AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JULY 23, 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
- Travis Fulkerson
- Scott West
- Leon Davis
- Craig Bowman
- John Brown
- David Randolph

The meeting will be live streamed on the CITY OF JENKS' YOUTUBE CHANNEL.

III. REQUEST TO APPROVE MINUTES OF JUNE 18, 2020

Documents:

2020.06.18 PC MINUTES.PDF

IV. REQUEST TO APPROVE MINUTES OF JULY 09, 2020

Documents:

2020.07.09 PC MINUTES.PDF

V. BUSINESS

1. ARC 20-491: Request by Angie Repsher for approval of a wall sign. General Location: 114 E Main St

Documents:

1. SR.ARC 20-491 114 E MAIN.ECOTASTIC..PDF
2. ECOTASTIC REFILL STATION SIGN.PDF
3. ECOTASTIC MOCKUP PROOF 3.PDF
4. ROBERSON SIGN APPROVAL LETTER.PDF

2. JZ 20-659: Request by Greg Helms for a zone change RS-3 to OM to build a parking lot. General Location: 223 N Date St

Documents:

1. SR.JZ 20-659 COJ PARKING LOT REZONING.PDF
2. COJ CITY HALL PARKING EXPANSION.PDF
3. COJ CITY HALL PARKING EXPANSION.PUBLIC NOTICE.PDF

3. JZ 20-658 SUP 115: Request by Wallace Engineering for a Specific Use Permit to allow for an indoor skydiving facility. General Location: SE Corner East Aquarium Pl & South Aquarium Dr

    Documents:

    1. SR.JZ 20-658 SUP 115 SKY ARENA.PDF
    2. SKY ARENA JENKS.SUP ADN SUPPORT DOC.PDF
    3. LEGAL NOTICE.SKY ARENA [SE CORNER EAST AQUARIUM PL AND SOUTH AQUARIUM DR].PDF

VI. OTHER BUSINESS

1. Horizon Jenks - Comprehensive Plan Project Update
2. Planning Updates

VII. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, JUNE 18, 2020
COUNCIL CHAMBERS, JENKS CITY HALL
211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

The Jenks Planning Commission was called to order at 6:00 p.m. on June 18, 2020, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present	**Absent**
Leon Davis - Videoconference	Craig Bowman
David Randolph - Videoconference	
Travis Fulkerson - Videoconference	
John Brown – Videoconference	
Scott West - Videoconference	
Chair Carol Minden- Videoconference	

Request to approve minutes of June 04, 2020. Scott West made a motion to approve the minutes. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Randolph, Fulkerson, Brown, West, Minden
NAY: None

Motion carried.

Business

1. ARC 20-490: Request by Wallace Engineering for approval of elevation drawings, site plan, signage, and materials.

   Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions from the Commission. John Brown made a motion to approve Item 1. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

   YEA: Davis, Randolph, Fulkerson, Brown, West, Minden
   NAY: None

   Motion carried.

2. Request by Tulsa Engineering for approval of Cobblestone Cottages Final Plat. **General Location:** NE Corner of S Douglas & W 108th St S.

   Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions. Tim Terral (9810 E 42nd St; applicant) addressed the

Commission about the application and answered questions. David Randolph made a motion to approve Item 2 with the understanding that 60% of existing owners must agree to changes of the Restrictive Covenants. Travis Fulkerson seconded the motion. A roll call vote was taken as follows:

YEA: Davis, Randolph, Fulkerson, Brown, West, Minden
NAY: None

Motion carried

3. JL 20-346: Request by Jack Beaird for a lot split and combination. **General Location**: 12406 & 12422 Skyline Dr

   Planning Director Marcaé Hilton presented the staff report and recommended approval. She then answered questions. Leon Davis made a motion to approve Item 3. John Brown seconded the motion. A roll call vote of members was taken as follows:

   YEA: Davis, Randolph, Fulkerson, Brown, West, Minden
   NAY: None

   Motion carried.

Other Business

1. Horizon Jenks – Comprehensive Plan Project Update.
   Planning Director Marcaé Hilton gave an update on the Jenks Comprehensive Plan.

2. Planning Update
   Planning Director Marcaé Hilton gave a Planning Department update.

Adjournment. Leon Davis made a motion to adjourn. John Brown seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Randolph, Fulkerson, Brown, West, Minden
NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:22 p.m.

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

The Jenks Planning Commission was called to order at 6:00 p.m. on July 09, 2020, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present	**Absent**[1]
Chair Carol Minden- Videoconference	John Brown
	Leon Davis
	Craig Bowman
	Travis Fulkerson
	David Randolph
	Scott West

No quorum. The Jenks Planning Commission adjourned at 6:02 p.m.

Items scheduled for this meeting will be heard on July 23, 2020.

[1] Staff asked Commissioners to not attend as the only item was being delayed until the next Planning Commission meeting. Because the item was noticed, though, the meeting had to be held.

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	July 23, 2020
Case Number	ARC 20-491	ECOTASTIC SIGN
Request	Appearance Review
Location	114 E. Main
Applicant	Doug DeVoe, Fast Signs

Staff Report — Preparer | Marcaé Hilton

Attachments
☐ Sign Documents

Preparer
FAST SIGNS | Doug DeVoe

Background Information

STAFF COMMENTARY

ARC 20-491 | Ecotastic Business Sign | This sign approval requests includes two parts. There is an exterior wall sign and a set of window clings. The business is new to Jenks and to the state of Oklahoma, they provide a sustainable option to cleaning supplies and other household products. As a side note, I have included detailed information on the business model.

> ECOTASTIC | How It Works
> Refilling your containers instead of buying a new one each week is a step in the right direction for reducing single use plastics. At Ecotastic Refill Station, we encourage you to bring your own containers for the products you want to refill. We also have an assortment of containers available for purchase in the store that you can fill. The steps for refilling are: Glove up, tare, fill, weigh, label, and pay - super easy!
>
> *Personal Hygiene Products for Babies, Women, Men and Pets:* Shampoo, Conditioner, Baby Sensitive Skin Wash & Shampoo, Dog Shampoo, Dog Conditioner
>
> *Household Cleaning Supplies:* Dish Soap, All Purpose Cleaner, Hand Soap (regular and foaming), Castile Soap, Laundry Detergent (power, liquid & pods)
>
> *Other Products We Sell:* Bamboo Toothbrushes, Hand Made Natural Bar Soaps, Hand Made Natural Artisan Soaps, Loofahs

HARSH CHEMICALS WE LEAVE OUT:
Sodium lauryl sulfates
Sodium laureth sulfates
Petroleum solvent
Parabens
Ethers
Silicone
Ethoxylates
Harmful toxins
Phosphates
Synthetic fragrances/Parfums
Formaldehyde
Artificial Colors
Plastics
Phthalates
Two drops icon

WE FEATURE PRODUCTS THAT ARE:
Leaping Bunny Certified (no animal testing)
Eco-Friendly
Vegan certified
PH Balanced
Biodegradable
Organic, plant-based ingredients
Non-toxic
Clinically tested and safe on skin

PLANNING DATA

Property Address	114 E MAIN ST S
Parcel ID	60525831902220
Legal	LT 6 BLK 20
Gross Acres	0.08
Length of Wall	26 feet
Zoning	Commercial High Intensity (CH)
Size of Sign	108″ by 48″ = 36 sq. ft.
Type of Sign	Flat Aluminum Panel
Lighting	Wall mounted light fixtures
Comments	No concerns were submitted to staff from the ARC
Public Comment	None ǀ no notice is given to public for ARC cases

Appearance Review District ǀ SPECIAL THEME DISTRICT

1660. 1. Special Theme District Guidelines.

A. General. (NOT APPLICABLE)

1. The criteria are designed to be flexible in nature, but provide a cohesive theme for the defined special district. Architectural designs that were typical of the turn of the century are the theme for the special district. The overall appearance of structures within the defined district should adhere to the main theme as described below.

2. Conformance to the Historic Turn-of-the-Century Architectural Design Theme, especially Victorian or Western styles, shall be required.

NA ǀ The site plan submitted shall conform to a flexible turn-of-the-century design theme of plus or minus 14 years surrounding the year of 1900 time period.

NA ǀ Evaluation of the conformance to the architectural theme will be contingent upon the facade color scheme, and material selection for remodeling as well as

landscape and decorative treatments proposed. An artist's rendition which is located in City Hall and which shows a streetscape of the theme, shall be conformed with as closely as possible.

3. The proposed plan shall show an overall compatibility with the design theme and streetscape. A blending of similar treatments of surrounding structures with the use of such things as period street lighting, window boxes, or pedestrian benches, is encouraged.

4. Materials selected for the proposed plan shall be compatible in appearance and texture of the overall architectural theme.

a. The following factors will govern the Planning Commission evaluation of a proposal in the Special Theme District:

1. Conformance with the design theme.
2. Compatibility with surrounding area.
3. Circulation patterns.
4. Landscaping and screening.
5. Material Selection.

5. Traditional Turn-of-the-Century color schemes and combinations of those colors should be used for all exterior wall coverings. Fluorescent or luminescent colors should be prohibited, unless measures are in place to "soften" the effect on adjoining properties.

B. Parking/Landscaping. (NOT APPLICABLE)

C. Signage.

D. Lighting. (NOT APPLICABLE)

E. Storage and use of yards and outbuildings. (NOT APPLICABLE)

Sec. 1620. - Appearance review committee duties.

A. The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located. Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.

CONSIDER: Signage?

Staff Evaluation & Recommendation

EVALUATION Staff believes the design and materials shown in the proposed sign are unique and worth consideration. Design standards are subjective, in this case, the sign simply reflects the business, not any turn of the century style. The wall sign is made of a flat piece of aluminum and is lit by a light fixture.

Ecotastic
Refill Station

Ecotastic
Refill Station

SUGAR BOOGER
A+ Roofing Solutions

Rathbone's
flair flowers
Designs • Events • Weddings

DLO
CHIROPRACTIC
Edward Jones
FAMILY PHYSICIANS

Ceramic Tile
Vinyl
Contemporary
Wood Flooring
Formica
Antiques
Mike's
TREASURES
Collectibl

peace frogs
296-FROG
be love
YOGA STUDIO
Allstate
Brian Smith
918-417-7

RECOMMENDATION

Staff recommends approval of the signage for Ecotastic

108” – (9’ Wide)

48” – (4’ Tall)

Ecotastic
Refill Station
114

Door in center

30.50 in

36.00 in

Signature:_____ **Date/Time:**_____

APPROVED as is ☐
and Agree to Terms Below

NOT APPROVED ☐
Please indicate changes above

Please proof all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation, etc., as well as general layout. Revisions requested after 2nd proof are not included in the originally quoted price, and will be charged accordingly. Any typographical and or layout errors not found now will be responsiblity of customer.

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SALES REPRESENTATIVE: Doug DeVoe

ORDERED BY: Ecotastic

JOB DESCRIPTION: ORDER # XXXXX Mockup

Proof No. 1

June 16, 2020

City of Jenks,

This letter is being submitted with the application for a permanent sign permit for my tenant, Ecotastic Refill Station, LLC. As the owner of the real property located at 114 East Main Street, Jenks, OK, I approve of the sign illustrated below. The sign will have their logo and business name on a flat aluminum panel which will be 108" wide (9 feet) by 48" tall (4 feet). The sign will be centered over the front door, above the reattached clothe awning. The sign will not be illuminated from within, but will have two building-mounted fixtures up-lighting the sign at night.

Regards,

David C. Roberson, MAI, SRA
Roberson & Company Realty Advisors, LLC
1123 West Main Street
Jenks, OK 74037
O - 918.995.2503

Jenks | PC Staff Report

To	Planning Commission
Hearing Date	July 23, 2020
Case Number	JZ 20-659	REZONING	City of Jenks Parking Lot
Request	Recommendation of approval of rezoning from RS-3 to OM
Location	223 N DATE ST W
Applicant	Greg Helm, GS Helms & Associates

Staff Report — Preparer | Marcaé Hilton

Attachments
- ☐ Supporting Documents
- ☐ Legal Notice

Preparer
Greg Helm, GS Helms & Associates
Brandon Macy, City Clerk

Background Information

STAFF COMMENTARY | The City of Jenks is in the process of creating additional parking on the lot east of City Hall in downtown Jenks. There are two parts to this project. Part One, rezoning of the property from RS-3 to OM. Part Two, closure of a portion of North Date Street and a partial closure of the alley between City Hall and the Fire Station which is located south of City Hall The project has gone out to bid and will commence late summer early fall. The Right of Way closures have been advertised and will be heard as a public hearing on August 18, 2020, per the 30-day notice as found in State Statute. This parking lot project is part of a master plan and a response to the need for additional parking. Prior to COVID 19, City Hall hosted activities for the public as well as public hearings. When at full operating capacity the number of parking stalls are not adequate.

