

To	Planning Commission
Hearing Date	September 30, 2021
Case Number	None
Request	Staff   Trucking Establishment Zoning Code Language
Applicant	City of Jenks   Marcaé Hilton   Planning Department

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## Staff Report

Preparer | BM; Marcae Hilton

### Attachments

TRUCKING ESTABLISHMENT ORDINANCE

Preparer

Staff

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## Background Information

Staff began looking at Trucking Establishment code options after finding deficiencies in our current code. As a result, we drafted the ordinance that is up for discussion today. The ordinance is meant to allow for trucking establishments, namely tuck stops, to be properly zoned within the City of Jenks while still protecting surrounding parcels. Currently, the zoning code is somewhat vague on the differences between a convenience store, service station and truck stop potentially causing unneeded [stress](#) and hardship on both the City and its residences.

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## Staff Evaluation & Recommendation

**Evaluation** Staff is asking the Planning Commission to recommend for approval an ordinance that will establish a new Specific Use Permit use of Trucking Establishments. The information will be placed in both Chapter 10 – Use Units and Chapter 17 – Specific Use Permits of the Zoning Code. New definitions for *Trucking Establishments*, *Convenience Stores*, and *Gas Stations with mini-mart* will also be added to help differentiate the entities. The ordinance creates a distance requirement between trucking establishments and from residential neighborhoods, minimum parcel dimensions, minimum yard requirements, maximum building height, maximum building coverage, minimum open space, minimum building separation, and establishes prohibited uses. While the new UDO is coming soon, staff feels that these changes are needed before the adoption of the UDO. The language in this Ordinance will be in the new code once adopted.

**Recommendation** *Recommend Ordinance No. for approval.*