

## Marcae Hilton

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**From:** Marcae Hilton <mhilton@jenksok.org>  
**Sent:** Wednesday, April 5, 2023 5:35 PM  
**To:** Robert J. Getchell <rgetchell@gablelaw.com>  
**Cc:** Burns Getchell <bgetchell@champagnemetals.com>  
**Subject:** RE: PA 23-28

Good Afternoon Mr. Getchell,  
Thank you for your concerns, they have been noted and will be included in my staff report.

1. Is there an application packet to go with this agenda item that I can review?  
*The City of Jenks does not have an application for this parcel. The Development team had a very preliminary discussion with representatives of the ownership.*
2. There are many concerns about this, particularly in conjunction with all the other development projects in the pipeline for this area. These include *(These items below would be discussed during project development/rezoning process. A Comp Plan Map amendment just allows for an applicant to go through the aforementioned rezoning process.):*
  1. Increased traffic beyond current capacity; *Zoning & possibly Engineering*
  2. Increased lighting at night; *City Code & Zoning*
  3. Noise; *City Code & Zoning*
  4. Flooding/wetlands issues; and *Engineering, Zoning, City Code, outside Engineering*
  5. Lack of specific information about future development on the West side of Elm. *This is not uncommon regarding land use designations. The (Future Land Use Map) is created based on the best information at the time of approval. It is part of a policy guide document not an ordinance.*
3. What information can you provide with respect to these concerns? *The items mentioned above will be addressed at the time a project application is submitted. It will go through all the planning, engineering and building processes. No project application has been submitted.*
4. What is the staff's recommendation concerning this application? *Based on current preliminary information I expect that staff will recommend approval of the request to amend the land use map.*
5. What is the basis for that recommendation? *A staff report will be included in the agenda packet. This usually comes out the Friday prior to the PC hearing.*

Thank You,

*Marcae Hilton*

Marcae Hilton  
918-556-7441

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**From:** Robert J. Getchell <rgetchell@gablelaw.com>  
**Sent:** Wednesday, April 5, 2023 3:59 PM  
**To:** Marcae Hilton <mhilton@jenksok.org>

Cc: Burns Getchell <[bgetchell@champagnemetals.com](mailto:bgetchell@champagnemetals.com)>

Subject: PA 23-28

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Ms. Hilton:

Brandon gave me your email in response to my questions about the above referenced application. I am aware of several property owners who abut this tract that are concerned about this proposed amendment to the comprehensive plan. Is there an application packet to go with this agenda item that I can review? There are many concerns about this, particularly in conjunction with all the other development projects in the pipeline for this area. These include:

1. Increased traffic beyond current capacity;
2. Increased lighting at night;
3. Noise;
4. Flooding/wetlands issues; and zoning, engineering
5. Lack of specific information about future development on the West side of Elm.

What information can you provide with respect to these concerns? What is the staff's recommendation concerning this application? What is the basis for that recommendation?

Thank you for your prompt consideration.



**Robert J. Getchell** | Shareholder | **GableGotwals**

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