PLANNING DATA

Current Zoning	RS-3	Single-family Residential
Requested Zoning	OM	Office Medium
Intended Use	Parking Lot
Parcel ID	60525831904910
STR	Section 19, Township 18, Range 13
Comprehensive Plan	Medium Intensity
General Location	East of Elm Street and south of "B" Street
Plat	Lots 9, 10, 11 & 12 of Block 52 of the Jenks Original Township
Site Area	0.32 Acres
Appearance District	None
Public Comment	None at the time of this staff report
Zoning Surrounding:	
North:	RS-3	Single-family Residential
South:	RS-3	Single-family Residential
West:	OM	Office Medium
East:	RS-3	Single-family Residential

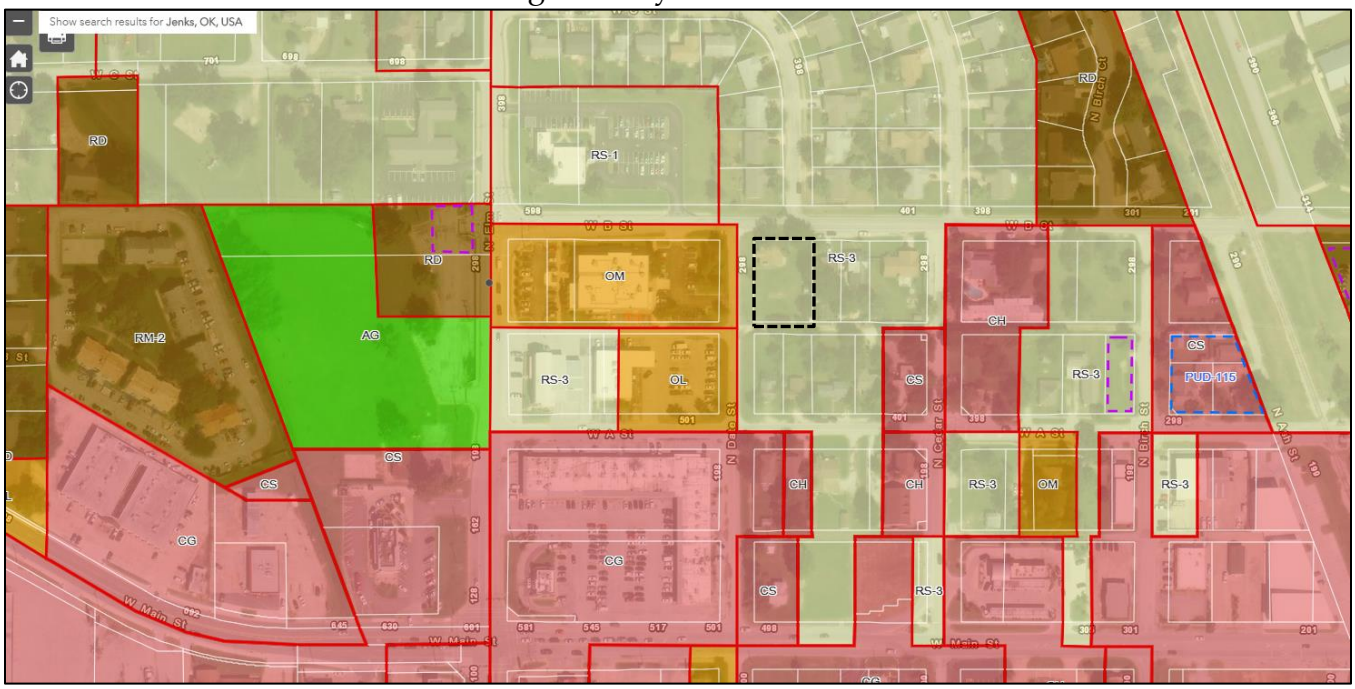


Figure 1: INCOG ZONING MAP

REQUESTED RIGHT OF WAY CLOSURES | Hearing | August 18, 2020 City Council

Date Street ROW Closure physical description:

Starting at northeast corner of Lot 1, Block 53 thence 58.5 feet east to northwest corner of Lot 12, Block 52; thence south 140 feet to southwest corner of Lot 12, Block 52; thence west 58.5 feet to southeast corner of Lot1, Block 53; thence north 140 feet to point of beginning; Jenks Original Township, City of Jenks, Tulsa County, State of Oklahoma

Alley Closure physical description:

Starting at southeast corner of Lot 1, Block 53 thence south 20 feet to northeast corner of Lot 28, Block 53; thence west 262 feet; thence north 20' to south property line of Lot 11, Block 53; thence east 262 feet to point of beginning; Jenks Original Township, City of Jenks, Tulsa County, State of Oklahoma

EVALUATION | This project has been in the planning phase for many months, the City of Jenks has worked with Greg Helms to create additional parking for City employees and the public.

STAFF COMMENTS | Staff has no conditions for approval, the ROW closure will be presented to City Council along with a landscape plan. The landscape plan will be reviewed internally.

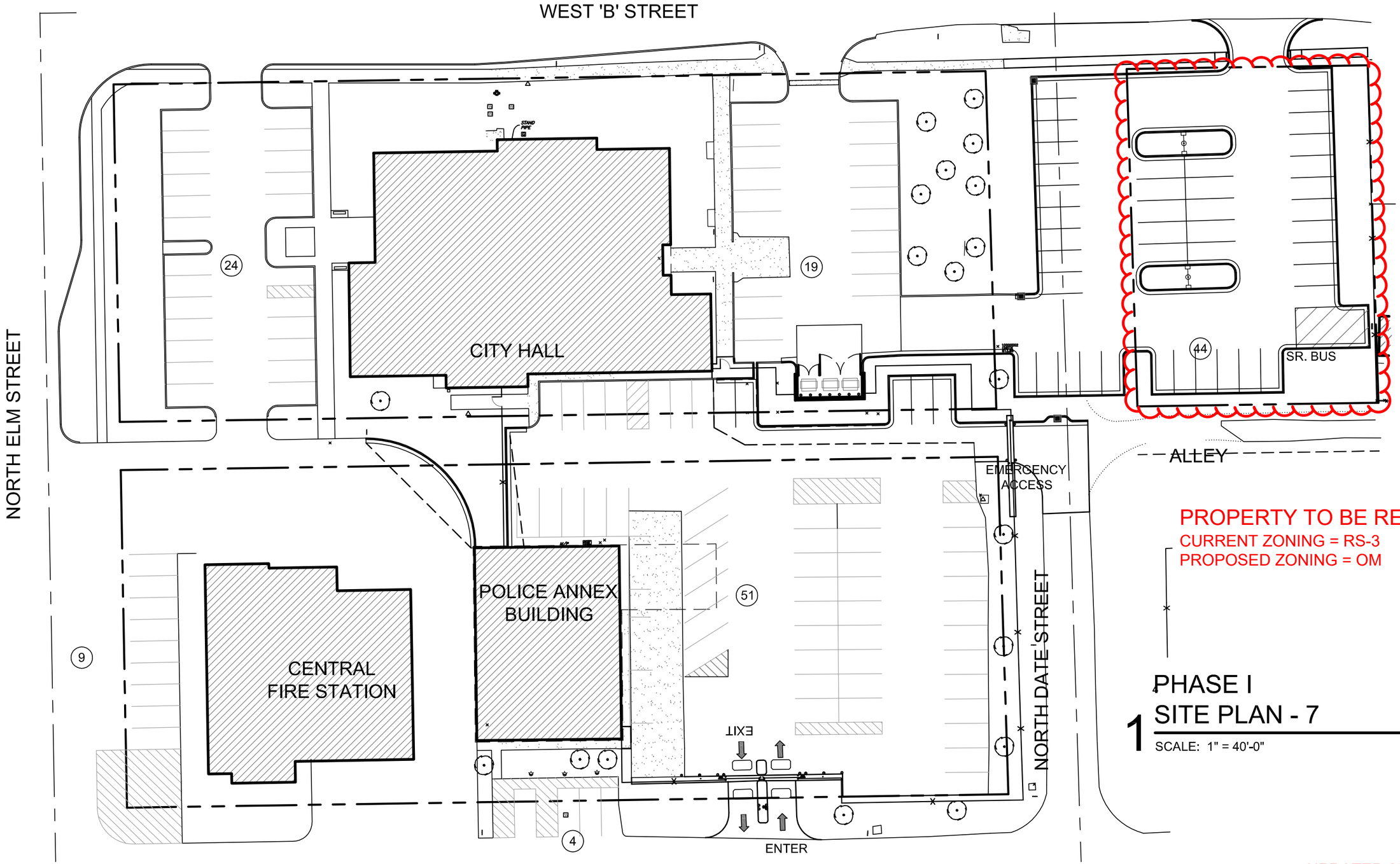
RECOMMENDATION | *Approve JZ 20-659 | COJ PARKING LOT EXPANSION*

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.

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.			



PROPERTY TO BE REZONED
CURRENT ZONING = RS-3
PROPOSED ZONING = OM

PHASE I

1 SITE PLAN - 7

SCALE: 1" = 40'-0"

NORTH

UPDATED 07.15.20

TOTAL PARKING SPACES = 151

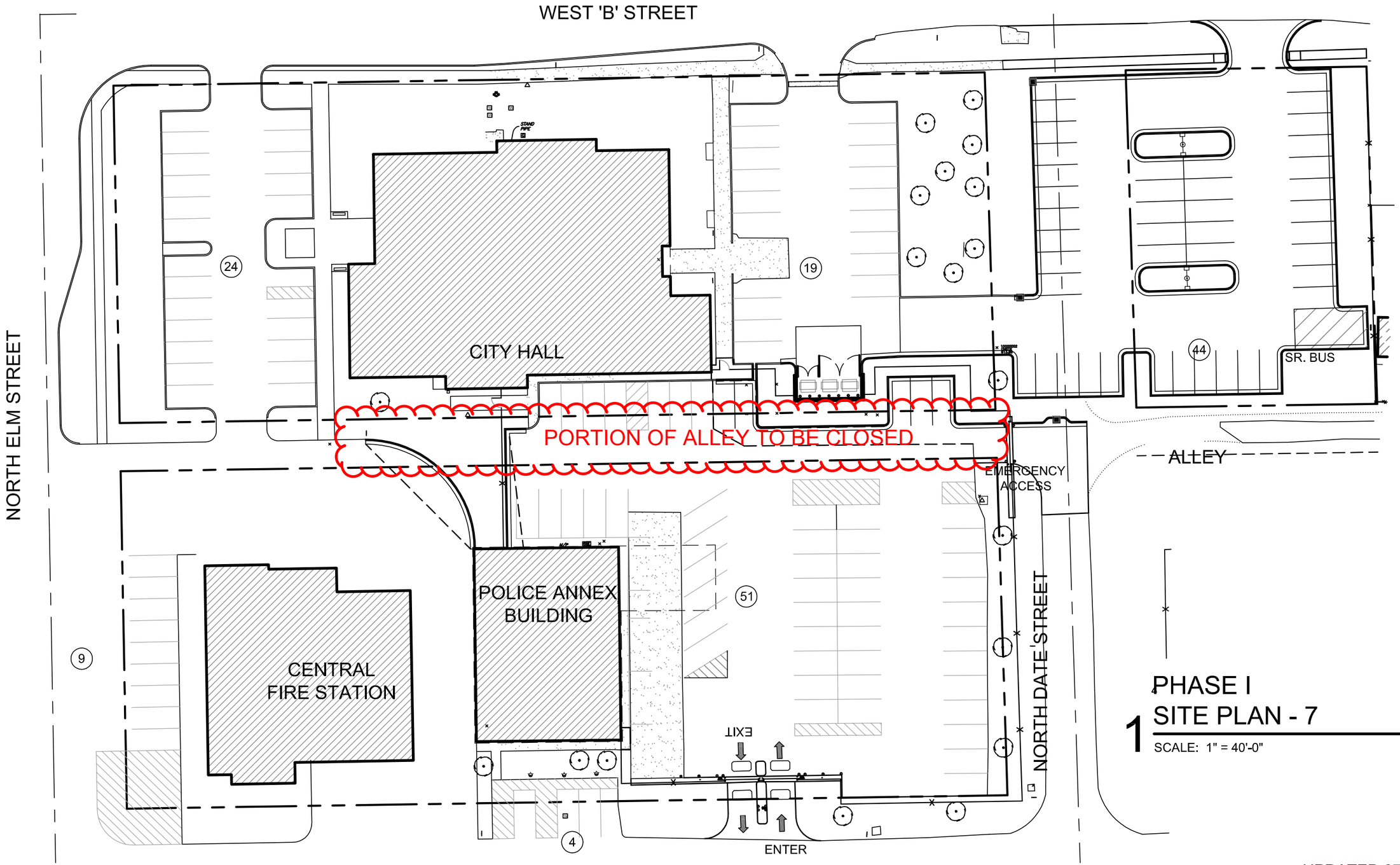
ARCHITECT:
GS HELMS + ASSOCIATES
ph: 918.298.7257
wb: gshelms.com
424 e. main st.
jenks, ok 74037

PROJECT TITLE: JENKS CITY HALL CAMPUS
PARKING LOT RENOVATIONS

PARKING LAYOUT EXPANSION - PHASE I

PROJECT NO.:	19-08500
FILE:	
DATE:	07.15.20
SCALE:	AS NOTED
DRAWN BY:	GSH
CHECKED BY:	GSH
APPROVED BY:	GSH

SHEET NUMBER: 7



PHASE I

1 SITE PLAN - 7

SCALE: 1" = 40'-0"

NORTH

UPDATED 07.15.20

TOTAL PARKING SPACES = 151

ARCHITECT:

