AGENDA
Regularly Scheduled Meeting
Tulsa County Board of Adjustment
Tuesday, June 19, 2018, 1:30 p.m.
Ray Jordan Tulsa County Administration Building
500 South Denver, Room 119

Meeting No. 457

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Approval of **Minutes** of May 15, 2017 (Meeting No. 456).

UNFINISHED BUSINESS

2. **2674—Timothy Borgne**
   Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG District. **LOCATION:** 19501 West 41st Street

3. **2675—Rachel Brown**
   Use variance to allow for an office use (Use unit 11) to permit a counseling service in an AG District (Section 310). **LOCATION:** 11110 North 44th East Avenue, Sperry

NEW APPLICATIONS

4. **2678—Shane Edmondson**
   Special Exception to allow a Community Services & Similar Uses (Use Unit 5) in an AG District (Section 310) to permit a child nursery/child development center; Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** 6491 East 106th Street North

5. **2679—Jason Jacobs**
   Special Exception to permit a firework stand (Use Unit 2) in an CS District (Section 710); Special Exception to permit an automobile sales and service use (Use Unit 17) in a CS District (Section 710). **LOCATION:** 2404 South 265th West Avenue

6. **2680—Justin Melton**
   Variance to increase the allowable square footage for a detached accessory building(s) (Section 240.2); Variance to allow a detached accessory building in the front yard (Section 420.2). **LOCATION:** 4275 South 61st West Avenue

7. **2682—Joseph Hull**
Use variance to permit an Agriculture use (Use Unit 3) in an RE District; Use variance to permit a Storage use, Not Elsewhere Classified (NEC), (Use Unit 23) to permit a pole barn (Section 410). **LOCATION:** 13103 West 40th Street South

8. **2683—Lonnie Basse**
Special Exception to permit a firework stand (Use Unit 2) in an AG District (Section 310); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** East of the NE/c of North 129th East Avenue and East 86th Street North

9. **2684—Lonnie Basse**
Special Exception to permit a firework stand (Use Unit 2) in an AG District (Section 310) and an IL District (Section 910); Variance of the all-weather surface material requirement for parking (Section 1340.D). **LOCATION:** South of the SW/c of West 2nd Avenue and Highway 169

10. **2685—Amber Post**
Special Exception to permit an event center (Use Unit 19) in the IM District (Section 910). **LOCATION:** 6752 North 113th Avenue East

11. **2686—Nathan Cross**
Use variance to allow a warehousing use (Use Unit 23) in an AG District (Section 310). **LOCATION:** 2409 West 201st Street South

OTHER BUSINESS
NEW BUSINESS
BOARD MEMBER COMMENTS
ADJOURNMENT

Website: **www.countyoftulsa-boa.org** **E-mail:** **esubmit@incog.org**

If you require special accommodations pursuant to the Americans with Disabilities Act, please call (918) 584-7526.

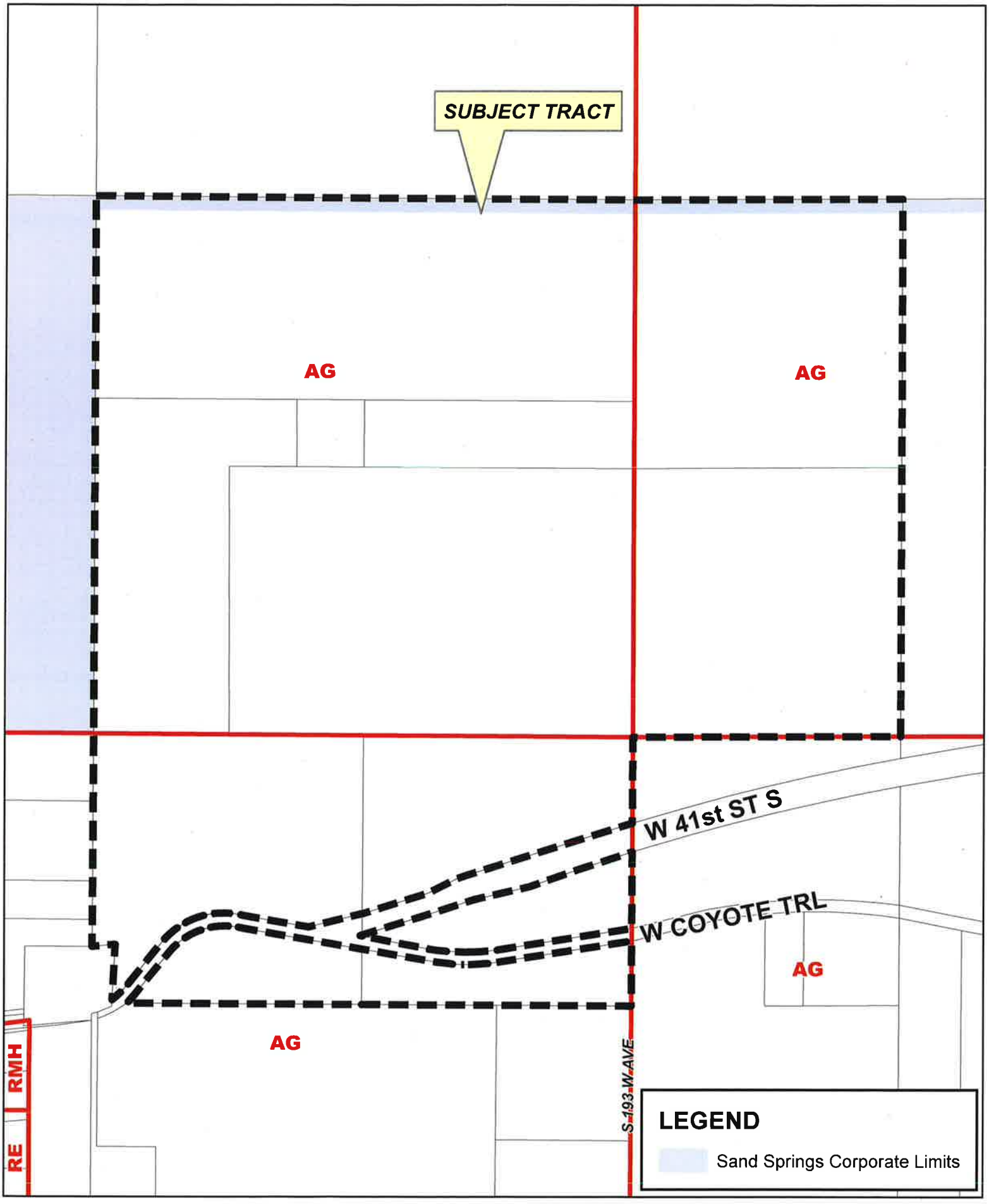
NOTE: **Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all electronic devices must be turned off during the Board of Adjustment meeting.**

NOTE: **This agenda is for informational purposes only and is not an official posting. Please contact the INCOG Office at (918) 584-7526, if you require an official posted agenda.**

THIS PAGE

INTENTIONALLY

LEFT BLANK



Feet
0 300 600

CBOA-2674

19-10 23, 19-10 24,
& 19-10 26

2.1

N

Ulmer, Amy

From: Lee Odom <leeodom@icloud.com>
Sent: Monday, June 11, 2018 9:47 AM
To: Ulmer, Amy
Subject: CBOA 2674

Amy,
How is the best way to postpone the hearing until next month? Tim's father-in-law has been in the hospital for a few days and after his surgery he's now in critical condition. Tim tells me it will be a miracle from God if he pulls through. So it goes without saying he can't leave his wife and take time to focus on the development.

Please advise and I'll make a decision.
Kind Regards,
Lee Odom

Sent from my iPhone

2.2

BOARD OF ADJUSTMENT
CASE REPORT

STR:9023
CZM:42
PD:

Case Number: CBOA-2674

HEARING DATE: 06/19/2018 1:30 PM (continued from 5/15/18)

APPLICANT: Timothy Borgne

ACTION REQUESTED: Special Exception for a Rifle and Skeet Range Gun Club (Use Unit 2 - Section 1202) in an AG zoned district.

LOCATION: 19501 W 41 ST

ZONED: AG

PRESENT USE: Vacant

TRACT SIZE: 315.41 acres

LEGAL DESCRIPTION: SE/4 SEC 23-19-10; W/2 SW/4 SEC 24-19-10; NE NE SEC. 26-19-10 LESS 3.86 AC. FOR HWY; NW NE LESS BEG 1047.50S NWC NW TH NE113.78 S273.40 SWLY CRVRT 114.42 N312.02 POB SEC 26 19 10 39.273 ACS

RELEVANT PREVIOUS ACTIONS:

Surrounding Property:
CBOA 1035: on 9/15/92 the Board **approved** a *special exception* to permit Use Unit 20 (Discovery Land); **approved** a *variance* of the required all weather surface to permit gravel parking.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large AG tracts.

STAFF COMMENTS:
The applicant is before the Board requesting a Special Exception to allow for a rifle and skeet range gun club in an Ag district. A special exception is required as the proposed rifle and skeet range gun club (Use Unit 2) is a use which is not permitted by right in an AG district because of potential adverse effects, but if controlled as to its relationship to the surrounding area and to the general welfare of the public, may be permitted.

The Board of Adjustment, in granting a rifle and skeet range gun club use by Special Exception, should consider potential public safety and noise issues. If inclined to approve, the Board may consider establishing appropriate protective conditions such as setbacks, screening, and hours of operation, as will mitigate the adverse effect on proximate land uses.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed rifle and skeet range gun club is compatible with and non-injurious to the surrounding area.

Sample motion:

"Move to _____ (approve/deny) a **Special Exception** to allow a Rifle and Skeet Range Gun Club (Use Unit 2 , Section 1202) in an AG zoned district.

Finding the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Case No. 1034 (continued)

AREA REQUIREMENTS IN THE AGRICULTURE DISTRICT - Use Unit 6; subject to Planning Commission and Health Department approval, and subject to the dedication of sufficient right-of-way to comply with the Major Street and Highway Plan; finding that there are numerous lots in the area that are as small as the proposed lots, and approval of the variance request will not be detrimental to the area, or violate the spirit, purpose or intent of the Code; on the following described property:

W/2, NE/4, NW/4, NE/4, Section 17, T-22-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma.

Case No. 1035

Action Requested:

Special exception to permit Use Unit 20 uses including, but not limited to, old western town and Indian village theme park, theme park offices and visitor accommodations; petting zoo, buffalo and other western livestock display; frontier dwellings, historical "oil boom" town; frontier fort and railroad, Oklahoma! performers Hall of Fame; arts and crafts and western gourmet food productions; souvenir, concessions and retail shops, restaurant and dinner theater; amusement and other recreation activities and recreational vehicle parking in an AG zoned district - **Section 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 20.

Variance of the required all-weather surface to permit gravel parking - **Section 1340. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** - Use Unit 20, located 5 miles west of Sand Springs on West 41st Street South.

Presentation:

The applicant, **W. T. Jeffers**, 2502 East 71st Street, Tulsa, Oklahoma, stated that he is the producer of Discoveryland, which has experienced continual growth during its fifteen years of existence. Mr. Jeffers explained that the present operation will be expanded into a theme park centered around the American west, as it related to cowboys and Indians, and there will be three major attractions. He informed that these three attractions will be the production of Oklahoma, Territory USA and a wild west music and dinner barn. Mr. Jeffers stated that the 1000 seat dinner barn is currently under construction, and is adjacent to the existing theater on 41st Street. The applicant explained that the expanded theater park will cover a 225-acre tract, which has sufficient road access to all surrounding communities. A layout (Exhibit A-2) of the theme park and an aerial photograph (Exhibit A-3) were submitted.

Comments and Questions:

In response to Mr. Alberty, the applicant stated that the total ownership consists of approximately 1000 acres.

In regard to parking, Mr. Jeffers requested permission to install hard surface driving lanes, with parking spaces being permitted on a gravel surface. He stated that if this type of parking presents a problem it will be corrected immediately.

Case No. 1035 (continued)

Interested Parties:

Vernon Smith stated that he is the director of Economic Development Services for the City of Sand Springs. He stated that tourism is an evolving industry in the state, and Sand Springs is supportive of the application.

Comments and Questions:

Mr. Alberty inquired as to proposed road improvements, and Mr. Smith replied that this issue has been discussed with the County Commissioners, and there is no proposed road construction in the near future. He pointed out that the expansion of Discoveryland will extend the season to approximately nine or ten months and, although the total number of visitors may increase, the amount of traffic at any given time probably will not change.

Mr. Looney confirmed that the location of the Tulsa Junior College in the area has brought about proposed road improvements in late 1991 or 1992.

In response to Mr. Alberty, the applicant informed that the park will be in operation from March 15th through December 15th.

Mr. Alberty asked if a turn lane has been proposed, and Mr. Jeffers stated that a second entry gate has been installed, which will be opened if the traffic increases to that degree, and a turn lane will be install if it becomes necessary.

Mr. Alberty suggested that the applicant consult with the County Engineer concerning an acceptable method to meet the demands of additional traffic that could be generated by the expansion.

In response to Mr. Alberty's question concerning a site plan, the applicant stated that the submitted layout depicts the location of each use, but a detail site plan will be provided in the future.

Mr. Looney asked the applicant if he anticipates further Board action concerning the theme park, and Mr. Jeffers stated that no additional changes are planned.

In reply to Mr. Alberty, Mr. Jeffers stated that two major attractions will be in operation at all times. He informed that the theme park will open at 9:00 a.m. and close at sundown; however, the musical production and the cowboy dinner barn will be in operation during the evening hours.

Mr. Alberty explained that, in similar cases, it has been the practice of the Board to approve the request in concept, with the applicant returning to the Board for final approval of a detail site plan.

Mr. Looney asked if mechanical rides are proposed, and the applicant stated that there are no rides proposed at this time.

Case No. 1035 (continued)

In response to Mr. Gardner, Mr. Jeffers stated that all evening activities are enclosed.

Mr. Alberty informed that the Sand Springs Board of Adjustment (Exhibit A-1) is supportive of the application, but voiced a concern with the fact that the land was not rezoned.

Mr. Gardner advised that the County Zoning Code states that the applicant can apply for a special exception to allow the use, and this permits the Board to review the case and impose conditions. He pointed out that this application is not a use variance, but is for a unique outdoor recreational operation (usually requiring large tracts of land) which is permitted by special exception.

Protestants: None.

Board Action:

On **MOTION** of **Looney**, the Board voted 4-0-0 (Alberty, Eller, Looney, Walker, "aye"; no "nays"; no "abstentions"; Tyndall, "absent") to **APPROVE** a **Special Exception** to permit Use Unit 20 uses including, but not limited to, old western town and Indian village theme park, theme park offices and visitor accommodations; petting zoo, buffalo and other western livestock display; frontier dwellings, historical "oil boom" town; frontier fort and railroad, Oklahomal performers Hall of Fame; arts and crafts and western gourmet food productions; souvenir, concessions and retail shops, restaurant and dinner theater; amusement and other recreation activities and recreational vehicle parking in an AG zoned district - **Section 310. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS** - Use Unit 20; and to **APPROVE** a **Variance** of the required all-weather surface to permit gravel parking - **Section 1340. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** - Use Unit 20; subject to Board approval of a detailed plot plan before each phase of development occurs; and subject to County Engineer approval of access points; finding that the Board is supportive of the proposed layout, as submitted; and that the expansion of the existing use, as proposed, will be compatible with the surrounding area, and in harmony with the spirit and intent of the Code; on the following described property:

Part of Sections 23, 24, 25 and 26 in Township 19 North, Range 10 East Tulsa County, Oklahoma and being S/2 SE/4 Section 23; S/2 SW/4 Section 24; All that part of Section 25, beginning at the NW/c of said Section; thence east along the section line 2030' to the north boundary of 41st Street; thence southwest along the north boundary of 41st Street along a curve to the left with a radius of 11,534.16' and a tangent 1850.56' a distance of 2199.88' to the west line of NW/4 NW/4 Section 25; thence north on said west line a distance of 422.0' to the northwest corner of Section 25, said corner being the POB; and all that part of the NE/4 NE/4 Section 26 lying north of a tract of land heretofore dedicated to the County of Tulsa; said dedicated tract being 3.86 acres, and more particularly described as: Beginning at a point on the east line of NE/4 NE/4 499.18' south of the NE/c of said NE/4 NE/4; thence southwesterly on a curve to the left with a radius of 11,459.16'

Case No. 1035 (continued)

a distance of 281.33', the right of way being 75.0' on the right and 60.0' on the left, both being parallel to said centerline; thence continuing on the centerline south 71°31' west a distance of 271.66' to a point, the right of way being 75.0' and parallel on the right and 75.0' on the left and not parallel to centerline; thence continuing south 71°31' west a distance of 275.0' to a point, the right of way being 75.0' on the right and parallel to the centerline and 50.0' on the left and not parallel to centerline; thence continuing south 71°31' west a distance of 50.0' the right-of-way being 75.0; on the right and parallel to centerline and 50.0' on the left and parallel to centerline; thence continuing south 71°31' west a distance of 150.0' to a point, the right of way being 50.0' on the right and not parallel and 50.0' on the left and parallel to the centerline; thence continuing south 71°31' west a distance of 341.55' to a point on the west line of said NE/4 NE/4 938.48' south of the NW/c of said NE/4 NE/4 the right of way being 50.0' on the right and 50.0' on the left and both being parallel to the centerline; all in Section 26; together with a tract of land in the NW/4 NE/4 Section 26, more particularly described as follows: Beginning at the NW/c of the NW/4, NE/4 of said Section 26; thence south 1322.98' to the SW/c NW/4 NE/4; thence east 155' to the centerline of a road known as Coyote Trail; thence north 41°55' east a distance of 250' to the point of a curve to the right, having a central angle of 58° and a radius of 573', a distance of 578.73'; thence south 79°40' east 250'; thence north 71°33' east along the north boundary of 41st Street, a distance f 248.47' to the east line of NW/4 NE/4 of said Section 26; thence north along said east line a distance of 944' to the NE/c of NW/4 NE/4; thence west on the north line of NW/4 NE/4 a distance of 1319.10' to the NW/c of NW/4 NE/4 of Section 26, containing approximately 31 acres and being located in an AG zoned district, Tulsa County, Oklahoma.

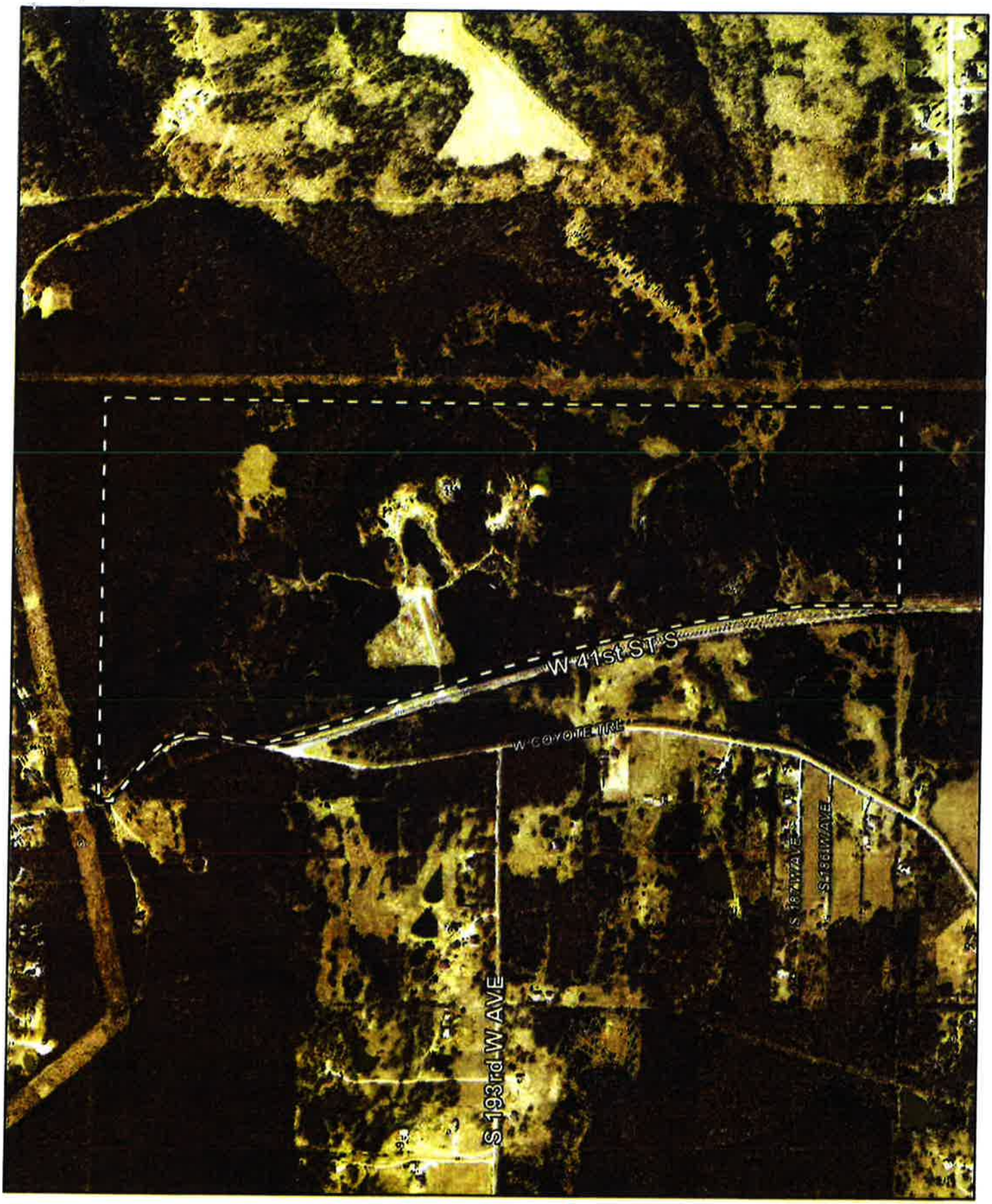
Case No. 1036

Action Requested:

Variance of the required 25' yard to 20' (45' from the centerline of North 91st East Avenue) - **Section 330. BULK AND AREA REQUIREMENTS IN THE AGRICULTURE DISTRICTS** - Use Unit 9, located 13503 North 91st East Avenue.

Presentation:

The applicant, **David Eddy II**, 13501 North 91st East Avenue, Tulsa, Oklahoma, submitted a plot plan (Exhibit B-1), and explained that he is proposing to construct a house on his property, but the ravines on the back portion prevent construction in that area. He requested permission to move the house 5' closer to the street to allow sufficient space to install lateral lines for the septic system.



