

Jenks | PC Staff Report



To Planning Commission
Hearing Date September 30, 2021
Case Number ARC 21-503 | Village on Main
Request Approval of New Building | Riverfront District
Location 727 E. Main
Applicant CHRISTIAN ORTIZ

Staff Report

Preparer | Marcaé Hilton

Attachments

Lighting Details

Preparer

Christian Ortiz

Background Information

SUMMARY | Please find the attached lighting request for Village on Main from Christian Ortiz of Encinos Signs. The request is for RGB color changing LED strip border lights on the facia of various elevated tower like structures and three different buildings as indicated on the drawings. The lighting request is a product similar to the First Oklahoma Bank lighting which was approved in the past and can be seen at night from both sides of the river, however, that lighting covers the entire building rather than a few towers.

ARC VOTE VIAL EMAIL | 5 yes-1 yes with conditions-2 no response

Yes Josh Driskell, Jenks Chamber of Commerce

Yes Heather Turner, Anthem Road Academy, Downtown Business Owner

Yes JayCee Kerns, LC Kerns Contractors, Downtown Business Owner

Yes Tanner Rush, Development Coordinator, City of Jenks | [Due to the location being within the Riverfront Appearance District, I support this appearance. I do not think these accent lights are appropriate for Downtown, but are appropriate for the Riverfront.](#)

Yes Chris Cloyde, City Engineer, City of Jenks

Yes* [Greg Helms, GS Helms & Associates, Architect | *I vote yes if they are constant white, no if they change colors. I do not think the bank looks good "green" or "purple," etc.](#)

Yes Matt Bear, Quick Trip, Landscape Architect

Yes Marcaé Hilton, City Planner, City of Jenks

Public Comment None | No notice is given to public for ARC cases

Zoning Code

Uses Retail, Office and Multi-family

PUD PUD-76 | Ordinance 1304

Parcel ID [60981831950660 | The Village on Main LLC. | Gypsy No. 2 coffee House](#)

Property Address 117 S 7 ST E

Legal LOT 1 BLOCK 1

Gross Acres 1.75

Parcel ID [60981831950672 | Village on Main Apartments](#)

Property Address 204 S RIVERFRONT DR

Legal PRT LT 1 COMM NECR LT 1 TH S174.39 E8.47 S20 W1.11 S20 E.96 S170.52 TO POB TH S249.11 CRV RT39.31 W136.64 N86.73 CRV LF162.61 NW241.81 N30.34 CRV RT24.53 CRV LF20.59 NE100.81 SE61.86 SW63.91 SE287.42 NE62 SE41.71 TO POB BLOCK 2

Gross Acres 1.82

Parcel ID [60981831950680 | New L shaped commercial structure](#)

Property Address E AQUARIUM PL S

Legal LOT 1 BLOCK 3

Gross Acres 1.89

Staff Evaluation & Recommendation

EVALUATION | There are three (3) total structures with six (6) areas seeking to add LED lighting. The Appearance Review Districts previously established within the Comprehensive Plan are not fully functional due to their removal when Horizon Jenks Comprehensive Plan was adopted. However, staff has honored the idea of review until the new UDO is adopted, at that time the review process will have new guidelines and requirements. Please consider if the proposed lighting request is consistent with the District vision and standards? Currently the First Oklahoma Bank has a similar feel with LED lighting meeting the requirement of complementing the building structures adjacent to the request.

Other Possible Considerations:

Hours of operation for lights? The bank does not seem to have restrictions.

Is the light constant or changing? The light is constant.

Is the color constant? The color is changing and programmable

Sec. 1600. - Appearance review districts.

B. Riverfront and/or Boardwalk District created as defined by Appendix "A"- Jenks Comprehensive Plan for the purpose of promoting the redevelopment and expansion of existing businesses in the downtown shopping district, and to encourage and attract a variety of new retail, service, and higher density residential uses, and to create an area to provide residential, commercial and public attractions of educational, scientific, and cultural significance as stated in the approved and adopted Riverfront District Guidelines.

1660.2. Riverfront District Guidelines.

E. Lighting.

1. All lighting, including exterior and parking lot lighting, should be so designed to complement the building structures constructed and those located in adjacent areas.
 - a. Lighting used to illuminate off-street parking areas shall be by constant light and shall be so arranged as to direct the light away from abutting properties within a Residential Zoning District.
 - b. Lighting incorporating period lighting fixtures similar to the Theme District and conforming to approved City street lighting studies are encouraged.