GS HELMS + ASSOCIATES

ph: 918.298.7257
wb: gshelms.com

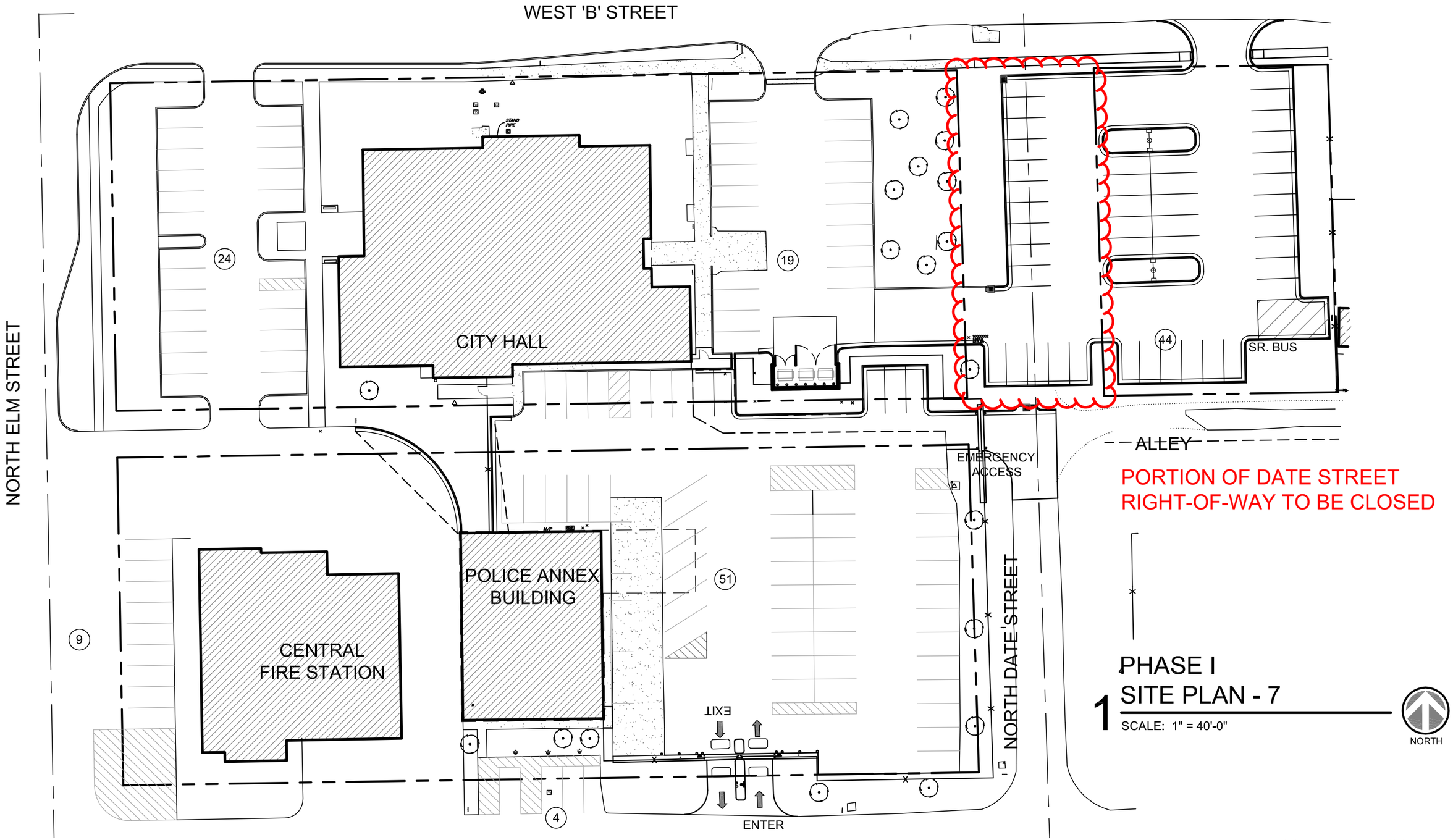
424 e. main st.
jenks, ok 74037

PROJECT TITLE: JENKS CITY HALL CAMPUS
PARKING LOT RENOVATIONS

PARKING LAYOUT EXPANSION - PHASE I

PROJECT NO.:	19-06500
FILE:	
DATE:	07.15.20
SCALE:	AS NOTED
DRAWN BY:	GSH
CHECKED BY:	GSH
APPROVED BY:	GSH

SHEET NUMBER: 7



PORTION OF DATE STREET
RIGHT-OF-WAY TO BE CLOSED

PHASE I
1 SITE PLAN - 7

SCALE: 1" = 40'-0"

NORTH

UPDATED 07.15.20

TOTAL PARKING SPACES = 151

ARCHITECT:
GS HELMS + ASSOCIATES
ph: 918.298.7257
wb: gshelms.com
424 e. main st.
jenks, ok 74037

PROJECT TITLE: JENKS CITY HALL CAMPUS
PARKING LOT RENOVATIONS

PARKING LAYOUT EXPANSION - PHASE I

PROJECT NO.:	19-06500
FILE:	
DATE:	07.15.20
SCALE:	AS NOTED
DRAWN BY:	GSH
CHECKED BY:	GSH
APPROVED BY:	GSH

SHEET NUMBER: 7

CITY OF JENKS

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

NOTICE OF A PUBLIC HEARING ON A PROPOSED ZONE CHANGE LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 20-659

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 23 July 2020, in consideration of the following:

An application to approve a Request by Greg Helms for a zone change from RS-3 to OM to build a parking lot

Legal Description: Lots 9, 10, 11 & 12 of Block 52 of the Jenks Original Township, City of Jenks, Tulsa County, State of Oklahoma; Section 19, Township 18, Range 13

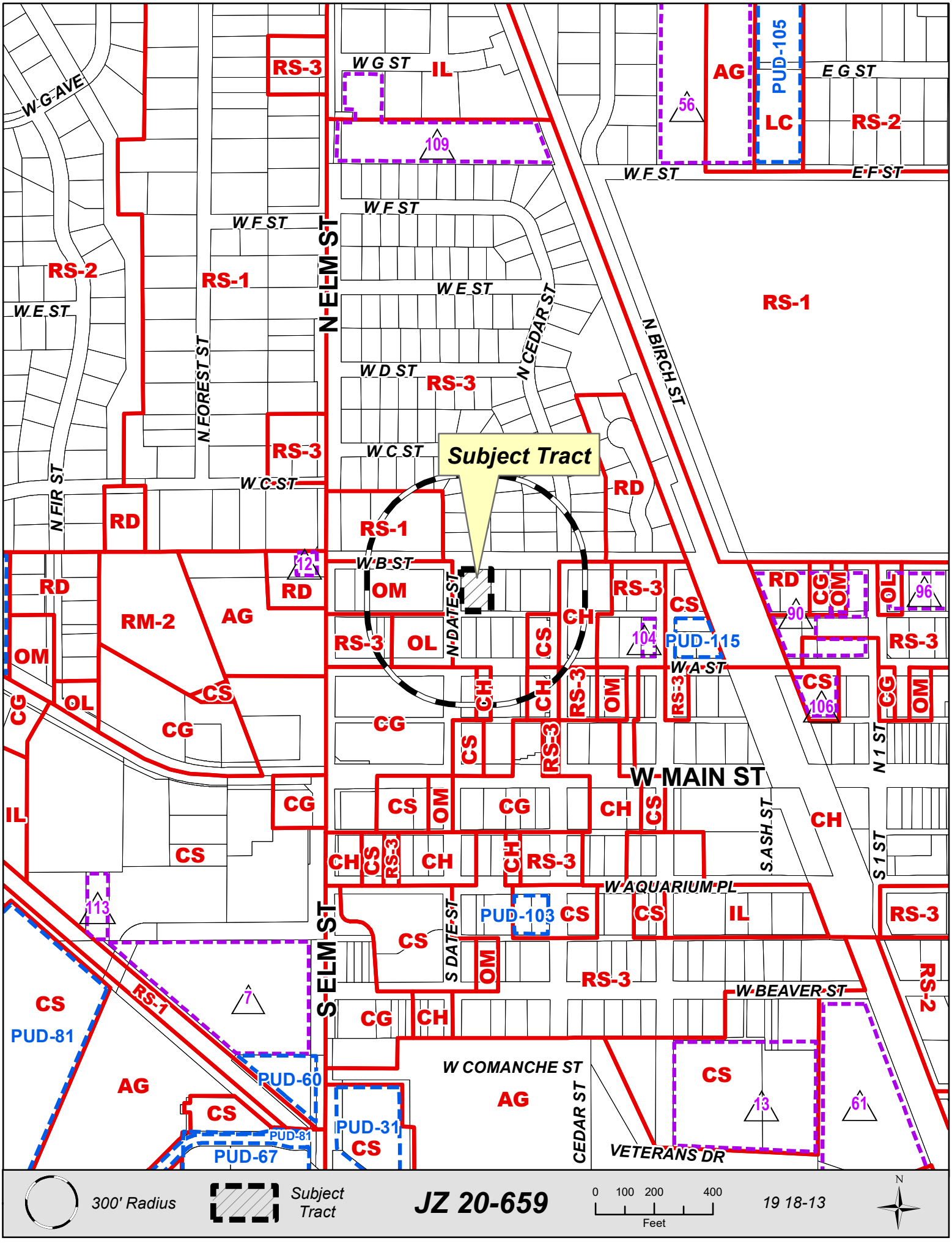
General Location: 223 N Date St W

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 16 June 2020.

_____

Marcae Hilton, Secretary
Jenks Planning Commission


Subject Tract
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CEDAR ST
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PUD-103
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Jenks | PC Staff Report

To	Planning Commission
Hearing Date	July 23, 2020
Case Number	JZ 20-658 SUP	SKY ARENA
Request	Recommendation of approval of a Specific Use Permit to allow for indoor skydiving facility
Location	SE Corner East Aquarium Place & South Aquarium Drive
Applicant	Jim Beach, Wallace Engineering

Staff Report — Preparer | Marcaé Hilton

Attachments

- ☐ JZ 20-658 SUP
- ☐ Supporting Documents
- ☐ Legal Notice

Preparer

Jim Beach, Wallace Engineering
Jim Beach, Wallace Engineering
Brandon Macy, City Clerk

Background Information

STAFF COMMENTARY | Sky Arena Jenks will be the first indoor, open-style skydiving facility by AERODIUM in North America. See the SUP materials for a detailed color brochure of Sky Arena Jenks. The proposed building is shown on the attached architectural building elevations and perspective views. AERODIUM is the original inventor and the leader in vertical wind tunnels, providing the safest, most innovative wind tunnel flying experiences in the world since 1979. The company has more than 85 successful projects in 45 countries. Fritz's AERODIUM Outdoor Flying Adventure is a popular example of one of their outdoor facilities in nearby Branson, Missouri. In addition to the wind tunnel, Sky Arena Jenks will have meeting spaces for corporate events and private parties, food and beverage service, and lounge areas for public viewing.

PLANNING DATA |

Public Comment	None at the time of this staff report
Intended Use	Indoor Sky Diving Facility
Appearance District	Riverfront Appearance District
Zoning	Existing: AG (Agriculture) SUP 43 | Per INCOG Map | Ord. No. 995
	Proposed: Abrogation of Lot 2, Block 1 from SUP 43 and adoption of SUP 115
	Staff notes discrepancy between SUP 43 documents and INCOG Map
Comprehensive Plan	Medium Commercial
General Location	Adjacent to the Arkansas River, situated between Holiday Inn Express and The Oklahoma Aquarium
Plat	Aquarium Campus | No. 6114 | 04.30.2007
	Lot 2, Block 1
Site Area	1.33 acres / 57,935 SF
Building Floor Area	15,126 SF
Number of Stories	4 stories
Height	75 feet high
Floor Area Ratio	0.26
Setbacks	Front – 25 feet
Sides	0 feet
Rear	Arkansas River 100-foot riparian vegetation setback
Parking	1 space per 200 SF: Required: 76 spaces
	Provided: 77 spaces
Landscape Open Space	0.23 acres / 10,018 SF / 17% of total site
Zoning Surrounding:	
North:	CS | (Commercial Shopping) Holiday Inn
South:	CS | (Commercial Shopping) Jenks Aquarium
West:	CS | (Commercial Shopping) Undeveloped
East:	AG | (Agriculture) Arkansas River

