

To Planning Commission  
Hearing Date March 04, 2021  
Case Number JZ 21 PUD 126 | Melody Lane Court  
Request *Rezoning from IL to CG*  
*PUD 126 Overlay*  
*Replat of Melody Lane Court | Melody Court*  
*Vacation of Utility Easement*  
Location 802 W. Main St.

---

## Staff Report

Preparer | Marcaé Hilton

---

### Attachments

- PUD 126 Documents
- Preliminary Plat Documents
- Easement Closure Documents

Preparer  
Joe Kelley  
Joe Kelley  
Joe Kelley

---

## Background Information

Melody Court is located south of Main Street, west of (Elm) and Melody Lane. This is phase two of a vibrant economic redevelopment project located near the heart of Jenks. The applicant is requesting to rezone and has asked for Planned Unit development approval. The project supports and expands the current uses and vision of Melody Lane, the recently repurposed/redesigned shopping center. The goal is to add outdoor athletic fields for practice and tournaments as well as retail, office, and commercial spaces along Main Street. The creative uses cannot be achieved through straight zoning and requires flexibility but makes efficient use of open area as seen in the site design. The field uses will require shared parking with Melody Lane parking. If approved, the monument identification sign will be located offsite, on the island at the shared entrance between Melody Lane and Melody Court. There is a cell tower onsite which will eventually go away, the lease will stay with the previous owner, but the property is part of the sale.

### REQUESTS

Zoning Request                      Rezone the entire property to Commercial General  
PUD 126 | Overlay identifying uses, parking and other zoning standards  
Replat of Melody Lane Court | change of lot lines  
Closure and ultimate Vacation of Utility Easement

Public Comment                     None at the time of this report

Uses                                     Athletic uses and outdoor fields, Commercial office and retail spaces

Zoning CG and IL to CG (Commercial General) | PUD 126 Overlay

Comprehensive Plan Local Commercial (Horizon Jenks | New Comp Plan)

General Location South of Main Street and West of Elm

**Current Parcel Data**

Current Plat Melody Lane Center | Plat 3303

STR Section2406, Township: 18N, Range: 12E

IL Parcel to Southwest

- Parcel ID 60760822422390
- Property Address 802 W MAIN ST S
- Gross Acres 1.98
- Legal LT 3 LESS BEG NEC LT 3 TH SWLY50 NWLY30 NELY50 SELY30 POB & LESS BEG 30NWLY NEC LT 3 TH SW121.79 S55.43 NW195.34 N64.14 NE117.38 SELY227.82 POB BLK 2 & LESS PRT LT 3 BEG NWC THEROF TH SE31.12 SW10.30 NW31.12 NE10.30 POB BLK 2 2.15AC

CG Parcel to West

- Parcel ID 60760822422580
- Property Address 802 W MAIN ST S
- Gross Acres 0.37
- Legal PRT LT 3 BEG 143.91NWLY NEC LT 3 TH SW172.81 NW85.34 N64.14 NE117.38 SELY113.91 POB BLK 2 LESS BEG SWC LT 3 TH SE113.70 SW10.17 NW113.05 NE10.30 POB BLK 2

CG Parcel to East

- Parcel ID 60760822422585
- Property Address 802 W MAIN ST S
- Gross Acres 0.37
- Legal PRT LT 3 BEG 30NWLY NEC LT 3 TH SW121.79 S55.43 NW110 NE172.81 SELY113.91 POB BLK 2 LESS PRT LT 3 145.03SE THEREOF THE SE113.91 SW10 NW112.08 NE10.17 OT POB BLK 2

**MELODY COURT PRELIMINARY PLAT | TAC COMMENTS 02.11.21**

MATTHEW W RILEY | ENGINEER ASSC. | PSO | We have old equipment in the easement that served the old gas station. We will remove this equipment and treat the development like new commercial.

CHRIS CLOYDE, PE | CITY ENGINEER | CITY OF JENKS | The main issue I see in the design of this site plan/plat is the access points on Main Street. There is a safety concern with keeping the western access point close to the existing access point on the western adjacent property in the case of two vehicles entering Main Street at the same time (line of sight concerns and making opposite direction turns (turning into each other)).

1. I don't think they should keep both platted access points
  - a. EITHER keep the 30-foot access point to the west and eliminate the 60-foot access point to the east or vice versa.
2. If they eliminated the western access point and kept the eastern one, it should be reduced to a 30-foot instead of a 60-foot access point.

