

AGENDA

JENKS PLANNING COMMISSION

6:00 P.M. THURSDAY, SEPTEMBER 09, 2021

COUNCIL CHAMBERS, JENKS CITY HALL

211 NORTH ELM STREET, JENKS, OKLAHOMA 74037

I. CALL TO ORDER

II. ROLL CALL

III. BUSINESS

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

1.A. Approve minutes of August 05, 2021

Documents:

[2021.08.05 PC MINUTES.PDF](#)

2. Consideration and appropriate action relating to items removed from the Consent Agenda
3. JZ 21 PUD 130: Request by Robert Bell for approval of a zone change from AG (Agriculture) to CS (Commercial Shopping) and Planned Unit Development 130

Documents:

1. [SR.JZ 21 PUD 130.ELWOOD.PC9.9.21.PDF](#)
2. [PUD APPLICATION ELWOOD BUSINESS PARK.ME.PDF](#)
3. [JZ 21 PUD 130 - 9330 S ELWOOD.CITIZEN COMMENTS.PDF](#)

IV. OTHER BUSINESS

1. Planning Updates

V. ADJOURNMENT

MINUTES
JENKS PLANNING COMMISSION
6:00 P.M. THURSDAY, AUGUST 05, 2021
COUNCIL CHAMBERS, JENKS CITY HALL, 211 NORTH ELM STREET

The Jenks Planning Commission was called to order at 6:00 p.m. on July 08, 2021, by Chair Carol Minden. A roll call vote of members was taken as follows:

Present

Leon Davis
Jeffrey Beyer
Craig Bowman
Scott West
Chair Carol Minden

Absent

David Randolph
John Brown

Business

Official action can only be taken on items which appear on the agenda. The Planning Commission may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - 1.A. Request to approve minutes of July 08, 2021
 - 1.B. JL 21-359: Request by Ryan McCarty for a lot split. General Location: 121st St, North of Fire Station #2
 - 1.C. Preliminary/Final Plat: Request by Drew Donosky for apporval of the CVP DB Jenks Addition Preliminary/Final Plat. General Location: 305 S Elm

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: Davis, Beyer, Bowman, West, Minden

NAY: None

Motion carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn
3. JZ 21-669: Request by TEP for approval of a Comprehensive Plan Amendment from Medium Intensity to Local Commercial and a zone change from AG (Agriculture) to CL

(Commercial Light) and Planned Unit Development 131. General Location: North of 131st and East of Harvard. Planning Director Marcaé Hilton presented the staff report for Item 3 then answered questions. Tim Terral (applicant; 9810 E 42nd St, suite 100) addressed the Commission about the application and answered questions. Jeffrey Beyer made a motion to approve the Comprehensive Plan amendment to Local Commercial. Scott West seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Beyer, Bowman, West, Minden
NAY: None

Motion carried.

Jeffrey Beyer made a motion to approve the zone change to Commercial Light and PUD 131. Leon Davis seconded the motion. A roll call vote of members was taken as follows:

YEA: Davis, Beyer, Bowman, West, Minden
NAY: None

Motion carried.

Other Business

Planning Update – Planning Director Marcaé Hilton gave the Planning Update and answered questions.

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

YEA: Davis, Beyer, Bowman, West, Minden
NAY: None

Motion carried. The Jenks Planning Commission adjourned at 6:20 p.m.

To	Planning Commission
Hearing Date	September 09, 2021
Case Number	PUD 130 Rezoning to CS (Commercial Shopping) with a Planned Unit Development overlay
Request	Recommendation of approval of rezoning from AG to CS with PUD 130
Location	9330 S. Elwood Avenue
Applicant	Robert Bell, Bell Land Use

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- ☐ PUD 130 Document
- ☐ Public Comments/concerns

Preparer

Robert Bell
Emails | Brandon Macy, City Clerk

Background Information

STAFF COMMENTARY | Robert Bell has submitted a rezoning and PUD application on behalf of Ozgul Development company. Their request is to change the zoning from AG (Agriculture) to CS (Commercial Shopping) and add a Planned Unit Development overlay with prescribed restrictions. Currently the lot has served as a large Agriculture zoned Single-family residence with some livestock from time to time. The Ozgul family reached out to the City several months to discuss the property and their desire to develop a retail/office/warehouse setting.

PLANNING DATA

Current Zoning	AG Agriculture District
Requested Zoning	PUD 130 & CS Planned Unit Development & Commercial Shopping
Intended Use	Commercial Retail, Office, Warehousing
Parcel ID	98223822307380
Property Address	9330 S ELWOOD AV W
General Location	West of Elwood and North of Main Street
Legal	PRT E/2 NE BEG 995N SECR NE TH W543 N401.11 E543 S401.11 LESS S200.56 THEREOF & LESS E50 FOR RD SEC 23 18 12
Gross Acres	2.27
STR	Section 23, Township 18, Range 12

Comprehensive Plan Business Park | requested use is compatible with Comprehensive Plan
 Plat Unplatted (Platting required)
 Appearance District Corridor Appearance (PUD will serve as ARC approval mechanism)
 Public Comment Staff has received numerous calls regarding opposition for various reasons

Chapter 10 Use Units Sec. 610. - Principal uses permitted in commercial districts.		Districts			
No.	Name	LC	CS	PUD 130	CG
1.	Area wide Uses	X	X	X	X
2.	Area wide Specific Use	S	S	NA	S
4.	Public Protection	X	X	X	X
5.	Community Services and Cultural Facilities	X	X	X	X
8.	Multifamily Dwellings and Similar uses		P	NA	P
10.	Off-Street Parking Areas		X	X	X
11.	Offices and Studios	X	X	X	X
12.	Eating Places Other Than Drive-Ins		X	X	X
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services		X	X	X
15.	Other Trades and Services			X	X
16.	Gasoline Service Stations		X	X	X
17.	Automotive and Allied Activities		E	NA	X
18.	Drive-In Restaurants			NA	X
19.	Hotel, Motel, and Recreation Facilities		X	X	X
20.	Commercial Recreation, Intensive			NA	S
21.	Business Signs and Outdoor Advertising		X	X	X
22.	Warehousing and Wholesaling			X	E
24.	Light Manufacturing and Industrial Research and Development			NA	E
27.	Tattoo and Massage Parlors (Requiring Special Licensing, see Use Unit for Use conditions)			NA	X
28.	(See Use Unit for Special Exception Criteria and Conditions)			NA	E
¹ 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.					
P = Requires Planned Unit Development Application due to Mixed Use Requirements.					

