

To	Chairman, Dr. Scott West and Planning Commission
Hearing Date	February 23, 2023
Case No.(s)	JZ 23 PUD 138 Final Plat Ragland Plaza Amended
Request	<i>Approval of PUD 138 and Final Plat</i>
Location	East of 9 th Street between Main Street and East "B" Street

Staff Report

Preparer | Marcaé Hilton

Attachments

Plat Documents

PUD 138 Documents

Preparer

Alan Betchan, AAB Engineering

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Background Information

STAFF COMMENTARY | This staff report serves as the background for two requests:

1. Recommendation of approval of the Final | Amended Plat for Ragland Plaza.
2. Recommendation of approval for PUD 138.

The applicant is asking for recommendation of approval for a drive through coffee concept. The preliminary plat was conditionally approved earlier this month. The best site development plan required amending the plat to remove of the Limits of No Access and buildline (did not match RTC zoning). The Planned Unit Development (PUD 138) is required due to the materials request, they are providing additional landscaping in lieu of being able to use some metal panels, and lighting around the roofline. The location of the front of the building is complicated since the site is bordered by three streets. During the Preliminary Plat phase, the Planning Commission requested a Traffic Impact Analysis (TIA), the City of Jenks has provided a letter detailing the potential impact.

PLAT SUMMARY

CITY COUNCIL SUMMARY | February 07, 2023 | 0-5-2 (2 Councilors were missing) | Approved pre staff recommendation (Consent Agenda)

PLANNING COMMISSION SUMMARY | January 19, 2023, | 0-6-1 | Approved with conditions:

The Planning Commission (PC) expressed concerns about the potential for additional traffic issues at the intersection of 9th Street and Main Street and acknowledged a drive through coffee concept (7 Brew) could complicate traffic in that area. Currently the traffic does get backed up across the Arkansas River Bridge (Main Street Bridge) and southbound on 9th Street during certain times. Staff stated the plat is not the time to talk about

the potential project impact or discuss site plan issues. *CONDITIONAL APPROVAL: The PC recommended approval of the preliminary plat and asked that any future applicant/development bring a Traffic Impact Analysis (TIA*) along with any PUD to identify possible issues, reduce potential hazards and congestion in the area. PC is aware the applicant has applied for PUD approval; the item will be on the agenda for February. Staff has requested from the engineer of record to provide information on the number of trips/traffic counts that 7 Brew coffee shop expects to see on average and their peak business hours during. The City Manager directed staff to contact TEC, who recently did a Transportation Master Plan for the City and have them to take the information requested and do a TIA on this site. *TIA | A specialized study that evaluates the effects of a subdivision's (project's) traffic on the surrounding transportation infrastructure, the TIA helps identify where the subdivision (project) may have a significant impact on safety, traffic, and transportation operations, and provides a means for the subdivider (applicant) and City to mitigate these impacts.*

Request	Approval of PUD 138 & Approval of Final Plat
Public Comment	None other than the property owner, plats are not advertised
General Location	East of 9 th Street between Main Street and East "B" Street
Parcel ID.	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 Plat	Regional Commercial & Riverfront Subarea plan 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

