



MEMORANDUM

Date: February 25, 2022

SENT VIA EMAIL

To: Marcaé Hilton
Director of Planning
City of Jenks

From: Houseal Lavigne Associates
Jackie Wells, AICP, Project Manager
Ruben Shell, Lead Support

Re: **UDO Revisions Overview**

The purpose of this memorandum is to provide an overview of the proposed revisions to the draft Unified Development Ordinance (UDO) presented to the Planning Commission on December 9, 2021. Proposed revisions are based on feedback received from the Planning Commission, public, and City staff.

Article 2: Establishment of Districts

1. CH – Commercial High-Intensity Legacy District and ROC – River Oriented Legacy District added to list of Base Zoning Districts in 16-2-1(A).
2. Purpose and intent statement of DT – Downtown Transition Overlay District revised to exclude Pilgrim Place and Sanco subdivisions.

Article 3: Base District Specific Standards

1. Bulk and dimensional standards established for the CH – Commercial High-Intensity Legacy District and ROC – River Oriented Legacy District in 16-3-1(B)(1-2).
2. Allowed locations of private swimming pools established in 16-3-3(C)(6).
3. Changes to allowed uses in Table 16-3-4(B):
 - a. Short term rental allowed as conditional use in RM1, RM2, and RM3.
 - b. Home based childcare use established as special exception use in all districts.
 - c. Home based business revised to conditional use rather than special exception use.
 - d. Urban gardens eliminated.
 - e. Food trucks revised to conditional use rather than temporary use.
4. Changes to allowed uses in Table 16-3-4(C):
 - a. Commercial agriculture established as a specific use in AG.
 - b. Community group home revised to specific use.
 - c. Multifamily building revised to specific use.
 - d. Residential, above ground floor revised to specific use in OL, OM, and LC and to permitted in RTC.
 - e. Convenience store established as permitted in DC and RTC and revised to permitted in LC.
 - f. Multitenant shopping center established as conditional in DC and permitted in RTC and revised to conditional in LC.
 - g. Acute care center established as permitted in OM.
 - h. Commercial animal boarding prohibited in CS and established as permitted in IL.

HOUSEAL LAVIGNE
ASSOCIATES, LLC

CHICAGO, IL
188 West Randolph Street, Suite 200
Chicago, Illinois 60601
(312) 372-1008

www.hlplanning.com
info@hlplanning.com

- i. Medical and dental office revised to permitted in RTC.
 - j. Personal storage facility established as permitted in IM.
 - k. Professional office, above ground floor revised to permitted in OL, OM, LC, and RTC.
 - l. Short term rental established as conditional in DC and RTC.
 - m. Bar/tavern established as permitted in CG, DC, and RTC.
 - n. Food truck court established as specific use in LC, CS, CG, and RTC.
 - o. Accessory building, accessory dwelling, accessory retail, accessory structure established as permitted in AG.
 - p. Drive through revised to permitted in CS and CG and established as specific use in RTC.
 - q. Home based business revised to special exception.
 - r. Urban gardens eliminated.
 - s. Carnival/fair, construction related, farmers market, outdoor dining, outdoor activity/operation, outdoor display/sale of merchandise, seasonal sales established as temporary use in AG.
- 5. Allowed uses established for the CH – Commercial High-Intensity Legacy District and ROC – River Oriented Legacy District in 16-3-4(B)(1-2).
 - 6. Parking area location standards revised for DC District in 16-3-5(G).
 - 7. Parking area landscape standards established for DC District in 16-3-5(H).

Article 4: Overlay District Specific Standards

- 1. Building frontage requirements established for DT in 16-4-2(I).
- 2. Changes to allowed uses in Table 16-4-2(L):
 - a. Short term rental; brewery/winery/distillery tasting room; coffee/tea shop; restaurant, fast casual; restaurant, sit-down established as conditional.
 - b. Outdoor dining established as temporary use.

Article 5: Use Specific Standards

- 1. Façade articulation requirements established for personal storage facilities.
- 2. Food truck court, car wash, home based childcare, standards established.
- 3. Urban garden standards eliminated.

Article 6: Development Standards

- 1. Single family detached driveway width maximum revised to width of garage doors.

Article 7: Sign Standards

- 1. Projecting signs revised to blade signs.

Article 9:

- 1. Fence permit requirements eliminated.
- 2. Enforcement standards established.