

To Planning Commission
Hearing Date October 22, 2020
Case Number ARC 20-495 | Casey's
Request Sign and Appearance Review
Location 2840 W MAIN ST S

Memo

Preparer | Marcaé Hilton

Attachments

Sign and Appearance Documents

Preparer

Jacob Clark

Background Information

This request is for signage traditionally found on Casey's convenience stores. The signs are primarily a red background with white letters. This site has been under development for some time; they have submitted a building permit and engineering plans. Casey's requested a change of access which was approved by City Council on August 18, 2020. Staff has included the exterior rendering for review.

ARC Summary and Vote | October 13, 2020 | The ARC had a scheduled meeting on October 13, 2020 at 3:00 PM via TEAMS, the meeting started with Marcaé Hilton and Brandon Macy present. Upon learning there were several scheduling conflicts, Marcaé asked the members to submit their comments and concerns via email by Friday, October 16, 2020.

VOTE | 6-0-1 Approve

No Issues*

No comments submitted

Approve as submitted

Approve as submitted

Approve as submitted

No Issues

Nonvoting Attendees

Members

Josh Driskell, Jenks Chamber of Commerce

Heather Turner, Anthem Road Academy, Downtown Business Owner

JayCee Kerns, LC Kerns Contractors, Downtown Business Owner

Tanner Rush, Community Development Coordinator, City of Jenks

Greg Helms, GS Helms & Associates, Architect

Matt Bear, Quick Trip, Architect

Marcaé Hilton, City Planner, City of Jenks

Brandon Macy, City Clerk

*Comments from Josh Driskell | Ask Casey's to include a masonry base or at least a heavily landscaped area around the base of the sign.

ZONING CODE

Sec. 1620. - Appearance review committee duties.

A. The ARC shall review proposed development plans related to building construction, architectural style, building materials, signage, landscaping, and lighting in accordance with prescribed appearance criteria for the Appearance Review District in which a property is located. Recommendations on the proposed project by the ARC will be forwarded to the Planning Commission for their review.

The Corridor Appearance District as created is defined by Appendix "A" - Jenks Comprehensive Plan for the purpose of extending Appearance Review standards and guidelines to achieve aesthetically pleasing and environmentally sensitive development areas through alternative compliance methods, including:

*Landscaping,
building material selection,
structural design and color-scheme provisions,
sound reduction methods,
improved air quality,
provide attractive sites for non-residential, commercial development, and industrial development to the benefit of Jenks visitors and residents.*

STAFF COMMENTARY

Public Comment	None no notice is given to public for ARC cases
General Location	East of HWY 75 and South of 96 th Street (Main Street)
Intended Use	New convenience store development
Appearance District	Corridor Appearance
Zoning	PUD 98 CS (Commercial Shopping Center) & Planned Unit Development Development Area "A"
Plat	Permitted Uses CS + Use Unit 22 "Warehousing and Wholesaling" 2900 WEST MAIN No. 6724 03.02.2017 Change of Access Impact: Block 1 Lots 1-6 and Adams Street
Comprehensive Plan	Business Park Horizon Jenks Medium Commercial Commercial Land Uses Old Plan

SUPPLEMENTAL INFORMATION

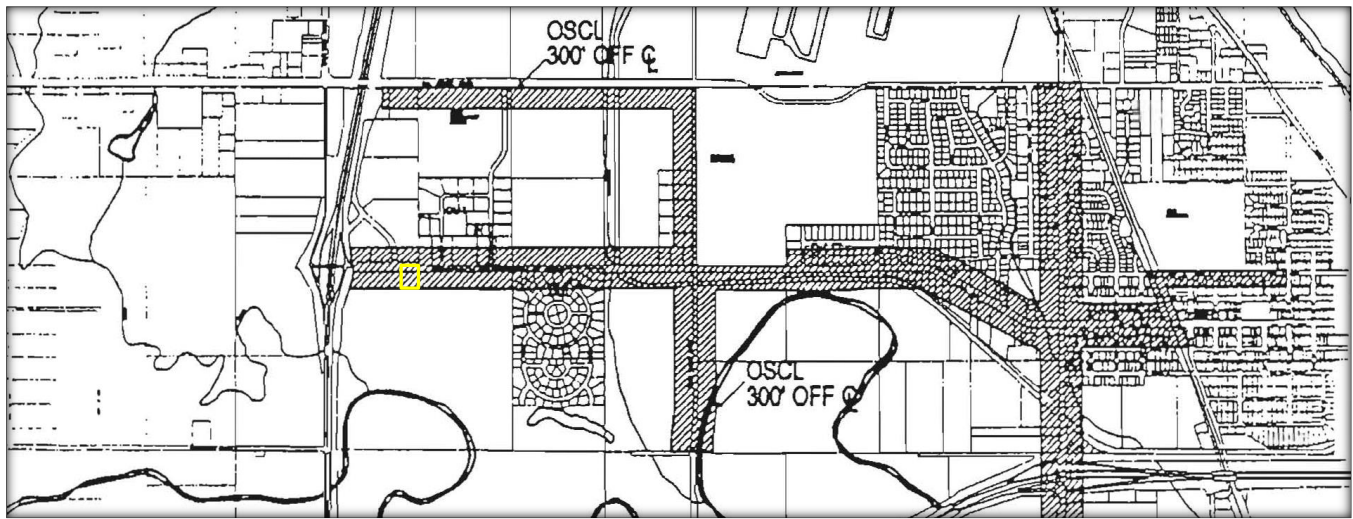


Figure 1: CORRIDOR APPEARANCE DISTRICT MAP



Figure 2: AERIAL VIEW

Staff Evaluation & Recommendation

EVALUATION | This convenience store use is allowed within the approved “PUD 98A”. Staff and ARC recommend approval of the signage and approval of the exterior façade. However, a request has been made by the ARC to include a masonry base or a heavily landscaped area around the base of the sign. Staff believes this is a reasonable request and asks the applicant to submit drawings showing the requested changes. Staff also asks PC to allow the landscape plan to be approved internally by City Staff; an email has already been sent along with our landscape standards requesting a more detailed plan for review.

SIGN DATA

Number Type	Location	Size
Sign No. 1 Surface	Building Front	58.85 sq. ft.
Sign No. 5 Surface	Canopy	52.66 sq. ft. Total (3 signs)
Sign No. 6, 7, 8 Pylon	Freestanding	92.72 sq. ft. 25 ft. High 11'4.5" Wide

EXTERIOR FAÇADE DATA

100% Masonry	Running Bond Pattern w/rake joint	Antique Red Color
	Soldier course, protrudes	Antique Red Color

PUD 98A

Architectural Requirements and Screening Standards

All commercial buildings with the project shall be constructed of 75% masonry on all exterior faces. All residential buildings shall be constructed of 100% masonry to the first floor top plate excluding windows and covered porches

RECOMMENDATION | *Staff and ARC recommend approval with this condition: include a masonry base or a heavily landscaped area around the base of the sign and improve the overall site landscape design to reflect the Jenks landscape standards. Allow staff to internally review and approve a revised landscape plan.*