance or additional information please feel free to contact the Planning Department at 918-299-5883.

Sincerely,

F. Robert Carr, Jr., P.E., Assistant City Manager
City of Jenks

To	Planning Commission
Hearing Date	April 09, 2020
Case Number	JZ 20-651
Request	Zone Change RS-1 to OM
Location	1223 W Main St
Applicant	David Dryer

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ CASE MAP
- ☐ GOOGLE EARTH PHOTOS

Preparer

INCOG
STAFF

Background Information

STAFF COMMENTARY | Intended Use | The applicant is selling the property and has had multiple inquiries from people wishing to set up businesses at this location. The businesses that have expressed interest so far are an insurance office, general office space, and a chiropractic clinic.

This application is for a change from residential to office zoning. The Comprehensive Plan designates this location as “Office, Medium Commercial.” Applicable zoning for this property would be OL and OM. The primary difference between OL and OM is the possibility of USE UNIT 5 through a special exception and a few bulk and area standards.

PLANNING DATA

Public Comment	None received Notice mailed out and posted online
Special District	Corridor Appearance District
Zoning	RS-1 Residential Single-Family Low Intensity
Comprehensive Plan	Office, Medium Commercial
General Location	1223 W Main St
Acres	0.40
Surrounding Zoning	EAST The buildings to the East are zoned OM. 1. Insurance office

2. Main Street Family Clinic.

WEST & NORTH | RS-1.

(Two lots to the West is another OM zoned lot that is currently for sale.)

Staff Evaluation & Recommendation

Evaluation The request fits the current Comprehensive Plan designation as it will be surrounded by other properties with the same zoning. Staff sees no reason to deny the request for OM zoning.

Recommendation *Approve zone change to OM (Office Medium Intensity)*

SUPPLEMENTAL INFORMATION | ZONING AND PICTORAL INFORMATION

CHAPTER 5 - OFFICE DISTRICT PROVISIONS

Sec. 500. - Purposes of the office districts.

500.1. General Purposes.

The Office Districts are designed to preserve and promote the development of efficient office facilities and to maximize the compatibility with other land uses by:

- a. Establishing bulk and area controls.
- b. Requiring off-street parking and loading facilities.
- c. Establishing the several districts necessary to meet the need for a variety of office types.
- d. Controlling the number, area, location, and types of signs.

500.2. Purposes of the OL Office Low Intensity District.

The OL District is designed to facilitate the development and preservation of low intensity office development.

500.3. Purposes of the OM Office Medium Intensity District.

The OM District is designed to provide areas for offices, together with certain community facilities normally compatible with primary office uses. It is designed to preserve existing medium intensity office development and to facilitate the development of new medium intensity office areas.

Sec. 510. - Principal uses permitted in office districts.

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 10. The use units permitted in Office Districts are set forth in Table 1. Use Units Permitted in Office Districts (Chapter 10)

Chapter 10 Districts			
No.	Use Unit	OL	OM
1.	Area wide Uses	X	X
2.	Area wide Specific Uses	S	S
4.	Public Protection and Utility Facilities	E	E
5.	Community Services and Cultural Facilities	E	X
8.	Multifamily Dwelling and Similar Uses	E	E
10.	Off-Street Parking Areas	X	X
11.	Offices and Studios	X	X
		X = Use by right.	
		E = Special exception-unless use is specifically identified on Specific Use List	
		S = Specific Use - see Use Unit 2 and Chapter 17.	

Sec. 520. - Accessory uses permitted in office districts.

520.1. Accessory Uses Permitted.

Accessory uses customarily incident to a principal use permitted in an Office District are permitted in such a district. In addition, the uses set forth in Table 2 are permitted.

Table 2. Accessory Uses Permitted in Office Districts

<i>Uses</i>	<i>Districts</i>
<i>Business Signs</i>	All Districts
<i>Convenience Goods and Services</i>	OL ¹ , OM
<i>Eating Places, other than Drive-Ins</i>	OL, OM
<i>Construction Sign</i>	All Districts
<i>Real Estate Sign</i>	All Districts
<i>Private Clubs</i>	OL *, OM

¹ By special exception requiring Board of Adjustment approval subject to the requirements set forth in Section 540.a and d. Private clubs, for the purpose of this chapter, are defined under Article 4, Section 2.32, of the Code of the City of Jenks, and are subject to the provisions thereof and as set forth in Section 540.a and c.

520.2. Accessory Use Conditions.

a. General Conditions.

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. An accessory building erected as an integral part of the principal building shall be made structurally a Part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the Principal building.

b. Convenience Goods and Services.

1. Permitted accessory goods and services in the OM District are limited to the uses included in Use Unit 13, Chapter 10.
2. Accessory goods and services in the OM District shall be located entirely within the principal building.
3. Accessory goods and services in the OM District shall not occupy more than 15 percent of the gross floor area of the building in which located.

c. Eating Places other than Drive-Ins.

1. Permitted accessory eating places are limited to the uses included in Use Unit 12, Chapter 10, designed and located for the convenience of the occupants of the principal building.
2. The eating place shall be located entirely within the principal building.
3. The eating place shall not occupy more than five percent of the gross floor area of the building in which located.

d. Business Signs.

1. In the OL and OM Districts, one business sign not exceeding 32 square feet in surface area may be erected on each street frontage of a lot. Ground signs shall not exceed the height of the building in which the principal use is located or 20 feet, whichever is lower. No business sign shall be located within 50 feet of an R District if visible from such district. Illumination, if any, shall be by constant light.
2. During the period of construction, a temporary sign advertising the construction of improvements on the premises may be located on each arterial street frontage of the development. The sign shall

not exceed 160 square feet in surface area nor exceed 15 feet in height, and illumination, if any, shall be by constant light.

4. A temporary real estate sign advertising the sale, rental, or lease of the premises may be erected on each street frontage of a lot. The sign shall not exceed 32 square feet in surface area nor exceed 15 feet in height, and illumination, if any, shall be by constant light.

e. Private Clubs.

Within the OM District the private club shall be located entirely within the principal building and shall not occupy more than five percent of the gross floor area of the building in which located.

f. Within the OM District, the principal office structure may include an eating place (five percent maximum), private club (five percent maximum), and accessory goods and services (15 percent Maximum), or a total of 25 percent maximum of the total gross floor area devoted to these uses.

Provided, that the eating place, private club, and accessory convenient goods and services does not exceed the maximum allowable for each individual use.

Sec. 530. - Bulk and area requirements in the office districts.

TABLE 3. Bulk and Area Requirements in the Office Districts

	<i>Districts</i>	
	OL	OM
<i>Lot Area Minimum (sq. ft.)</i>	N/A	N/A
<i>Frontage (min. ft.)</i>		
—Arterial	75	100-good
<i>Floor Area Ratio (maximum)</i>	0.25	0.25-not determined
—Arterial	50	50-good
<i>Setback from Abutting AG or R District boundary lines (min. ft.)</i>	10	10 ¹
<i>Building Height (max. ft.)</i>	35	35-not determined
¹ Plus one foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.		

Sec. 540. - Special exception uses in office districts, requirements.

The Special Exception Uses, permitted in the Office Districts, as designated in Tables 1 and 2, are subject to the minimum requirements set out below and such additional safeguards and conditions as may be imposed by the Board of Adjustment:

- The accessory use provisions of the Office Districts pertaining to signs apply to signs which are accessory to uses permitted by special exception, provided that each sign permitted shall primarily identify the principal office building; permitted accessory convenience goods and services shall be secondary.
- Multifamily use in the OL and OM District shall comply with the bulk and area requirements of the RM-1 District.
- Convenience Goods and Services in the OL District shall comply with the following requirements:

1. No accessory convenience goods and services shall be permitted unless the principal building contains a minimum of 25,000 square feet of floor space.
2. The permitted accessory goods and services listed below shall be located entirely within the principal building and shall have the pedestrian entrance and exit through the principal building.
3. Permitted accessory convenience goods and services in the OL District are limited to the following uses and use groupings:

1. Barber Shop;
2. Beauty Shop;
3. Book Store;
4. Florist;
5. Gift, Novelty, Souvenir Shop;
6. Wine and Liquor Store;
7. Newsstand;
8. Medical, Dental, Optical, and Orthopedic Supplies (prescription service only);
9. Stationery and Office Supplies;
10. Tobacco, Candy, and Nut Store.

a. The permitted accessory convenience goods and services listed above shall not occupy more than ten percent of the gross floor area of the building in which located, provided that if a private club is requested that the total gross floor area for all accessory uses, including a private club, shall not exceed 12.5 percent.

b. Each accessory use shall be limited to a maximum of 2,000 square feet of floor area per specific use grouping

(subsections c.3.1.—10. of this section) listed above.

d. Private clubs in the OL District shall comply with the following requirements:

1. The private club shall be located within the principal building.
2. The private club or eating place shall not occupy more than five percent of the gross floor area of the building in which located.
3. Exterior business signs identifying the private club are prohibited. Except as provided in [Section 230](#) for public protection and utility facilities, a minimum frontage of 100 feet are the requirements of the Special Exception uses unless the use unit requirements are more restrictive, in which case the more restrictive shall apply.



Figure 1: Aerial View of 1223 W Main



Figure 2: View of Residential Structure from east.



Figure 3: View of Residential Structure with trees.