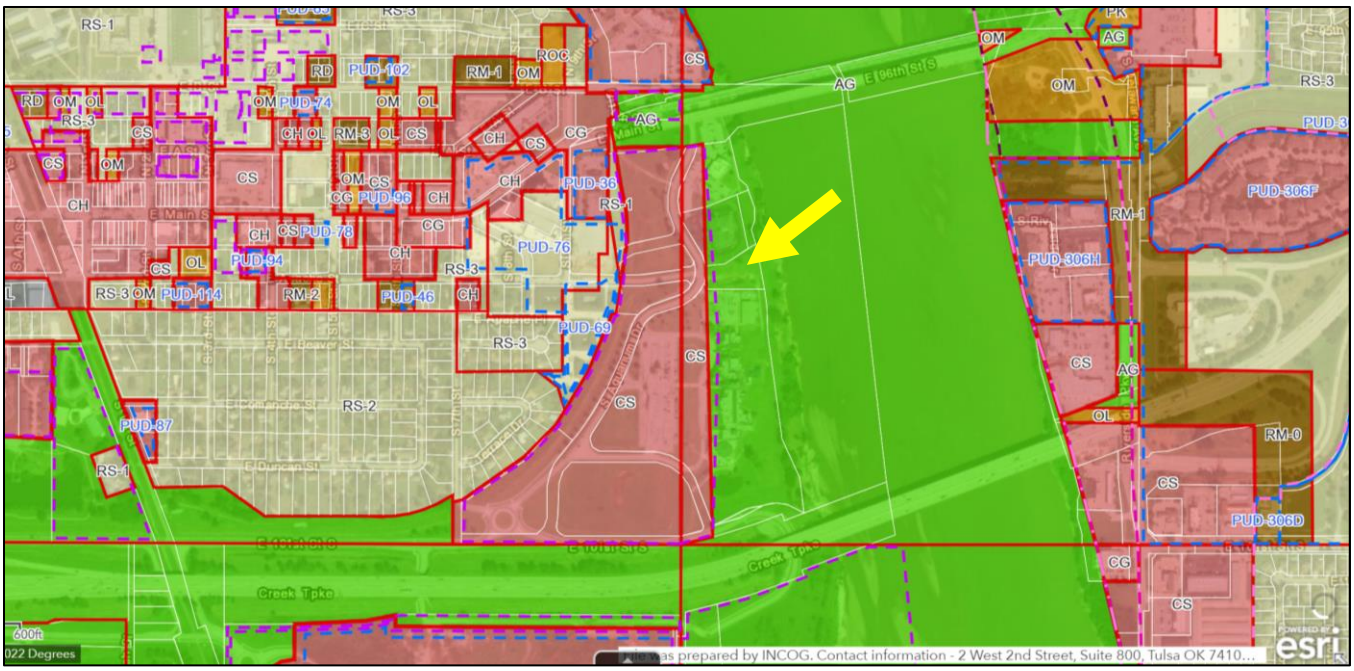


Figure 1: INCOG ZONING MAP

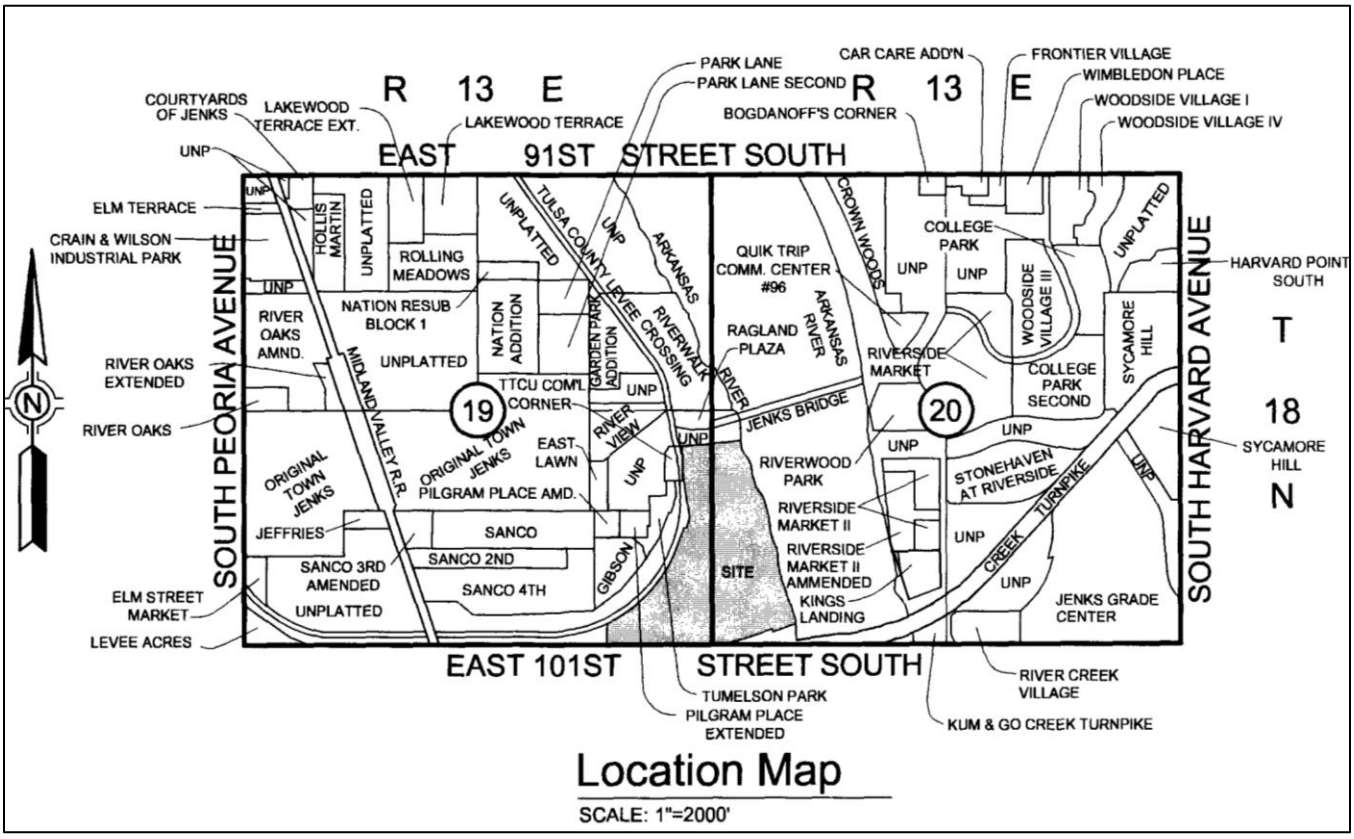


Figure 2: Location Map| Taken from filed/approved Plat

Staff Evaluation & Recommendation

EVALUATION | This project has been in the planning phase for many months, the City of Jenks City Council has worked with *the developer, the Jenks Aquarium Authority ("JAA"), the Oklahoma Aquarium Foundation ("OAF") and the Jenks Public Works Authority ("JPWA")* to *sale Block 1, Lot 2 of the Oklahoma Aquarium campus. As an economic development incentive and subject to execution of the economic development agreement between the JPWA and Sky Arena, to locate and develop in the City of Jenks. This lot is owned in fee by the OAF and leased to JAA under a 99-year lease. As a part of the proposed transaction, the JAA was required to release the subject property from the lease. The applicant had to apply for an SUP within 60 days of closing and the project must be completed within 24 months – meaning opened.*

Staff Comments (Resolved at time of report)

1. Move fire lane from Aquarium staff parking lot to a connection with hotel parking lot. A second means of site access per Fire Marshall requirements has been relocated to connect to the Holiday Inn hotel to the north. This revision was made per a City of Jenks request.

   The dumpster location has been revised to sit at the end of the fire lane. Truck movements for the trash truck will be easier as well as allow us to achieve the aerial access requirement.
2. Re-Route the proposed stormwater line to discharge at the headwall along the Arkansas River. The storm sewer has been revised to direct water to the existing outlet structure draining into the Arkansas River. The transformer has been relocated to the southeast corner of the building to be closer to the proposed mechanical room. Survey has picked up an existing natural gas line that will be required to be relocated
3. Sanitary sewer line needs to be rerouted to the west side of the Aquarium Quarantine Building (existing building south of proposed building location). There are geothermal equipment on the east side of that building. The sanitary sewer alignment has been revised to extend south on the west side of the existing Aquarium Maintenance building. More survey will be required to make this change.
4. Need an access easement/agreement along the north property line. *Provide draft before CC hearing.*
5. Need to add a hard surface path along fence line in access easement for vehicle, maintenance, equipment and emergency vehicle access. A mutual access road has been added to the southeast corner of the side. This will accommodate access to transformers, gas, and other utilities. This revision was made per a City of Jenks request. (*7.20.20 This was removed during the last site plan revision – This request is yet to be fully resolved internally, staff approval pending)*
6. Parking Requirements are 1 per 300 SQFT not 200. This reduces the parking space requirement from 76 to 50 The parking layout has been revised to accommodate new Fire Truck access. The parking count has been reduced from 77 to 68 total spaces.

7. Increase landscaping with the reduced parking spaces.
8. Increase tree planting along street and south property line
9. Increase landscaped parking lot islands (with trees).
10. Do not place any trees over the 72" Stormwater line
11. Add trees and landscaping around perimeter of building
12. Meet all engineering comments and requirements
13. Meet all Public Safety comments and requirements
14. Meet all building code requirements

TAC COMMENTS | Virtual Teams Meeting | July 14, 2020

Chief Ostrum

- Need more time to review the new emergency access
- Current drawing does not meet eh 28' turn radius
- Dumpster blocking access
- 200' to all exterior portions of building
- Must have 26' access

Robert Carr, Assistant City Manager

- Legality of access through hotel parking lot
- Accessor OAF C/O Hospitality International, leased to Holiday Inn
- *Work on revising south access, Aquarium needs direct access to equipment storage*

Grant Phillips, Engineer

- Will provide access details
- Building can't go north
- Concrete pavers? Work as sustainable option on drive aisle
    - Grass Pavers as a hard surface option?
    - Ostrum
        - aerial truck needs 26' width
        - flow of parking lot does not work

Chris Robinson

Matthey Riley, AEP/PSO

- Will need to be able to access rear adjacent to river with line truck

RECOMMENDATION | *Approve JZ 20-658 SUP 115 | SKY AREA per staff comments (not complete list) Approval of SUP 115 and the preliminary site plan will move the project forward. Staff recognizes the applicant has a hard deadline for project completion. However, City of Jenks does require the applicant to resolve outstanding access issues before the City Council hearing on August 04, 2020.*

Staff has several comments most have been resolved, however, two (2) have been highlighted.

1. Need an access easement/agreement along the north property line. Provide draft "Access Easement" before CC hearing.
2. Need to add a hard surface path along fence line in access easement for vehicle, maintenance, equipment and emergency vehicle access. A mutual access road has been added to the southeast corner of the side. This will accommodate access to transformers, gas, and other utilities. This revision was made per a City of Jenks request. (7.20.20 This was removed during the last site plan revision – This request is yet to be fully resolved internally, staff approval pending)

Sky Arena Jenks

Sky Arena Jenks will be the first indoor, open-style skydiving facility by AERODIUM in North America. A color brochure of Sky Arena Jenks is attached. Note that the building shown is only a generic box. The proposed building is shown on the attached architectural building elevations and perspective views.

AERODIUM is the original inventor and the leader in vertical wind tunnels, providing the safest, most innovative wind tunnel flying experiences in the world since 1979. The company has more than 85 successful projects in 45 countries. *Fritz's AERODIUM Outdoor Flying Adventure* is a popular example of one of their outdoor facilities in nearby Branson, Missouri.

In addition to the wind tunnel, **Sky Arena Jenks** will have meeting spaces for corporate events and private parties, food and beverage service, and lounge areas for public viewing. The links below provide additional information.

https://aerodium.technology/about-us/
https://fritzsadventure.com/aerodium/

Site Location; Existing Zoning & Subdivision

The proposed site is a parcel adjacent to the Arkansas River, situated between Holiday Inn Express and The Oklahoma Aquarium, on the east side of South Aquarium Drive. It is a portion of Lot 2, Block 1, Oklahoma Aquarium Campus.

The site is zoned Agriculture (AG) which allows Use Unit 2, Area Wide Specific Uses with approval of a Specific Use Permit.

The zoning code is ambiguous when it comes to categorizing the Sky Arena Jenks land use.

- "Recreational Facilities" appears in Chapter 10 – Use Units, listing of Specific Use Permit uses
- That same use is not included in Chapter 17 – Specific Use Permits, in the list of specific uses
- "Enclosed commercial recreation establishments, NEC" appears as an included use in Chapter 10 – Use Units, Section 1019, Use Unit 19, Hotel, Motel, and recreation facilities

Although the above provides comparables and maybe some guidance, it isn't clear that an SUP is required. However, the owner wishes to pursue this approval in order to have the land use, the site plan, and the building reviewed openly by the Planning Commission and City Council.

This site is in the Riverfront Appearance District and will also be subject to appearance approval. Section III. C. of the covenants in the plat gives jurisdiction over the Appearance Review Process to the Oklahoma Aquarium Authority.

Proposed Site Development Standards

- Site Area: 1.33 acres / 57,935 SF
- Building Floor Area: 15,126 SF
- Number of Stories/ Height: 4 stories/75 feet high
- Floor Area Ratio: 0.26
- Setbacks: Front – 25 feet;
  Sides – 0 feet;
  Rear – Arkansas River 100-foot riparian vegetation setback
- Parking at 1 space per 200 SF: Required: 76 spaces
  Provided: 77 spaces
- Landscape Open Space: 0.23 acres / 10,018 SF / 17% of total site

Traffic/Circulation

There is one access location from Aquarium Drive near the northwest corner of the site. The parking lot is designed with circulation through the site to a second fire truck access location on the south. This access point connects with the Oklahoma Aquarium property, goes through its property, and out to Aquarium Drive. A Mutual Access Agreement, approximately as shown on the site plan, will be submitted prior to occupancy.

