

AGENDA
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 17, 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 SEPTEMBER 03, 2020

Documents:

[2020.09.03 PC MINUTES.PDF](#)

IV. BUSINESS

1. JZ 20-664 PUD 122: Request by Red River Development for a rezoning from AG (Agriculture) to RS-3 (Residential Single-Family High Density) and Planned Unit Development 122, along with a staff request for an amendment to the Comprehensive Plan Land Use map. General Location: W 111th & S James

Documents:

1. [SR.JZ 20-664 PUD 122.RED RIVER PC 09.17.20.PDF](#)
2. [RED RIVER PUD 122.UPDATE 2020.09.14.PDF](#)

V. OTHER BUSINESS

1. Planning Updates

VI. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, SEPTEMBER 03, 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 September 03, 2020, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

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

Absent

Request to approve minutes of August 17, 2020. Travis Fulkerson made a motion to approve the minutes. David Randolph seconded the motion with adding the missing “areas” into the Item 1 recommendation. A roll call vote of members was taken as follows:

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

NAY: None.

Motion carried.

Election of Officers Planning Director Marcaé Hilton stated the need to either reelect officers or elect new officers. John Brown made a motion to keep the officers the same (Chair Carol Minden, Vice Chair Scott West). Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None.

Motion carried.

Business

1. ARC 20-489b: Request by Kevin Smith for approval of a new business sign. General Location: 201 E Main

Planning Director Marcaé Hilton presented the staff report for Item 1 and answered questions. Leon Davis made a motion to approve Item 1. Craig Bowman seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

2. Plat – Aquarium Place Carriage Homes: Request by Wallace Engineering for approval of a Final Plat of Aquarium Place Carriage Homes. General Location: SW Corner of E Aquarium Pl & S 3rd St

Planning Director Marcaé Hilton presented the staff report for Item 2 and answered questions. Charlotte Montgomery (10612 S Fir Ave) gave a public comment via email stating that since the approved PUD was for mixed use, they should be required to get a PUD amendment in order to have a fully residential use. Planning Director Marcaé Hilton responded stating that a Plat does not dictate what is built above ground, but that the PUD did allow for a fully residential development. Jim Beach (Wallace Engineering, 123 N MLKJ Blvd) addressed the Planning Commission about the application. Duane Phillips also addressed the Planning Commission and answered questions. Craig Bowman made a motion to approve Item 2. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

3. JZ 20-661 PUD 121: Request by Josh McFarland for approval of Planned Unit Development 121 for Melody Lane. General Location: 716 W Main St

Planning Director Marcaé Hilton presented the staff report for Item 3 and answered questions. Josh McFarland (116 S 1st St) addressed the Planning Commission about the application and answered questions. John Brown made a motion to approve Item 3. David Randolph seconded the motion. A roll call vote of members was taken as follows:

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

Motion carried.

4. Request to recommend for approval Ordinance No. 1534, amending the Jenks Zoning Code to add proper zoning for medical marijuana related businesses

Planning Director Marcaé Hilton presented the staff report for Item 4 and answered questions. David Randolph made a motion to approve Item 4. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

Other Business

1. Planning Commission Order of Meeting

Planning Director Marcaé Hilton introduced the item and answered questions. The Planning Commissioners discussed the future meeting frequencies and times. Planning Director Marcaé Hilton also spoke about basic guidelines for the meetings. Craig Bowman made a motion to approve the Planning Commission meeting guidelines. Travis Fulkerson seconded the motion. A roll call vote of members was taken as follows:

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

NAY: None

Motion carried.

2. Planning Update

Planning Director Marcaé Hilton gave a Planning update.

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

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

NAY: None

Motion carried. The Jenks Planning Commission adjourned at 7:41 p.m.

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	September 17, 2020
Case Number	PUD 122, JZ 20-664 RED RIVER DEVELOPMENT
Request	Recommend Approval of Minor Amendment to Comprehensive Plan Rezoning to RS-3 and PUD 122 Approval
Location	South of W 111th St & West of S James Ave

Staff Report

Preparer | Marcaé Hilton

Attachments

☐ Red River PUD Documents

Preparer

Robert Bell, Bell Land Use LLC

Background Information

Red River Development is seeking to build a detached Single-family condominium project. This housing development will be managed and maintained by the Property Owners Association (POA). The outline of steps required to allow for the requested development is seen below.

- STEP ONE | JPWA Amendment to Deed of Dedication | Completed
- STEP TWO | Minor Amendment to Horizon Jenks | Future Land Use Map | High Intensity Single-family
- STEP THREE | Rezone to RS-3 and Approve PUD 122; Abrogate SP 23 (To Be Accomplished by Ordinance)
- STEP FOUR | Replat
- STEP FIVE | Engineering and Building Permit

STEP ONE | JPWA Amendment to Deed of Dedication | The Jenks Public Works Authority (JPWA) and other stakeholders have several acres of land for sale within the Jenks Commerce Industrial Park. At the time the Industrial park was created, the City anticipated the expansion of a site dedicated to primary jobs of an industrial nature. There are currently two well established industrial uses on site, TWD Dover and Continental Wire Cloth. The remaining land, approximately 15 acres is undeveloped. Over the years, the City approved multiple Single-family Residential developments west of Highway 75; these residences nearest the industrial park have expressed concerns to the City of Jenks about additional Industrial Uses being developed near their homes.