Feet
0 400 800

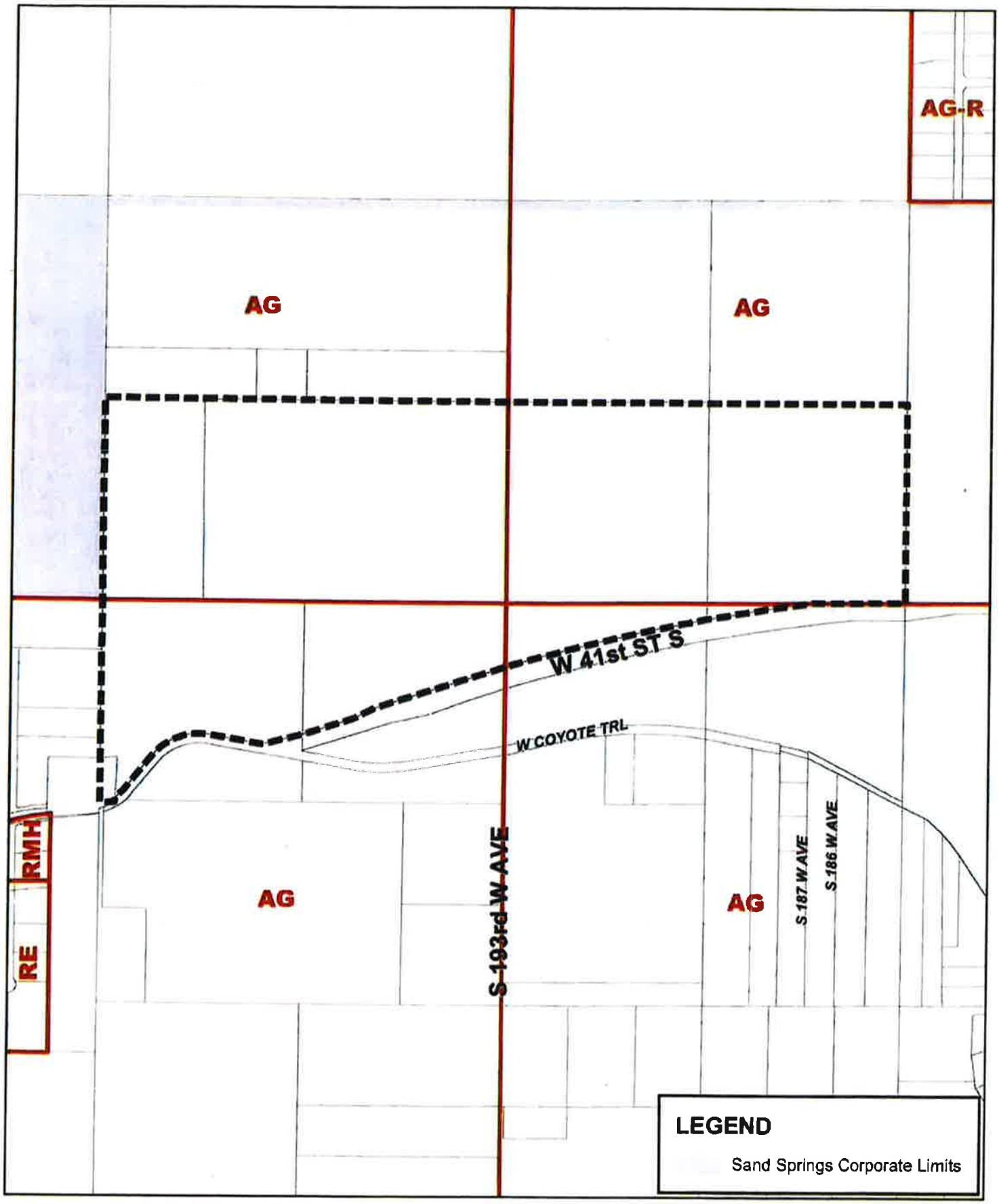
Subject Tract

CBOA-1035

Note: Graphic overlays may not precisely align with physical features on the ground.

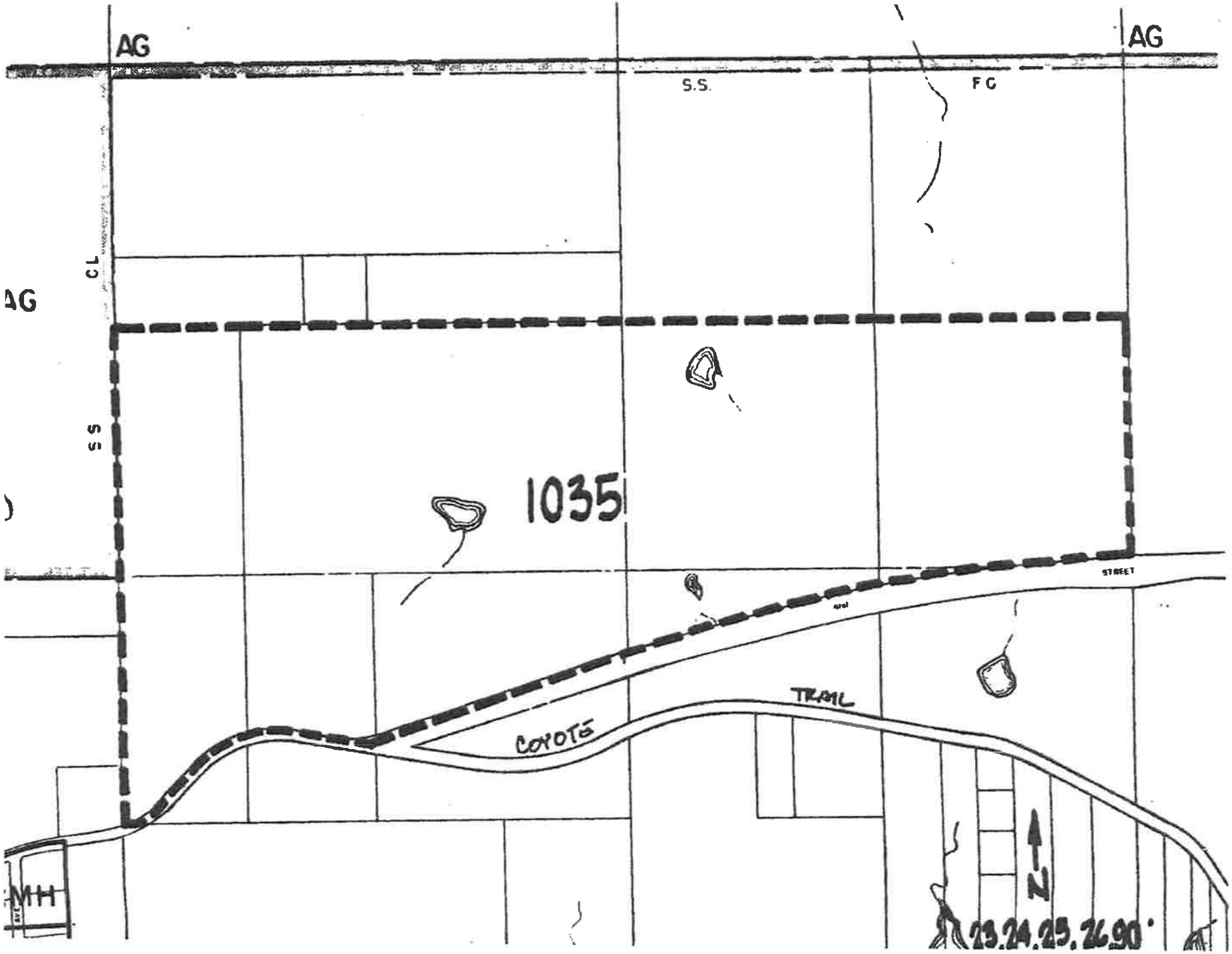
Aerial Photo Date: February 2016

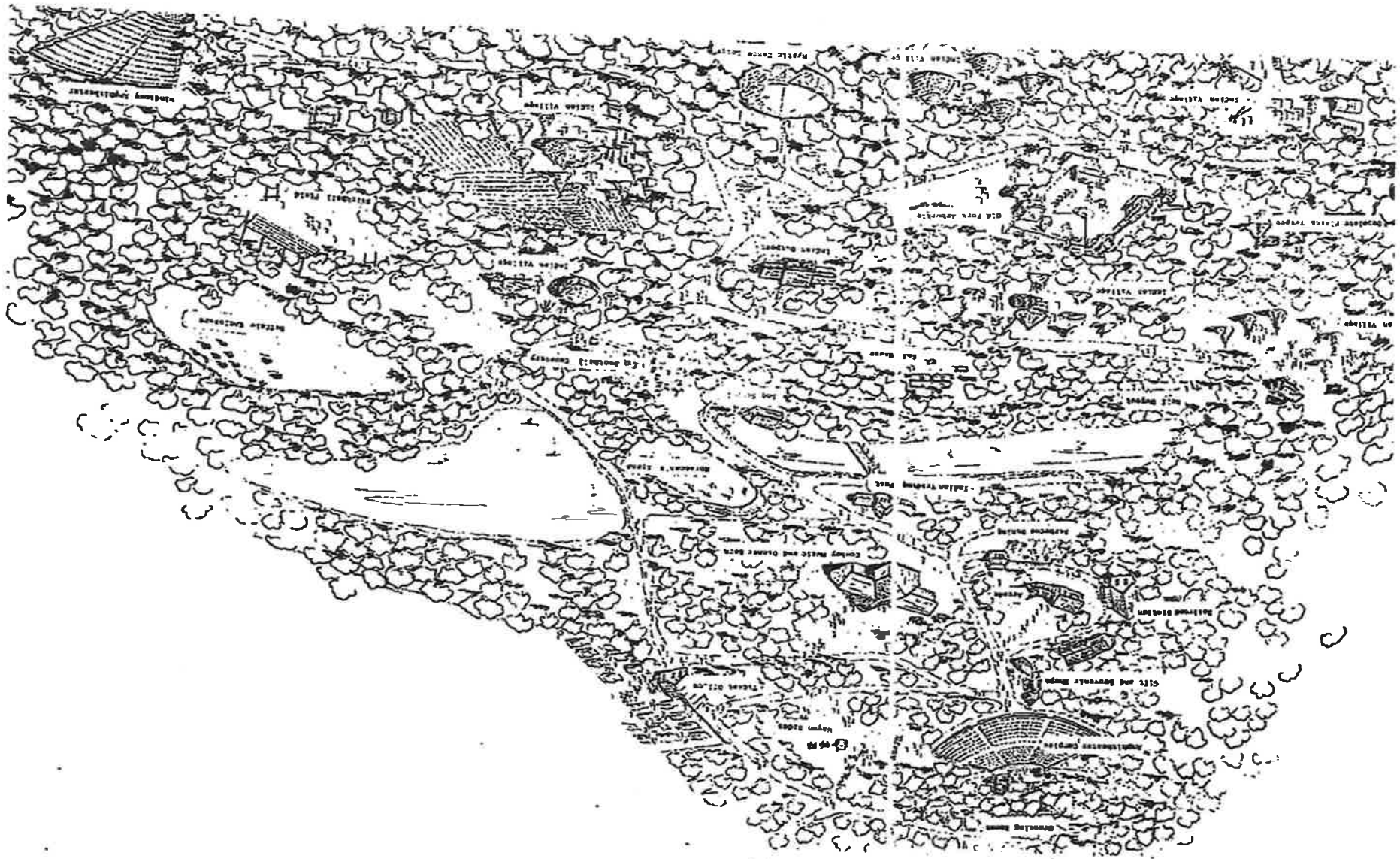
N



CBOA-1035

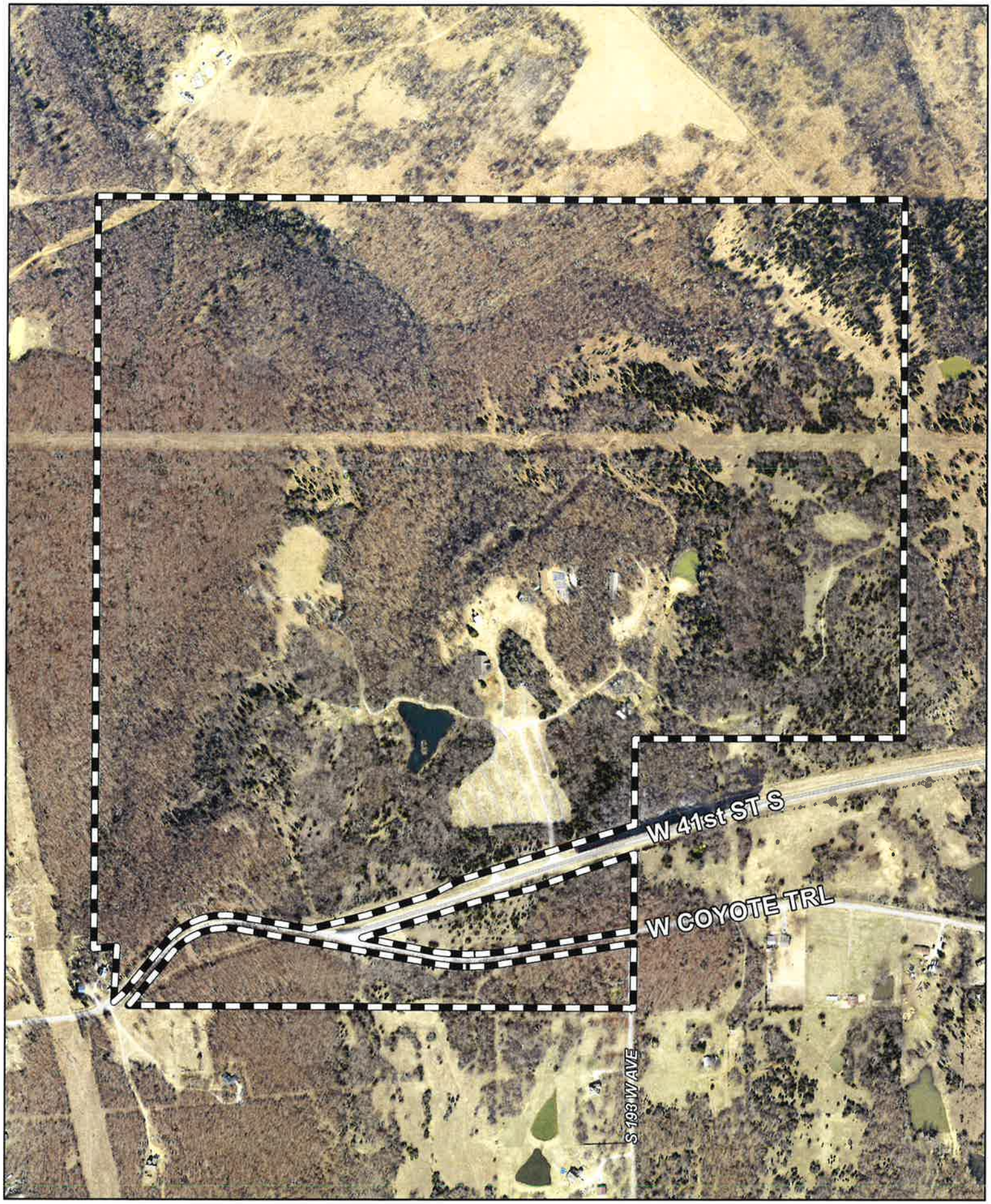
2.10


AG
AG
S.S.
F C
AG
C L
S S
1035
STREET
TRAIL
COYOTE
MH
N
23.24.25.26.90'



5

1035



Feet
0 300 600

Subject Tract

CBOA-2674

19-10 23, 19-10 24, & 19-10 26

Note: Graphic overlays may not precisely align with physical features on the grou.

Aerial Photo Date: February 2016

N

2.13

RV Parking and Camping

The resort will have ample RV parking along with primitive camping and even cabins. So if you are a person who wants to be closer to nature, we have those options. All cabins with be fully furnished and all you need to bring is clothes and snacks for the kids!

Other Activities

Here is a list of some of the other activities that are planned for the new Range and Resort.

- **Fishing**
- **Kayaking**
- **Playground for kids**
- **Sand Volleyball**
- **Horse Barn for Trail Rides**
- **UTV Trails**
- **Hiking**
- **Mountain Biking**
- **Outdoor Plays**
- **Rifle Range**
- **Pistol Range**
- **More....**

Contact Us for more Information

Discoveryland Range and Resort
19501 W 41st St.
Sand Springs, OK 74063
918-619-3414
www.discoverylandrr.com

Lodges

Range Lodge

Then New DLRR will have multiple lodges. One for the range that will have our main checkin and pro shop along with offices and a grill for quick food. This lodge will over look the new range facing north towards the uninhabited area for views that will be breathtaking. There will also be a large deck with seating and the ability to watch any of the members practice.

Resort Lodge

Plans for the resort lodge are in the works, but it's slated to be breathtaking and a place you will want to visit often. The plan is it utilize the existing amphitheater structure and build on to it for a warm and welcoming atmosphere. There visitors can check in and get a room in the lodging portion. They can sit down to have world class meal prepared by leading chefs and more..

Discoveryland Range & Resort

World Class Lodging, food, outdoor activities, and more built for the entire family in mind.

The Range and Training Area

Training! It's what we do in so many ways. From the single mom who wants to protect herself and kids to the retired military or law enforcement individual, we have you covered. Things like intro to pistol to the more advanced class. We have instructors for almost any training need. And let's not forget safety! It's first and foremost!

Kids Rimfire Bay

We will have a dedicated area for kids to shoot grandpas hand me down 22 of their first rimfire that they will keep for years.

Party Pavilion

There is a open air pavilion for birthday parties. It's next to the rimfire bay and will have climate controlled bathrooms and cooling areas too!

360 Degree Bay

A new 360degree training bay will be available if you are qualified and will also contain our FAA Approved Helicopter landing pad.

Pistol Bays

Multiple pistol bays will be available for practice and for some competitions. These are planned to also contain cooling stations and some have First Aid

Supporting Local Residents

We want to support local residents and economy. By giving back we feel it's the best thing we can do when it's all said and done. The plans are to have a small Fire Station and EMT based on our property and we are currently working with local Doctors to have the use of our onsite medical facility for voluntary use a few times a month for those who don't have insurance and can't afford it. This facility was primarily designed to serve our resort guest along with range guest and employees. But we soon realized it could benefit so many more!

Lodge Overlooking Range
Pro Shop
Full Service Grill
Training Rooms
Golf Cart Rental
100 Yard Range
200 Yard Range
300 Yard Range

Extended Rifle range
3D Archery Course
Five Stand Skeet
Sporting Clays

Twenty + Pistol Bays
360 Degree Training Bay
Exclusive Training Bays
Throughout
Fishing Lake
Training Classes
Competitions

8.15

Not Open to Members
Building
LawEnforcement Only
Rifle Range
Pistol Bays
Pistol Bays
Sporting Clays
300 yard Rifle Range
Pond Expansion
Training Bay
3d Archery Range
Main Entrance (Gated)
W/41st St
Coyote Trail
irst Aid Stations
lain Lodge
laintenance / Training Building
lain Medial Room/First Aid

9 of 9

Ulmer, Amy

From: Mike Mistelske <mjmistelske@yahoo.com>
Sent: Monday, June 11, 2018 2:09 PM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674

Dear Ms. Ulmer,

My wife and I reside near the Discoveryland property.

We understand that, because of some serious family issue, the applicants in support of CBOA-2674 are requesting a continuance until a later date. Certainly we do not object to such a postponement.

Nonetheless, subject issue is of vital importance to my wife and to me, living as we do in the immediate vicinity of the Discoveryland property; and we feel that our input will be valuable to the Board.

My wife and I plan to detail our position regarding the proposed development whenever the Board elects to reschedule the hearing; we feel that our input is vital to the best determination by the Board, and we are pleased that our government has provision to receive and give all due consideration to affected citizens' input.

Thank you.

Most sincerely,
Michael Mistelske and Barbara Mistelske
17858 West Coyote Trail
Sand Springs, OK 74063

2.19

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:30 AM
To: Ulmer, Amy
Subject: FW: DiscoveryLand Gun Range

Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: art.ashcroft@gmail.com <art.ashcroft@gmail.com>
Sent: Thursday, June 7, 2018 12:15 PM
To: Teresa Tosh <ttosh@tulsacounty.org>
Cc: 'Manno, Nick' <Nick.Manno@sulzer.com>; 'Judy Manno' <judy.manno@yahoo.com>; 'Carolyn Back' <Carolyn.Back@kktarchitects.com>; 'Mary Huckabee' <MHuckabee@cwlaw.com>; 'Nancy Ashcroft' <ashcroft_nancy@hotmail.com>
Subject: DiscoveryLand Gun Range

Teresa,

Thank you for taking time this morning to allow me to **register my formal complaint**, about the activities surrounding the proposed "DiscoveryLand Range and Resort" as one of nearly 500 property owners in the area we are very conecerned about this proposed gun range on the property known as DiscoveryLand. Our home is at 4554 S 193 W Ave, Sand Springs which is 660 feet from the property line of DiscoveryLand.

On Sunday June 3 between 2PM and about 330 (the only time during the afternoon that we were at home). We literally were hearing almost contiuous gunfire, clearly from multiple weopons. This gunfire was coming from the DiscoveryLand property at 19501 W 41st Street. It goes with out saying that we found this very disturbing. I know that a zoning exception has NOT been made to allow the use of that location as a gunand skeet range, yet I and others believe that the applicants are proceeding as if it were approved. As you can see from the facebook posts of "Dynamic Defense Slutions" this was a planned and paid event(screenshots 1 & 2)! ***Would this be in violation of the current property zoning?***

As an additional complaint, On Sunday April 29, between 1 and 5 PM our peace was disrupted by hundreds of rounds from automatic or semi-automatic weapons. At that time we were completeely unaware that these plans were in the works, infact we found out on May 3 that an application had been filed all the way back on March 15!

On Sutuday May 19 and Sunday May 20 a Motcross event was held on the Discoveryland property, as avertised on the www.occra.com website.(screenshot 3), is that an excepted use of the property?. But more telling is that about noon on Sunday the 20th a large bulldozer was unloaded at the front of the property and around 5 PM the Dozer disappearerd into the woods and dozens of trucks loaded with material arrived for the next several hours, well into the darkness. We continued to hear the dozer operate well after dark from our back deck. We found it very odd that this activity was

2.18

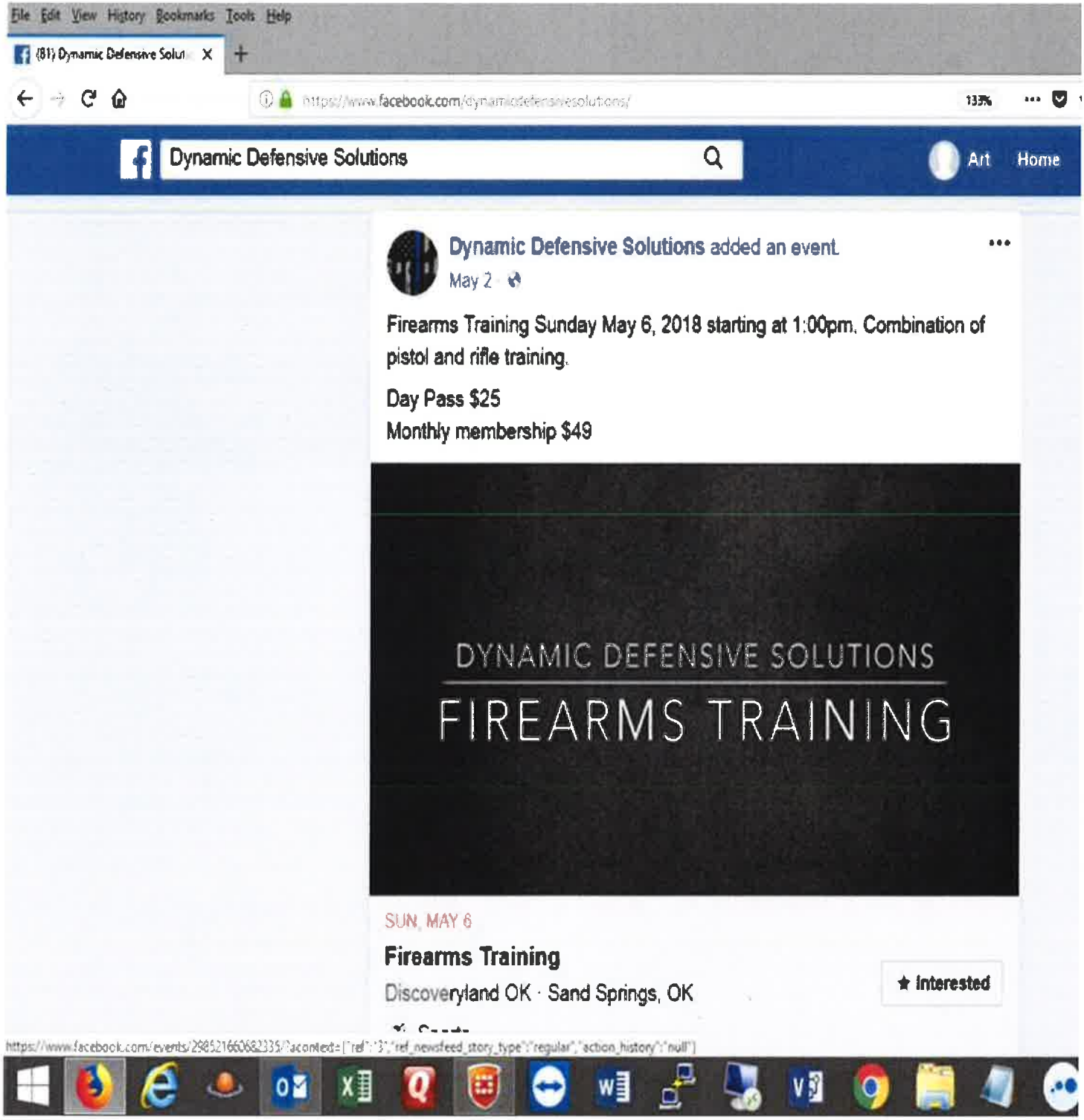
being done on a Sunday and we could only presume that was an effort to do the work outside normal business hours, does anyone hold a permit for construction at that site? I have NOT seen (aand I have looks) any permit signs posted at the entrance as required.