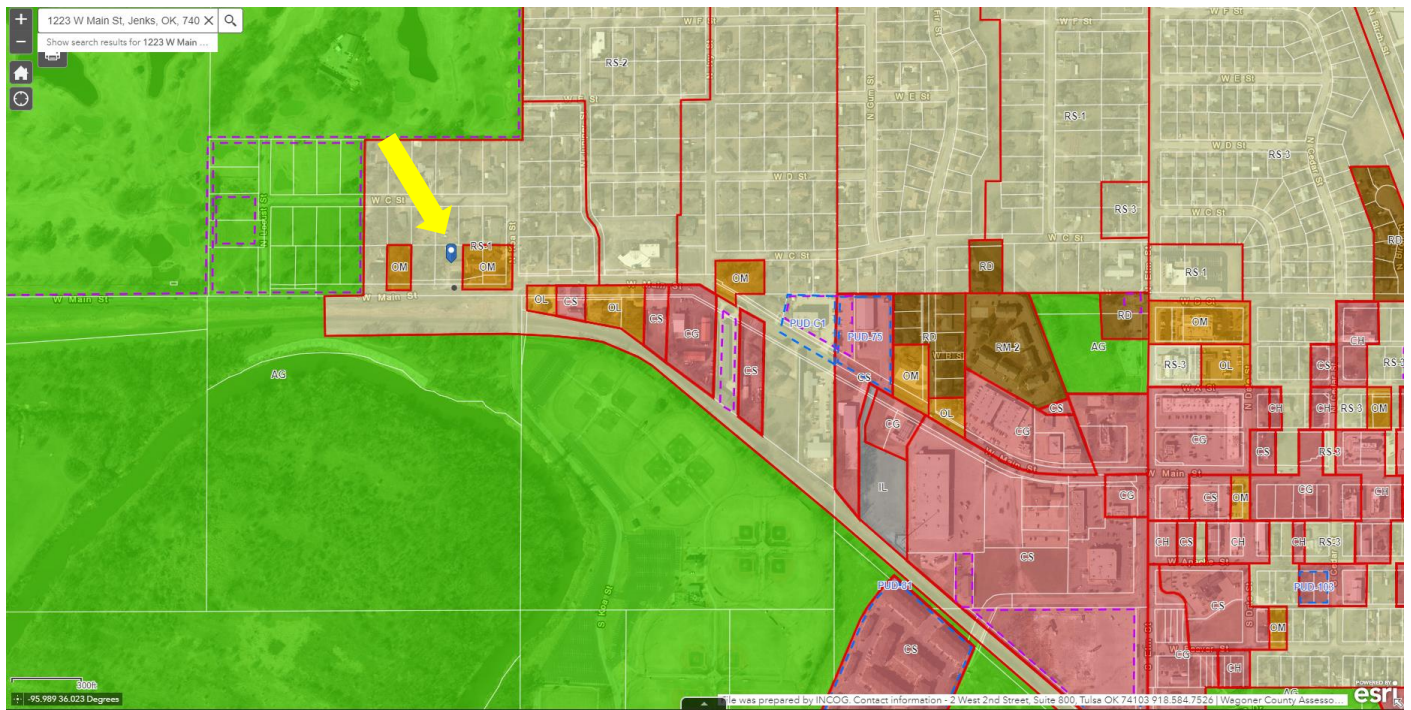
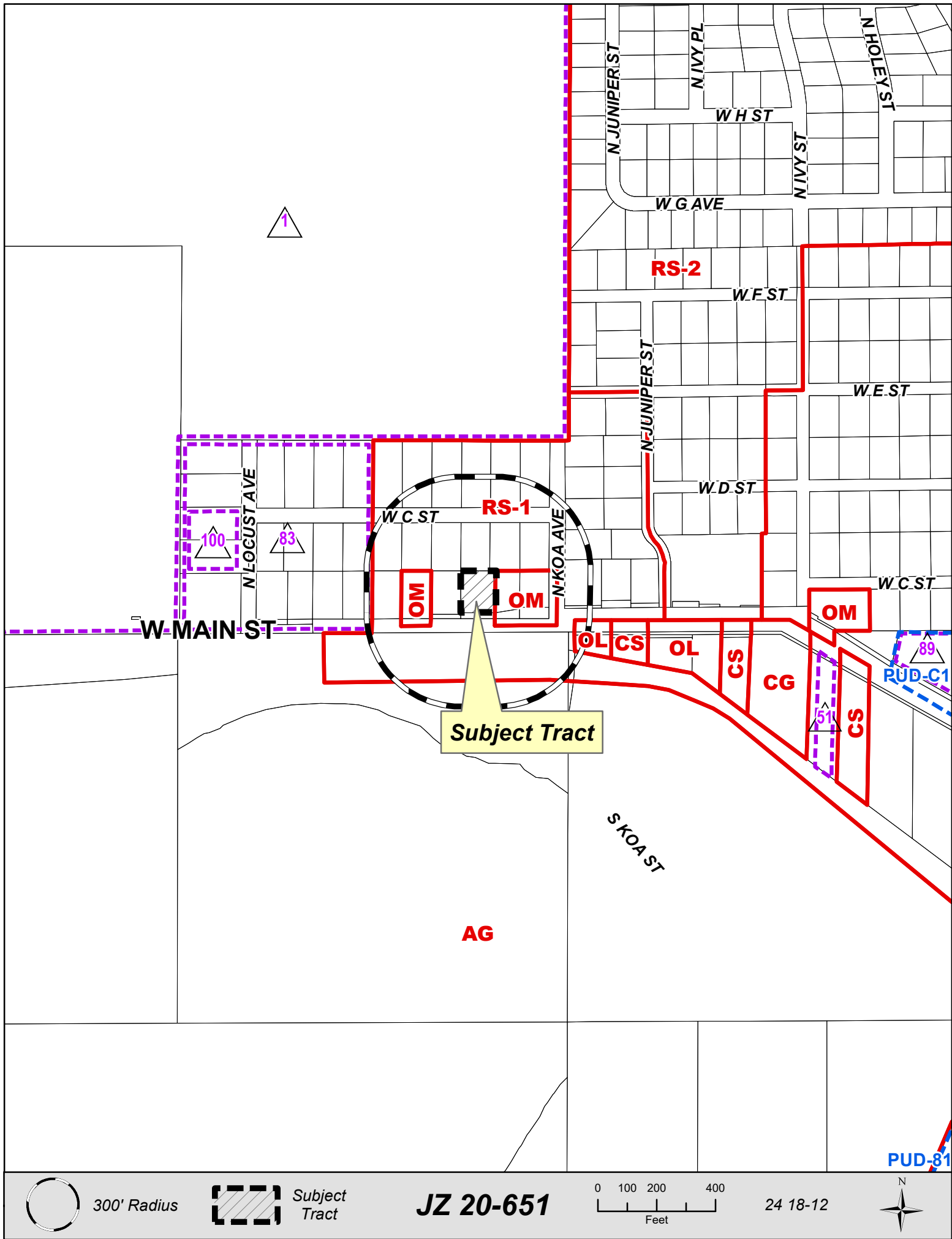


Figure 4: Zoning Map



To	Planning Commission
Hearing Date	April 09, 2020
Case Number	JZ 20-652 PUD 119 TORREY LAKES
Request	PUD Approval & Zoning Approval Single-family Residential Development
Location	South of 131 st and west Harvard
Applicant	Tim Terral

Staff Report

Preparer | Marcae Hilton

Attachments

- ☐ PUD | TORREY LAKES
- ☐ STAFF MEMO
- ☐ CASE MAP

Preparer

TEP
MARCAE HILTON
INCOG

Background Information

STAFF COMMENTARY | Torrey Lakes is a proposed single-family residential subdivision by Cozort Homes. The subdivision is located south of 131st and west of Harvard. The site is surrounded by similar development including Providence Hills (PUD-49) on the north, Clearfield Estates PUD 107) on the south and Grey Oaks and Dutchers Crossing (PUD 40) on the east side of Harvard. The existing subdivisions in the area are similar in size and designed to meet current market demands. The lots are approximately 135 feet in depth allowing for large backyards.

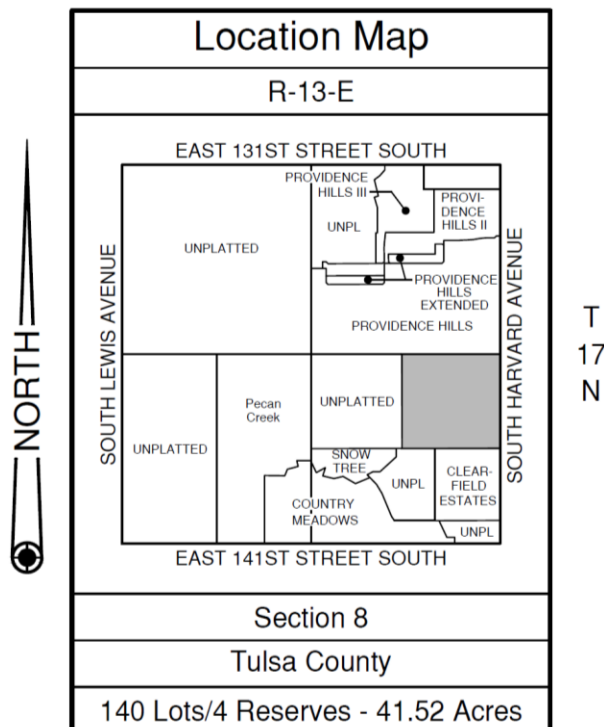
The PUD shows two shared reserve/open space areas for the subdivision. Each area will provide stormwater detention for the project as well as trails which connect to the interior sidewalk system. The PUD shows the north/east as an amenity area. Staff requested the applicant provide additional amenities, the developer has provided supplemental material showing plans for a pool and/or outdoor kitchen area as size allows (see attached memo).

There area two entrances to the subdivision on Harvard. The entry features will incorporate a wood and stone or masonry screening, and is expected to be similar to Clearfield Estates in style (see attached memo).

A preliminary plat has been filed with the City reflecting the lot layout seen in the site plan; the project will commence as market conditions permit.

PLANNING DATA

Public Comment	None received at the time of this staff report
Intended Use	Single-family Residential
Appearance District	None
Zoning	Existing: (AG) Agriculture Proposed: (PUD 119 & RS-1) Residential Single-Family
Comprehensive Plan	Intensity Low
General Location	West of Harvard and ½ mile between 131 st and 141 st
Acres	41.518
Floodplain	No 100-year FP
Streets	Public
PUD Lot Data	Total Lots 140 drawn Max 155 per PUD Lot Width 79 Lots @ 60' 61 Lots @ 65' Lot Depth 135 feet Project Density 3.61 DU (Dwelling Units per Acre) Open Space 2.98 Acres (7.4% of Total Project Area)
PUD Amenities	2 park areas 1 with playground equipment and pool Sidewalk and connection to private trail 2 detention ponds water features



