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| To | Planning Commission |
| Hearing Date | February 04, 2021 |
| Case Number | JZ 21 PUD 112 Minor Amendment No. 01 South County Crossing |
| Request | <i>Approve exception to required exterior materials for Lot 3 New Warehouse</i> |
| Location | North of 121 st between Elwood and Elm |

Staff Report

Preparer | Marcaé Hilton

Attachments

Proposed Building Elevation Drawings
PUD 112 Meeting Minutes
Approved PUD 112

Preparer

Kevin Jordan
City of Jenks Archives
City of Jenks Archives

Background Information

PUD 112 | STAFF COMMENTARY

The property is abutted by a single-family residential development to the north and east, Fire Station Number 2 to the west, and a large parcel zoned IM which is also in the Special District to the south across 121st Street. West of the Fire Station is an area that was approved for mini storage in April 2017.

At the time, the proposed development was and is “consistent” with the Comprehensive Plan, but to be compatible with immediate surrounding properties, separation buffers were needed. The Comprehensive Plan created the Special District and the Low Intensity Residential area adjacent to each other but did not provide for appropriate separation, so conditions were prescribed to create protections for the existing residential properties.

The residential properties to the north are separated by the large reserve and drainage channel in the residential subdivision. In addition, the proposed detention pond on this site separates the eastern two buildings from the property to the north.

The single-family dwellings to the east needed the most protection. All the buildings on Lots 1 and 6 are limited to 20 feet high at the eave. There is an 8-foot high privacy fence and heavy tree planting requirement along the eastern property line.

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| Public Comment | None Minor Amendments are not advertised |
| General Location | North of 121 st and West of Elm |
| Zoning | PUD 112 & IM (Industrial Medium) Ordinance No. 1461 |
| Use | Industrial Development No Change Office & Warehousing <ul style="list-style-type: none"> • Use Units 1, 4, 10, 11, 15, 17, 21, 22, 24 <p>Excluded Uses:</p> <ul style="list-style-type: none"> • UU4 pressure station, shelter water storage facility, temporary open aired facilities • UU16 gasoline stations • UU 21 billboards <p>Building Materials:</p> <ul style="list-style-type: none"> • Masonry Covering 100% up to 20 feet on all south facing walls • Masonry Covering 100% up to 20 feet on west face of westmost buildings • 4 feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121st Street • Awnings, canopies, overhangs office area only encouraged <p>Screening:</p> <ul style="list-style-type: none"> • HVAC out of view • Materials solid waste collection and loading areas wooden fence with doors • Perimeter Fence Wooden 6 feet tall <p>Lighting:</p> <ul style="list-style-type: none"> • Oriented to minimize light leaving development • Control light pattern leaving site at boundary of development • Photometric study required 0.00 foot candles at property line • All lights face down and away <p>Parking:</p> <ul style="list-style-type: none"> • Area B-Lots 3 and 4 shared parking • Owner to submit parking info with each building permit and maintain ongoing count of spaces vs. uses • Uses may share parking via shared parking analysis • Off street parking and loading are specified in PUD document <p><i>See PUD 112 for additional details</i></p> |
| Comprehensive Plan | Industrial Special District No. 3 Special consideration due to previous petroleum storage facility |
| Plat | South County Crossing Plat No. 6849 04.23.19 |
| STR | Section: 36, Township: 18N, Range: 12E |

Zoning North | PUD 12, (RS-2) Single-family Residential | South Creek
 East | PUD 12, (RS-2) Single-family Residential | South Creek
 South | IM | Industrial Medium | Undeveloped
 West | AG | City of Jenks Fire Station | "Ewing Perryman"