RECOMMENDATION | Staff and ARC recommend approval of the exterior LED light plans



Figure 1: Special Theme District

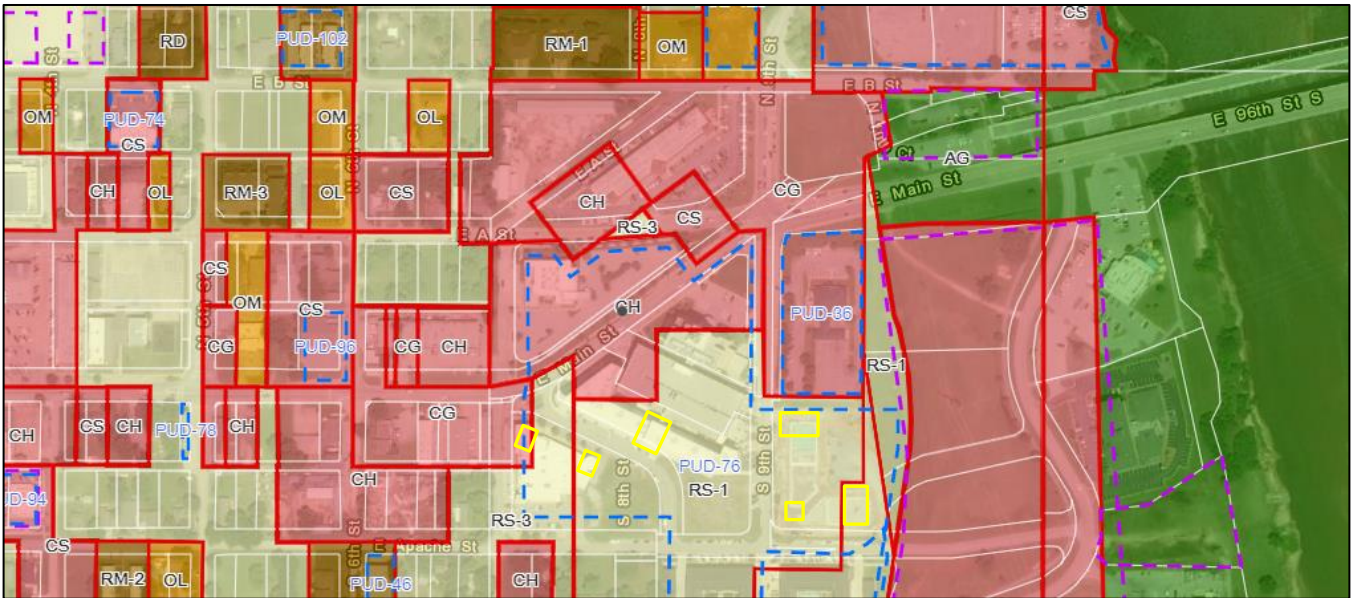


Figure 2: Aerial View of Zoning Map

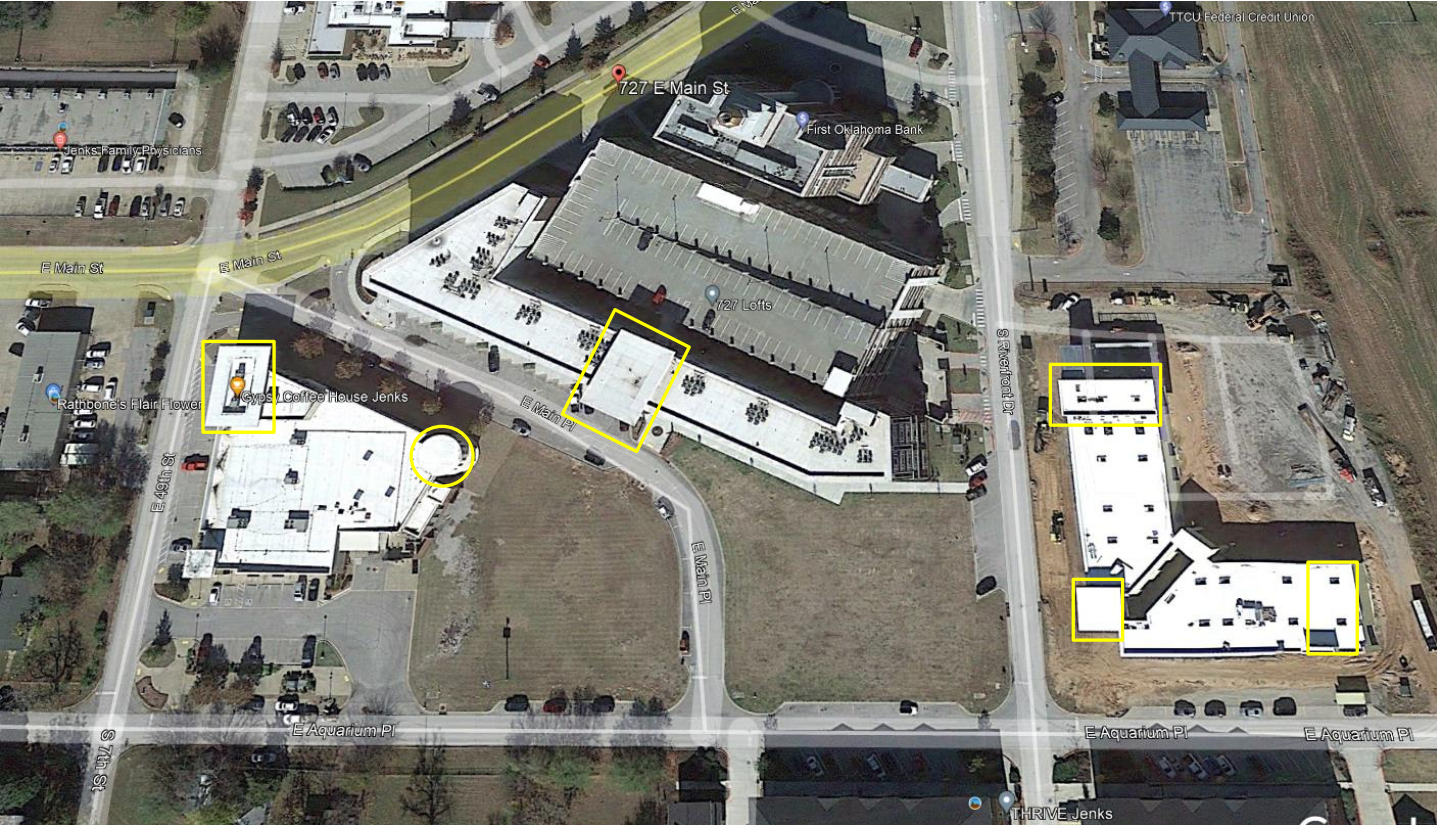