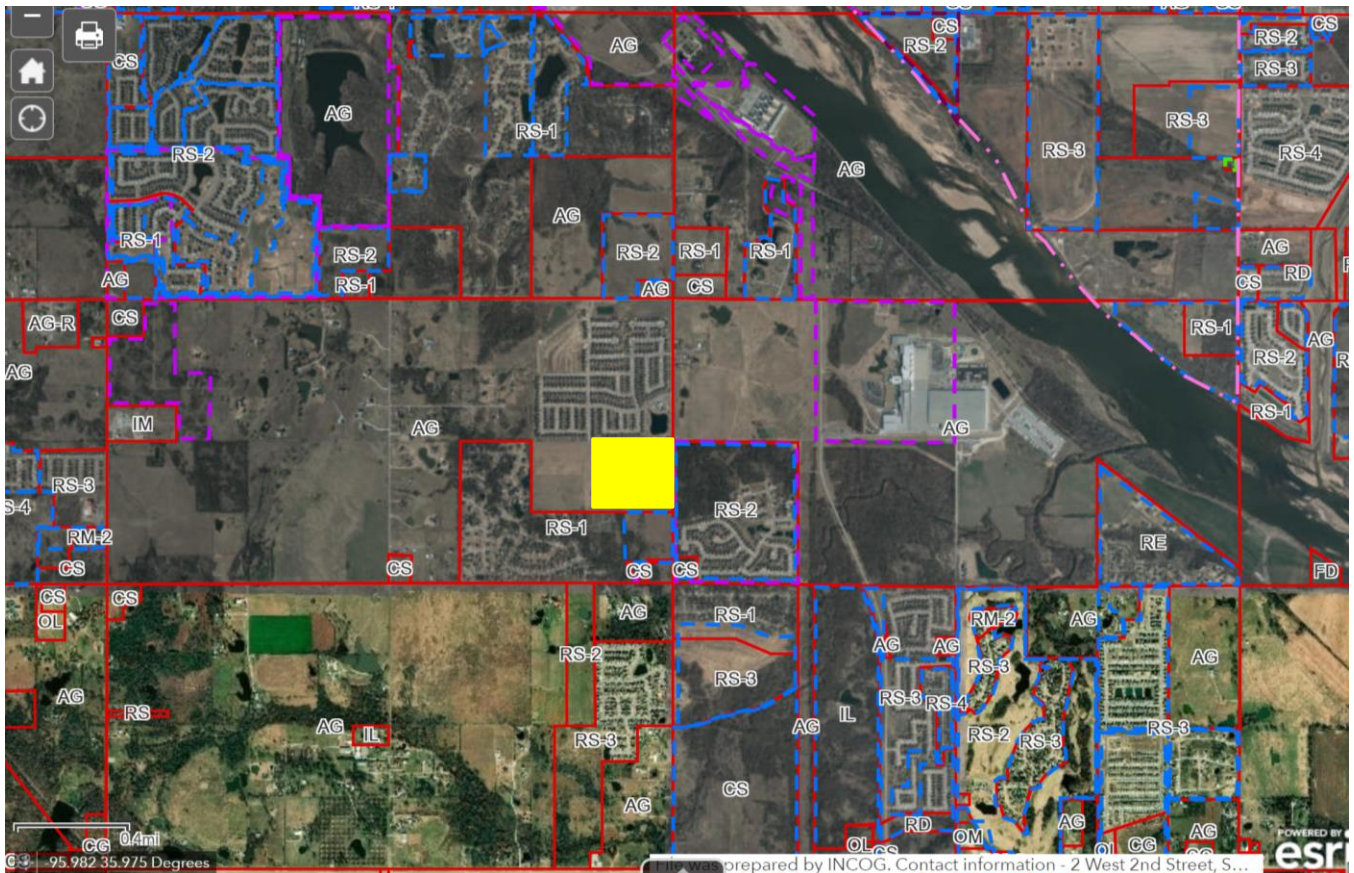
Zoning Surrounding:

North: (PUD 49) Single-Family Residential | Providence Hills

South: (RS-1) Single-family Residential | Clearfield Estates | Zoning Case JZ-611 PUD-107, Approved February 19, 2018.

West: (AG) Undeveloped

East: (RS-2) Single-family Residential | Grey Oaks & Dutchers Crossing | JZ-405 PUD 40, Approved April 2004



Staff Evaluation & Recommendation

Evaluation | Staff had multiple conversations with the applicant to get additional information and details on proposed amenities and landscaping. In reviewing the PUD, staff believes the request fits the current Comprehensive Plan designation and is in harmony with the surrounding properties and uses with similar zoning. The listed items have been requested to be included in the submittal:

Comments

1. Cover Page | Add ID No. "PUD 119"
2. Exhibit A | Show Conoco Easement
3. Exhibit C | Add Low Point and High point to legend
4. Exhibit E & F | Should show Conoco easement along north boundary

5. Exhibit G | “add number of trees | minimum commitment”
6. Exhibit H | Submit landscape plan with sign plan for internal review
7. TAC HAS NOT REVIEWED THIS PUD | Tac prefers to deal with plats etc.
 - a. Conoco is not on our TAC list, please contact Conoco for comments on plans
 - b. Provide email or letter from Conoco comments

Recommendation | *Approve zone request for RS-1 and PUD 119 for a residential subdivision.*

Date 04/09/2020

To Planning Commission
Chris Shrout, City Manager
Robert Carr, Assistant City Manager

Subject Torrey Lakes Supplemental Information

From Marcaé Hilton, City Planner

Supplemental Information

Preparer | Marcaé Hilton

This memo was prepared to introduce the relevant language found in the Zoning Code as it pertains to a Planned Unit Development. The code should provide the foundation for decision making. I have also included Project Highlights provided by the developer, this level of detail is not regularly included in a PUD, because it has nothing to do with traditional code and land use (e.g. commercial, residential, industrial, bulk and area) and is not regulated by the code. However, staff believes the playground and pool samples provide a better picture for the ultimate vision of the Developer.

CHAPTER 9 - PLANNED UNIT DEVELOPMENT (PUD)

The intent of the Planned Unit Development district is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

More particularly, the intent of the PUD District is to allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.

To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.

To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.

To enable land developments to be compatible and congruous with the adjacent and nearby uses and to ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.

To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.

Sec. 910. - General provisions.

A PUD is permitted on any tract or tracts located within residential and commercial districts. In every instance, the PUD is to be reviewed as to proposed location and character of the uses and the unified treatment of the development of the tract. The regulations of the general zoning district or districts remain applicable except as specifically modified pursuant to the provisions of this chapter. No modification of use or bulk and area requirements of the applicable general use district or districts shall be permitted unless a subdivision plat incorporating the provisions and requirements of this chapter is submitted to and approved by the Planning Commission and filed of record in the office of the county clerk in which the property is located.

Sec. 940. - Bulk and area requirements and intensity of use.

A Planned Unit Development may depart from strict conformance with required dimension, area, height, bulk, use and specific content regulations of this Ordinance to the extent specified in the documents authorizing the Planned Unit Development so long as the Planned Unit Development provides tangible benefits to the neighborhood or community in which it is located. These benefits shall be in the form of provisions of exceptional amenities, design excellence, etc. The waiver of any requirement shall be the direct cause of accrual of positive benefits to the residents of the development as well as to the general community. Departure from any requirement specified in this Ordinance is a privilege, and shall be granted only upon recommendation of the Planning Commission and the Jenks City Council.

1.Planned Unit Development—Residential.

A. Number of Permitted Dwelling Units.

- a. It is the intent of this zoning code that the aggregate density and intensity of use within the PUD be equal to or less than the density allowed by the Jenks Comprehensive Plan.
- b. The residential area for the purposes of the above-described computation shall be the gross area of the PUD less the areas designated for any use other than residential uses. If the PUD is within two or more Plan Designation Intensity Area, the permitted density shall be the sum of the permitted dwelling units computed separately for the residential area within each district.

B. Livability Space.

- a. Livability space shall be provided in an aggregate amount of not less than the amount of livability space required by the applicable use district for conventional development of a comparable number of dwelling units. Required livability space may be provided on the lot containing the dwelling unit or units on which computed, or in common areas. Common livability space shall be designed and located so as to be accessible to the dwelling units it is intended to serve. Provisions for the ownership and maintenance of common livability space as will ensure its continuity and conservation and shall be incorporated in the subdivision plat, in compliance with the provisions of this

C. Building Height.

a. A Residential PUD shall have a maximum building height of 35 feet, provided that not non-habitable architectural features such as chimneys, cupolas, domes, etc. may be designated within the text of the PUD to exceed the 35-foot height restriction.

D. Remaining Bulk and Area Requirements.

a. Remaining bulk and area requirements shall comply with the criteria and specification as listed for the underlying zoning of the subject property unless modified by the development text of the Planned Unit Development and approved by the Jenks City Council.

Sec. 430. Bulk and area requirements in residential districts.

Table. BULK AND AREA REQUIREMENTS IN THE RS DISTRICTS & PUD

The applicant has requested RS-1 zoning, staff supports the request. Please see the chart below reflecting and comparing the general bulk and area requirements found for RS-1, RS-3, and requested in the PUD. The project standards are closer to RS-3.

	RS-1	RS-3	PUD 119
LOT WIDTH (Min. Ft.)	100	65	60-65 Designed (58 ft min)
LOT AREA (Min. Sq. Ft.)	24,000	6,900	7,250
LAND AREA PER D.U. (Min. Sq. Ft.)	28,375	8,400	8,775 (65X135) 8,100 (60X135)
STRUCTURE HEIGHT (Max. Ft.)	35	35	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	12,000	4,000	3,500
Front Yard Abutting a Public Street: Not an Arterial	35	25	20
Not an Arterial	35	15	15
Rear Yards (min. ft.)	25	20	20
Side Yards (min. ft.) abutting public street			15
Side Yard abutting South Harvard Ave			20
—One side yard	15	10	5
—Other side yard	15	5	5



Figure 1: Entry Feature sample, taken from Cozort FB page.



Figure 2: Entry feature sample, taken from Cozort FB page.



Figure 3: Pool house sample provided by Cozort Homes.



Figure 4: Pool sample provided by Cozort Homes.



