

**AGENDA**  
**JENKS PLANNING COMMISSION**  
**7:00 P.M. THURSDAY, DECEMBER 14, 2017**  
**COUNCIL CHAMBERS, JENKS CITY HALL,**  
**211 NORTH ELM STREET**  
**JENKS, OKLAHOMA 74037**

**CALL TO ORDER**

**ROLL CALL**

**REQUEST TO APPROVE MINUTES OF NOVEMBER 9, 2017**

**OLD BUSINESS**

1. **JZ-608 / PUD 98B** Request by Taylor King of Brewer Construction of Eastern Oklahoma, Inc. to amend the previously approved PUD #98 to reduce the requirement for minimum coverage of all exterior walls of buildings in the PUD from 75% masonry to 40% masonry.

**General Location:** 237 South Franklin Street

**NEW BUSINESS**

1. **ARC-445** Request by Christian Ortiz of Encinos 3D Custom Products, LLC for approval of pole and wall signs within an Appearance Review District.

**General Location:** 511 North Elm Street

2. **ARC-446** Request by Erik Enyart of Tanner Consulting, LLC for approval of conformance with Appearance Review Guidelines, conceptual building elevations and landscaping for multi-tenant office-warehouse buildings pursuant to PUD-25A.

**General Location:** Northwest corner and Southwest corner H Street and S Elwood Ave.

3. **JZ-613 / PUD-25A** Request by Erik Enyart of Tanner Consulting, LLC for approval of conformance with Appearance Review Guidelines, conceptual building elevations and landscaping for multi-tenant office-warehouse buildings pursuant to PUD-25A.

**General Location:** Northwest corner and Southwest corner H Street and S Elwood Ave.

4. **ROW / UEC-58** Application for closure of right-of-way or utility easement in connection with an approved lot split JL-325 and made a condition thereof.

**General Location:** 12806 South Birch Street

5. **JL-322** Request by Kevin Stitt of 3152 West Main, LP for a lot split of part of Lot 2, Block 2 Gateway Plaza to facilitate development of a parcel for Oklahoma Medical Eye Group.

**General Location:** 243 S Gateway Place

6. **JL-328** Request by Jamelle Moore of Wallace Engineering for a lot split pursuant to approval of variances by the Jenks Board of Adjustment granted on December 7, 2017, to allow a reduction of the lot size, lot width and land area per dwelling unit in order that this lot split may move forward for consideration by the Planning Commission.

**General Location** 10709 S Elgin Avenue.

7. **JZ-610** Request by David Humphrey to rezone the subject property from AG – Agriculture District to RS-2 – Residential Single Family District to facilitate a lot split.

**General Location:** 10724 South Elgin Avenue

8. **JL-331** Request by David Humphrey for a lot split in connection with rezoning case JZ-610 as item 7 on this agenda. Rezoning would allow the size lots desired by the applicant for the lot split.

**General Location:** 10724 South Elgin Avenue

9. **JZ-609 / SUP-111** Request by Randy Imel to Amend the approved Specific Use Permit (SUP No. SUP-712 / SUP-111) on a development known as “Five Oaks” to approve a modified site plan to include an accessory building for storage, a small business office, and interior display of materials and supplies available for rent to customers planning events at the existing facility.

**General Location:** 528 East 121<sup>st</sup> Street South

10. **JZ-611 / PUD-107** Request by Tim Terral of TEP to rezone approximately 20 acres just north of 141<sup>st</sup> Street and South Harvard Avenue to RS-1 – Single Family Residential District and include a Planned Unit Development to create a gated single family residential subdivision with private streets to be known as “Clearfield Estates”. A preliminary subdivision plat has been submitted to be processed concurrently. Included in the rezoning will be some minor adjustments to zoning lines to line up the boundaries and create a viable commercial tract at the hard corner of 141<sup>st</sup> and South Harvard.

**General Location:** Northwest corner of East 141<sup>st</sup> Street and South Harvard Avenue

11. **JZ-612 / PUD 108** Request by Erik Enyart of Tanner Consulting, LLC for approval of rezoning approximately 44 acres from AG – Agriculture District to RS-3 – Single-Family Residential District and include a Planned Unit Development to create a gated single family residential subdivision with private streets to be known as “Hickory Creek of Jenks”. A subdivision plat will follow at a later submission.

**General Location:** 11400 Block of South Elwood Avenue

### **CORRESPONDENCE FROM STAFF**

1. **Discussion and possible action** to change the Planning Commission meeting start time;
  - a. See attached poll of Planning Commissioners, Board of Adjustment Members, TAC Members, and ARC Members;
  - b. NOTE: current meeting start times from surrounding communities vary from 1:00 p.m. in Tulsa, to Broken Arrow at 5:00 p.m., to the remainder studied starting at 5:30 p.m. or 6:00 p.m.

### **ADJOURNMENT**