

Marcae Hilton

From: Catherine Lenhart <catlenhart@mac.com>
Sent: Wednesday, April 5, 2023 2:18 PM
To: Christopher Shrout
Cc: Robert Carr; Marcae Hilton; Cory Box; Teresa Nowlin
Subject: Re: Urgent Request

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Thank you for your reply. I do have two additional questions:

1. The sign is located on W. 106th St, not on Peoria, as this is the address listed on the sign. This makes the notification not truly visible to those impacted. Will the sign be moved to a more accurate location?
2. As one of the residents adjacent to The Ranch, I have not received any written notice of the hearing. I'm concerned that other property owners have not been notified. Is there a guideline that must be followed?

I appreciate your help.
Thank you,
Cat

Sent from Cat's iPhone

> On Apr 5, 2023, at 12:15 PM, Christopher Shrout <cshrout@jenksok.org> wrote:

>

> Ms. Lenhart, thank you for your interest in policy decisions with the City. The Director of Planning, Marcae Hilton, has the details related to any change in the comprehensive plan/zoning code related to this property. I will let her respond to your zoning question.

>

> Related to the petition, to my knowledge there is no formal policy that addresses citizen petitions delaying action on planning agenda items. I will confirm with the City Attorney.

>

> Lastly, I can assure you that regardless of a petition, the Planning Commission, City Council, and City staff will take your concerns seriously.

>

> If there is anything else I can help you with please let me know.

>

>

> Christopher T. Shrout | City Manager

> 918.361.1028 | City of Jenks

> 211 North Elm Street | Jenks, OK 74037

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>

> -----Original Message-----

> From: Catherine Lenhart <catlenhart@mac.com>

> Sent: Wednesday, April 5, 2023 9:57 AM

> To: Christopher Shrout <cshrout@jenksok.org>

> Cc: Robert Carr <rcarr@jenksok.org>; Marcae Hilton <mhilton@jenksok.org>; Cory Box <cbox@jenksok.org>

> Subject: Urgent Request

> Importance: High

>

> [EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

>

> Dear Mr. Shrout,

>

> My husband and I own the property at 777 W. 106th St S, which sits adjacent to The Ranch, located at 10596 S. Peoria Avenue. I was quite surprised to learn that The Ranch has filed for a change in land use, from agriculture to commercial. I'd like to understand what they intend to do. Since I'm only able to go on "what I've heard", meaning the additional structures and a boutique hotel, my greatest concerns are the entrance/exists, sewer services, electrical (lights), business hours, etc. I've looked at the City's Comprehensive Plan and noticed the Ripken Baseball took over the nature trails in the CMP, meaning we have lost another agricultural designation, which equals greater stress on traffic, sewer services, electrical, city services - like police and fire; and that's on top of losing agricultural designation due to the outlet mall, which magnifies all of those problems. And as you know, losing agricultural designation (some with flood plains), we are relocating numerous wild life, and bald eagle nesting to this type of density building.

>

> I am a concerned citizen that would like to see the plans they submitted. Will you please send me what they submitted? The reality is that I am also seeking to understand the proper protocol for me and nearby property owners to file a petition, to at least delay the decision, until all parties understand the implications of the proposed rezoning. Is there a deadline for such a petition before the April 20th meeting? Please advise me on valid petition requirements so that I (and others) may be taken seriously at the upcoming meeting.

>

> You can reach me anytime on my mobile at 918-284-0958. I look forward to a prompt response to my email and thank you for your help in this matter.

>

> Sincerely,

> Cat Lenhart