

2.5 Riverfront Entertainment/Tourism District

The northern boundary of the Riverfront Entertainment/Tourism District is bounded by “K” Place (91st). The east boundary of the district is bounded by the Arkansas River. The west boundary of the district follows the Jenks Levee structure at 91st Street to the Midland Valley Railroad Tracks near 1st Street thence southward along the east boundary of the Midland Valley Railroad to the south boundary of the northeast quarter of Section 30, Township 18, Range 13. The south boundary of the district will follow the south line of the northeast quarter of Section 30 and the south line of the northwest quarter of Section 29 to the Arkansas River. Consideration for the future Expansion of the District to include properties along the Arkansas River north of 91st Street to the north boundary of the City will require further review as development of the District progresses.

- 2.5.1 The Riverfront Entertainment/Tourism District is located outside the boundaries of the Jenks Levee System and will maintain a Development Sensitive Plan Category.
- 2.5.2 The minimum development criteria for projects outside the Jenks Levee System and within the boundaries of the Arkansas River Floodplain (500 year), but not within the river channel or floodway, shall require building construction at a height one foot above the 1986 flood event (approximately 350 year floodplain or a 306,000 cfs release from Keystone Dam) along with the requirement for zero rise to the 100 year floodplain allowing the same conveyance for floodwater.
- 2.5.3 Structural development within Floodway Districts should be discouraged.
- 2.5.4 City of Jenks should continue working with appropriate agencies in an effort to promote bank stabilization along the west bank of the Arkansas River to counteract identified erosion caused by the capturing of floodway areas along the east bank.
- 2.5.5 Single Family Residential developments within the Riverfront Entertainment/Tourism District are not in accordance with the Development Sensitive Plan Category.
- 2.5.6 Provide the necessary planning and public commitment to encourage that development within the Riverfront Entertainment/Tourism District is tourist related

commercial and river-oriented commercial designed to enhance the economic viability of the District.

- 2.5.7 Tourist Related Commercial shall include those uses which make use of waterfront amenities for the enjoyment of the tourist and recreation public. The type of use and site design should harmonize with the intended character of the waterfront area. In addition to entertainment and recreation public venues the uses recognized as tourist related may include restaurants, cafes, gift shops, art galleries, museums, or like points of destination.
- 2.5.8 River Oriented Commercial shall generally be limited to lodging, restaurant facilities, and retail establishments designed to incorporate waterfront amenities and linkage to riverfront activities. Office uses may be considered accessory or compatible with river oriented commercial.
- 2.5.9 Uses within the Riverfront Entertainment/Tourism District should be designed to provide public entrance from the waterfront site of the building, and provide a view in the waterfront direction. Public access along the waterfront between buildings and the river should be promoted.
- 2.5.10 Design review standards within the Riverfront Entertainment/Tourism District shall incorporate established Riverfront District Guidelines protecting the character and mutual benefits of the uses within the area.