Table 2.Bulk and Area Requirements in the Commercial Districts	Districts			
	LC	CS	PUD 130	CG
Frontage (min. ft.) —Arterial ELWOOD SECONDARY ARTERIAL	150	150	200+-	150
Floor Area Ratio (maximum) The floor area of a building or buildings on a lot divided by the lot area.	0.25	0.50	0	0.75
Setback from centerline of abutting street —ELWOOD SECONDARY ARTERIAL	50	50	35 10 5	50
Setback from an abutting R District boundary line (min. ft.)	10 ¹	10 ¹	30++	10 1
Building Height (max. ft.)	35	35	35	35
¹ Plus two feet of setback for each one foot building height exceeding 15 feet, if the property is within an RE, RS, or RD District.				
++ Onsite Detention Rear yard setback cannot be adjusted without a new public hearing				

Screening Fence	Six (6) foot opaque located along North and West Property Lines adjacent to Residential uses
Lighting	Shielded down away from residential • Street and Parking no greater than 19 ft. tall • Approved by City Staff
Signage	1 Development sign along Elwood Wall Signs along Elwood Per CS code Interior signage • 1 Wall or Canopy Sign Per business • 1 square ft. per linear foot of building wall • Cannot extend above building wall or parapet • Private covenants may exceed PUD restrictions Construction Sign • 24 months • Erected along Elwood • 400 sq. ft. max • Less than 15 feet • Constant light • Parking
Parking	Office Warehouse • 1/400 square feet of office area • 1/1200 square feet of warehouse area
Elevations	75% Masonry
Storage	Outside Storage is prohibited
Drainage and Utilities	

All public Utilities are available

Stormwater | Email Response 9.3.21 | Marcaé Hilton, City Planner

PC, STAFF, BLIND COPIED

Good Morning Ms. Oakes,

Thank you for the email. Please find the attached PUD and application.

1. As previously stated Staff is aware of the required platting notation. The required language will be included in the Deed of Dedication during the time of platting.

A. This is a zone change request and action will be taken according to our City Code. Staff, PC, CC consideration: Do we believe the proposed use meets the intent of

the Comprehensive Plan and the goals of the City? Developers/land owners rarely spend the money engineering for information/research regarding drainage at this level of conversation (prior to a zoning hearing). Drainage is part of an engineering process and is remedied according to the ordinances and laws that are in place. The drainage discussion is between licensed professional engineers who stamp their documents attesting to the accuracy of their plans.

B. The PC hearing will not entertain drainage conversations during their hearing.

C. Citizens are allowed to present information at this hearing for later review by the City Engineer who will likely share the information to relevant engineers and other staff during the Earth Change permit process and other engineering processes, I do not encourage a response at the PC or CC hearing due to the technical nature and attention to detail required for accuracy.

2. Aesthetics and other issues:

a. This property is subject to ARC (Corridor Appearance District) approval due to its location along Elwood, aesthetics will be considered.

b. Screening is required along the perimeter, landscaping will be considered, but there are restrictions from the Fire Department (Public Safety) and utility companies on the type of trees which are allowed.

c. Building Heights, noise and light disturbances will be addressed.

Zoning Surrounding:

North: CS | Commercial Shopping | Partially undeveloped

South: CG | Commercial General | Under development

West: RS-2 | Single-family Residential (South Lakes Villas) | developed

East: AG | Agriculture | Golf Course

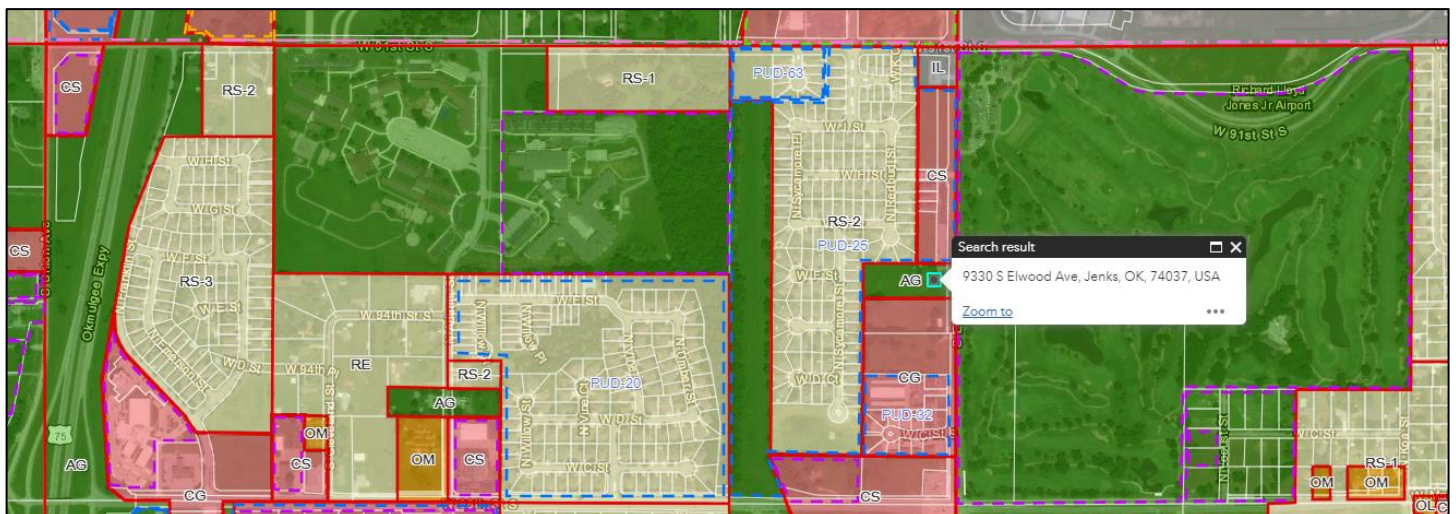


Figure 1: ZONING MAP

EVALUATION | The request fits the current Comprehensive Plan; staff does not believe the use poses an adverse effect to the surrounding properties. The Business Park concept will allow for needed tax-based retail uses along Elwood and office warehouse uses in the rear of the property. The changes in the world economy and the differences in how commerce is being transacted has brought the office warehouse concept to the forefront of land use.

Approving this request will allow the developer to turn an undeveloped AG property into a commercial space allowing retail, office and warehousing.

STAFF COMMENTS

1. Platting is required.
2. Add PUD 130 to front of PUD Document
3. Page 6 | Add the following prohibitions:
 - a. Medical Marijuana grow facilities
 - b. Use Unit 1
4. Page 7 | Correct as follows: No additional ground signs shall be allowed outside of the development sign
5. Landscaping adjacent to Residential Property lines is required including a minimum of One (1) 2-inch caliper (approved) evergreen every 25 feet.
6. Landscaping guidelines shall follow the soon to be adopted UDO.
7. Staff acknowledges the site plan may vary between what was submitted and what is built, but the setbacks as presented along with other standards including but not limited to landscaping, detention etc. shall not be altered without a major amendment to the PUD.