Utilities

Water:	Service lines for domestic and fire will connect to the existing water main along Aquarium Drive. Domestic service will enter the building near its southwest corner and fire service will extend to near the northwest corner at the FDC location.
Sanitary Sewer:	Service will connect to the existing sanitary sewer main south of the site.
Electric:	A transformer will be placed at the south side of the building and fed underground from an overhead line running along the river to the south. The owner is working with AEP/PSO to move a portion of the existing overhead transmission lines on the north side of the property underground.
Gas:	Service will be extended from the existing gas line at the west side of the property to a new meter at the southwest corner of the building

Drainage

Storm water will be collected in parking lot inlets and tied into the existing storm sewer system at the southwest corner of the site. Final coordination of the connection to the existing system is being coordinated with the City Engineer.

Landscape

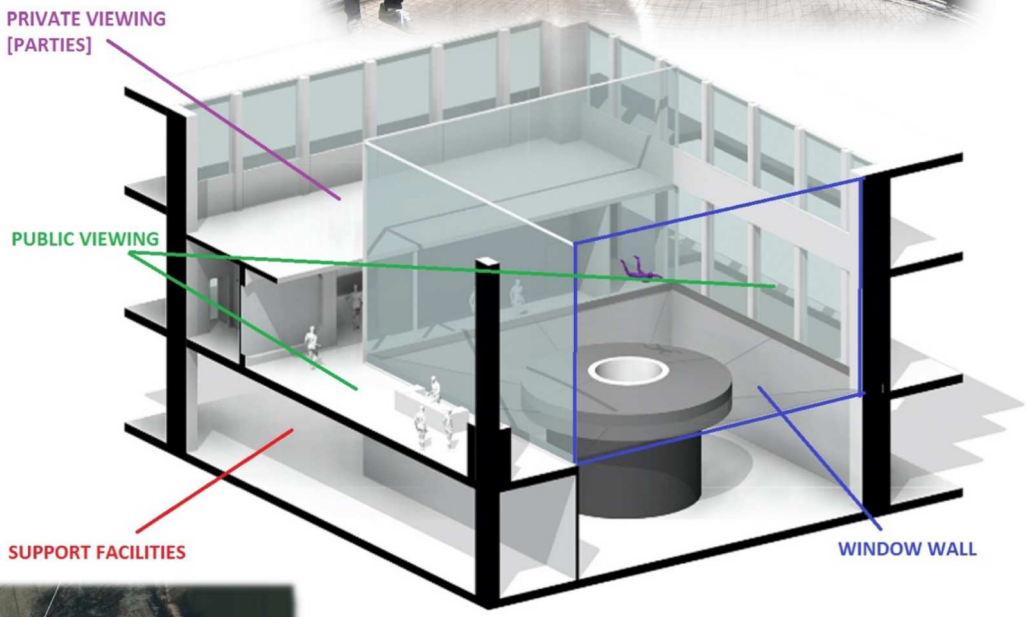
A little over 10,000 square feet of landscape open area is being provided, which is approximately 17% of the total site area. An assortment of large and small trees will be located as shown on the attached schematic landscape plan. Sky Arena Jenks will emphasize its tree placement along Aquarium Drive to help soften its own parking lot edge between the large open parking lots of the Holiday Inn Express and the Oklahoma Aquarium. The east wall of Sky Arena will have large sections of glass. The permanent open space to the east of the site and the Arkansas River beyond provides a natural landscape backdrop as well as unique views from inside the facility.

Lighting

Site lighting will be designed to provide adequate parking lot security with the light poles being as low as possible and still ensure that the light intensity at the property line is less than 3.0 fc by photometric calculations. Fewer, higher poles will be preferred over a higher quantity of shorter poles. All lights will be shielded and pointed downward and away from adjacent properties.

Sky Arena JENKS

Indoor Skydiving & Entertainment Center



- $5.5MM Project
- Projected $1.85MM in annual sales
- $90k annual sales tax impact
- Entertainment, police/military, corporate and team building events
- On-site food and beverage sales
- Global brand with 80 wind tunnels in 45 countries
- *The Best Flying Experience in the World!*

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.

2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.

5. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.

6. RADII = X'-XX" U.N.O.

7. REFER TO PAVING PLAN (CX.X) FOR PAVEMENT TYPES AND LOCATIONS.

8. BUILDING COORDINATES ARE TO OUTSIDE FACE OF WALL.

9. CONTRACTOR SHALL INCLUDE CONSTRUCTION JOINT EVERY 100 FEET.

10. CONSTRUCTION JOINTS ARE TO BE DOWELED AT LOCATIONS WHERE THE CONTRACTOR STOPS CONCRETE PAVING AND RESUMES THE NEXT DAY.

11. CONCRETE PAVEMENT JOINTS SHALL BE SAW CUT AND SEALED. CONSTRUCTION JOINTS SHALL BE LOCATED PER PLAN AND SEALED. RE: XX/CXXX..

12. SAW CUT JOINTS SHALL BE DOWELED AT ALL HEAVY DUTY CONCRETE PAVEMENT. RE: XX/CXXX.

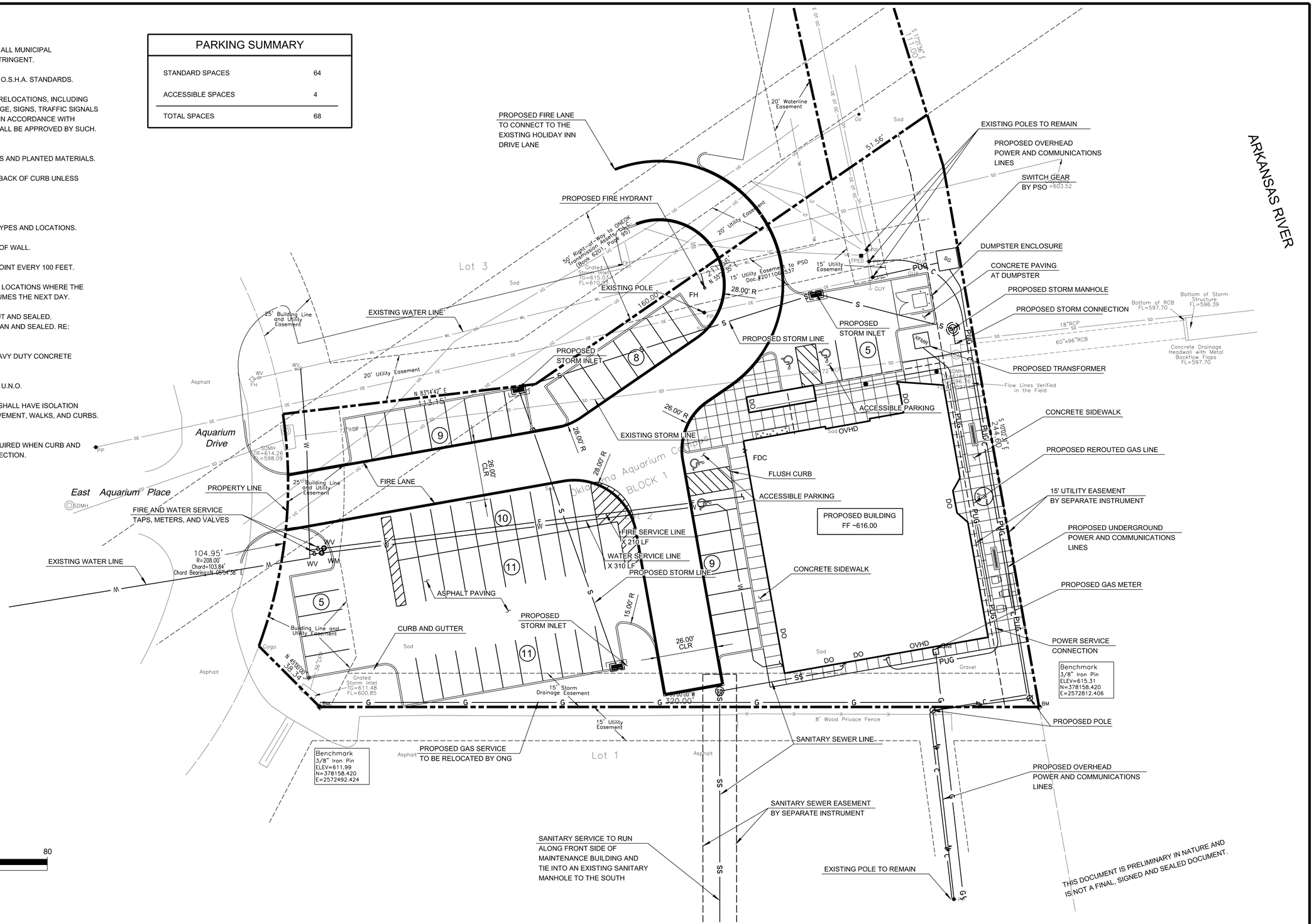
13. CONCRETE SIDEWALK JOINTS SHALL BE TOOLED U.N.O.

14. ALL NEW CONCRETE PAVEMENT AND SIDEWALK SHALL HAVE ISOLATION JOINTS WHERE ABUTTING BUILDINGS, EXISTING PAVEMENT, WALKS, AND CURBS. RE: XX/CXXX.

15. EPOXY COATED #4 X 30" DOWELS AT 30" C/C REQUIRED WHEN CURB AND GUTTER NOT PLACED INTEGRAL WITH PAVEMENT SECTION.

PARKING SUMMARY

STANDARD SPACES	64
ACCESSIBLE SPACES	4
TOTAL SPACES	68



THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS/NOT A FINAL, SIGNED AND SEALED DOCUMENT.

REV	DESCRIPTION	DATE

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

wallace

WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC
123 N. MARTIN LUTHER KING JR. BLVD,
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/21

PRELIMINARY SITE PLAN

CLIENT NAME

PROJECT NO. 0000000 SHEET NO. OF

\\civil-server\projects\20400\58 Sky Arena\Dgn\C4-0Site.dgn
10:19:41 AM
7/20/2020

0 25 50 100 150

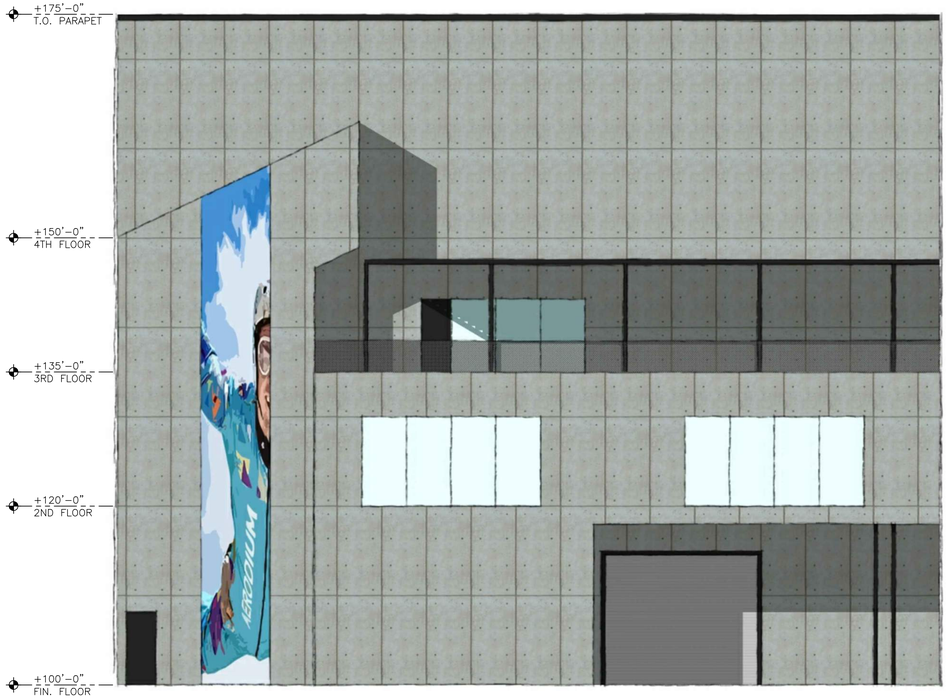
SCALE: 1"=50'

Exhibit 'A'

