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| To | Planning Commission |
| Hearing Date | November 04, 2021 |
| Case Number | ARC 21-505 Jenks Landing II |
| Request | Appearance Review |
| Location | Southeast corner of S. James Ave. and West 114 th Street |

Memo

Preparer | Marcaé Hilton

Attachments

Appearance Documents

Preparer

Robert Bell, Bell Land Use

Background Information

This is a request to approve a project per the Corridor Appearance District standards as required in the development standards of PUD 97. Jenks Landing II is one part the approved PUD 97 (2016). The Development Areas included A (Commercial and Service uses) and B (Multi-family Residential). An amendment PUD 97A was approved in January of 2020 to swap a 2.15-acre detention easement area, shown on the Plat as “Reserve B” with the purpose of providing open space, recreation, drainage, detention, landscaping, signage, fences, and walls, this change would allow for additional density for the project.

STAFF COMMENTARY

| | |
|---------------------|---|
| Public Comment | None No notice is given to public for ARC cases |
| General Location | Southeast corner of James and West 14th Street |
| Intended Use | Use Unit 8 Residential Multi-family |
| Appearance District | Corridor Appearance |
| Zoning | PUD 97A & CG (Commercial General) |
| Plat | Jenks Landing II Not filed at time of report |
| Comprehensive Plan | Multi-Family Residential |

ARC Summary and Vote | October 12, 2021 | The ARC had a scheduled meeting on October 12, 2021 via email.

| | |
|----------------------|---|
| VOTE 7-0-0 | <i>Approved with 70% masonry and meeting all other conditions</i> |
| Vote | Members |
| Yes | Tanner Rush, Community Development Coordinator, City of Jenks |
| Yes | Greg Helms, GS Helms & Associates, Architect |
| Yes | Matt Bear, Quick Trip, Landscape Architect |
| Yes | JayCee Kerns, LC Kerns Contractors, Business Owner |
| Yes | Josh Driskell, Jenks Chamber of Commerce |
| Yes | Christian Cloyde, City Engineer |
| Yes | Heather Turner, Anthem Road Academy, Downtown Business Owner |
| Yes, with conditions | Marcaé Hilton, City Planner |
| Nonvoting | Brandon Macy, City Clerk |

ZONING CODE

ARC | Building Materials.

1. *The design of new structures and of additions to existing structures, including new site improvements, should take into account the architectural style, general design, arrangement, texture, material and color of other structures and premises in the adjacent neighborhood. Contemporary designs for new structures, additions to existing structures or remodels may be allowed so long as such construction is compatible with the essential form and integrity of other structures in the adjacent neighborhood.*

2. *All new structures and all reconstruction or remodeling of existing structures within the Corridor District should utilize exterior materials such as masonry, face brick, stone, wood, or metal which give the appearance of material such as those in use at turn of the century. Use of contemporary materials, such as aluminum or other metals, fiberglass, and plastics for exterior surfaces must contribute to the preservation or enhancement of traditional materials and preserve the overall theme, integrity and appearance of the Corridor District.*

3. *Traditional color schemes and combinations of those colors that are complementary to the adjacent neighborhood should be used for all exterior wall coverings. Fluorescent or luminescent colors should be prohibited, unless measures are in place to "soften" the effect on adjoining properties.*

Landscaping.

a. *Street frontages within the Corridor District should provide a sense of open-space and should be buffered from the streets by landscaped drives, lawns, or parking. Preservation of existing large trees and other natural physical or scenic features should be given high priority during the initial development planning phases.*

b. *Trees and shrubbery utilized for landscaping purposes should conform to the species recommended and approved.*

c. *Locations along or near to the proposed routes of the Jenks Trail System should be encouraged to provide for pedestrian, bicycle access to the System.*

d. *Commercial, Industrial, and other non-residential uses within the Corridor District should provide minimum landscaped open space as follows:*

Sec. 1620. - Appearance review committee duties.