RECOMMENDATION | *Approve PUD 130 and rezoning request per any comments changing the Zoning from AG to CS.*

Elwood Business Park

Jenks Oklahoma

Planned Unit Development Number _____

Retail and Office Warehouse

9330 S Elwood Avenue



An Ozgul Development

🔔 Bell Land Use LLC
918-902-0462

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Exhibit D	Aerial View
Exhibit E	Comprehensive Plan
Exhibit F	Existing Zoning

The Elwood Business Park

I. Development Concept

The subject property was designated as Medium Intensity by the previous Comprehensive Plan and is now designated as Business Park by the Horizon update to the Jenks Comprehensive Plan. The property is zoned Agricultural and has supported one single family residence. The property is under contract for sale. The purchasers of the property want to develop the tract for commercial retail and office warehouse. The trend of the tracts along Elwood from 91st to 96th Streets has been to create Offices fronting Elwood Avenue and a mix of uses behind those front structures ranging from small and medium Office, Mini Storage, and future warehouses are under construction.

The challenge for the purchaser of the property is that he needs assurance the City is supportive of his development concept but does not want to be hasty in submitting a final site plan or elevations that an architect could provide but not prior to closing of the purchase of the property.

The concept is to provide potential retail or standard office sites that front Elwood Avenue. On the remainder of the tract, in a uniform look, an office/warehouse structure that will be supportive of the trades that provide support to the many services that are necessary in the community. These structures will be setback from adjacent properties but will be developed with zero lot line for connectivity on internal lot lines. This will allow the owner to sell individual structures or retain ownership and Lease after a uniformed look is established. **No outside storage will be allowed in the development.** A front setback will be required on the individual lots to accommodate the required parking. A landscape Plan will be submitted with the future required site plan submittals that will require a 15% landscape coverage.

The subject property is located in the Corridor Appearance Review District, however this District may become obsolete with planned Zoning Code updates by the City of Jenks. Approval of the PUD will also recognize that the development must submit elevations with a site plan with the required Plat as specified in the Zoning Code. The site plan review will incorporate the elevation of the building similar to the Appearance Review District. The PUD will be establishing a 75% masonry coverage to the building not including windows and store or office entrance frontages.



Planned Unit Development Text

The concept is to provide potential retail or standard office sites that front Elwood Avenue. On the remainder of the tract, in a uniform look, an office/warehouse structure that will be supportive of the trades that provide support to the many services that are necessary in the community. These structures will be setback from adjacent properties but will be developed with zero lot line for connectivity on internal lot lines. This will allow the owner to sell individual structures or retain ownership and Lease after a uniformed look is established.

No outside storage will be allowed in the development. A front setback will be required on the individual lots to accommodate the required parking. A landscape Plan will be submitted with the future required site plan submittals that will require a 15% landscape coverage.

The internal travel ways will be private drives (Like a large mall type road system) and established within an Owners Association for maintenance. This will be established with a mutual access that will be outlined in the required plat

The Planned Unit Development will be establishing parking requirements associated with the use that is established on the lots. The parking can be established in common areas or by individual lot. It is highly likely that common parking areas will be established along Elwood for the uses that front Elwood and along the internal private drives for the office warehouse uses.

To provide ease of access for the City's waste management company a trash dumpster will be likely to provide ease to all users and therefore should be platted as a common area. The container will be enclosed within a 5 foot high brick enclosure to match the exterior brick of the new development.

Approval of the PUD will also recognize that the development must submit elevations with a site plan with the required Plat as specified in the Zoning Code. The site plan review will incorporate the elevation of the building similar to the Appearance Review District. The PUD will be establishing a 75% masonry coverage to the building not including windows and store or office entrance frontages.

The historical route of Stormwater is through the Southlakes Subdivision. The development will not be allowed to release any more storm water flow from the property than existed prior to the development. A storm water detention area will be constructed on the west end of the property that will be established with the plat to meet the storm water subdivision requirements.

III. Development Standards

The Property will be Zoned CS (Commercial Shopping Center)

Permitted Uses:

The following uses shall be permitted:

All uses allowed by right in the CS Zoning District

Use Unit 15 and 22 provided that no outside storage of any material shall be allowed.

 Prohibiting Medical Marijuana grow facilities and striking Use Unit 1.

Minimum Lot Area Per Unit:

Per building design Zero Lot Line

Minimum Setback from South Property Line: (Commercial Property) 5 Feet

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

Minimum Setback from west property Line: (Detention Facility) 30 Feet

Minimum Setback from north Property Line: (Office and Residential) 10 Feet

Maximum Permitted Building Height: 35 Feet

Screening:

A six-foot screening fence will be established on the north and west property lines that are adjacent to Residential properties.

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 not exceed 19 feet in height and be approved by City Engineer prior to installation.

IV. Signage

1. General requirements:

- a. The Development may place a ground sign along Elwood Avenue that incorporates the uses within the warehouse area.

No additional ground signs along Elwood, please strike.

The Development Sign

- b. ~~Ground signs~~ and building signs associated with uses that front Elwood Avenue shall follow the guidelines of the CS Zoning District.

2. Wall or canopy signs within the warehouse area shall not exceed an aggregate display surface area of 1 square foot per each lineal foot of the building wall to which the sign or signs are affixed. Wall and canopy signs shall be further restricted as follows:
 - a. A wall or canopy sign shall not extend above the top of the parapet or building wall on which it is located
 - b. The Private Covenants of the development may exceed the restrictions related to signage on individual building walls within the office/warehouse area.
3. During the period of construction, but not exceeding 24 months, a maximum of one sign advertising the construction of the Elwood Business Park may be erected on the Elwood street frontage of the development. This sign shall not exceed 400 square feet of surface display area. Such sign shall not exceed fifteen feet in height, illumination if any shall be by constant light.

V. Parking

Parking Spaces shall comply with the requirements of the Zoning Code for the use being installed, provided that the office warehouse shall provide 1 space for 400 square feet of Office area and 1 space per 1200 square feet of Warehouse area.

VI. Drainage and Utilities

All public utilities are available to the site and shall be addressed in the required platting requirements associated with the requested zone change.

The historical route of Stormwater is through the Southlakes Subdivision. The development will not be allowed to release any more storm water flow from the property than existed prior to the development. A storm water detention area will be constructed on the west end of the property that will be established with the plat to meet the storm water subdivision requirements.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval in the platting process.

VII. Existing Zoning and Comprehensive Plan

The subject property is designated as Business Park by the Jenks Comprehensive Plan

The Property is currently zoned AG (Agriculture). The submitted PUD is requesting an underlying Zone of CS (Commercial Shopping Center) with a PUD stipulation that allows for use unit 15 and 22 with restrictions. It should be noted, in conformance with the Jenks Zoning Code, the current house shall be allowed to be continued to be utilized for residential purposes with the criteria that the use cannot be expanded and must stop when development for the commercial use is commenced.