I believe (as do others) that the applicants in conjuction with the current property owner(s) are proceding as if they have the exception approved even though the Tulsa County Board of Adjustment has never heard even a single argument for or against this proposal. **These folks have begun marketing and operating this proposed facility as if approved!** That flies in the face of justice and due process.

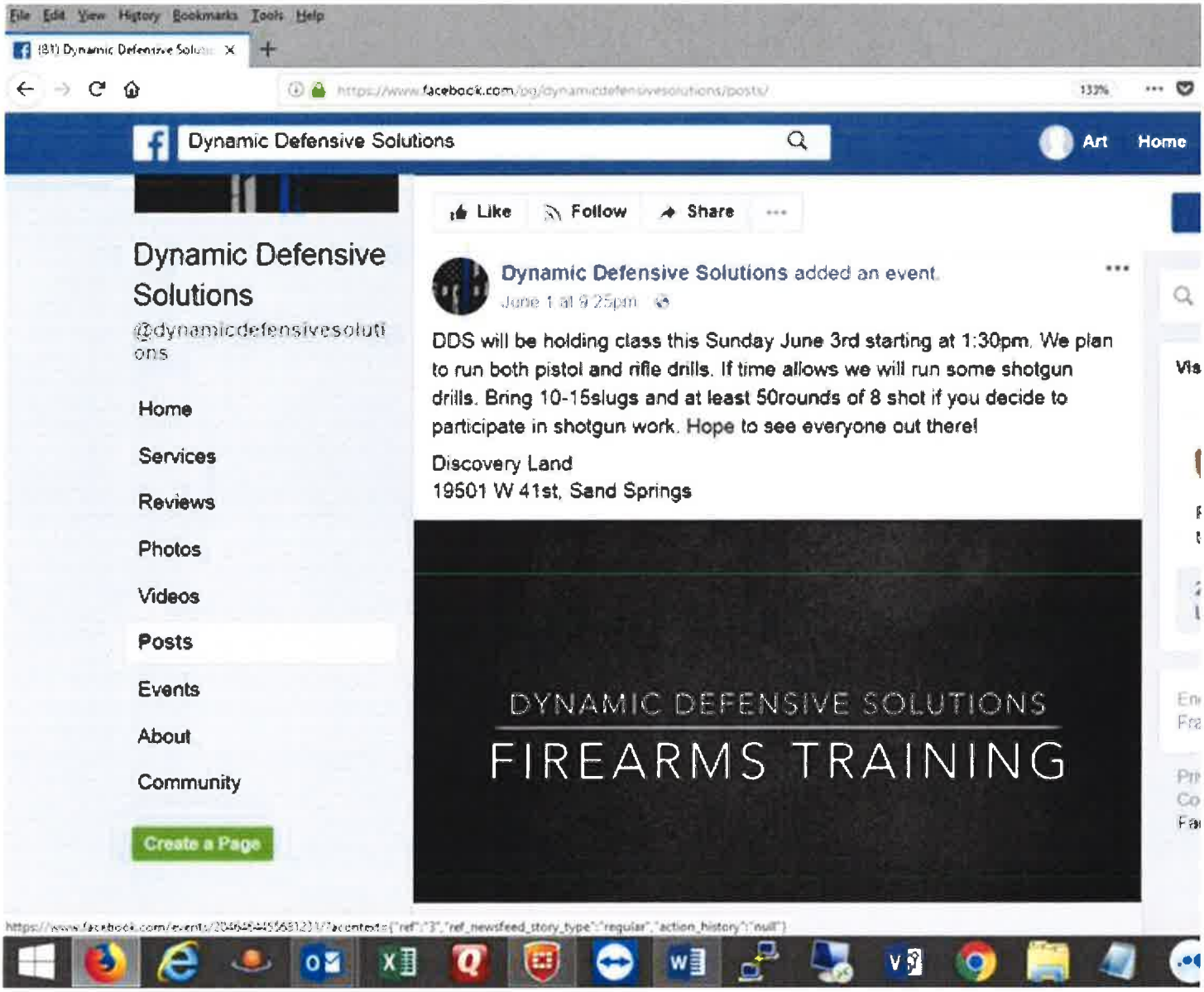
Thank you for passing this on.

Art Ashcroft,
918-384-5425
918-645-4666

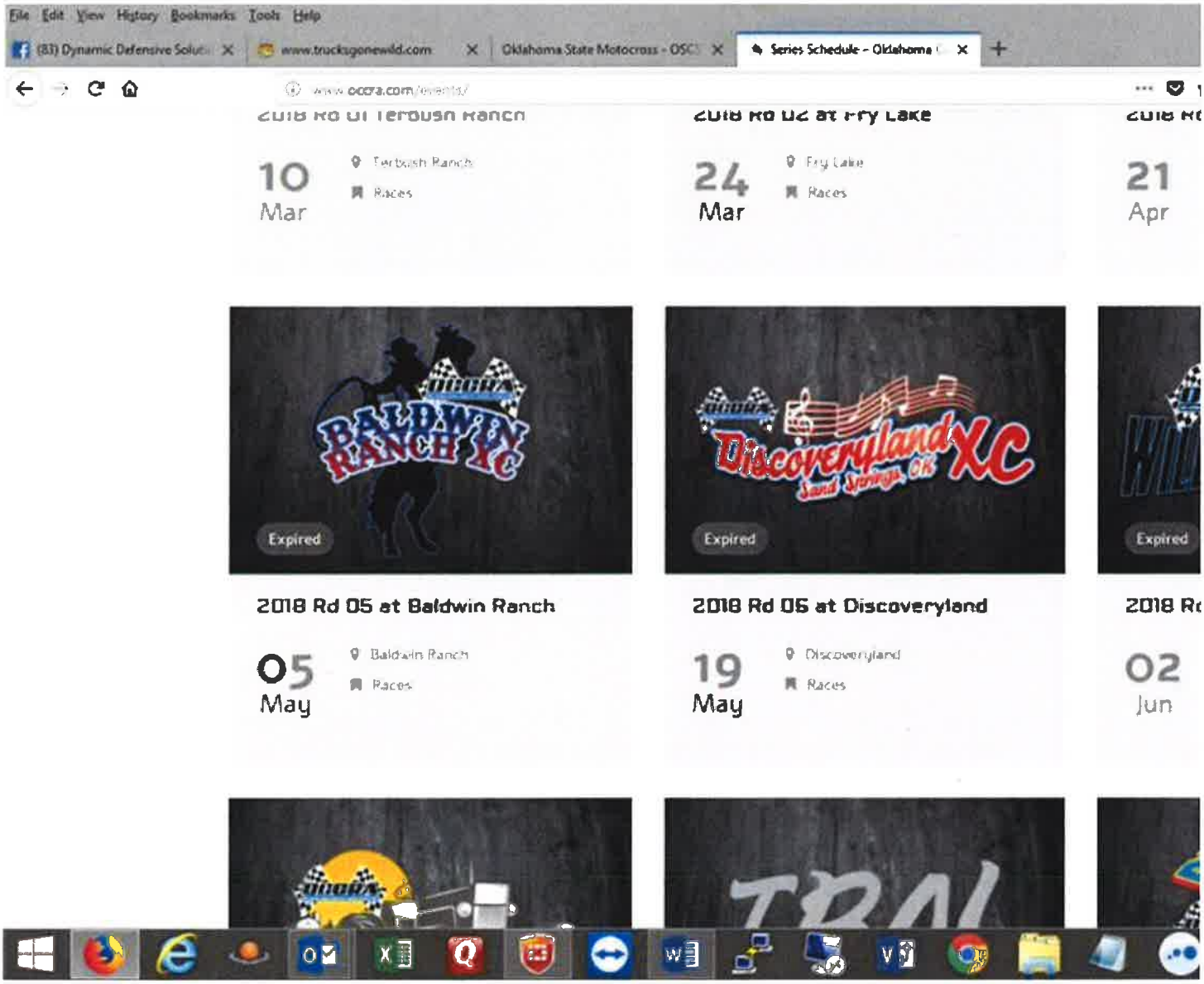
2.19


File Edit View History Bookmarks Tools Help
(81) Dynamic Defensive Solut
Dynamic Defensive Solutions
Art
Home
Dynamic Defensive Solutions added an event
May 2
Firearms Training Sunday May 6, 2018 starting at 1:00pm. Combination of pistol and rifle training.
Day Pass $25
Monthly membership $49
DYNAMIC DEFENSIVE SOLUTIONS
FIREARMS TRAINING
SUN, MAY 6
Firearms Training
Discoveryland OK · Sand Springs, OK
Interested

2.20


File Edit View History Bookmarks Tools Help
Dynamic Defensive Solutions
Art
Home
Dynamic Defensive Solutions
@dynamicdefensivesolutions
Home
Services
Reviews
Photos
Videos
Posts
Events
About
Community
Create a Page
Like
Follow
Share
Dynamic Defensive Solutions added an event.
June 1 at 9:25pm
DDS will be holding class this Sunday June 3rd starting at 1:30pm. We plan to run both pistol and rifle drills. If time allows we will run some shotgun drills. Bring 10-15slugs and at least 50rounds of 8 shot if you decide to participate in shotgun work. Hope to see everyone out there!
Discovery Land
19501 W 41st, Sand Springs
DYNAMIC DEFENSIVE SOLUTIONS
FIREARMS TRAINING

2.21



The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender promptly and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail message, which may arise as a result of e-mail transmission. E-mails, text messages, and other electronic communications made or received in connection with the conducting of public business, the expenditure of public funds, or the administration of public property are subject to the Oklahoma Open Records Act and the Records Management Act.

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:29 AM
To: Ulmer, Amy
Subject: FW: Proposed gun range at Discoveryland

Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: G Pike <gpike4901@yahoo.com>
Sent: Thursday, June 7, 2018 2:53 PM
To: Teresa Tosh <ttosh@tulsacounty.org>; INCOG-SusanMiller <smiller@incog.org>
Subject: Proposed gun range at Discoveryland

My name is Gay Pike and I live at 19014 W. Coyote Trail, Sand Springs.

I would like to make a report about the fact that gun classes and shooting are occurring at the Discoveryland site, and they have not been granted a special exception to do this. The next hearing on this is June 19th. Gun classes and training have been conducted there for several months. The group using the site (possibly in addition to others) is Dynamic Defensive Solutions and they have a facebook page where they advertise the classes. They were shooting last Sunday June 3. My husband and I were home (living just across Coyote Trail from the Discoveryland location) and we could hear it even while inside the house. They were also shooting on Sun May 27th. This has been going on almost every Sunday for the last several months. I just wanted it on record that there are activities going on out there that may be a zoning violation. We've heard this many other times and have never complained as we do not normally interfere with our "neighbors", but they are conducting organized shooting events without the approval, inspections, or any of the safety features they are "promising" and this is very concerning. Thank you

Dynamic Defensive Solutions added an event.

1 June at 21:25 ·

DDS will be holding class this Sunday June 3rd starting at 1:30pm. We plan to run both pistol and rifle drills. If time allows we will run some shotgun drills. Bring 10-15slugs and at least 50rounds of 8 shot if you decide to participate in shotgun work. Hope to see everyone out there!

Discovery Land
19501 W 41st, Sand Springs

SUN, 3 JUNE

Class

★ Interested

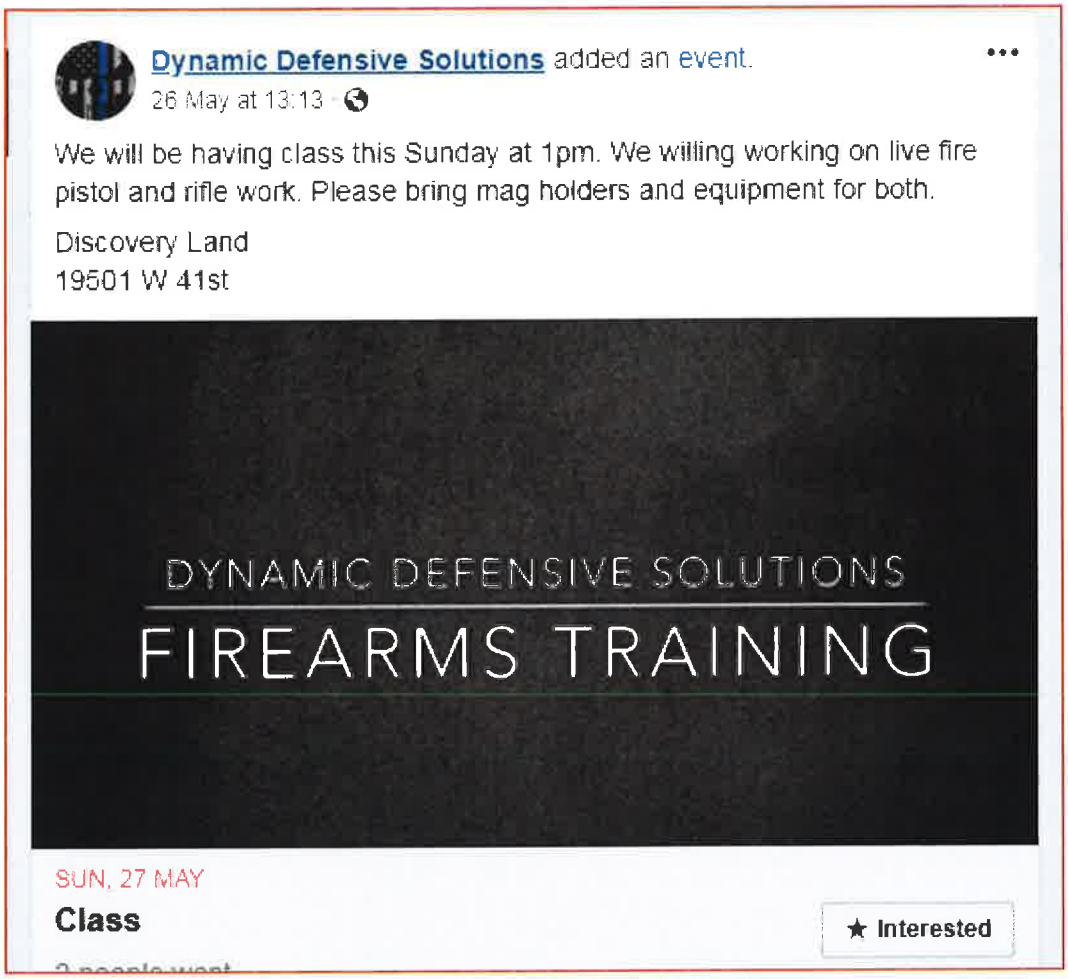
2.24

Dynamic Defensive Solutions
27 May at 17:53 ·

It was a hot day today but we were impressed to see so many people come out to train! Great job to everyone!

Like Comment Share

2.25



The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender promptly and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail message, which may arise as a result of e-mail transmission. E-mails, text messages, and other electronic communications made or received in connection with the conducting of public business, the expenditure of public funds, or the administration of public property are subject to the Oklahoma Open Records Act and the Records Management Act.

2.26

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:28 AM
To: Ulmer, Amy
Subject: FW: Discoveryland property

Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Karla Ragsdale <ragsdalekarla@gmail.com>
Sent: Thursday, June 7, 2018 7:57 PM
To: Teresa Tosh <ttosh@tulsacounty.org>
Subject: Discoveryland property

I would like to take this opportunity to thank you for accepting emails regarding the initiative of a gun range at the old Discoveryland.

I am a property owner west of Discoveryland. I have great concerns about this initiative. Just last Sunday all of our outdoor family activities were interrupted by constant gunfire, which was very loud. I am not only concerned about the noise level and what it does to property value and resale, but I am also concerned for the safety of our family. I have a teenager and three young grandchildren who spend a lot of time in our backyard, which is adjacent to Discoveryland.

The main reason we chose to live here was for the quiet neighborhood and solitude it offered. The gun range would rob us of this enjoyment as well. Even indoors we can hear the constant firing of gunshots.

Another concern I have is that they may be violating current zoning. If they would do this at this time I cannot trust they will abide by revised zoning rules in the future, despite their promises.

Would you please consider these things in any decision you are making regarding allowance of the gun activity and hopefully prevent it from occurring?

Thank you.
Karla Ragsdale

The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender promptly and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail message, which may arise as a result of e-mail transmission. E-mails, text messages, and other electronic communications made or received in connection with the conducting of public business, the expenditure of public funds, or the administration of public property are subject to the Oklahoma Open Records Act and the Records Management Act.

2.27

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:28 AM
To: Ulmer, Amy
Subject: FW: Activity contrary to zoning

Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Diane Jablonski <tjdjok@gmail.com>
Sent: Thursday, June 7, 2018 10:48 PM
To: Teresa Tosh <ttosh@tulsacounty.org>; INCOG-SusanMiller <smiller@incog.org>
Subject: Activity contrary to zoning

Hello,

I have been given your email addresses to register a complaint about activity that may be contrary to zoning regulations.

I live at 18708 W Coyote Trail, Sand Springs. I have been hearing gunshots at the Discoveryland property on Sunday afternoons, and I know from the Dynamic Defensive Solutions firearm training Facebook page that they are training every Sunday afternoon at the Discoveryland property. I believe this to be contrary to current zoning regulations.
(https://www.facebook.com/pg/dynamicdefensivesolutions/posts/?ref=page_internal)

The current and/or prospective owners of the Discoveryland property have applied for a Special Exception (Case Number: CBOA-2674) to use that property as a gun range; it is currently zoned for agricultural use. This exception has not yet been approved, but the land is already being used as a gun range.

I want to go on record that I am registering a formal complaint about this activity that I believe to be premature and against current zoning for the Discoveryland property.

Sincerely,
Diane Jablonski

The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender promptly and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:28 AM
To: Ulmer, Amy
Subject: FW: Shooting Activities at Discoveryland Site

Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Judy Manno <judy.manno@yahoo.com>
Sent: Friday, June 8, 2018 8:17 AM
To: Teresa Tosh <ttosh@tulsacounty.org>
Cc: INCOG-SusanMiller <smiller@incog.org>
Subject: Shooting Activities at Discoveryland Site

My name is Judy Manno and my husband Nick and I live at 4442 S 193rd West Avenue Sand Springs.

I would like to make a formal complaint re: ongoing activities occurring at the Discoveryland site which I believe may not be in accordance with the site's current zoning status. Proposed developers for the site have a current request pending with the BOA to obtain a special exception to develop the Discoveryland site as an outdoor gun range. The next scheduled hearing on this request is set for June 19th.

Despite not yet having obtained the BOA special exception, the Discoveryland site is currently being used as an outdoor gun range by a group called Dynamic Defensive Solutions (DDS). DDS has, through Facebook, been actively promoting and performing gun training activities at the Discoveryland site since at least March 2018.

As recently as Sunday June 3rd DDS conducted shooting exercises (including rapid fire) that went on throughout the afternoon. My husband and I could hear the shots from inside our home. We haven't voiced our concerns previously because until May, we didn't know who to contact about the situation.

We are very troubled by the fact that Discoveryland is currently being utilized as an outdoor gun range without the required special exception having been obtained from the BOA. The fact that the developers are allowing such activity to occur is at odds with the spirit of the BOA hearing process, which is intended to both (i) provide concerned citizens with an opportunity to participate in zoning decisions that may impact their neighborhood and (ii) ensure that planned development activities conform to current zoning requirements.

Thank you for your time and consideration.

The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender promptly and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail

Ulmer, Amy

From: Teresa Tosh <ttosh@tulsacounty.org>
Sent: Monday, June 11, 2018 8:26 AM
To: Ulmer, Amy
Subject: copy of complaint

Teresa Tosh
Plans Examiner, CFM
633 W. 3rd St
Tulsa, OK 74103
Phone: 918-596-5290
ttosh@tulsacounty.org

From: Lotsee Spradling <flyinggranchss@aol.com>
Sent: Saturday, June 9, 2018 11:55 AM
To: Teresa Tosh <ttosh@tulsacounty.org>
Subject: shootine

My name is Lotsee Sradling
I butt up against the old Discoveryland
there has been shooing for the past two Sundays on the Discoveryland property lots of shooting!!!
a lot of noise I can hear it from my house
but when we were riding two weeks ago on Sunday some of the horses got spooked really bad.
one had to walk her horse all the way back to the barn so she wouldn't get thrown or have a
run away.
we all had to cut our ride short to help the others whose horses were super nervous
we have been afraid to ride when we hear all that shooting, don't want any one to get
hurt
why is this happening?
what is going on??????? there is hearing on the 19th so I didn't think
this would start now since they haven't been granted permission from the INCOG board

I was talking to the neighbors and just found out about your email to complain or
I would have reported this sooner
how would you like to hear that all day?????
Respectfully,
Lotsee Spradling

The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender promptly and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail message, which may arise as a result of e-mail transmission. E-mails, text messages, and other electronic communications made or received in connection with the conducting of public business, the expenditure of public funds, or the administration of public property are subject to the Oklahoma Open Records Act and the Records Management Act.

2.30

Ulmer, Amy

From: Miller, Susan
Sent: Friday, June 08, 2018 11:14 AM
To: Ulmer, Amy
Subject: FW: Property owner adjacent to Discoveryland

From: Karla Ragsdale [mailto:ragsdalekarla@gmail.com]
Sent: Thursday, June 07, 2018 7:52 PM
To: Miller, Susan <SMiller@incog.org>
Subject: Property owner adjacent to Discoveryland

I would like to take this opportunity to thank you for accepting emails regarding the initiative of a gun range at the old Discoveryland.

I am a property owner west of Discoveryland. I have great concerns about this initiative. Just last Sunday all of our outdoor family activities were interrupted by constant gunfire, which was very loud. I am not only concerned about the noise level and what it does to property value and resale, but I am also concerned for the safety of our family. I have a teenager and three young grandchildren who spend a lot of time in our backyard, which is adjacent to Discoveryland.

The main reason we chose to live here was for the quiet neighborhood and solitude it offered. The gun range would rob us of this enjoyment as well. Even indoors we can hear the constant firing of gunshots.

Would you please consider these things in any decision you are making regarding allowance of the gun activity and hopefully prevent it from occurring?

Best regards,
Karla Ragsdale

Ulmer, Amy

From: art.ashcroft@gmail.com
Sent: Thursday, June 07, 2018 1:34 PM
To: Miller, Susan; Ulmer, Amy
Cc: 'Arthur Ashcroft'
Subject: FW: DiscoveryLand Gun Range Case #CBOA-2674

Ms. Miller

Please see below, my formal complaint to the county regarding the use of the property we know as DiscoveryLand for paid firearms training even though no exception has yet been approved.

We are bringing this to the attention of the board as we believe the applicant and property owners are proceeding as If this has been approved.

Thank you,
Art ashcroft
918-384-5425
918-645-4666

From: art.ashcroft@gmail.com <art.ashcroft@gmail.com>
Sent: Thursday, June 7, 2018 12:15 PM
To: ttosh@tulsacounty.org
Cc: 'Manno, Nick' <Nick.Manno@sulzer.com>; 'Judy Manno' <judy.manno@yahoo.com>; 'Carolyn Back' <Carolyn.Back@kktarchitects.com>; 'Mary Huckabee' <MHuckabee@cwlaw.com>; 'Nancy Ashcroft' <ashcroft_nancy@hotmail.com>
Subject: DiscoveryLand Gun Range

Teresa,

Thank you for taking time this morning to allow me to **register my formal complaint**, about the activities surrounding the proposed "DiscoveryLand Range and Resort" as one of nearly 500 property owners in the area we are very conecerned about this proposed gun range on the property known as DiscoveryLand. Our home is at 4554 S 193 W Ave, Sand Springs which is 660 feet from the property line of DiscoveryLand.

On Sunday June 3 between 2PM and about 330 (the only time during the afternoon that we were at home). We literally were hearing almost contiuous gunfire, clearly from multiple weopons. This gunfire was coming from the DiscoveryLand property at 19501 W 41st Street. It goes with out saying that we found this very disturbing. I know that a zoning exception has NOT been made to allow the use of that location as a gunand skeet range, yet I and others believe that the applicants are proceeding as if it were approved. As you can see from the facebook posts of "Dynamic Defense Slutions" this was a planned and paid event(screenshots 1 & 2)! ***Would this be in violation of the current property zoning?***

As an additional complaint, On Sunday April 29, between 1 and 5 PM our peace was disrupted by hundreds of rounds from automatic or semi-automatic weapons. At that time we were completeely unaware that these plans were in the works, infact we found out on May 3 that an application had been filed all the way back on March 15!

