

To	Planning Commission
Hearing Date	July 08, 2021
Case	Final Plat "The Cottages of Jenks"
Request	Approval of Final Plat
Location	South of W 111th St & west of S James Ave
Applicant	Jeff Tuttle, Tuttle and Associates

Staff Report

Preparer | Marcaé Hilton

Attachments

The Cottages of Jenks

Preparer

Jeff Tuttle, Tuttle and Associates

Background Information

The Cottages of Jenks (RS-3 | PUD 122) was approved in 2020, the Preliminary Plat were approval by City Council on April 20, 2021. Red River Development has been approved to build a detached Single-family condominium project. This housing development will be managed and maintained by the Property Owners Association (POA). The following outline of steps shows the requirements for full development.

- STEP ONE | JPWA Amendment to Deed of Dedication | [Completed](#)
- STEP TWO | Minor Amendment | Future Land Use Map | High Intensity Single-family | [Completed](#)
- STEP THREE | Rezone to RS-3 and Approve PUD 122; Abrogate SP 23 | [Completed](#)
- [STEP FOUR | Replat \(Current Application\)](#)
- [STEP FIVE | Engineering and Building Permit \(Under Review\)](#)

[PUD 122 & DOD SUMMARY](#) | STAFF COMMENTARY

PLANNING DATA

TAC Comment

June 15, 2021 | No New Comments

TAC Comment

March 23, 2021

LAST CALL for RELEASE LETTER | Send release letters if you have not already done so

AGENDA PC APRIL 8, 2021 | AGENDA CC APRIL 20, 2021

Malcolm with Tuttle and Associates was present to represent the applicant and gave a brief summary of the project. 15.5-acre condominium project.

ONG, Donald Kafer | Is this project all electric or Natural Gas combo?

PSO, Matthew Riley | recently spoke with developer and believes it is all electric.

1. *Electric and Gas need additional easement consideration and coordination.*
2. *Where is the equipment located?*
3. *Is there a blanket easement over the whole property?*
4. *What is the loading for the units?*

COJ, Tanner Rush | There may be gas needed at the pool house.

COJ, Chief Ostrum | Met with the engineer.

1. Are the units sprinkled or are you using standpipes?
2. What is the distance between buildings?

COJ, Marcaé Hilton

1. Owner cannot file the plat without reflecting the necessary easements within the face and DOD.
2. Owner needs release letters.

Public Comment	No plat comments at the time of this report
Intended Use	Single-family, for sale and rent, condominium development
Zoning	RS-3 PUD 122
Comp Plan	High Intensity Single-family
General Location	South of 111 th Street and west of HWY 75
Original Plat	Jenks Commerce Park Filed June 15, 1998 Doc. No. 9803927 Plat No. 5280 2 Blocks Block 1, Lot 1 10.006 Acres Block 1, Lot 2 07.681 Acres Block 2, Lot 1 18.352 Acres (Lot Split)
Access	W. 111 th Street South Secondary Arterial James Avenue City Collector Street
Parcel ID's	6070-48-234-13720 6070-48-234-13760 6070-48-234-13800 (part of 13800)
Site Address	Draft Version of Addresses is under review
Acres	15.525
STR	Section: 34, Township: 18N, Range: 12E
PUD DATA	PUD 122 Country Cottages at Midland Valley
Development Type	Single-family Condominium Community feel Country Bungalow style, porches Board and batten over raw SIP Panels Rock, masonry, salt finished concrete Metal roofing over porches Dark composite shingles Black windows 138 Single-family homes 1 (One) Story only
Set Back(s)	Side Yard 10 ft. Side Setback between homes North 20 ft. East of Entrance & 35 ft. West of Entrance West 20 ft. East 35 ft. from James & 15 ft. from Continental South 25 ft. 20 ft. From any exterior property setback
Height	30 ft. Maximum
Screening	8 ft. on west (south and common) boundary Decorative perimeter fencing along public frontages
Landscaping	Heavy along James Included in Site Plan Submittal Internal review/approval required
Maintenance	Interior if leased Property Owners Association (POA) Interior if owned Property Owner Exterior walls POA