PRELIMINARY PLAT

1. Add PUD 126 under title of Plat
2. Add "Replat ...." | See Markup Document
3. Add Scale to face of plat
4. Make property boundary bold
5. Add Tow of Levy and other relative dimensions
6. Discuss traffic/access issues with staff to determine best location and size egress
7. Correct any comments before submittal of final plat
8. Meet engineering and other City code requirements

EASEMENT CLOSURE/VACATION

1. Provide Easement closure legal description and exhibit
  - a. This item was sent to TAC and will go to CC on March 16, 2021 for "Closure"
  - b. Provide City Planner with approved District Court Easement Vacation documents.
2. Staff agrees with closure and ultimate vacation of the utility easement.

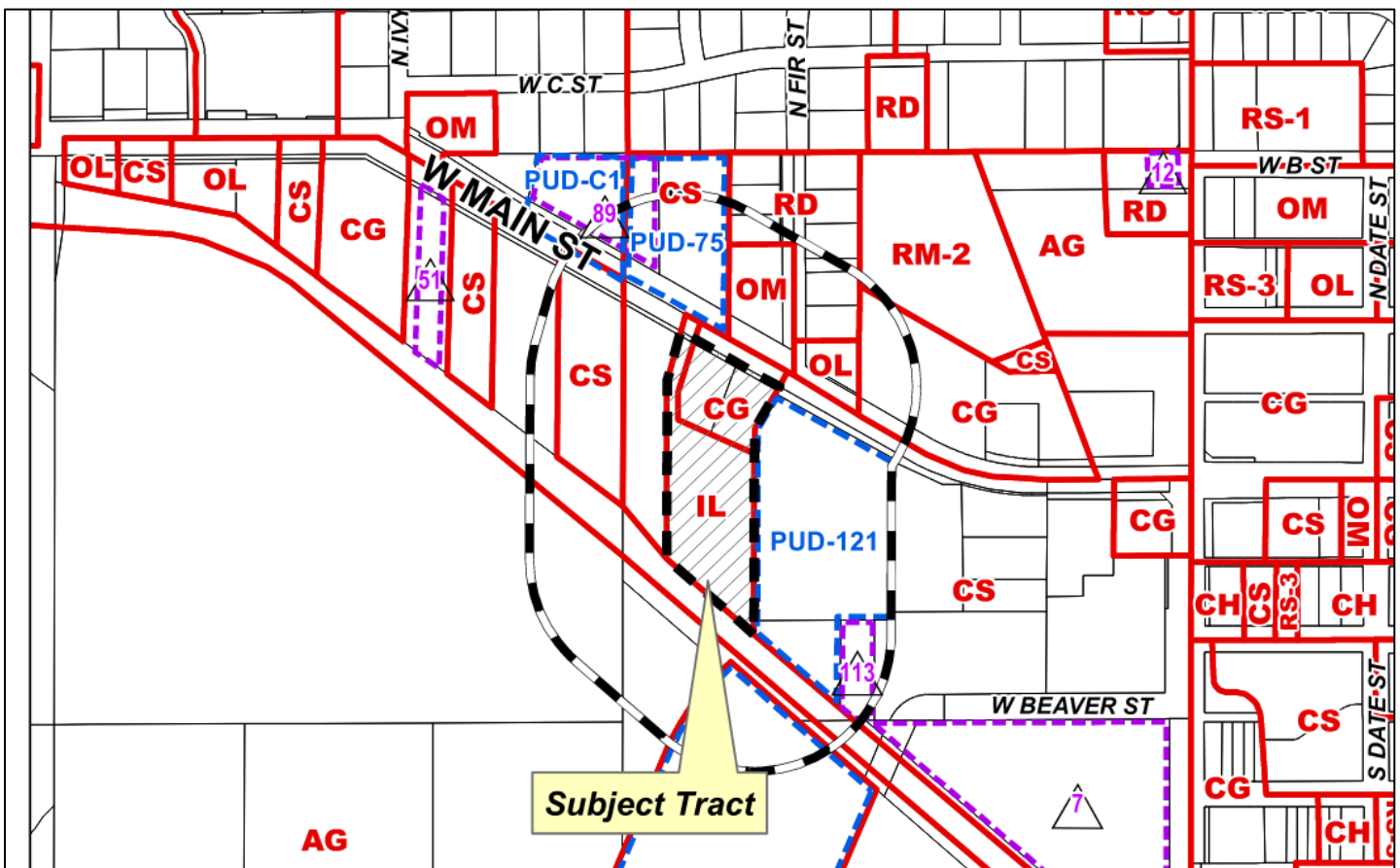


Figure 1: Legal Notice | Zoning

Zoning North | CS (Commercial Shopping (PUD 75) | OM (Office Medium)  
 East | CS (Commercial Shopping (PUD 212)  
 South | AG (Agriculture) | Multi-family  
 West | Commercial Shopping