2.32

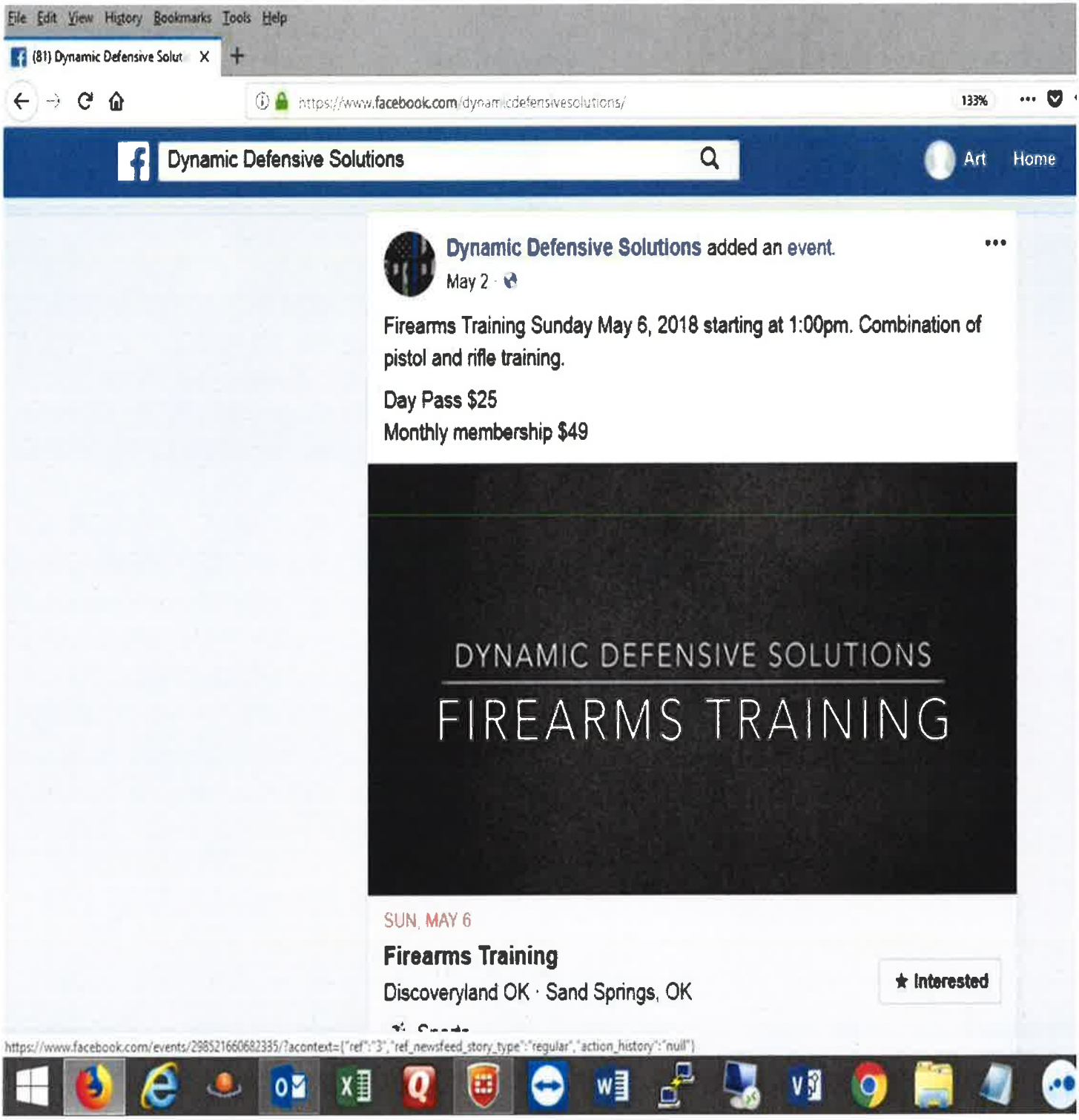
On Sutuday May 19 and Sunday May 20 a Motcross event was held on the Discoveryland property, as avertised on the www.occra.com website.(screenshot 3), is that an excepted use of the property?. But more telling is that about noon on Sunday the 20th a large bulldozer was unloaded at the front of the property and around 5 PM the Dozer disappearerd into the woods and dozens of trucks loaded with material arrived for the next several hours, well into the darkness. We continued to hear the dozer operate well after dark from our back deck. We found it very odd that this activity was being done on a Sunday and we could only presume that was an effort to do the work outside normal business hours, does anyone hold a permit for construction at that site? I have NOT seen (aand I have looks) any permit signs posted at the entrance as required.

I believe (as do others) that the applicants in conjuction with the current property owner(s) are proceding as if they have the exception approved even though the Tulsa County Board of Adjustment has never heard even a single argument for or against this proposal. **These folks have begun marketing and operating this proposed facility as if approved!** That flies in the face of justice and due process.

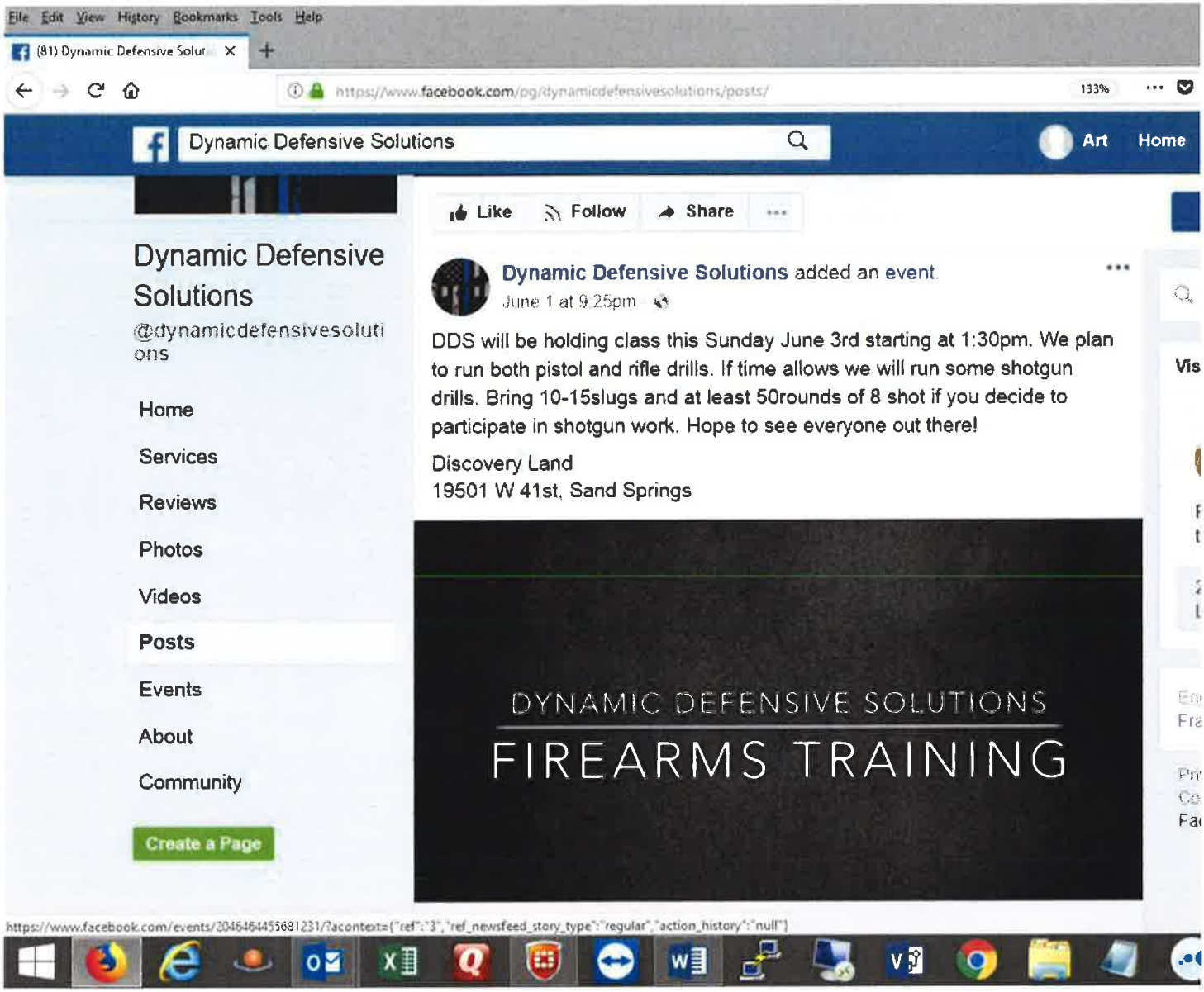
Thank you for passing this on.

Art Ashcroft,
918-384-5425
918-645-4666

2.33


File Edit View History Bookmarks Tools Help
(81) Dynamic Defensive Solut
https://www.facebook.com/dynamicdefensivesolutions/
133%
Dynamic Defensive Solutions
Art
Home
Dynamic Defensive Solutions added an event.
May 2
Firearms Training Sunday May 6, 2018 starting at 1:00pm. Combination of pistol and rifle training.
Day Pass $25
Monthly membership $49
DYNAMIC DEFENSIVE SOLUTIONS
FIREARMS TRAINING
SUN, MAY 6
Firearms Training
Discoveryland OK · Sand Springs, OK
★ Interested
https://www.facebook.com/events/298521660682335/?acontext={"ref":"3","ref_newsfeed_story_type":"regular","action_history":"null"}

2.34


File Edit View History Bookmarks Tools Help
(81) Dynamic Defensive Solut
https://www.facebook.com/pg/dynamicdefensivesolutions/posts/
133%
Dynamic Defensive Solutions
Art
Home
Like
Follow
Share
Dynamic Defensive Solutions
@dynamicdefensivesolutions
Home
Services
Reviews
Photos
Videos
Posts
Events
About
Community
Create a Page
Dynamic Defensive Solutions added an event.
June 1 at 9:25pm
DDS will be holding class this Sunday June 3rd starting at 1:30pm. We plan to run both pistol and rifle drills. If time allows we will run some shotgun drills. Bring 10-15slugs and at least 50rounds of 8 shot if you decide to participate in shotgun work. Hope to see everyone out there!
Discovery Land
19501 W 41st, Sand Springs
DYNAMIC DEFENSIVE SOLUTIONS
FIREARMS TRAINING
https://www.facebook.com/events/2046464455681231/?acontext={"ref":"3","ref_newsfeed_story_type":"regular","action_history":"null"}

2.35

File Edit View History Bookmarks Tools Help

(83) Dynamic Defensive Solut | www.trucksgonewild.com | Oklahoma State Motocross - OSC | Series Schedule – Oklahoma C

www.occra.com/events/

2018 Rd 01 Terbush Ranch

10 Mar

Terbush Ranch

Races

2018 Rd 02 at Fry Lake

24 Mar

Fry Lake

Races

21 Apr

2018 Rd 05 at Baldwin Ranch

05 May

Baldwin Ranch

Races

2018 Rd 06 at Discoveryland

19 May

Discoveryland

Races

02 Jun

2.36

Ulmer, Amy

From: Malea Stoner <mstoner@jenksok.org>
Sent: Tuesday, June 12, 2018 4:43 PM
To: BOA
Subject: BOA Case No. 2674

Dear Tulsa County Board of Adjustment Chair and Members,

I received a postcard from www.stop-discoverylandrr.com opposing the Special Exception for the subject case.

Although I do not live in the immediate vicinity of the proposed gun range and resort, I live only a matter of miles from the site. I reside at 15306 W. 18th St. S. in Sand Springs. Having resided in and around Sand Springs all of my life, and being familiar with the old Discoveryland site, my personal opinion is that a gun range and resort would be perfect for the location. Discoveryland has been gone for years, and the property has deteriorated horribly. The proposed gun range and resort would bring new life to the property.

Considering the many State and Federal guidelines that are mandated to open a gun range, I feel that the people opposing this use have not educated themselves and are allowing their fears, real or imagined, to not look at the overall proposed use logically.

As I stated, although I do not live in the immediate area, I feel the proposed use is perfect for this property.

Malea L. Stoner
Planning Assistant
Records Administrator
City of Jenks
P.O. Box 2007
211 N. Elm
Jenks, OK 74037
918-299-5883 Office
918-556-7431 Direct
918-299-4489 Fax

2.37

Ulmer, Amy

From: Jeff Tallant <tallant73@yahoo.com>
Sent: Tuesday, June 05, 2018 4:50 PM
To: Ulmer, Amy
Subject: Discoveryland

- RE Case Number CBOA-2674

Hello my name is Jeff Tallant, D.C. and my family of five and I live in the Twilight Ridge edition near Discoveryland. We are concerned about safety for not only our children but also our neighbors. We have only lived there since December and the reason that we had our home built up there is because it is quite and peaceful. We have turkey and deer come up in our back yard almost every day. We have a 19 year old, 6 year old and a 2 year old who is almost three and I would like to raise them in a community that is safe. My six year old has been diagnosed with ADHD and Sensory Processing Disorder and I am worried how he is going to react if there is constant gun fire from daylight until dark seven days a week. He can't even flush the toilet in a public restroom because he is so sensitive to loud noises. I don't know all of the details with this proposal but I have been around guns my whole life and I know how loud a rifle is if only one is being fired; not to mention several at the same time along with shotguns and pistols. I have been told that one of the targets will be positioned to where they will be shooting directly toward Twilight Ridge and I hope this is not the case. Also one of our neighbors copied and pasted a Facebook post from one of the gun ranges employees stating that free training would be given to people who show up to support their cause at the hearing and my question is: if they are suppose to be performing a strict background check on all of their members then how can they offer free training to anyone who shows up to the hearing? Hope this helps thank you.

My address is:

Jeff Tallant, D.C.
3547 S 184th W. Ave
Sand Springs, OK 74063

2.38

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

Case Number: CBOA-2674
Address: 19501 W. 41st Street, Sand Springs, OK 74063

Dear Board Members,

My name is Kathleen Hoey and I reside at 4901 S. 193rd West Ave, Sand Springs, OK 74063 along with my husband, Paul. We purchased our acreage in 1983 and finished our dream home in 1985. We are retired teachers from Sand Springs Public Schools and both spent our entire careers in that district. We chose to purchase our property for a number of reasons. Being city kids, raised in Tulsa, we wanted the space and quiet that country living afforded us. In fact, when we bought our land, there were only 3 houses on our quiet street and we had to lay gravel from where 193rd "ended" to our property. Paul was the agricultural education instructor for over 30 years at Charles Page High School and we used our farm to raise livestock from the very beginning. Our daughters were active in 4-H and FFA, raising sheep and swine as part of their agriculture youth leadership experience. Our neighborhood has certainly grown but the aspects that attracted us to the area remain strong; multi-acre homesteads, a natural setting in which wildlife thrives and the quiet of country living. We also have the benefit of caring, concerned neighbors that look out for each other, a community.

We are very concerned about the plans for the proposed Discoveryland Range and Resort and their request for a special exception. Our chief concerns are the noise and the effect it will have on our quality of life and property values.

We were enjoying a beautiful spring Sunday afternoon when we heard an excessive amount of gunfire coming from the north of our property. My husband's comment was "someone is wasting an awful lot of ammunition." It was staccato, rapid-fire shots piercing the calm of the afternoon. I didn't take note of the date but it was before our neighbor made us aware of the gun range proposal. The applicant says they received no noise complaints, but we didn't know who to complain to and certainly had no idea that a commercial gun range operated down the street. We often hear the occasional shot being fired, especially on the weekends, for hunting and recreation, but have never experienced anything to rival those Sunday afternoons. I would like to note that Dynamic Defense Solutions, the entity that has been hosting firearms training sessions since March, FaceBook posted on May 5 "Class this Sunday and next will be 'Dry Fire' only. We have been requested to not shoot the next two sundays(sic)." To me, this is telling of the fact that they wanted to minimize the noise impact right before this hearing.

Our property value is another concern. We have invested a great deal of money, hard work, blood, sweat and tears to make our place not only our oasis but the family-home refuge for our daughters and Grandma and Grandpa's farm for our grandchildren. As retirees, it will impose a significant hardship when our property value decreases due to the gun range. Nobody moves to the country to listen to gun and rifle rounds dawn to dusk, 365 days a year. With 3000 members, as the owners propose, there will be no reprieve.

Our other concerns mirror those of our neighbors so I won't go into detail to avoid redundancy: the condition of 41st Street to accommodate a significant increase in traffic, verbal promises without the

backing of a written plan, lack of berm and baffle written design, and lack of lead remediation written strategies specific to their property.

We have seen a lot of changes in the area during the 35 years we have lived here. When Discoveryland closed we were sad to see a good neighbor leave, but we were not naïve enough to believe it would remain unused. Never in our wildest dreams did we believe it could become a police and military training facility and gun club. There are many existing facilities in the area that are well established. As urban sprawl has crept closer to those facilities, homeowners were aware of the situation and could make an informed decision before they purchased their property. This request is completely different. They are requesting to create a gun range in an established neighborhood. Even though the area is rural, and the lot sizes are acreages, it is still a vibrant neighborhood community. This proposal will be injurious to this community and detrimental to the public welfare. Scanning both their FaceBook page and website this past weekend, they are asking for public support for their initiative and may get a great deal of social media traction in a short period of time. For this meeting, they may present petitions and testimonials in support. Please keep in mind that those in support will be able to enjoy the range at their convenience and then be able to leave the area. They will not be subjected to the unpleasant ramifications on a daily basis.

We appreciate your service on this board. Thank you for taking our concerns into consideration. We love our country way of life. As retirees, we don't have the resources to fight what might very well be deep pockets for this project. Please don't forget the people who have chosen to make their home in west Tulsa County.

Sincerely,

Kathleen and Paul Hoey
Nadioak Farm
4901 S 193rd West Ave
Sand Springs, OK 74063

Case Number CBOA-2674
19501 W. 41st

Dear Board Members:

My name is Leon Parton and my wife, Neta, and I have lived at 4412 S 203rd West Avenue for 15 years.

I am an 80 year old 100% Disabled Vietnam Veteran. I lost one lung from cancer due to Agent Orange; I also have ischemic heart disease caused by Agent Orange. I am on oxygen 24/7 and am on a home concentrator.

I served two tours in VN from 67-68 and 71-72 and was in the Tet Offensive of 1968. During my two tours in VN I was involved in many breaches of the perimeter and as many as 3 or 4 mortar/rocket attacks in a 24 hour period. Now I am disturbed anytime there are unexpected loud noises or gun shots. With gun shots going on all day I would not be able to spend any time outside as the noise would not be conducive to my mental health. We also have animals that are frightened by these noises and come inside the house and hide.

As a home owner I am concerned about the value of my home decreasing. In the years we have lived at this address we have spent much time and money increasing the value of the property.

I am not against guns as I am a member of the NRA and Red Castle Gun Club and several members of my family have Concealed Carry Licenses. I am also not against either the military or law enforcement. I spent over 20 years in the US Army, mostly with the 101st Airborne Division, and am a retired 1SG with over 130 parachute jumps. We also have 4 nephews who are employed in law enforcement.

I would like to spend my remaining time on this earth in peace and quiet and not have worry about my property devaluating.

Just let me sit in my wheelchair on my porch with my pets and enjoy some peace and quiet.

Thank you.

Leon D Parton
1SG USA
Retired

2.41

May 14, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd St., Ste 800
Tulsa, OK 74103

Re: Case No: CBOA-2674
Address: 19501 W. 41st St., Sand Springs, OK (Old Discoveryland)

Dear Board Members:

My name is Gay Pike and I live at 19014 W. Coyote Trail, Sand Springs OK 74063. We moved to this home and seven acres in 1999. Our property is in very close proximity to the old Discoveryland property. We have very recently learned that the prospective buyers of this property have applied for a special exception to establish a Rifle and Skeet Range Gun Club, which will include a full-fledged police and military type training facility.

We are very concerned about this due to the noise this is going to create for all surroundings properties. The current owner is already allowing a gun club (with paying members) to use the property for gun classes, target shooting and training and they have been doing this for several months, all without a special exception. They are using pistols, rifles, and shotguns and (according to their Facebook page) are shooting hundreds of rounds per person. We also understand that Tulsa County Sheriff Office has been allowed to train and target shoot there as well. We were unaware this was an ongoing, organized shooting event, until just a few days ago. We weren't inclined to confront them as long as we thought it was an occasional occurrence, but then we learned the full extent of what they were planning. They kept it quiet from us for as long as they could.

A group of neighbors held a community meeting on May 6 to discuss this, as we, and most of the neighbors had just found out what was really going on. The current owner, plus two of the prospective buyers attended and tried to explain what they were planning to do. One of the alarming facts we learned is that they anticipate having 3,000 members and this will be open year-round. The noise is bad enough with just the one gun club operating there now, and can only get worse if this new facility is allowed to proceed. If only 5-10 percent of the 3,000 members are shooting at any one time, the noise will be unbearable, as this will amount to thousands of gunshots per day.

We truly enjoy the peace and quiet on our property and we spend a lot of time out working in the yard and enjoying our patio, and entertaining family and friends. I hate to think that we will not be able to enjoy this if this proposed Gun Club is granted an exception and allowed to be built. Just the last few weekends while they were shooting, we could hear the noise inside our house with the doors and windows shut. We would NEVER have bought a house out here, if we had any idea having a gun range next door was a possibility. No one will want to buy our homes or acreage and our property values will plummet. There are several existing gun ranges where these groups and individuals can go shoot. A new, bigger facility is not needed, especially when impacting so many residents who already live out here and were blind-sided by this. We will be adversely affected by this noise, not to mention the effect on livestock and wildlife, and the decrease in our home values. We knew there was a possibility that another bluegrass/gospel music venue could be built on that property, but never knew a gun range was a possibility, especially since so many residents live nearby. This area is much more developed than it was years ago when DiscoveryLand started operating its music show.

My husband was recently able to build his dream shop building on our property and it's very upsetting to think that if this gun range is allowed to be built, we will most likely have to move from our home and our land and give up all that we have worked so hard for and have to start all over in another location. This home is our primary investment and since we are nearing retirement age, we will never be able to recoup any losses incurred due to decreased property values.

And please know that we are not anti-gun people. We own guns and have taken the classes to obtain our concealed carry licenses. My husband enjoys hunting and in the times that we go target shooting, we go to one of the existing gun ranges. We take the second amendment very seriously. Gun owners have rights, but so do homeowners.

There is also the issue of 41st Street being able to handle the traffic of 3,000 members coming out to use this proposed facility. That road is already in bad shape and can barely handle the existing traffic. Tulsa County will soon incur significant costs to have this road re-paved and/or widened.

We are concerned about the environmental effects of lead from thousands of shots being fired. There are federally protected birds such as bald eagles in the immediate area, we see them all the time. If they ingest even a small amount of lead, they are dead.

We are also concerned about alcohol being served or even allowed onto the property. Alcohol should not be allowed in their proposed Lodge, in any of the campers/RVs or anywhere on the premises, at any time. We have no guarantee that this will be the case. ALCOHOL AND GUNS DO NOT MIX.

And lastly, there is always the probability that an errant shot or a ricochet will end up in our yard, our house, our cars or our bodies, or hit an occupied vehicle traveling on 41st St. Even in the safest gun ranges, this often happens to the surrounding neighbors, sometimes causing significant property damage, usually with no recourse for the property owner to make a claim against the gun range owners.

Please carefully consider what we are saying , and I respectfully ask you to help us homeowners and to deny this request so this Rifle and Skeet Range Gun Club will not be built here. There are so many other businesses they could put on that property, such as a golf course, or many others, that would not impact the surrounding neighbors, and would not be opposed.

From my heart I ask you, would you approve this if it were being proposed next to your home?

Sincerely,

Gay Pike

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd St., Ste 800
Tulsa, OK 74103

Re: Case No: CBOA-2674
Address: 19501 W. 41st St., Sand Springs, OK (Old Discoveryland)

Dear Board Members:

My name is Scott Pike and I live at 19014 W. Coyote Trail, Sand Springs OK 74063. We moved to this home and seven acres in 1999. Our property is in very close proximity to the old Discoveryland property. We have very recently learned that the prospective buyers of this property have applied for a special exception to establish a Rifle and Skeet Range Gun Club, which will include a full-fledged police and military training facility.

