

To	Planning Commission
Hearing Date	April 08, 2021
Case	Preliminary Plat   Wachob
Request	Recommendation of approval of Preliminary Plat
Location	North of 121 <sup>st</sup> and West of HWY 75
Applicant	Nicole Watts, Wallace Engineering

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## Staff Report

Preparer | Marcaé Hilton; BM

### Attachments

- Plat
- Deed of Dedication

### Preparer

Wallace Engineering  
Wallace Engineering

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## Background Information

**STAFF COMMENTARY** | Nicole Watts submitted a rezoning application on behalf of D+Luxe Properties also known as Wachob Group; their request to change the zoning from AG (Agriculture) to CS (Commercial Shopping) was approved on March 08, 2021. Previously there was an approved SUP which would have allowed for the construction of a ministorage facility (Ordinance 1125 | JZ-421 SUP-63). The project was never built, triggering the sunset clause causing the SUP to be voided. Staff had SUP 63 removed from the INCOG zoning map on February 02, 2021. The applicant has met with staff on several occasions; they propose to build a retail center and a food truck destination park both lots are being platted as required by City code allowing for full development. The new uses are supported in the Comprehensive Plan.

## PLANNING DATA

### TAC

Comments | 03.23.21

Nicole Watts, Wallace Eng. gave project overview.

Donald Kafer, ONG | Has the Watermain been extended (E-W)?

Tanner Rush, COJ | City is working with owner and Jenks Landing to get the waterline extension. There will be 4 tenants in the retail center.

Current Zoning	CS   Commercial Shopping District for both lots Ordinance No. 1549 & Ordinance No. 1125
Intended Use	Commercial Space   Food Trucks Destination Venue
Parcel ID(s)	98234-82-34-45260 & 98234-82-34-44710
STR	Section 34, Township 18, Range 12
Comprehensive Plan	Regional Commercial
General Location	12023 S 27 <sup>th</sup> Ave W
Plat Data	One Lot, Block One 10.89 Acres
Appearance District	None
Public Comment	None at the time of this staff report
Zoning Surrounding:	
North:	AG   Agriculture
South:	Glenpool   Commercial, Industrial & Residential
West:	AG   Agriculture
East:	CS & AG   Commercial Shopping & Agriculture

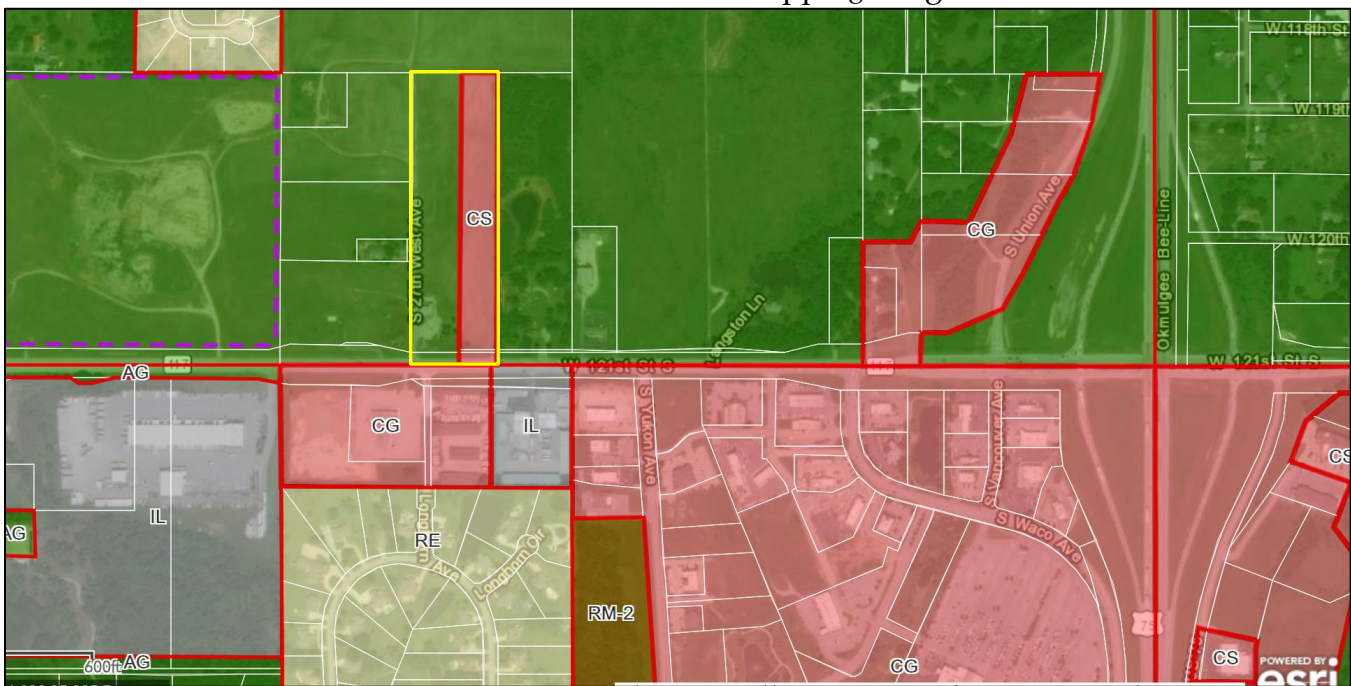


Figure 1: ZONING MAP

**EVALUATION** | The request fits the current comprehensive plan and does not pose an adverse effect to the surrounding properties. The proposed plans will benefit Jenks and create an opportunity to compete for tax dollars currently monopolized by the commercial center just to the south in Glenpool.

Approving this Preliminary Plat request will allow the developer to turn an undeveloped, unused commercial property, previously designated as ministorage, into a commercial destination.

### **STAFF COMMENTS**

Staff has received:

- Earth Change Permit
- Site plans
- SWP3
- Detention report
- Staff has reviewed water and SS connection working to connect with the S. James WL and SS Extension project. See Plat for review details.
  - Add Easement for Water line along ROW
  - Provide off site easement for Water line
  - Provide information regarding the City of Sapulpa dedicated ROW?
- ROW ALONG SOUTH PROPERTY LINE
  - Dedicate the additional 10 feet to match the ODOT ROW on the East
  - Straighten the UE to match the additional ROW dedication
- Clarity needed for N/S ROW
  - Why is the dedicated ROW not part of the property boundary?
  - Is this being dedicated by Plat?
  - Is this part of the overall property?
  - Provide an exhibit with an aerial layer under the plat to scale
  - Is the house “Antigha” access provided for in LNA/ACC?
  - Are the 40’ accesses along s 27<sup>th</sup> part of the plat or the Dedicated ROW?

**RECOMMENDATION** | *Conditional approval of Preliminary Plat per any comments from Staff, TAC, PC, and CC*

