

Jenks | PC Staff Report



To	Planning Commission
Hearing Date	February 21, 2023
Case	JZ 23 PUD 98.MA2 (2900 WEST MAIN DEVELOPMENT)
Request	<i>Approval of Major Amendment No. 2 to PUD 98</i>
Location	237 South Franklin Street, south of Main Street

Staff Report

Preparer | Marcaé Hilton

Attachments
PUD Documents

Preparer
Alan Betchan, AAB Engineering

Background Information

STAFF COMMENTARY | “2900 West Main” development consists of 58.21 acres and with 19 lots in two blocks to date is has been developed as Commercial Shopping District uses with a service station, and office in accordance with Planned Unit Development 98. Lot 16 (SOCO) is a gymnasium which was platted separately and does not follow the development standards of PUD 98. The ownership group is interested in selling to a hospital which would require a few major deviations from the PUD 98. This request is to allow for a hospital use and an increase in height from seventy (70) feet to “one hundred and thirty (130) feet with no reference to a number of stories.”

Request	Approve Major Amendment No. 2 to PUD 98 for “Hospital Use”
Public Comment	None at the time of this report
General Location	South of Main Street and east of Franklin
LEGAL	LT 5-9, 14, 15, & 17 of BLK 1
OWNER	2900 WEST MAIN LLC C/O JAMES FERRIS
PROP_ADD	TBD
TR_SEC	82239
STR	Section: 23, Township: 18N, Range: 12E
Comprehensive Plan Plat	Business Park 2900 West Main Document No. 6724 Recorded 03/02/2017
Zoning	PUD 98 A CS (Commercial Shopping)
Surrounding Zoning	North CS, RE, OM Commercial, Residential and Office East CS (Commercial Shopping) South CS (Commercial Shopping) Undeveloped West CS and CG (Commercial Development) Gateway

Development Area A also sets out the maximum height for buildings within this area as **Six Store and/or 70 feet**. The developer would like to amend the PUD, as it relates to the lots listed, to reflect a maximum permitted height of **130' with no reference to a number of stories**. This portion of the site is well buffered from any surrounding residential properties and will be directly abutted by only commercial uses. The height request is supported by the developers of the yet undeveloped land to the south. All buildings will be **subject to FAA review** and approval regardless of the heights listed in the PUD.