I am very concerned about the noise, the loss of property value, the traffic and road conditions on 41st Street, and the likelihood of stray bullets hitting our property. We have been told they expect to have about 3,000 members in addition to groups such as law enforcement and shooting competitions and that is far too much gunshot noise so close to our home as well as all the neighbor's homes. They are already holding gun classes over there and we know how loud the sound is now, not to mention how bad it will be when dozens or even hundreds of people are over there shooting.

We enjoy being outside in our yard and on our patio and all the peace and quiet we have here. That will be lost forever if this gun club is built and we will be forced to move . We would not have bought this home 20 years ago if we had known there was the slightest possibility of a gun range going in right across the road from us.

Please carefully consider what we are saying , and I sincerely ask you to help us homeowners and to deny this request so this Rifle and Skeet Range Gun Club will not be built here.

Sincerely,

Scott Pike

May 14, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street
Tulsa, OK 74103

Case Number: CBOA-2674

Address: 19501 W 41st, Sand Springs

My name is Arthur Ashcroft, I reside at 4554 S 193 W Ave with my wife, approximately 1200' south from the proposed rifle and skeet range. I am a gun owner, pro second amendment, pro-business and pro freedom. However, I believe that this proposed Rifle and Skeet range will in fact be injurious to the area. We are just middle-class Americans, paying our taxes, doing what's right and trying to live the American dream.

We purchased our home in 2003 after years of dreaming and months of searching for a suitable property where we could enjoy the rural lifestyle with livestock, wildlife and the freedom from city noise and restraint to raise our , children. We have invested heavily in our property with the addition of a pond, barn, shop, fencing the removal of the intense underbrush that covered most of our 10 acre property and most recently expanding our outdoor living space on the north side of our home. We purchased this home to live out our lives in (as long as our kids will let us live alone). I often use my vacation time to do some project, enjoy the outdoors, we don't have a vacation home this is our get away out in the country!

The applicants have stated when confronted that they have been actively using the property as a shooting and training facility (this is on their Facebook page), with no complaints. Yes, that is true, as a part of the rural lifestyle we are accustomed to the occasional gunfire, we enjoy that ourselves. On April 29, the gunfire was extensive and lasted most of the afternoon it sounded like machine gun fire. No one called the sheriff, no one called the county to complain and to be fair which of us wants to confront someone with a large gun about excessive noise. At that time we were NOT even aware that this proposal was pending, in fact if not for our neighbor to the north Nicholas Manno we would not have known as NO official notice was provided to us. We found out about this proposal from Mr. Manno on May 3!

After learning of this proposal we held an open meeting of the neighborhood nearly all of the approximately 25 people at the meeting had learned of the proposal from the fliers that were circulated on Saturday May 5. The applicant and the property owners attended that meeting. At the meeting they told us that they had attempted to reach out to the neighbors "that they could locate", we find that very disingenuous! We were all right here!

We have several specific concerns, first and foremost we believe the noise will result in our home losing significant value, Our home is one of chief retirement investments, we are very concerned that if this Skeet and Rifle range is allowed to procced that our property values will take a substantial down turn.

Imagine if you will 10 years from now, we offer our home for sale and on a weekend afternoon a young couple seeking to live the quiet rural lifestyle to raise a family arrives at our home to view the property

and upon exiting their vehicle hear continuous gun fire thousands of rounds per hour. Not the quiet peaceful surroundings we have been enjoying for the last 15 years interrupted by a lawnmower, tractor or even the occasional neighbor shooting some targets. I suggest they get back in the car and don't give our home real consideration. We would not have purchased our home if the gun range had been active in 2003.

Additionally, we are concerned that the increased traffic will further make the county road we know as 41st street even more dangerous, the road is in poor repair now and the additional traffic that would most certainly occur will not help. The speed limit of 50 miles per hour is routinely ignored as this is a main thoroughfare to the portion of the county to the west of us.

Lastly, the plans for the Skeet and Rifle range have been vague as to the noise reduction plans. At our neighborhood meeting on May 6 the applicants brought just a vague site plan with no real detail about noise mitigation and when queried provided only vague answers. It would appear that no architects or engineers have been engaged on this project. What assurance will we have that once this exception is approved that plans will be adequate to provide for the peaceful existence of the area. In fact, Mr, Lee Odom suggested in more than one statement that he was the designer of the site plan. Is Mr. Odom an architect or engineer, what makes him qualified to "design" such a complex operation? As we met outdoors at our home this last Saturday evening we could hear the gunfire at Happy Hollow gun range located over 6 miles southwest, imagine it being within a half mile!

The applicants have stated a target membership of 3000, if on any given nice weekend day (like April 29) only 10% of the membership were to attend activities throughout the day, and each shoot the equivalent of two round of skeet or 50 rounds, in 10 hours about 15,000 rounds would be fired or 25 rounds per minute ALL DAY! Additionally, the applicants have stated the intent to hold law enforcement and military training. The applicants website www.discoverylandrr.com offers a petition for folks to sign, I doubt that a single petition signer will be one of the nearly 400 neighboring property owners of this project.

We certainly don't object to gun ownership, or to this type of range and resort however due to the population density of this area we don't think this is a good fit. In closing we believe this is a bad use of this property due to the injury of the surrounding home owners and we respectfully ask the Board of Adjustment to reject this application. If this board is so inclined to approve this application we would ask that the board consider restrictions and special requirements that would insure that the applicants are forced to live up to the assurance they have been offering.

Regards,

Arthur Ashcroft

May 10, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

Case Number: CBOA-2674
Address: 19501 W. 41st

Dear Board Members,

My name is Nicholas Manno and I reside at 4442 S. 193rd W. Avenue, Sand Springs, OK 74063. I am a resident of the community which surrounds the property wherein a special exception is sought for the establishment of a Rifle and Skeet Range Gun Club ("Gun Club").

My wife and I have lived at our present location for 10 years. Having spent most of our lives in large urban cities, we chose our home specifically for the peace and serenity that a rural/agricultural area could provide. In addition to the beauty and tranquility of the setting, we were happy to discover a community of very close knit and friendly people who generally share similar values including a love of nature and peace and quiet. Homes in our community are generally situated on parcels that allow for "breathing room" between houses, as well as opportunities for folks to raise livestock and work the land. My wife and I have never regretted our decision to move to this location.

Unfortunately, our community's well established quality of life is now threatened by the establishment of the proposed Gun Club.

It has been confirmed by the Gun Club applicants' Facebook page that shooting and military training classes have been conducted onsite since March 2018, along with construction activities to build berms and other elements one would find in an outdoor shooting range. All such activities have been conducted without yet obtaining the BOA's authorization for a special exception to proceed.

Our community's peaceful serenity has already been violated on numerous occasions over the past few months beginning as early as March 2018. I have personally heard the sounds of loud and repetitive gunfire which interrupted the peace on several occasions. Two specific instances stand out.

- On the 1st occasion loud rifle fire began early on a Sunday morning and persisted for at least several hours. The sound appeared to come from an AR or AK type of rifle. The rifle fire was so loud and persistent that it woke me out of a sound sleep twice and caused the windows of my home to rattle. Furthermore, the rifle fire agitated my pets, causing them to become very scared and seek to hide.

- Likewise, on the 2nd occasion I also heard what appeared to be loud AR or AK-type rifle fire that continued throughout the day on a Sunday. On that occasion, the sounds were also rapid, staccato-type fire and extremely loud. While I was outside in my yard I found it quite disturbing to try to do yardwork under the constant din of rifle fire in the background. Additionally, on that occasion I personally witnessed by neighbors livestock become agitated by the repeated rifle fire. The livestock ran in fear back and forth from one part of an adjoining field to other parts of the field, in mass, seeking shelter and safety in brush and under trees. Clearly the livestock was very agitated and scared. Our own pets refused to go outside during this time.

The prospective owners of the "Rifle and Skeet Range Gun Club" attended a neighbors meeting of our community that occurred on May 6th. At our meeting the owners informed us that if the special exception

is granted for a gun club, they intend to market the gun club for police and military training. Additionally, they anticipate making the gun club available to up to 3,000 members.

The recent rifle fire that I recall encountering emanated from only 1 rifle. Yet, the raucous noise of only 1 rifle was very unsettling and disturbed the tranquility of my household, as well as, the tranquility normally found out on my property.

I fear that if a gun club is authorized in the middle of our community, the sound of dozens or possibly even hundreds of gun club members all shooting throughout the day will make conditions in the area unbearable. The noise level emanating from the gun club will become excruciating. The noise will have an adverse effect on local livestock and the noise will also scare away wildlife naturally found in the wooded areas of our community. Additionally, the constant noise of gun and rifle fire will genuinely impact the ability of families to enjoy their yards. Lastly, I believe that the location of a gun club right next to a community housing hundreds of families will serve as deterrent to future home buyers thereby greatly impacting home values in the area.

In light of the preceding, I respectfully request that the Board reject the request for the establishment of a "Rifle and Skeet Range Gun Club" in our community.

Sincerely,

Nicholas Manno

David & Carla Segraves
5105 S. 193rd W. Ave.
Sand Springs, OK 74063

May 11, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street, Suite #800
Tulsa, OK 74103

CASE NUMBER: CBOA-2674
ADDRESS: 19501 W. 41st

Dear Board Members:

Our property located at 5105 S. 193rd W. Ave. was purchased in 2000 and we have been living there as residents since 2003.

We chose to live in a rural agricultural area for the peace and quiet that it affords and to enjoy watching the wildlife that inhabits the large wooded area of our property. Our neighbors have been like-minded families that enjoy the serenity of rural living, the abundance of wildlife that also inhabits our area and the pursuit of agricultural endeavors such as raising livestock and growing food.

Obviously, we are all concerned about the noise levels of significant amounts of daily gun fire from a gun club that they anticipate to have anywhere from 3,000-10,000 members. Additionally, they have told us there would be substantial amounts of police and military training they are planning at that location. Their Facebook page indicates they have already been holding shooting events that they have been charging for, which we question whether they were legally allowed to do so at this point. The noise from these events (which were not yet full-time) has already disturbed the residents of the surrounding area. We believe that the noise level will also drive away the wildlife and have an adverse effect on household pets and livestock as well.

Another concern that we have is the affect that such a large increase in travel will have on W. 41st Street, which is already in very poor condition with numerous potholes, rough patching, deep ruts and no shoulders. Such a large increase in traffic will inevitably cause even more deterioration of the road condition of 41st St.

Although they say they will not allow alcohol on the gun range, they said they cannot control it being brought in by RV's and that it might be served at a restaurant there as well. Who can say what the potential harm could be for so many people to be able to consume alcohol at that location? Shooting accidents? Traffic accidents on 41st St.?

My young cousin was shot in the head by a stray bullet in the country several years ago in Missouri and it was never determined where the bullet came from. The stray bullet had travelled quite a distance as no one nearby had been shooting. Needless to say, the safety issue is very unnerving considering the magnitude of planned shooting at this proposed gun club. We wholeheartedly support the right of citizens to bear arms and this is not about gun control at all. We have a number of guns in our own household, but they are seldom used and we are mindful of the quality of life for neighbors in our surrounding area. David's father was a Purple Heart recipient from World War II and a number of other relatives have served our country in the military. We are also not against the military or law enforcement agencies.

This is simply about the quality of life for the people of our community who spent a great deal of money themselves buying land and building houses. It would be very unfair to all of the many people who bought property in an agricultural zone to be subjected to all of the problems that such a gun club would bring. Additionally, it would make it much more difficult for any of the residents to sell their property and will undoubtedly have an adverse effect on property values in the neighboring area.

For all of the reasons mentioned above, we respectfully ask that you reject the request for the establishment of a Rifle and Skeet Range Gun Club in our community.

Sincerely,

David Segraves

Carla Segraves

Carolyn Back

From: Lee Odom <leeodom@icloud.com>
Sent: Sunday, May 6, 2018 3:08 PM
To: Art Ashcroft
Cc: Manno, Nick
Subject: Re: Discoveryland Notice

Yes we would love nothing more than to be there to answer any questions or concerns. We look forward to visiting with you all.

Kind Regards
Lee

Sent from my iPhone

> On May 6, 2018, at 2:42 PM, Art Ashcroft <aashcroft@vergenetwork.com> wrote:
>
> Mr Odom
>
> With all due respect, if your desire was to have been "great neighbors" we wouldn't have found out about these plans when the mandatory legal notice was mailed to a very limited group of neighbors and at the last possible minute. If what you are saying these plans include is true then these plans have been in the works for months, we have been right here all of that time! Do you plan to move your family to this area? We moved here 15 years ago for the peace and serenity that a rural area provides, your project will absolutely disrupt that.
>
> The site plans submitted to the board of adjustment are very vague and I suspect just enough to get a special exemption. Maybe you should come to our meeting this evening and be prepared to face the neighbors and explain your secrecy.
>
> I don't take on a cause lightly, in fact can't remember having ever done this before but, here I am! As for my wife and I we will require a lot of convincing as the primal facia evidence is that this is been working under the cover our zoning system.
>
>
> Art Ashcroft
> Direct 918.384.5425
>
>> On May 5, 2018, at 8:27 PM, Lee Odom <leeodom@icloud.com> wrote:
>>
>> Gentleman,
>>
>> Good Saturday Evening to you!
>>
>> I wanted to take a minute to introduce myself and reach out to you both. I am one of the partners in the development of the old Discoveryland just north of you. As we have been progressing, one of the more important issues we decided early was to be great neighbors and to enhance those around us.
>> Today, I set out to take some time and visit our neighbors to let them know what our plans for the future were with regards to the property. To introduce myself and answer any questions, or to understand any concerns as we move forward. We felt it was important to be transparent in our development of the area as to increase it's value and those

2.51

Carolyn Back

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Friday, May 11, 2018 12:01 PM
To: Carolyn Back; Mary Huckabee; Judy Manno
Subject: Q & A with the Buyers

Carolyn,

As an FYI, Amy Thayer is a member of the neighbor's group. Below is an e-mail that she forwarded to me this morning. It is an exchange of Q&A's with one of the potential buyers, Lee Odom.

I have placed the Q&A below side-by-side.

See you at 3.

Nick

Questions	Responses
1. Will tanerite or any other explosive similar be allowed?	1. Honestly we haven't give it much thought and I'm going to say that if it is set off it would be from a law enforcement or military training exercise. That said, I'm not sure what their curriculum requirements are and each branch has different ones. But for a daily use, we are not interested in it due to the disruption of others out in the range area. Too many variables for a commercial operation verses a few good ole boys in their back yard setting some off or a training group who is simulating a situation.
2. What are the proposed hours of operation?	2. Hours are still to be determined and would most likely have to be adjusted for daylight savings time. Personally the hours would be reasonable for most businesses that operate and I would say that Sundays would somewhere around lunch.
3. Do you intend to build the berms and address the noise pollution before begin operating?	3. Berms will be one of the first major tasks as we can't go into a full operation until they are ready. There will be some small law enforcement groups that still come train on the weekends. But they will most likely be one of the first berms built unless we have construction of some sorts. I've spent some time on a dozer already pushing dirt to try and clean up an unbelievably large amount of debris that has been left behind. And by that I mean just leftover wood, and other misc items.. I'm hoping to have it all cleaned and hauled off in the coming weeks.

From: Amy Thayer [mailto:amythayer@yahoo.com]
Sent: Friday, May 11, 2018 11:02 AM
To: Manno, Nick <Nick.Manno@sulzer.com>
Subject: Fwd: Shooting Range

2.52

From: Lee Odom
Sent: Wednesday, May 9, 2018 4:40 PM
To: Amy Thayer
Cc: tim@ductarmor.com
Subject: Re: Shooting Range

Amy,
Thank you very much for the email and questions. I'd be more than happy to answer them for you. If you don't mind, I'll add the answers below in your original email and highlight them in Red.

> On May 9, 2018, at 10:04 AM, Amy Thayer <amythayer@yahoo.com> wrote:
>
> Thank you for meeting with us on Sunday to explain your plans. I only represent my household, not the neighbors. I have a few follow up questions.
>
> 1. I understand the berms will reduce the noise pollution of the pistol bays. What is your plan to reduce the rifle range noise pollution?

1A. If you notice on the attached plan There are two different Rifle areas. The northern most rifle area is East to West Direction for noise and more importantly, safety. It also has a slightly downhill trajectory again for safety.
The main Rifle area is just in front of the Lodge and it has a south to north shooting trajectory. This too is for safety since there is nothing in that area. Also note, that the berms surrounding this range are slated for at least thirty feet in height and enclosed from three sides as you can see from the attached concept site plan. Also, Keep in mind on the concept map, the yellow line is only a reference to property lines and not indicative of where the actual range activities take place.

> 2. The plan shows a proposed 2 pistol bays. How many shooters can each bay accommodate?

2A. Actually there are many more pistol bays that surround the South to North 300 yard Rifle Bay. Each of those is designed for different types of shooting. Some are meant for only a couple of people who are just practicing and others are designed for a pistol competition and will have multiple users. PLEASE NOTE: Normal competitions and practice does NOT consist of more than one person shooting at a time for safety.

> 3. How many shooters can the rifle range accommodate?

3A. The plan for the 300 Yard South to North Range is limited by our current measurements to about twenty. That said in my entire lifetime of shooting, I've only witnessed a full line during a competition. Most of the time I'd have to guess at four to six. So many factors come into play with this. And thats just due things like weather and work schedules, etc...

> 4. Would you consider changing the boundary of the exception back to the original boundary filed? That would help to ensure that is the only area used and that you won't be any closer to other neighbors than the current plan shows.

2.53

stage. To expand on that further, I'll tell you that I'm planning on things being a little more unique on the food service. For example, we would cure and smoke our own fresh bacon, we would and will most likely raise our own game birds, our own fresh eggs, and more.. We actually have plans to incorporate a aquaponics building for organic produce and so much more and if possible, we will and are going to try and partner with a local school or college for this process. Another way this upscale lodge and resort will benefit the area is thru employment, higher property values, infrastructure enhancements.

7. **Additional Comments.**

1. I'd really like to stress the importance of everyone knowing that the property is slated for us to bring in a much higher clientele and the training is going to be for some very elite individuals both here locally and from afar.

2. Sound… This seems to be somewhat of a key issue and one I truly felt I couldn't get across due to all the talking and anger, but I do understand, so I'd like to address it for you even though you didn't ask. With the range located where it is and the thirty foot berms, we will reduce noise drastically, There is another option that we are looking into and it's somewhat of a cover or awning that is above the firing lines and it helps deflect the sound back down and forward towards the berms. It also provides a little extra cooling in the summer months for members.

3. Lead… It was asked about the lead and environment. Lead isn't a hazardous material until it's left or it's in large qtys. That doesn't excuse anyone from using good common sense and dealing with it. For us there are so many ways already planned out, but I wasn't able to share them. I could only get a few answers out during the meeting. But that said, we have multiple plans to use what's referred to as "BMP" or Best Management Practices for the mitigation of lead. Things like sand beds out where the skeet area is and the lead shot lands. These things can help in containment and removal. How often is usually dependent on frequency of shooting. From my experience a active range can go about three years or more between cleanups, but that again depends on use. Our drain system from the berms will have a multi layer approach where the rain runoff from the bays enters the drain and the sand and rock start the filter process and there is a containment bay that's lower than the drain so the heavy particles can accumulate for easy removal. There is more, but I thought I would share with you those few.

4. Night Shooting… It was asked if there would be night shooting. My answer was yes, but not likely will the general members be doing that. It would be mostly for the Military and Law enforcement who are training. Additionally those individuals would be utilizing suppressors so there would be virtually no sound.

There is so much more and if you do have any more questions or would like for us to visit again, I'd be happy to.. Below is my personal cell phone and if you would like to give me a call please do.

Kind Regards,
Lee Odom

2.54

Carolyn Back

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Monday, May 14, 2018 10:12 PM
To: Carolyn Back; mhuckabee@cwlaw.com; Judy Manno
Subject: Feedback from Odom

Ladies,

Below is the response received from Lee Odom after I responded to his e-mail today.

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 2674
OFFICIAL RECORD EXHIBIT _____
ENTERED IN THE _____
MINUTES OF THE TULSA COUNTY BOARD OF ADJUSTMENT.

Nick

-----Original Message-----
From: Lee Odom [mailto:leeodom@icloud.com]
Sent: Monday, May 14, 2018 8:23 PM
To: Manno, Nick <Nick.Manno@sulzer.com>
Subject: Re: Follow Up

No worries Nick! I appreciate you getting back to me. Look forward to seeing you tomorrow, have a good evening. Be sure if you have time to visit our website for details on activities and more from our plans going forward. It's getting updated with more information as fast as we can.

Kind Regards,

Lee

> On May 14, 2018, at 1:06 PM, Manno, Nick <Nick.Manno@sulzer.com> wrote:
>
> Mr. Odom,
>
> Thank you for following up.
>
> Without more detailed information regarding the scope of activities on the property and measures for protecting our interests as neighbors, our concerns remain the same. We look forward to hearing more tomorrow.
>
> Sincerely,
>
> Nick
>
> -----Original Message-----
> From: Lee Odom [mailto:leeodom@icloud.com]
> Sent: Saturday, May 12, 2018 4:24 PM
> To: Manno, Nick <Nick.Manno@sulzer.com>
> Cc: Art Ashcroft <aashcroft@vergenetwork.com>
> Subject: Follow Up
>

2.55

When: Tuesday May 15, 2018 at 1:30pm

Where: County Commission Meeting Room 338, County Administrative Building
500 South Denver Ave
Tulsa Oklahoma

Why: To show support for a special exemption for a rifle and skeet range gun club

1 3 Comments

Like Share

Connie Grimm done 1

Like · 1d

Carlos Lopez Thank you, this place will have a 360 bay, world class instructors (names gun people will know) and a mile long shooting range for distance shooters. As well as archery ranges, skeet, 3-gun and more. It's going to be an amazing resource for us

Like · 1d

Lee Odom Thank you for sharing!

Like · 1d

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 2671
OFFICIAL RECORD EXHIBIT
ENTERED IN THE
MINUTES OF THE TULSA COUNTY BOARD
OF ADJUSTMENT.

Carolyn Back

From: Manno, Nick <Nick.Manno@sulzer.com>
Sent: Monday, May 14, 2018 1:01 PM
To: mhuckabee@cwlaw.com; Carolyn Back; judy.manno@yahoo.com
Subject: FW: 1991 Case No. 1035

Carolyn & Mary,

I am not sure if you have seen the below e-mail yet. It is feedback received from the developers of Twilght Ridge.

Nick

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO 2671
OFFICIAL RECORD EXHIBIT
ENTERED IN THE
MINUTES OF THE TULSA COUNTY BOARD OF ADJUSTMENT.

From: Art Ashcroft [mailto:art.ashcroft@gmail.com]
Sent: Monday, May 14, 2018 11:14 AM
To: Manno, Nick <Nick.Manno@sulzer.com>
Subject: Fwd: 1991 Case No. 1035

FYI
---------- Forwarded message ----------
From: **Art Ashcroft** <art.ashcroft@gmail.com>
Date: Mon, May 14, 2018 at 11:13 AM
Subject: Re: 1991 Case No. 1035
To: "Winston D. Tallent" <dwight@tallentfarms.com>

thank you !

On Mon, May 14, 2018 at 11:07 AM, Winston D. Tallent <dwight@tallentfarms.com> wrote:

Attached hereto you will find a jpeg which depicts the permitted area granted as use approved to W.T. Jeffers in 1991.
No addendums to my knowledge has expended the rights granted. As you can see, the Lands depicted as " NOT PERMITTED"
are lands that the owners of Discoveryland do not have the authority to use for motorcycle use.
Please pass this information on to Terry West for his use in Enforcing the Rules.

Thank you,

Winston D. Tallent
Professional Land Surveyor/Developer
and Concerned Citizen
3308 S. 177th West Ave.
Sand Springs, Oklahoma 74063

2.57

Carolyn Back

From: Lee Odom <leeodom@icloud.com>
Sent: Sunday, May 6, 2018 3:08 PM
To: Art Ashcroft
Cc: Manno, Nick
Subject: Re: Discoveryland Notice

Yes we would love nothing more than to be there to answer any questions or concerns. We look forward to visiting with you all.

TULSA COUNTY BOARD OF ADJUSTMENT
CASE NO. 2674
OFFICIAL RECORD EXHIBIT
ENTERED IN THE MINUTES OF THE TULSA COUNTY BOARD OF ADJUSTMENT.

