

Marcae Hilton

From: Marcae Hilton
Sent: Wednesday, April 5, 2023 3:45 PM
To: Christopher Shrout; Catherine Lenhart
Cc: Robert Carr; Cory Box; Teresa Nowlin
Subject: RE: Urgent Request

Good Afternoon Catherine,

Thank you for the questions, the property/ranch west of Elm does not have a formal application with the City of Jenks. Several months ago, representatives for the property reached out to the City of Jenks to discuss potential redevelopment of the site, I can confirm a boutique hotel was discussed, along with other retail uses. The first step to (re)development is alignment with the Comprehensive Plan. Prior to advertising the proposed map amendment, I phoned Reddog Construction to ask if they wanted to be included in the Comprehensive Plan amendments, noting the owners interest in (re)development. They verbally said yes and I added the amendment to the agenda.

In regards to development in a floodplain, the City of Jenks has specific Floodplain Ordinances and works closely with other governing entities during the development process. These steps are part of the platting process, this process is highly regulated and not part of any public hearing. The Planning Department and Engineering Department work with the engineer of record to confirm the project meets the requirements.

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? *I will check the location and see if the sign can be moved to a more convenient 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? *A Comprehensive Land Use Map amendment does not require a public notice per state statute. City Code (UDO)-I suggested and Council approved during the UDO adoption, the placement of a sign as the notification, it seemed to me a sign was the most likely way to provide information to the public; seemingly more appropriate than a newspaper notification.*

3. I am a concerned citizen that would like to see the plans they submitted. Will you please send me what they submitted? *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.*

4. 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. *The proper protocol is very basic for a Comprehensive Plan Land Use Map Amendment and all Land Use zoning changes. The public hearing (PC) provides the opportunity for the public to petition by sharing their thoughts and concerns. Any emails and comments received prior to the PC hearing will be shared with the City Council at the City Council hearing and usually in the Staff Commentary.*

- The Planning Commission is a recommending body, they do not make the policy decisions.
- City Council is the policy making body for the City of Jenks, CC will hear the case and decide if this is the direction they want for the City of Jenks (Horse ranch or some type of retail).
- The Comprehensive Plan is a flexible guiding document, it is not codified by ordinance and does not carry the weight of the City Code.

Thank You,
Marcae Hilton
Marcae Hilton
918-556-7441

-----Original Message-----

From: Christopher Shrout <cshrout@jenksok.org>

Sent: Wednesday, April 5, 2023 12:16 PM

To: Catherine Lenhart <catlenhart@mac.com>

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

Subject: RE: Urgent Request

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

-----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