

January 28, 2021

City of Jenks
Ms. Marcae Hilton
211 N. Elm St.
Jenks, OK 74037

Re: Planned Urban Development Application
David & Jaycee Kerns
556 West K Place
Jenks, OK 74037

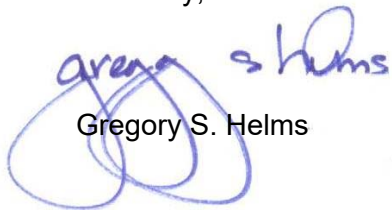
Dear Ms. Hilton,

Attached is a Planned Urban Development application for a new Office Building located at 556 West K Place. The property is zoned Residential Single Family Low Density (RS1). The current Jenks Comprehensive Plan identifies this area as High Intensity Single Family. The property to the west, is an existing PUD allowing Office Light development. The property to the north is a multi-family development surrounded on all sides by light commercial developments. The properties to the east are single family residences.

In addition to asking for the allowed uses above, this PUD application also requests changes in Building Setback distance from K Place and to allow parking / equipment storage on washed gravel (no dust) behind a privacy fence and evergreen tree screen, separating this area from the proposed Office Building development. The existing sidewalk that extends approximately half-way across this property along K Place would be extended to the west property line. Additionally, with assistance from the City of Jenks, the sidewalk would be extended west across the Railroad Right-Of-Way to connect to the existing sidewalk on the west side of the railroad tracks.

Please let me know if you require additional information for this PUD Application.

Sincerely,



Gregory S. Helms

KERNS OFFICE BUILDING DEVELOPMENT

556 WEST K PLACE
JENKS, OK 74037

Development Concept:

One-story, multi-tenant office building facing West K Place and screened gravel parking area / equipment storage (no outdoor materials storage) on the south end of the property. The existing workshop building and nearby large tree are anticipated to remain.

Development Standards:

Zoning:	OL
Proposed Uses:	Use Units 11 & 15
Setback from Arterial Street:	Reduce from 50' to 20' to match adjacent properties rear setbacks
Setback from Non-Arterial Street:	30'-0"
Parking Setback from K Place ROW:	Parking shall be located on south side of building
Building Setback from R District:	40'-0"
Screening:	8' tall privacy fence located on east side of property at north +/- 117' and 8' privacy fence with evergreen tree screening at south +/- 175'-6".
Lighting:	Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Pole-mounted parking lot lighting shall not exceed 19' in height
Signage:	Signage shall be building mounted and shall conform to size requirements of Zoning Code. Actual signage design shall be submitted for approval separately from PUD application
Parking:	Use Unit 11 - Office Use: 3,200 / 400 = 8 Use Unit 15 – Other Trades & Services: No Use Unit 15 occupied structures are proposed.
Drainage and Utilities:	The subject property is unplatted, however, all public utilities are available to the site. The storm drainage system is located on the north side of the property along K Place. Storm drainage from this development shall be tied into the existing manhole structure underground. A detailed drainage plan shall be submitted to the City Engineer for review and approval with the building permit for the structure.