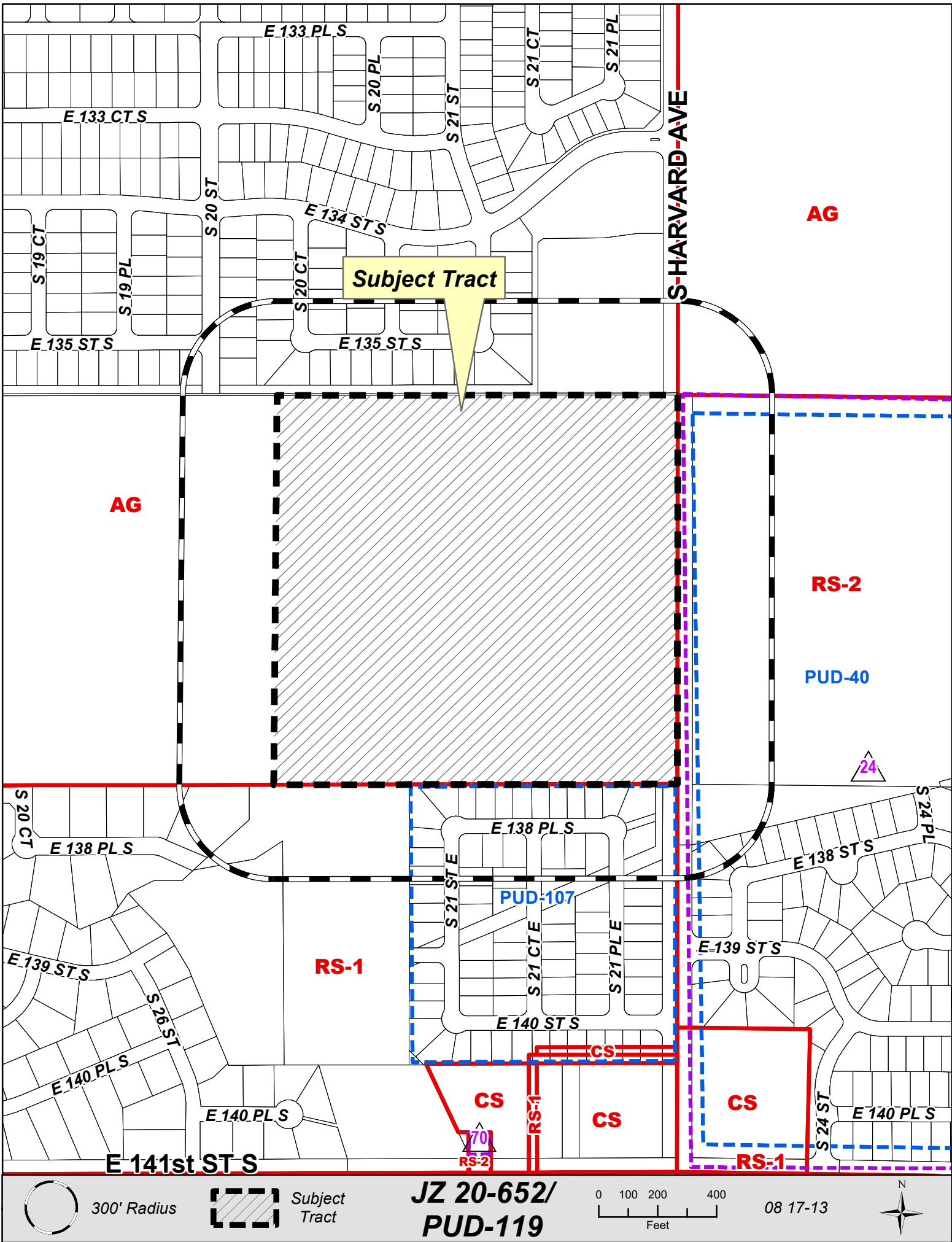
Figure 5: Playground equipment sample provided by Cozort Homes.



Figure 6: Water feature amenity. (sample by Cozort Homes)



Figure 7: Water feature amenity. (sample by Cozort Homes)



PUD 119

Torrey Lakes

Jenks, Oklahoma



Tulsa Engineering & Planning Associates

9810 East 42nd Street South, Suite 100

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.340.5999

3/3/2020

TABLE OF CONTENTS

	<u>Page</u>
I. Development Concept	1
Exhibit A - Conceptual Site Plan	
Exhibit B - Surrounding Zoning and Land Use Plan	
Exhibit C - Existing Conditions Plan	
Exhibit D - Proposed Zoning Plan	
Exhibit E - Amenities Plan	
Exhibit F - Neighborhood Park and Lake Plan (NE)	
Exhibit G - Neighborhood Park and Lake Plan (SW)	
Exhibit H - Conceptual Landscaped Entry Plan	
II. Statistical Summary	2
III. Development Standards	3
IV. Amenities, Landscaping and Open Space	4
V. Homeowners' Association	4
VI. Site Plan Review	4
VII. Platting Requirement	4
VIII. Expected Schedule of Development	5

I. DEVELOPMENT CONCEPT

Torrey Lakes is a proposed single-family detached residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Jenks Zoning Code. The site consists of 41.5188 acres, located on the west side of South Harvard Avenue roughly mid-mile between East 131st and 141st Streets South; there is approximately 1,319 linear feet of frontage on South Harvard Avenue. The site is bounded on the north by Providence Hills residential subdivision, PUD 49/Agriculture (AG) zoned land, to the west by undeveloped Agriculture (AG) zoned land and to the south by Clearfield Estates residential subdivision, PUD 107/ RS-1 zoned property and undeveloped Agriculture (AG) zoned land. East, across South Harvard Avenue, is the GrayOaks residential subdivision PUD 40/(zoned RS-2).

The site is characterized by moderately sloping terrain, with the three main drainageways - one located in the western section of the PUD that generally flows from north to southwest, the second and third drainageways are located in the east central portion of the site on either side of a centrally located ridge, with the drainage flowing north and south of the ridge, respectively. No 100-year floodplain exists on the site. The main encumbrances to the site are two 50' pipeline easements. The first is a 50 ft. ONG gas line easement, that runs parallel to South Harvard Avenue along the east side of the PUD. The second is a 50' Conoco Philips pipeline easement that runs east/west along the north boundary line. The soil types for the site are typical for the area and should create no unusual developmental problems. The location has favorable accessibility, location, and visibility from the surrounding roadways, with the access being off of South Harvard Avenue. There is a proposed stub street along the west boundary line for connection to a future subdivision.

Torrey Lakes has an underlying zoning of Agriculture (AG) (See Exhibit 'D' - Proposed Zoning Plan). Submitted concurrently with this PUD application is a zoning request to rezone the entire tract to RS-1 (Residential Single-Family). Torrey Lakes will have public streets with a maximum number of 150 dwelling units. The average lot size is proposed to be 60'-65' x 135', which gives an overall project density of approximately 3.61 DU/acre. Stormwater detention will be handled in two onsite detention facilities, one located in the northeast corner of the site and one located in the southwest corner of the site. These two stormwater detention facilities will be wet ponds and will also be located within two proposed Neighborhood Park areas. The Neighborhood Park located in the northeast corner of the site will feature a playground and gazebo, landscaping, a trail system around the pond that will connect with the sidewalk/pedestrian circulation system located within Torrey Lakes and along South Harvard Avenue, in addition to a small parking area (see Exhibit 'F' - Neighborhood Park and Lake Plan (Northeast)). The Neighborhood Park located in the southwestern corner of the site will feature the wet pond, landscaping and a trail system around the pond that will also connect with the sidewalk/pedestrian circulation system located within Torrey Lakes (see Exhibit 'G' - Neighborhood Park and Lake Plan (Southwest)). In addition, there will be two landscaped and irrigated entryways off of South Harvard Avenue, as well as a 6' masonry and wood screening wall located along the South Harvard Avenue frontage (see Exhibit 'E' - Amenities Plan).

II. STATISTICAL SUMMARY

Total Project Area	41.5188 Acres (Gross) 40.0050 Acres (Net)
Maximum Number of Dwelling Units	150
Project Density	3.61 DU/Acres (Gross)
Average Lot Size	60'-65' x 135'

III. DEVELOPMENT STANDARDS

Permitted Uses:	Uses permitted by right in the RS-1 Zoning District.
Minimum Lot Size	7,250 sq. ft.
Minimum Lot Width	58 feet
Minimum Building Setbacks:	
- Front	20 feet
- Minimum Rear Yard	20 feet
- Side Yard	5 ft./5 ft.
- Side Yard abutting public street	15 feet*
- Side Yard abutting South Harvard Avenue	20 ft.
Maximum Building Height	35 feet**
Livability Space	3,500 SF
Other Bulk and Area Requirements	As established in the RS-1 Zoning District

* Garage openings shall be permitted on the Side Yard abutting a public street if the Side Yard setback is increased to 20 ft., for garage openings only, the Side Yard will remain 15 ft. for all other portions of the structure.

** Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.

IV. AMENITIES, LANDSCAPING AND OPEN SPACE

There are two proposed Neighborhood Park areas, located within the Torrey Lakes PUD. The Neighborhood Park located in the northeast corner of the site will feature a playground and gazebo, landscaping, a trail system around the wet detention pond that will connect with the sidewalk/pedestrian circulation system located within Torrey Lakes and along South Harvard Avenue, as well as a small parking area (see Exhibit 'F' - Neighborhood Park and Lake Plan (Northeast)). The Neighborhood Park located in the southwestern corner of the site will feature the wet detention pond, landscaping and a trail system around the pond that will also connect with the sidewalk/pedestrian circulation system located within Torrey Lakes (see Exhibit 'G' - Neighborhood Park and Lake Plan (Southwest)). In addition, there will be two landscaped and irrigated entryways off of South Harvard Avenue, as well as a 6' masonry and wood screening wall located along the South Harvard Avenue frontage (see Exhibit 'E' - Amenities Plan). Any additional landscaping and open space will be provided in accordance with City of Jenks Zoning Code.

The open lot areas of individual lots, shall be sodded and the front of each residence professionally landscaped before a Certificate of Occupancy is issued. Plant material shall be sufficient in size, quantity and spacing to achieve a full foundation planting across the entire front elevation of the home. There will be at least one 3" caliper deciduous tree required in the front yard of each lot. In addition, each lot is to be fully irrigated with an irrigation system.

V. HOMEOWNERS' ASSOCIATION

The Torrey Lakes Homeowners' Association, to be established, will have as its main objective, the maintenance of the landscaped entryways and reserve/open space areas. Membership in the Torrey Lakes Homeowners' Association will be mandatory for all lot owners.

Final documents for the Torrey Lakes Homeowners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

VI. SITE PLAN REVIEW

For the purposes of site plan review, the final subdivision plat of Torrey Lakes shall serve as the required detailed site plan.

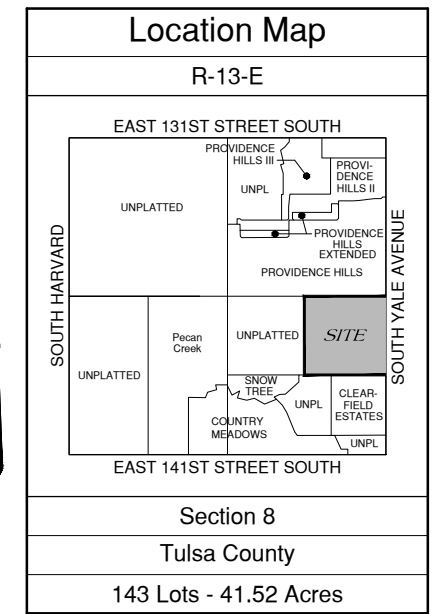
VII. PLATTING REQUIREMENT

No building permit will be issued until the planned unit development site has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and the City of Jenks City Council, and duly filed of record. The required subdivision plat will include covenants of record implementing the development standards

of the approved planned unit development and the City of Jenks shall be a beneficiary thereof.