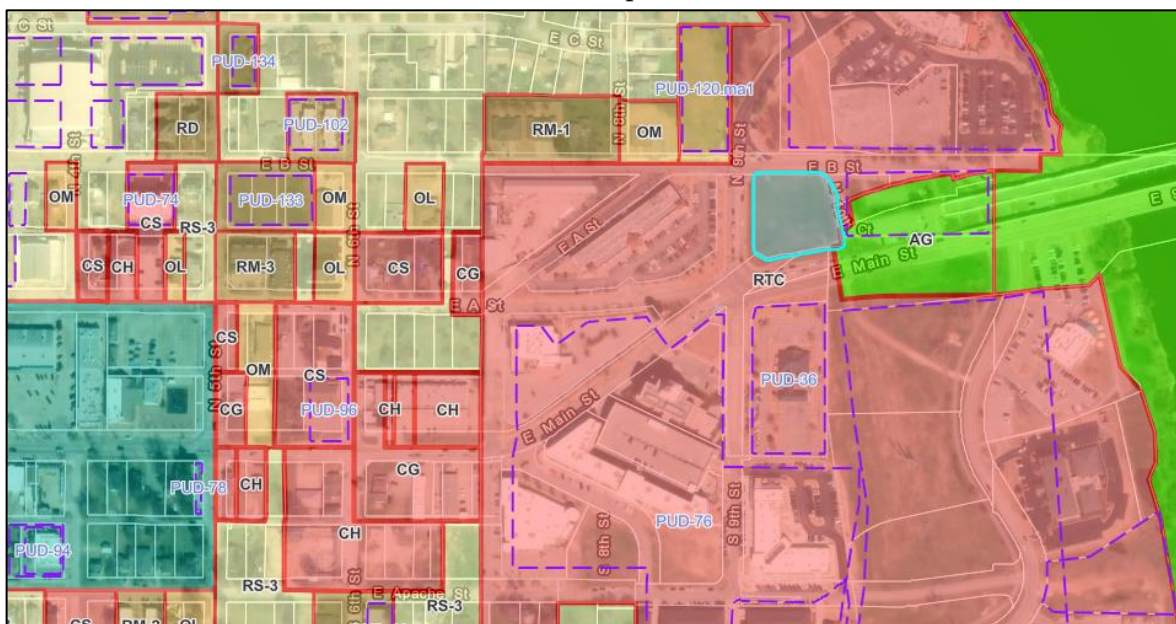


Figure 1: Zoning Map | GIS



Figure 2: Current Land Use Map

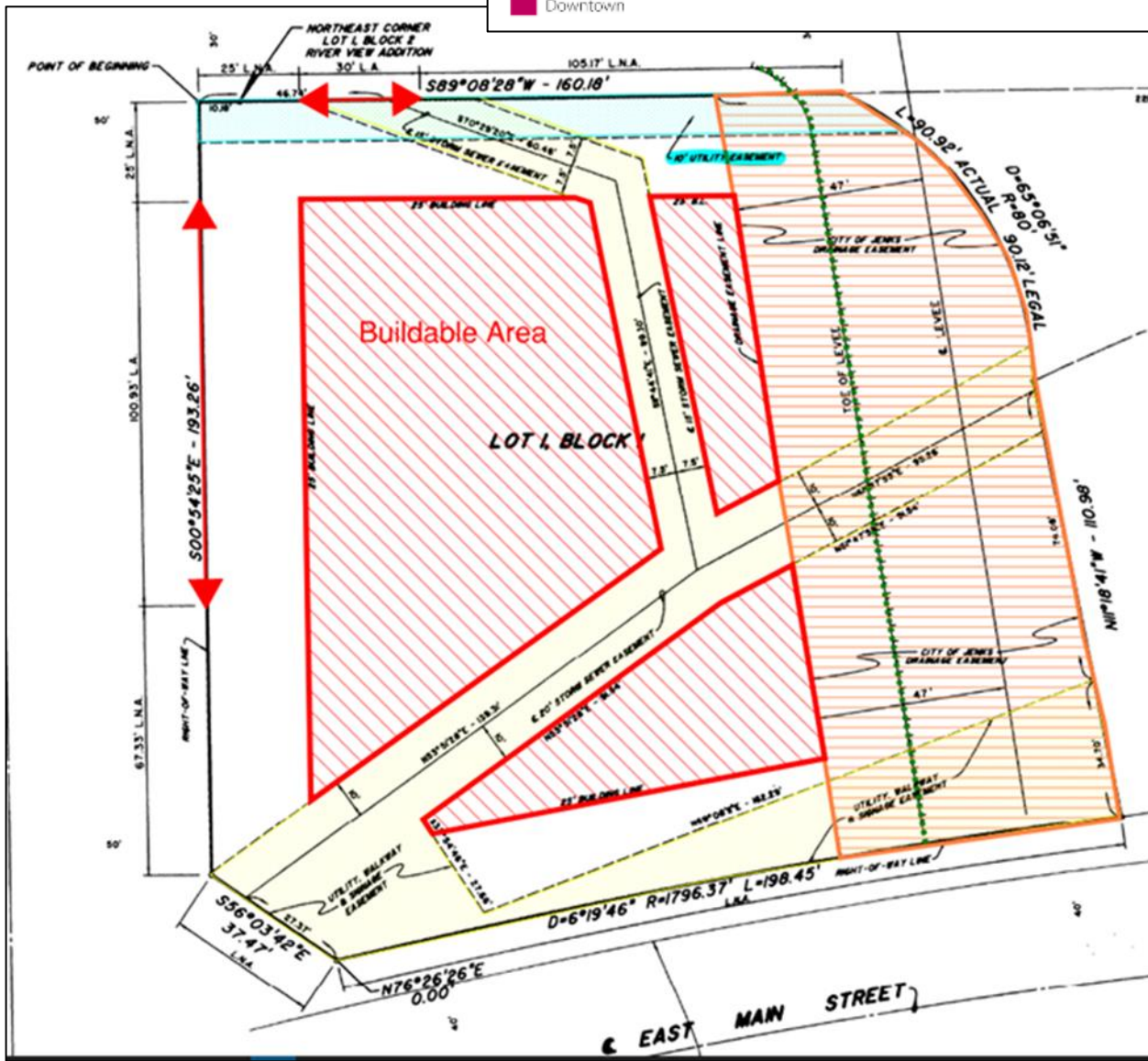


Figure 3: Original plat and encumbrances

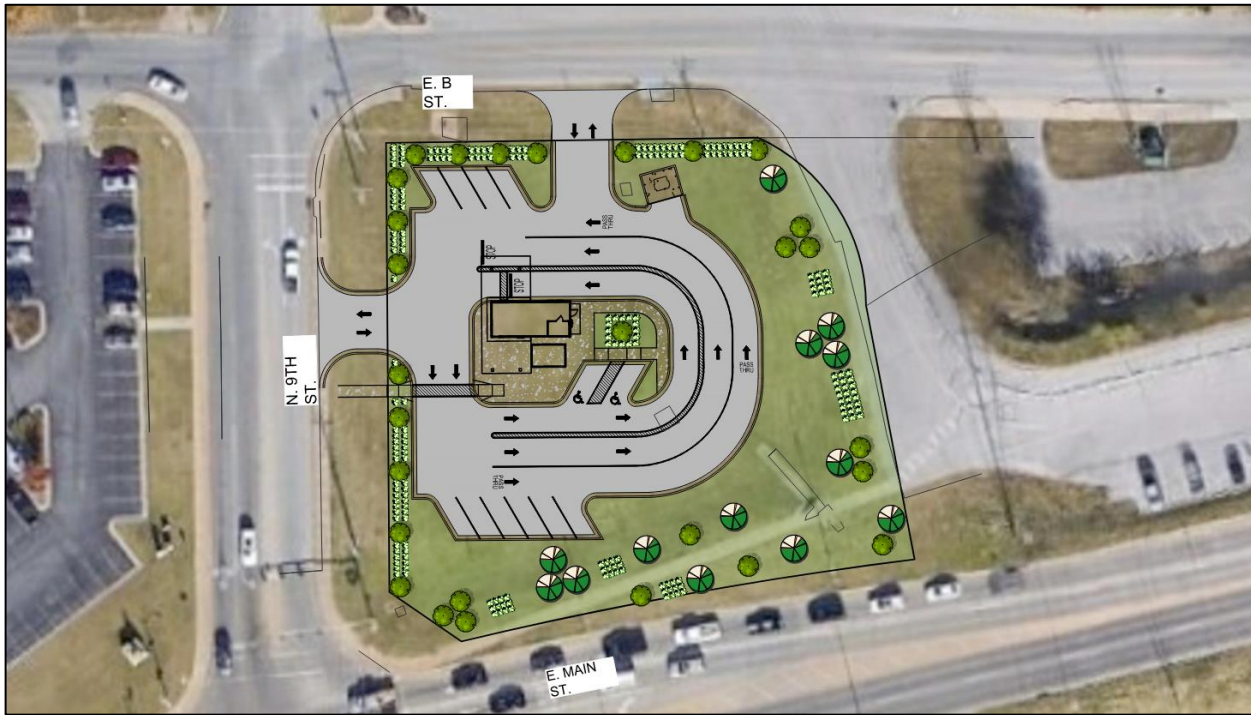


Figure 4: Proposed Site Plan as seen in PUD submittal.

Staff Evaluation & Recommendation

Evaluation This PUD request and Final 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.

Approving the PUD as submitted will allow the following:

- Metal Panels on the exterior of façade.
- Lighting around the roof (currently planned for blue).
- Stacking aisles on adjacent to Main and "B".
- All Uses Permitted by Right in RTC: see chart

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	RTC	PUD
Lot Standards (Minimum)		
Lot Area (acres)	n/a	0.95
Lot Width (ft)	n/a	n/a
Yard Setbacks (Minimum, unless otherwise stated)		
Front (ft)	0	West 60
Front, maximum (ft)	60	West 60
Exterior Side (ft) (3)	0	North 0
Exterior Side, maximum (ft)	60	North 70
Exterior Side (ft) (3)	0	South 0
Exterior Side, maximum (ft)	0	South 130
Building Standards (Maximum)		
Height (ft)	85	Not Specified
