

Development Text
Minor Amendment
Specific Use Permits
17A and 111
Ordinances 905, 1425, 1436 and 1474

The subject application is to establish the legal boundaries of the Specific Use Permit 17A and as amended by Specific Use Permit 111 known as 5 Oaks Lodge.

The original Specific Use Permit 17A approved in 1997 consisted of two lots of record totaling approximately 185 acres. The parcels were identified as the north 130 acres and the south 55 acres. It was never required to combine the lots of record and determine by staff that the two lots of record exist today. These parcels were always maintained in two separate ownerships.

The Specific Use Permit consisted of a lodge facility for events to be located on the south end of the lake and seven to ten cabins to be located on the west side of the lake frontage. It was identified in the SUP that the property on the east side of the lake was to be developed for residential use. The property was identified to have a main residence and a second residence identified as a cabin near the southwest end of the lake. The lodge facility is located in the northwest quarter of the northern property on the west side of the lake and the southern site was abandoned.

Several amendments have transpired on the property that included the addition of accessory structures, an office, a barn with upstairs loft and the relocation of the three cabins to an area north of the lodge nearer to 121st Street. The three cabins have not been constructed at this time.

JZ-602 PUD 61 D developed the southern 20 acres of the 55-acre lot of record as Yorktown Blocks 45-49. The remaining existing lots of record associated with the Imel ownership are identified as the north 130 acres and the South 35 acres.

The main concentration of uses and improvements associated with the Specific Use Permit are all located on the west side of the lake. The infrastructure to the Specific use permit would include the gated entrance at 121st Street, the paved entrance road, a large-paved parking lot, and a fire line dead ending into a Fire Hydrant near the lodge facility. All uses associated with 5 Oaks Lodge except the original cabin are located within 1000 feet of 121st Street, on the west side of the lake and in the northwest quarter of the northern tract.

The second residence was moved from the southern cabin to within a structure that was known as the Ticket Booth associated with the Skyline Amusement Park. Other structures to include the main residence were associated with the Skyline Amusement development. The property consists of 2 residential dwellings and four air/bnb structures, of which, one is the original cabin located at the southwest corner of the lake. The original cabin was established prior to

1994 and the residential structures to include the air/bnb's were established over 20 years ago. Since the City of Jenks does not retain building permits greater than 5 years the modification of these structures are not available. The four air/bnb's on the property are considered by the owners as 4 of the cabins allowed by the original Specific Use Permit.

The purpose of this minor amendment is to establish the boundary of the Specific Use Permit and limit it to the area developed for uses associated with the 5 Oaks Lodge. This will allow the owners of the property to move forward with personal plans for the property on the east and south ends of the lake and establish an appropriate Specific Use Permit area that supports the future plans of the site.

A boundary line adjustment was performed in compliance with State Statutes for properties greater than 5 acres. This Boundary Line Adjustment changed the two parcels associated with 5 Oaks Lodge from a north and south alignment to an east and west alignment so that both parcels have frontage to a public road (121st Street) and can be developed independently. The attached exhibit identifies the two parcels as B-1 and B-2. B-2 will be established as the Specific Use Permit area and is 45.132 acres in size. The remaining property identified as B-1 will be removed from the Specific Use Permit Designation.

The Pandemic has hit the event industry extremely hard and the owners of the 5 Oaks Lodge Facility intend to reassess the future uses of the facility once the virus limitation have been cleared. This facility has served the Jenks Community well and the owners will look to the City for the types of uses that will further the goals of the City. Shortly after the approval of this Minor Amendment to the SUP, it is anticipated that the creation of two parcels through a division process on the south end of the 45 acres will be performed. Access to these two parcels will utilized the stub out roadway from the Wakefield Development. This process providing new access to the original cabin will eliminate any compliance problems with the new fire codes of access and water and leave all uses associated with the Specific Use Permit within the existing complex that is supported by developed roads and fire lines.