The City of Jenks has had several proposals on the parcel located within the Industrial Park. In reviewing a recent offer, it was determined any use developed on the site, other than industrial, would require an amendment to the Deed of Dedication (DOD) of the filed plat. Due to restrictive covenants and a significant drainage requirement, Staff recommended approval of the requested plat amendment. The Jenks Public Works Authority approved the requested Deed of Dedication amendment for Jenks Commerce Park which was on September 01, 2020; thereby granting the request by Bell Land Use, LLC an amendment to remove the parcel from the DOD with the following conditions:

1. Any new development will require a new plat.
2. Continental Wire Cloth Tract can exist lawfully with less than five (5) acres as required in
PART NINE | Resubdivision

STEP TWO | Minor Amendment to Horizon Jenks | Future Land Use Map | High Intensity Single-family. The applicant made application before Horizon Jenks was adopted, at that time the 2015-2025 Comprehensive Plan designation was *Medium Intensity* with no Land Use designation. Since then City Council has adopted the *Horizon Jenks Comprehensive Plan* which identifies the Land Use as *Business Park*. Changing the Future Land Use Map from a *Business Park* designation to *High Intensity Single-family* is considered a Minor amendment. The Comp Plan allows for Minor Amendments to be heard and considered by the Planning Commission and subsequently City Council at any time and must receive an affirmative simple majority vote of City Council for approval. Staff requests PC recommend approval of the Minor Amendment.

STEP THREE | Rezone to RS-3 and Approve PUD 122; Abrogate SP 23 (Accomplished by Ordinance)
The land was never rezoned from AG, however, there is a supplemental Zoning District (Specific Use Permit 23) which allowed for Industrial Uses and specified Bulk and Area restrictions. In order to accomplish the goals of the developer and the City a Planned Unit Development is required in addition to rezoning. The applicant has asked for RS-3 and staff supports the request. The PUD becomes the guiding document for development on the tract. See "PUD DATA" for details.

STEP FOUR | Replat | Replatting is required due to Sec. 910.-General provisions of a PUD... 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. Replatting will clean up the land transaction, by identifying the new legal boundaries as well as the Deed of Dedication details. Replatting also provides a clear path for other miscellaneous engineering issues and other state and local requirements.

STEP FIVE | Engineering, Building Permit and Site Plan | This process is done internally at the Staff level and generally starts after rezoning and PUD approval. The project must meet PUD requirements, City Code, State and Local requirements.

PUD 122 | STAFF COMMENTARY

PLANNING DATA

Public Comment	The applicant, held multiple public meetings to provide project information to the surrounding neighbors, gather public opinion and revise the project accordingly. Staff participated in many meetings with the developer and members of Council. Primary concerns included, but was not limited to traffic, drainage, high density housing as a vs. industrial uses as a buffer, home values, how this project differs to apartments.
Intended Use	Single-family for sale and rent condominium development
Zoning	AG SP 23
Zoning Request	RS-3 PUD 122
Comprehensive Plan	Medium No Land Use (Old Comp Plan 2015-2025)
Comprehensive Plan	Business Park (Horizon Jenks New Comp Plan)
Comp Plan Request	High Intensity Single-family
General Location	South of 111 th Street and west of HWY 75

PUD 122 | STAFF COMMENTARY | Continued

Plat	Jenks Commerce Park Filed June 15, 1998 Doc. No. 9803927 Plat No. 5280 2 Blocks Block 1, Lot 1 10.006 Acres Block 1, Lot 2 07.681 Acres Block 2, Lot 1 18.352 Acres (Lot Split)
Replatting	Required No application submitted at this time
Access	W. 111 th Street South Secondary Arterial James Avenue City Collector Street
Parcel ID's	6070-48-234-13720 6070-48-234-13760 6070-48-234-13800 (part of 13800)
Site Address	Not Assigned
Acres	15.52
STR	Section: 34, Township: 18N, Range: 12E
PUD DATA	PUD 122 Country Cottages at Midland Valley
Development Type	Single-family Condominium Community feel Country Bungalow style, porches Board and batten over raw SIP Panels Rock, masonry, salt finished concrete Metal roofing over porches Dark composite shingles Black windows 138 Single-family homes 1 (One) Story only
Set Back(s)	Side Yard 10 ft. Side Setback between homes North 20 ft. East of Entrance & 35 ft. West of Entrance West 20 ft. East 35 ft. from James & 15 ft. from Continental South 25 ft. 20 ft. From any exterior property setback
Height	30 ft. Maximum
Screening	8 ft. on west boundary Decorative perimeter fencing along public frontages
Landscaping	Heavy along James Included in Site Plan Submittal Internal review/approval required
Maintenance	Interior if leased Property Owners Association (POA) Interior if owned Property Owner Exterior walls POA Upkeep of land and landscaping POA Upkeep of Amenities POA
Amenities	Club house, swimming pool, park area (water feature/detention walking trails)
Gated	Private Streets
Parking	Parking Lot 2 per dwelling unit Overall exceeds City Code Some covered parking provided Some garage parking provided

