

To Planning Commission  
Hearing Date April 07, 2022  
Case Number(s) PA 22-20, PA 22-21, PA 22-22, PA 22-23, PA 22-24  
Request Recommendation of approval of amendment of multiple Land Use Map parcels  
Applicant Multiple Applicants

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## Staff Report

Preparer | Marcaé Hilton

### Attachments

- Legal Notices for PA 22 20-24
- Future Land Use Map

### Preparer

City of Jenks  
Houseal Lavigne Associates

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## Background Information

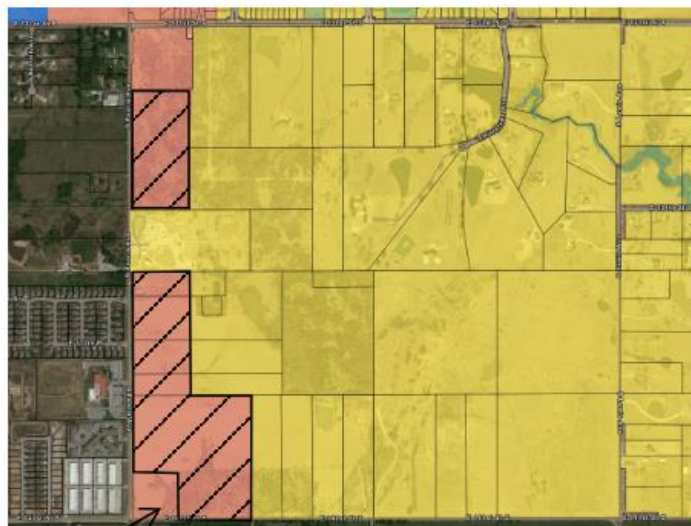
**CASE SUMMARY | PA 22-20 |** General Location: 141st and Elm St | Applicant: Robert Bell

- CURRENT LAND USE DESIGNATION: Local Commercial
- REQUESTED LAND USE: Medium Intensity Single-family Residential

RECOMMENDATION | Staff recommends approval, this request matches previous Comp Plan Land Use designations for this property. The applicant will retain the hard corner for Local Commercial Uses. Staff has not had a formal predevelopment meeting regarding a development concept.

Part of the following parcels:

- Parcel ID97307730722010
- Parcel ID97307730743200
- Parcel ID97307730735950
- Parcel ID97307730737950
- Parcel ID97307730735110
- Parcel ID97307730739350



5 Acre Commercial Corner

**CASE SUMMARY | PA 22-21 | General Location: 528 E 121st St | Applicant: Robert Bell**

- **CURRENT LAND USE DESIGNATION:** Parks and Open Space
- **REQUESTED LAND USE:** Low Intensity Single-family Residential

**RECOMMENDATION |** Staff recommends approval, the owners have always had some type of Single-family Residential as part of the Five Oakes Long Term Development Plan. Staff has not had a formal predevelopment meeting on this portion of the land.



