

To Planning Commission
Subject Update from Planning Department
Date March 03, 2022 | Planning Commission Regularly Scheduled Meeting

UDO Summary Preparer | Marcaé Hilton

UDO | Next Steps

- Staff Complete Edits for “draft UDO” | February 23
 - Houseal Lavigne update draft per staff edits
- Latest Final Draft for PC review and recommendation at March 3, 2022 PC Hearing
- Adoption: CC | April 5

UDO | Update Summary

➤ UDO OPEN HOUSE SCHEDULE:

- December 8 | 5:30 – 7:30 | City Hall
- December 9 | 11:30 – 1:30 | City Hall
- December 9 | 6:00 | PC Public Hearing
 - UDO INFO BROCHURE | Information on display from Dec. 9-February 9
 - OPEN HOUSE BOARDS | Information on display from Dec. 9-February 9

Planner available to visit with Public | Staff visited with additional public members

- December 13 | 10:00 – 1:00 | Office Hours – City Hall
- December 14 | 3:00 – 5:30 | Office Hours – City Hall
- December 16 | 8:00 – 6:30 | Office Hours – City Hall
- December 17 | 11:30 – 2:30 | Office Hours – City Hall

Additional Individual Meetings following the PC hearing:

- January 4 | 1 (RTC) Property Owner (non-resident)
- January 12 | 4 Downtown (DC) Property Owners
- January 13 | 1 Downtown (DC) Property Owner
- January 21 | (DC) Main Street Church (Pastor and others)
- February 9, 2022 | Open House with HL (John Houseal & Jackie Wells)
- February 16, 2022 | Open House with HL (Jackie Wells)
- February 18, 2022 | mailed informational letters to residents in Downtown Jenks
 - Downtown Core (DC)
 - Overlay District (OT)
 - Sanco Subdivision
- February 19, 2022 | Hand delivered invitations to Beaver Street Residents inviting them to Overlay District Discussion
 - 16 lots in Pilgrim Place
 - 43 lots in Sanco
- February 22, 2022 | 2:00 pm-6:30 pm | Beaver Street Resident discussions
 - During the 4.5 hours, at the Hive, at least 19 Beaver Street Residents came and spoke with Marcaé. Councilor Lynn was present for the majority of the meeting and sat at a different table.
 - It is estimated 14 households were represented

- Staff was able to have detailed small group discussion.
- Staff believes the residents understood and still preferred to stay wholly residential.
- 0 were in favor of allowing additional uses within Sanco
- At least one resident living Pilgrim Place was indifferent
59 total households along Beaver Street
13 households were represented

UDO | Changes to UDO (not complete list) | *The following summarizes the changes to the draft Horizon Jenks Unified Development Ordinance since the Planning Commission public hearing on December 9th, 2021, below.*

Article 3

- ROC Districts shall follow the bulk and dimensional standards and uses of the RTC
- CH Districts shall follow the bulk and dimensional standards and uses of the CG
- Added Pool language to allow for pools in side yard with conditions
- Corrected/changed several “Uses” in Table 16-3-4(C)
- Changed drive throughs to Specific Use Permit in the Riverfront Tourist Commercial (RTC) District. Drive throughs were not allowed in the RTC district in previous drafts.
- Allow Multi-tenant in DC and RTC (with design standards) “C”
- Second look at Medical Marijuana Uses
- Commercial Indoor Agriculture (Urban) new regulations
- Home Based Businesses to be Conditional Uses, Except Child Care (SE)
- Downtown Core | allow parking as primary use along Aquarium and “A” Street

Article 4

- Revise boundaries of DT | Currently removed Sanco and Pilgrims Place from DT
- Added design standards to DT
- Added additional protective standards including porch requirement for residential look

Article 5

- Mini Storage is referred to as “Personal Storage Facility” the only style allowed would be climate-controlled office building style structures
- Bar/Tavern was added to the Chapter and the “Use tables”
- Home Based Businesses are allowed with conditions, except Child Care (SE)
- 16-5-13 Food Trucks revised again to closer fit Council preferences | Added Food Truck
- Court to Use Chart (SUP)
- Urban Garden language has been removed

Article 6

- New standards were added for DC parking
- 16-6-2 Driveways only apply to Duplex or Townhome
- Fence Permits are only required for fences over 7 feet, standards remain in place
- Clarity through new illustrations were provided for visibility standards
- Outline lighting on structures is allowed but should be constant

Article 7

- 16-7-4 Multi-tenant and Single tenant signs are not allowed in the DT
- Outline lighting in windows is not allowed

Article 8

- Subdivision Regulations received a third overhaul
- Amended language in Administrative sections
- Removed | Increased the maximum width of single-slab driveways to 27 feet at the property line from 20 feet in previous drafts.
- Revised the Planned Unit Development text in Section 16-9-8 as follows:
 - Edited the general provisions so that planned unit developments include both the rules by which parcels are developed and the site plan that shows the specific proposal.
 - Specified that site development allowances shall be identified on the approved site plan.
 - Specified the conditions that qualify as major amendments to Planned Unit Developments, rather than the conditions that qualify as minor amendments.

Article 9

- Added the following text from the existing Chapter 16 Planning and Zoning of the City's code of ordinances to the new Article 9:
 - Existing Article 1. Planning Commission.
 - Existing Section 16-2-2 Zoning Clearance Permit Required.
 - Existing Article 5. Board of Adjustment.
 - Existing Section 16-5-7. Appeal to District Court.
 - Existing Article 6. Administration.
 - Existing Article 13. Flood Damage Prevention, Enforcement, and Penalties For Noncompliance.
 - Existing Article 14. Flood Damage Prevention; Severability.