

# Jenks | PC Staff Report



To Planning Commission  
Hearing Date November 04, 2021  
Case Request SUP 21-117  
1. Reestablish the original boundary line  
2. Amend the wall height for building "B"  
Location Between Elwood and Elm | North of 121st

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## Staff Report

Preparer | Marcaé Hilton

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### Attachments

- Mini Storage Elevation Exhibit
- Restrictive Deed & Legal Boundary
- CC Staff Report, April 10, 2017

### Preparer

Ryan McCarty, Select Design  
Supporting Documents  
Robert Bell

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## Background Information

Mr. Kevin Jordan owns over twenty-one acres between Elgin and Elwood, north of West 121st Street South. The subject property is west of Fire Station #2 on West 121<sup>st</sup> Street. It is the site of a previously approved mini storage facility. Building 'A' has been completed. If approved, this amendment request would change the allowable building height for Building 'B' from twelve (12) feet to sixteen (16) feet with about a two (2) foot difference in overall height when viewed from the west i.e., Churchill Park. The pad site for Building 'B' has been in place for some time. The approved mini storage building are in the original configuration, with the westernmost buildings situated along the west side of the project and at least eleven (11) feet away from the common boundary with Churchill Park.

*CC Staff Report | From: Robert Bell, City Planner | Date: April 10, 2017 | JZ-598 (SUP-110) (8236)*

*The elevation of the subject property decreases 2 to 4 feet in the first 40 feet from the west boundary for a total elevation change around 14 feet lower to the east side of the property. The height of the west perimeter wall will be established at a maximum height of 12 feet. With a setback of 11 feet and a limitation of a 12 foot high wall that starts at an elevation that is 2-4 foot lower than the base of the fences associated with the residential properties, the planned perimeter wall will only be above the residential fences 2-4 feet but will still provide a visual block to the remainder of the proposed development. Increase to this setback will lower the perimeter wall to be lower than the residential fences and possibly create a negative effect in lessening the separation of the uses.*

*The proposed development is constrained by existing easements on the property. These easements include a 50-foot Explorer Pipeline, a 50-foot Magellan Pipeline, a 50-foot Sanitary Sewer Easement, a 150-foot overhead power line easement and 17.5-foot utility/drainage easement. The use of the land is also constrained by existing storm water channels and planned storm water improvements that are necessary for the development.*

Request Amend the allowable building height for Building 'B' from 12 to 16 feet  
Amend the SUP boundary to closer match the original boundary  
Public Comment One citizen inquired about the request at time of report

Zoning	AG (Agriculture) & SUP 110
Uses	Mini storage (no change)
Comprehensive Plan	Business Park
General Location	1115 W 121 ST S   North of 121 <sup>st</sup> between Elm and Elwood
<b>Current Parcel Data</b>	
Parcel ID	98236823647210
Property Address	1577 W 121 ST S
Legal	Unplatted   PRT SE SW BEG 60N SWC SE SW TH N959.06 SE165.14 E97.52 SE319.09 S584.61 W378.08
SEC	Section 36, Township 18, Range 12
Gross Acres	7.234

**SURROUNDING ZONING DATA**

Zoning	North   AG (Agriculture) Undeveloped & South Creek
	East   AG (Agriculture) Undeveloped & South County Crossing Commercial
	South   The Collaborative Coffee - Jenks
	West   RS-2 (Residential Single-family) Churchill Park