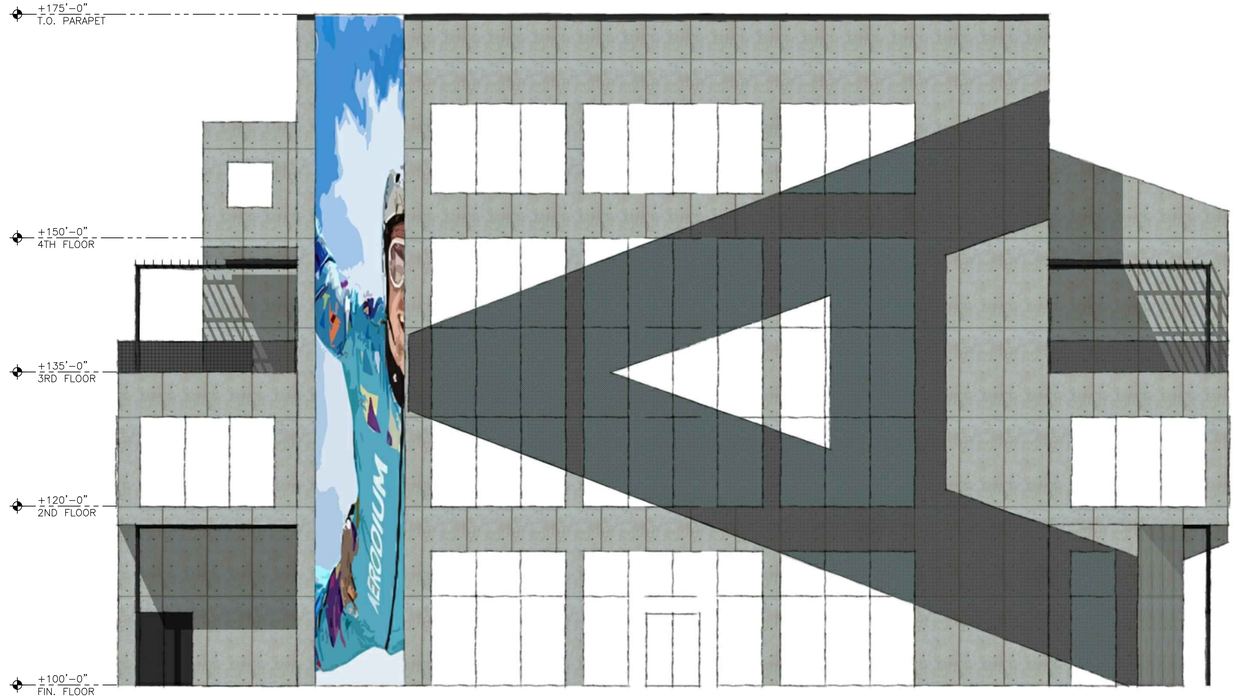
Site Landscape and Utility Plan

wallace

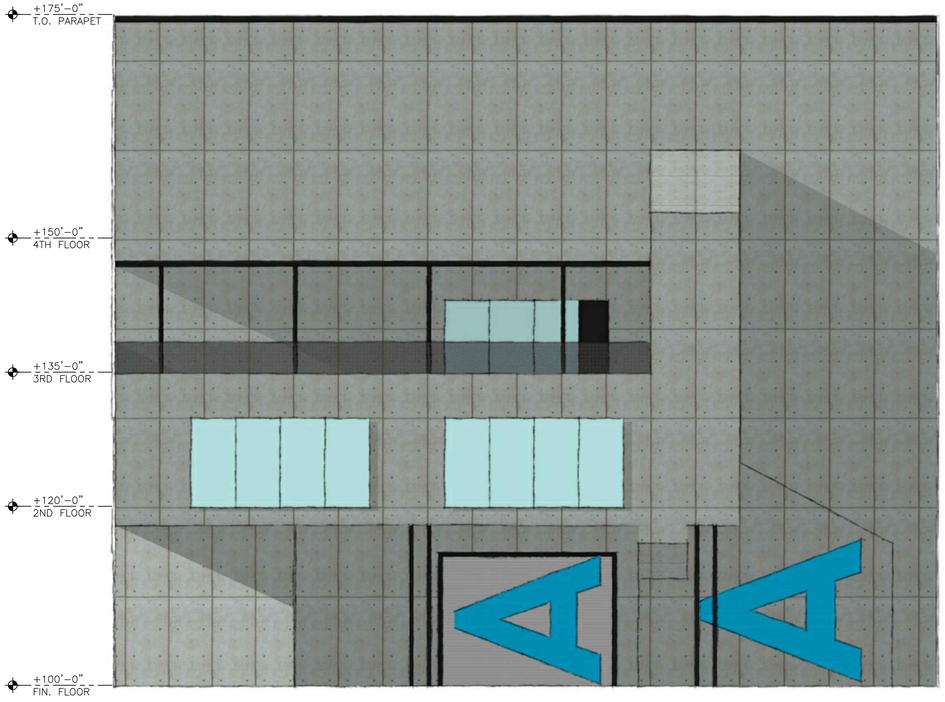
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS INC. (918)584-5858
123 NORTH MARTIN LUTHER KING JUNIOR BLVD
TULSA, OK 74103 CA# 1460 EXP. DATE 6-30-2021



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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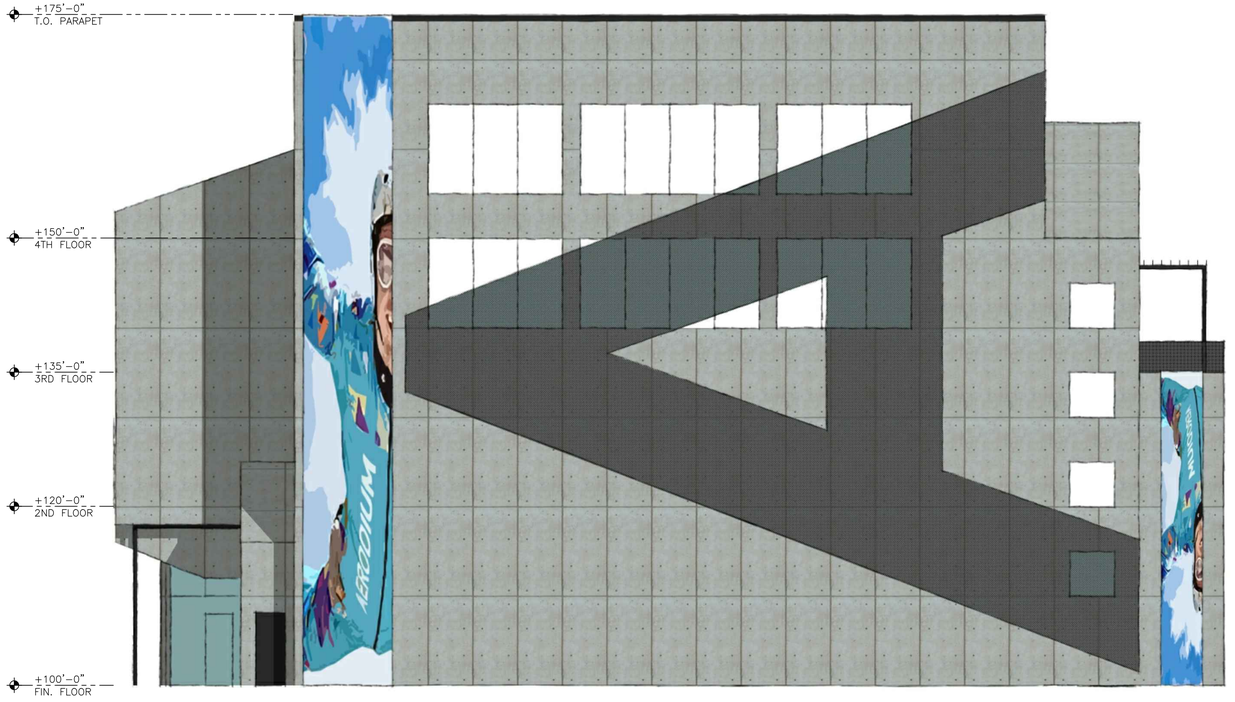
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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PROJECT:

SKY ARENA

PROJECT #
20054

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JENKS, OK
74037

CONSULTANT:

REVISIONS:

ISSUE DATE:

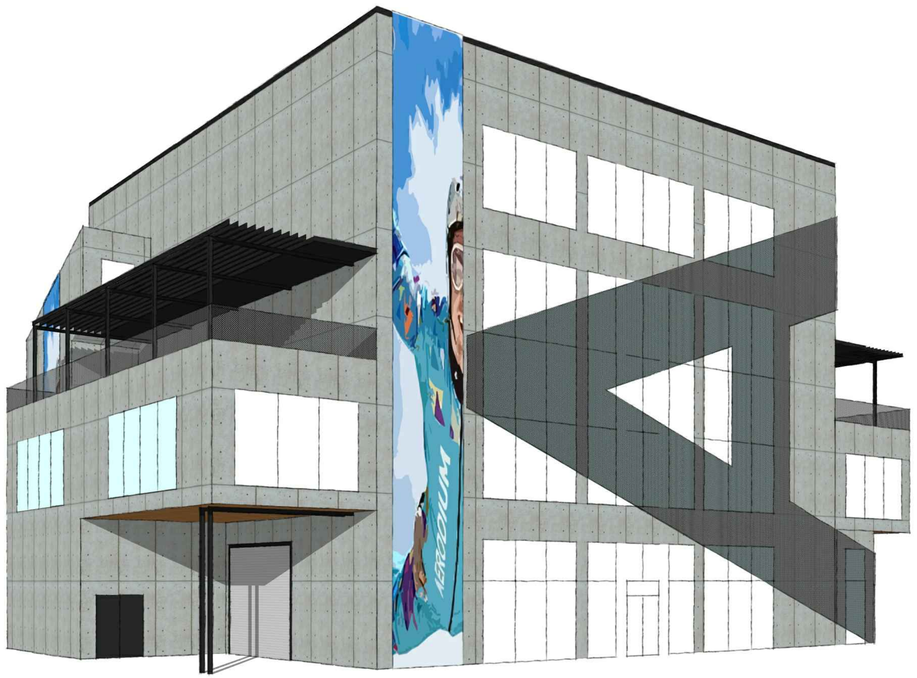
06.01.2020

SHEET NAME:
SCHEMATIC EXTERIOR ELEVATIONS

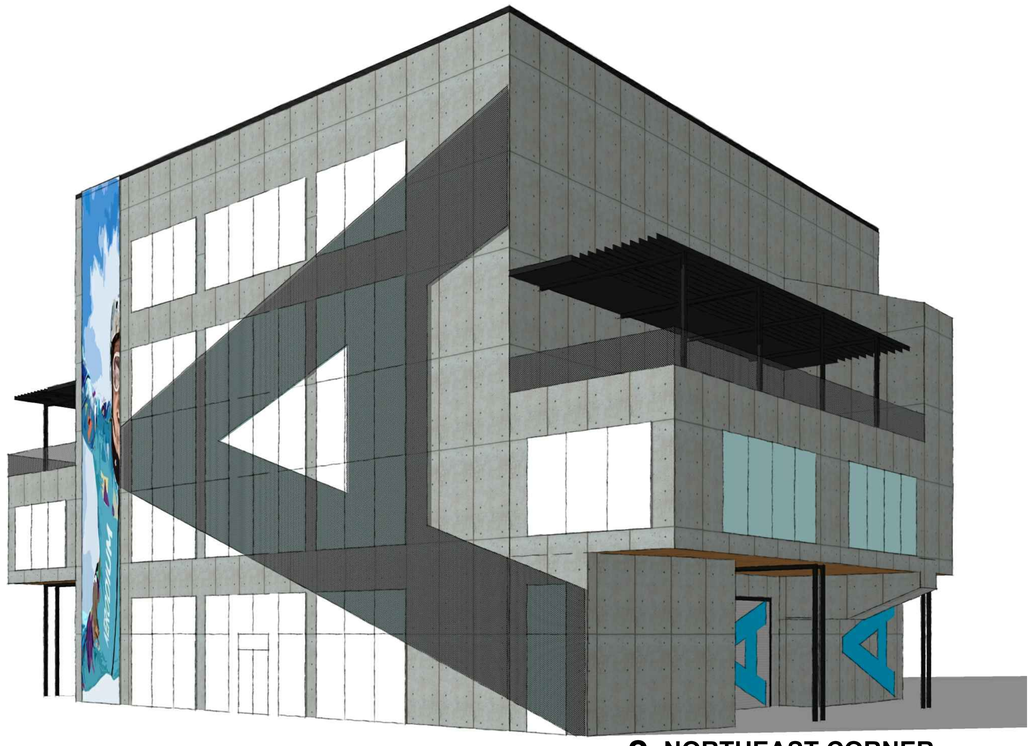
SHEET #:

