

February 18, 2022

**RE: CITY OF JENKS UNIFIED DEVELOPMENT ORDINANCE
AND ZONING MAP UPDATE**



Dear Property Owner,

The City of Jenks has undertaken a comprehensive review and update of the City's development regulations in order to adopt a new Unified Development Ordinance (UDO). The UDO will consolidate all of the City's development regulations (i.e. Sign, Zoning, and Subdivision Codes) into a single, easy-to-use document.

The goal of the UDO update is to align the City's regulations with the vision, goals, and recommendations of the Horizon Jenks Comprehensive Plan, adopted by City Council as the official policy document of Jenks, in September 2020.

The review and update of the City's existing regulations was coordinated through a series of meetings with the retained services of Houseal Lavigne Associates, LLC, the UDO Update Advisory Committee, the Planning Commission, and City staff. The proposed draft UDO and Zoning Map is a culmination of discussions during these workshops and was recently presented to the Planning Commission and public in a public hearing and series of open houses.

Not all of the City's existing regulations have been revised. The main focus of the update was to make the code more user friendly and utilize best land use planning and development practices. Existing standards which are still applicable were retained and placed within the revised ordinance's structure. Some areas of the code however were redrafted to clearly define review processes, development requirements, and better achieve the community's vision for the future of Jenks. Copies of the draft UDO and Zoning Map can be reviewed on the City's website at <https://hla.fyi/JenksUDO> or through the QR code to the right.

**Learn more about the
update process and
review the draft UDO on
the project website.**



Zoning Map Update

The Horizon Jenks Comprehensive Plan includes specific goals and detailed recommendations for functional improvements, land use, and development in the City's Riverfront District and Downtown. To align the zoning regulations with these goals and recommendations, Jenks is proposing to rezone the Riverfront and Downtown, as shown on the map on the following page.

The RTC Riverfront Tourist Commercial district will provide the flexibility in design needed to further transform the area into a regional entertainment destination. To further accomplish this, the types of businesses that are allowed in the area are entertainment, dining, and tourism focused.

The new DC Downtown Core district will ensure that future development and redevelopment is in keeping with the historic downtown built form that exists on Main Street primarily between 1st Street and 2nd Street. The types of businesses that are allowed to locate Downtown are proposed to be those that foster vibrancy, support the pedestrian environment, and make the area a destination for residents and visitors alike.

The new DT Downtown Transition Overlay district will accommodate the variety of commercial and residential uses that currently exist in the neighborhood surrounding Downtown but will ensure that new development and redevelopment is at a residential scale, intensity, and design so as to be compatible with the neighborhood.

Regardless of whether an existing business or building in the proposed RTC district, DC district, or DT overlay district complies with the new standards, they are allowed to remain. The proposed changes would only impact new development or redevelopment moving forward.

UPCOMING HEARINGS:

1st Planning Commission Hearing
December 9, 2021

2nd Planning Commission Hearing
March 3, 2022

6:00 PM
City Council Chambers at City Hall

City Council
April 5, 2022
6:00 PM in Council Chambers at City Hall

Areas of Major Change

Three new districts are proposed to be established to better align with the Horizon Jenks Comprehensive Plan. The new Downtown Core (DC), Downtown Transition (DT), and Riverfront Tourist Commercial (RTC) districts promote a mix of uses and pedestrian oriented development patterns through form based district specific standards.

RTC - Riverfront Tourism Commercial

The RTC District shall be limited to areas located within the Riverfront Subarea of the Jenks Comprehensive Plan. The District shall include those uses which make use of and provide waterfront amenities and riverfront activities. The type of use and site design should harmonize with the intended character of the waterfront area as established in the Riverfront Subarea Plan.

DC - Downtown Core

The DC District is designed to accommodate Downtown Jenks including a wide variety of commercial, office, entertainment, institutional, and multifamily uses in primarily mixed-use developments with residential uses above the ground floor in a pedestrian-oriented environment.

DT - Downtown Transition Overlay

The DT Overlay District is designed to accommodate the Old Town Jenks neighborhood on the periphery of the DC District and is intended to allow for a mix of residential and nonresidential uses that support the vibrancy of Downtown Jenks. **Note: this district is not a rezoning.**