	Upkeep of land and landscaping POA
	Upkeep of Amenities POA
Amenities	Club house, swimming pool, park area (water feature/detention walking trails)
Gated	Private Streets
Parking	Parking Lot 2 per dwelling unit
	Overall exceeds City Code
	Some covered parking provided
	Some garage parking provided
Lighting	Shielded downward, shall not exceed 19 ft. in height
Trash Receptacles	Enclosed with matching materials
Signage	Ground Sign 50 x 50 ft. easement (to be identified in Plat)
	Located at NE corner of development
	Minimum of 75 sq. ft. of display area
	20 ft, maximum height
	Construction Sign 24 months, erected at 111 th Street frontage
Drainage	Engineering Hydrology Report Required
	Engineering Drainage Plan submitted with Plat
Zoning	North RS-2, PUD 88 Residential Single-family detached Country Hollow
	East AG, SP 23 (Agriculture) & (Specific Use Permit) Industrial Uses
	South AG, SP 93, SP 97, PUD 57 (Agriculture), (Specific Use Permit), (Planned Unit Development) Kirk of the Hills Church
	West AG, PUD 59 Amended (Agriculture) & (Planned Unit Development) Country View

Staff Evaluation & Recommendation

Evaluation | Approving this Final plat is the last step before full development of the residential project. PUD 122 “The Cottages” provides housing options for those who may wish to rent a detached single-family residence, in lieu of an apartment, in a community styled neighborhood with amenities often found in a traditional subdivision or high-end multifamily project. | Comments (not complete list)

1. Complete all Staff, PC and CC comments if any before filing
2. Work with staff to address the homes
3. Signage | Ground Sign | 50 x 50 ft. easement Actual sign cannot be located within a Utility Easement
 - a. look at location and correct drawing accordingly and/or
 - b. specify in DOD cannot be located within the UE area of sign easement
4. Change words “A Part” to “Replat” on Page 1
5. Section II Planned Unit Development (B. 3. A.)
 - a. Add the following dimension per approved PUD
 - i. 20 FEET “ON EAST, AND 35 FEET ON WEST”

RECOMMENDATION

Staff asks Planning Commission to recommend conditional approval of the Final Plat for *The Cottages of Jenks*.



Figure 1: General Site Plan

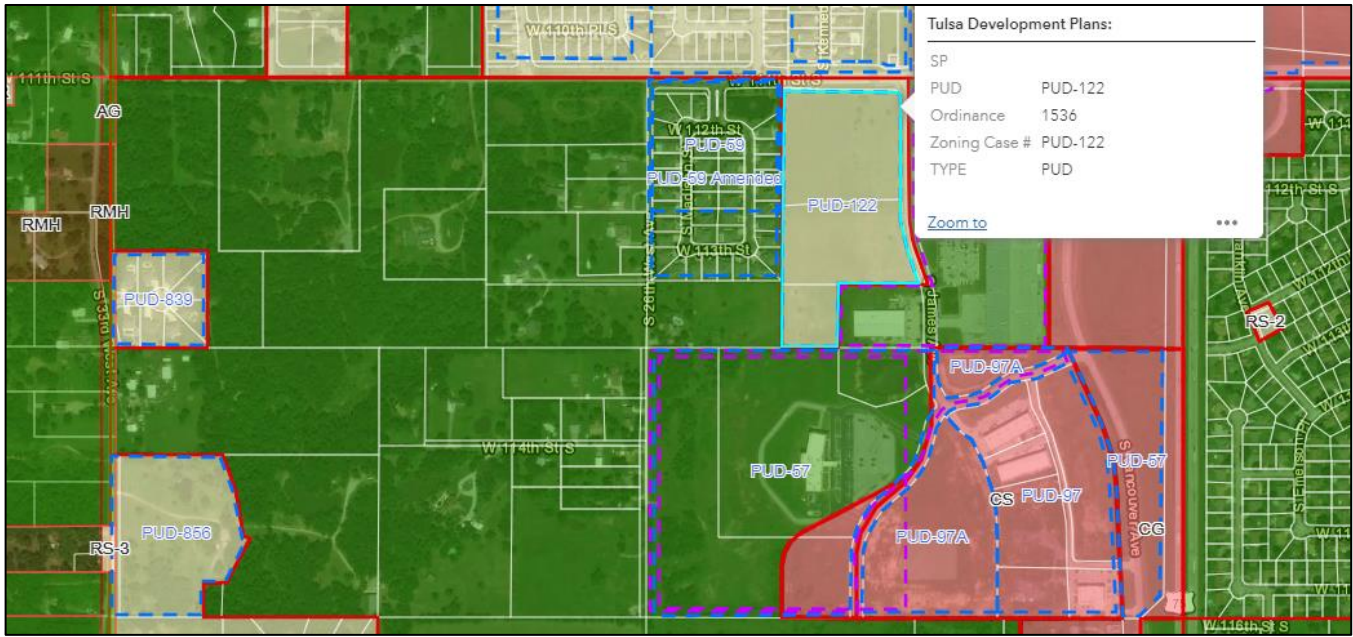


Figure 2: Zoning Map | INCOG



Figure 3: Google Map Aerial View