A301

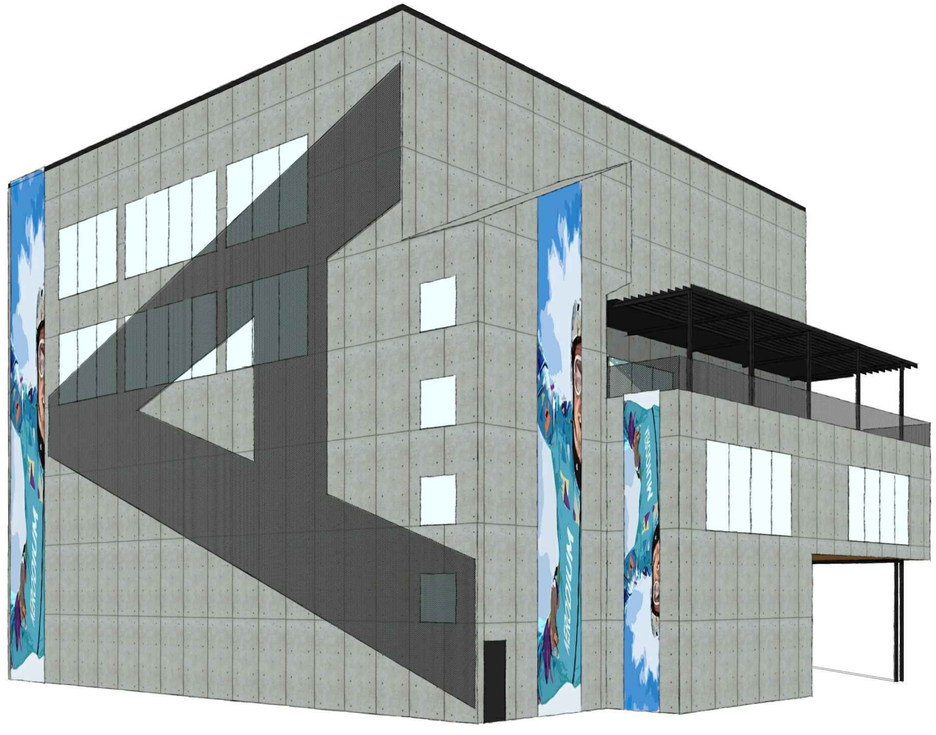
DRAWN BY: BJL



4 SOUTHEAST CORNER
SCALE: N.T.S.



2 NORTHEAST CORNER
SCALE: N.T.S.



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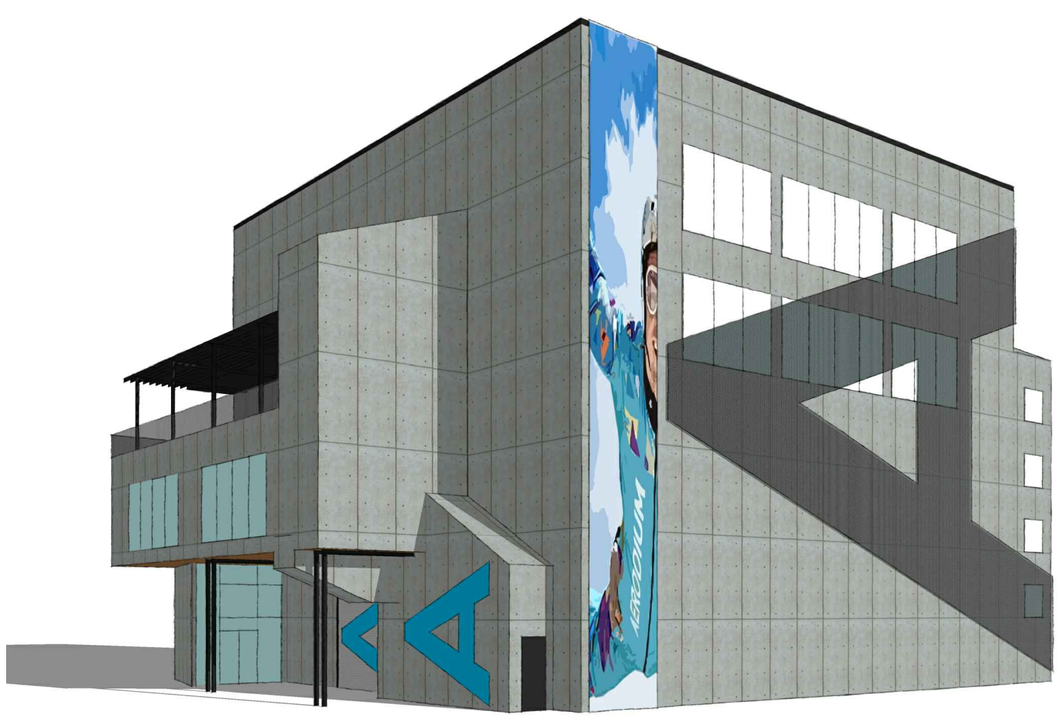
SCALE: N.T.S.



1 NORTHWEST CORNER
SCALE: N.T.S.

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CONSULTANT:

REVISIONS:

ISSUE DATE:

06.01.2020

SHEET NAME:
SCHEMATIC EXTERIOR PERSPECTIVES

SHEET #:

A302

DRAWN BY: BJL

Sky Arena

Development - Lot ?, Block ?

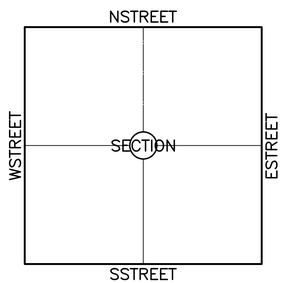
200 Aquarium Drive, Jenks, OK 74037

Job # 20054

PROJECT TEAM

ARCHITECT	CIVIL	STRUCTURAL	M/E/P	GENERAL CONTRACTOR
W DESIGN, LLC. 815 E. 3RD STREET, STE. C TULSA, OK 74120 918.794.6616 ARCHITECT OF RECORD: WELDON J. BOWMAN, AIA. NCARB	WALLACE ENGINEERING 123 N. MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 918.584.5858	WALLACE ENGINEERING 123 N. MARTIN LUTHER KING JR. BLVD. TULSA, OK 74103 918.584.5858		

R RANGE E



T

TOWNSHIP

N

Location Map

SCALE: 1"=2000'

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PROJECT #
20054

200 AQUARIUM DR
JENKS, OK
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CONSULTANT:

REVISIONS:

ISSUE DATE:

07.16.2020

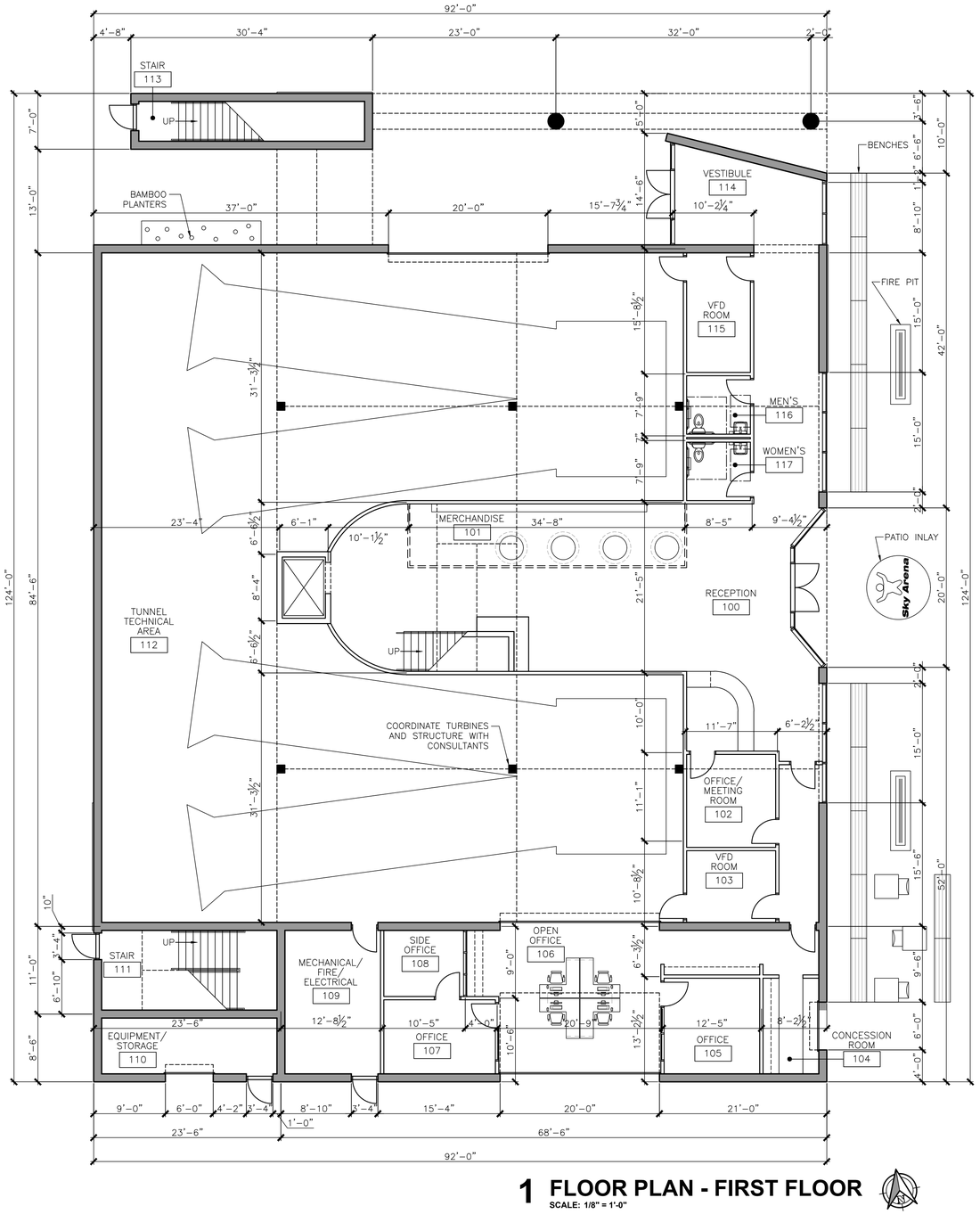
SHEET NAME:

COVER SHEET

SHEET #:

CS

DRAWN BY: BJL



1 FLOOR PLAN - FIRST FLOOR

SCALE: 1/8" = 1'-0"

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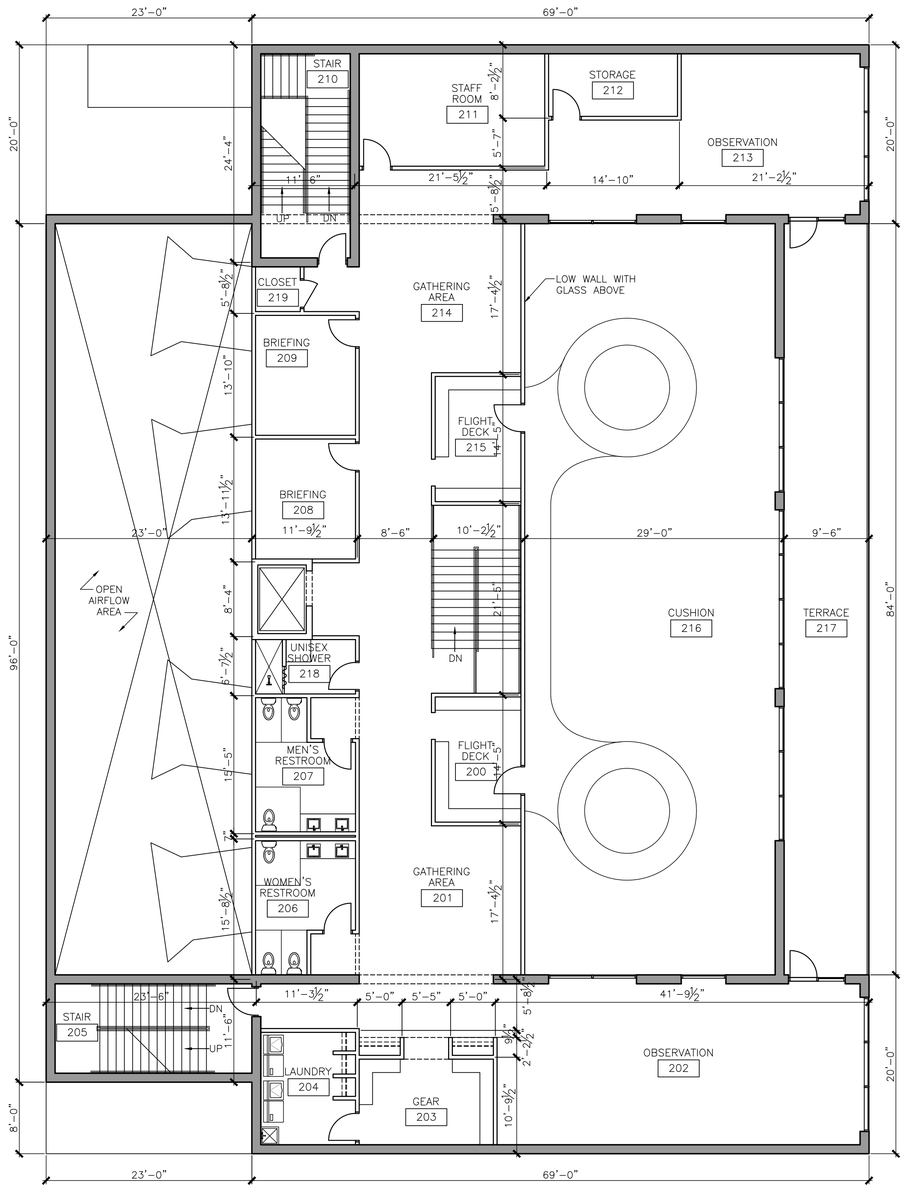
07.16.2020

SHEET NAME:
SCHEMATIC FLOOR PLAN FIRST FLOOR

SHEET #:

A201

DRAWN BY: BJL



1 FLOOR PLAN - SECOND FLOOR

SCALE: 1/8" = 1'-0"

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REVISIONS:

ISSUE DATE:

