

To Planning Commission  
Hearing Date November 04, 2021  
Case Number ARC 21-507 | Jenks Speech Therapy  
Request Sign and Appearance Review  
Location 2900 W MAIN ST S

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## Memo

Preparer | Marcaé Hilton

### Attachments

Sign and Appearance Documents

### Preparer

John Sanford, Jsa Architects

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## Background Information

The City of Jenks is excited to see a new development south of Main Street. This request is for appearance review of a new office use “Jenks Speech Therapy” within 2900 West Main. This lot is part of a commercial development, with restrictive covenants established within PUD 98 and reiterated within the Plat Deed of Dedication requiring all commercial buildings within the development receive approval through the appearance review process. There is a 75% masonry requirement on all exterior faces. The ARC had a scheduled meeting on October 12, 2021 via email and found the “appearance” of the structure to be in conformance with the façade requirements. The Jenks Speech Therapy owner has reserved land on the south of the lot for future expansion.

### ARC Summary and Vote | October 12, 2021

VOTE | 7-0-0

*Approve with 75% masonry and meeting all other conditions*

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

*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.

Sec. 1630. - Planning commission duties.

1630.1. The Planning Commission shall review the plan proposal at a public hearing. The Commission shall review the site plan, the ARC recommendations, and the applicable appearance criteria for the proposal. The Commission shall approve, approve with conditions, or disapprove the application within 30 days of the first meeting on the application.

## STAFF COMMENTARY

Public Comment	None   No notice is given to public for ARC cases			
General Location	East of HWY 75 and South of 96 <sup>th</sup> Street (Main Street)			
Intended Use	Office   Speech Therapy			
Appearance District	Corridor Appearance			
	WEST ELEVATION:	STONE:	694.07	SF 75.44%
		METAL BUILDING:	225.91	SF 24.56%
		TOTAL FACE:	919.91	SF 100.00%
	NORTH ELEVATION:	STONE:	938.51	SF 55.35%
		WOOD LOOK:	346.44	SF 20.43%
		METAL BUILDING:	410.62	SF 24.22%
		TOTAL FACE:	1,695.57	SF 100.00%
	EAST ELEVATION:	STONE:	329.19	SF 30.61%
		WOOD LOOK:	657.92	SF 61.18%
		METAL BUILDING:	88.22	SF 8.21%
		TOTAL FACE:	1,075.33	SF 100.00%
	SOUTH ELEVATION:	STONE:	1,154.04	SF 82.13%
		METAL BUILDING:	251.16	SF 17.87%
		TOTAL FACE:	1,405.20	SF 100.00%
	NOTE: ROCK AND CEMENT BOARD TOTALS TO EQUAL 75% OR GREATER ON EACH ELEVATION.			
	NOTE: STONE AND WOOD FINISHES TO BE CEMENT BOARD PANEL			
Zoning	PUD 98   CS (Commercial Shopping Center) & Planned Unit Development Development Area "A"			
	Permitted Uses   CS + Use Unit 22 "Warehousing and Wholesaling"			
Plat	2900 WEST MAIN   No. 6724   03.02.2017			
	Lot 10, Block 1			
Parcel ID	60527822352000			
Property Address	240 S ADAMS ST W			
Legal	Lot 10 Block 1			
Gross Acres	1.71			
Comprehensive Plan	Business Park   Horizon Jenks			

