

To	Planning Commission
Hearing Date	January 19, 2023
Case	Ragland Plaza Amended
Request	<i>Approval of Preliminary Plat</i>
Location	East of 9 <sup>th</sup> Street between Main Street and East "B" Street

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## Staff Report

Preparer | Marcaé Hilton

## Attachments

Plat Documents

## Preparer

Alan Betchan, AAB Engineering

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## Background Information

**STAFF COMMENTARY** | This is a request to approve the preliminary amended plat for Ragland Plaza. The site is under review for a drive through coffee concept and has submitted a PUD for the February Planning Commission hearing. The site required removal of the Limits of No Access, buildline, and a couple of other corrections.

Request	Approval of Preliminary Plat
Public Comment	None at the time of this report, Plats are not advertised
General Location	East of 9 <sup>th</sup> Street between Main Street and East "B" Street
ACCT_NUM	60812831950320
LEGAL	LT 1 BLK 1
OWNER	RAGLAND, RONALD PAUL TRUSTEE
PROP_ADD	TBD
TR_SEC	8319
STR	Section: 19, Township: 18N, Range: 13E
GROSS ACRES	0.95
Comprehensive Plan	Regional Commercial & Riverfront Subarea plan
Plat	Ragland Plaza is being amended to match potential project details.
Zoning	RTC (Riverfront Tourist Commercial)
Surrounding Zoning	North   PUD-30C (RTC) Amended, Riverwalk Development East   PUD-30C (RTC)   Pedestrian Bridge South   PUD-76 (RTC)   Village on Main Development West   (RTC)   Strip Center

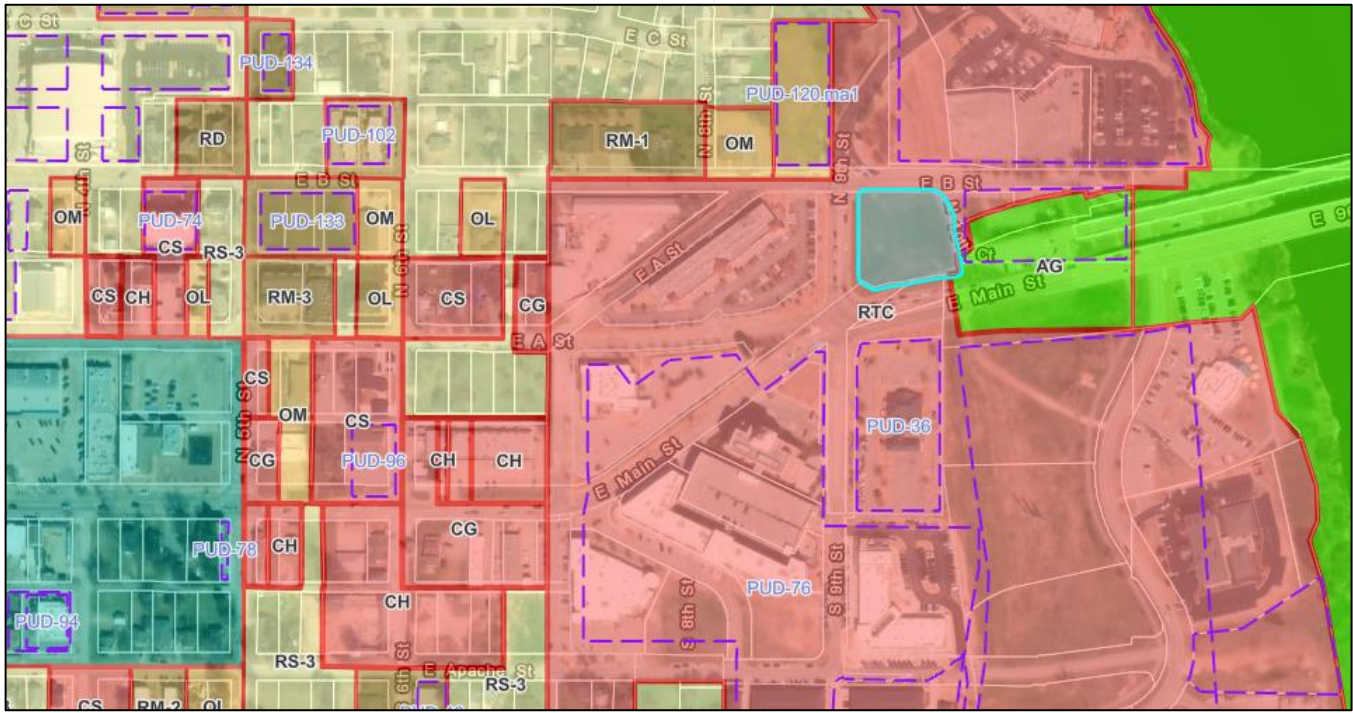
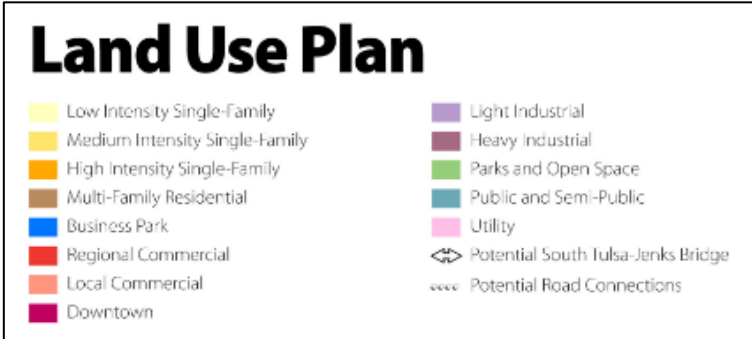