VIII. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be completed as market conditions permit.



Data Summary:	
Total Project Area	41.52 Acres (Gross)
	40.00 Acres (Net)
Maximum # of Lots	150
Total # of Lots Shown	143
Project Density (Max.)	3.61 DUs/Acre
Average Lot Size	60'-65' x 135'

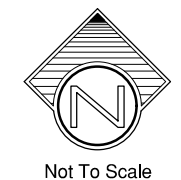


EXHIBIT 'A'

Torrey Lakes

Conceptual Site Plan



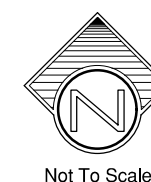
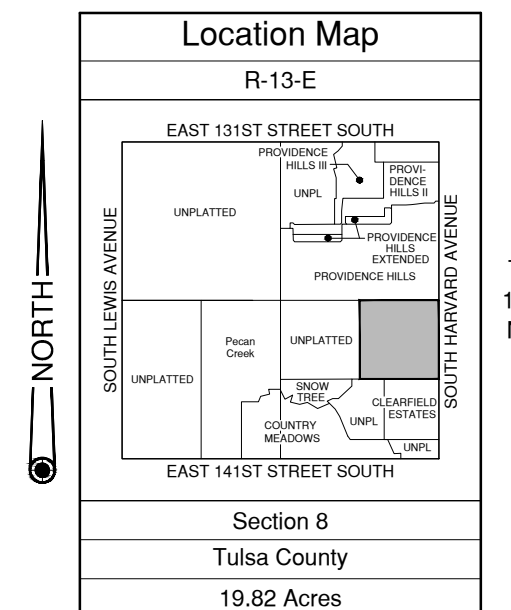
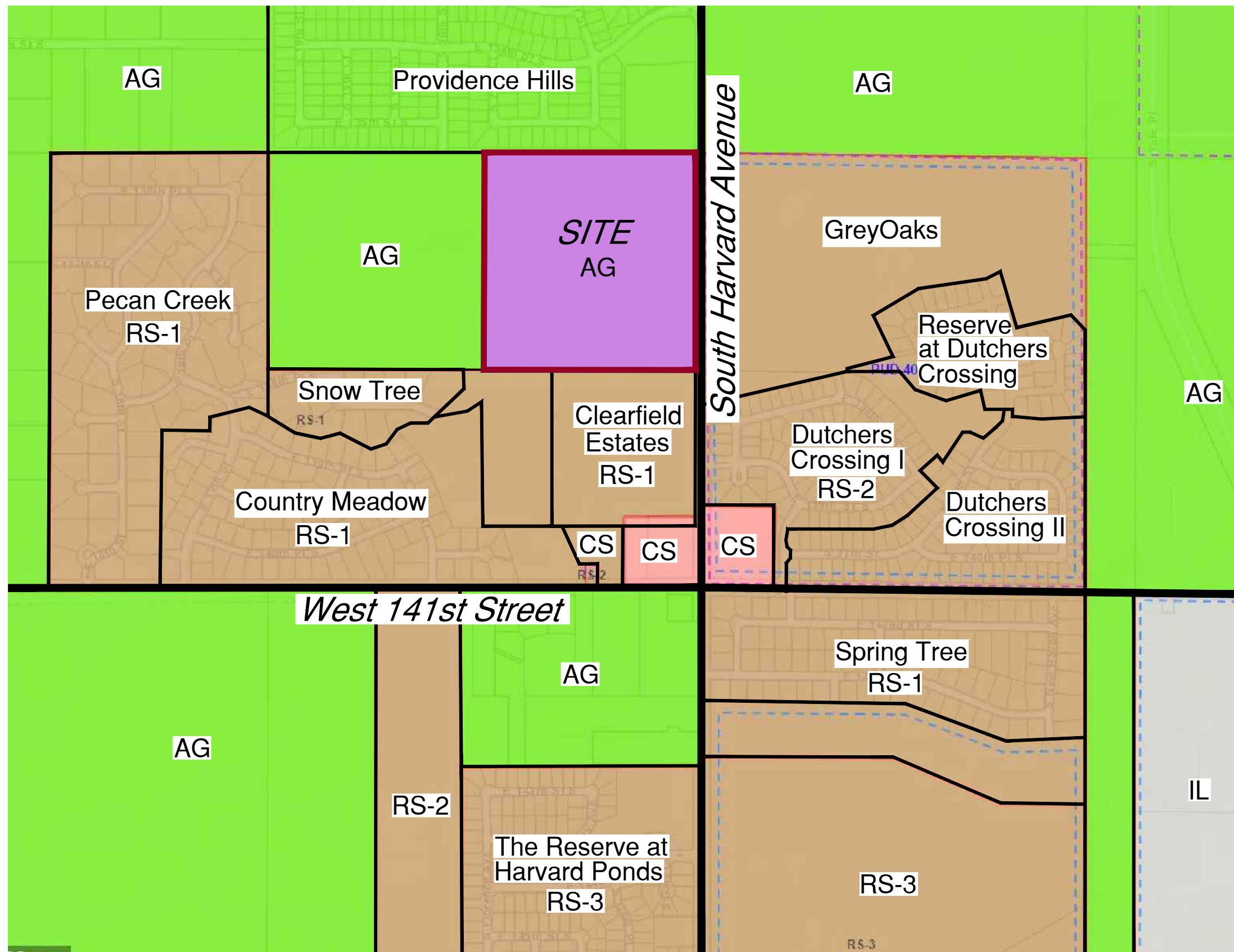


EXHIBIT 'B'

Torrey Lakes

Surrounding Zoning and
Land Use Plan

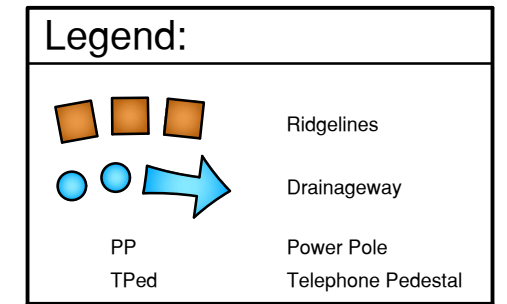
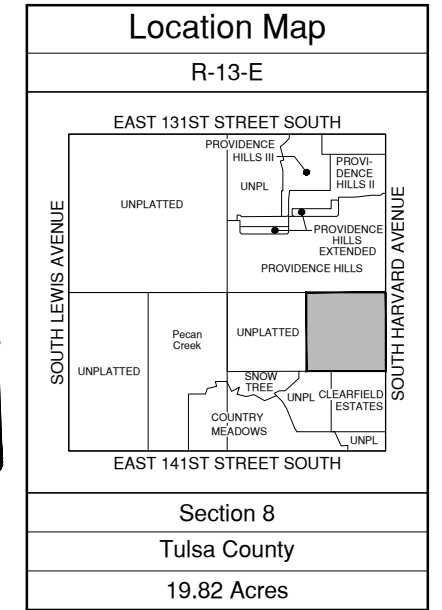
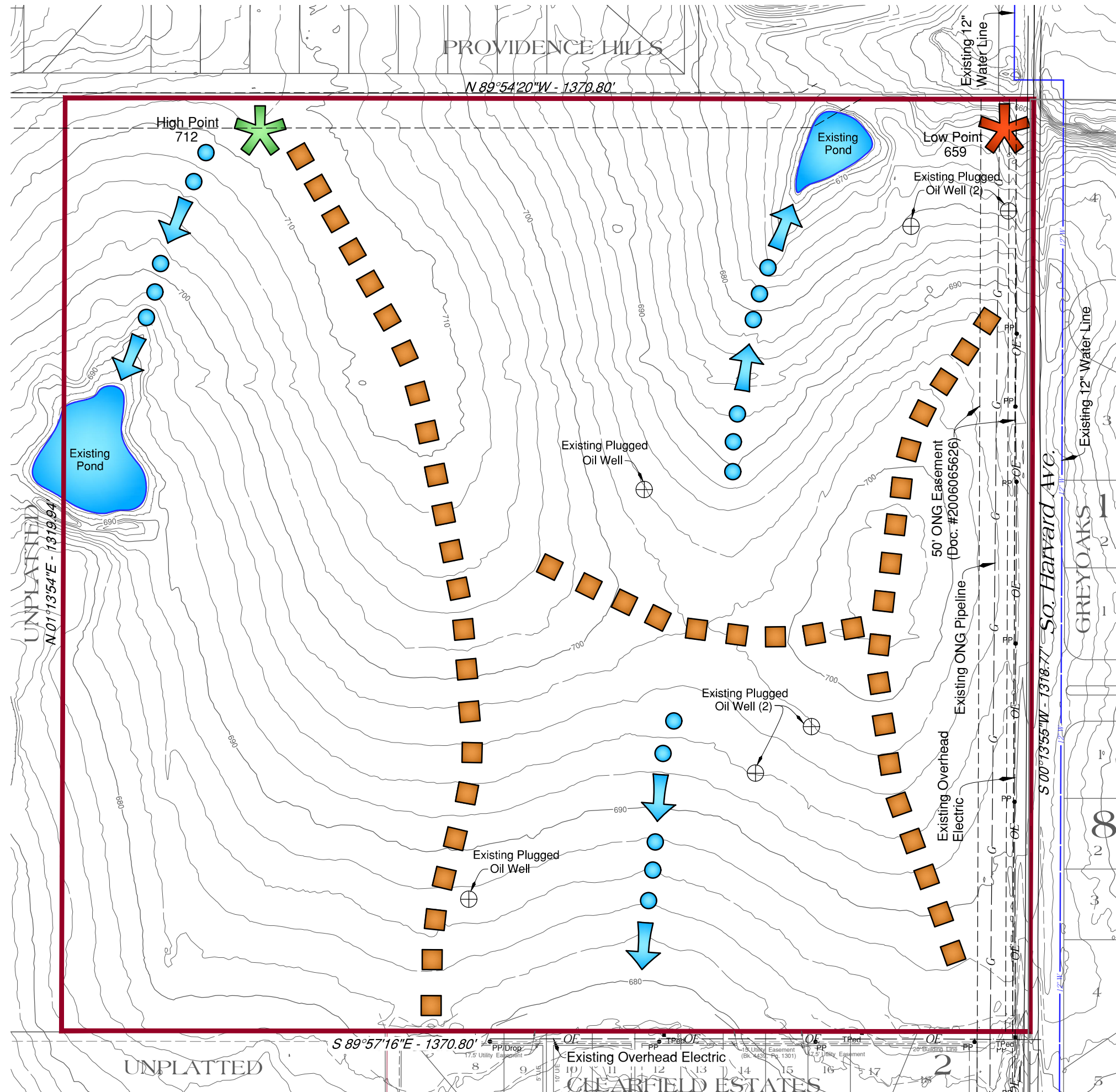
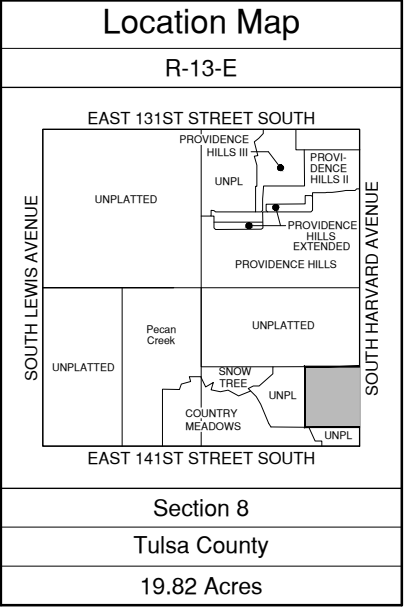


