

To	Planning Commission
Hearing Date	May 05, 2022
Case Number(s)	JZ 22 678 & Jamestown Preliminary Plat
Request(s)	<ol style="list-style-type: none"><li>1. Request to recommend approval of a change in zoning from AG to (CS and RE) Commercial Shopping and Residential Estate</li><li>2. Recommendation of approval of Preliminary Plat</li></ol>
Location	9202 S UNION AVE   South of the SE corner of 91 <sup>st</sup> and Union/US-75
Applicant	Barrick Rosenbaum, The Schemmer Associates

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## Staff Report

Preparer | Marcaé Hilton

### Attachments

- Zoning Legal Description
- Plat Documents

### Preparer

Trout Land Surveying, LLC  
Barrick Rosembaum, Schemmer

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## Background Information

**STAFF COMMENTARY** | Ms. Loy Hall has been in contact with the City of Jenks for many months; beginning with the potential purchase of the property throughout the entire pre-development process. The previous owner also came in to speak with City staff about the possibilities of the land. The primary issue with the property is the lack of City water and sewer service. The Schemmer Associates, engineering firm, has been hired to rezone the Hall property and plat it for a combination of development uses. There will be Commercial Shopping along the Union/US-75 corridor and large estate size residential lots to the west. Last month the city requested a Comprehensive Plan “Land Use Map Amendment” which was granted during the special scheduled City Council hearing on April 18, 2022. The land use map was amended from Regional Commercial to Low Intensity Single-family on the West side of the 15-acre tract.

### PLANNING DATA

Public Comment	Several people from the Public have called during the Comp Plan amendment process and we have received one call since the rezoning has been advertised. No one said they were opposed.
General Location	9202 S Union Ave.   West of the SE corner of 91 <sup>st</sup> and Union Ave./US-75
Proposed Uses	Residential Estate Homes, Farm Home, Commercial Shopping/Office
Comp Plan	Medium Intensity Single-family and Regional Commercial

Zoning Request RE (Residential Estate) and CS (Commercial Shopping)  
TAC April 12, 2022 | No comments have been provided by TAC  
Plat Unplatted  
Parcel ID 98222822205510  
Gross Acres 15.00  
Gross SF 653,400.00  
Plat Data (1) One Block, (8) Eight Lots

**PARENT TRACT** | (AG) | One Lot, 15 Acres | As recorded in Title Commitment Number 21153881

THE SOUTH FOUR HUNDRED NINETY-FIVE (495.0) FEET OF THE NORTH EIGHT HUNDRED TWENTY-FIVE FEET (825.0) FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

**COMMERCIAL ZONING LEGAL DESCRIPTION (CS)** *Commercial Shopping | Lots 3-6 | 6 of 6.6 Acres*

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA , MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: THE EAST FIVE HUNDRED SEVENTY-NINE (579) FEET OF THE SOUTH FOUR HUNDRED NINETY-FIVE (495) FEET OF THE NORTH EIGHT HUNDRED TWENTY-FIVE (825) FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) SAID SECTION TWENTY-TWO (22), SAID PARCEL OF LAND CONTAINING **6.6 ACRES**, MORE OR LESS.

**RESIDENTIAL ZONING LEGAL DESCRIPTION (RE)** *Residential Estate | Lots 1, 7, 8 | 4.8 Acres*

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA , MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: THE WEST SEVEN HUNDRED FORTY-TWO (742) FEET OF THE SOUTH FOUR HUNDRED NINETY-FIVE (495) FEET OF THE NORTH EIGHT HUNDRED TWENTY-FIVE FEET (825) FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SAID SECTION TWENTY-TWO (22).

**LESS & EXCEPT (AG)** *Agriculture | Lot 2 | 3.5 Acres of 4.9*

A PARCEL OF LAND BEGINNING AT THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-TWO (22), THENCE S 01°02'57" E A DISTANCE OF 330 FEET TO A POINT; THENCE S 88°52'41" W A DISTANCE OF 579 FEET TO THE POINT OF BEGINNING; THENCE S 01°05'14" E A DISTANCE OF 286 FEET TO A POINT; THENCE S 88°54'47" W A DISTANCE OF 533 FEET TO A POINT; THENCE N 01°05'14" W A DISTANCE OF 286 FEET TO A POINT; THENCE N 88°52'41" E A DISTANCE OF 533 FEET TO THE POINT OF BEGINNING SAID PARCEL OF LAND CONTAINING **4.9 ACRES**, MORE OR LESS

**EVALUATION** Staff believes the Rezoning and Preliminary plat request will be in compliance with all City requirements upon correction of comments. Approval of the rezoning and the preliminary plat is necessary for future project development.

**CONDITIONS**

1. Provide City Planner with corrections to Plat before City Council hearing
2. PLAT
  - A. ADD LOT AND BLOCK DATA TO PLAT
  - B. ADD TOTAL ACRES TO PLAT

**RECOMMENDATION:** Staff and TAC recommend approval of JZ 22-678 with conditions and the Preliminary Plat "Jamestown."

Figure 1: Zoning Map | INCOG, Comp Plan Map, Google Map