VIII. Site Plan Review

Approval of the PUD will also recognize that the development must submit elevations with a site plan with the required Plat as specified in the Zoning Code. The site plan review will incorporate the elevation of the building similar to the Appearance Review District. The PUD will be establishing a 75% masonry coverage to the building not including windows and store or office entrance frontages. A 15% Landscape area coverage is required.

EXHIBIT 'A'

Conceptual Site Plan

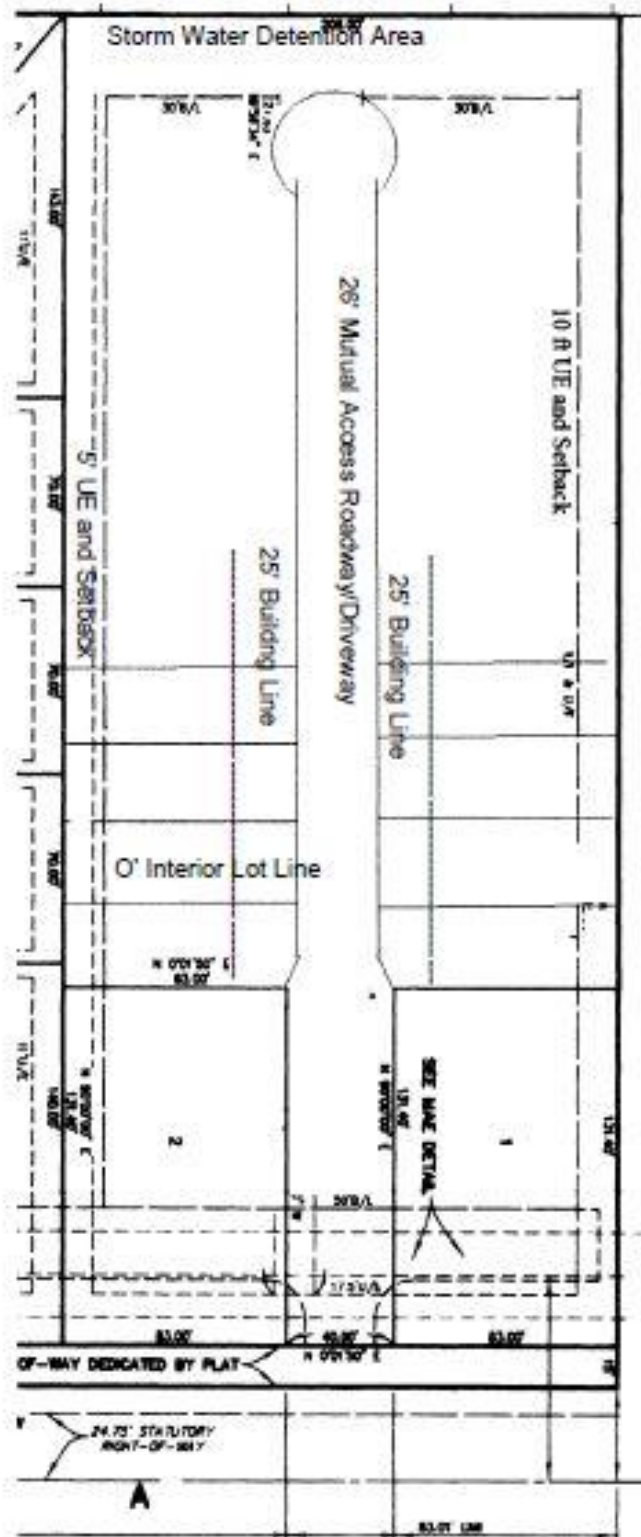


EXHIBIT 'B'

Conceptual Elevation



EXHIBIT 'C'

Conceptual Elevations



EXHIBIT 'D'



EXHIBIT 'E'



Land Use Plan

- | | |
|--|--|
|  Low Intensity Single-Family |  Light Industrial |
|  Medium Intensity Single-Family |  Heavy Industrial |
|  High Intensity Single-Family |  Parks and Open Space |
|  Multi-Family Residential |  Public and Semi-Public |
|  Business Park |  Utility |
|  Regional Commercial |  Potential South Tulsa-Jenks Bridge |
|  Local Commercial |  Potential Road Connections |
|  Downtown | |

EXHIBIT 'F'



From: [Jennifer Tillson](#)
To: [Jennifer Tillson](#)
Cc: [Brandon Macy](#)
Subject: Re: Rezoning Flooding Concern
Date: Tuesday, September 7, 2021 08:08:06

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

This is in regard to JZ 21 PUD 130
Hearing 9/9/2021.

I am a resident of South Lakes Villas neighborhood (SLV) and submit the following for the records on this hearing. Please forward immediately to all City Planning Commission members, City Manager, City Planner, and City Attorney and include in the packet for the meeting:

The property subject of PUD 130 generally slopes toward SLV neighborhood.

The city of Jenks is responsible for properly managing its stormwater runoff and to protect the property of its citizens from additional runoff.

Other adjacent development has already proven that the city has not provided appropriate oversight of those developments which has resulted in flooding of SLV backyards next to those developments.

I hereby request that this application be tabled until an appropriate drainage study can be done and steps determined and taken to avoid flooding occurring in more backyards, and for the City of Jenks to place terms of obligation in the Plat filed for the adjacent property owners to be responsible for their share of detention basin costs and obligations.

Second, as already noted, the subject property is immediately adjacent to private homeowners in the SLV neighborhood. It is also located fronting Elwood Ave, which has already established a certain residential type esthetic for businesses as required in PUD 25 and PUD 32 that the Planning Commission should take into account when approving further development in between these two established developments.

It is imperative also that appropriate privacy screening is required along the perimeter, which should include fencing and some trees, and that buildings are limited in height and set back so as not to interfere with the right to privacy that any homeowner should have in their own back yards and homes.

Sent from my iPhone

> On Sep 7, 2021, at 8:01 AM, Jennifer Tillson <jetillson22@gmail.com> wrote:

>

> April 30, 2019:

>

> <57836366138__33AF177D-CFA6-4F01-845D-E4203B41476D.JPG>

>

>

> Sent from my iPhone

>

>> On Sep 7, 2021, at 8:01 AM, Jennifer Tillson <jetillson22@gmail.com> wrote:

>>

>> Aug 16, 2018:

>>

>> <IMG_4699.HEIC>

>>

>>

>>

>> Sent from my iPhone

>>

>>>> On Sep 7, 2021, at 8:00 AM, Jennifer Tillson <jetillson22@gmail.com> wrote:

>>>>

>>>> April 21, 2017:

>>>>

>>>> <IMG_1855.JPG>

>>>>

>>>>

>>>>

>>>>

>>>> Sent from my iPhone

>>>>

>>>>> On Sep 7, 2021, at 7:58 AM, Jennifer Tillson <jetillson22@gmail.com> wrote:

>>>>>

>>>>> Hello,

>>>>>

>>>>> I have lived at 801 N Redbud Street since September 2013. Our backyard floods every time it rains hard and takes a long time to drain out. Because of our drainage issue, the grass will not grow in the back corner of our lot and we have a mosquito problem. Anything that will increase the amount of water flowing through my property will be detrimental to my house value.