EXHIBIT 'C'

Torrey Lakes

Existing Conditions Plan





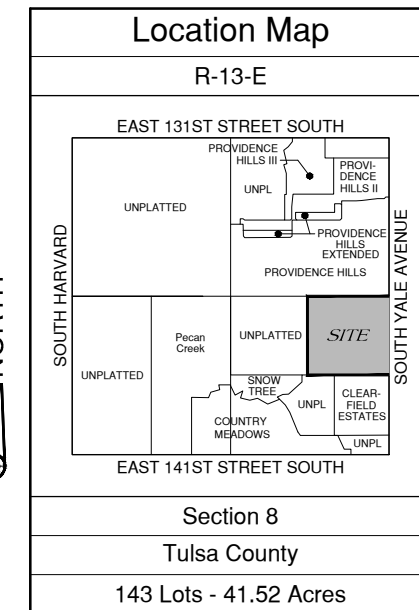
Not To Scale

EXHIBIT 'D'

Torrey Lakes

Proposed Zoning Plan





- Amenities:**
1. Irrigated Landscaped Entry (2)
 2. 6' Masonry/Wood Wall (South Harvard Avenue)
 3. Neighborhood Park/Lake w/ playground and gazebo
 4. Neighborhood Park/Lake
 5. Trail System/Link

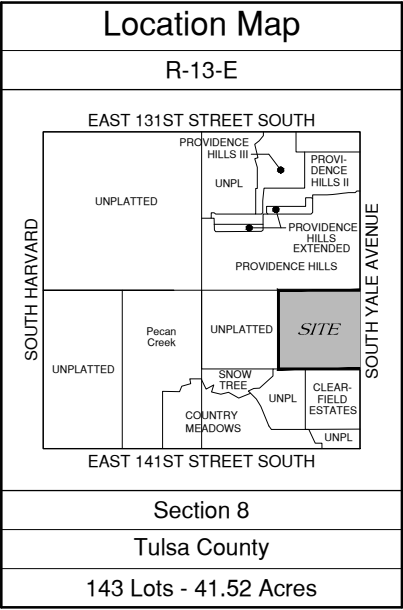
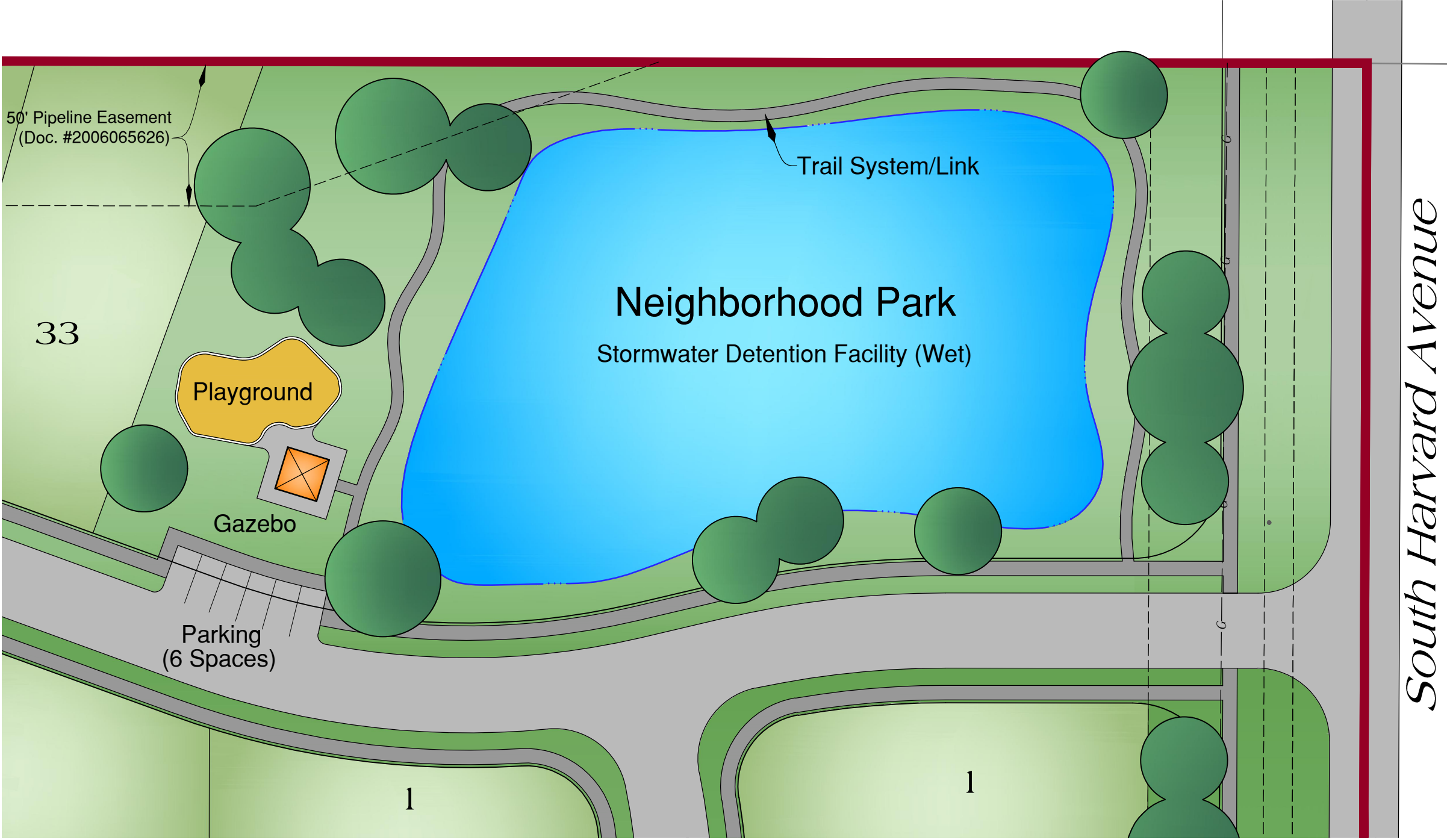


EXHIBIT 'E'

Torrey Lakes

Amenities Plan





Scale: 1" = 40'

PLANT SCHEDULE:

Shade Trees: 2-1/2 inch minimum caliper
Evergreen Trees: 8 ft. minimum height
Minimum Number of Trees: 12
Tree selections will be varieties that excel in Oklahoma which could include:

- | | |
|--------------------|----------------------------|
| - Shumard Oak | - Legacy Maple |
| - Chinese Pistache | - Elm (Improved Varieties) |
| - Loblolly Pine | - Holly Trees |

EXHIBIT 'F'

Torrey Lakes

**Neighborhood Park and
Lake Plan (Northeast)**

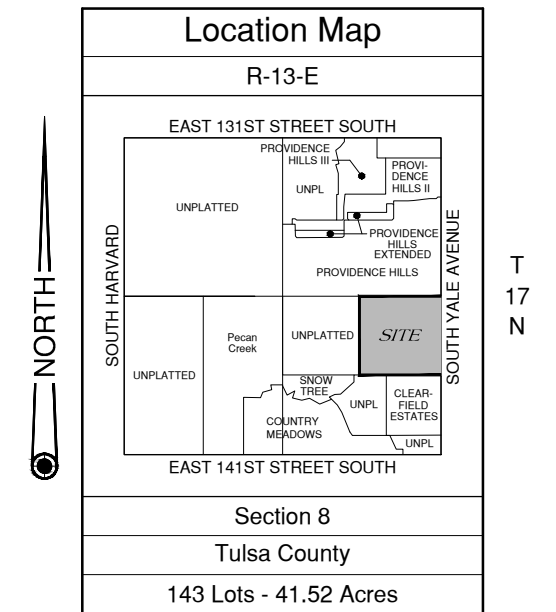




PLANT SCHEDULE:

Shade Trees: 2-1/2 inch minimum caliper
 Evergreen Trees: 8 ft. minimum height
 Minimum Number of Trees: 8
 Tree selections will be varieties that excel in Oklahoma which could include:

- Shumard Oak
- Chinese Pistache
- Loblolly Pine
- Legacy Maple
- Elm (Improved Varieties)
- Holly Trees



Scale: 1" = 40'