SUBJECT PROPERTY

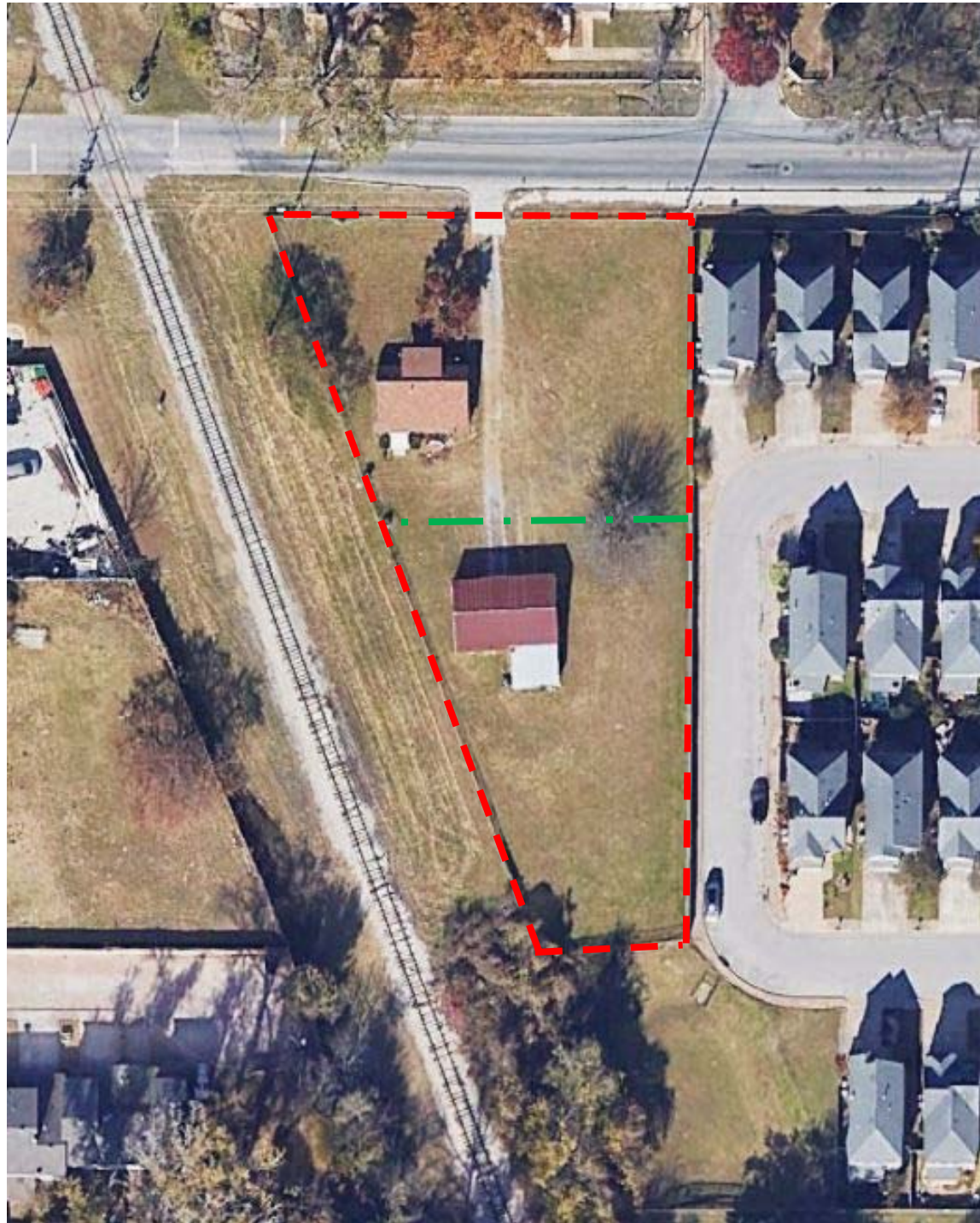
JENKS COMPREHENSIVE PLAN DESIGNATION

NEW OFFICE BUILDING

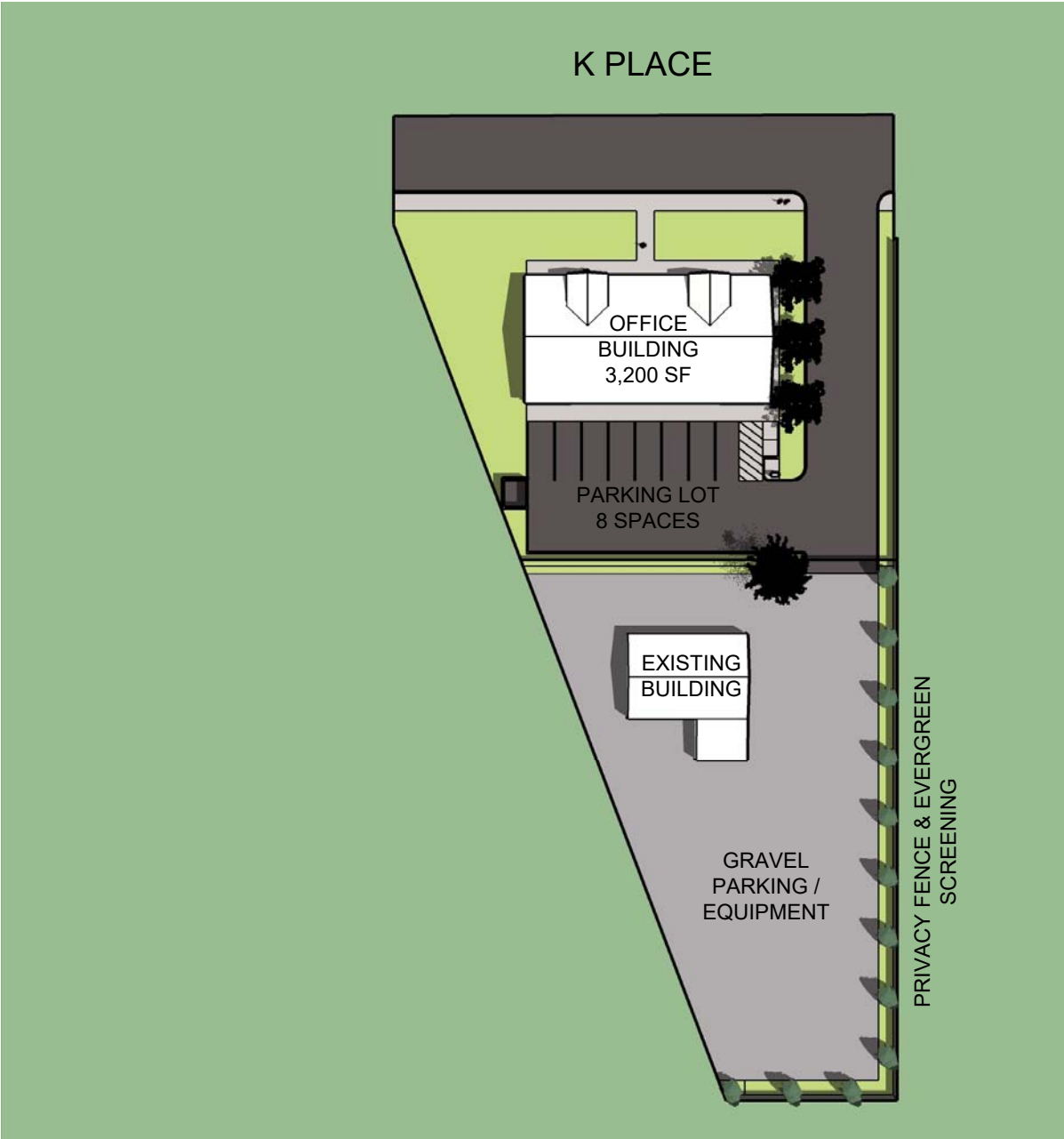
PROPERTY BOUNDARIES



APPROXIMATE LOCATION OF INTERIOR FENCE

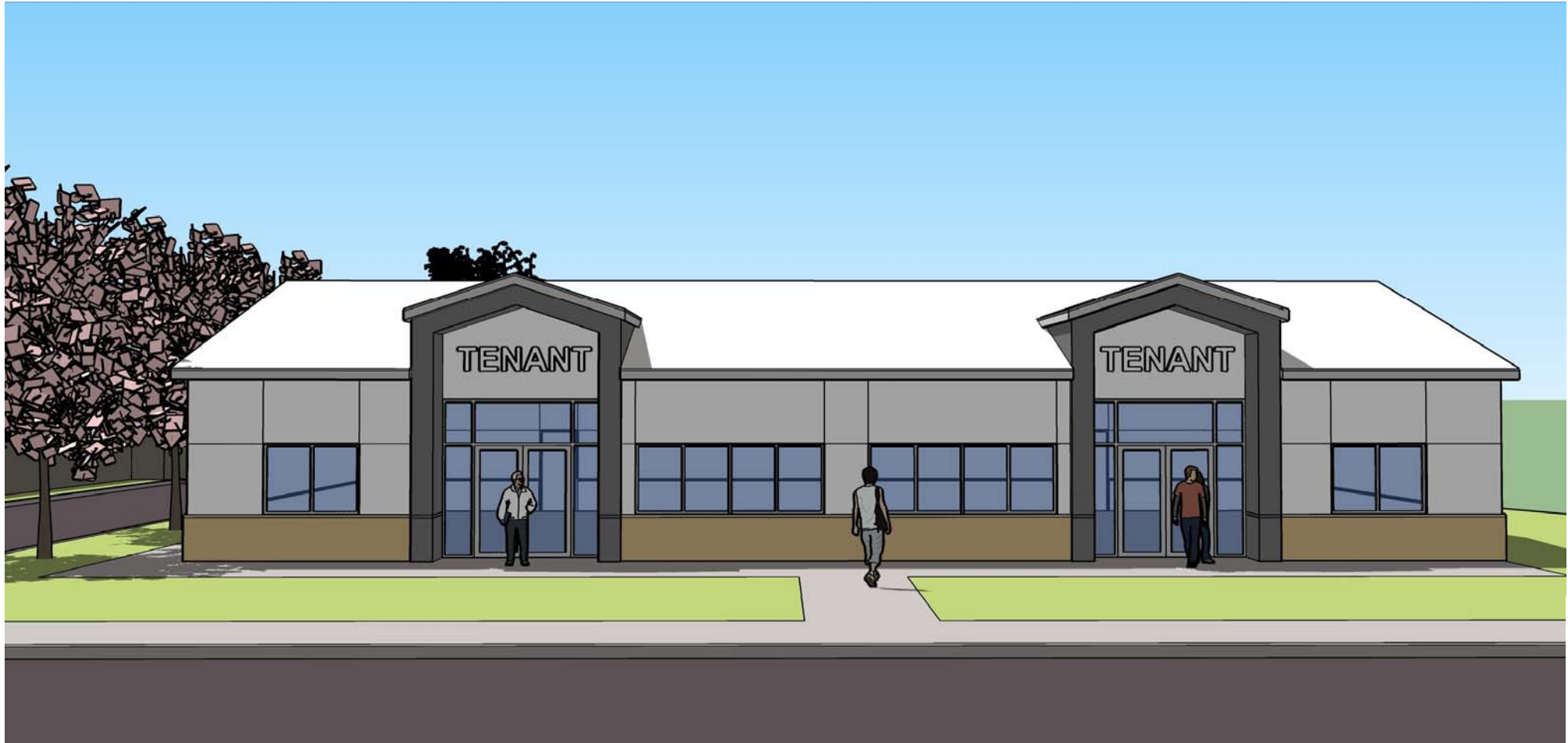


NEW OFFICE BUILDING



SITE PLAN

NEW OFFICE BUILDING



STREET VIEW LOOKING SOUTH

NEW OFFICE BUILDING



AERIAL VIEW LOOKING SOUTHEAST

NEW OFFICE BUILDING



STREET VIEW LOOKING SOUTHEAST

NEW OFFICE BUILDING



STREET VIEW LOOKING SOUTHWEST

NEW OFFICE BUILDING