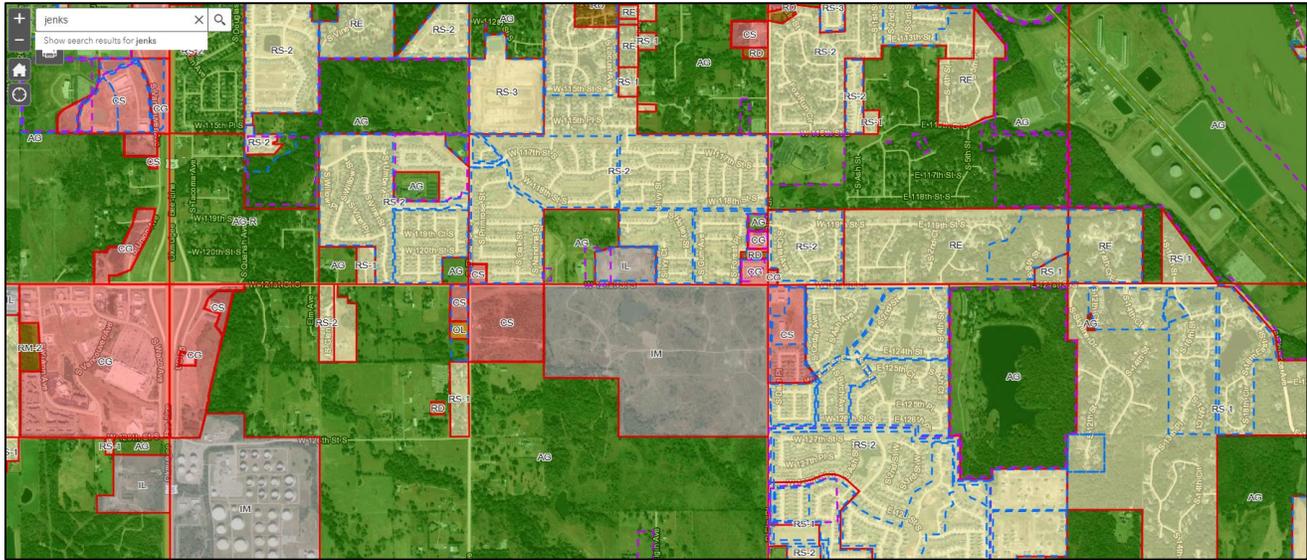


Figure 1: Zoning Map | INCOG

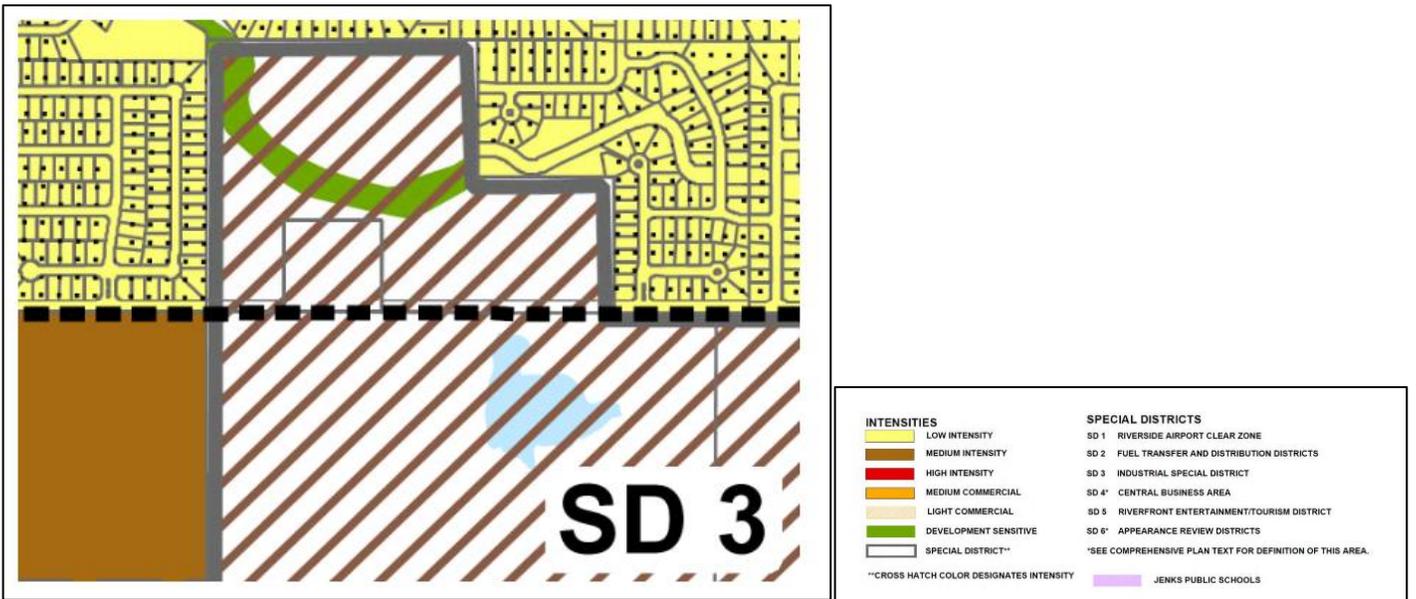


Figure 2: Comprehensive Plan Map at date of approval

