

# Jenks | PC Staff Report



To Planning Commission

Hearing Date January 06, 2022

Case Number JZ 21 PUD 112 Minor Amendment No. 01 | South County Crossing

Request *Approve exception to required exterior materials for Lot 3 | New Therapy Clinic*

Location Between Elwood and Elm | North of 121st

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## Staff Report

Preparer | Marcaé Hilton

### Attachments

- Jenks Therapy Clinic Renderings
- Approved PUD 112

### Preparer

Carolina Olphert  
City of Jenks Archives

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## Background Information

History of Site | February 04, 2021, PUD 112 Minor Amendment No. 1 was approved allowing Mr. Jordan to build a warehouse with an exception to the required exterior building materials (contemporary metal in lieu of masonry). November 23, 2021 a Lot Split was approved for the front portion of the lot in preparation for the Therapy Clinic facility.

Mr. Kevin Jordan owns over twenty-one acres between Elgin and Elwood and north of West 121<sup>st</sup> Street South primarily known as South County Crossing. This exterior finish minor amendment request is for the recently approved lot split (platted lot), Mr. Jordan is under contract to build an office adjacent to 121<sup>st</sup>. The platted property is abutted by a single-family residential development to the north and east, Fire Station Number 2 to the west, and a large parcel zoned IM which is also in the Special District to the south across 121st Street. West of the Fire Station is an area that was approved for mini storage in April 2017. North of the Fire Station is a newly approved PUD 132 for a mix of horizontal uses.

Request *Approve exception to required exterior materials for Lot 3 | New Therapy Clinic*

Public Comment No comments at time of report

Uses Office | All uses allowed in OM

Current Zoning (OM) Office Medium

Comprehensive Plan Business Park

General Location 1115 W 121 ST S | North of 121<sup>st</sup> between Elm and Elwood

**Current Parcel Data**

Parcel ID 609-0382-364-7000 (Total Parcel before Lot Split)

Property Address 1081 W 121 ST S (New Address to be Determined)

Legal LOT 3 BLOCK 1  
Gross Acres 2.91  
Lot in Question New Southern Lot (Tract B | 0.70 Acres)  
Plat South County Crossing | PUD 112  
No. 6849 | 04/23/2019  
Use Industrial Development | No Change | Office & Warehousing

- Use Units | 1, 4, 10, 11, 15, 17, 21, 22, 24

Excluded Uses:

- UU4 | pressure station, shelter water storage facility, temporary open aired facilities
- UU16 | gasoline stations
- UU21 | billboards

Building Materials:

- Masonry Covering 100% up to 20 feet on all south facing walls
- Masonry Covering 100% up to 20 feet on west face of westmost buildings
- 4 feet high masonry wainscoting on remaining walls within 300 feet of the centerline of 121<sup>st</sup> Street
- Awnings, canopies, overhangs office area only encouraged

Screening:

- HVAC out of view
- Materials solid waste collection and loading areas wooden fence with doors
- Perimeter Fence | Wooden 6 feet tall

Lighting:

- Oriented to minimize light leaving development
- Control light pattern leaving site at boundary of development
- Photometric study required | 0.00 foot candles at property line
- All lights face down and away

Parking:

- Area B-Lots 3 and 4 | shared parking
- Owner to submit parking info with each building permit and maintain ongoing count of spaces vs. uses
- Uses may share parking via shared parking analysis
- Off street parking and loading are specified in PUD document

*See PUD 112 for additional details*

PUD ZONING LANGUAGE | [Sec. 980. - Amendments.](#)

*A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as*

substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.

B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be processed in accordance with the provision of Chapter 15 of the Zoning Code.

### SURROUNDING ZONING DATA

Zoning      North | AG (Agriculture) & South Creek (PUD 12)  
              East | IM (Industrial Medium)  
              South | IM (Industrial Medium)  
              West | IM (Industrial Medium)

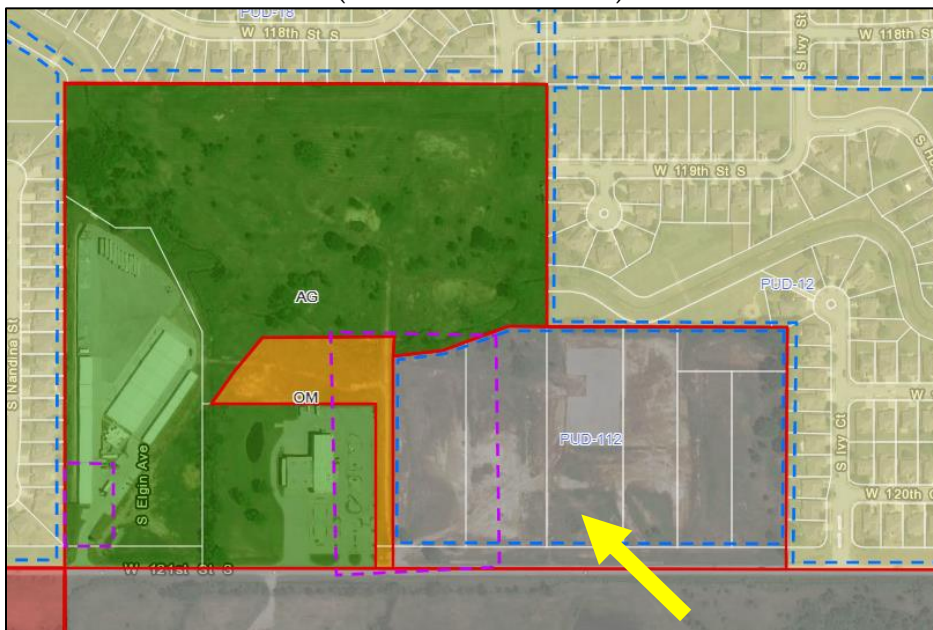


Figure 1: Zoning Map | INCOG



Figure 2: Recently approved PUD location in light purple.

