

There was considerable discussion and negotiation about the amount of masonry, screening, outdoor storage, certain activities restricted to indoors, and screening of truck docks. Conditions below are modified to reflect Planning Commission recommendation.

### **RECOMMENDATION**

Staff recommends approval of the rezoning and PUD subject to the following conditions (Planning Commission modifications are in red, italicized, and underlined; those deleted are stricken through; staff additions are in black, underlined, not italicized):

1. All buildings on Lots 1 and 6 limited to 20 feet eave height;
2. Masonry covering 100% up to 20 feet high of the south facing walls of all buildings and including west face of westernmost buildings; and 4-foot high masonry wainscoting on remaining walls within 300 feet of the centerline of 121<sup>st</sup> Street. ~~50% of the portions of exterior walls without doors and windows on the east and west sides of all buildings;~~
3. Eight feet high solid screening fence with concrete curb along the entire east boundary line;
4. A mix of deciduous and evergreen trees, a minimum of 3" caliper at time of planting, and planted no further than 30 feet apart, must be established and maintained along the east property boundary;
5. All planting areas must have an underground automatic irrigation system with a regular watering schedule to assure continued viability of plants;
6. All roof top mechanical equipment shall be screened from view of persons standing on the ground at the property boundaries;
7. All trash enclosures shall be at least six feet high and have gates that remain closed except during filling and emptying of trash containers;
8. Truck docks and any service areas visible from 121<sup>st</sup> Street must be screened with trees ~~and an 8-foot high solid screening fence;~~
9. ~~No outside storage allowed anywhere on the property~~ Outside storage is allowed except on south sides of buildings and west side of Lot 1. All outside storage must be screened with a minimum 8-foot high screening fence with concrete curb. Screening fence may be up to 12 feet high with proper permitting from the City of Jenks. No outside storage may be higher than the screening fence.
10. ~~All business-related activity that causes noise, fumes, spray, sawdust, or other waste shall be conducted indoors with doors closed~~ Outside noise is limited to the hours of dawn till dusk.
11. No trucks allowed to park and remain idling on Lots 5 and 6;
12. Maximum mounting height of lights shall be 25 feet;
13. No light spill beyond the property boundaries; all lights shall be shielded and pointed downward and away from property boundaries; a photometric plan shall be required as part of the civil engineering and building plan submittal showing zero foot candles at the property boundaries;
14. A subdivision plat, approved by the City of Jenks, must be recorded prior to release of any building permits