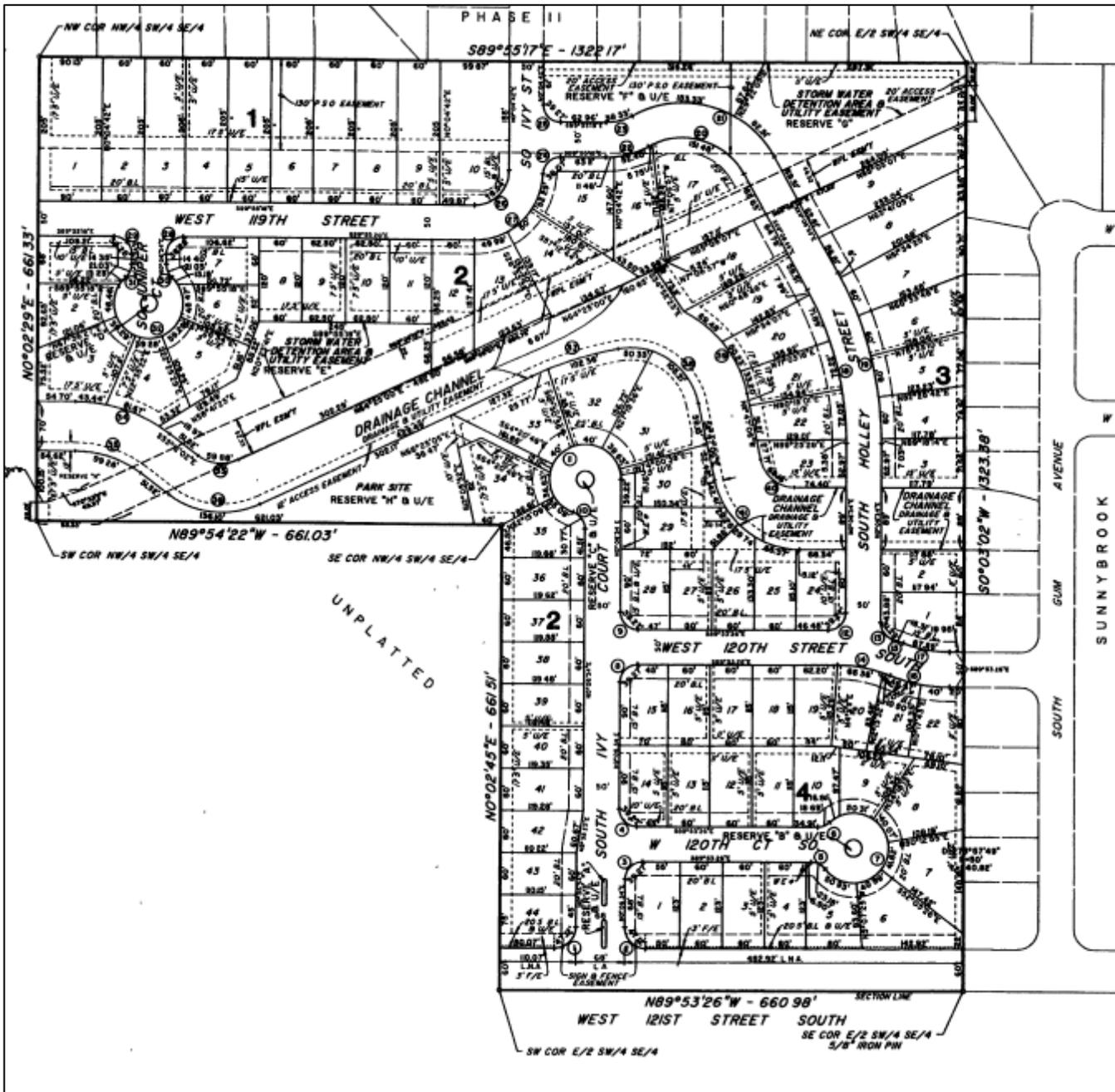


Figure 3: South Creek Plat showing drainage channel and Reserve Areas that abut South Country Plat