SUPPLEMENTAL INFORMATION

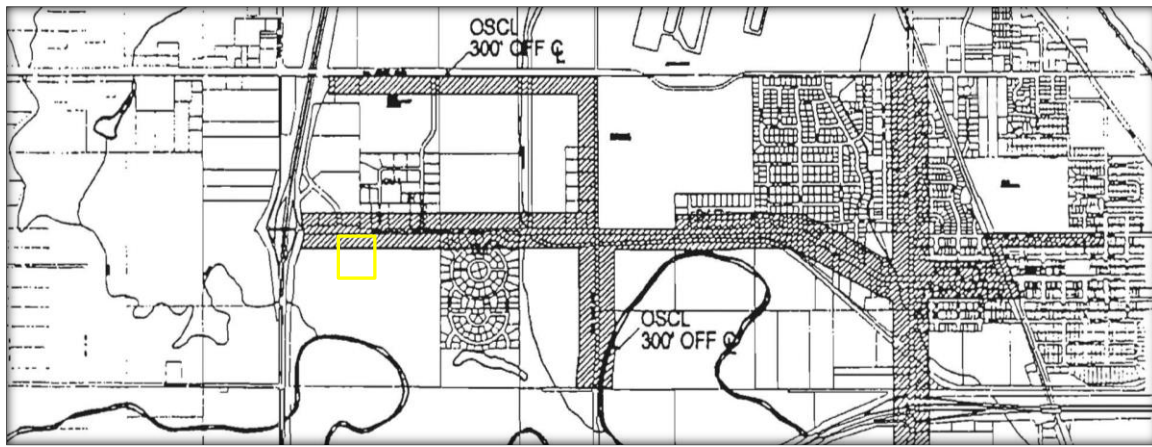


Figure 1: CORRIDOR APPEARANCE DISTRICT MAP



Figure 2: AERIAL VIEW

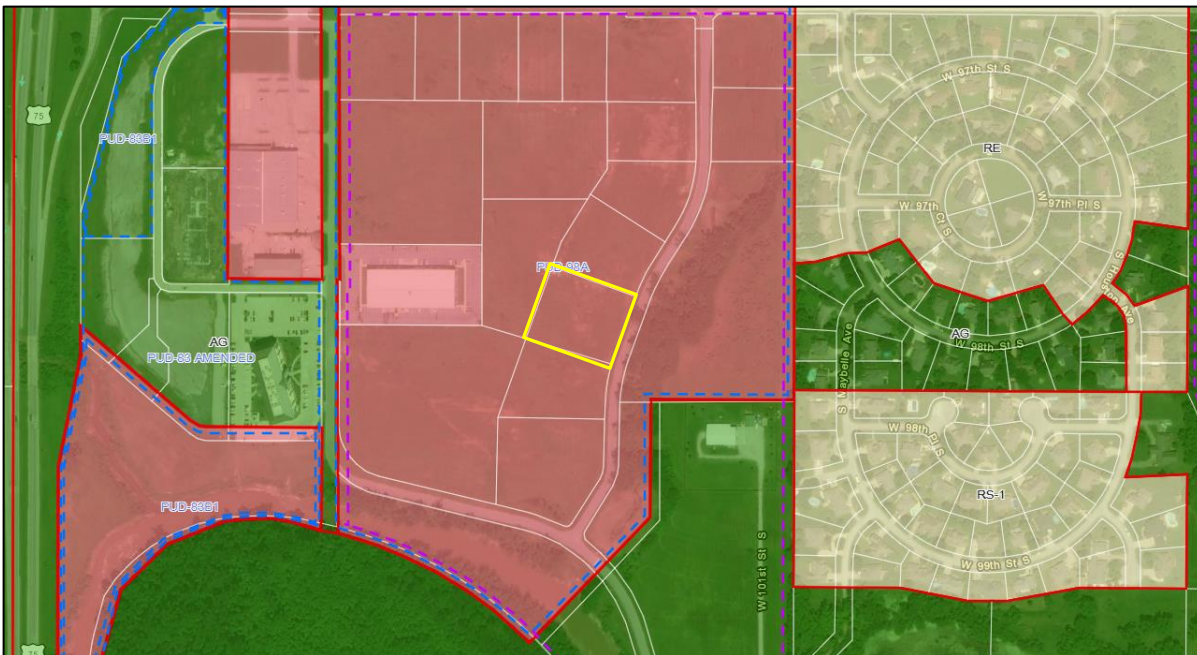


Figure 3: Zoning Map INCOG



**EVALUATION** | This office use is allowed within the approved “PUD 98” document. Staff and ARC recommend approval of the appearance of the exterior façades. Staff asks PC to allow the landscape plan, and signage to be approved internally by City Staff during the site plan/building permit process.

For some time, the City of Jenks has considered Hardie siding and, similar, more modern, products to be interchangeable with masonry products. However, Staff does not believe Planning Commission has the authority to approve the cement board as equal to the required PUD statement of 75% masonry. Staff has determined the requested, special material, approval rests in the hands of the developer. Therefore, before a building permit can be issued, a meeting is required between the developer and City Staff to discuss façade materials. In addition, City staff must be in receipt of a signed letter stating the developer considers cement board to be an acceptable material as submitted in the drawings and the submittal meets the intent and spirit of PUD 98 façade materials requirements.

**RECOMMENDATION** | *Staff and ARC recommend approval with conditions:*

1. *Allow staff to internally review and approve the signage*
  - A. *Include a masonry base*
  - B. *Include a landscaped area around the base of the sign*
2. *Allow staff to review and make detailed comments on the site landscape design to reflect the Jenks landscape standards.*
3. *Façade Materials*
  - a. *Before a building permit can be issued a meeting is required between the developer and City Staff to discuss façade materials.*
  - b. *City staff must be in receipt of a signed letter stating the developer considers cement board to be an acceptable material as submitted in the drawings and the submittal meets the intent and spirit of PUD 98 façade materials requirements.*