>>>>>

>>>>> Thanks,

>>>>>

>>>>> Jennifer Tillson

>>>>>

>>>>> Sent from my iPhone



From: [Jennifer Tillson](#)
To: [Jennifer Tillson](#)
Cc: [Brandon Macy](#)
Subject: Re: Rezoning Flooding Concern
Date: Tuesday, September 7, 2021 08:02:15
Attachments: [IMG_4699.HEIC](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Aug 16, 2018:

Sent from my iPhone

> On Sep 7, 2021, at 8:00 AM, Jennifer Tillson <jetillson22@gmail.com> wrote:

>

> April 21, 2017:

>

> <IMG_1855.JPG>

>

>

>

>

> Sent from my iPhone

>

>> On Sep 7, 2021, at 7:58 AM, Jennifer Tillson <jetillson22@gmail.com> wrote:

>>

>> Hello,

>>

>> I have lived at 801 N Redbud Street since September 2013. Our backyard floods every time it rains hard and takes a long time to drain out. Because of our drainage issue, the grass will not grow in the back corner of our lot and we have a mosquito problem. Anything that will increase the amount of water flowing through my property will be detrimental to my house value.

>>

>> Thanks,

>>

>> Jennifer Tillson

>>

>> Sent from my iPhone





From: [Jennifer Tillson](#)
To: [Brandon Macy](#)
Subject: Rezoning Flooding Concern
Date: Tuesday, September 7, 2021 07:59:21

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello,

I have lived at 801 N Redbud Street since September 2013. Our backyard floods every time it rains hard and takes a long time to drain out. Because of our drainage issue, the grass will not grow in the back corner of our lot and we have a mosquito problem. Anything that will increase the amount of water flowing through my property will be detrimental to my house value.

Thanks,

Jennifer Tillson

Sent from my iPhone

From: [Carol Bunney](#)
To: [Brandon Macy](#)
Subject: PUD 130 subject of rezoning issue
Date: Monday, September 6, 2021 10:57:12

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I live in South Lakes Villas neighborhood. I oppose a city rezoning of PUD 130. The property subject of the rezoning slopes toward SLV neighborhood. A rezoning would affect SLV drainage and would be costly to us. Privacy is also an issue since the property backs up to our neighborhood. Also as you can see from observation that the area has an appealing residential building style that adds to the value and beauty of the neighborhood and this part of the city. It is not a good idea to change the zoning. It would have an adverse effect on our neighborhood and this area.

Please halt any plans for rezoning and do further research and studies to further consider what is in the best interest of this community.

Please send my concerns immediately to all City Planning Commission members, the City Manager, City Planner, and the City Attorney and anyone else involved in this matter. I want my input on record for this hearing. Thank you.

Carol Bunney
carolann5151@gmail.com

From: [Emily Waggoner](#)
To: [Brandon Macy](#)
Subject: JZ 21 PUD 130 Hearing 9/9/2021.
Date: Saturday, September 4, 2021 14:32:05

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am a resident of South Lakes Villas neighborhood (SLV) and submit the following for the records on this hearing. Please forward to all City Planning Commission members, City Manager, City Planner, and City Attorney and include in the packet for the meeting the following:

The property subject of PUD 130 generally slopes toward SLV neighborhood.

The city of Jenks is responsible for properly managing its stormwater runoff and to protect the property of its citizens from additional runoff.

Other adjacent development has already proven that the city has not provided appropriate oversight of those developments which has resulted in flooding of SLV backyards next to those developments.

I hereby request that this application be tabled until an appropriate drainage study can be done and steps determined and taken to avoid flooding occurring in more backyards, and for the City of Jenks to place terms of obligation in the Plat filed for the adjacent property owners to be responsible for their share of detention basin costs and obligations. My property currently does not flood, and with an appropriate drainage study and proper mitigation put in place as a result of that study, it is my hope is that this will continue to be the case.

Second, as already noted, the subject property is immediately adjacent to private homeowners in the SLV neighborhood. It is also located fronting Elwood Ave, which has already established a certain residential type esthetic for businesses as required in PUD 25 and PUD 32 that the Planning Commission should take into account when approving further development in between these two established developments.

It is imperative also that appropriate privacy screening is required along the perimeter, which should include fencing and some trees, as was stated earlier with the slope of the land the visibility of the property in question is not even obscured with a 6 ft fence. Buildings should be limited in height and set back so as not to interfere with the right to privacy that any homeowner should have in their own back yards and homes.

Please forward a reply to me with the full packet as submitted to the city by the developer.

Thank you,

Emily Waggoner
918.440.7322

From: [Patricia Maroney](#)
To: [Brandon Macy](#)
Subject: Table the zoning change
Date: Friday, September 3, 2021 14:58:04

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello to Jenks City Counselors,

This is in regard to JZ 21 PUD 130
Hearing 9/9/2021.

I am a resident of South Lakes Villas neighborhood (SLV) and submit the following for the records on this hearing. Please forward immediately to all City Planning Commission members, City Manager, City Planner, and City Attorney and include in the packet for the meeting:

The property subject of PUD 130 generally slopes toward SLV neighborhood.

The city of Jenks is responsible for properly managing its stormwater runoff and to protect the property of its citizens from additional runoff.

Other adjacent development has already proven that the city has not provided appropriate oversight of those developments which has resulted in flooding of SLV backyards next to those developments.

I hereby request that this application be tabled until an appropriate drainage study can be done and steps determined and taken to avoid flooding occurring in more backyards, and for the City of Jenks to place terms of obligation in the Plat filed for the adjacent property owners to be responsible for their share of detention basin costs and obligations.

Second, as already noted, the subject property is immediately adjacent to private homeowners in the SLV neighborhood. It is also located fronting Elwood Ave, which has already established a certain residential type esthetic for businesses as required in PUD 25 and PUD 32 that the Planning Commission should take into account when approving further development in between these two established developments.

It is imperative also that appropriate privacy screening is required along the perimeter, which should include fencing and some trees, and that buildings are limited in height and set back so as not to interfere with the right to privacy that any homeowner should have in their own back yards.

Thank you for considering a study in the rainwater and drainage system.