Figure 1: Zoning Map | GIS



Figure 2: Current Land Use Map



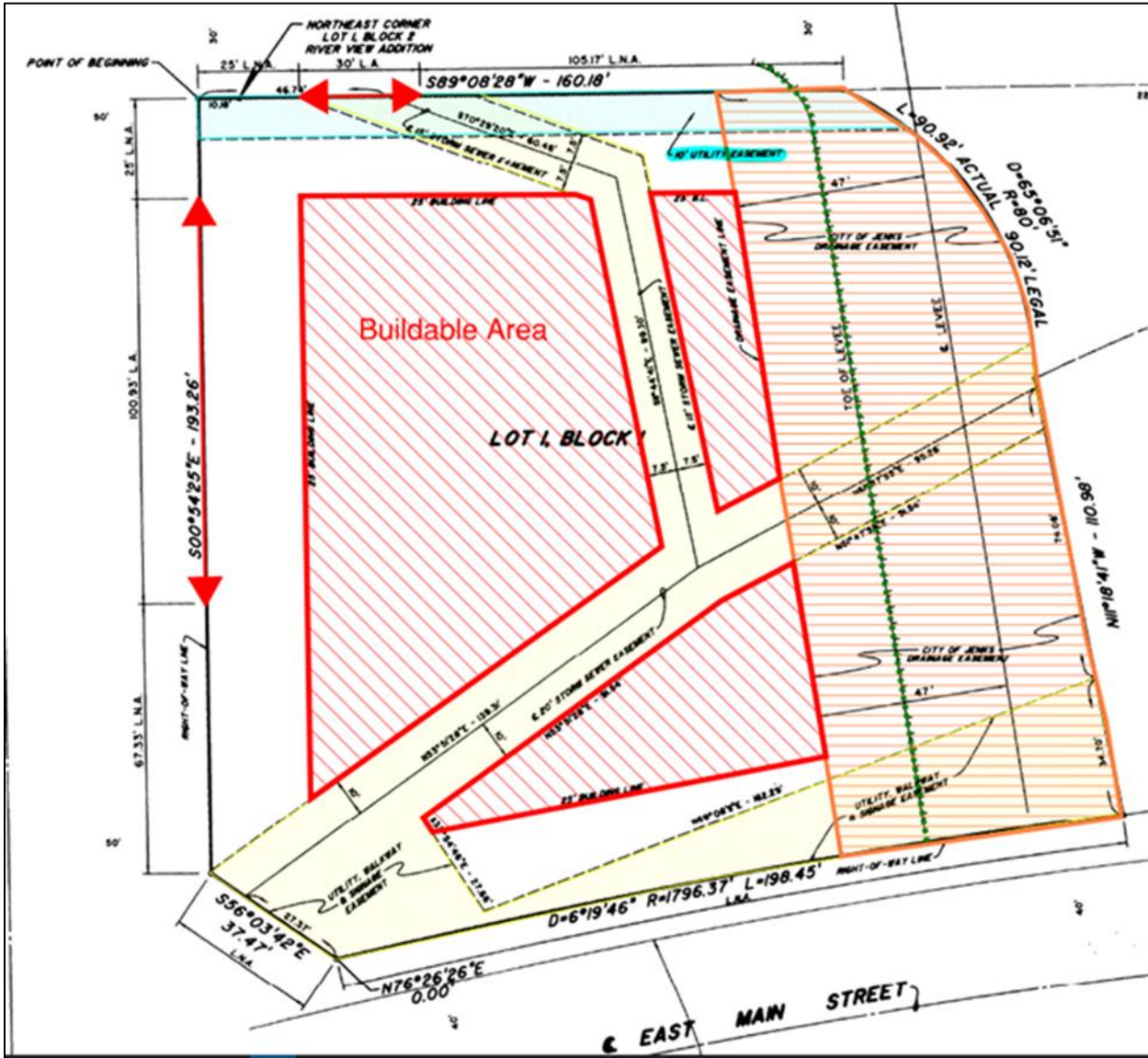


