

Item

TCCP-5 Discuss an amendment to the **Tulsa County Comprehensive Land Use Plan** to update the comprehensive plan in the **unincorporated areas of the Jenks' fenceline**.

Background

On July 15, 2019, the Jenks Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Land Use Plan.

Jenks has recently updated their comprehensive plan, now referred to as Horizon Jenks Comprehensive Plan. The new plan was adopted September 1, 2020.

As anticipated and discussed at the TMAPC Work Session on March 17, 2021, this change will require an amendment to the Tulsa County Comprehensive Plan in order to reflect the new comprehensive plan in the unincorporated areas within the Jenks fenceline. It will include both map and text amendments.

Public Process

The Horizon Jenks Comprehensive Plan was completed in a four-step planning process that began with extensive public outreach and engagement with City staff, the Comprehensive Plan Advisory Committee, and the community at large. The Advisory Committee included residents, representative of businesses, schools, and other community organizations.

As part of the planning process, the City hosted several events including stakeholder interviews and focus groups, an advisory committee workshop, a community workshop, a business workshop, an elected officials' roundtable, and visioning/subareas workshops with students and the larger community. Input was gathered through in-person and online participation.

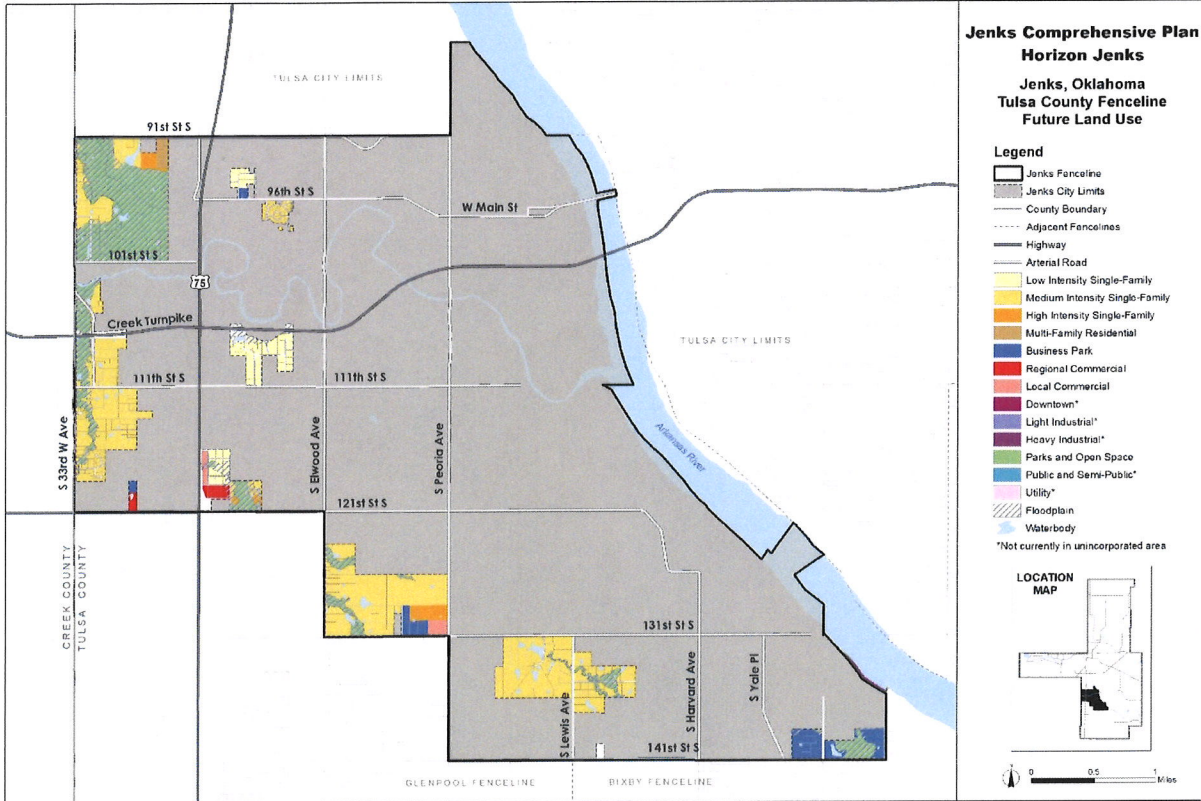
Staff Recommendation

Staff recommends that TMAPC adopt an amendment to the Tulsa County Comprehensive Land Use Plan for the unincorporated areas of Tulsa County within the fenceline of Jenks, Oklahoma.