Parcel ID97306730659080

Parcel ID97305730560310

Parcel ID97306730622240

Parcel ID97305730507110



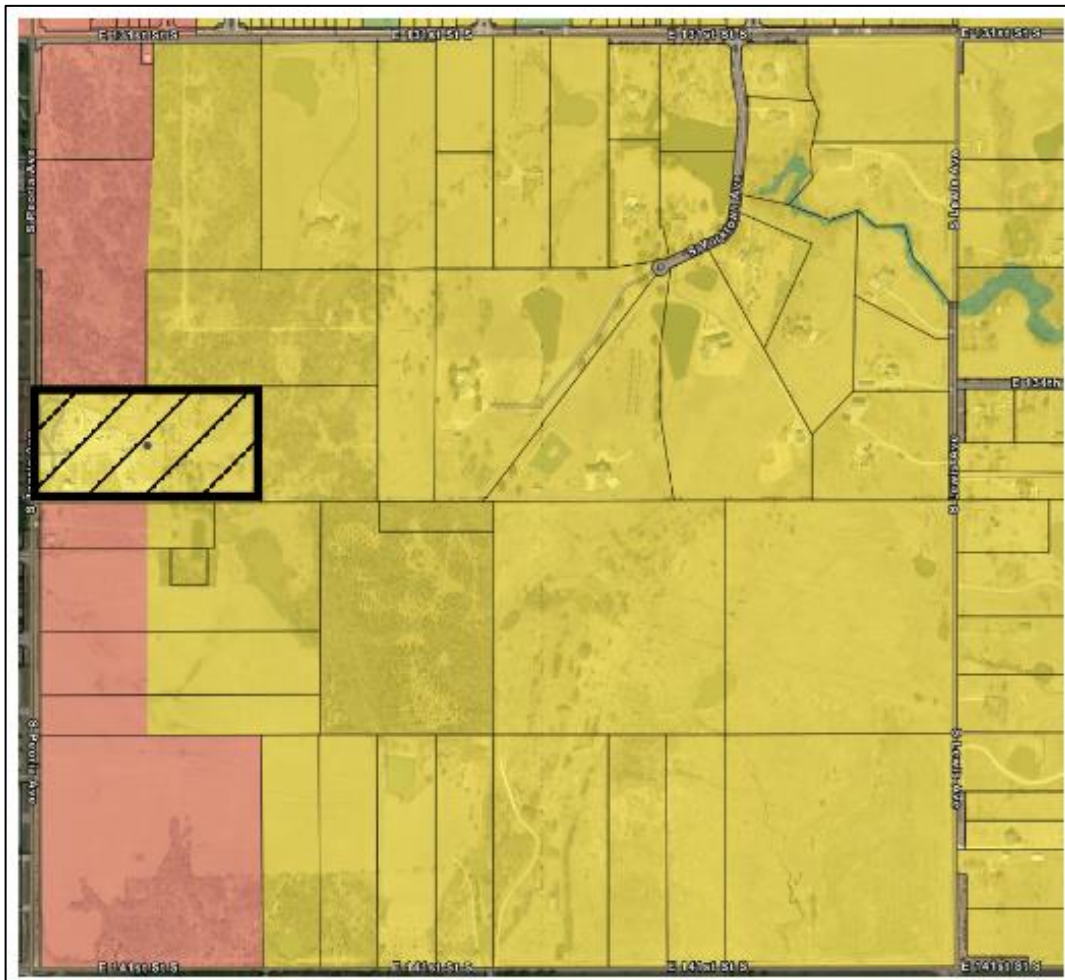
**CASE SUMMARY | PA 22-23 |** General Location: Mid-mile between 131<sup>st</sup> and 141<sup>st</sup> east of Peoria

| Applicant: City of Jenks on behalf of purchaser

- **CURRENT LAND USE DESIGNATION:** Medium Intensity Single Family
- **REQUESTED LAND USE:** Light Industrial

**RECOMMENDATION |** This parcel is in the process of being purchased, no predevelopment meeting has been scheduled, but Staff is aware of the desire to take advantage of the large quantity of electrical power onsite. Because this property is zoned Industrial Medium and was previously identified as a higher intensity "Use" staff is not opposed to reverting the Land Use Map to the match the zoning and believes the text is still applicable. *The heavy industrial land use designation is established to accommodate existing industrial uses including Kimberly Clark and the Glenpool Terminal. The Land Use Plan for the City of Jenks does not provide additional areas for heavy industrial uses, or new uses in existing areas that pose an undue risk to public safety.* Industrial Heavy is a legacy district, there are limited uses allowed for this site, see the UDO for details, none are considered to pose undue risk to public safety and would be allowed with or without the change in the Land Use Map.

<b>PARCEL ID</b>	<b>97307730729910</b>
<b>PROPERTY ADDRESS</b>	<b>13100 S PEORIA AV E</b>
<b>LEGAL</b>	<b>S/2 GOV LT 2</b>
<b>GROSS ACRES</b>	<b>19.69</b>



**CASE SUMMARY | PA 22-24 | Applicant: City of Jenks in anticipation of changing growth patterns | Two (2) requests for approval of a Comprehensive Plan Land Use Map Amendment:**

CURRENT PLAN	REQUESTED PLAN	GENERAL LOCATION
1. Regional Commercial	Medium Intensity Single-family	SW Corner of 91st and Union
2. Multi-family Residential	Business Park	NW Corner of HWY 75 & 111 <sup>th</sup>

1. RECOMMENDATION: This property was identified as Regional Commercial in the Comprehensive plan primarily due to the proximity to HWY 75. However, the area has no infrastructure and has been challenging to develop. Staff has had multiple meetings with some of the owners trying to solve the water and sewer issues. The properties directly south of 91<sup>st</sup> are developed as Single-family large residential lots. The 10-acre parcel south of those homes has been purchased for a small (3) three lot Minor Residential Subdivision. The owners may develop Union as office/commercial. Staff has received a few calls, one caller requested to be removed stating they prefer the Regional Commercial Land Use designation, the parcel is identified below.