A. *The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located. Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.*

The Corridor Appearance District as created is defined by Appendix "A"- Jenks Comprehensive Plan for the purpose Of extending Appearance Review standards and guidelines to achieve aesthetically pleasing and environmentally Sensitive development areas through alternative compliance methods, including:

- *Landscaping,*
- *building material selection,*
- *structural design and color-scheme provisions,*
- *sound reduction methods,*
- *improved air quality,*
- *provide attractive sites for non-residential, commercial development, and industrial development to the benefit of Jenks visitors and residents.*

SUPPLEMENTAL INFORMATION

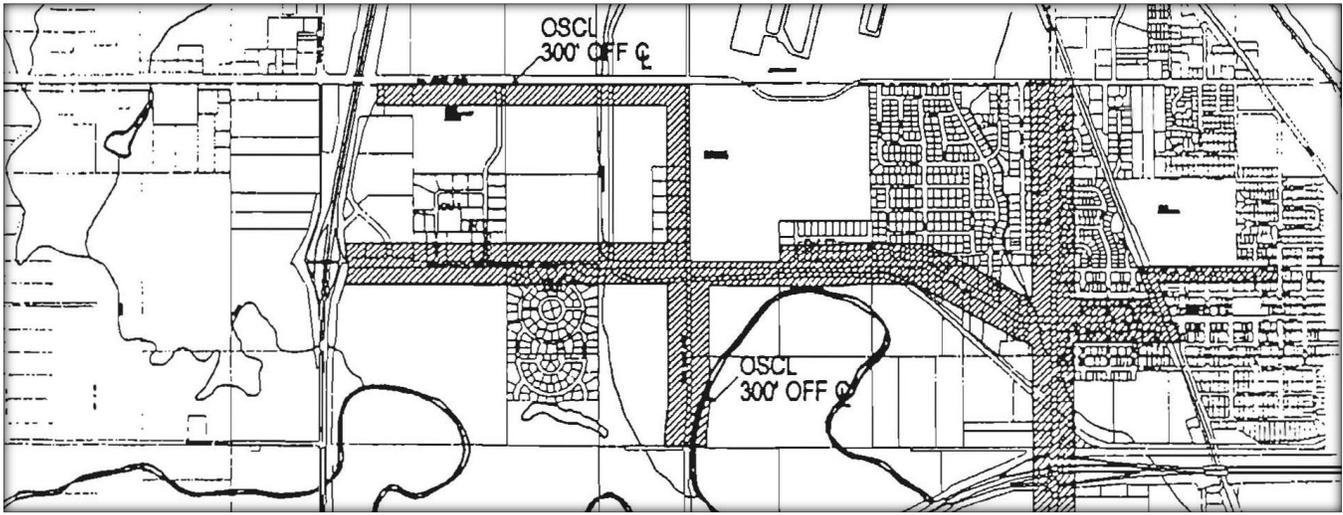


Figure 1: Corridor Appearance District Map

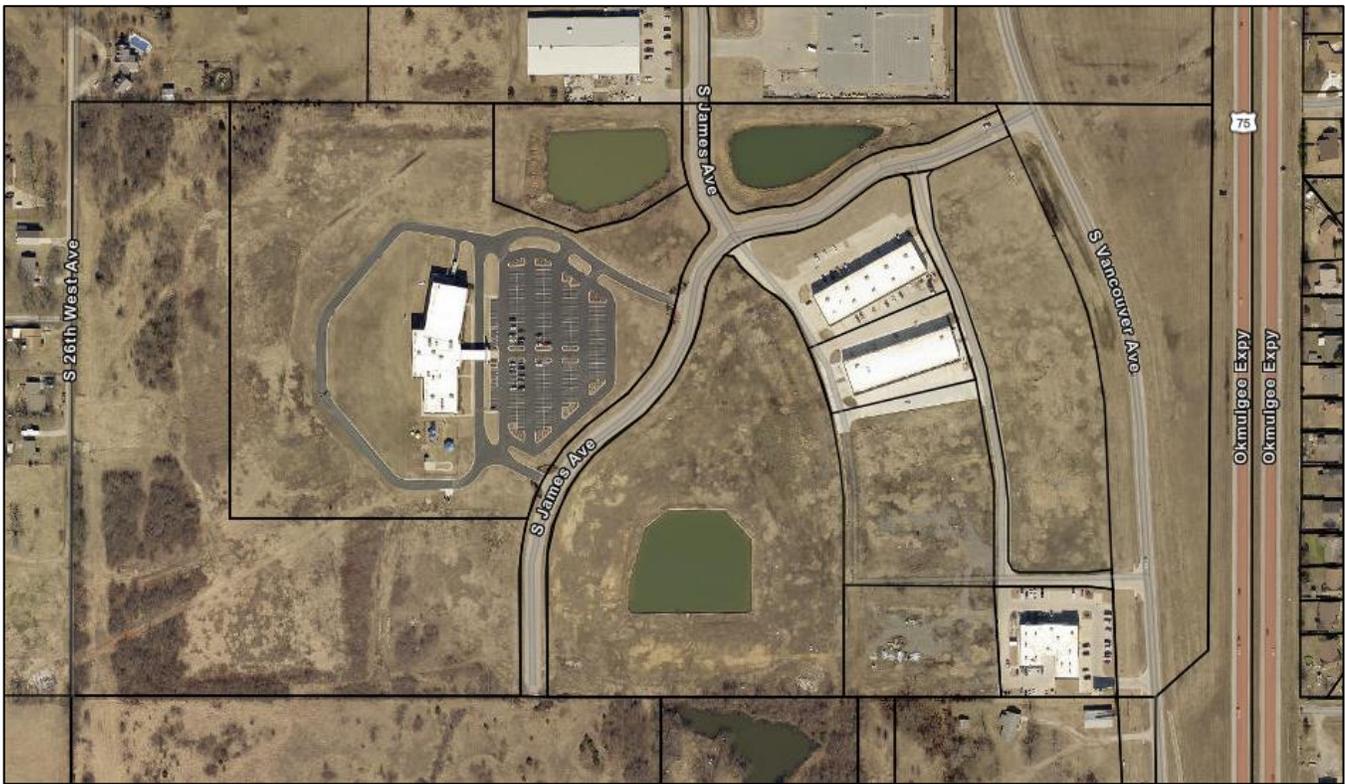


Figure 2: Aerial View

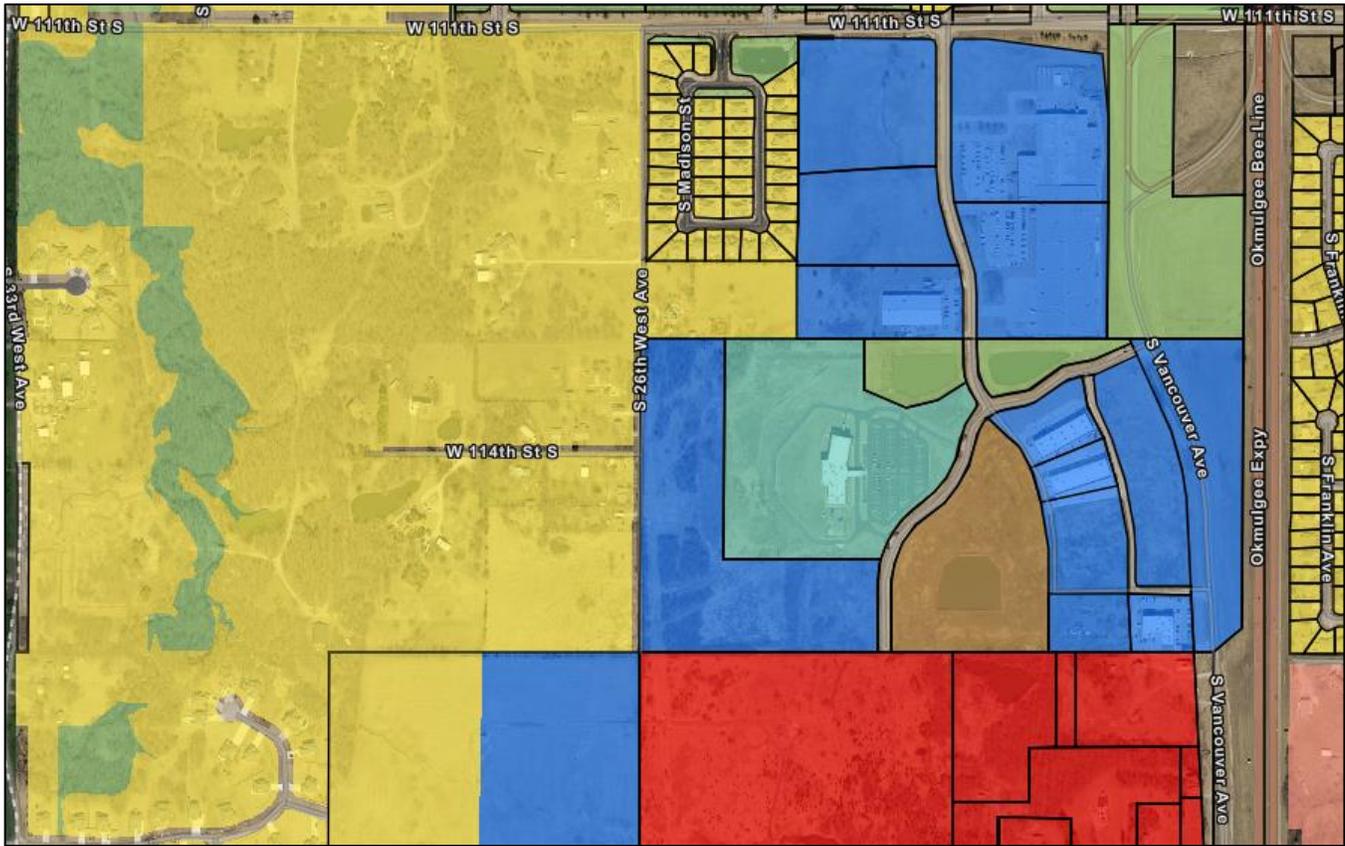


Figure 3: Future Land Use Map



Figure 4: INCOG Zoning Map

TULSA COUNTY PARCEL DATA | Parcel ID 98234823406600 | Gross Acres 11.02- Not including Reserve B

EVALUATION | PUD 97 requires approval through the Appearance Review Process of the site plan, landscape plan, lighting plan, gates, and fences, building elevations, and signage. The package as submitted shows the concepts but lacks detail. Staff asks PC to review the documents and approve as presented giving Staff the authority to approve the detailed plans during the site plan/building permit process.

RECOMMENDATION | *Staff and ARC recommend approval granting staff the ability to review the detailed plans during the site plan/building permit process:*