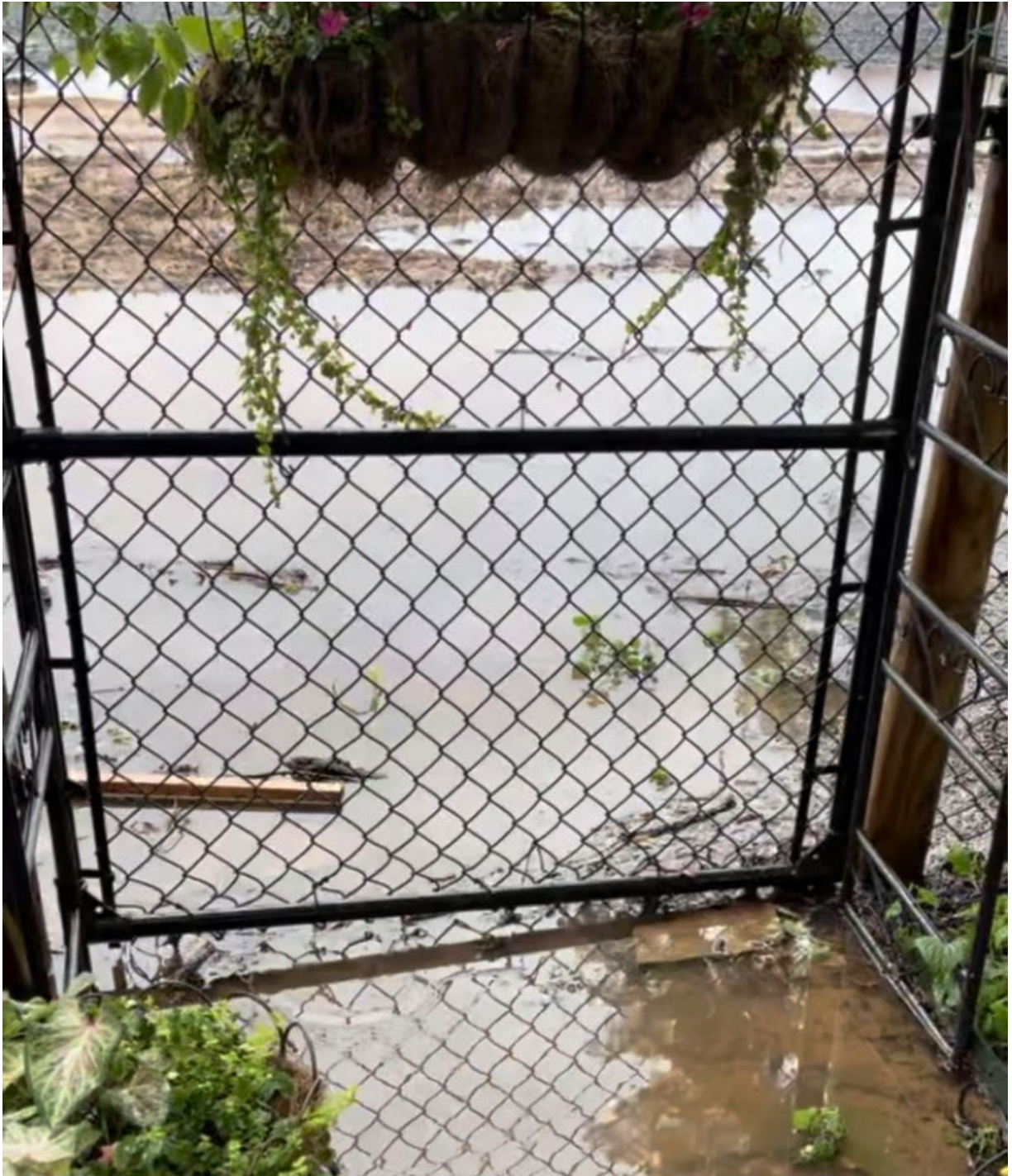
Eric and Patricia Maroney
2105 W E ct
Jenks





From: [Beth Oakes](#)
To: [Marcae Hilton](#)
Cc: [Brandon Macy](#)
Subject: Re: Hearing 9/9/2021- JZ 21 PUD 130:
Date: Friday, September 3, 2021 14:28:47

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.







Thank you. I am attaching some pictures so that you will understand why we are staying on top of this.







On Fri, Sep 3, 2021 at 12:39 PM Marcae Hilton <mhilton@jenksok.org> wrote:

PC, STAFF, BLIND COPIED

Good Morning Ms. Oakes,

Thank you for the email. Please find the attached PUD and application.

1. As previously stated Staff is aware of the required platting notation. The required language will be included in the Deed of Dedication during the time of platting.
- A. This is a zone change request and action will be taken according to our City Code. Staff, PC, CC consideration: *Do we believe the proposed use meets the intent of the Comprehensive Plan and the goals of the City?* Developers/land owners rarely spend the money engineering for information/research regarding drainage at this level of conversation (prior to a zoning hearing). Drainage is part of an engineering process and is remedied according to the ordinances and laws that are in place. The drainage discussion is between licensed professional engineers who stamp their documents attesting to the accuracy of their plans.
- B. The PC hearing will not entertain drainage conversations during their hearing.
- C. Citizens are allowed to present information at this hearing for later review by the City Engineer who will likely share the information to relevant engineers and other staff during the Earth Change permit process and other engineering processes, I do not encourage a response at the PC or CC hearing due to the technical nature and attention to detail required for accuracy.
2. Aesthetics and other issues:
 - a. This property is subject to ARC (Corridor Appearance District) approval due to its location along Elwood, aesthetics will be considered.
 - b. Screening is required along the perimeter, landscaping will be considered, but there are restrictions from the Fire Department (Public Safety) and utility companies on the type of trees which are allowed.
 - c. Building Heights, noise and light disturbances will be addressed.

Please let me know if you have additional questions prior to the hearing. The City offices are closed on Monday.

Marcae Hilton

Marcae Hilton | Director of Planning

City of Jenks

918-556-7441

<https://www.jenks.com/>

From: Beth Oakes <slv.oakesb@gmail.com>
Sent: Friday, September 3, 2021 10:06 AM
To: Brandon Macy <bmacy@jenksok.org>; Marcae Hilton <mhilton@jenksok.org>
Subject: Hearing 9/9/2021- JZ 21 PUD 130:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am President of the SLV (South Lakes Villas) HOA and submit the following for the records on this hearing. Please forward immediately to all City Planning Commission members, City Manager, City Planner, and City Attorney and include in the packet for the meeting:

Two issues:

1:

This property is adjacent to homes and generally slopes toward SLV neighborhood.

There is a private stormwater detention (dry) basin in the SLV neighborhood that is **NOT** maintained by the City of Jenks, but by SLV.

At the time SLV was developed nearly 20 years ago, its developer and the city determined that ANY parties using the detention basin were to be responsible for its maintenance.

Per the plat filed for SLV PUD-25, **the City of Jenks is required to provide IN WRITING via Subdivision Plat or Separate Document that any adjacent property utilizing the South Lakes Detention Pond that said property owner is to be bound by the same obligations and requirements of the SLV neighborhood.**

We ask that no action be taken on the application at this time until at least the following has occurred:

A detailed drainage plan for the subject property be provided to both the city and to the SLV neighborhood for its review and further comments. This should include topographic plat with elevations.

