



CITY OF JENKS LAND USE FAQ

1. What is the purpose of the Comprehensive Plan?

The Horizon Jenks Comprehensive Plan is a guiding policy document for the City over the next 20 years. The Plan establishes a vision for the community and provides City staff and elected and appointed officials with the recommendations and strategies necessary to encourage quality, sustainable growth to make that vision a reality. The Comprehensive Plan was developed through a robust public engagement process that involved 747 instances of participation.

2. When did Jenks start the Horizon Jenks Comprehensive Plan process?

Jenks began the process of developing the Horizon Jenks Comprehensive Plan in the summer of 2019.

3. When was the Horizon Jenks Comprehensive Plan adopted?

Jenks adopted the Horizon Jenks Comprehensive Plan in September 2020.

4. Why is the City updating its zoning, subdivision, and sign ordinances?

The Horizon Jenks Comprehensive Plan is a policy guide that outlines the necessary actions for the City of Jenks to take to achieve the community's vision for its future. It is designed to serve as a foundation for decision-making for staff, elected and appointed officials, developers, residents, and other stakeholders. Despite the comprehensive scope of the Plan's vision, goals, objectives, and recommendations, it is not regulatory. The Plan itself does not have the "regulatory teeth" needed to require new development and redevelopment in the City to align with the community's vision, or with the goals, objectives, and recommendations conveyed in the Plan. Therefore, the City is updating its zoning, subdivision, and sign ordinances to align with the Plan to ensure that new development and redevelopment is consistent with the community's vision.

5. What are subdivision regulations?

Subdivision regulations manage how parcels of land can be divided or assembled. These regulations also govern how public improvements and infrastructure are designed and constructed in new neighborhoods. Subdivision regulations establish standards for the minimum length of blocks; how roads are connected; where sidewalks are required; where street trees need to be planted; how stormwater is managed; and the amount of

land required to be dedicated or activated for parks, schools, and other community facilities.

6. What are zoning regulations?

Zoning regulations are how local governments regulate land use. Local governments have the authority to establish and adopt zoning ordinances from Oklahoma's zoning enabling laws, which authorize cities like Jenks to manage how land is developed and used, in order to protect public health, safety, and welfare.

7. What is an Overlay District?

Overlay districts are often a component of zoning regulations. They establish unique standards for specific areas that are otherwise governed by multiple zoning districts such as downtowns, commercial corridors, areas surrounding transit stops, and historic neighborhoods. In some circumstances, the overlay zoning district applies additional standards on top of the standards of the base zoning district, while in other circumstances the overlay zoning district standards supersede or replace the standards of the base zoning district. The standards established in overlay zoning districts often control building architecture and design, allowed density and development patterns, and other topics that make the area governed by the overlay district unique.

8. What are sign regulations?

Sign ordinances manage the type, size, and location of permanent and temporary signs. Sign ordinances often are part of the zoning ordinance, but may also be part of a building ordinance or business ordinance, or a standalone title. In 2015, the *Reed v. Town of Gilbert* U.S. Supreme Court case affected the validity of most sign ordinances, throughout the U.S. - Jenks' included. This decision found that sign copy is protected speech under the First Amendment, and also held that signs cannot be regulated differently based on their communicative content. Today, if a sign regulation is enforced based only on what the sign says – such as a real estate sign or political campaign sign – rather than on its form or location, that sign regulation is held to violate First Amendment rights. Thus, regulations that communities traditionally have enforced for signs based on content are no longer valid and must be updated.

9. What is a Unified Development Ordinance?

Unified development ordinances (often referred to as UDOs) bring together zoning, subdivision, and sign ordinances in one section of a municipal code. Creating UDOs helps streamline regulations and review and approval processes, making regulations easier to understand, administer, and enforce.

10. Why Rezone the Downtown Properties to the Downtown Core District and the River district properties to the Riverfront Tourist Commercial District?

The Horizon Jenks Comprehensive Plan includes subarea plans for the Downtown and River front. The subarea plans recognize the importance of these areas to the City and establish detailed recommendations on how they should grow and evolve over time. To align the City's zoning regulations with the recommendations of the Plan, properties identified as being in the Downtown Core in the Plan are proposed to be rezoned to a new Downtown Core District. Likewise, properties identified as being part of the river front are proposed to be rezoned to the

Riverfront Tourist Commercial District. By streamlining standards across the districts, new development and redevelopment will contribute to the desired character and use of these key areas of Jenks.

11. How does zoning impact taxes?

2020 Oklahoma Statutes, Title 68. Revenue and Taxation, §68-2817. Valuation and assessment of property - Fair cash value - Use value | According to Tulsa County Commercial Appraisal Supervisor, properties are valued on the “use” not the zoning.

12. How do I find out what my property is zoned?

To find out what your property is zoned, visit the INCOG website at:

<https://incog.maps.arcgis.com/apps/webappviewer/index.html?id=584061fb79304ab6a38947810916fd6b>

13. Who at the City do I ask to find answers to land use questions?

Many people at the City are able to answer any land use related questions you may have, including the City Manager, City Planner, City Clerk, Development Coordinator, and members of the City Council and Planning Commission.

14. How many departments are involved in the land use development process?

The number of departments that get involved in the land use development process depends on the type and complexity of development or use that is being proposed. If a permitted or conditional use is being proposed, only City planning and zoning staff would likely get involved. If a planned unit development or subdivision is being proposed, engineering, public works, police, and fire and rescue may need to get involved.

15. What is the City Council's role in land use?

The City Council is comprised of elected representatives who are responsible for all matters of policy in Jenks. The City Council approves or denies the adoption of a Comprehensive Plan and other policy documents as well as zoning related approvals including Specific Use Permits, Major Subdivisions, Planned Unit Developments, Floodplain Variances, Text Amendments, and Map Amendments.

16. What is the Planning Commission's role in land use?

The Planning Commission is comprised of residents appointed by the City Council who are responsible for encouraging development of the community in accordance with the Jenks Comprehensive Plan and the UDO. To accomplish this, the Commission provides a recommendation to the City Council for the adoption of a Comprehensive Plan and other policy documents as well as zoning related approvals including Specific Use Permits, Major Subdivisions, Planned Unit Developments, Text Amendments, and Map Amendments. The Commission is also able to approve or deny lot splits and minor subdivisions.

17. What is the Board of Adjustment's role in land use?

The Board of Adjustment is comprised of residents appointed by the City Council who are responsible for hearing appeals regarding staff made decisions and is able to interpret the UDO and approve or deny deviations from regulations. The Board approves or denies special exceptions and variances.