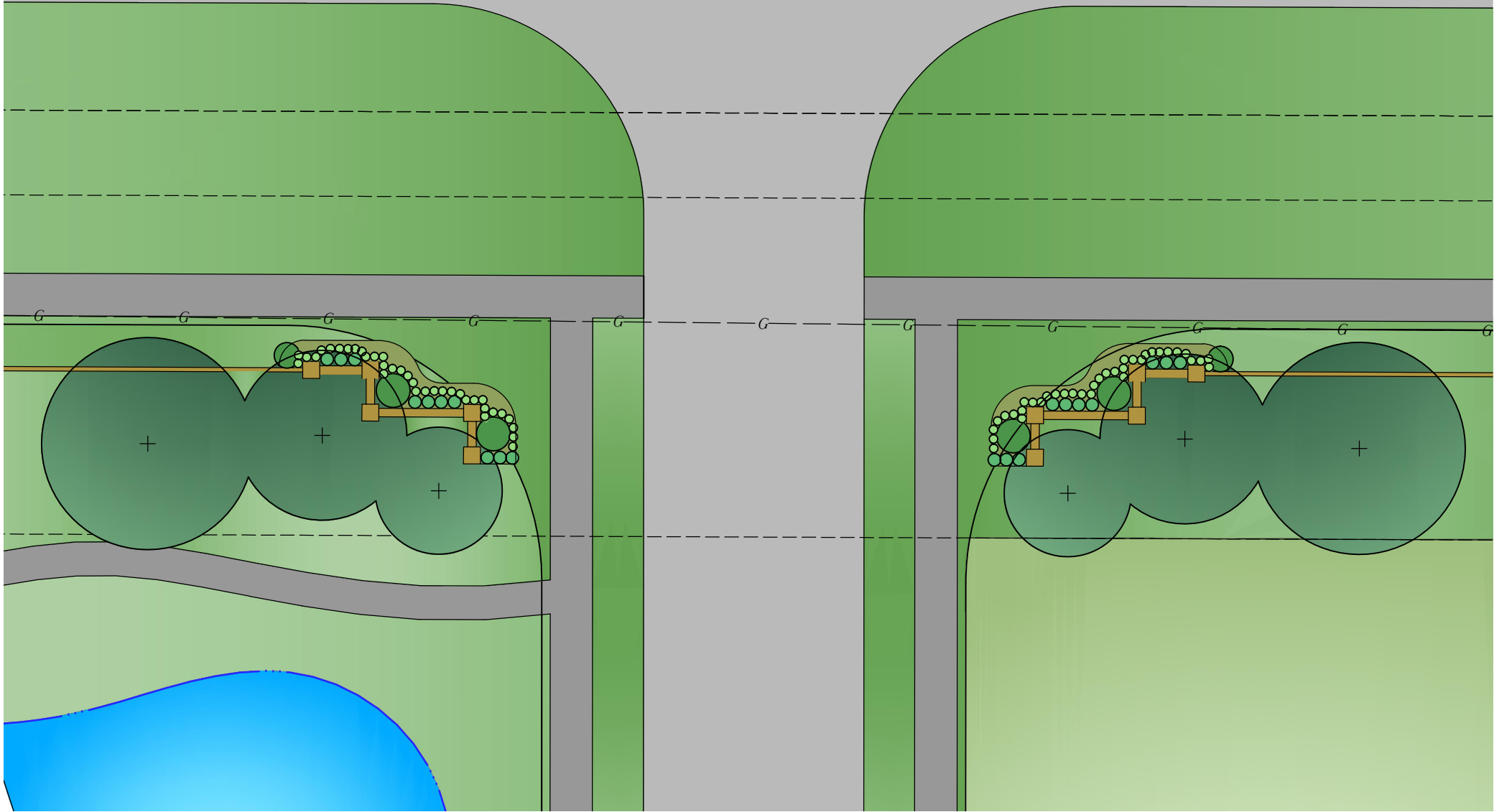
EXHIBIT 'G'

Torrey Lakes

Neighborhood Park and
 Lake Plan (Southwest)



South Harvard Avenue

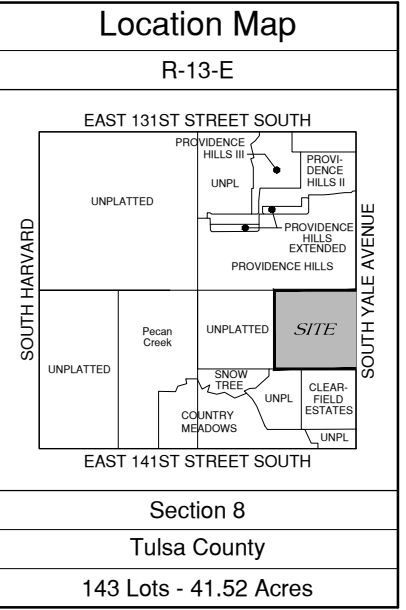


PLANT SCHEDULE:

Shade Trees: 2-1/2 inch minimum caliper
Evergreen Trees: 8 ft. minimum height
Tree selections will be varieties that excel in Oklahoma which could include:

- Shumard Oak
- Chinese Pistache
- Loblolly Pine
- Legacy Maple
- Elm (Improved Varieties)
- Holly Trees

Shrubs to be installed will be a variety of evergreen and deciduous shrubs of varying sizes and colors to increase interest and aesthetic appeal.



Scale: 1" = 40'

EXHIBIT 'H'

Torrey Lakes

Conceptual Landscaped
Entry Plan



To	Planning Commission
Hearing Date	April 09, 2020
Case Number	JZ 20-653 SUP 102 CORE HOSPITAL
Request	Site Plan Amendment to approved SUP
Location	3029 W Main St
Applicant	Jason Poulin

Staff Report

Preparer | BM; Marcae Hilton

Attachments

- ☐ SITE PLAN
- ☐ PARKING EXHIBIT
- ☐ ESTIMATE | Plantings

Preparer

SKII Landscape Architecture
BHB Engineering and Surveying
GreenPro, LLC

Background Information

STAFF COMMENTARY | Core Hospital | Ordinance No. 1347 | Approved by City Council on January 21, 2014, for a hospital facility use through Specific Use Permit (JZ-557 SUP-102). The property is currently zoned CG (General Commercial). The uses listed in the Specific Use List such as a hospital are so clarified because the use can more intensely dominate the area in which they are located and their effects on the general public can be broader in scope than other types of uses permitted in a district. Every Specific Use Permit application is to be valued as to its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate.

Core Hospital is bordered by U.S. Highway 75 to the west, Jenks Main Street to the south, and Franklin Avenue along its eastern boundary. The Staplehurst residential subdivision is located along the east side of Franklin Avenue.

The subject property was platted as a part of Lot 1 Block 6 “Staplehurst Addition” as a commercial parcel. The current lot of record was created by Lot Split application JL-241 wherein 1.55 acres of land was divided from Lot 1 Block 6 to create a parcel that was developed with a financial institution.

Core Hospital has requested expansion of on-site parking, as they have outgrown their current parking lot. This project will enable easier access to the facility and eliminate vehicle parking on Franklin Ave. Providing additional trees to the landscape plan was proposed by staff during discussions with the Facility Manager about amending the approved Specific Use Permit. This request includes expanded parking and additional trees.

PLANNING DATA

Appearance District	Corridor Appearance District requires approval of landscaping
Zoning	(CG) Commercial General
Special Zoning	JZ-557/SUP-102 Ord 1347
Comprehensive Plan	Medium Commercial
General Location	96 th (Main Street) and U.S. HWY 75 3029 W Main Street
Acres	5.33 Acres
Lot Data	Lot 1A, Block 6, Staplehurst Addition
Floodplain	No 100-year FP
Public Comment	None received Site Plan Amendments are not advertised

Staff Evaluation & Recommendation

EVALUATION

Staff has had ongoing dialogue requesting information on the proposed project including the type and location of landscaping. Staff believes the increased parking request can meet the SUP requirements while providing additional needed parking for the hospital.

COMMENTS

- a. Provide a table to staff showing existing impervious data vs. new impervious data
- b. Provide a drawing showing the additional trees and landscaping on Core Hospital property.
- c. Provide letter/encroachment agreement from ODOT approving landscaping in the ROW.
- d. Move landscaping out of City ROW.
- e. Must meet all engineering requirements
- f. Must go through the proper permit requirements
- g. Must meet the required 15% landscape requirement

RECOMMENDATION

Approve SUP | JZ 20-653 SUP 102A Amended Landscape Plan per staff comments.

SUPPLEMENTAL INFORMATION

SITE DATA TABLE			
	LOT 1A	LOT 1B	TOTAL
PROPOSED USE	HOSPITAL	MOB	
AREA	230,656 SF / 5.29 AC	41,260 SF / 0.95 AC	271,916 SF / 6.24 AC
BLDG. SIZE	49,950 SF	12,767 SF	62,717 SF
PARKING REQUIRED	38 or 1 PER BED	64 or 1:200	102 or 1:615
ACCESSIBLE PARKING REQUIRED	12 HC SPACES	3 HC SPACES	15 HC SPACES
PARKING EXISTING	119 or 1:420	64 or 1:200	183 or 1:343
ACCESSIBLE PARKING PROVIDED	13 HC SPACES	4 HC SPACES	17 HC SPACES
PARKING PROPOSED	33 SPACES		
TOTAL PARKING	152 or 1:329		216 or 1:291

Figure 1: Site Data Table for additional parking.



Figure 2: View of Core Hospital from entrance.



Figure 3: View of Core Hospital from HWY 75 merge lane



Figure 4: Core Hospital from on ramp of HWY 75

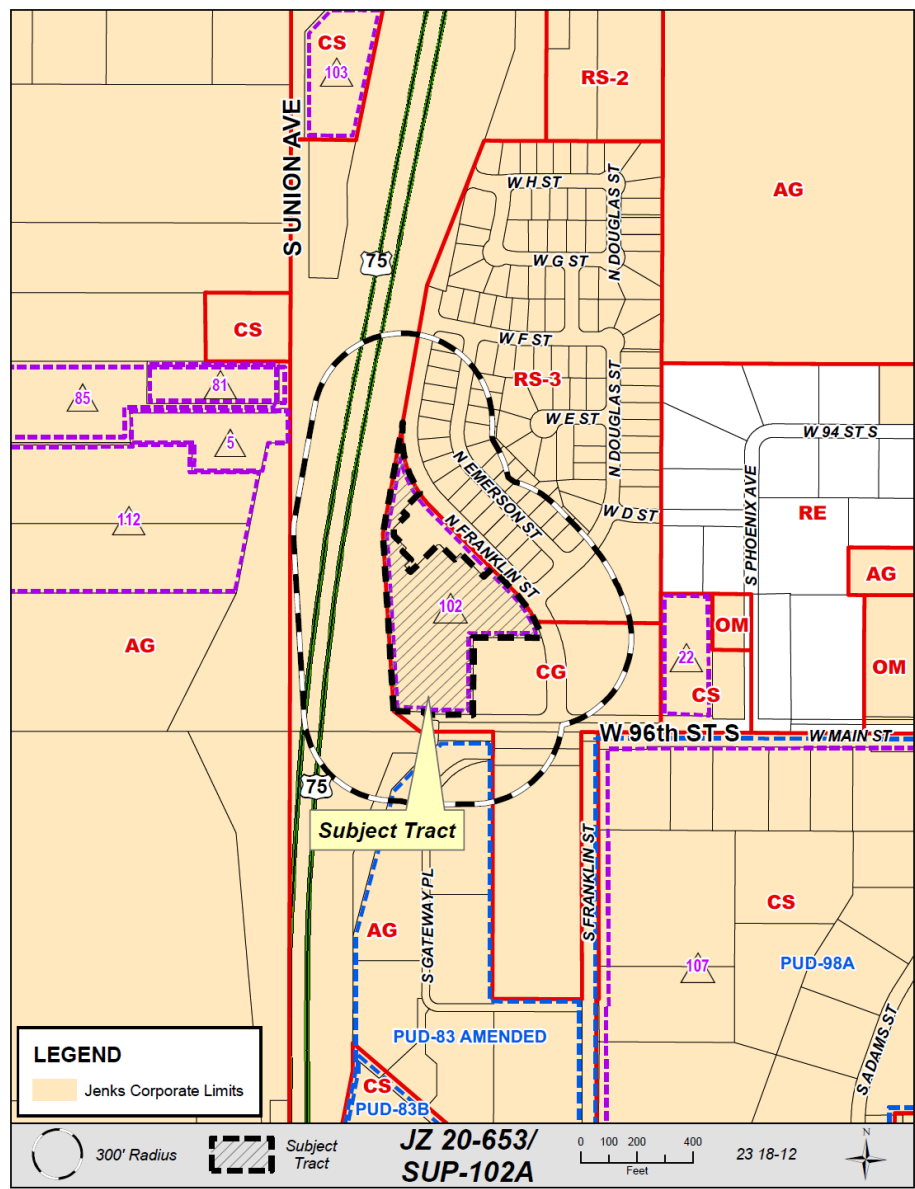


Figure 5: Area zoning



Figure 6: Aerial View

HIGHWAY 75 NORTHBOUND ON-RAMP

PROPOSED PLANTING BED

SEE PERSPECTIVE ABOVE

PROPOSED TREE PLANTING-TYP.

