

Jenks | PC Staff Report



To Planning Commission
Hearing Date March 04, 2021
Case Number JZ 21 PUD-125
Request(s) Rezoning | *RS-1 to Office Light*
PUD-125
Comp Plan Amendment | *High Intensity Single-family to Local Commercial*
Location 556 West "K" Place

Staff Report

Preparer | Marcaé Hilton

Attachments

- PUD-125 Documents
- Public Notice

Preparer

Greg Helms
City Staff

Background Information

This project represents a request for a second office for the Kerns family business. The PUD allows for a private screened, washed gravel, lot at the south end the property. The Comprehensive Plan (Horizon Jenks) anticipated high density residential and will require an amendment. Staff has no problem with the change to office.

Zoning Request Single-family Residential to Office Light
Public Comment None at time of this report
Use Change from Single-family Subdivision to office
Zoning PUD 125 | OL
Comprehensive Plan Medium Intensity Single-family (Horizon Jenks | New Comp Plan)
Comp Plan Request Local Commercial
General Location South of K Place and east of the railroad tracks
Plat Unplatted

Parcel ID 98319831935470
Property Address 556 W K ST N
Legal PRT NW NW BEG 549.19E & 25S NWC NW TH S292.50 W56.99 NW312.89
E168.11 TO POB
Gross Acres 0.76

STR

Section: 19, Township: 18N, Range: 13E

Zoning

North | RM-2 | Multi-family Residence
East | RS-2 | PUD 61C | Single-family Residential
South | AG (Agriculture) | Single-family Residential
West | RS-2 | PUD 61C | Single-family Residential (Detention Pond)

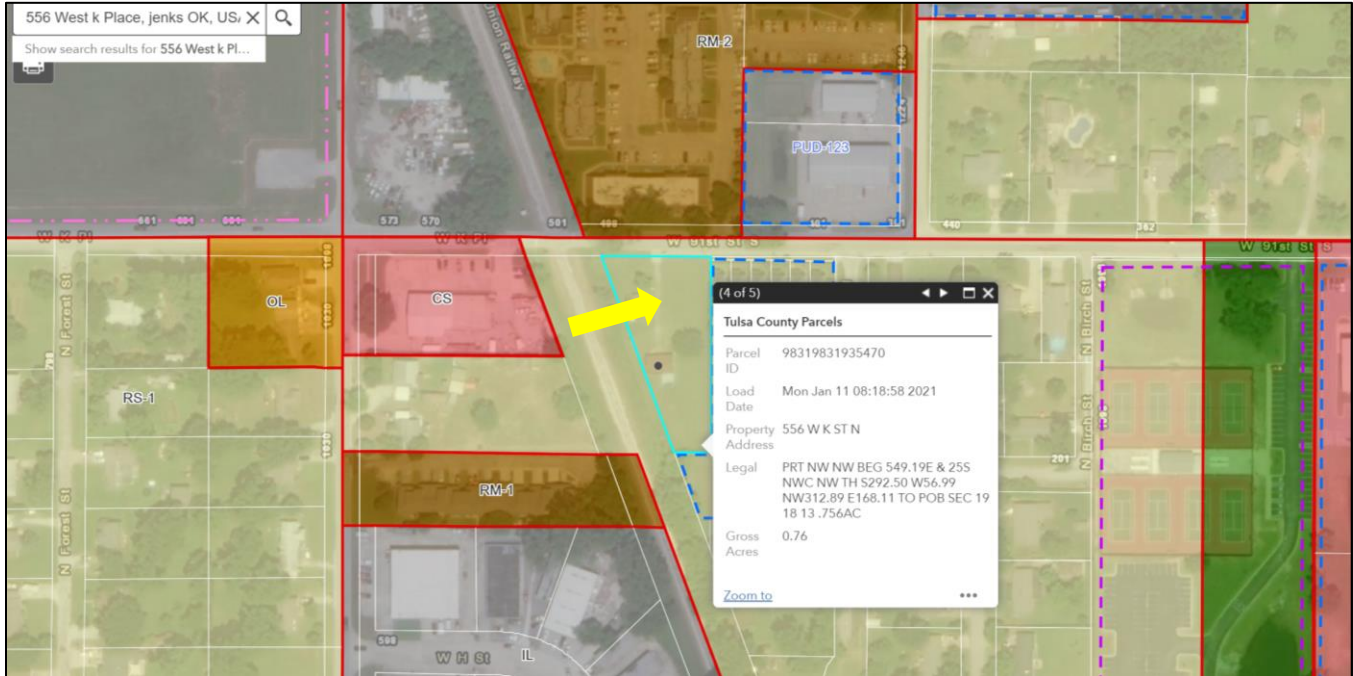


Figure 1: Zoning Map | INCOG

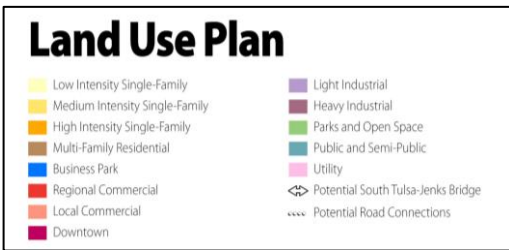


Figure 2: Legend

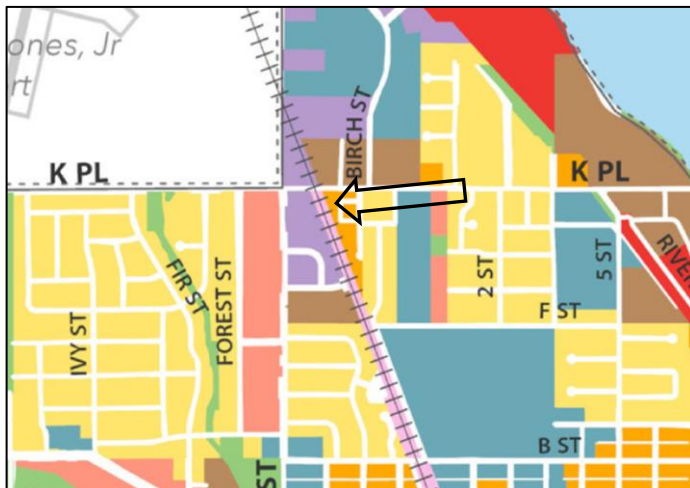


Figure 3: Horizon Jenks Comp Plan

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 project provides a new structure and additional parking for commercial vehicles as related to the Kerns Construction business needs. Staff is in agreement with the office use in lieu of high density single-family as projected in the comp plan.

1. Approving this request would allow the current property as identified by Parcel to be redeveloped for an office use.
2. Approving this request will approve a change in the Comprehensive Plan from High Intensity Family to Local Commercial.
3. Consider
 1. *Whether the PUD is consistent with the comprehensive plan; (Consistent with overall development, but requires an amendment)*
 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; (Yes, the design provides privacy for the neighbors, and secure premises for the company)*
 4. *Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*
4. Platting is required

RECOMMENDATION | *Staff recommends approval of the requested PUD (JZ 21 PUD 125) and the Comprehensive Plan Amendment.*



Figure 4: Google Maps | Aerial View



Figure 5: Google Map | W "K" Place | View looking east



Figure 6: Google Map | Street View