Parcel ID 98222822209010 | Property Address: 2010 W 91 ST S  
 Legal W132 W396 N/2 NW NE NE LESS N50 THEREOF SEC 22 18 12 .848AC  
 Gross Acres 0.85

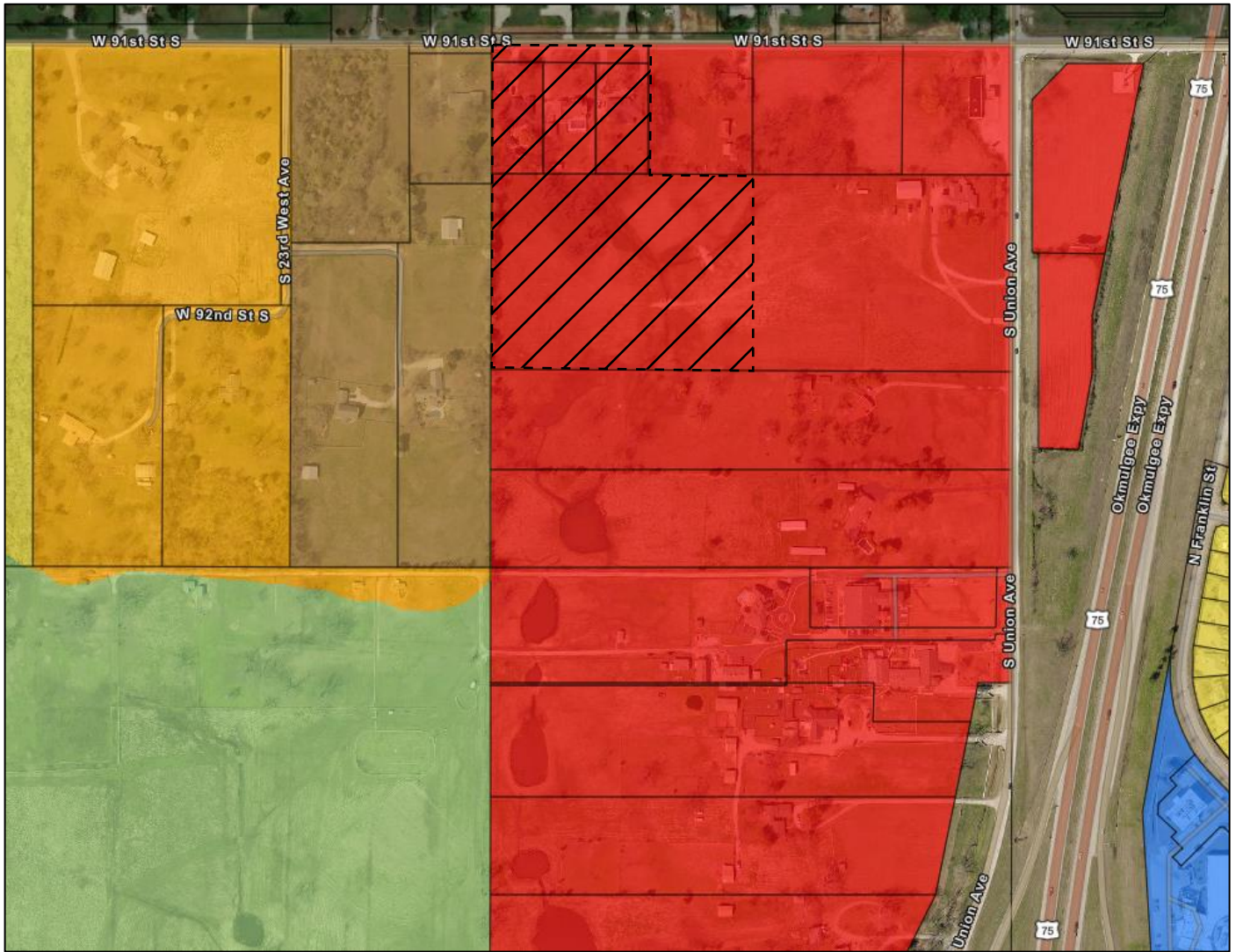
Parcel ID 98222822266210 | Property Address: 1916 W 91 ST S  
 Legal E132 W264 W396 N/2 NW NE NE LESS N50 THEREOF SEC 22 18 12 .848ACS  
 Gross Acres 0.85

Parcel ID 98222822208860 | Property Address: 1908 W 91 ST S  
 Legal E132 W396 N/2 NW NE NE LESS N50 THEREOF SEC 22 18 12 .848AC  
 Gross Acres 0.85