# Land Use Plan

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|--|--|
|  Low Intensity Single-Family    |  Light Industrial                   |
|  Medium Intensity Single-Family |  Heavy Industrial                   |
|  High Intensity Single-Family   |  Parks and Open Space               |
|  Multi-Family Residential       |  Public and Semi-Public             |
|  Business Park                  |  Utility                            |
|  Regional Commercial            |  Potential South Tulsa-Jenks Bridge |
|  Local Commercial               |  Potential Road Connections         |
|  Downtown                       |  |

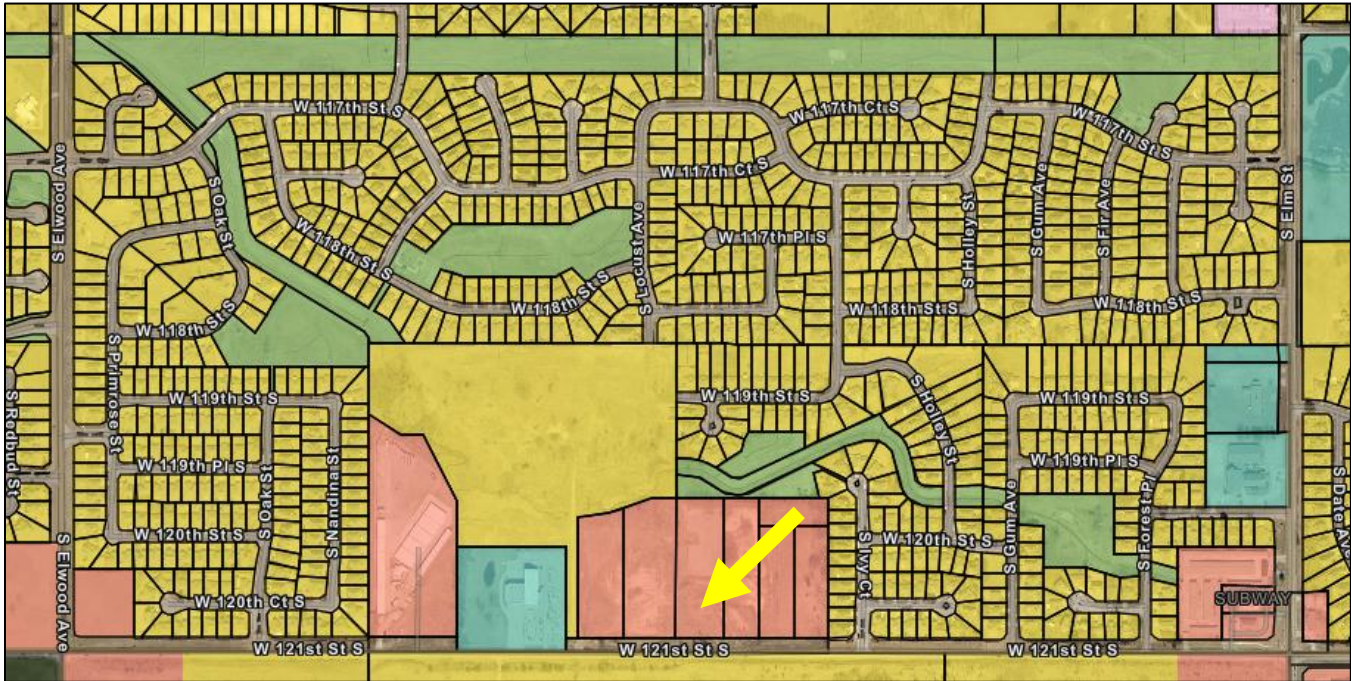


Figure 3: Horizon Jenks Comp Plan



Figure 4: Google Earth Aerial View

**Evaluation** | Lot 3, Block One is under construction with a 40,000 square foot warehouse. The building is setback more than 100 yards. In addition, Mr. Jordan is under contract for an office building on the recently approved lot split adjacent to 121<sup>st</sup>.

The applicant is asking for relief of the masonry requirement for Lot 3, Block One on all south facing walls which is essentially the office area. Mr. Jordan is asking Planning Commission to consider a combination of architectural metals to create a sustainable modern look. Staff has included some architectural information for your review and consideration.

- The metal (white) on all office walls (front and side) is flat architectural metal panel with lines.
- The dark metal color is raised panel for architectural interest.
- There will be added wood looking, structural, canopies over the windows for architectural contrast.
- Approval does not waive any other lot or PUD 112 requirements.

Approving this request would allow for the current building on the north side of Lot 3, Block One to have relief from the required “Masonry covering 100% up to 20 feet high of the south facing walls of all buildings...”

1. *Whether the PUD (Minor Amendment) is consistent with the comprehensive plan; (Consistent, but not applicable in this case)*
2. *Whether the PUD (Minor Amendment) harmonizes with the existing and expected development of surrounding areas; (Harmony can be achieved within PUD 112 even with the deviation of materials, this is the question to be considered)*
3. *Whether the PUD (Minor Amendment) is a unified treatment of the development possibilities of the project site; (Unified treatment can be achieved with a mix of materials and architectural styles; this is a question to be considered)*
4. *Whether the PUD (Minor Amendment) is consistent with the stated purposes and standards of this chapter. (Yes)*

**RECOMMENDATION** | *Staff recommends approval of materials waiver request to PUD 112 | Minor Amendment Number 02.*