

To	Planning Commission
Hearing Date	April 20, 2023
Case	JZ 23 PUD 141
Request	<i>Approval of rezoning and a Planned Unit Development</i>
Location	West of Highway 75 and North of 121 <sup>st</sup> Street

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## Staff Report

Preparer | Marcaé Hilton

## Attachments

PUD Documents

## Preparer

Chris Challis

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## Background Information

**STAFF COMMENTARY** | The City of Jenks has been working with Sooner Development for many months on a mix of uses development. The hard NW (northwest) corner of 121<sup>st</sup> and HWY 75 just north of the Glenpool Walmart commercial corner is a desirable area for the highest intensity commercial and residential development. This area of Jenks has not developed primarily due to infrastructure deficiencies. The City of Jenks is also in the process of amending TIF No. 4 to provide the needed funds and process to remedy the lack of infrastructure.

The northern approximate forty (40) acres will permit the development of a mixture of multifamily, senior living, office, medical office, lodging, and mini-storage (personal storage) (the “Mixed-Use Village”).

The southern approximate fifty (50) acres will permit the development of retail, entertainment, restaurant, lodging, office, medical office, and compatible ancillary uses consistent with the terms set forth herein (the “Commercial District”).

Request	Approval of rezoning to CS (Commercial Shopping) and PUD 141
Public Comment	One or two calls have come in at the time of this report. Staff has supplied detailed information.
General Location	West of HWY 75 and north of 121 <sup>st</sup> Street
STR	Section: 34, Township: 18N, Range: 12E
Gross Acres	93 +/-
Comprehensive Plan	Regional Commercial on southern 50 acres. Multi-family on northern 40 acres.
Plat	Unplatted, platting required.
Current Zoning	Mostly AG (Agriculture), some CG (Commercial General)

Surrounding Zoning

North | PUD 97, PUD 57 & CS, CG (Commercial Shopping and General)  
 East | AG (Agriculture) & CS (Commercial Shopping)  
 South (Glenpool) | CG (Commercial General)  
 West | CS (Commercial Shopping) and AG (Agriculture)