Attachment(s)

- Exhibit 1: Jenks Land Use Map
- Exhibit 2: Horizon Jenks Comprehensive Plan - Land Use Designations

Exhibit 1



9.2

Exhibit 2

DESIGNATION	LAND USE DESCRIPTION – HORIZON JENKS COMPREHENSIVE PLAN
Low Intensity Single-Family	Areas designated as low intensity single family are neighborhoods that are comprised of large lots with estate style homes at an average density of two homes per acre. The City should work to preserve and protect these areas and ensure that they are not negatively impacted by nonresidential development. No areas outside of those currently developed as low intensity single-family are identified on the Land Use Plan.
Medium Intensity Single-Family	Medium intensity single-family is the predominate land use type included in the Land Use Plan. These neighborhoods should largely consist of single-family detached homes while also accommodating duplexes and brownstones in appropriate areas. These neighborhoods should be comprised of mid-size lots that are generally between four and six homes per acre. The City should ensure that all new development of this type connects with existing neighborhoods and preserves and activates open space.
High Intensity Single-Family	The high intensity single-family land use designation includes areas that should have a combination of single-family detached homes, duplexes, brownstones, and limited intensity multifamily buildings integrated in a seamless and complimentary manner. These neighborhoods should be comprised of small lots that average six to ten homes per acre. The City should promote the development of this land use type in areas near higher intensity multi-family and nonresidential uses.
Multi-Family Residential	Areas designated for multi-family residential should consist of apartments, condominiums and senior housing. Multi-family development areas should be in a master planned, complex setting like the Reserve and Riverwalk Apartments. This land use type can act to separate and transition single-family land use areas from higher intensity nonresidential development and busy streets. The City should promote new multi-family development to include lifestyle supportive amenities targeted to empty-nesters and millennials such as universal design.
Business Park	Areas designated as the business park land use designation are intended to provide for business park/office park uses, which could include stand-alone office buildings and complexes, or several buildings incorporated into a campus-like setting. Supporting commercial uses are appropriate. These areas are generally located along Highway 75 in proximity to the Tulsa Tech Riverside Campus and the Richard Lloyd Jones Jr. Airport or adjacent to Kimberly Clark.

9.3

DESIGNATION	LAND USE DESCRIPTION – HORIZON JENKS COMPREHENSIVE PLAN
Regional Commercial	<p>The regional commercial land use designation is concentrated at the northern and southern interchanges of Highway 75 as well as at the Riverfront. High traffic volumes and easy access make these areas suitable for the development of large-scale lifestyle shopping centers that would act as a regional draw. The City should ensure that new development of this type integrates the environmental features existing in the area as amenities and public gathering spaces.</p>
Local Commercial	<p>Areas designated for local commercial are primarily located at intersections along Elm Street and 131st Street and are intended to provide for City serving retail and service uses such as grocery stores, pharmacies, doctors or dentist offices, banks, and other small scale and standalone developments serving the daily needs of nearby residents. The City should continue to reserve zones for the land use type at key intersections to ensure that new neighborhoods have easy access to daily shopping and service needs.</p>
Downtown <small>(Not in Unincorporated)</small>	<p>The downtown land use designation includes Downtown Jenks, centered along East Main Street. Downtown areas should continue to consist of a variety of commercial uses including boutiques, antique stores, restaurants, cultural amenities, and offices. The City should work to enhance the character and identity of this area to make it a true destination in the Tulsa region.</p>
Light Industrial <small>(Not in Unincorporated)</small>	<p>Areas designated for light industrial are intended to accommodate a variety of uses ranging from light assembly, storage and distribution, low intensity fabrication operations, research and tech industry applications, artisan manufacturing, and more. Offices related to light industrial uses may locate in these areas. These areas continue to be concentrated in the northern most portion of the City near the Tulsa Tech Riverside Campus and the Richard Lloyd Jones Jr. Airport.</p>
Heavy Industrial <small>(Not in Unincorporated)</small>	<p>The heavy industrial land use designation is established to accommodate existing industrial uses including Kimberly Clark and the Glenpool Terminal. The Land Use Plan for the City of Jenks does not provide additional areas for heavy industrial uses, or new uses in existing areas that pose an undue risk to public safety.</p>
Parks and Open Space	<p>This land use is defined by areas that are used for active and passive recreation and natural areas including greenways and floodplains. Parks and open space will continue to make up a large percentage of land within the community and their quality should be enhanced over time. Potential areas for the development of new parkland have been identified to ensure that the City's growing population continues to have safe and convenient access to recreation opportunities.</p>

DESIGNATION	LAND USE DESCRIPTION – HORIZON JENKS COMPREHENSIVE PLAN
Public and Semi-Public (Not in Unincorporated)	This land use includes a wide variety of uses that provide or support public services and amenities including government-owned buildings, schools, places of worship, hospitals, and not-for-profit organizations. In Jenks' growth areas, new public/semi-public uses should be expected. Although the precise location for these uses is unknown at this time, the City should direct them away from areas designated as commercial or industrial on the Land Use and Development Chapter.
Utility (Not in Unincorporated)	This land use comprises land that is dedicated to the production, storage, distribution, and maintenance of public and private utilities.