- An updated stormwater drainage study for this and all other properties adjacent to SLV using updated rainfall/climate data, for any and all properties that do or will connect to the SLV drainage system.
- An updated engineering study of SLV detention basin itself to ensure it is adequate for any run off it will receive based on development of this and any other surrounding property.
- **It is incumbent upon the City of Jenks to include, in writing, in the plat tract, deed of covenants that said PUD 130 is responsible for and under obligation to share in all maintenance obligations and requirements of the SLV detention basin, the SLV neighborhood.**

If stormwater runoff from the subject tract of land enters the SLV detention basin, and no obligation for responsibility for maintenance is written into the Plat for PUD 130, SLV will hold the City of Jenks responsible for maintenance costs of the detention basin. We will be doing so for ANY property not currently paying its share of maintenance costs due to the City's lack of notice to adjacent developers.

2:

As already noted, the subject property is immediately adjacent to private homeowners in the SLV neighborhood. It is also located fronting Elwood Ave, which has already established a certain residential type esthetic for businesses as required in PUD 25 and PUD 32 that the Planning Commission should take into account when approving further development in between these two established developments.

It is imperative also that appropriate privacy screening is required along the perimeter, which should include at minimum fencing and some tall evergreen, fast growing type trees if needed depending on the plans and that buildings are limited in height and set back **so as not to interfere with the right to privacy that any homeowner should have in their own back yards and homes.** Noise and light disturbances are to be considered as well.

PLEASE FORWARD TO ME VIA REPLY EMAIL THE FULL PACKET SUBMITTED BY THE DEVELOPER TO THE CITY OF JENKS FOR FURTHER REVIEW.

Thank you,

Beth Oakes

South Lakes Villas

From: [Marcae Hilton](#)
To: [Beth Oakes](#); [Brandon Macy](#)
Subject: RE: Hearing 9/9/2021- JZ 21 PUD 130:
Date: Friday, September 3, 2021 12:39:40
Attachments: [Application.pdf](#)
[PUD Application Elwood Business Park recovered.pdf](#)
Importance: High

PC, STAFF, BLIND COPIED

Good Morning Ms. Oakes,

Thank you for the email. Please find the attached PUD and application.

1. As previously stated Staff is aware of the required platting notation. The required language will be included in the Deed of Dedication during the time of platting.
 - A. This is a zone change request and action will be taken according to our City Code.
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Please let me know if you have additional questions prior to the hearing. The City offices are closed on Monday.

Marcae Hilton

Marcae Hilton | Director of Planning

City of Jenks

918-556-7441

<https://www.jenks.com/>

From: Beth Oakes <slv.oakesb@gmail.com>

Sent: Friday, September 3, 2021 10:06 AM

To: Brandon Macy <bmac@jenksok.org>; Marcae Hilton <mhilton@jenksok.org>

Subject: Hearing 9/9/2021- JZ 21 PUD 130:

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am President of the SLV (South Lakes Villas) HOA and submit the following for the records on this hearing. Please forward immediately to all City Planning Commission members, City Manager, City Planner, and City Attorney and include in the packet for the meeting:

Two issues:

1:

This property is adjacent to homes and generally slopes toward SLV neighborhood.

There is a private stormwater detention (dry) basin in the SLV neighborhood that is **NOT** maintained by the City of Jenks, but by SLV.

At the time SLV was developed nearly 20 years ago, its developer and the city determined that ANY parties using the detention basin were to be responsible for its maintenance.

Per the plat filed for SLV PUD-25, **the City of Jenks is required to provide IN WRITING via Subdivision Plat or Separate Document that any adjacent property utilizing the South Lakes Detention Pond that said property owner is to be bound by the same obligations and requirements of the SLV neighborhood.**

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- A detailed drainage plan for the subject property be provided to both the city and to the SLV neighborhood for its review and further comments. This should include topographic plat with elevations.
- An updated stormwater drainage study for this and all other properties adjacent to SLV using updated rainfall/climate data, for any and all properties that do or will connect to the SLV drainage system.
- An updated engineering study of SLV detention basin itself to ensure it is adequate for any runoff it will receive based on development of this and any other surrounding property.
- **It is incumbent upon the City of Jenks to include, in writing, in the plat tract, deed of covenants that said PUD 130 is responsible for and under obligation to share in all maintenance obligations and requirements of the SLV detention basin, the SLV neighborhood.**

If stormwater runoff from the subject tract of land enters the SLV detention basin, and no obligation for responsibility for maintenance is written into the Plat for PUD 130, SLV will hold the City of Jenks responsible for maintenance costs of the detention basin. We will be doing so

for ANY property not currently paying its share of maintenance costs due to the City's lack of notice to adjacent developers.

2:

As already noted, the subject property is immediately adjacent to private homeowners in the SLV neighborhood. It is also located fronting Elwood Ave, which has already established a certain residential type esthetic for businesses as required in PUD 25 and PUD 32 that the Planning Commission should take into account when approving further development in between these two established developments.

It is imperative also that appropriate privacy screening is required along the perimeter, which should include at minimum fencing and some tall evergreen, fast growing type trees if needed depending on the plans and that buildings are limited in height and set back **so as not to interfere with the right to privacy that any homeowner should have in their own back yards and homes.** Noise and light disturbances are to be considered as well.

PLEASE FORWARD TO ME VIA REPLY EMAIL THE FULL PACKET SUBMITTED BY THE DEVELOPER TO THE CITY OF JENKS FOR FURTHER REVIEW.

Thank you,
Beth Oakes
South Lakes Villas

From: [Beth Oakes](#)
To: [Brandon Macy](#); [Marcae Hilton](#)
Subject: Hearing 9/9/2021- JZ 21 PUD 130:
Date: Friday, September 3, 2021 10:06:37

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

I am President of the SLV (South Lakes Villas) HOA and submit the following for the records on this hearing. Please forward immediately to all City Planning Commission members, City Manager, City Planner, and City Attorney and include in the packet for the meeting:

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It is imperative also that appropriate privacy screening is required along the perimeter, which should include at minimum fencing and some tall evergreen, fast growing type trees if needed depending on the plans and that buildings are limited in height and set back **so as not to interfere with the right to privacy that any homeowner should have in their own back yards and homes.** Noise and light disturbances are to be considered as well.

PLEASE FORWARD TO ME VIA REPLY EMAIL THE FULL PACKET SUBMITTED BY THE DEVELOPER TO THE CITY OF JENKS FOR FURTHER REVIEW.