Figure 3: Original plat and encumbrances



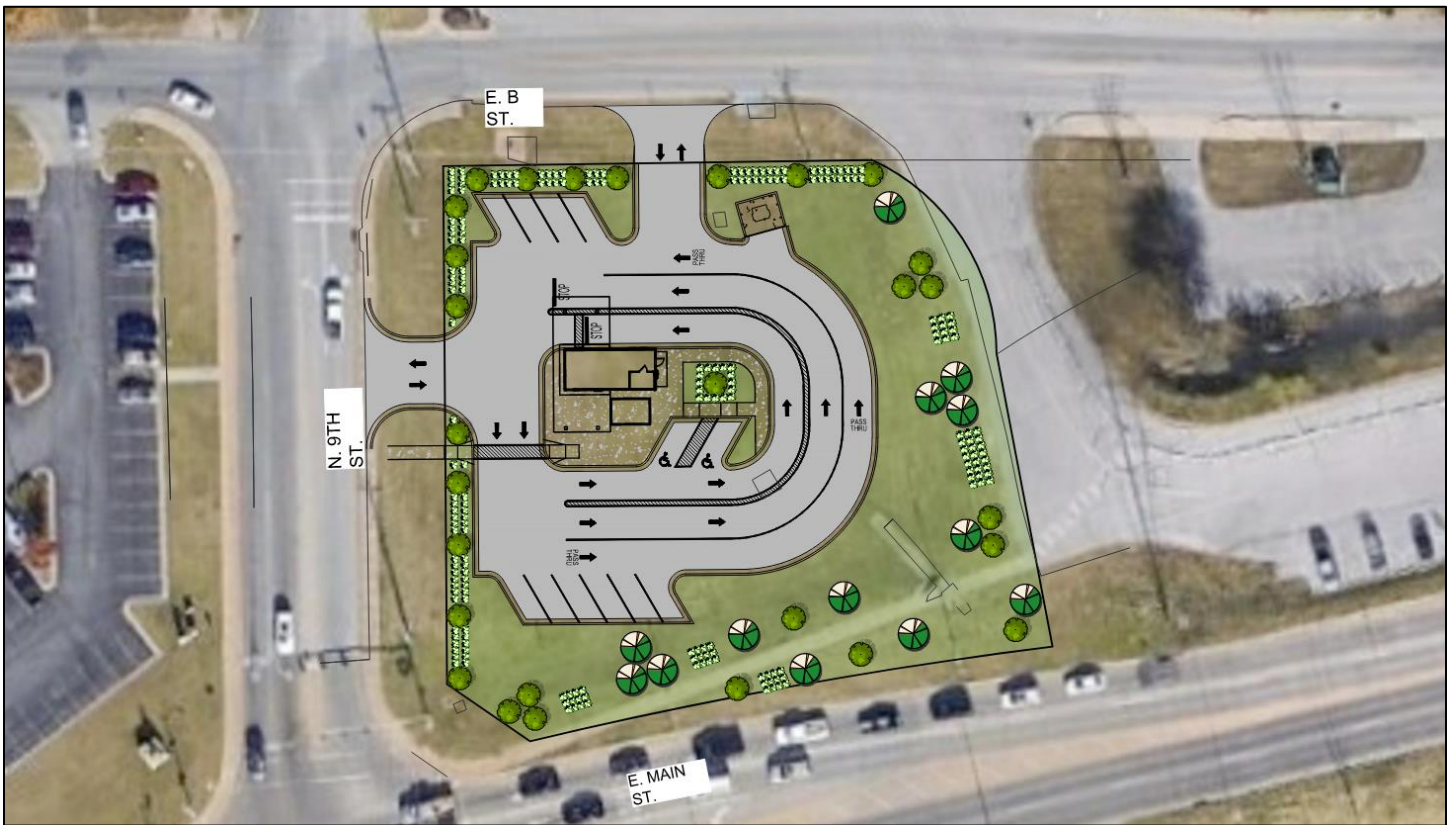


Figure 4: Proposed Site Plan as seen in PUD submittal.

