

UNOFFICIAL NOTICE TO THE PUBLIC
JZ 21-669 (NOW | JZ 21 PUD 131 & JZ 21-669)
ITEM CONTINUED FROM JUNE 03, 2021
PLANNING COMMISSION PUBLIC HEARING
DEVELOPER HAS CREATED A "PUD" WITH RESTRICTIONS TO BETTER PROTECT
ADJACENT NEIGHBORS
FOR QUESTIONS | PLEASE CALL MARCAE HILTON | 918-556-7441
REHEARING DATE: AUGUST 5, 2021

PUD XXX

Pinnacle Commercial

Jenks, Oklahoma



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8/2/2021

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I. DEVELOPMENT CONCEPT

Pinnacle Commercial is a proposed low intensity commercial/office development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the City of Jenks Zoning Code. The site consists of 5.00 acres, located on the north side of East 131st Street South and roughly 990 feet east of South Harvard Avenue. There is approximately 330 linear feet of frontage on East 131st Street South. The site is bounded on the north and south, across East 131st Street, by undeveloped Agriculture (AG) zoned land, to the west by Commercial (CS) zoned land that is the site of a medical marijuana grow facility and to the east by Frazier Lake Estates residential development (PUD -104).

The site is characterized by gently sloping terrain, with drainage that generally flows from west to east. There is an existing pond located in the southeast corner of the site where some of this drainage flows. No 100-year floodplain exists on the site and there are no significant encumbrances to the site. The soil types for the site are typical for the area and should create no unusual developmental problems. The location has favorable accessibility and visibility, with the access being off of East 131st Street South.

Pinnacle Commercial has an underlying zoning of Agriculture (AG). Submitted previous to this PUD application, was a zoning request to rezone the entire tract to CS (Commercial Shopping). This CS zoning request triggered the need for this PUD application. After discussions with the developer and City Staff, it has been decided to change the requested zoning from CS to LC (Light Commercial), a less intense commercial zoning district. This PUD has restricted commercial uses, compared to the standard CS zoning, that is more common in the Jenks area. There is a proposed 10' Landscape Buffer to be located along the east boundary that is shared with Frazier Lake Estates. Within this landscape buffer, at least one tree shall be planted for every 50 lineal feet of landscape buffer, 50% of which shall be evergreen, trees may be grouped together or evenly spaced. The landscape buffer is to be fully irrigated with an underground irrigation system. In addition, there will be a 6' opaque screening fence installed along the east side of the landscape buffer, next to Frazier Lake Estates. The architectural appearance of the buildings within the PUD will have a residential look, with building articulation every 50 feet, to provide visual interest, aesthetic appeal and the ability to better blend in with the surrounding area.

II. STATISTICAL SUMMARY

Total Project Area	5.00 Acres (Gross) 4.62 Acres (Net)
Maximum Floor Area	As permitted within the LC Zoning District
Maximum Floor Area Ratio	0.25
Minimum Open Space	30,187 SF/15% (Net)

III. DEVELOPMENT STANDARDS

Permitted Uses:	Community Services and Cultural Facilities, Offices and Studios, Eating Places other Than Drive-Ins, Convenience Goods and Services Excluding Drug Stores, Shopping Goods and Services.
Minimum Lot Width	150 feet
Minimum Building Setbacks:	
- From an Arterial Street ROW	50 feet
- Abutting Residential Zoning District	25 feet
Maximum Building Height	1-Story/25 feet*
Other Bulk and Area Requirements	As established in the LC Zoning District

* Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 35 feet. However, no habitable portion of any building may exceed the 25 foot height limitation.

as well as the east facing the residential neighborhood.

IV. ARCHITECTURAL APPEARANCE

The architectural appearance of the buildings within the PUD will have a **residential look,** with **building articulation every 50 feet along the East 131st Street Frontage** to provide visual interest, aesthetic appeal and to better blend in with the surrounding area.

V. LANDSCAPING AND SCREENING

Unless modified herein, landscaping shall be provided in accordance with the City of Jenks Zoning Code, except that **there will be a 10 foot landscape buffer, located along the east boundary that is shared with Frazier Lake Estates.** Within this landscape buffer, **at least one tree shall be planted for every 50 lineal feet of landscape buffer, 50% of which shall be evergreen, trees may be grouped together or evenly spaced.** **The landscape buffer is to be fully irrigated with an underground irrigation system and shall be landscaped and sodded before a Certificate of Occupancy is issued.** **At least 15% of the net lot area shall be landscaped open space.** In addition, there will be a **6' opaque screening fence installed along the east side of the landscape buffer, next to Frazier Lake Estates,**

discuss this with neighbors, it may be better to place fence along parking. Get agreement in writing.

VI. LIGHTING

All lighting shall be provided in accordance with the City of Jenks Zoning Code. No light poles shall be installed that exceed 15 feet in height and shall be shielded, with the light fixtures directed away from the perimeter of the site and towards the ground.

VII. SIGNAGE

One multiple tenant sign shall be permitted along East 131st Street identifying the tenant or tenants located within the development. This sign shall not exceed 20 feet in height, nor 200 square feet of display surface area, shall have a monument type base and be located outside of any utility easements adjacent to the arterial streets.

VIII. PROPERTY OWNERS' ASSOCIATION

The Pinnacle Commercial Property Owners' Association, to be established, will have as its main objective, the maintenance of the landscaped buffer and all other landscape entryways and open space areas. Membership in the Pinnacle Commercial Property Owners' Association will be mandatory for all property owners.

Final documents for the Pinnacle Commercial Property Owners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

IX. SITE PLAN REVIEW

No building permit shall be issued until a detailed site plan of the proposed improvements has been submitted to and approved by the City of Jenks as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued until landscaping has been installed in accordance with a landscaping plan submitted to and approved by the City of Jenks.

X. PLATTING REQUIREMENT

No building permit will be issued until the planned unit development site has been included within a subdivision plat submitted to and approved by the City of Jenks Planning Commission and the City of Jenks City Council, and duly filed of record. The required subdivision plat will include covenants of record implementing the development standards of the approved planned unit development and the City of Jenks shall be a beneficiary thereof.

XI. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be completed as market conditions permit.