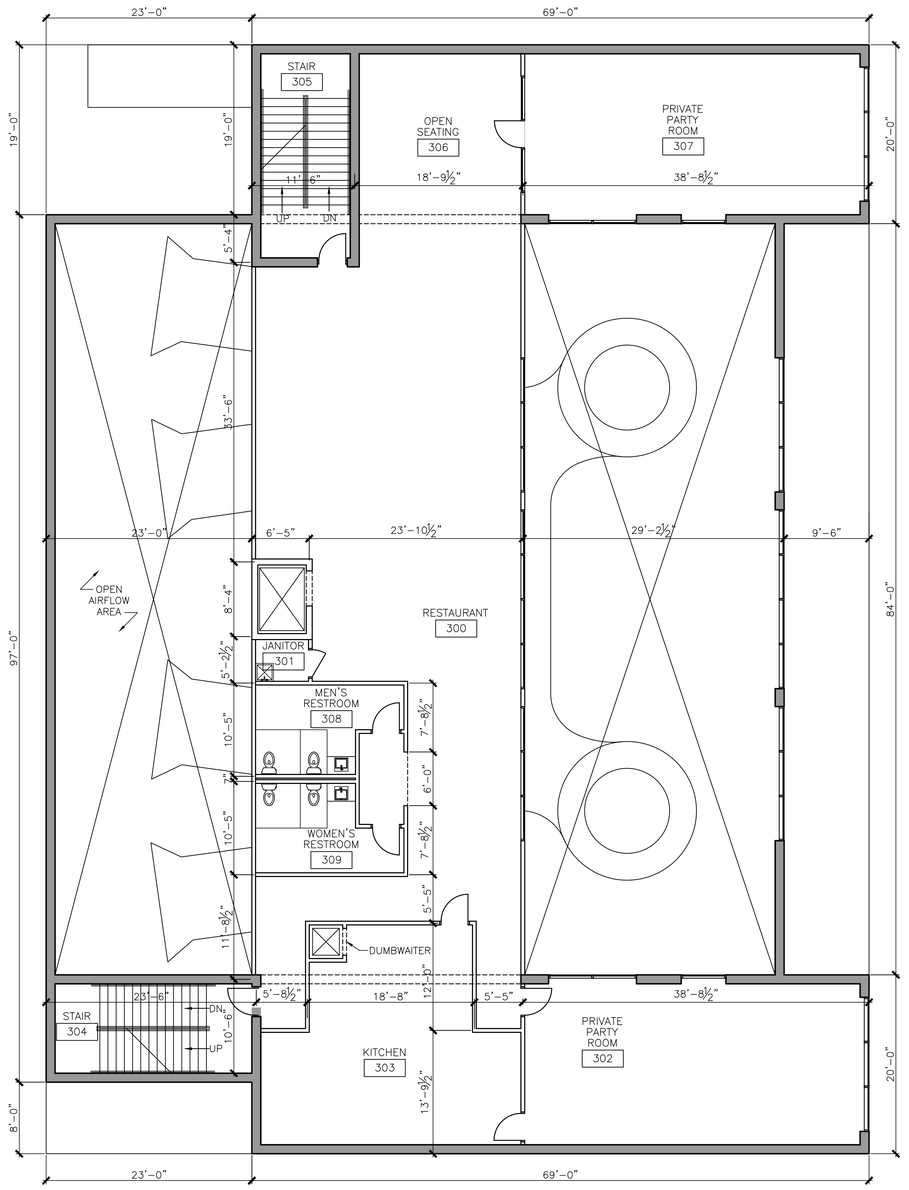
07.16.2020

SHEET NAME:
SCHEMATIC FLOOR PLAN SECOND FLOOR

SHEET #:

A202

DRAWN BY: BJL



1 FLOOR PLAN - THIRD FLOOR

SCALE: 1/8" = 1'-0"

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SEAL:

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PROJECT:

SKY ARENA

PROJECT #
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74037

CONSULTANT:

REVISIONS:

ISSUE DATE:

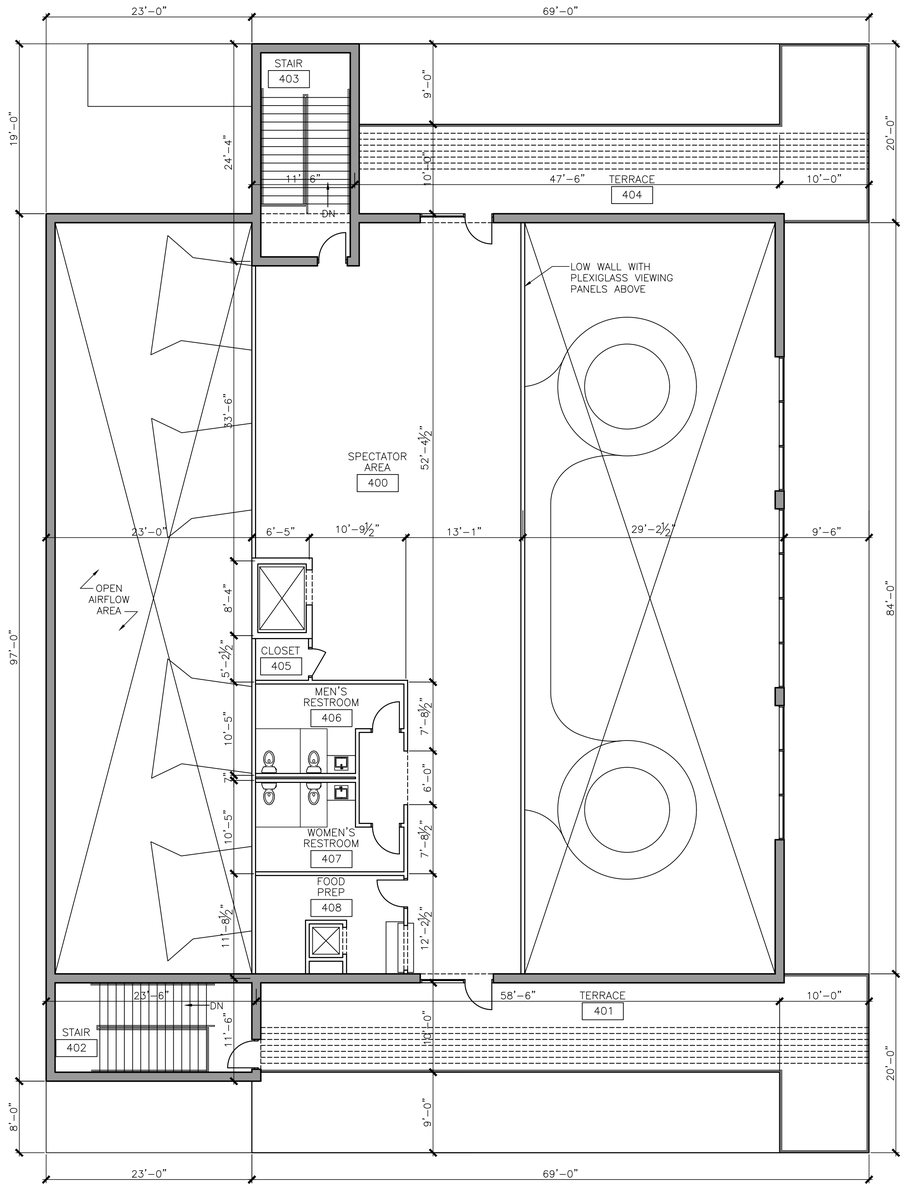
07.16.2020

SHEET NAME:
SCHEMATIC FLOOR PLAN THIRD FLOOR

SHEET #:

A203

DRAWN BY: BJL



1 FLOOR PLAN - MEZZANINE

SCALE: 1/8" = 1'-0"

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PROJECT:

SKY ARENA

PROJECT #
20054

200 AQUARIUM DR
JENKS, OK
74037

CONSULTANT:

REVISIONS:

ISSUE DATE:

07.16.2020

SHEET NAME:
SCHEMATIC FLOOR PLAN FOURTH FLOOR

SHEET #:

A204

DRAWN BY: BJL

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

UPDATED NOTICE OF A PUBLIC HEARING ON A PROPOSED SPECIFIC USE PERMIT LOCATED IN THE CITY OF JENKS, OKLAHOMA

JZ 20-658 SUP 115

Notice is hereby given that a public hearing will be held before the Jenks Planning Commission, in Jenks City Hall, Council Chambers, 211 North Elm Street, Jenks, Oklahoma, at 6:00 p.m. on 23 July 2020, in consideration of the following:

An application to approve a Request by Wallace Engineering for a Specific Use Permit to allow for indoor skydiving facility.

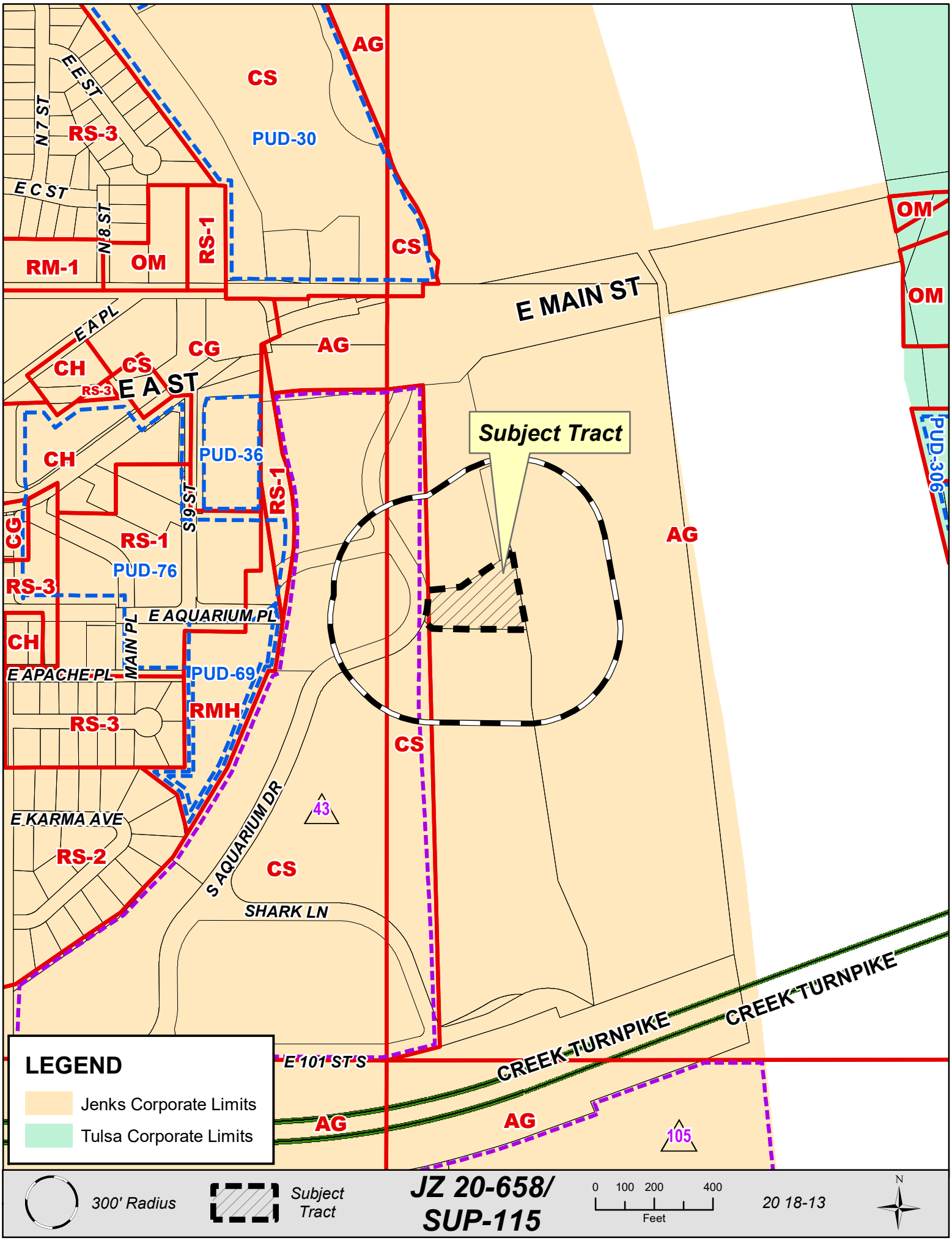
Legal Description: LOT 2, LESS BEGINNING AT THE NE CORNER OF LOT 3; THENCE NE 72.32 FEET; THENCE SE 111.24 FEET; THENCE SE 75 FEET; THENCE SW 50 FEET; THENCE SE 86.10 FEET; THENCE SW 51.56 FEET; THENCE NW 316.76 FEET TO THE POINT OF BEGINNING, BLOCK 1, OKLAHOMA AQUARIUM CAMPUS

General Location: SE Corner East Aquarium Place & South Aquarium Drive

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 26 June 2020.

Marcae Hilton, Secretary
Jenks Planning Commission


AG
CS
PUD-30
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RS-3
E C ST
N 8 ST
RS-1
RM-1
OM
CS
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OM
E MAIN ST
E A PL
CG
AG
CH
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RS-3
E A ST
Subject Tract
PUD-306
CH
PUD-36
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RS-1
CG
RS-1
AG
PUD-76
RS-3
E AQUARIUM PL
MAIN PL
CH
E APACHE PL
PUD-69
RMH
RS-3
CS
43
E KARMA AVE
RS-2
S AQUARIUM DR
CS
SHARK LN
CREEK TURNPIKE
CREEK TURNPIKE
E 101 ST S
AG
AG
105
LEGEND
Jenks Corporate Limits
Tulsa Corporate Limits
300' Radius
Subject Tract
JZ 20-658/
SUP-115
0 100 200 400
Feet
20 18-13
N