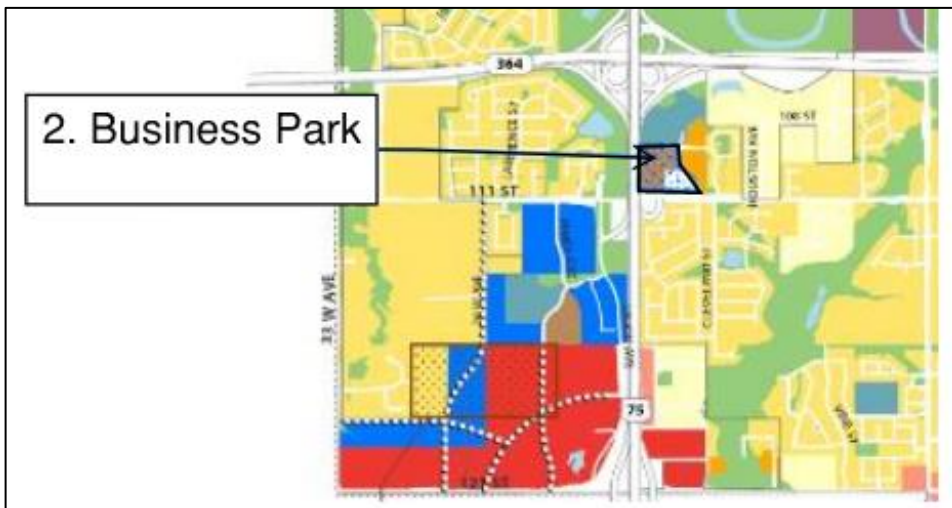
Parcel ID 98222822205510 | Property Address: 9202 S UNION AV W  
 Legal S 495' N 825' NE NE SEC 22 18 12  
 Gross Acres 15.00

Parcel ID **98222822208610** | Address: **1724 W 91 ST S** | **NOT INCLUDED IN MAP AMENDMENT**  
 Legal E 264' N 1/2 NW NE NE SEC 22 18 12  
 Gross Acres 2.00





2. RECOMMENDATION: This property was identified as Multi-family, it is not recognized as a good location for commercial due to access/lack of access to HWY 75. Staff swapped this Multi-family land area with property on the west side of HWY 75 (PA 22-22) for Business Park.



**GENERAL INFORMATION ON HORIZON JENKS** | The [Horizon Jenks Plan](#) was adopted by Resolution 712, September 1, 2020. The process, which began in May of 2019, took over a year and provided the citizens of Jenks the ability to partner with staff on creating community vision of Jenks to guide the City in its decision making for the next 20 years. The Comprehensive Plan is a set of policies that direct future growth and development for the City of Jenks.

The project kicked off with extensive community outreach opportunities including a staff workshop, elected and appointed officials roundtable, community wide workshop, business workshop, key person interviews, focus groups, a meeting with the Advisory Committee, as well as online questionnaires. Hundreds of participants offered their ideas, discussed their concerns, and relayed their vision for the future of the community.

### **What are the contents of the Horizon Jenks Comprehensive Plan?**

A typical Comprehensive Plan outlines the existing conditions of the City, describes future goals and objectives for development, and includes an action plan on how to achieve these goals and objectives. The Jenks Comprehensive Plan addresses the following:

- Land Use & Development
- Commercial Areas
- Transportation & Mobility
- Parks, Open Space, and Environmental Features
- Agricultural and Cultural Facilities
- Housing & Neighborhoods
- Economic Development Framework
- Community Facilities & Utilities
- Implementation Strategy

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### Staff Evaluation

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**EVALUATION** | The Comprehensive Plan was adopted by Resolution 712; State Statute gives the Municipality the authority as follows:

**Oklahoma Statutes; Title 11. Cities and Towns; Chapter 1 - Oklahoma Municipal Code; Article; Article XLIII-Buildings and Zoning; Section 43-103 - Purpose of Regulations – [Comprehensive Plan](#)**

Municipal regulations as to buildings, structures and land shall be made in

accordance with a comprehensive plan and be designed to accomplish any of the following objectives:

1. To lessen congestion in the streets;
2. To secure safety from fire, panic and other dangers;
3. To promote health and the general welfare, including the peace and quality of life of the district;
4. To provide adequate light and air;
5. To prevent the overcrowding of land;
6. To promote historical preservation;
7. To avoid undue concentration of population; or
8. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. *The governing body shall provide the manner in which regulations, restrictions and district boundaries shall be determined, established and enforced, and amended, supplemented or changed.*

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## Staff Comments & Recommendations

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**STAFF COMMENTS** | Staff has no conditions for approval of items, each item requires a separate vote:

1. **PA 22-20**, 141st and Elm St | Approve to match previous Land Use Plan
2. **PA 22-21**, 528 E 121ST ST | Five Oaks | Approve to align with long term development plan
3. **PA 22-22**, Mid-mile between 131<sup>st</sup> and 141<sup>st</sup> east of Peoria | Approve to match zoning
4. **PA 22-23**, 121st & HWY 75 | Approve to allow for Multi-family Residential

5. **PA 22-24.1** | Approve to allow for Single-family Residential

CURRENT PLAN	REQUESTED PLAN	GENERAL LOCATION
24.1 Regional Commercial	Medium Intensity Single-family	SW Corner of 91st and Union

6. **PA 22-24.2** | Approve to allow for a potential Business Park

CURRENT PLAN	REQUESTED PLAN	GENERAL LOCATION
24.2 Multi-family Residential	Business Park	NW Corner of HWY 75 & 111 <sup>th</sup>

**RECOMMENDATION** | *Recommend Approval to Amend all 6 (six) Land Use Map requests*