PUD ZONING LANGUAGE

Sec. 980. - Amendments.

A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.

B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be process in accordance with the provision of Chapter 15 of the Zoning Code.

Staff Evaluation & Recommendation

Evaluation | Lot 3, Block One is under construction with a 40,000 square foot warehouse. The building is setback more than 100 yards; per the engineering site plan calculations it meets the 300-foot setback condition allowing for the 4 ft. high masonry wainscot requirement to be waived.

The applicant is asking for relief of the masonry requirement for Lot 3, Block One on all south facing walls which is essentially the office area. Mr. Jordan is asking Planning Commission to consider a combination of architectural metals to create a sustainable modern look, similar to what was used at Melody Lane on Main Street. Staff has included some architectural information for your review and consideration.

- The metal (white) on all office walls (front and side) is flat architectural metal panel with lines.
- The dark metal color is raised panel for architectural interest and is stucco.
- There will be added canopies over the windows for architectural interest.
- Approval does not waive any other lot or PUD 112 requirements.

PRODUCT DATA AND LINKS

[FW-120 Heavy Gauge Metal Wall Panel | MBCI](#)

The FW-120's heavy gauge offering provides for large spanning capabilities, particularly in composite wall applications. FW-120 is available in three profiles, a flat profile, a profile with one bead and a profile with two beads. The FW-120 panel has been tested by a certified independent laboratory in accordance with ASTM test procedures for Air Infiltration and Water Penetration at the sidelap. Test results show no air leakage at 1.57PSF and no water penetration at 6.24PSF differential pressure.

Features

Width - 12"

Panel Attachment - Concealed Fastening System

FW-120 Clip (standard); Without FW-120 Clip (optional)

Gauge - 24 (standard); 22, 20 (optional)- FW-120 Clip not available for 20-gauge panels

Finishes - Smooth (standard); Embossed (optional)

Coatings - Signature® 300

Length - 5'-0" to 30'-0"

MasterLine 16® Metal Wall Panel with Shadow Line | MBCI

The MasterLine 16® is a concealed fastener metal wall panel that provides an interesting shadow line enhancing the aesthetics of the panel. While primarily designed for horizontal applications, it can also be installed vertically to give a distinguished architectural design. The panels provide 16" coverage and are available with factory applied mastic in the side laps. Panels may be attached to metal studs, with or without sheathing, as well as to subgirts.

Features

Coverage Width - 16"

Panel Attachment - Concealed Fastening System

Gauges - 24 (standard); 22, 20, 18 (optional)

Finishes - Smooth (standard); Embossed (optional; 24 and 22 gauge only)

Coatings - Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

1. Approving this request would allow for the current building on the north side of Lot 3, Block One to have relief from the required "Masonry covering 100% up to 20 feet high of the south facing walls of all buildings..."
 1. *Whether the PUD (Minor Amendment) is consistent with the comprehensive plan; (Consistent, but not applicable in this case)*
 2. *Whether the PUD (Minor Amendment) harmonizes with the existing and expected development of surrounding areas; (Harmony can be achieved within PUD 112 even with the deviation of materials, this is the question to be considered)*
 3. *Whether the PUD (Minor Amendment) is a unified treatment of the development possibilities of the project site; (Unified treatment can be achieved with a mix of materials and architectural styles; this is a question to be considered)*
 4. *Whether the PUD (Minor Amendment) is consistent with the stated purposes and standards of this chapter. (Yes)*

RECOMMENDATION | *Staff recommends approval of materials waiver request to PUD 112 | Minor Amendment Number 01.*