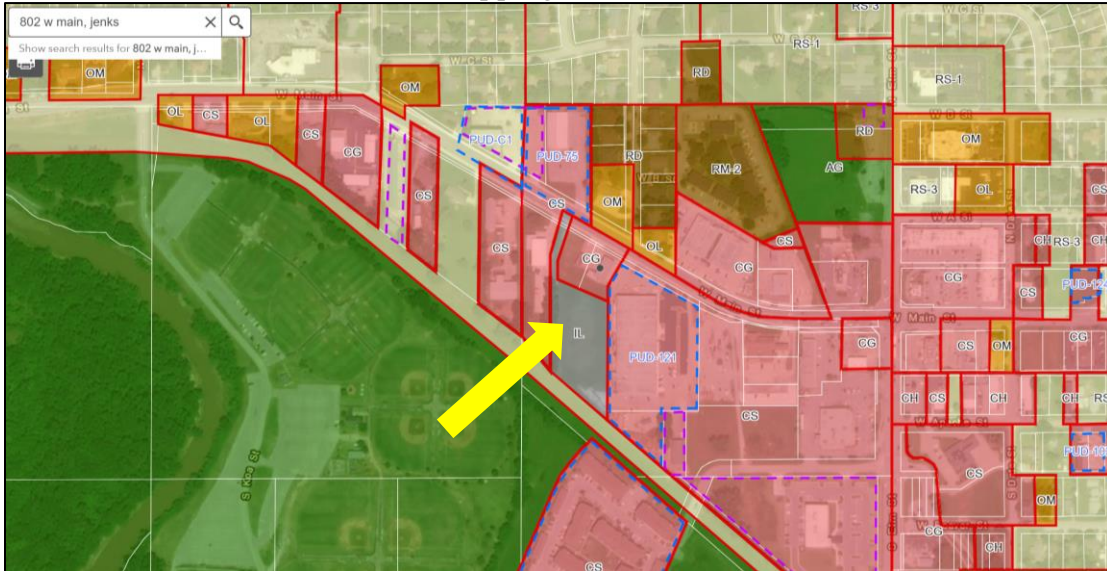


Figure 2: Zoning Map | INCOG

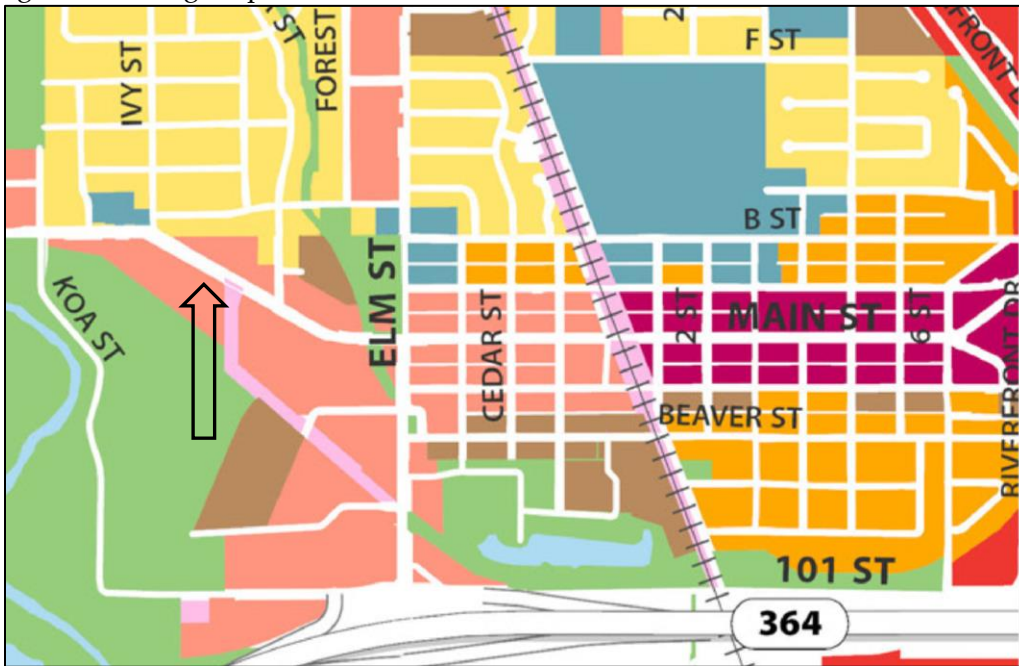


Figure 3: Horizon Jenks Comp Plan

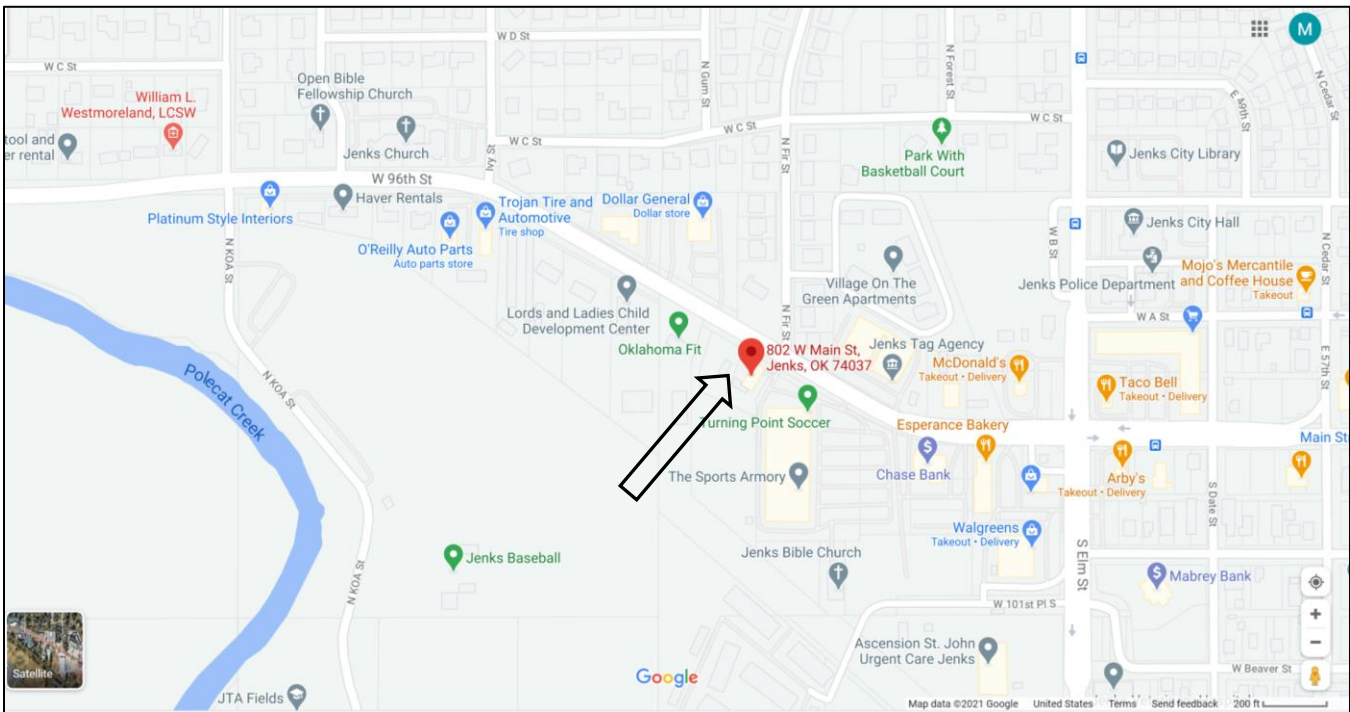


Figure 4: 802 W. Main Street



Figure 5: Current/Recent Condition of Lots



Figure 6: View from West on Main Street

**PUD ZONING LANGUAGE** | Sec. 900. - Purposes.

*The intent of the Planned Unit Development district is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and*

*area coverage permitted in the general zoning district or districts in which the project is located while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.*

*More particularly, the intent of the PUD District is to allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.*

*To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.*

*To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.*

*To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.*

*To enable land developments to be compatible and congruous with the adjacent and nearby uses and to ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.*

*To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.*

---

## Staff Evaluation & Recommendation

---

**Evaluation** | This application has 3 requests:

1. REZONING & PUD 126 | Approving this request would allow the current and future property owners to operate a commercial outdoor sports facility and commercial retail/office space.
