

# **Elwood Business Park**

## **Jenks Oklahoma**

Planned Unit Development Number \_\_\_\_\_

Retail and Office Warehouse

9330 S Elwood Avenue



An Ozgul Development

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## The Elwood Business Park

### I. Development Concept

The subject property was designated as Medium Intensity by the previous Comprehensive Plan and is now designated as Business Park by the Horizon update to the Jenks Comprehensive Plan. The property is zoned Agricultural and has supported one single family residence. The property is under contract for sale. The purchasers of the property want to develop the tract for commercial retail and office warehouse. The trend of the tracts along Elwood from 91<sup>st</sup> to 96<sup>th</sup> Streets has been to create Offices fronting Elwood Avenue and a mix of uses behind those front structures ranging from small and medium Office, Mini Storage, and future warehouses are under construction.

The challenge for the purchaser of the property is that he needs assurance the City is supportive of his development concept but does not want to be hasty in submitting a final site plan or elevations that an architect could provide but not prior to closing of the purchase of the property.

The concept is to provide potential retail or standard office sites that front Elwood Avenue. On the remainder of the tract, in a uniform look, an office/warehouse structure that will be supportive of the trades that provide support to the many services that are necessary in the community. These structures will be setback from adjacent properties but will be developed with zero lot line for connectivity on internal lot lines. This will allow the owner to sell individual structures or retain ownership and Lease after a uniformed look is established. **No outside storage will be allowed in the development.** A front setback will be required on the individual lots to accommodate the required parking. A landscape Plan will be submitted with the future required site plan submittals that will require a 15% landscape coverage.

The subject property is located in the Corridor Appearance Review District, however this District may become obsolete with planned Zoning Code updates by the City of Jenks. Approval of the PUD will also recognize that the development must submit elevations with a site plan with the required Plat as specified in the Zoning Code. The site plan review will incorporate the elevation of the building similar to the Appearance Review District. The PUD will be establishing a 75% masonry coverage to the building not including windows and store or office entrance frontages.



### Planned Unit Development Text

The concept is to provide potential retail or standard office sites that front Elwood Avenue. On the remainder of the tract, in a uniform look, an office/warehouse structure that will be supportive of the trades that provide support to the many services that are necessary in the community. These structures will be setback from adjacent properties but will be developed with zero lot line for connectivity on internal lot lines. This will allow the owner to sell individual structures or retain ownership and Lease after a uniformed look is established.

No outside storage will be allowed in the development. A front setback will be required on the individual lots to accommodate the required parking. A landscape Plan will be submitted with the future required site plan submittals that will require a 15% landscape coverage.

The internal travel ways will be private drives (Like a large mall type road system) and established within an Owners Association for maintenance. This will be established with a mutual access that will be outlined in the required plat

The Planned Unit Development will be establishing parking requirements associated with the use that is established on the lots. The parking can be established in common areas or by individual lot. It is highly likely that common parking areas will be established along Elwood for the uses that front Elwood and along the internal private drives for the office warehouse uses.

To provide ease of access for the City's waste management company a trash dumpster will be likely to provide ease to all users and therefore should be platted as a common area. The container will be enclosed within a 5 foot high brick enclosure to match the exterior brick of the new development.

Approval of the PUD will also recognize that the development must submit elevations with a site plan with the required Plat as specified in the Zoning Code. The site plan review will incorporate the elevation of the building similar to the Appearance Review District. **The PUD will be establishing a 75% masonry coverage to the building not including windows and store or office entrance frontages.**

The historical route of Stormwater is through the Southlakes Subdivision. The development will not be allowed to release any more storm water flow from the property than existed prior to the development. A storm water detention area will be constructed on the west end of the property that will be established with the plat to meet the storm water subdivision requirements.

### III. Development Standards

The Property will be Zoned CS (Commercial Shopping Center)

Permitted Uses:

The following uses shall be permitted:

All uses allowed by right in the CS Zoning District

Use Unit 15 and 22 provided that no outside storage of any material shall be allowed.

 Prohibiting Medical Marijuana grow facilities and striking Use Unit 1.

Minimum Lot Area Per Unit:	Per building design Zero Lot Line
Minimum Setback from South Property Line: (Commercial Property)	5 Feet
Minimum Setback from East Property Line: (Elwood Avenue)	35 Feet
Minimum Setback from west property Line: (Detention Facility)	30 Feet
Minimum Setback from north Property Line: (Office and Residential)	10 Feet
Maximum Permitted Building Height:	35 Feet

Screening:

A six-foot screening fence will be established on the north and west property lines that are adjacent to Residential properties.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Street and parking lot lighting shall not exceed 19 feet in height and be approved by City Engineer prior to installation.


### IV. Signage

1. General requirements:

- a. The Development may place a ground sign along Elwood Avenue that incorporates the uses within the warehouse area.

No additional ground signs along Elwood, please strike.

The Development Sign

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- b. ~~Ground signs~~ and building signs associated with uses that front Elwood Avenue shall follow the guidelines of the CS Zoning District.

- 2. Wall or canopy signs within the warehouse area shall not exceed an aggregate display surface area of 1 square foot per each lineal foot of the building wall to which the sign or signs are affixed. Wall and canopy signs shall be further restricted as follows:
  - a. A wall or canopy sign shall not extend above the top of the parapet or building wall on which it is located
  - b. The Private Covenants of the development may exceed the restrictions related to signage on individual building walls within the office/warehouse area.
- 3. During the period of construction, but not exceeding 24 months, a maximum of one sign advertising the construction of the Elwood Business Park may be erected on the Elwood street frontage of the development. This sign shall not exceed 400 square feet of surface display area. Such sign shall not exceed fifteen feet in height, illumination if any shall be by constant light.