Lighting	Shielded downward, shall not exceed 19 ft. in height
Trash Receptacles	Enclosed with matching materials
Signage	Ground Sign 50 x 50 ft. easement (to be identified in Plat) Located at NE corner of development Minimum of 75 sq. ft. of display area 20 ft, maximum height
Drainage	Construction Sign 24 months, erected at 111 th Street frontage Engineering Hydrology Report Required Engineering Drainage Plan submitted with Plat
Zoning	North RS-2, PUD 88 Residential Single-family detached Country Hollow East AG, SP 23 (Agriculture) & (Specific Use Permit) Industrial Uses South AG, SP 93, SP 97, PUD 57 (Agriculture), (Specific Use Permit), (Planned Unit Development) Kirk of the Hills Church West AG, PUD 59 Amended (Agriculture) & (Planned Unit Development) Country View

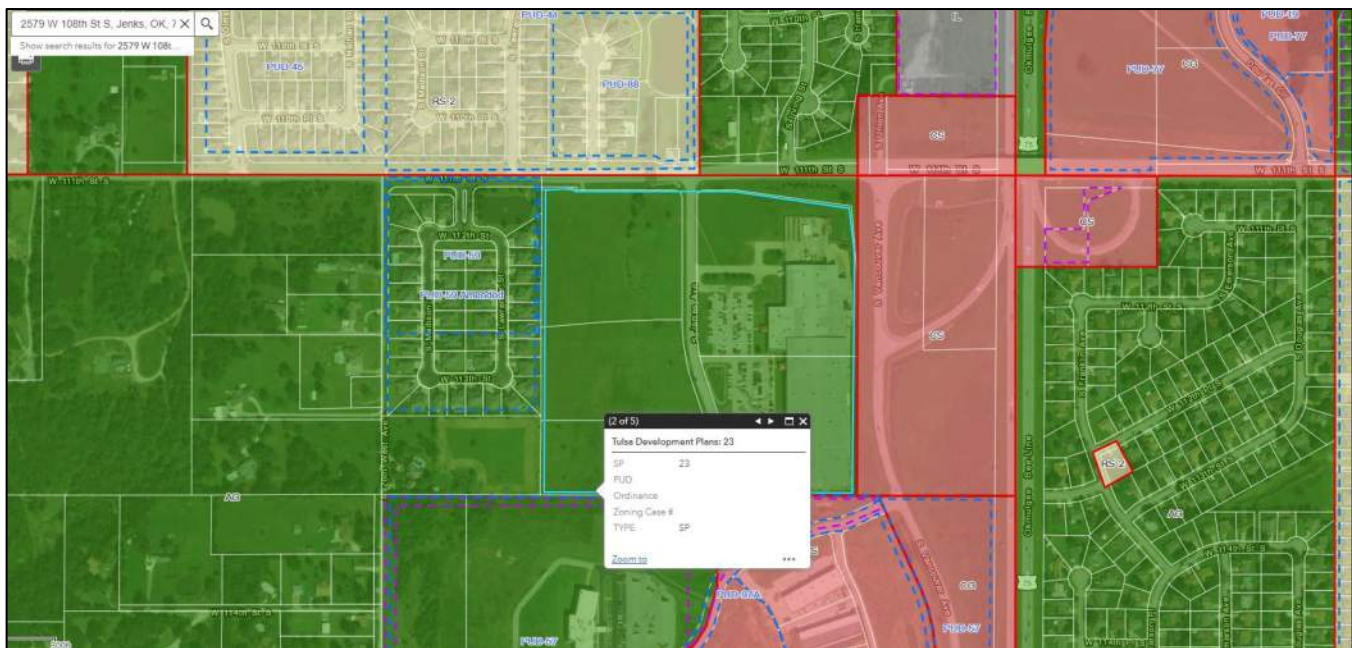


Figure 1: Zoning Map | INCOG



Figure 2: TWG Dover Aerial View from East (back side)



Figure 3: TWG Dover Street View



Figure 4: Continental Wire Cloth street view



Figure 5: Continental Wire Cloth Front View



Figure 6: View of Continental Wire Cloth, Vacant Lot and Residential Development to west



Figure 7: Google Map Aerial View



Figure 8: Houses within Country Hollow



Figure 9 Country View Entrance



Figure 10: Google Map Aerial View zoomed out

PUD ZONING LANGUAGE

C. Planning Commission Action.

a. The Planning Commission, upon notice of filing of an application for the approval of a PUD, in Accordance with Chapter 15 of the Jenks Zoning Code, shall set the matter for public hearing and give 15 days' notice thereof by publication in a newspaper of general circulation. Additional notice may be given by the posting of a sign or signs on the property. Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing.

b. After the public hearing as provided for in Chapter 15, the Planning Commission shall make its recommendation to the City Council. In making this recommendation the Planning Commission shall consider at least the following factors:

1. Whether the PUD is consistent with the comprehensive plan;

2. Whether the PUD harmonizes with the existing and expected development of surrounding areas;

3. Whether the PUD is a unified treatment of the development possibilities of the project site;

4. Whether the PUD is consistent with the stated purposes and standards of this chapter.

c. The Planning Commission shall *approve, approve with modification, or disapprove the development plan required under the PUD*. Approval by the Planning Commission shall be authorized for the processing of a subdivision plat incorporating the provisions of the development plan. The preliminary plat/conditional final plat may be processed simultaneously with the Planned Unit Development applications. The Planning Commission shall forward its recommendation, the application, and subdivision plat (if applicable) to the City Council for further action as provided in subsection D. of this section.