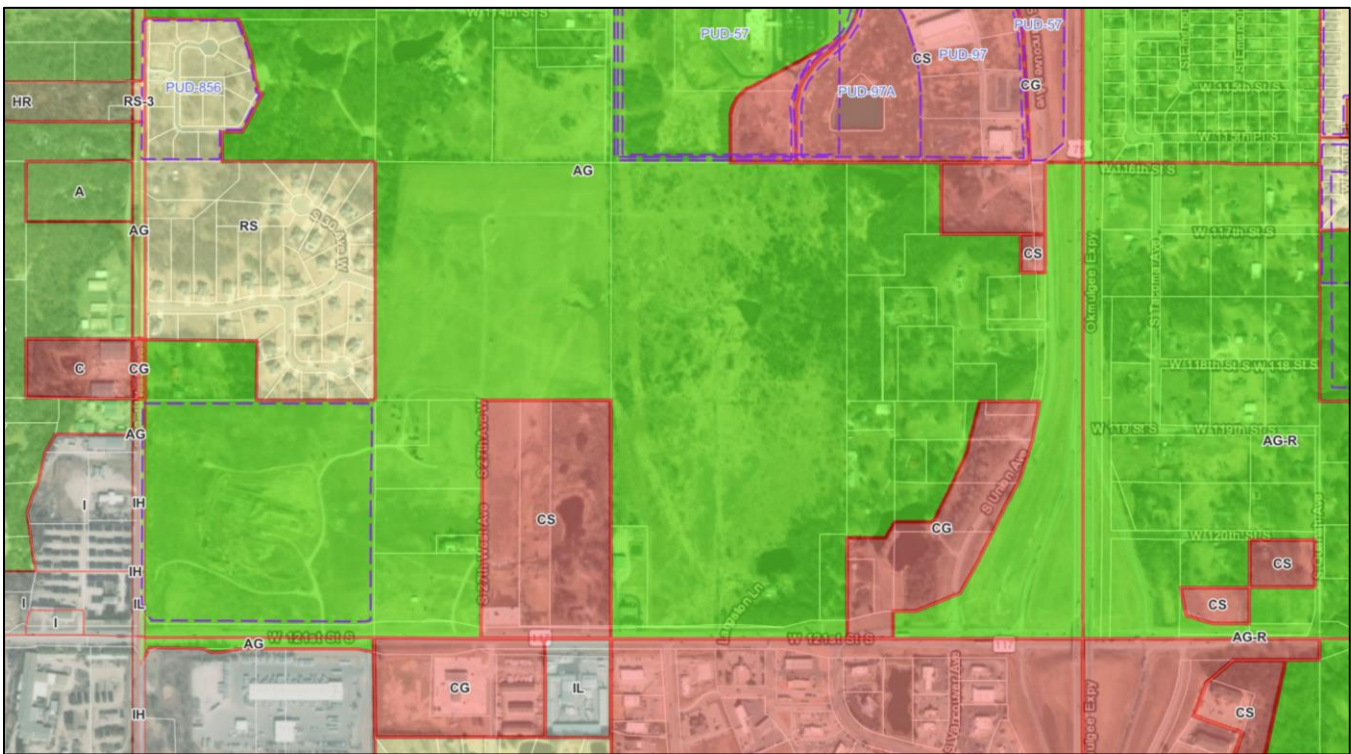


Figure 1: Zoning Map | GIS

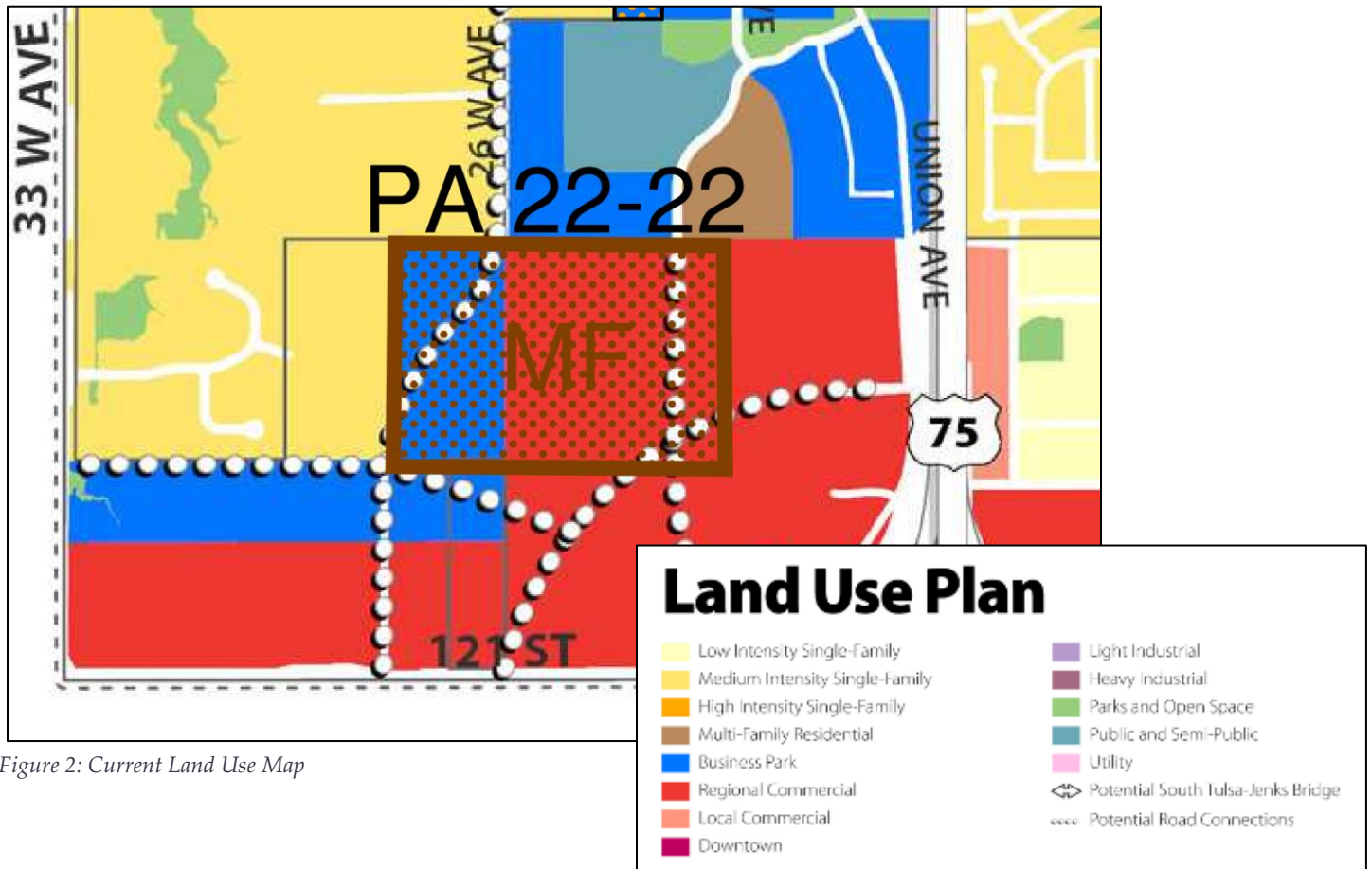


Figure 2: Current Land Use Map

Table 16-3-1(A): Residential District Bulk and Dimensional Standards		
Standard	RM2	PUD
<b>Lot Standards (Minimum)</b>		
Lot Area (sqft)	6,000	
Lot Area/DU (sqft)	1,500	
Lot Width (ft)	50	
<b>Yard Setbacks (Minimum)</b>		
Front (ft)	10	
Exterior Side (ft)	10	
Interior Side (ft)	10 (2)	
Rear (ft)	10	
<b>Building Standards (Maximum)</b>		
Height (ft)	45	
Impervious Surface Coverage	70%	
<b>Notes</b>		
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.		
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.		
(3) Garages shall be setback a minimum of 25 feet from the front property line.		

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards		
Standard	CS	PUD
<b>Off Street Parking</b>		
Lots within CS District shall be permitted to share parking	Per "Use"	1/200
<b>Lot Standards (Minimum)</b>		
Lot Area (acres)	n/a	
Lot Width (ft)	n/a	
<b>Yard Setbacks (Minimum, unless otherwise stated)</b>		
Front (ft)	0	
Front, maximum (ft)	n/a	
Exterior Side (ft) (3)	0	
Exterior Side, maximum (ft)	n/a	
Interior Side (ft) (3) <i>(No required interior side yard setback for multitenant shopping center)</i>	10 (1)	
Rear (ft) (3)	10 (1)	
<b>Building Standards (Maximum)</b>		
Height (ft)	60	
Impervious Surface Coverage	70%	
<b>Notes</b>		
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.		
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.		
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.		