V. Parking

Parking Spaces shall comply with the requirements of the Zoning Code for the use being installed, provided that the office warehouse shall provide 1 space for 400 square feet of Office area and 1 space per 1200 square feet of Warehouse area.

VI. Drainage and Utilities

All public utilities are available to the site and shall be addressed in the required platting requirements associated with the requested zone change.

The historical route of Stormwater is through the Southlakes Subdivision. The development will not be allowed to release any more storm water flow from the property than existed prior to the development. A storm water detention area will be constructed on the west end of the property that will be established with the plat to meet the storm water subdivision requirements.

The development will be required to submit a detailed drainage plan to the City Engineer for review and approval in the platting process.

VII. Existing Zoning and Comprehensive Plan

The subject property is designated as Business Park by the Jenks Comprehensive Plan

The Property is currently zoned AG (Agriculture). The submitted PUD is requesting an underlying Zone of CS (Commercial Shopping Center) with a PUD stipulation that allows for use unit 15 and 22 with restrictions. It should be noted, in conformance with the Jenks Zoning Code, the current house shall be allowed to be continued to be utilized for residential purposes with the criteria that the use cannot be expanded and must stop when development for the commercial use is commenced.

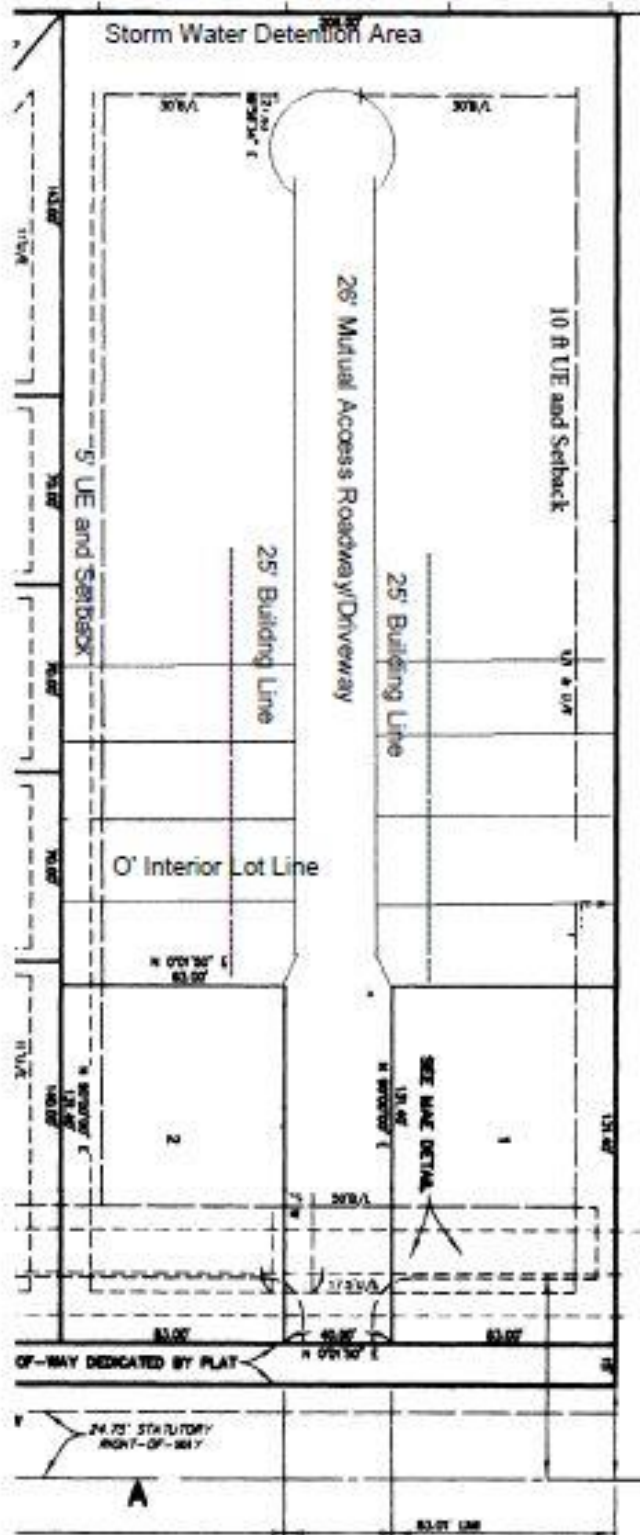
#### VIII. Site Plan Review

Approval of the PUD will also recognize that the development must submit elevations with a site plan with the required Plat as specified in the Zoning Code. The site plan review will incorporate the elevation of the building similar to the Appearance Review District. The PUD will be establishing a 75% masonry coverage to the building not including windows and store or office entrance frontages. A 15% Landscape area coverage is required.



# EXHIBIT 'A'

## Conceptual Site Plan



# EXHIBIT 'B'

## Conceptual Elevation



# EXHIBIT 'C'

## Conceptual Elevations



EXHIBIT 'D'



# EXHIBIT 'E'



## Land Use Plan

- Low Intensity Single-Family
- Medium Intensity Single-Family
- High Intensity Single-Family
- Multi-Family Residential
- Business Park
- Regional Commercial
- Local Commercial
- Downtown
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Public and Semi-Public
- Utility
- Potential South Tulsa-Jenks Bridge
- Potential Road Connections

# EXHIBIT 'F'