D. City Council Action.

a. Upon receipt of the PUD application, development text, and subdivision plat (if applicable), and the Planning Commission recommendation, the City Council shall hold a hearing, *review the PUD and approve, disapprove, modify, or return the development plan to the Planning Commission for further consideration*. Upon approval, the zoning map shall be amended to reflect the designated PUD and application number. If a subdivision plat incorporating the provisions of the PUD was not submitted along with the PUD application, the approval of the PUD automatically authorizes the processing of a subdivision plat incorporating said provisions. The subdivision plat must receive prior review of the Planning Commission, who will then forward its recommendations and plat to the City Council.

Staff Evaluation & Recommendation

Evaluation | Several City departments have worked closely with the developer to bring Planning Commission and City Council a practical residential project. This request will help mitigate the neighborhood concerns of property owners near 111th and James regarding future land use. In addition, when properly engineered, it will improve the onsite drainage issues and potentially some of the area drainage. PUD 122 provides housing options for those who may wish to rent a detached single-family residence, in lieu of an apartment, in a community styled neighborhood with amenities often found in a traditional subdivision. Staff requests a Comprehensive Plan Amendment to the Horizon Jenks Future Land Use Map along with the rezoning and approval of PUD 122

1. Comp Plan Amendment
 - a. Business Park to High Density Residential
 - b. Staff Request
2. Approve the Rezoning request
 - a. AG to RS-3
 - b. Red River Development request
3. Approve PUD 122 | Red River Development request

Comments

1. Add PUD 122 to title page.
2. Revise and resubmit as needed within 10 business days.

RECOMMENDATION

Staff asks Planning Commission to recommend approval of the Comprehensive Plan Amendment along with the Rezoning request from AG to RS-3 | JZ 20-664 & PUD 122

Country Cottages at Midland Valley
A Single-Family Condominium
Development
Jenks Oklahoma

Planned Unit Development Number 122
West 111th Street South and James Avenue

COUNTRY COTTAGES AT MIDLAND VALLEY



🔔 Bell Land Use LLC
918-902-0462

Tuttle & Associates, Inc
Jeff Tuttle, PE

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COUNTRY COTTAGES AND MIDLAND VALLEY

I. Development Concept

The property is located at the southwest corner of West 111th Street South and James Avenue. This is the perfect location to introduce this new development concept to Oklahoma and the Jenks market. The proposed development is a high-end single-family condominium development that by its nature can serve as a buffer or transition use between single family residential developments and commercial/industrial uses.

The subject property is designated as Medium Intensity by the Jenks Comprehensive Plan and is zoned Industrial by a Specific Use Permit that was established for the Tulsa Winch development located on the east side of James Avenue. The property was platted in 1998 as Jenks Commerce Park. In 2005 Continental Wire Cloth was developed on the south five acres of Block 2 of Commerce Park. The rest of Block 2 of the Commerce Park industrial development has remained vacant for 22 years. This scenario contributed to the development of the gated single-family residential development of Country View along its west boundary and Country Hollow, a single-family development adjacent on the north side of West 111th Street South. Being homes of a value that is customarily found in a gated community the introduction of an Industrial use to the property might be injurious to the value of the homes. Loading and unloading, manufacturing operations, truck traffic, industrial noise are all scenarios that could have negative impacts on the value of adjacent property developed in a gated community for residential use.

Storm water has been a concern for the area ever since the establishment of the Creek Turnpike west to I-44. When Commerce Park was established it was constructed with direct access to Polecat Creek. The development concept for this is to remove the storm water from the area before the Polecat Creek water shed, from the west, gets to Jenks. The Turnpike interrupted this direct flow and now the residential developments between 111th Street and the turnpike are designed to accommodate this excess water. Due to the excessive amount of storm water associated with this area it has been known to exceed the capacity of the existing facilities. The Oklahoma Department of Transportation had identified that the subject property could be utilized to regulate some of the flow from the area. This condition has also hindered the property from being developed because the size of any potential detention facility impacts the overall potential development of the subject tract.

Since the property is designated Medium Intensity at 15.52 acres in size it would be allowed up to 248 residential units. This would constitute a multiple family type setting which would be considered unfavorable to not only the existing residential developments but to the industrial users in the area as well.



The proposed development is a single-family residential Condominium Development that consist of 138 homes.

In a condominium development ownership of the land remains with the development group while ownership of the interior structures can be sold. The benefit of this is the development will be structured so that all maintenance and upkeep of the land and outer building walls will be the responsibility of the development group, who retains ownership of the land.

The development will have amenities of a club house, swimming pool and park area at the entrance from West 111th Street South.

It will be a gated community with the gates established far enough south to allow parking at the club house which will also serve as an office for the development. This proposed location of the gate and public parking creates vehicle stacking that exceeds standards.

The development will be created with an interior paved road that is equivalent to size and design of a street. However, the roadways are recognized as a part of the interior parking lot of the development. Parking stalls will be established with direct access to the interior roads. Some of the parking areas will be established with covered parking and an actual garage facility. This design will be scattered throughout the development to provide proper aesthetics to the design.

The houses will be established in clusters giving the feeling of community, similar to early American neighborhoods that had porches and street parking that provided an area of connection between residents.

