

# Jenks | Planning Memo



To Christopher Shrout, City Manager  
Robert Carr, Assistant City Manager  
Other Staff

Date February 1, 2021

Request Predevelopment Summary for D+Luxe Properties

Location North of 121<sup>st</sup> Street and West of HWY 75

## General Information

Preparer | Marcaé Hilton

### Next Steps

- Submit Legal Description for W property
- Submit applications (Rezoning & Plat)
- TAC Review
- Planning Commission
- City Council

### When

Tuesday, February 2, 2021  
Friday, February 5, 2021  
March 9, 2021 (Email)  
Mach 4, 2021 (Thursday)  
March 16, 2021 (Tuesday)

## History & Comments

Staff understands the (West) parcel is under development. No rezoning action has been found but it is required on the West Parcel as detailed below.

1. Staff agrees to the following:
  - a. Release the earth change permit for the West lot.
  - b. The Foundation permit is under review, if approved/released, the applicant will be pouring at their own risk.
2. Please Submit:
  - a. Legal Description for the required rezoning
  - b. Application for rezoning
  - c. Application for Preliminary/Final Plat
    - i. The change of zoning triggers the platting requirement.
    - ii. This is also true for the east property.
    - iii. Before a building permit or additional earthchange permit is approved the East lot will need an approved final plat.
3. Staff will submit the approved ordinances to INCOG for correction to the Public Zoning Map

**Parcel (WEST) 98234823445260**  
Property Address 12023 S 27 AV W  
Legal W212 E707 SE SW LESS S60  
SEC 34 18 12  
Gross Acres 6.13

**Parcel (EAST) 98234823444710**  
Property Address None  
Legal E/2 W/2 E/2 SE SW LESS S70  
SEC 34 18 12  
**Gross Acres 4.73**  
Zoning JZ 421 | CS  
Ord 1125 | CC | June 5, 2005  
SUP JZ 462 | SUP 63  
Ord 1170 | CC | July 17, 2006  
Comprehensive Plan Regional Commercial-Horizon Jenks

## INFORMATION TAKEN FROM ORDINANCES AND STAFF REPORTS

**JZ-421 SUP 63 & CS** | DATE: May 20, 2005 | JZ-421 (SUP-63) (8234) | Ord 1125 | Request by Dan Newman for approval of a Zone Change from an AG (Agricultural) Zoning District to a CS (Commercial Shopping Center) District and for approval of Specific Use Permit No. 63 to construct and operate a mini storage facility on property described as:

The west 377 feet of the east 707 feet of the SE/4 of the SW/4 of Section 34, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma according to the U.S. Government Survey thereof; less and except the west 212 feet and less and except the south 70 feet thereof containing [4.73 acres](#).

General Location: 1/4 mile west of U.S. 75 on the north side of 121st Street South (State Highway 117)

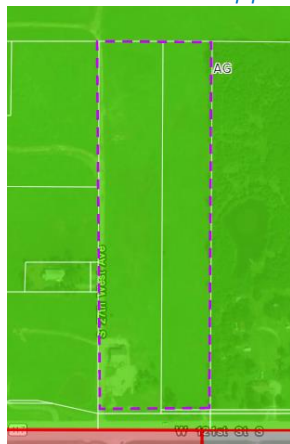
- *SUP was not approved*
- *Zoning was approved | CC | June 05, 2005*

**JZ-462-SUP 63** | DATE: July 14, 2006 | Ord. 1170 | The west 377 feet of the east 707 feet of the SE/4 of the SW/4 of Section 34, Township 18 North, Range 12 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma according to the U.S. Government Survey thereof; less and except the west 212 feet and less and except the south 70 feet thereof containing [4.73 acres](#).

General Location: 1/4 mile west of U.S. 75 on the north side of 121st Street South (State Highway 117)  
Dan Newman for approval of a Specific Use Permit No. 63 to construct and operate a mini storage facility in a CS (Commercial Shopping Center) Zoning District on property described as:

The subject property is designated Medium Commercial-No Specific Land Uses by the Jenks Comprehensive Plan. The property is currently zoned CS (Commercial Shopping Center). The applicant is requesting approval of a Specific Use Permit to allow for the development of a Mini-Storage facility upon the property. The Planning Commission held a hearing on Zoning Case JZ-421 and Specific Use Permit Number 63 in May of 2005 at which time the zone change request was recommended for approval to the City Council, however the Specific Use Permit request was tabled until such time that the applicant provided a site plan for the proposed development. The City Council approved a CS zoning district for the subject tract on June 5, 2005.

- *SUP was approved | CC | July 17, 2006*



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## SUMMARY

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Please submit requested applications by deadlines as established in Memo. Because the lot in question does not have the correct zoning, any development action taken on the property by the developer or representative is at the risk of the owner. Staff cannot guarantee the approval of Commercial zoning or the Preliminary/Final Plat. Staff is supportative of the project and we agree to process the Zoning Application along with the Plat Application for (Preliminary and Final Plat). In addition, due to the large amount of engineering which had been submitted, Staff agrees to release the Earth Change Permit. If you have any additional questions please call staff.

*Marcaé Hilton*

Marcaé Hilton | Director of Planning

City of Jenks

918-556-7441

<https://www.jenks.com/>