Figure 3: Google Earth View of all three building location/requests

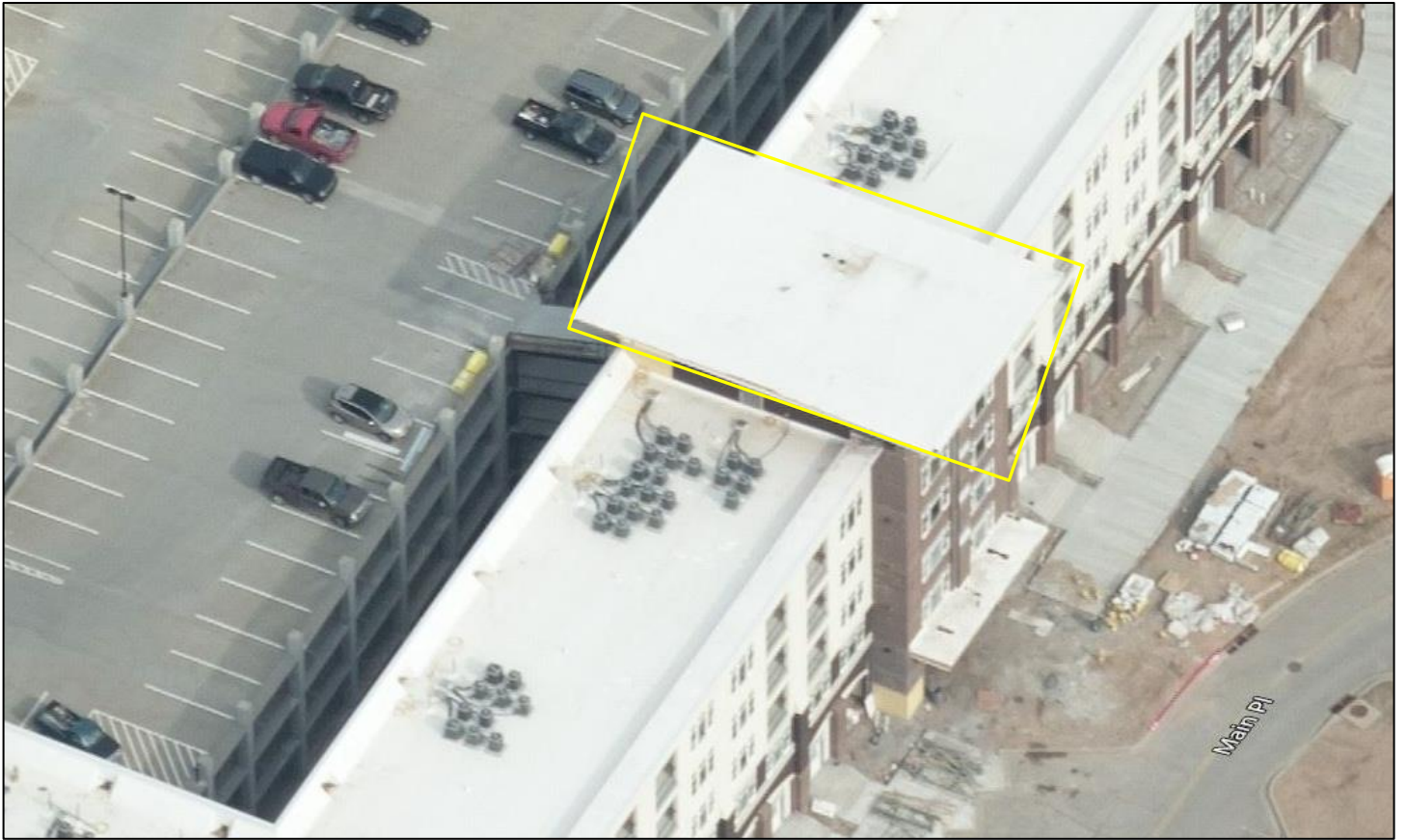


Figure 4: Google Earth view of apartment tower



Figure 5: Corner view of retail along Main Street and Main Place



Figure 6: New retail structure