The houses will be designed in a Country Bungalow style utilizing various external products; Batten over raw Sip Panels, rock, masonry, salt finished concrete, metal roofing over porches with dark composite shingles on remainder of roof and Black frame windows. Each house will be established with a 10-foot setback of each other. See Exhibit “B” and “C”.

Interior finishes of the development will utilize high end modern style cabinets, flooring and marble counters. See Exhibit “D”.

No houses in the development will be greater than one story and each house will be set back at a minimum of 20 feet from any exterior property boundary.

Eight-foot-high fencing is established on the west boundary and decorative perimeter fencing will be established along public road frontages. Heavy landscaping is also designed along James Avenue and throughout the development. The pond facility at the north end of the development will be created with walking trails. It is the intention of the development to not fence this area to provide better aesthetics and allow area neighborhoods access to the walking trail and pond.”. See Exhibit “E”.

A zone change application was submitted with the Planned Unit Development requesting an underlying zoning to RS-3 (Single Family Residential). There are no attached single-family residential buildings within the development.

II. Development Standards

Permitted Uses:

The following uses shall be permitted:

Use Unit

6. Single Family Residential
and customary accessory uses

Note: Development to be established in Condominium ownership.

Minimum Setback from North Property Line East of Entrance: 20 Feet

Minimum Setback from North Property Line West of Entrance: 35 Feet

Minimum Setback from East Property Line: (James Avenue) 35 Feet

Minimum Setback from East Property Line: (Continental Wire) 15 Feet

Minimum Setback from west property boundary: 20 Feet

Minimum Setback from south Property Line: 25 Feet

Minimum Off-Street Parking Setback from street r-o-w: 20 Feet

Parking Lot: Minimum 2 spaces per dwelling

Maximum Permitted Building Height: 30 Feet

Minimum Landscape area: Site is designed with Heavy Landscape component

Screening:

An eight-foot screening fence shall be maintained along the west property line.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall no exceed 19 feet in height.

Landscape:

An extensive landscape plan will be developed for the site. The landscape plan will address trees, shrubbery, green space, and flower beds for areas of the development to include but not limited to entrances, yards, club house area, swimming pool area, pond

area, set back area along James Avenue, area along west property line and parking lot islands.

Trash receptacles: It is anticipated that a commercial trash carrier will be utilized to prevent the need for individual residential containers. If trash bins are utilized they will be enclosed by the construction of an enclosure associated with the several of the garages within the development. The enclosure will utilize the same exterior building material of the garage facility.

III. Signage

- a. A 50 x 50 easement area will be designated in the northeast corner of the development for the placement of a ground sign for the development.
- b. One ground sign may be erected not exceeding 75 square foot of display surface.
- c. A ground sign shall not exceed 20 feet in height, measured from the mean curb level of the lot upon which it is erected.

Note: During the period of construction, but not exceeding 24 months, a maximum of one sign advertising the development may be erected on the West 111th street frontage of the development. This sign shall not exceed 32 square feet of surface display area. Such sign shall not exceed fifteen feet in height, illumination if any shall be by constant light.

IV. Parking

The parking lot will be established with a minimum of 2 parking spaces for each dwelling.

V. Drainage and Utilities:

A subdivision plat will be required prior to any development of the site. It is noted that excess storm water exists due to area changes after the construction of Commerce Park which had direct drainage to Polecat Creek. The development of the detention facility will provide opportunity to help the area storm water issues. An ODOT review had identified that excess storm water from Commerce Park and West 111th Street South that could be introduced to a detention facility at this location would be a preferred situation. The creation of storm water excess capacity and increased outflow would be considered a public improvement and would require further discussion.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval with the required subdivision plat.

The drainage plan will require a hydrology report to determine the existing conditions of the area, detention facility needs of the tract and the effect of full development of the site.

