

To	Planning Commission
Hearing Date	March 04, 2021
Case Number	JZ 21-668 REZONING
Request	Recommendation of approval of rezoning from AG to CS
Location	12023 S 27 th Ave West
Applicant	Nicole Watts

Staff Report

Preparer | Marcaé Hilton; BM

Attachments

- Zoning Memo
- Case Map

Preparer

Staff
INCOG

Background Information

STAFF COMMENTARY | Nicole Watts has submitted the rezoning application on behalf of D+Luxe Properties also known as Wachob Group. Their request is to change the zoning from AG (Agriculture) to CS (Commercial Shopping). Previously there was an approved SUP which would have allowed for the construction of a ministorage facility (Ordinance 1125 | JZ-421 SUP-63). The project was never built, triggering the sunset clause causing the SUP to be voided. Staff had SUP 63 removed from the INCOG zoning map on February 02, 2021. The applicant has met with staff on several occasions; they propose to build a retail center and a food truck park. Both uses will be a better fit for the area and compliment the commercial complex just to the South of 121st St in Glenpool. The Wachob Group also owns the property to the East, which is already zoned CS, both lots will be used in their future plans. The new Comprehensive Plan lists the area as Regional Commercial, this zone change would be allowed. This zone change not only brings the zoning in compliance with the Comprehensive Plan, it also allows for sales-tax generating entities to enter Jenks on property currently undeveloped.

PLANNING DATA

Current Zoning	AG Agriculture District
Requested Zoning	CS Commercial Shopping District
Intended Use	Retail Food Trucks
Parcel ID	98234-82-34-45260

STR Section 34, Township 18, Range 12
 Comprehensive Plan Regional Commercial
 General Location 12023 S 27th Ave W
 Plat Unplatted
 Site Area 6.13 Acres
 Appearance District None
 Public Comment None at the time of this staff report
 Zoning Surrounding:
 North: AG | Agriculture
 South: Glenpool | Commercial & Residential
 West: AG | Agriculture
 East: CS | Commercial Shopping

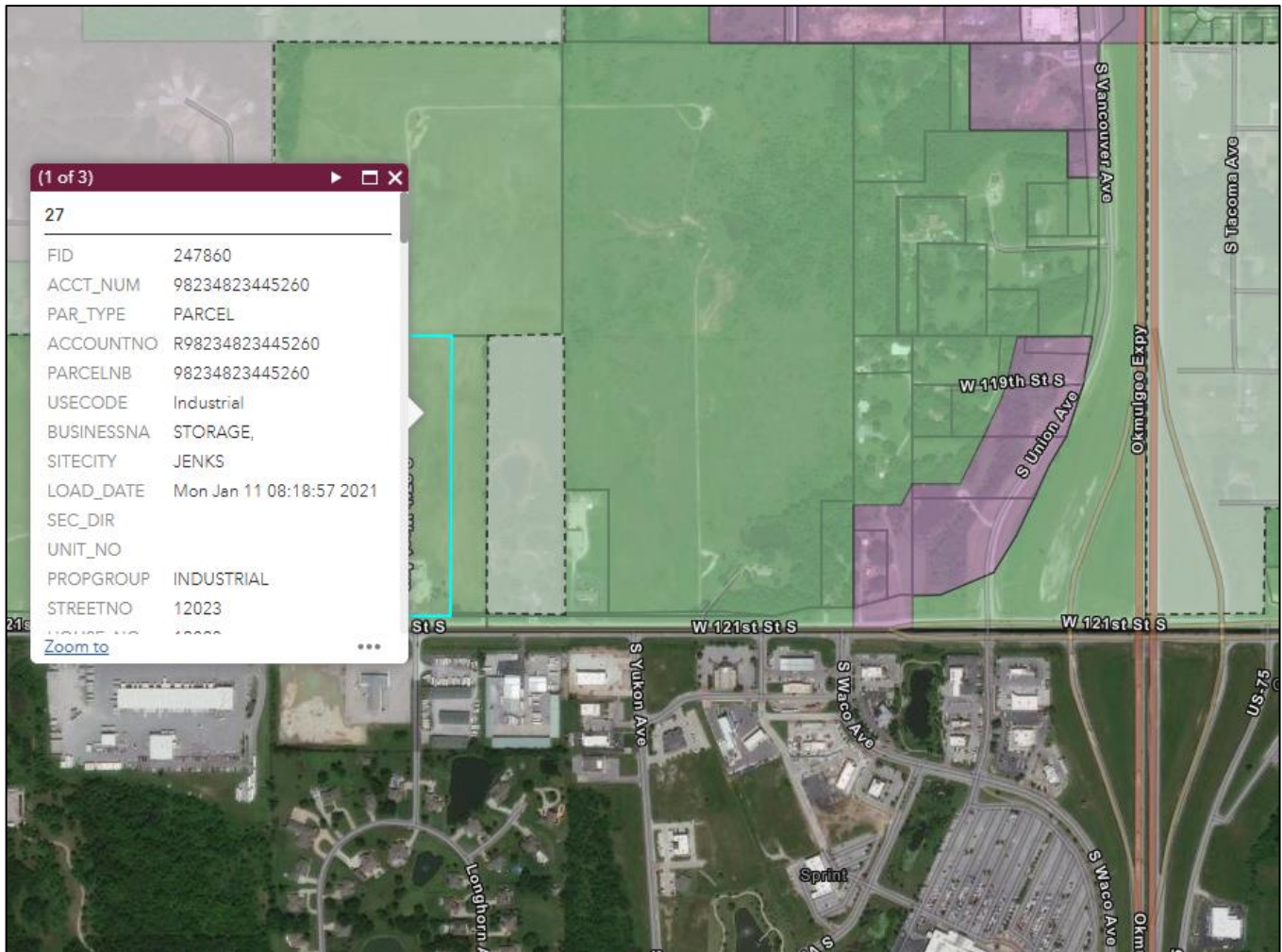


Figure 1: ZONING MAP

Staff Evaluation & Recommendation

EVALUATION | The request fits the current comprehensive plan and does not pose an adverse effect to the surrounding properties. The proposed plans will benefit Jenks and create an opportunity to compete for tax dollars currently monopolized by the commercial center just to the south in Glenpool. Approving this request will allow the developer to turn an undeveloped, unused AG property, previously designated as ministorage, into a commercial destination.

STAFF COMMENTS | Platting is required.

RECOMMENDATION | *Approve JZ 21-668 per any comments changing the Zoning form AG to CS.*



Figure 2: Bing Map | Aerial View | Glenpool south of 121st and City of Jenks North of 121st