

Marcae Hilton

From: cookqueen@cox.net
Sent: Friday, April 14, 2023 2:09 PM
To: Marcae Hilton
Subject: Apr 20 2023 Public Hearing Land Use "Horse Farm"

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Ms. Hilton, the following is for inclusion in the Planning Commission packet. I will make public comment.

Remember when the horse ranch was the alpaca ranch? I wish this Norman Rockwell vision of small-town American would remain unchanged.

The horse ranch is a 25-acre parcel, located on the NW corner of 106th St and Elm St. The property is land locked. Polecat Creek abuts the entire northern edge, a pond-drainage system along the western edge, 106th Street along the southern edge, and a 4-lane bridge and arterial street separate the property from the rest of TIF C, the Ripken project, and trail system to the east.

The land use application is for a change from open space/parks to regional commercial (RC). The property meets one criterion for RC and that is its proximity to high volume traffic interchanges. Otherwise, the site **fails to meet** other Comprehensive Plan goals and objectives for **Regional Commercial** development.

1. (Pg 26) RC land use requires large format development, such as the outlet mall, and incorporates amenities such as parks, plazas, and connections to existing or proposed trails.
 2. (Pg 33) RC land use is suitable for development of large-scale lifestyle shopping centers that would act as a regional draw and the City should ensure that new development of this type integrates the environmental features existing in the area as amenities and public gathering spaces.
 3. The Ripken project, assuming agreements are executed for the JPWA lot split (28 acres), and land purchase from a private owner to the east (40 acres); the sports complex will cover some 110 acres. Tulsa Premium Outlet 51 acres.
- At 25 acres this property is too small for a large format development that will act as a regional draw.
 - The site does not and will not connect to any public or private trails or gathering spaces. Polecat future parks and trails are located east of Elm St.

The horse ranch **would meet** the Comp Plan criteria for **Local Commercial**.

1. (pg 32) 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 and *other small scale and standalone developments*.
2. (Pg 42) This focused approach to Local Commercial development will help to maintain the open character of the City's arterial corridors south of the Turnpike.
3. (Pg 34) Specifically, land use immediately north of the property (Green Country Landscape & Quick Trip) are designated Local Commercial. Commercial properties along west side of Elm St to the north and south of the turnpike are designated Local Commercial.

- Land use change to Local Commercial for the horse farm would fulfill the Comprehensive Plan's objectives and goals for development along Elm St, maintain the open character of the City's arterial corridors south of the Turnpike, and compliment land uses immediately north of the property.

As with the Ripken project, my concerns lie more with the next phase of development; zoning, permitted uses, and requirements and conditions.

Respectfully,

Charlotte Muñiz-Montgomery
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