VI. Existing Zoning and Comprehensive Plan

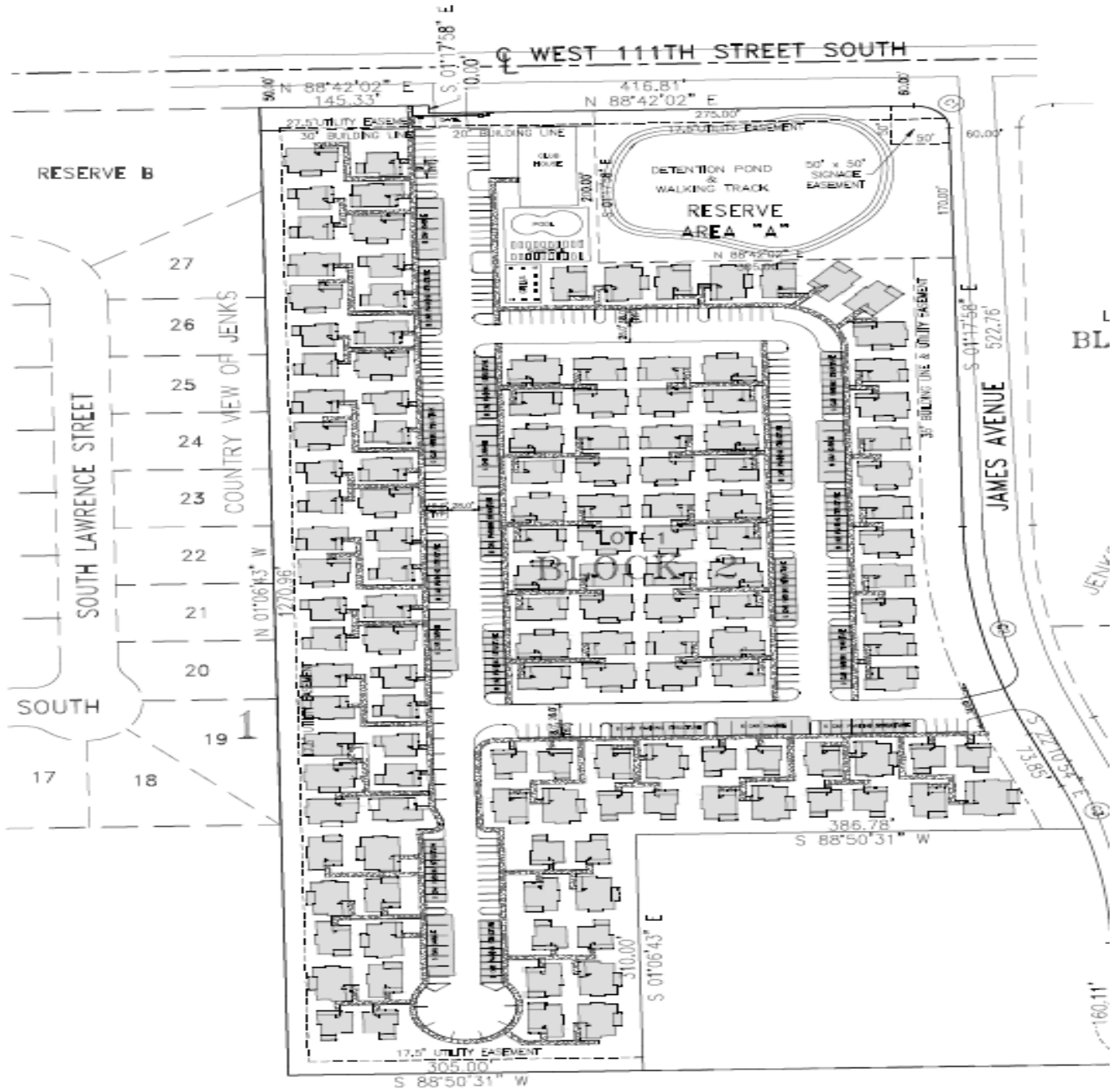
The property designated Medium Intensity by the Jenks Comprehensive Plan is currently zoned AG (Agricultural) with an approved Specific Use Permit for Industrial Use. A request for a Zone Change to RS-3 (Single Family Residential) accompanied the Planned Unit Development request.

VII. Site Plan Review

Review of the Planned Unit Development meets all requirements related to the Site Plan Review except the requirement to submit a detailed drainage plan to the City Engineer for Review and Approval which shall be addressed in the required Platting process.

EXHIBIT 'A'

SITE PLAN FOR RED RIVER



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
P1	90°00'00"	150.00'	47.12'
P2	90°52'56"	770.00'	250.64'
P3	90°54'48"	575.00'	59.34'