Kind Regards
Lee

Sent from my iPhone

> On May 6, 2018, at 2:42 PM, Art Ashcroft <aashcroft@vergenetwork.com> wrote:
>
> Mr Odom
>
> With all due respect, if your desire was to have been "great neighbors" we wouldn't have found out about these plans when the mandatory legal notice was mailed to a very limited group of neighbors and at the last possible minute. If what you are saying these plans include is true then these plans have been in the works for months, we have been right here all of that time! Do you plan to move your family to this area? We moved here 15 years ago for the peace and serenity that a rural area provides, your project will absolutely disrupt that.
>
> The site plans submitted to the board of adjustment are very vague and I suspect just enough to get a special exemption. Maybe you should come to our meeting this evening and be prepared to face the neighbors and explain your secrecy.
>
> I don't take on a cause lightly, in fact can't remember having ever done this before but, here I am! As for my wife and I we will require a lot of convincing as the primal facia evidence is that this is been working under the cover our zoning system.
>
>
> Art Ashcroft
> Direct 918.384.5425
>
>> On May 5, 2018, at 8:27 PM, Lee Odom <leeodom@icloud.com> wrote:
>>
>> Gentleman,
>>
>> Good Saturday Evening to you!
>>
>> I wanted to take a minute to introduce myself and reach out to you both. I am one of the partners in the development of the old Discoveryland just north of you. As we have been progressing, one of the more important issues we decided early was to be great neighbors and to enhance those around us.
>> Today, I set out to take some time and visit our neighbors to let them know what our plans for the future were with regards to the property. To introduce myself and answer any questions, or to understand any concerns as we move forward. We felt it was important to be transparent in our development of the area as to increase it's value and those

2.58

J

Ulmer, Amy

BOA-2674

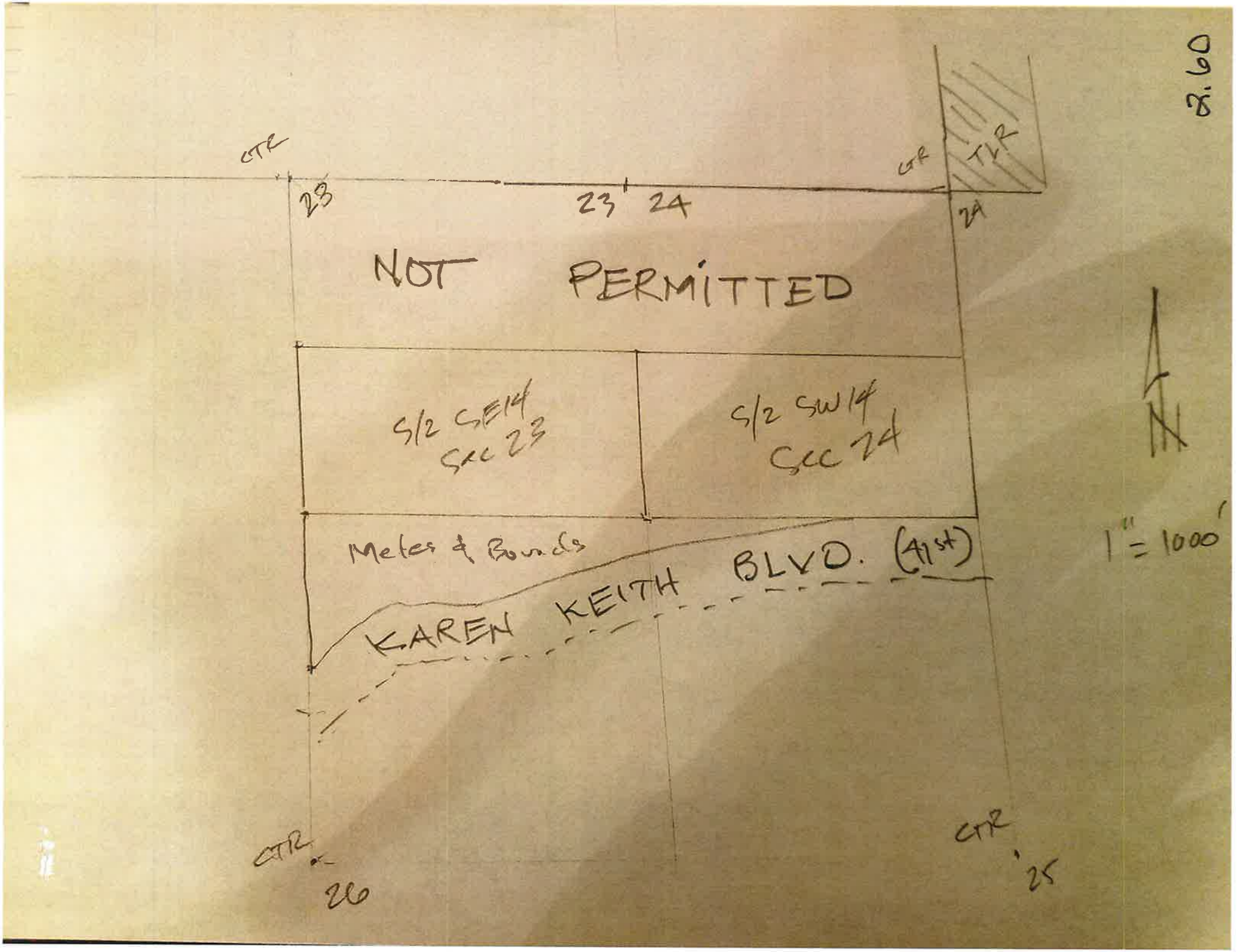
From: Winston D. Tallent <dwight@tallentfarms.com>
Sent: Monday, May 14, 2018 11:08 AM
To: Ulmer, Amy
Cc: art.ashcroft@gmail.com
Subject: 1991 Case No. 1035
Attachments: 20180514_105621.jpg

Attached hereto you will find a jpeg which depicts the permitted area granted as use approved to W.T. Jeffers in 1991. No addendums to my knowledge has expended the rights granted. As you can see, the Lands depicted as " NOT PERMITTED"
are lands that the owners of Discoveryland do not have the authority to use for motorcycle use.
Please pass this information on to Terry West for his use in Enforcing the Rules.

Thank you,

Winston D. Tallent
Professional Land Surveyor/Developer
and Concerned Citizen
3308 S. 177th West Ave.
Sand Springs, Oklahoma 74063
dwight@tallentfarms.com

2.59


8.60
CTR
23
23
24
CTR
TLR
24
NOT PERMITTED
S/2 SE1/4 Sec 23
S/2 SW1/4 Sec 24
Metes & Bounds
KAREN KEITH BLVD. (41st)
1" = 1000'
CTR
26
CTR
25

1

Ulmer, Amy

CUP-2674

From: Lee Odom <admin@ductarmor.com>
Sent: Monday, May 14, 2018 10:27 AM
To: Ulmer, Amy
Subject: FW: Discoveryland Range and Resort

Amy, Good Monday Morning!
I'm forwarding you these emails as far in advance so you have them for distribution if needed.. Have a great day!

Lee

From: Kent Wyatt <kentwyatt55@yahoo.com>
Date: May 11, 2018 at 9:48:28 AM CDT
To: Tim Borgne USSA <Tim@ductarmor.com>
Subject: Re: Discoveryland Range and Resort

Re: Discoveryland Range and Resort

To whom it may concern:

I was surprised to hear that some of the neighbors have just recently voiced concerns about proceeding with development of the proposed gun range and retreat. The concern over noise is certainly understandable. I would like to point out that the neighbors in the area enjoy shooting and can be heard all throughout the day, on a daily basis. They are also not mitigating noise with the use of earthen burms or direction of fire. In addition, the current use of the land is primarily motorcycles and ATV's, which create more noise than a rifle range

I would like to voice my support for continued development of the Discoveryland Range and Resort. I know the men behind the plan, and have complete faith in their resolve to complete the project. These men have a world class facility planned out, and are excited to start investing in the property.

This facility would also be a huge economic stimulus to the area, bringing in clients not only from the region but nationally as well. This property offers a unique opportunity, which if properly developed, would create a facility with no equal in our region.

The vast majority of the neighbors in the immediate proximity support the proposal. They understand the benefits a world class development would make on their property values, and the town. I believe the majority of property owners in the area should be heard...and not just those who object to this progress.

Sincerely

Kent Wyatt

Sent from Kent Wyatt's iPhone

2.61

Ulmer, Amy

From: Winston D. Tallent <dwight@tallentfarms.com>
Sent: Monday, May 14, 2018 10:04 AM
To: Ulmer, Amy
Cc: art.ashcroft@gmail.com
Subject: Case Number CB 08-6274

It is with heavy heart that I find myself addressing the Board of Adjustment Hearing in this manner. I would prefer to be present, but I am presently unable to do so.
Many of you will remember my beautiful wife Linda Tallent , presently on Hospice, was present with me the last time that the applicant sought to proselytize the good neighbors
of Discoveryland properties by advocating the use of motorcycle usage only to find out that a previous document was interpreted to grant such rights to everyones' dismay.
I have read that previous document and I find that the permitted area for such usage is in violation of the boundary which was granted as the motorcycles have been going outside
the permitted limits as depicted in the Legal Description for the permitted use and I appeal to Code Enforement to get involved to stop the rape in progress.
Now, the owners of Discoveryland want to further destroy the property values of its' neighbors by putting in a year round Gun Range. Heaven forbid !
As a neighboring land owner/developer, I vehemently oppose such an atrocity.
I trust you, the members of the Board of Adjustment, act in the best interests of the community and DENY the request of the applicant.

Respectfully,

Winston D. Tallent
Professional Land Surveyor/Developer
and concerned Citizen
3308 S. 177th West Ave.
Sand Springs, Oklahoma 74063
dwight@tallentfarms.com

2.62

J

Ulmer, Amy CBOA-2674

From: Lee Odom <admin@outdoorshootersupply.com>
Sent: Sunday, May 13, 2018 10:28 PM
To: Ulmer, Amy; Tim Borgne
Subject: Support Petition
Attachments: Discoveryland-Range-and-Resort_2018-05-14.csv

Amy,
Information for you and others. This is our online petition that I posted Saturday afternoon.

Very Kind Regards,
Lee Odom

2.63

First Name	Last Name	Email Addr	Street Add	City	State	Postal Cod	Country	We Suppor
Dalton	Cline	Dalton055(	300 W 39tl	Sand spring	Ok	74063	Us	Yes
Kwrem	Burt	giddyupksk	BLAZER TR/	Mannford	Ok	74044	USA	Yes
Lee	Jameson	jessejames	358211 E. !	Prague	Oklahoma	74864	United Stat	Yes
Donald	VanBlarico	Donny@cableone.net						
Daniel	Miller	Mikemiller	248th w av	Sand Spring	Oklahoma	74063	United Stat	Yes
Michael	Miller	mmiller@g	4432 S 248	Sand Spring	OK	74063	United Stat	Yes, this w
David	Pyle	dp222659!	12516 S. D	Jenks	OK	74037	USA	Yes
Kyla	Price	livinlife2485@yahoo.com						
Denise	Henderson	Niecee_72!	3406 S. 35	Mannford	Ok	74044	USA	Yes
Dustin	Toliver	Dustinw.to	5809 s 132	Sand Spring	Ok	74063	USA	Yes
Jeremy	Vick	Jvick5966@	5519 s eve	Sand spring	Ok	74063	United stat	Yes
Nathan	Bettis	Nathan.b7	12330 s M	Sapulpa	Ok	74066	USA	Yes
Tyler	Welcher	Tylerwelch	12221 W 6	Sapulpa	Ok	74066	USA	YES
Darin	Toliver	Darin.bbs@	Po box 8	Sapulpa	Ok	74067	America	Yes
Aaron	Kennedy	Kennedy_a	9080 S 256	Broken Arr	Ok	74014	UNited Sta	Yes
Sara	Toliver	Saracreaso	10254 S 19	Sapulpa	Ok	74066	USA	Yes
John	Cathcart	Unodir@gmail.com						Yes
Larry	Jensen	ljjensen19(	29789 s 41	Inola	Ok	7.40E+08	United Stat	YES
Bobby	Duck	Woodsracer71@aol.com						
Trevor	Toliver	Trevortoliv	10254 sout	Sapulpa	Oklahoma	74066	US	Yes
Trenton	Toliver	Trenton.toliver14@gmail.com						
Tyler	Boyd	tdboyd92@	4606 S 225	Sand Spring	OK	74063	United Stat	YES
David	Ly	t.ly@cox.n	3113 SW 1	Oklahoma	OK	73170-201	United Stat	Yes
Dustin	Wolfe	Dustin.wol	4441 New	Sand Spring	Ok	74063	USA	Yes
Michael	Vines	Michael.vir	1569 s 79tl	Tulsa	Ok	74112	United States	
Robert	Lewis	funtogun2(	4004 E 76t	Tulsa	OK	74136	United Stat	YES
Chris	Mussman	Cmussman	611 E 119 !	Jenks	Ok	74037	US	Yes
Robert	Bentele	Rbentelejr@gmail.com						Yes
Jesi	Bentele	Irunreed@	1010 Soutl	Sand Spring	Ok	74063		Yes
tony	ramey	Tony@Ran	1766 mc 5(	yellville	AR	72687		yes
Jeff	Godfrey	Mongojdg(	10326 S 26	Broken Arr	OK	74014	US	YES
Richard	Moore	Rmoore@l	8508 E. 24	Tulsa	OK	74129	USA	Yes
Charles	Waugh	Jason@the	2779 w 17(	Skiatook	Ok	74070	Us	Yes
David	Styers	DStyers70(	7120 N 14!	OWASSO	OK	74055-716	US	YES! YES! Y
Carol	Rippe	Crippe@cc	9034 S Gar	Tulsa	Ok	74137	Tulsa	Yes
Jake	Findley	steffind@g	13861 W 3	New Hamp	MO	64471	US	Yes
Gregory	Newkold	gnewkold@	136 S Laub	Derby	Kansas	67037-221	US	YES
Jimmie	Tucker	Jimmietuck	3401 N. Se	Moore	Ok	73160	Cleveland	Yes
Robert	Ferguson	Robertcfer	Po box 955	Ketchum	Ok	74349		Yes
david	latty	freestatefe	2605 south	Kansas city	Ks	66106		Yes!
Bill	Shepek	billshepek(	4377 E Ser	Springfield	Mo	65809	USA	Yes
Amber	Moore	ambertulsa88@gmail.com						Yes
Amanda	Holforty	Holfortyan	271st West	Sand Spring	Oklahoma	74063	usa	YES
Josh	Turley	Joshrturley	21403 w 2(	Sand Spring	Ok	74063	United Stat	Yes!
Richard	Little	Rodger_ral	21911 wes	Sand Spring	Oklahoma	74063	USA	Yes
Charles	Goldzweig	Chester_1_	8825 E 93r	Tulsa	Oklahoma	74133	United Stat	YES

2.64

Andrew	Ratzlaff	gfd917@gr	310 south I	Galva	Kansas	67443	United Stat Yes
Randall	Smith	randall.smi	45101 w 5:	Jennings	Ok	74038	United Stat Yes
Peter	Ellingwood	Ellingwood	7760 E 24tl	Tulsa	Oklahoma	74129	United Stat Yes
Kerri	McClain	Kerri.mccla	2215 S 66tl	Tulsa	Ok	74136	USA Yes
Roberta	Thompson	rob_thompson.pe2015@yahoo.com					YES
Sam	Fuller	Sfuller97@gmail.com		Peculiar	Mo	64078	United Stat Yes
Louise	Poor	Mjarreau@	11430 n 15	Owasso	Oklahoma	74055	Yes
Dusty	Malcom	Princesssofia08111213@gmail.com					Yes
Kimberly	Henderson	Kimberlyhe	7521 w 33r	Tulsa	Ok	74107	Usa Yes
Darian	Whittaker	dwhittaker260@gmail.com					Yes
Bobbie	Williams	brfrymire@	PO Box 21E	Kiefer	Ok	74041	United Stat Yes
Jason	Henderson	Jason.loy.h	7050 e 125	Bixby	Ok	74008	US of A Yes
Tracy	Myers	Accounting	8301 S. 70t	Tulsa	OK	74133	USA Yes
Tony	Patton	arpatton25@yahoo.com					Yes
Brandon	Bruski	Brandon.bruski@gmail.com				74055	Yes
Michael	Beach	michael_be	2113 Regei	Moore	OK	73160	United Stat Yes
James	Swan	jd_swan@(	12101 Autı	Guthrie	Ok	73044	USA YES
Louis	Danyeur	Frostdanye	2268 e 96tl	Sperry	Ok	74073	Usa Yes
Tom	Holland	tomholland@hughes.r		Harrah	Ok	73045	USA Yes
Tom	Holland	tomholland@hughes.r		Harrah	Ok	73045	USA Yes
Donald	Wyatt	donaldwwy	4024 S Yell	Broken Arr	OK	74011	USA YES
Mark	Davis	markdavis4	618 Meadc	Broken Arr	Ok	74012	USA Yes
Kaylin	Worthingtc	Kaylinworthington@icloud.com					
Michael	Denman	mwdg3@yahoo.com					YES
Todd	Grego	toddmicha	2525 w Brc	Broken Arr	Ok	74014	Yes
Barbara	Cardoza	Flower447!	934 S 87th	Tulsa	Ok	74112	Usa Yes
Cheryl	Wilburg Jol	integrityfor	3377 E Ske	Tulsa	OK	74135	YES
Todd	Beck	Ou_hogfan	2700 S Lior	Broken Arr	Ok	74012	United Stat Yes
Barrett	Staudt	Barrettstat	3033 S Dar	Tulsa	OK	74114	USA YES!
Kent	Wyatt	kentwyatt(	8516 S Can	Tulsa	OK	74137	USA YES
Cheri	Hughey	helicopters	37661 W H	Bristow	OK	74010	USA Yes
Cheri	Hughey	helicopters	37661 W H	Bristow	OK	74010	USA Yes
Drew	Barrett	Drew5675@yahoo.com					YES
Michael	Pearce	michael_pe	2445 W Pe	Nixa	MO	65714	USA YES
Paul	Lane	Lane_Paul(	2776 Camb	Tahlequah	OK	74465	USA YES
Travis	Terrell	Travister3(	9913 n 119	Owasso	Ok	75055	United stat Yes
Ravyn	Jarreau	Ravyn2011	11430 N 15	Owasso	Oklahoma	74055	United Stat Yes
Michelle	Jarreau	Michelle.ja	11430 N 15	Owasso	Ok	74055	Yes
Madison	Lee	Madmadle	407 w 42nd	Sand spring	Oklahoma	74063	United Stat Yes!!!
Pamela	Watson	Watsonpar	5429 n Hw	Sand spring	Ok	74063	America Yes
Tiffany	Allen	Tiffanydalle	1108 S 221	Sand Spring	Ok	74063	Yes
Derrick	Gooch	derrickgooch@yahoo.com					
Constance	Grimm	cgrimm4@	3321 Greer	Del City	Oklahoma	73115	United Stat yes
Amber	Winn	Alwinn224(	116 Saunie	McAlester	OK	74501	U.S.A. YES!!!
Nicole	Garrison	nicolegarri:	606 Green	Mannford	Ok	74044	United Stat Yes!
Josh	Gilchrist	joshgilch@gmail.com					
Christophe	Wells	Cwwells84(	1029 NE 97	Kansas City	Mo	64155	USA Yes

Abby	Pfarr	Abigail.pfarr@yahoo.com					
Sandra	Kierstead	Samberco@gmail.com					
Damon	Williams	Kvfdk22@y	4667 s 209	Sand Sprin	OK	74063	US	Yes
Jewell	Nichols	Jewell.nich	25609 W. 4	Sand Sprin	Oklahoma	74063	United Stat	Yes
Jonathan	Garrison	laugar918@	606 Green	Mannford	OK	74044	USA	Yes
Becky	Willing	Kegansmor	P.O. box 15	Sand spring	Ok	74063	Tulsa	Yes
Rocky	Wood	rwood062	917 n 153	Mounds	Ok	74047	USA	Yes
Tim	Cox	Tcoxcc21@	438359 E. 2	Vinita	OK	74301	United Stat	Yes
Cody	Palmer	18yrdeputy@gmail.com						
Hanna	Payne	Hanna_pay	7963 s 65th	Tulsa	Ok	74131	Usa	Yes
Jerry	Vanarsdall	Jerryvanarsdall@me.com						Yes
Jeffery	Allen	jefferymall	10751 east	Collinsville	Ok	74021		Yes
Laccie	Brown	Lacciebrow	7971 N 187	Owasso	OK	74055	USA	Yes
Darrell	Harger	dhharger@	13402 W 4	Sand Sprin	OK	74063	USA	YES
Mark	LeClair	vonwyckyd@gmail.com						YES
Bill	Adams	w.f.adams(	4205 S. 24	Sand Sprin	OK	74063-487	United Stat	Yes
Cary	Chambers	cb.chambe	7108 E Tyle	Tuttle	Ok	73089	United Stat	Yes
Michael	Bonin	mbonin@t	303 W 1 St	Tulsa	OK	74103	USA	Yes
Conrad	Ling	conrad.ling	8600 E 570	Catoosa	Ok	74015	USA	Yes
Cale	Renollet	Crenollet@hotmail.com						
Jeff	Kirkpatrick	jeff_kirkpatrick2003@yahoo.com						YES!!!!!
Derek	Shackelfor	ds00640@	12523 S. 7	Bixby	OKLAHOM	74008	United Stat	Yes
Gary	Lee	gary@darientel.net						Yes
Bret	Kalista	bret.kalista	217 E Bann	Shawnee	OK	74801	USA	Yes
Robert	Lewis	rdlewis@centex.net.net						Yes
Heather	Laxton	Laxton197	3033 S Dar	Tulsa	Oklahoma	74114	United Stat	Yes
Robbie	Feather	Robnjen01	21706 W 1	Sand Sprin	Ok	74063		Yes
lindall	Wood	firehouseextremeclean@gmail.com						
Charlie	Walker	cmjabw@y	109 Palmer	Green Fore	AR	72638	United Stat	Yes
Ryan	Webster	Ryanwebst	21815 W 1	Sand spring	Ok	74063	USA	YES
Tyler	White	Whitetr15	404 Nixon	Lavaca	Ar	72942	USA	Yes
Alex	Armstrong	Allarmstrong@att.net						
Kelley	Rippee	Dkrippee@	1307 S 217	Sand Sprin	Oklahoma	74063	United Stat	Yes
Taylor	Dodson	mommydo	214 S Wew	Claremore	OK	74017	United Stat	Yes
Tanya	Armstrong	Tanarmstr	1124 S 222	Sand spring	Ok	74073	Usa	Yes
William	Ragan	Rragantuls	21859 W 1	Sand Sprin	OK	74063	Usa	Yes
Forrest	Torix	ftorix@yahoo.com						Yes
Brent	Perryman	xbrentx55@yahoo.com						
Holly	Johnson	Lookoutabl	4474 Lake .	Mounds	Ok	74047	USA	Yes
Ken	Cardoza	kencardoza	934 , South	Tulsa	OKLAHOM	74112	United Stat	Yes
Brian	Johnson	kc5yvv@ya	4474 Lake .	Mounds	OK	74047	United Stat	Yes!
Carlos	Lopez	carloslopez	5740 E 61s	Tulsa	Ok	74136	United Stat	YES
Blake	Dodson	blakedodsc	214 S Wew	Claremore	Oklahoma	74017	United Stat	Yes
Jeffrey	Noel	jeffnoel@h	1055 Chen	Clovis	CA	93611	USA	YES
Nikki	Masingale	Overton.nil	1116 s 222	Sand spring	Oklahoma	74063	Tulsa	Yes
David	Brown	Bdl1958@i	607 N. Bro	Davenport	Okla	74026	USA	Yes
Janet	Gale	Janet.gale@	1771 Unior	Sylvania	ga	30467	USA	YES