Thank you,

Beth Oakes

South Lakes Villas

From: [Pam Conway](#)
To: [Brandon Macy](#)
Subject: zoning case JZ 21 PUD 130
Date: Wednesday, September 1, 2021 15:51:37
Attachments: [Property1.jpg](#)

Hi Brandon,

Regarding this upcoming zoning case... I'm sending you a picture, for perspective, of my backyard and adjoining lot, that is up for rezoning. The Chain link fence is mine, and is the property line (or close to it.) The pasture fence is set back onto their property. There is a space between my fence and theirs that also belongs to them (which I have kept maintained).

I hope the visual will help you see why it's so important (not just for me but for the other homeowners also), to have not only a wall, but substantial live screening. This zoning and development, if approved (especially as is), will impact me substantially. I request the buildings are set back as far as possible, and arranged on the lot in such a way that protects all the homes that are situated so close to the property line of that pasture. Requiring a more residential look for their buildings would be a plus as well, and would continue the look of all the other existing commercial offices already developed along Elwood on both sides of this lot. Requiring a similar look and style of all the commercial development in this area along Elwood, adds value, is aesthetically pleasing, and would not be an impractical requirement; in fact, they should expect it! From what I saw in the information you sent me, they are proposing more of a warehouse style, which doesn't fit in with the nice commercial office developments that are already there.

Though it's been an unkept pasture, the open space has been very important to the enjoyment of our back yards. Thinking about brick walls and buildings in place of that open space, is truly heartbreaking.

I so appreciate anything you can do to help protect the value of our existing residential neighborhood from this commercial development.

Also, will my emails be given to Council in their packets? I'd like them to see my comments and pictures.

Thank you!

Pam Conway
706 N. Redbud St.
Jenks, OK 74037

From: Brandon Macy <bmac@jenksok.org>
Sent: Monday, August 16, 2021 2:51 PM
To: Pam Conway <pconway@jenksok.org>
Cc: Marcae Hilton <mhilton@jenksok.org>
Subject: RE: question about zoning



Pam,

Here is the proposed PUD. It would allow for all uses in CS and Use unit 15 & 22. Here is what is allowed in CS.

Chapter 10 Use Units		Districts				
No.	Name	ROC	RTC	LC	CS	CG
1.	Area wide Uses			X	X	X
2.	Area wide Specific Use	S	S	S	S	S
4.	Public Protection	X	X	X	X	X
5.	Community Services and Cultural Facilities	P	P	X	X	X
8.	Multifamily Dwellings and Similar uses	P			P	P
10.	Off-Street Parking Areas	X	X		X	X
11.	Offices and Studios	P	P	X	X	X
12.	Eating Places Other Than Drive-Ins	X	X		X	X
13.	Convenience Goods and Services	X	X	X	X	X
14.	Shopping Goods and Services	X	X		X	X
15.	Other Trades and Services				I	X
16.	Gasoline Service Stations				X	X
17.	Automotive and Allied Activities				E	X
18.	Drive-In Restaurants				I	X
19.	Hotel, Motel, and Recreation Facilities	X	X		X	X
20.	Commercial Recreation, Intensive	P	P		I	S
21.	Business Signs and Outdoor Advertising	X	X		X	X
22.	Warehousing and Wholesaling				I	E
24.	Light Manufacturing and Industrial Research and Development				I	E
27.	Tattoo and Massage Parlors (Requiring Special Licensing, see Use Unit for Use conditions)				I	X
28.	(See Use Unit for Special Exception Criteria and Conditions)				I	E

¹ 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.

P = Requires Planned Unit Development Application due to Mixed Use Requirements.

Use Unit 15 is Other Trades & Services (Trade establishments primarily providing business and household maintenance goods and services ordinarily not found in the primary retail districts because of differing market and site requirements) and 22 is Warehousing and wholesaling.

If you have any other questions, please let me know.

From: Pam Conway <pconway@jenksok.org>

Sent: Monday, August 16, 2021 13:36

To: Brandon Macy <bmacy@jenksok.org>

Subject: question about zoning

Hi Brandon,

Can you tell me what uses are allowed in Commercial Shopping zoning? The zoning case JZ 21 PUD 130 is right behind my house, and I am curious what uses are allowed there – and if you specifically know what they are planning for that property, I'd like to know that also.

Thank you! No rush, at your convenience!

Pam Conway

Executive Assistant to the Fire Chief

Jenks Fire & Rescue

pconway@jenksok.org

918-298-1491

*Family * Professional * Positive Morale*

From: [Marcae Hilton](#)
To: [Pam Conway](#)
Cc: [Brandon Macy](#)
Subject: RE: Zoning case JZ 21 PUD 130
Date: Monday, August 9, 2021 21:54:43

Dear Pam,

Thank you for the email. I will keep your comments in mind as I review the PUD and prepare my recommendations. Please let me know if you have additional questions.

Marcae

From: Pam Conway <pconway@jenksok.org>
Sent: Monday, August 9, 2021 2:59 PM
To: Marcae Hilton <mhilton@jenksok.org>
Subject: Zoning case JZ 21 PUD 130
Importance: High

Hi Marcae,

I received a zoning letting in the mail today regarding the horse pasture, Zoning Case (JZ 21 PUD 130). I live directly beside that pasture at 706 N. Redbud Street. I forwarded the letter to my HOA President as well. I plan to attend the meeting, but I wanted to email you as well.

As a homeowner who lives uncomfortably close to this project, I just want to make a request for some requirements you add in the PUD: Shielded lighting, pointing down, very generous setbacks, generous landscaping, attractive screening, including live screening (fast growing trees/bushes etc.); attention to building placement, style, and heights of buildings. The Office Park that is directly to the north of this pasture is very attractive. The buildings are the same style as the homes in my neighborhood, and fit in very well with the aesthetic. That would be the perfect style to fit in with our neighborhood and feel more like homes, rather than offices. I realize this request is for "commercial shopping" verses an office park, but hopefully you can add some creative requirements to the PUD, to make it as compatible as possible with our neighborhood, and not be overly burdensome for the developer. This pasture is in all of our back yards, and as you can see on your maps, there is very little separation of our properties and that pasture. Which is great if it's a pasture! So obviously we need your help to add protection for all of the homeowners.

Aside from the aesthetics, A very important and ongoing issue is the drainage from that property into our drainage pond. I'm sure you are aware of this due to the property currently under development to the south of the pasture. This will need to be adequately addressed at the proper time in the development process.

I bought my house about 3 ½ years ago, and from my own planning experience (I used to work as the Senior Admin for the Planning Director in Allen, Texas, for 23 years before I came to Jenks), I was well aware of the risks involved with buying a home next to a pasture, especially in a growing City like Jenks. I took the risk but unfortunately, now growth and development has arrived at my back door (literally)!

Thank you, Marcae, for taking time to read my concerns and requests!

Pam Conway
706 N. Redbud Street
Jenks, OK 74037
972-747-1239

Pam Conway
Executive Assistant to the Fire Chief
Jenks Fire & Rescue
pconway@jenksok.org
918-298-1491

*Family * Professional * Positive Morale*