EXHIBIT B



BOARD & BATTON SIDING

WINDOW - BLACK FRAMES

R-PANEL METAL ROOF

DARK COMPOSITE SHINGLE

DARK GREY DRYSTACK STONE

SALT-FINISH CONCRETE

DARK COMPOSITE SHINGLE

BOARD & BATTON SIDING

WINDOW - BLACK FRAMES

R-PANEL METAL ROOF

Text



BOARD AND BATTON SIDING



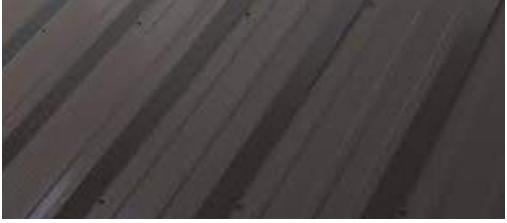
DARK GREY DRYSTACK STONE



WINDOW - BLACK FRAMES



DARK COMPOSITE SHINGLE



R-PANEL METAL ROOF



SALT FINISH CONCRETE

EXHIBIT C

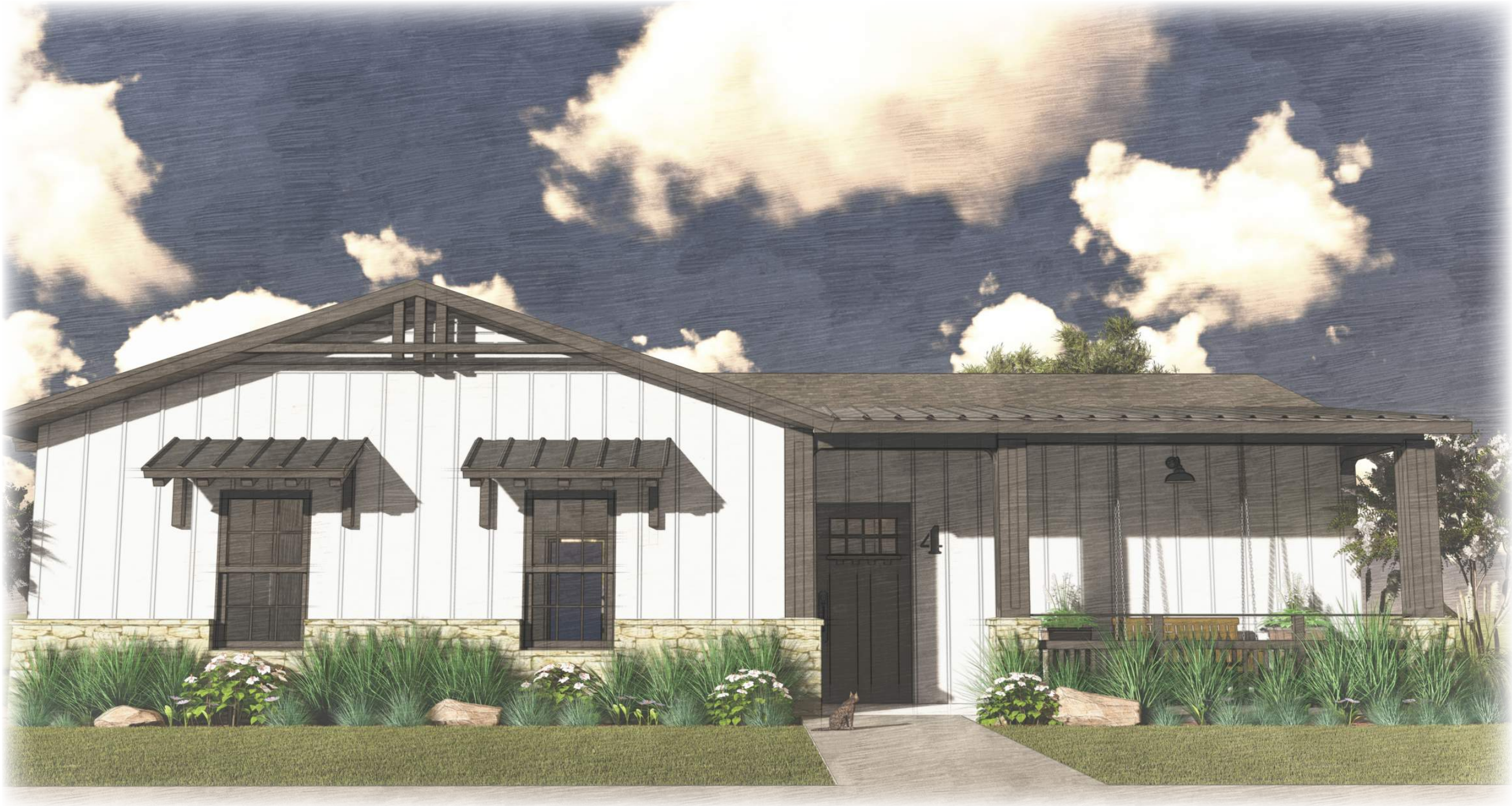


EXHIBIT 'D'