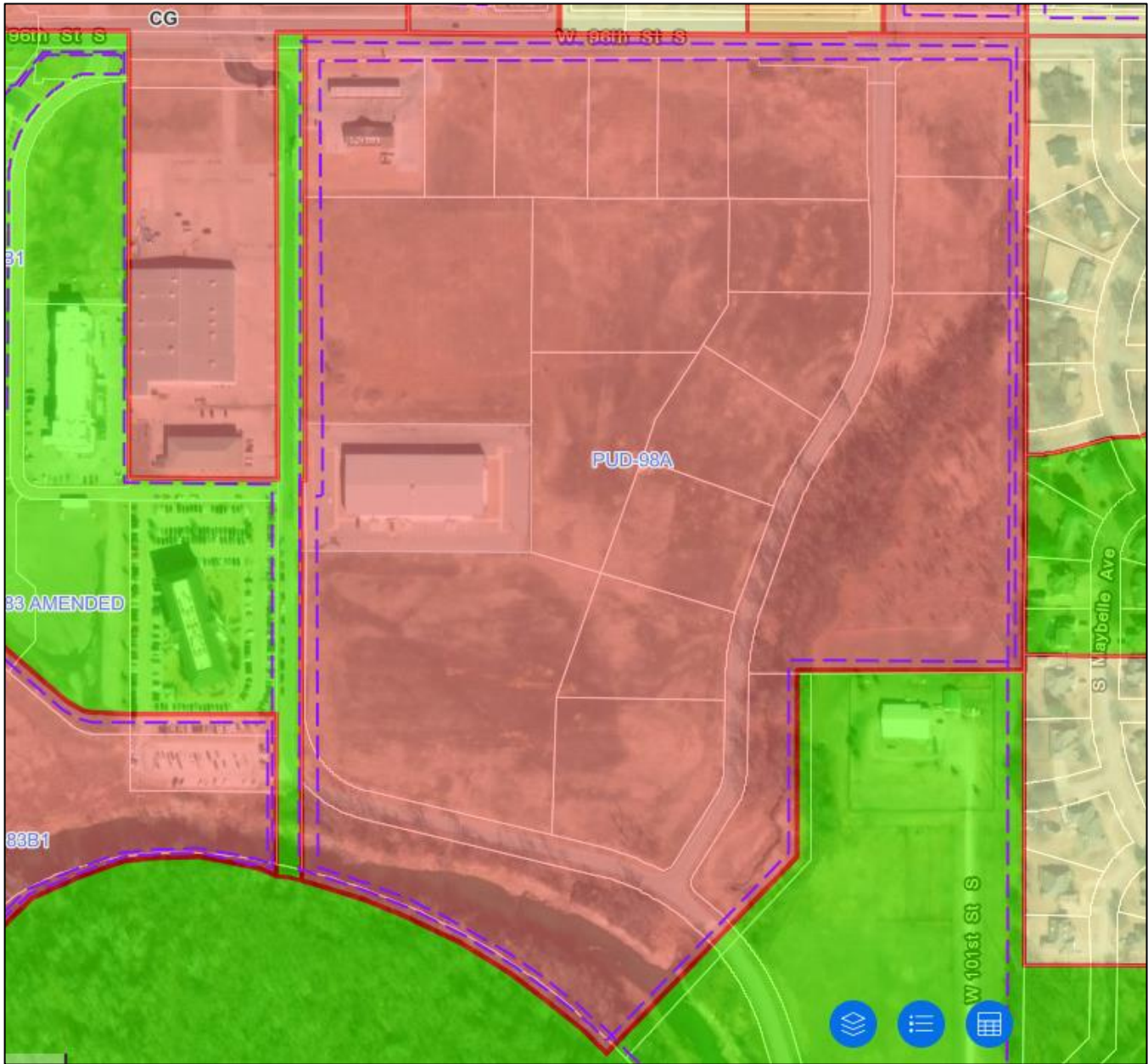
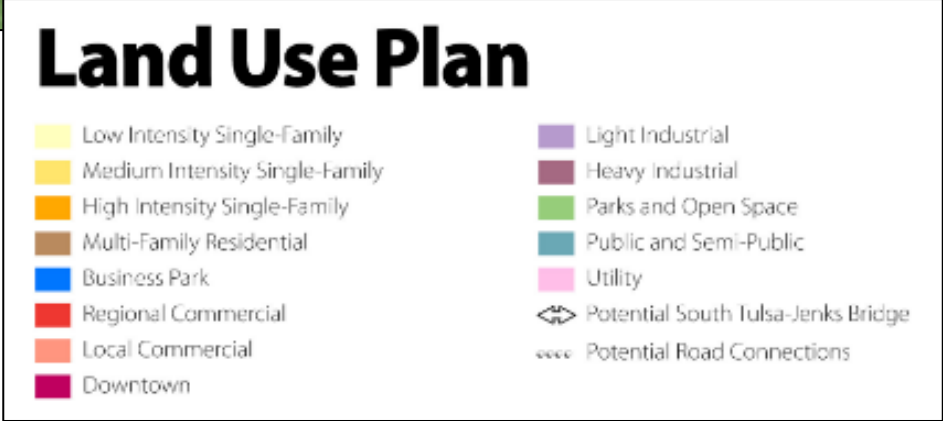


Figure 1: Zoning Map | CS (Commercial Shopping)



Figure 2: Current Land Use Map



Staff Evaluation & Recommendation

EVALUATION | Approving this request will allow the potential buyer to move forward in the due diligence process of purchasing the site for the purpose of a hospital and allowing a height of up to 130 feet with no reference to number of stories.

RECOMMENDATION | Staff recommends approval of the Major Amendment to allow for a Hospital use with a height up to 130 feet.