EXISTING TREE

CORE

PROPERTY LINE

WEST 96TH STREET

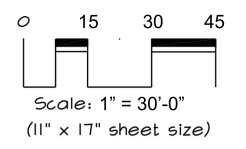


VIEW LOOKING NORTHEAST TOWARD CORE PROPERTY FROM 96TH STREET

PROPOSED TREE PLANTING - TYP.



skii LANDSCAPE ARCHITECTURE
EMAIL: candace@skila.com
STUDIO: 918.576.9138
CELLULAR: 918.576.9138
618 E. 3rd Street Suite 4 Tulsa, OK 74120



Core Spine & Orthopedic Hospital

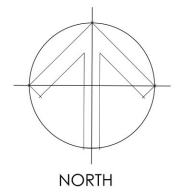
Jenks, Oklahoma
Project Number: 2020-B2
Dakota Williams

Document Date: February 28, 2020
Document Phase: n/a

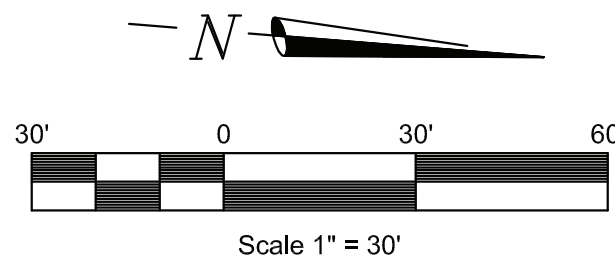


Bryan Dillingham, OK #261

CONCEPTUAL PLANTING PLAN
Sheet 1 of 1

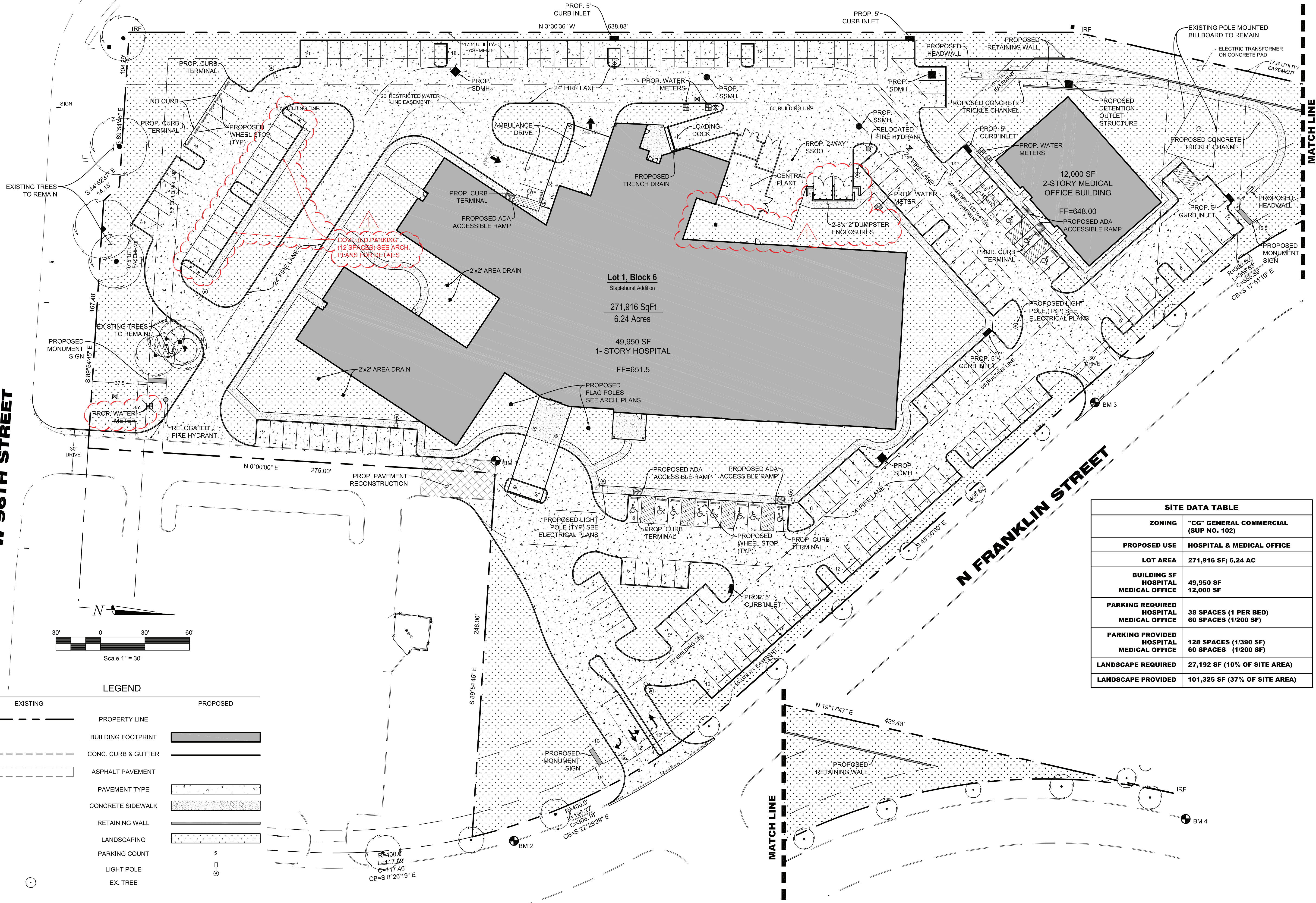


W 96TH STREET



LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	BUILDING FOOTPRINT
	CONC. CURB & GUTTER
	ASPHALT PAVEMENT
	PAVEMENT TYPE
	CONCRETE SIDEWALK
	RETAINING WALL
	LANDSCAPING
	PARKING COUNT
	LIGHT POLE
	EX. TREE



SITE DATA TABLE	
ZONING	"CG" GENERAL COMMERCIAL (SUP NO. 102)
PROPOSED USE	HOSPITAL & MEDICAL OFFICE
LOT AREA	271,916 SF; 6.24 AC
BUILDING SF HOSPITAL MEDICAL OFFICE	49,950 SF 12,000 SF
PARKING REQUIRED HOSPITAL MEDICAL OFFICE	38 SPACES (1 PER BED) 60 SPACES (1/200 SF)
PARKING PROVIDED HOSPITAL MEDICAL OFFICE	128 SPACES (1/390 SF) 60 SPACES (1/200 SF)
LANDSCAPE REQUIRED	27,192 SF (10% OF SITE AREA)
LANDSCAPE PROVIDED	101,325 SF (37% OF SITE AREA)

SITE DEVELOPMENT PLAN

CORE Spine & Orthopedic Hospital
Jenks, Oklahoma



BHB PROJECT NO:
2014.704.000

SHEET NO:
4

REVISIONS		DATE
NO.	DESIGNED:	DATE:
1	DRAWN:	CHECKED:
2	ADDENDUM 2	5/13/14
3	REM. PAVING, ADDED DUMPSTER & COVERED PARKING	4/24/14

Baird, Hampton & Brown, Inc.
Engineering & Surveying
4350 SH 360, Suite 180, Grapevine, TX 76051 Tel(817)251-8850 Fax(817)251-8810
Firm Certificate of Authorization No. 2194 (Exp. 06/30/2014)



Estimate

EST-000492

GreenPro, LLC

<https://greenprollc.com/>

Office: 918-779-8982

P.O. Box 578

Jenks, Oklahoma 74037

Bill To

CORE

3029 W. Main St.

Jenks, OK 74037

Estimate Date :

2020-03-04

#	Item & Description	Qty	Rate	Amount
1	Landscaping Installation to include materials, labor, and insurance.	1	18,300.00	18,300.00
	5-2.5" Shumard Oak (Quercus shumardii)			
	3-6' Redbuds (Cercis canadensis)			
	3-6' Amur Maple (Acer tataricum subsp. ginnala)			
	3-4/6' Oakland Holly (Ilex)			
	4-4/5' Bright n Tight CherryLaurel (Prunus caoliniana)			
	5-3g Morning Light Miscanthus (Miscanthus sinensis)			
	7-3g Goldmound Spiraea (Spiraea japonica)			
	3-3g Purple Pixie Loropetalum (Loropetalum Chinese Peack)			
	10-3g Grey Owl Junipers (Juniperus virginiana)			
	3-3g Blue Pacific Juniper (Juniperus conferta)			
	7-1g Happy Returns Daylily (Hemerocalis spp)			
	5-1g May Night Salvia (Salvia x sylvestris)			

#	Item & Description	Qty	Rate	Amount
	40-3 CF Bags Hardwood Mulch			
	120 LF Steel Edging			
	3- Limestone Boulders			
	Soil amendments			
	Low Voltage Lighting System			
	3-In-ground lights on the SW corner tree			
	2-Up Lights mounted in the SW corner tree			
	3-Designer area lights in the garden island			
	6-In-ground lights on existing trees			
	1-150 watt stainless steel transformer			
	1-photocell			
	Irrigation			
	2-Turf Zones			
	1-Plant zone			

Sub Total 18,300.00

Total	\$18,300.00
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