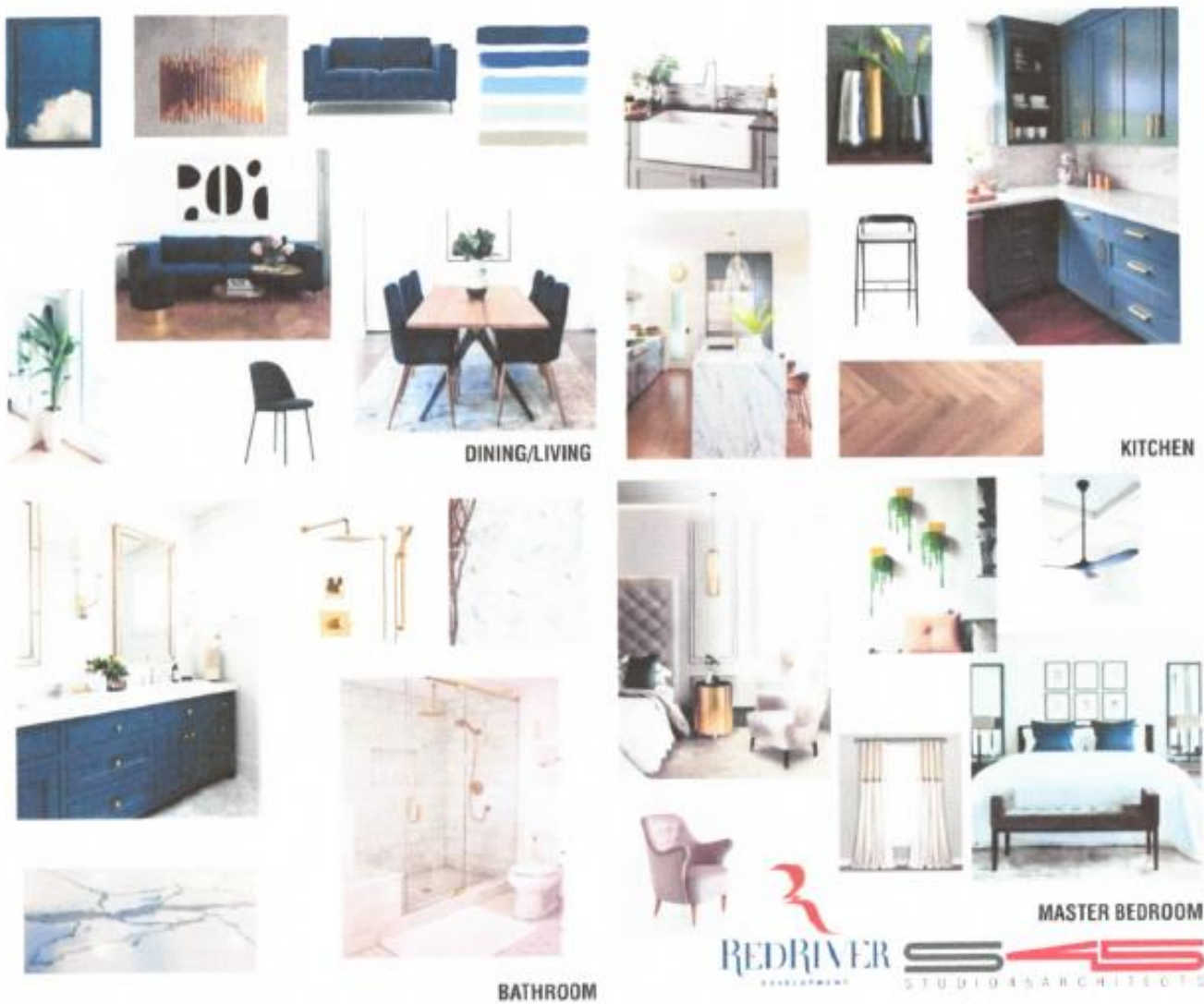


EXHIBIT 'E'



EXHIBIT 'F'

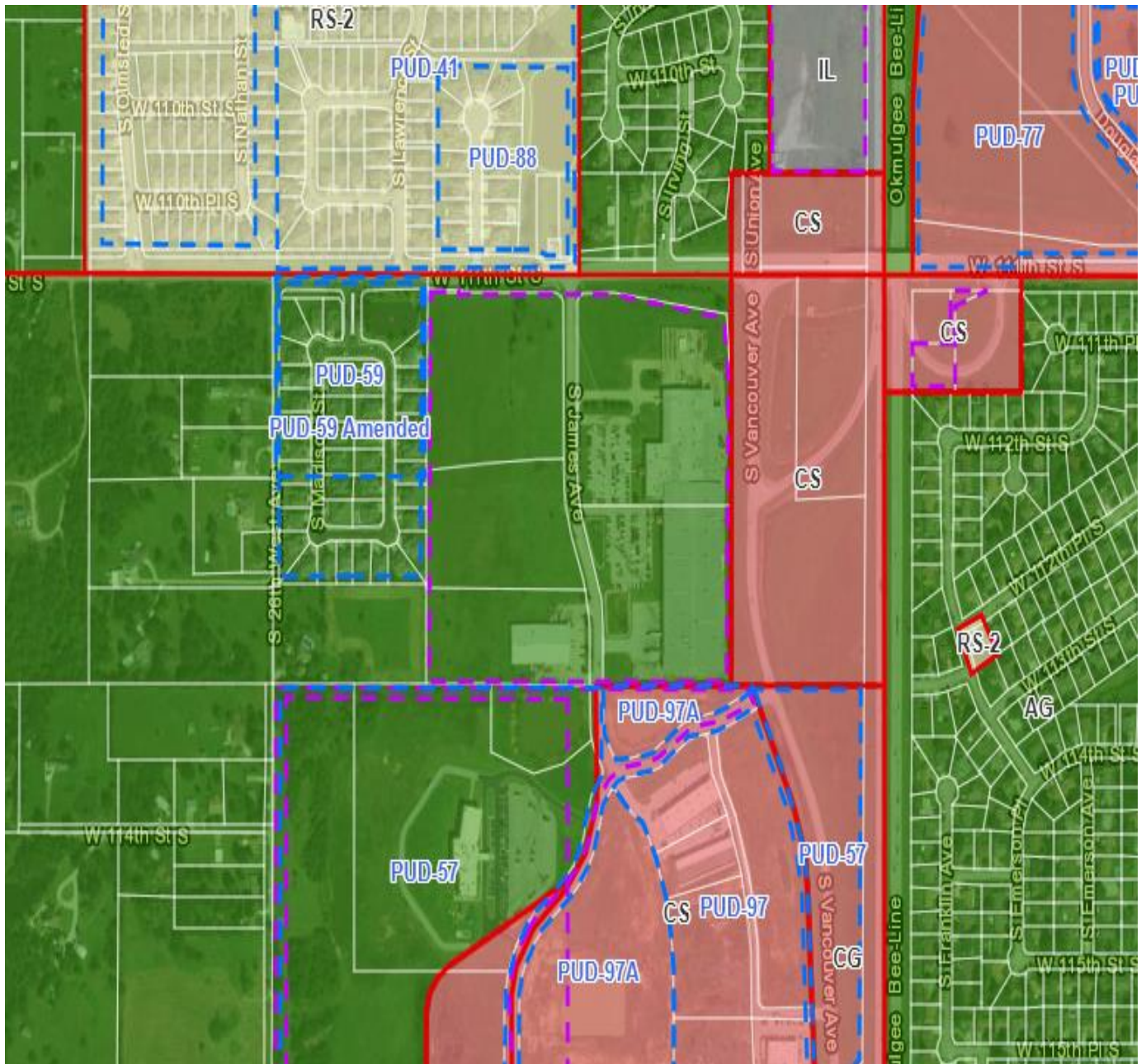


EXHIBIT G