Janet	Gale	Janet.gale@	1771 Unior	Sylvania	ga	30467	USA	YES
JW	Sherrill	Sales@gre	8735 E. 74t	Tulsa	OK	74144	USA	Yes
Hunter	Odom	hunterodo	1031 E Cat	Springfield	Missouri	65807	United Stat	Yes
Vincent	Martinez	Vincentanc	108 garden	Mannford	Oklahoma	74045	United Stat	YES
Etha	Wills	Mrew78@	807 maple	Alva	Ok	73717		YES
Wyatt	Hughes	Wyatt0808@yahoo.com						Yes
Travis	Goss	Travislg@g	28586 E 13	Coweta	Ok	74429	USA	Yes
Mark	Duncan	lakeluvrgu	357892 E 8	Stroud	OK	74079	United Stat	YES
Matt	Fisher	Oilfield_m	Old Wagon	Piedmont	Ok	73078	USA	Yes
David	Risselada	jkdriss123	5739 east 7	tulsa	oklahoma	74114	United Stat	yes
Terry	Borden	tazmax52@	PO Box 16	Talala	Ok	74080		Yes I suppo
Jason	Elliott	jasonthebe	698 N. Sio	SAND SPRI	OK	74063	United Stat	Yes
Robert	Bettis	Robbybetti	121 night h	Chapin	Sc	29036	USA	Yes
Micheal	Jarreau	Michealjar	11430 N 15	Owasso	OK	74055	USA	Yes
Russell	Wheeler	ballsticoun	S 47th rd	Humansvill	Mo	65674	USA	Yes
Ashley	Jones	Ashleycv2(	927 SE Del	Bartlesville	Ok	74003		Yes
Tera	Brown	crazymam	10002 E 95	Owasso	OK	74055	US	YES
Billie	McDonald	bmcdonald0606@gmail.com						
Michael	Rowell	rowell25@	9305 N 10	Owasso	OK	74055		YES
Beau	Masingale	Beaumasin	1116 s 222	Sand spring	Oklahoma	74063	Us	Yes
David	Jones	David.jone	927 Delaw	Bartlesville	Ok	74003	US	Yes
Anthony	Rawhouser	rawhouser	5508 S. Ash	Broken Arr	OKLAHOM	74011	United Stat	Yes
Andy	Brown	abrown@a	10002 e 95	Owasso	Ok	74055	United Stat	Yes
Felicia	Simmons	fsimmons7	10751 E 12	Collinsville	OK	74021	United Stat	Yes
Lee	Odom	admin@ou	10751 E 12	Collinsville	OK	74021	United Stat	YES

Petition Tit	Petition ID	Email Opt-i	IP Address
Discoveryla	1	no	99.12.80.176
Discoveryla	1	yes	166.137.143.107
Discoveryla	1	no	174.207.1.255
Discoveryla	1	yes	209.213.142.241
Discoveryla	1	yes	209.213.142.241
Discoveryla	1	yes	209.213.142.241
Discoveryla	1	no	166.137.125.62
Discoveryla	1	no	174.236.1.103
Discoveryla	1	no	166.137.139.78
Discoveryla	1	no	166.137.118.33
Discoveryla	1	no	166.182.87.27
Discoveryla	1	no	166.137.125.28
Discoveryla	1	yes	166.137.118.79
Discoveryla	1	no	166.137.248.115
Discoveryla	1	no	68.14.175.125
Discoveryla	1	no	166.137.125.47
Discoveryla	1	no	72.213.140.73
Discoveryla	1	yes	96.61.102.155
Discoveryla	1	no	99.203.28.136
Discoveryla	1	yes	70.185.204.230
Discoveryla	1	no	174.236.1.206
Discoveryla	1	no	174.236.2.37
Discoveryla	1	no	174.66.238.125
Discoveryla	1	no	162.222.238.65
Discoveryla	1	no	166.137.139.60
Discoveryla	1	yes	107.242.113.8
Discoveryla	1	no	166.137.125.33
Discoveryla	1	no	166.137.139.94
Discoveryla	1	no	166.137.139.94
Discoveryla	1	no	216.134.233.117
Discoveryla	1	yes	166.137.125.83
Discoveryla	1	no	72.222.76.169
Discoveryla	1	no	75.105.94.218
Discoveryla	1	yes	72.192.80.111
Discoveryla	1	yes	72.213.181.32
Discoveryla	1	no	72.35.168.49
Discoveryla	1	no	68.103.241.247
Discoveryla	1	no	172.58.68.175
Discoveryla	1	no	66.115.116.135
Discoveryla	1	yes	107.77.111.27
Discoveryla	1	yes	99.203.29.109
Discoveryla	1	yes	166.182.83.76
Discoveryla	1	yes	174.236.2.88
Discoveryla	1	yes	99.203.28.92
Discoveryla	1	yes	107.77.87.96
Discoveryla	1	yes	72.213.188.189

Discoveryla	1 yes	199.19.182.139
Discoveryla	1 yes	99.203.29.202
Discoveryla	1 no	174.236.4.153
Discoveryla	1 no	172.58.67.243
Discoveryla	1 no	166.137.126.32
Discoveryla	1 no	73.3.63.73
Discoveryla	1 no	108.254.141.24
Discoveryla	1 no	99.203.29.220
Discoveryla	1 no	68.0.118.118
Discoveryla	1 no	107.141.45.41
Discoveryla	1 no	174.236.16.26
Discoveryla	1 no	98.160.117.15
Discoveryla	1 no	162.202.140.160
Discoveryla	1 yes	68.12.1.103
Discoveryla	1 no	166.137.125.119
Discoveryla	1 yes	45.24.180.165
Discoveryla	1 no	107.77.100.91
Discoveryla	1 yes	166.137.126.79
Discoveryla	1 no	72.169.80.19
Discoveryla	1 no	72.169.80.7
Discoveryla	1 yes	72.192.95.73
Discoveryla	1 no	70.189.91.37
Discoveryla	1 no	166.137.139.129
Discoveryla	1 no	174.236.12.156
Discoveryla	1 yes	70.191.103.196
Discoveryla	1 yes	68.14.167.254
Discoveryla	1 no	174.236.16.190
Discoveryla	1 no	172.58.142.238
Discoveryla	1 yes	76.235.12.105
Discoveryla	1 no	166.137.125.129
Discoveryla	1 no	72.169.81.130
Discoveryla	1 no	72.169.80.151
Discoveryla	1 no	172.9.203.181
Discoveryla	1 no	173.218.64.94
Discoveryla	1 yes	166.137.139.17
Discoveryla	1 no	72.192.81.78
Discoveryla	1 no	108.254.141.24
Discoveryla	1 no	108.254.141.24
Discoveryla	1 yes	99.12.80.146
Discoveryla	1 no	174.236.14.87
Discoveryla	1 no	166.182.82.158
Discoveryla	1 no	104.182.72.166
Discoveryla	1 no	172.124.49.254
Discoveryla	1 no	166.182.85.78
Discoveryla	1 yes	172.58.105.179
Discoveryla	1 no	24.254.72.168
Discoveryla	1 no	136.33.112.19

Discoveryla	1 no	70.189.98.173
Discoveryla	1 no	68.14.164.95
Discoveryla	1 yes	174.209.31.102
Discoveryla	1 yes	209.213.140.89
Discoveryla	1 yes	172.58.104.213
Discoveryla	1 no	174.236.0.190
Discoveryla	1 no	166.137.125.64
Discoveryla	1 no	162.245.50.60
Discoveryla	1 no	166.137.125.33
Discoveryla	1 no	98.178.191.201
Discoveryla	1 no	107.77.89.64
Discoveryla	1 no	68.14.167.254
Discoveryla	1 no	184.186.91.18
Discoveryla	1 yes	98.178.186.82
Discoveryla	1 yes	174.86.209.30
Discoveryla	1 yes	67.217.193.196
Discoveryla	1 no	65.77.70.130
Discoveryla	1 no	174.236.15.17
Discoveryla	1 no	166.137.125.129
Discoveryla	1 no	174.234.1.229
Discoveryla	1 no	162.228.122.43
Discoveryla	1 no	216.14.153.242
Discoveryla	1 no	66.118.107.224
Discoveryla	1 no	76.229.246.231
Discoveryla	1 no	166.137.126.124
Discoveryla	1 yes	76.235.12.105
Discoveryla	1 no	162.222.238.193
Discoveryla	1 no	162.250.152.165
Discoveryla	1 yes	166.137.126.83
Discoveryla	1 yes	99.203.28.69
Discoveryla	1 yes	166.137.118.60
Discoveryla	1 no	174.236.5.209
Discoveryla	1 no	166.137.125.19
Discoveryla	1 no	70.189.117.241
Discoveryla	1 yes	174.236.2.16
Discoveryla	1 no	162.222.238.226
Discoveryla	1 no	99.203.28.185
Discoveryla	1 no	166.137.126.108
Discoveryla	1 no	172.58.105.255
Discoveryla	1 yes	68.14.167.254
Discoveryla	1 no	69.131.119.179
Discoveryla	1 yes	68.0.79.181
Discoveryla	1 yes	70.189.117.241
Discoveryla	1 yes	76.127.89.72
Discoveryla	1 no	174.236.3.6
Discoveryla	1 yes	166.137.143.46
Discoveryla	1 no	72.168.144.8

Discoveryla	1 no	72.168.144.216
Discoveryla	1 no	70.185.214.42
Discoveryla	1 no	174.234.133.142
Discoveryla	1 no	172.58.67.253
Discoveryla	1 no	166.137.118.80
Discoveryla	1 no	99.12.80.67
Discoveryla	1 yes	72.192.113.65
Discoveryla	1 yes	97.32.130.53
Discoveryla	1 no	108.214.175.245
Discoveryla	1 yes	108.219.86.71
Discoveryla	1 yes	12.5.228.227
Discoveryla	1 yes	162.222.238.78
Discoveryla	1 yes	65.184.93.203
Discoveryla	1 yes	99.203.28.134
Discoveryla	1 yes	174.255.2.198
Discoveryla	1 yes	166.137.118.110
Discoveryla	1 yes	166.137.143.118
Discoveryla	1 no	174.236.15.182
Discoveryla	1 yes	70.189.119.57
Discoveryla	1 yes	174.236.11.159
Discoveryla	1 no	166.137.118.30
Discoveryla	1 yes	70.191.101.131
Discoveryla	1 no	166.137.126.86
Discoveryla	1 no	70.189.117.241
Discoveryla	1 yes	70.189.117.241

May 14, 2018

Tulsa County Board of Adjustment
INCOG
2 West 2nd Street
Tulsa, OK 74103

Case Number: CBOA-2674

Address: 19501 W 41st, Sand Springs

My name is Arthur Ashcroft, I reside at 4554 S 193 W Ave with my wife, approximately 1200' south from the proposed rifle and skeet range. I am a gun owner, pro second amendment, pro-business and pro freedom. However, I believe that this proposed Rifle and Skeet range will in fact be injurious to the area. We are just middle-class Americans, paying our taxes, doing what's right and trying to live the American dream.

We purchased our home in 2003 after years of dreaming and months of searching for a suitable property where we could enjoy the rural lifestyle with livestock, wildlife and the freedom from city noise and restraint to raise our , children. We have invested heavily in our property with the addition of a pond, barn, shop, fencing the removal of the intense underbrush that covered most of our 10 acre property and most recently expanding our outdoor living space on the north side of our home. We purchased this home to live out our lives in (as long as our kids will let us live alone). I often use my vacation time to do some project, enjoy the outdoors, we don't have a vacation home this is our get away out in the country!

The applicants have stated when confronted that they have been actively using the property as a shooting and training facility (this is on their Facebook page), with no complaints. Yes, that is true, as a part of the rural lifestyle we are accustomed to the occasional gunfire, we enjoy that ourselves. On April 29, the gunfire was extensive and lasted most of the afternoon it sounded like machine gun fire. No one called the sheriff, no one called the county to complain and to be fair which of us wants to confront someone with a large gun about excessive noise. At that time we were NOT even aware that this proposal was pending, in fact if not for our neighbor to the north Nicholas Manno we would not have known as NO official notice was provided to us. We found out about this proposal from Mr. Manno on May 3!

After learning of this proposal we held an open meeting of the neighborhood nearly all of the approximately 25 people at the meeting had learned of the proposal from the fliers that were circulated on Saturday May 5. The applicant and the property owners attended that meeting. At the meeting they told us that they had attempted to reach out to the neighbors "that they could locate", we find that very disingenuous! We were all right here!

We have several specific concerns, first and foremost we believe the noise will result in our home losing significant value, Our home is one of chief retirement investments, we are very concerned that if this Skeet and Rifle range is allowed to procced that our property values will take a substantial down turn.

Imagine if you will 10 years from now, we offer our home for sale and on a weekend afternoon a young couple seeking to live the quiet rural lifestyle to raise a family arrives at our home to view the property

and upon exiting their vehicle hear continuous gun fire thousands of rounds per hour. Not the quiet peaceful surroundings we have been enjoying for the last 15 years interrupted by a lawnmower, tractor or even the occasional neighbor shooting some targets. I suggest they get back in the car and don't give our home real consideration. We would not have purchased our home if the gun range had been active in 2003.

Additionally, we are concerned that the increased traffic will further make the county road we know as 41st street even more dangerous, the road is in poor repair now and the additional traffic that would most certainly occur will not help. The speed limit of 50 miles per hour is routinely ignored as this is a main thoroughfare to the portion of the county to the west of us.

Lastly, the plans for the Skeet and Rifle range have been vague as to the noise reduction plans. At our neighborhood meeting on May 6 the applicants brought just a vague site plan with no real detail about noise mitigation and when queried provided only vague answers. It would appear that no architects or engineers have been engaged on this project. What assurance will we have that once this exception is approved that plans will be adequate to provide for the peaceful existence of the area. In fact, Mr, Lee Odom suggested in more than one statement that he was the designer of the site plan. Is Mr. Odom an architect or engineer, what makes him qualified to "design" such a complex operation? As we met outdoors at our home this last Saturday evening we could hear the gunfire at Happy Hollow gun range located over 6 miles southwest, imagine it being within a half mile!

The applicants have stated a target membership of 3000, if on any given nice weekend day (like April 29) only 10% of the membership were to attend activities throughout the day, and each shoot the equivalent of two round of skeet or 50 rounds, in 10 hours about 15,000 rounds would be fired or 25 rounds per minute ALL DAY! Additionally, the applicants have stated the intent to hold law enforcement and military training. The applicants website www.discoverylandrr.com offers a petition for folks to sign, I doubt that a single petition signer will be one of the nearly 400 neighboring property owners of this project.

We certainly don't object to gun ownership, or to this type of range and resort however due to the population density of this area we don't think this is a good fit. In closing we believe this is a bad use of this property due to the injury of the surrounding home owners and we respectfully ask the Board of Adjustment to reject this application. If this board is so inclined to approve this application we would ask that the board consider restrictions and special requirements that would insure that the applicants are forced to live up to the assurance they have been offering.

Regards,

Arthur Ashcroft

Ulmer, Amy

From: Diane Jablonski <tjdjok@gmail.com>
Sent: Monday, May 14, 2018 11:53 AM
To: Ulmer, Amy
Subject: Case Number: CBOA-2674, Discoveryland shooting range

Case Number: CBOA-2674
Address: 19501 W 41st St, Sand Springs, OK
Discoveryland shooting range

Dear Board Members:

My name is Diane Jablonski. My husband Tim and I have lived at the corner of 187th and Coyote Trail for 38 years (18708 W Coyote Trail). When we moved here in 1980, we never imagined that a shooting range would want to become a neighbor.

We only learned about this proposal when we received a flier from Mr. Nicholas Manno on May 5. And even then we had no idea that the occasional gun shots we may have heard recently was coming from Discoveryland rather than one of our neighbors on their own land.

We are pro-gun and pro-second amendment, and pro-business (my husband is self-employed). We own a handgun, our son-in-law owns a hunting rifle, and many of our friends own guns, so we understand the enjoyment of shooting.

However, our opposition to the Discoveryland gun club and shooting range has nothing to do with guns per se, but with the noise that will be produced by a range of the proposed size. The planned range is large, both in physical size and in the proposed club membership of 3000, a number that shocks me. My daughter lives about 2 miles or so from a gun range in Broken Arrow. With a membership of only 825 at that range, they occasionally hear gunshots but it is not often and usually not very loud. I could live with that. But I'm certain the size and membership of the proposed Discoveryland range will mean hearing louder gunshots much more often.

when the musical "Oklahoma" was held at Discoveryland, we would occasionally hear them singing parts of the last chorus of the final song; I can only imagine the kind of noise that will be produced by a club of 3000 members and several shooting ranges and bays, which will enable multiple people to shoot at the same time, seven days a week.

We enjoy living in the quiet of the countryside. I like to sit on my patio in the morning and listen to the birds. In the evenings we enjoy hearing the crickets and frogs, and other wildlife sounds. The thought of losing our peace and quiet and hearing gunshots seven days a week greatly disturbs me.

In regard to property values, a simple google search supports the claim that property values near shooting ranges are reduced.

Please consider our community and our desire to continue to live in the peace and quiet of a rural setting; my husband and I ask that you reject the request for a shooting range at Discoveryland.

Hopefully the fact that our community was here first will be taken into consideration.

Sincerely,
Diane and Tim Jablonski

2.74

05/15/18

TO: Tulsa County Board of Adjustment
INCOG
2 West 2nd Street
Tulsa, OK 74103

RE: Case # CBOA-2674
19501 West 41st Street

Dear Board Members,

We have been recently been made aware of an application to request land use changes to the old Discovery Land area by allowing a commercially ran gun range and we want to express our concerns.

My wife Terri and I live on 10 acres at 4814 South 193rd West Avenue, which is approximately 1 mile south of the Discoverland entrance (as the crow flies). We have lived at this location for over 20 years and, in 2008 built a new 2,100 square foot home. We love the area and the peace and quiet that country living provides. It is nice and relaxing to come home at the end of the day from working in busy downtown Tulsa.

My wife and I are both gun owners and we both have our conceal carry permits. Personally I have appreciated the opportunity to go to a gun range from time to time so that our skills remain tuned.

However, saying that, we do not want to live by a gun range.

The plans that have been expressed to us from the current and future land owners are that the gun range would be open 7 days a week from sunup to sunset. And initially they plan to have a membership roster of 3,000 people.

They also plan to build berms to minimize the sound and have stated that vegetation will also help minimize the gun fire sounds. Being a licensed Architect and having to defend clients in the past of service station businesses against nearby residences, I am all too familiar with acoustical studies and how sound travels. I have not seen any documented studies to prove that pistol and rifle sounds will not dramatically impact our quality of life. Additionally, I do know that vegetation has no impact in minimizing noises.

In addition to our concerns of diminished quality of life, my wife and I have invested a considerable amount of money and time into our residence and I foresee that with a gun range so close to our home, our home value will be decreased considerably.

Last night my wife and I planted a few additional fruit trees on our property, and while doing so, took time to listen to the surrounding sounds. We could hear a distant lawn mower, neighbors visiting on their back porch, another neighbor's chickens crowing. Very peaceful and relaxing. We can hardly fathom what our thoughts would be if a gun range is allowed and all we hear are the continuous rifle and pistol fire from sunup to sun down.

Please do not approve this application.

Thank you.

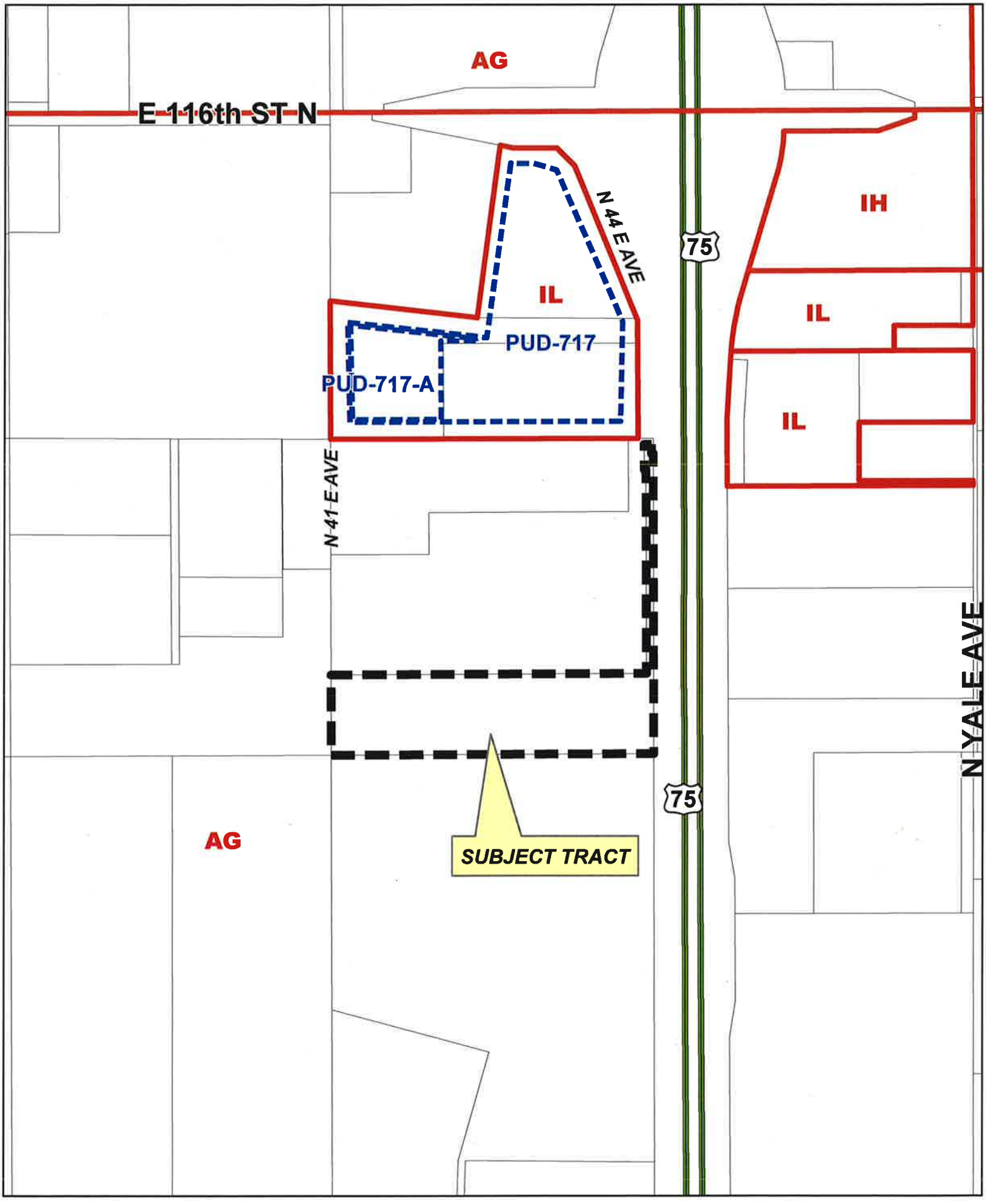
Michael and Terri Hicks

2.75

THIS PAGE

INTENTIONALLY

LEFT BLANK



Feet
0 300 600

CBOA-2675

21-13 09

3.1

N

BOARD OF ADJUSTMENT
CASE REPORT

STR:1309
CZM:10
PD:

Case Number: CBOA-2675

HEARING DATE: 06/19/2018 1:30 PM (Continued from 05/15/2018)

APPLICANT: Rachel Brown

ACTION REQUESTED: Use variance to allow for an office use (Use unit 11) to permit a counseling service in an AG district (Sec. 310).

LOCATION: 11110 N 44 AV E

ZONED: AG

PRESENT USE: residential

TRACT SIZE: 10.57 acres

LEGAL DESCRIPTION: TR BEG 25S & 7W NEC SW NE TH W30 S103 E7 S862 W1289.13 S326.93 E1318.72 N1228.84 W7 N63 POB SEC 9 21 13 10.570ACS,

RELEVANT PREVIOUS ACTIONS:
None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large AG zoned tracts.

STAFF COMMENTS:
The applicant is before the Board requesting a **Use variance** to allow for an office use (Use unit 11) to permit a counseling service in an AG district (Sec. 310).

A Use Variance is required because a counseling service/ office use (Use Unit 11) is not permitted in a AG zoning district due to potential adverse effect. The applicant has provided the attached statement detailing hours of operation, type of counseling services provided, and number of employees.

The Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the proposed use is compatible with the surrounding neighborhood.