**Evaluation** This Preliminary Plat (amendment) has been reviewed by TAC and staff, the plat comments have been received by the engineer of record and have/will be corrected prior to final plat submittal.

**TAC COMMENTS | January 04, 2023:**

*Alex Mills, Tulsa County Engineer* | We continue to have concerns about the language of the plat describing the easement as a City of Jenks Drainage Easement. Also, all improvements near the levee will require COE buyoff as described on the attached email. (Site plan has been revised to prevent levee encroachments)

*Diana Carew, COX, Land Use Contractor* | The Plats seem to have a dedicated easement and provided conduit route to accommodate us.

*Timothy Mickles, ONEOK*

- Thank you forwarding the planning information for Ragland Plaza I Amended, Jenks, OK. Please be advised that the development for the Ragland Plaza I Amended, will not impact any ONEOK pipelines.  
NE/SE 19-18N-13E, Tulsa Co, OK  
Ragland Plaza, Amended, Jenks, OK

*Chris Cloyde, COJ Engineer & Marcae Hilton COJ Planner*

**PRELIMINARY PLAT**

- Show Toe of Levee and essential dimensions
- Parking appears to be within Toe of Levee (has been removed)

- Remove build line, does not match RTC zoning

CONCEPTUAL IMPROVEMENTS (SITE PLAN/ELEVATIONS) | Zoning RTC (follow UDO standards)

USE STANDARDS (PUD) : Restaurant with Accessory Use (drive through) See. Section 16-5-12

- Show vehicle dimensions for stacking lane
- Provide Drive Aisle dimensions
- What is playing through the wall speakers?
  - Speakers shall not be audible beyond boundaries of property
- Formal Site plan submittal required not part of engineering or building permit.
- Noted UDO Deviations:
  - Façade Materials: Metal is not allowed
  - Outline lighting: Requires PC approval
  - Yard Setback (maximum) not met:
    - Front yard 60 ft. max
    - Exterior side 60 max
- Street Frontage
  - Identify front of building (front yard)
  - Drive through lanes in exterior side yards require SUP approval. (either way you have a drive through in an exterior side yard). 20 day notice...etc.
- Parking Required at 1/100 sq ft of building 510=5 spaces
- Bicycle facilities are required
- Traffic Analysis may be required

(E)Traffic Impact Analysis (TIA).

(1) Purpose.

(a) TIAs are used to evaluate whether the scale of subdivision is appropriate for a particular site and what improvements may be necessary, on and off the site, to provide safe and efficient access and traffic flow. TIA is an essential part of the subdivision review process to assist subdividers and the City in making land use decisions involving subdivisions.

(b) As a specialized study that evaluates the effects of a subdivision’s traffic on the surrounding transportation infrastructure, the TIA helps identify where the subdivision may have a significant impact on safety, traffic, and transportation operations, and provides a means for the subdivider and City to mitigate these impacts.

(2) Threshold. A subdivider is required to provide a TIA and is responsible for all associated costs in the following instances:

(a) If the nature of the proposed subdivision is such that the number of trips it can be expected to generate equals or exceeds 150 new peak hour trips, or

(b) When the City Engineer determines:

(I) That traffic generated by the proposed subdivision will substantially impact an intersection or a roadway segment already identified as operating at a failing level of service (LOS),

(II) That traffic generated by the proposed subdivision may create a hazard to public safety, or

*(III) That traffic generated by the proposed subdivision will substantially change the off-site transportation system or connections to it. UDO LANGUAGE | recommendation by the Planning Commission.*

*The Planning Commission shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the City Planner report, make a recommendation to the City Council to:*

*approve,*

*approve with modifications,*

*or deny the Major Subdivision preliminary plat based on the applicable review criteria.*

*The Planning Commission shall transmit a report containing its recommendation to approve, approve with modifications, or deny the Major Subdivision preliminary plat to the City Council.*

*Action by City Council. The City Council shall evaluate the proposed Major Subdivision preliminary plat, and after consideration of the Planning Commission's recommendation, the City Planner report, and the applicable review criteria, may:*

*approve,*

*approve with modifications,*

*or deny the Major Subdivision preliminary plat in accordance with applicable state law.*

Approving this request for the Preliminary Plat will allow the owner to develop the subject property, a Planned Unit Development will provide the specifics.

**RECOMMENDATION** | Staff and TAC recommend conditional approval the Preliminary Plat for Ragland Plaza Amended

1. Correct Plat
2. Adhere to engineering and planning requirements
3. Adhere to all building code and fire code
4. Any other information as may be deemed by the Planning Commission as reasonably necessary for the full and proper consideration of the proposed subdivision.