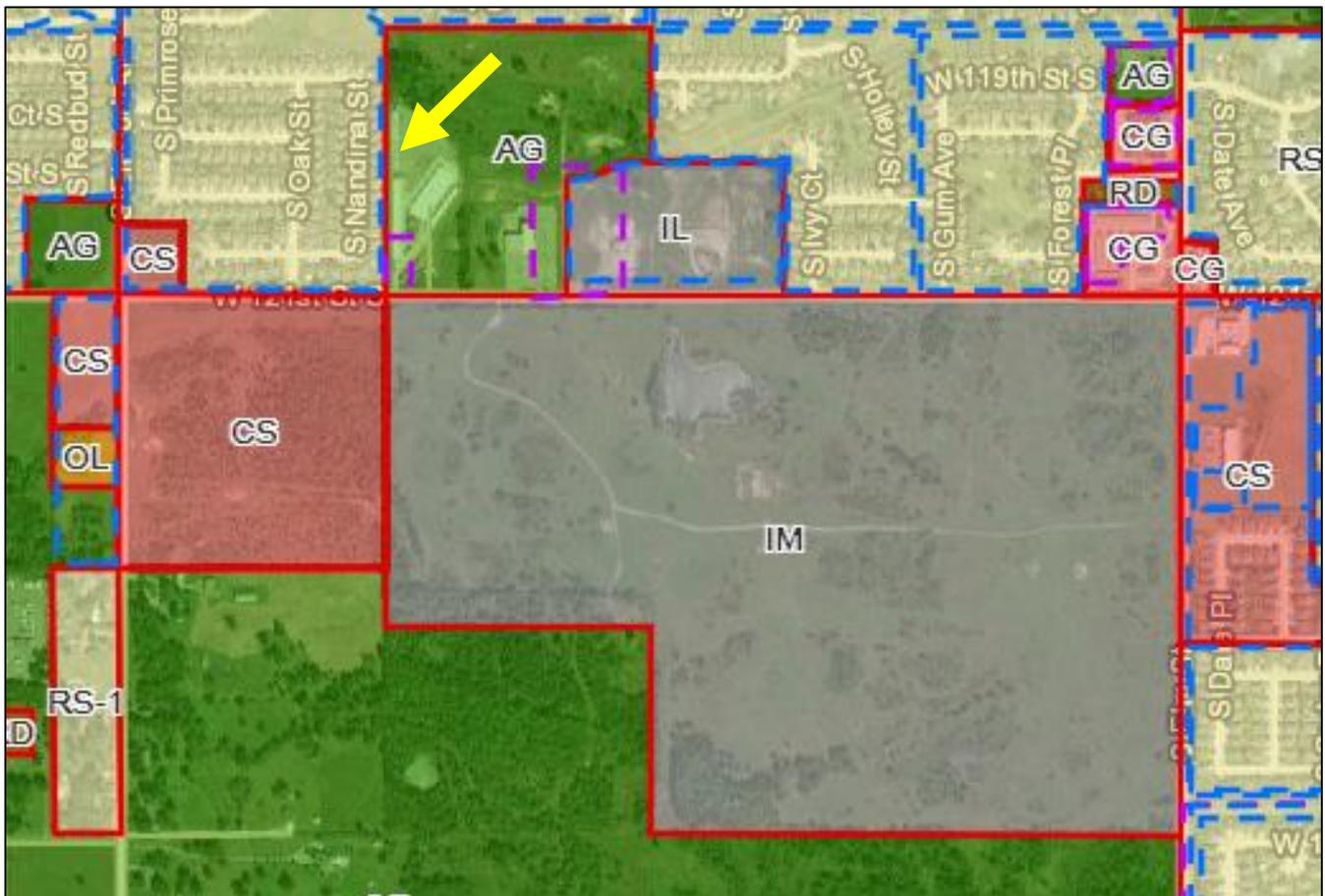


Figure 1: Zoning Map | INCOG



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## Staff Evaluation & Recommendation

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**Evaluation** | Staff determined this request should be processed as a major amendment. Everyone within a 300-foot radius received a letter. It is our understanding there was much discussion during the approval process regarding the height and location of the storage facilities. The applicant is asking Planning Commission to consider allowing an added two (2) feet of height to be seen from Churchill Park. The total height request is a change from the approved twelve (12) feet maximum to sixteen (16) feet. Due to the change in grade, the impact to the residents along the western lot line would be an increase of an added two (2) feet of wall/screening height. The added height would allow the applicant to lease space to RV owners. In addition, Staff is asking for the boundary of the SUP to be amended to match the boundary of the mini-storage parcel. It is unclear how the boundary line came to be changed.

**Recommendation** | Staff recommends approval of SUP 21-117