Impervious Surface Coverage	70%	Not Specified
Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses		

Use	Additional Regulation	RTC
Agricultural Uses		RTC
Residential Uses		RTC
Residential, above ground floor		P
Institutional and Utility Uses		RTC
Government Uses, indoor		P
Wireless Communication Facility, Small Cell	16-5-3(B)	C
Retail Uses		RTC
Convenience Store		P
General Retail, less than 10,000 sqft	16-5-4(B)	P
General Retail, 10,000 sqft—49,999 sqft	16-5-4(C)	P
General Retail, 50,000 or more sqft	16-5-4(D)	S
Multitenant Shopping Center	16-5-4(E)	P
Service Uses		RTC
General Service, less than 10,000 sqft	16-5-5(C)	P
Medical/Dental Office		P
Professional Office		P
Professional Office, above ground floor		P
Lodging Uses		RTC
Hotel		P
Short-Term Rental	16-5-6(B)	C
Eating/Drinking Uses		RTC
Bar/Tavern		P
Brewery/Winery/Distillery, micro		P
Brewery/Winery/Distillery, tasting room		P
Coffee/Tea Shop	16-5-7(A)	P
Restaurant, fast casual		P
Restaurant, sit down		P
Entertainment Uses		RTC
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	P
General Entertainment, indoor, 10,000 sqft—49,999 sqft	16-5-8(B)	P
Vehicle Related Uses		RTC
Industrial Uses		RTC
Medical Marijuana Uses		RTC
Accessory Uses		RTC
Accessory Building	16-5-12(A)	P
Accessory Structure	16-5-12(D)	P
Drive Through	16-5-12(F)	P
Home Based Business	16-5-12(H)	C
Solar Energy Collection System, canopy	16-5-12(L)	P
Solar Energy Collection System, ground	16-5-12(M)	P
Solar Energy Collection System, roof	16-5-12(N)	P
Temporary Uses		RTC
Construction Related		T
Farmers Market		T
Food Truck	16-5-13(A)	T
Outdoor Dining	16-5-13(B)	T
Outdoor Activity/Operation, temporary		T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T
Seasonal Sales	16-5-13(E)	T

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)

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

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.

RECOMMENDATION | Staff, Planning Commission and TAC recommend conditional approval the Final Plat for Ragland Plaza Amended

1. Correct Plat (add street names)
2. Provide release letters from TAC.
3. Adhere to engineering and planning requirements.
4. Adhere to all building code and fire code.
5. Provide updated PUD including charts as presented in staff report.