



BELL LAND USE LLC

Robert Bell

918-902-0462

March 1, 2020

City of Jenks
211 N. Elm
Jenks, Oklahoma 74037

- RE: Request for an Amendment to the Comprehensive Plan Map related to property identified as Beginning 502 feet east of the SW Corner of Government Lot 4; thence east 264 feet, thence north 330 feet, thence west 264 feet, thence south 330 feet to the point of Beginning and to include the south 322.32 feet of Reserve "A" Riverwalk Crossing all within Section 19, Township 18 North, Range 13 East (See Exhibit A) to be included within the Jenks Riverfront Entertainment District of the Jenks Comprehensive Plan Map and to modify the Comprehensive Plan text to incorporate the same area by definition.

Jenks Planning Commission and Jenks City Council:

This correspondence is an official request of Shane Fidler, the owner of the western one (1) acre lot of the property described, to amend the Comprehensive Plan Map designation of the property identified from Medium Intensity office Land Use and Low Intensity to a Medium Intensity Riverfront Entertainment District Designation and to include the described area to the Riverfront Entertainment District Area of the Comprehensive Plan text.

There are various factors that affect each of the described areas that would warrant consideration for the requested change. A more in-depth discussion follows. The characteristics of these areas are different and must be discussed separately. Currently the Riverfront Entertainment District follows the Jenks Levee as its west boundary.

In consideration of the south 322.32 feet of Reserve A of Riverwalk Crossing;

This is a small area between the Jenks Levee and the east one (1) acre parcel that is owned by the City of Jenks. Since this property is a part of the Riverwalk Subdivision Plat and is located west of the land side toe of the levee it was not incorporated into the Entertainment District or included in the area for office use. This would be considered a remnant of Low Intensity that used to be designated in the area and would be corrected with the proposed Amendment.

In consideration of the east one (1) acre parcel owned by the City of Jenks:

The subject tract is owned by the City of Jenks, It is used for the access road to Riverwalk Crossing and has been utilized for signage to Riverwalk and is established with a detention facility related to the developments that are located west of the property. The road located on the property appears to be the extension of Riverfront Drive (9th Street), However, this roadway has

never been dedicated to the Jenks road system nor has any easement been established for Riverwalk Crossing, though the road was established by the Riverwalk Development. Therefore, in accordance with the Jenks Comprehensive Plan Map this property is designated Medium Intensity and restricted to Office Use. The use of the property is critical as the entrance to the Riverfront Entertainment District and those businesses located in Riverwalk. Including this tract within the District legitimizes the uses established on the property and will support the future planned uses associated with the District.

In consideration of the west one (1) acre parcel owned Shane Fidler:

This tract was the subject of a proposed Zone Change to CS in 2019. Though ultimately and correctly denied, the council recognized that the property was being limited and struggled with the possibility to allow a Light Commercial Zoning. Since that zoning hearing, the property was rezoned to office in compliance with the Comprehensive Plan and has been cleared in preparation of development. With the removal of the two older structures and the fence between the Riverwalk entrance it became evident that the commercial development of the tract related to the intersection and the entrance to Riverwalk Crossing would better serve the property, the Entertainment District and the City of Jenks. Designating the property as within the Entertainment District is the perfect designation to protect against the fear of expansion of commercial areas into the established residential areas to the west. The justification for the District being established on this tract is its connection to the entrance of Riverwalk Crossing. This alleviates any precedence being established for further commercial expansion to the west or north.

Accompanying this request for a Plan Amendment is a Zone Change application to ROC (River Oriented Commercial) and a Planned Unit Development that is designed to greater protect "B" Street and adjacent residential used properties. The ROC zone is only allowed in the Riverfront Entertainment District. It is designed to restrict uses that would not be considered compatible in the District. This zone would be very similar to the Light Commercial Zone that was anticipated in previous hearings. The ROC Zone will allow a restaurant, retail shopping and convenience goods and services but eliminates the other uses of a CS Zone that would be considered negative related to "B" Street and the neighborhood. The only use allowed by right in the ROC zone that could be considered negative is Use Unit 19 Hotel/Motel which is eliminated in the proposed Planned Unit Development (PUD). The PUD further outlines various criteria that is designed to help accomplish the intent of the office restriction that was originally placed on the property. The PUD will establish limits of no access for the west 92 feet of frontage along "B" Street, this equates to 100 feet from the 9th and B Street intersection. The PUD is requesting a right in and a right out along Riverfront Drive, this access will help improve circulation in the area and will be located greater than 100 feet from the 9th and B Street intersection. The PUD establishes an eight (8) foot high screening fence requirement to be established between all adjacent properties that are used for residential use.

There are two areas of the Comprehensive Plan Text that would require modification associated with the proposed Amendments. The Riverfront Entertainment District specifies that all lands within the District are in the area between the river and the levee. This is related to floodplain development criteria associated with the area between the Jenks Levee and the Arkansas River.

If this Amendment is approved an exception that included the proposed area would need to be added to this paragraph of the Plan. The second modification would be to add the proposed area to the Entertainment District legal description.

It is requested that the Jenks Comprehensive Plan Map and Comprehensive Plan Text be amended to reflect these changes and the designations as identified.

It is requested that staff submit this as a periodic review to the Planning Commission for their recommendation to the City Council. If Staff is not inclined to submit to the Planning Commission, it would be our request to have this documentation forwarded to City Council for their consideration to direct the Planning Commission to review the request and make recommendation to the City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Bell', written in a cursive style.

Robert Bell
Bell Land Use