  - a. Rezoning was required by staff to remove potential industrial uses and bring the underlying zoning closer the requested uses found in PUD 126.
  - b. The PUD allows for shared parking with the adjacent “Melody Lane” in perpetuity.
  - c. The PUD allows for a shared offsite monument sign.
  - d. The PUD Allowed Uses were created to custom fit the site goals. Use Unit 19.5 was created and used in PUD 121 Melody Lane.
  - e. Staff has presented preliminary comments for review and correction, the applicant has met/revised all the comments.
  - f. Meet any comments/requirements from PC and CC
2. PRELIMINARY PLAT | Approving this request will allow the applicant to prepare the final plat for review, submittal and recordation.
3. EASEMENT VACATION | Approving this request to close the easement will allow the applicant to vacate an abandoned easement in District Court.
4. Consider
  1. Whether the PUD is consistent with the comprehensive plan; (Consistent)
  2. Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)
  3. Whether the PUD is a unified treatment of the development possibilities of the project site; (Good Concept)

*4. Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*

**RECOMMENDATION | Planning Commission has Three (3) Actions | Staff and TAC recommend approval of all three actions:**

1. *PUD 126 and Rezoning from IL to CG*
2. *Approve the Preliminary Plat*
3. *Approve the Easement Closure and allow for ultimate Easement Vacation at District Court*