Table 16-3-4(C) Nonresidential District Permitted, Conditional, Special Exception, and Specific Uses			
Use	Additional Regulation	CS	PUD
<b>Residential &amp; Other Uses Allowed in Mixed-Use Village</b>		<b>CS</b>	<b>PUD</b>
Multifamily Building, 8 units or more	16-5-2(C)	S	P
Multifamily Building, less than 8 units	16-5-2(C)	S	P
Multifamily Complex	16-5-2(D)	S	P
Residential, above ground floor		P	P
Senior Housing, dependent		S	P
Senior Housing, independent		S	P
Townhome			P
Business Park			P
Commercial Animal Boarding			P
<b>Institutional and Utility Uses</b>		<b>CS</b>	<b>PUD</b>
Government Uses, indoor		P	P
Wireless Communication Facility, Small Cell	16-5-3(B)	C	C
<b>Retail Uses</b>		<b>CS</b>	<b>PUD</b>
Convenience Store		P	P
General Retail, less than 10,000 sqft	16-5-4(B)	P	P
General Retail, 10,000 sqft—49,999 sqft	16-5-4(C)	P	P
General Retail, 50,000 or more sqft	16-5-4(D)	P	P
Multitenant Shopping Center	16-5-4(E)	P	P
<b>Service Uses</b>		<b>CS</b>	<b>PUD</b>
Acute Care Center		P	P
General Service, less than 10,000 sqft	16-5-5(C)	P	P
General Service, 10,000—49,999 sqft	16-5-5(D)	P	P
General Service, 50,000 sq ft or more	16-5-5(E)	P	P
Medical/Dental Office		P	P
Personal Storage Facility (Mixed Use Village only)	16-5-5(F)	S	P
Professional Office		P	P
Professional Office, above ground floor		P	P
Veterinary Clinic/Animal Hospital		P	P
<b>Lodging Uses</b>		<b>CS</b>	<b>PUD</b>
Hotel		P	P
<b>Eating/Drinking Uses</b>		<b>CS</b>	<b>PUD</b>
Brewery/Winery/Distillery, micro		P	P
Brewery/Winery/Distillery, tasting room		P	P
Coffee/Tea Shop	16-5-7(A)	P	P
Restaurant, delivery/carry out only		P	P
Restaurant, fast casual		P	P
Restaurant, sit down		P	P
<b>Entertainment Uses</b>		<b>CS</b>	<b>PUD</b>
General Entertainment, indoor, less than 10,000 sqft	16-5-8(A)	P	P
General Entertainment, indoor, 10,000 sqft—49,999 sqft	16-5-8(B)	P	P
General Entertainment, indoor, more than 50,000 sqft	16-5-8(C)	P	P
General Entertainment, outdoor	16-5-8(D)	S	S
<b>Vehicle Related Uses</b>		<b>CS</b>	<b>PUD</b>
Fuel Sales	16-5-9(B)	P	P
Gas Station With Mini-Mart		P	P
Service Station		P	P
<b>Industrial Uses None)</b>		<b>CS</b>	<b>PUD</b>
<b>Medical Marijuana Uses</b>		<b>CS</b>	<b>PUD</b>

Medical Marijuana Dispensary	16-5-11(A)	P	P
Accessory Uses		CS	PUD
Accessory Building	16-5-12(A)	P	P
Accessory Structure	16-5-12(D)	P	P
Donation Drop Box	16-5-12(E)	P	P
Drive Through	16-5-12(F)	P	P
Home Based Business	16-5-12(H)	C	C
Solar Energy Collection System, canopy	16-5-12(L)	P	P
Solar Energy Collection System, ground	16-5-12(M)	P	P
Solar Energy Collection System, roof	16-5-12(N)	P	P
Temporary Uses		CS	PUD
Carnival/Fair		T	T
Construction Related		T	T
Farmers Market		T	T
Flea Market		T	T
Food Truck	16-5-13(A)	T	T
Outdoor Dining	16-5-13(B)	T	T
Outdoor Activity/Operation, temporary		T	T
Outdoor Display/Sale of Merchandise, temporary	16-5-13(C)	T	T
Seasonal Sales	16-5-13(E)	T	T

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## Staff Evaluation & Recommendation

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**EVALUATION** This site passes the “but for” test. But for a TIF and a large development it may never be more than single family residential on large agriculture lots. The developer has brought the City of Jenks a robust mix of uses including but not limited to big box development with retail, restaurant, office, entertainment and local commercial. In addition, a mix of housing options will create a master-planned village with multi-family, senior living, medical office, lodging, and office.

Approving this request will allow the developer to continue to move forward having the entitlements in place on the subject property, a Planned Unit Development will provide the zoning specifics.

**RECOMMENDATION** | Staff recommends conditional approval, pending reconciliation of highlighted “uses” and other comments.