1. *JZ 19-649 PUD 97A | conditions of approval*

The above application was APPROVED granting the Request by Bell Land Use LLC to amend Development Area B of PUD 97 to include in it the land area of Reserve B of Jenks Landing subdivision, making the combined total area of Development Area B approximately 13.2 acres to allow more dwelling units in the previously approved multi-family portion of the PUD subject to the following conditions:

- Development standards and character descriptions presented in PUD 97 and this PUD 97A amendment shall remain applicable to both Development Area A and Development Area B. In addition, the Landscape Standards listed shall be applied to both Development areas.*
- The minimum masonry coverage of all buildings shall be 70%*
- The minimum landscape area shall be 30% of Development Area B.*
- Maintenance of the ponds, as well as all other landscape areas, shall be consistent throughout all development areas in Jenks Landing.*

2. **Staff to review and approve details as listed below:**

External Site Amenities

- Gated and secured community*
- Stocked Pond with fishing docks*
- Park with playground area*
- Jogging trail around the pond and the park area*
- Open site plan with an open, less dense feel than most developments of this type*
- Pond view for many units*
- Clubhouse with exercise room, game room, kitchen and rec room*
- Outdoor activity area*
- Chapel*

Building Amenities

- Minimum 70 % masonry*
- Enclosed garages for various units*
- Flat contemporary urban roofs | style as submitted has changed to Urban Farmhouse?*
- Granite counter tops in kitchen and bath Jacuzzi tub and separate showers in select units*
- Fireplaces in select units*
- Ceramic tile, laminate wood and carpet flooring materials (no linoleum)*
- Unit sizes ranging from 600 to 1300 square foot*
- One, two, or three-bedroom units.*

The above descriptions, along with the color renderings submitted, should be adequate guidelines for the Appearance Review process.

Landscaping and detail site plan approval standards described in the paragraph above were adopted with the original PUD 97 but have not yet been met. They are also proposed in this application except for the two modifications. Those standards should be enforced in all development areas of the PUD as a condition of approval of this PUD amendment.

The process for submittal, review, inspections, and acceptance to assure timely compliance with all proposed and recommended development standards, shall be as follows:

Prior to issuance of any construction permits, detailed site, landscape, lighting, and signage plans, fencing, and building elevations must be approved through the Jenks Appearance Review Process as being in conformance with the PUD concept drawings and standards presented with the PUD application. The final construction documents covering the elements of these approved plans and building elevations shall be submitted to the Building Inspector as part of the permit document set. Whether construction of the project is to be completed in phases or all at once, construction of the elements of the approved site, landscape, lighting, signage, and building elevations shall be completed concurrently with construction and shall be subject to field inspection and approval by the Building Inspector prior to release of any Certificate of Occupancy.

