



Land Use

Robert Bell

918-902-0462

February 24, 2022

City of Jenks
211 N. Elm
Jenks, Oklahoma 74037

RE: Request for an Amendment to the Comprehensive Plan Map related to property identified as the SW/4 SW/4 of Section 7, T17N, R13E, of the Indian Base and Meridian Less and except the west 50 feet thereof, and Part of the N/2 of the SW/4 of Section 7, T17N, R13E Beginning at the SWC of Government Lot 3, Thence North 228.27 feet Thence East 1636.31 feet, Thence South 228.76 feet, Thence West 1636.41 feet to the point of Beginning; Less and except the West 50 feet for Road Right of Way;

Changing the Comprehensive Plan Designation of Commercial on the subject property to Medium Intensity Single Family Residential, except and retaining the standard 5-acre commercial node located at the intersection of 141st Street and South Elm.

Marcae Hilton, Jenks Planning Director:

This correspondence is an official request of the owner and contract purchaser of the above-described property to change the Commercial Designation on the subject property to a Medium Density Single Family Residential designation.

There are various land use changes that affect this area that would warrant consideration for the requested change. A more in-depth discussion follows.

When the Comprehensive Plan was updated in 2005 a 400-600 foot strip of land was designated for commercial along the entire frontage of the subject tract along Elm Street. It was further designated with an additional 400-600 foot strip of land immediately east of the commercial designation as Medium Intensity. It was considered that the medium intensity designation could be utilized to expand the commercial area or provide a buffer use to the Low Intensity It

In 2016 Staff processed an Amendment to the Jenks Comprehensive Plan to remove the commercial designation along Elm Street and have it designated Medium Intensity. I have attached the Staff Reports for this amendment and Ordinance #639 which was approved by the Jenks City Council. A major consideration for this amendment was in recognition that the traffic circulations promoted by the Comprehensive Plan with the addition of the South Bridge would alleviate the viability of so much commercial along this roadway.

The Horizon update of the Jenks Comprehensive Plan removed the flexibility of the Medium Intensity designation. The new update did not recognize 141st in its commercial objectives as it did for the intersections of 131st, 121st, 111th and Elm Street. However, the Medium Intensity strip along Elm Street was changed back to a Local Commercial Designation. I believe this was done in recognition of the commercial developments that have transpired on the northwest corner in Glenpool. The use of Elm Street from 141st to 131st will not be utilized by local traffic as a transportation element to area highways or population centers. The City of Glenpool has developed a large commercial and service center at the intersection of 151st (Hwy 67) and Highway 75. This development is located on the northside of 151st immediately across from a new St. Francis Hospital. This location has full entrances to Highway 75 and is only 2 miles from 141st and Elm. Any development south and west of 141st and Elm will utilize that circulation system and the commercial uses designed to support development along 151st (Hwy 67) and Highway 75.

South 141st Street dead ends, because of the Arkansas River, at South Harvard, which is two miles east of Elm. It is expected that any owners within a development in Bixby one half mile from Hwy 67 will gravitate to 151st Street. It could also be understood that most residents in Jenks to get to the Highways or City center will utilize 131st Street. The standard 5-acre commercial node will be more than sufficient to provide local Commercial uses and services for a two mile by one mile area of potential development areas that will also have route options to transportation systems and commercial uses.

It was a part of the thought process in 2016 that the commercial designation in this area was hindering the viability of developing the infrastructure needed for anything to move forward. That determination is just as relevant today as it was in 2016. The designation of Medium Intensity Single Family Residential will promote the installation of the infrastructure for all development.

It is requested that the Jenks Comprehensive Plan Map and Comprehensive Plan Text be amended to reflect these changes and the designations as identified.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bell', written in a cursive style.

Robert Bell
Bell Land Use