Landscape Standards

The City of Jenks has no objective landscape standards against which a landscape plan can be compared to determine conformance. Following are standards staff gathered that would be appropriate:

Tree List

References to tree size in the following landscape standards refer to the attached tree list which identifies and classifies trees by size. Unless otherwise expressly approved by the City Planner, trees used to satisfy the tree planting requirements of this chapter must be selected from the tree list.

Street Trees

At least one large tree is required per 30 feet of street frontage. If large trees are not appropriate due to the presence of overhead lines, other obstructions or site visibility considerations, at least one small tree is required per 25 feet of street frontage.

Required street trees must be located on the subject property within 20 feet of the planned street right-of-way. If the presence of buildings or obstructions or other factors prevent viable tree planting within this area, required street trees must be installed in the first 7 feet of the planned street right-of-way, as measured from the outer edge of the right-of-way.

Street trees are not required to be evenly spaced, but the distance between street trees may not exceed 75 feet.

Parking Lot Trees

Interior parking lot landscape areas must include at least one large tree per 10 parking spaces. Small trees may be substituted for large trees if the presence of overhead lines or other obstructions make the installation of large trees unsafe or impractical or would result in poor growing conditions.

Interior parking lot landscaping must be reasonably distributed throughout the parking lot and provided in landscape islands or medians that comply with all the following requirements:

- (1) They must be bordered by a paved surface on at least 2 sides;*
- (2) They must be at least 7 feet wide, as measured from the back of the curb;*
- (3) They must include at least one tree per island and be mulched;*

(4) They must be protected by curbs or other barriers, which may include breaks or inlets to allow stormwater runoff to enter the landscape island;

(5) They must be located so that every parking space is within 100 feet of a tree.

(6) All planting areas must have amended soil to help ensure the health of newly installed plant material.

New or transplanted trees provided to satisfy the requirements of this zoning code must comply with the following minimum size requirements:

(1) Large trees must be deciduous, with a minimum caliper size of 2 inches and a minimum height of 12 feet at the time of installation.

(2) Medium trees must have a minimum caliper size of 2 inches and a minimum height of 8 feet at the time of installation.

(3) Small trees must have a minimum caliper size of 1.5 inches and a minimum height of 6 feet at the time of installation.

(4) Evergreen trees must have a minimum height of 6 feet at the time of installation.

Trees to be installed below overhead lines must be selected from the list of small trees specified on the recommended and prohibited tree list.

If more than 10 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species.

Installation

1. Required landscaping must be installed in accordance with an approved landscape plan.

2. All trees and plant material must be installed in accordance with sound nursery practices, in a manner designed to encourage vigorous growth.

3. All newly installed trees must be staked.

4. Trees and plant material suitable for planting must be balled and bur lapped or container grown. Planting areas should be at least twice the diameter of the root system or the container.

5. All landscaped areas that are adjacent to pavement must be protected with curbs or equivalent barriers. Flush curbs, curb cuts, or other methods must be used to direct stormwater to landscape areas that abut paved areas.

6. Landscaping may not obstruct traffic visibility at street intersections or driveways.

7. The city is not liable for any damage to above-ground or below-ground improvements or landscaping within the public right of way, even when such damage or destruction is the direct result of government action. When landscaping is placed or installed within the public right-of-way, the city has no obligation to replace or repair such landscaping if removed or damaged by city field operations or other governmental functions. The city also has no obligation to maintain above ground or below ground improvements or landscaping within the public right-of-way.

Protection

All landscape areas provided must be protected from potential damage by adjacent uses and development, including parking and storage areas.

Irrigation

1. All required landscaped areas must be provided with irrigation in accordance with one of the following two options:

a. A permanent irrigation system with a controller to tailor watering schedules to weather and site conditions; or

b. A temporary irrigation system that provides enough water to ensure that all trees and plants will become established.

2. Irrigation systems must comply with all applicable building and plumbing codes.

Timing of Installation

All required landscaping areas and appurtenances must be installed prior to the issuance of a final certificate of occupancy. A temporary certificate of occupancy may be considered if weather, season, or other necessity requires delayed installation of landscaping.

Maintenance

1. Required landscaping and screening must be continuously maintained, including necessary watering; weeding; pruning; pest control; litter and debris clean-up; and replacement of dead, diseased or damaged plant material.

2. The property owner is responsible for maintenance of trees and landscaping in accordance with the approved landscape plan. Any dead, diseased or damaged trees or landscaping must be removed and replaced by the property owner. Property owners are also responsible for replacing or restoring required landscaping that is damaged or destroyed as a direct result of government action or lawful action of a franchise utility provider.