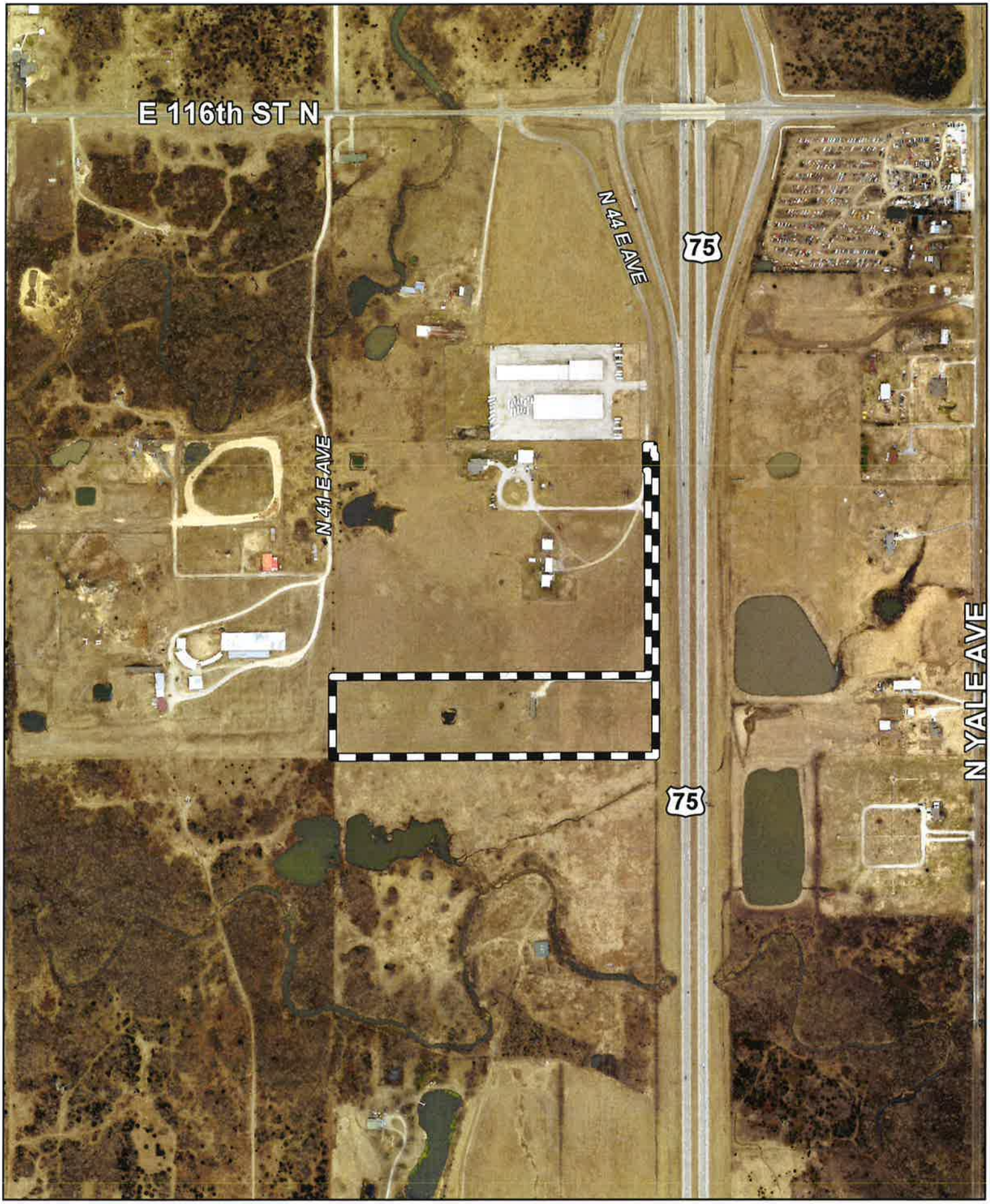
Sample Motion:

"Move to _____ (approve/deny) a Use Variance to allow allow for an office use (Use unit 11) to permit a counseling service in an AG district (Sec. 310).

- Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not

cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."



Feet
0 300 600

Subject Tract

CBOA-2675

21-13 09

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

N

3.4

3.5

FOUND 1/2" REBAR PIN WITH CAP 1048
S 01°33'11" E
326.93'
1318.72'
N 88°30'45" E
S 88°30'45" W
1289.13'
MOBILE HOME (NO TENANT)
82.2'
158.2'
POWER POLE WITH METER POINT AND TRANSFORMER
METAL STRUCTURE FOR HIGH VOLTAGE POWER POLE
499.9'
HIGH VOLTAGE POWER LINES
10.5'
GRAVEL DRIVE
N 88°41'04" E
GRAVEL DRIVE (ACCESS FOR ADJACENT TRACT)
S 01°18'56" E
862.00'
30'
30'
16'
1228.84'
N 01°18'56" W
U.S. HIGHWAY 75
FENCE IS 0.5' EAS OF TRACT CORNER

3/19/18

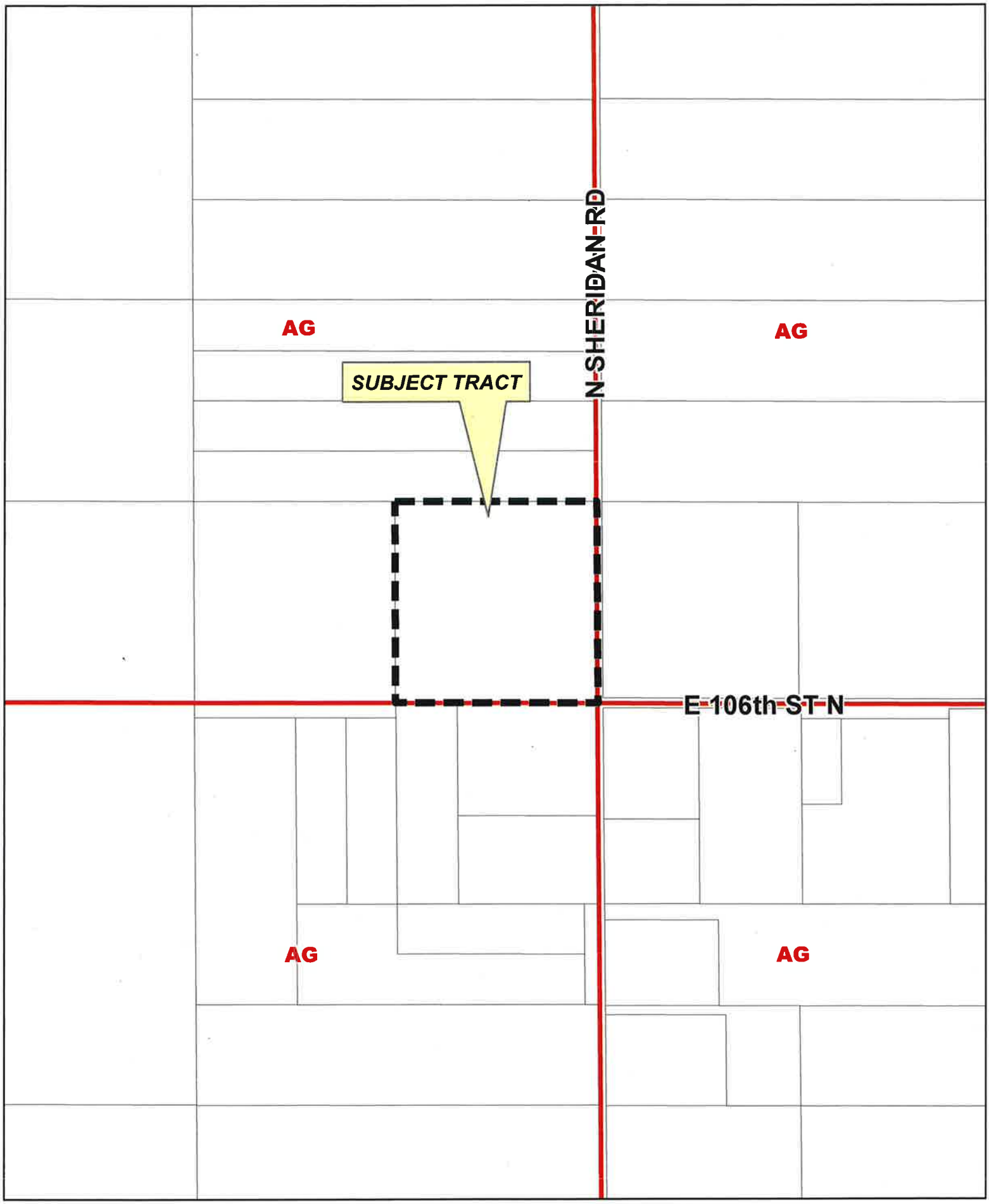
To Whom It May Concern-

Our plans for our property located at 11110 N. 44th E. Ave., Sperry, OK 74073 are as follows:

- We would like to build our house on the 5 acres toward the West, and would extend the existing road toward the West.
- We would like to add a (approximately) 1 acre pond toward the East, before the existing mobile/structure.
- At some point, we would like to either turn the existing structure into RAM Counseling Services LLC, or remove the mobile and build in that existing spot a permanent structure for RAM Counseling Services LLC.
- RAM Counseling Services would use the land and office for equine and animal-assisted therapy.

RAM Counseling Services LLC currently:

1. Has two therapists working 15+ hours each per week (One therapist sees 18 clients per week approximately three weeks out of the month. The other therapist schedules between 20 and 25 clients per week- see Rachel Brown schedule below)
2. Has a third therapist working only on Fridays or Saturdays depending on the week
3. On any given day, there would be approximately 4-8 clients/families seen between the two therapists that work during the week. We have anywhere between (not including therapist vehicles) 1 and 3 vehicles occupying the parking lot at one time during the week.
4. Rachel Brown works Monday (12-5pm), Tuesday (3:30-8:30pm), Thursday (3:30-8:30pm), and Saturday (9am-4pm), with the occasional Wednesday or Friday appointments.



Feet
0 200 400

CBOA-2678

21-13 10

4.1

N

BOARD OF ADJUSTMENT
CASE REPORT

STR:1310
CZM:11
PD:

Case Number: CBOA-2678

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Shane Edmondson

ACTION REQUESTED: Special Exception to allow a Community Services & Similar Uses (Use Unit 5) in an AG district (Sec. 310) to permit a child nursery/child development center; Variance of the all-weather surface material requirement for parking (Sec.1340.D).

LOCATION: 6441 E 106 ST N

ZONED: AG

PRESENT USE: vacant

TRACT SIZE: 10 acres

LEGAL DESCRIPTION: SE SE SE SEC 10 21 13 10ACS,

RELEVANT PREVIOUS ACTIONS:
None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is vacant and surrounded by large AG zoned residential tracts.

STAFF COMMENTS:
The applicant is before the Board requesting a Special Exception to allow a Community Services & Similar Uses (Use Unit 5) in an AG district (Sec. 310) to permit a child nursery/child development center.

A Special Exception is required as the child nursery/child development center (Use Unit 5) is a use which is not permitted by right in the AG district because of potential adverse affects, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted. The proposed use must be found to be compatible with the surrounding area.

The submitted site plan indicates that the site will contain designated areas for childhood development activities. The applicant has stated that the facitlity will have 20-25 employees ,with the capacity to provide child care activities to 30-50 toddler aged-children and about 25 pre-school aged-children. The applicant has stated that at the other child care facility owned by applicants, the hours of operation ranged from 6:30am- 6:00pm.

The applicant has submitted a site plan indicating that the site will contain a gravel off-street parking area. The applicant has stated that the gravel parking will be for overflow parking only. To permit the parking area as proposed the applicant has requested a **Variance** to allow non-all-weather surface material for parking.

Staff has received letters opposing the proposed development. The letters are attached to this staff report for the Board's review.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the current and future use of the subject lot is compatible with the surrounding area.

Sample Motion:

"Move to _____ (approve/deny) a a Community Services & Similar Uses (Use Unit 5) in an AG district (Sec. 310) to permit a child nursery/child development center; Variance of the all-weather surface material requirement for parking (Sec.1340.D).

*Subject to the following conditions (including time limitation, if any): _____.

*Finding the hardship to be _____.

Finding the Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

Feet
0 200 400

Subject Tract

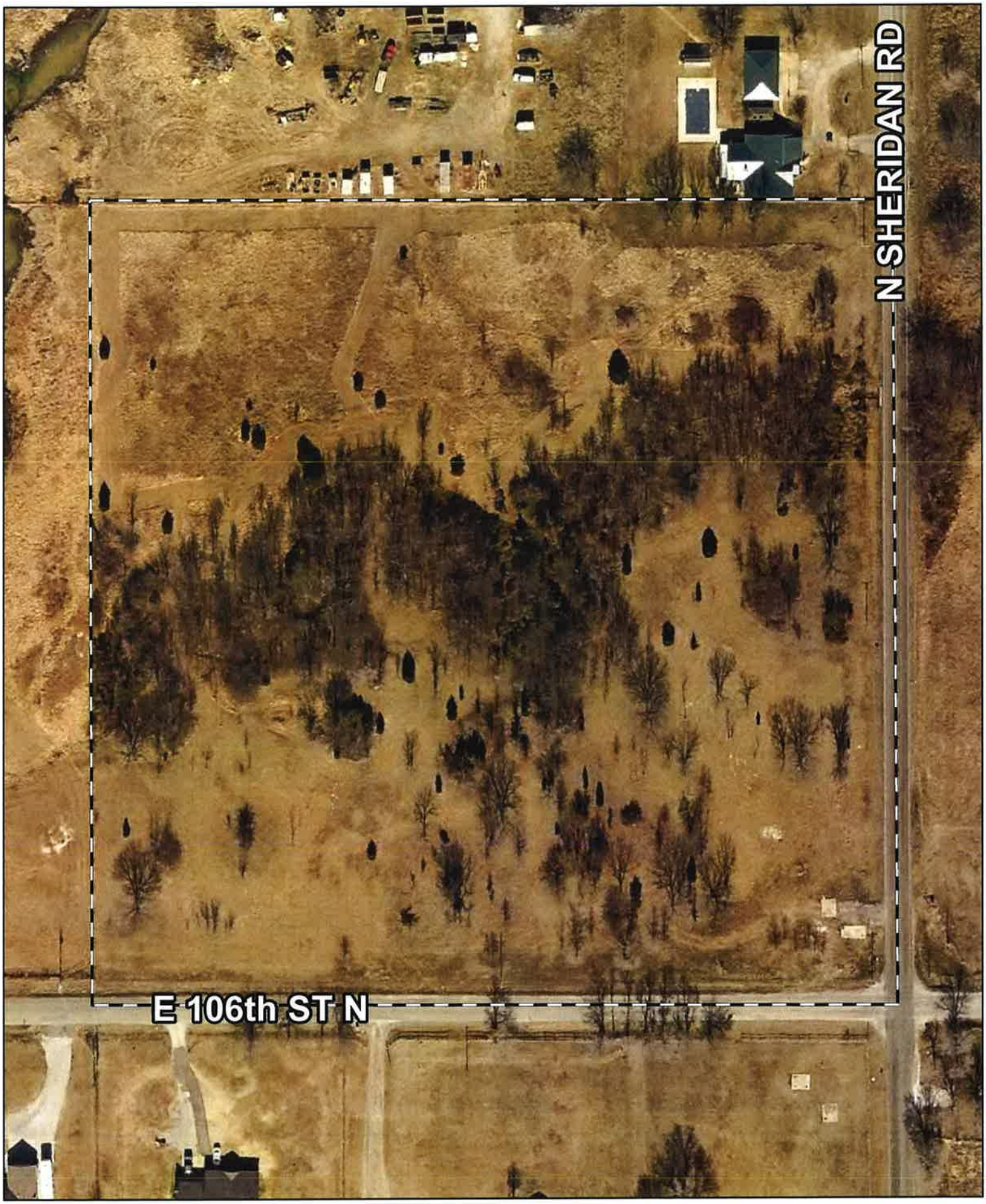
CBOA-2678

21-13 10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

4.4



Feet
0 50 100

Subject Tract

CBOA-2678

21-13 10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

N

4.5

Ulmer, Amy

From: Shane Edmondson <sedmondson@arrowheadbuilders.com>
Sent: Wednesday, June 06, 2018 12:27 PM
To: Ulmer, Amy
Subject: RE: Delaware Child Development - Zoning

Adults Employees:	20-25
Toddlers:	30-50
Pre-K:	25

They operate from 6:30am – 6:00pm. I'm not sure the hours of actual child care but these are the hours of operation at their other facility.

Please let know if you need anything else, thanks!

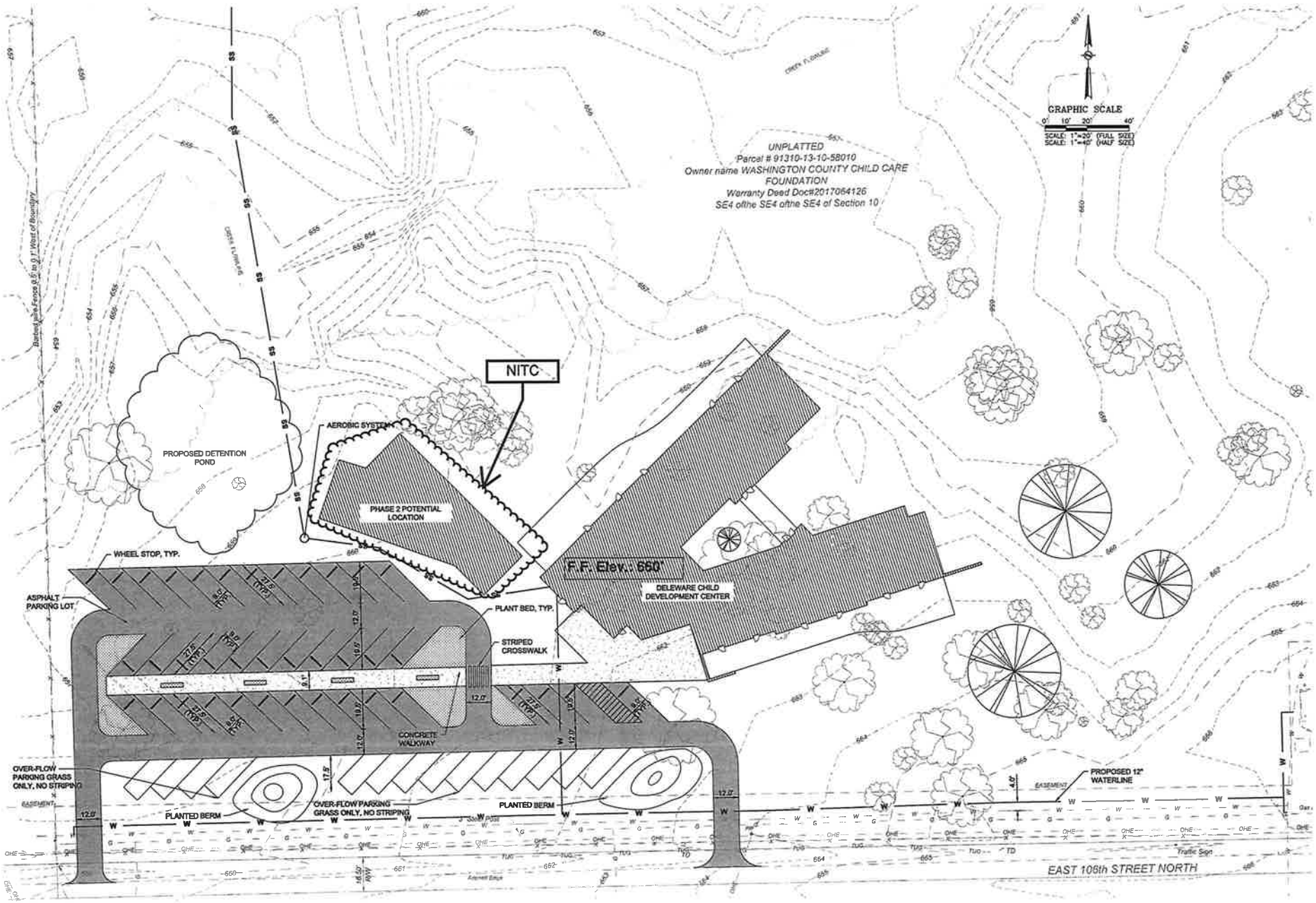
Shane Edmondson
Preconstruction Manager
Arrowhead Builders
c: (918) 281-9051 p: (918) 806-2100
w: www.arrowheadbuilds.com e: sedmondson@arrowheadbuilders.com

From: Ulmer, Amy <aulmer@incog.org>
Sent: Wednesday, June 6, 2018 12:02 PM
To: Shane Edmondson <sedmondson@arrowheadbuilders.com>
Subject: RE: Delaware Child Development - Zoning

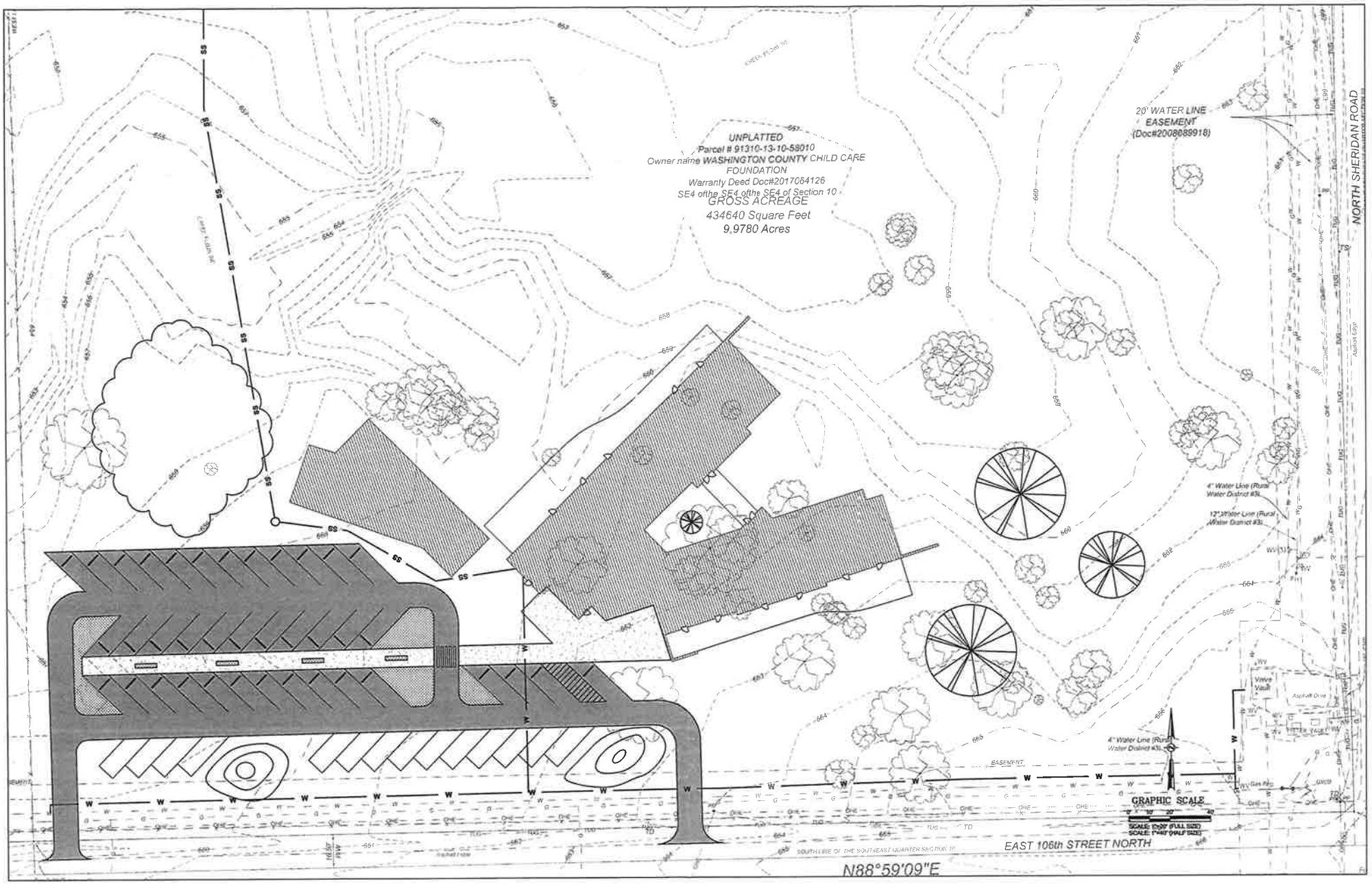
Shane,

Could you provide the number of employees, hours of operation, types of services provided/ ages of the children that would be utilizing the facility? I am writing my staff report and think that information would be helpful to provide the Board. Thank you.

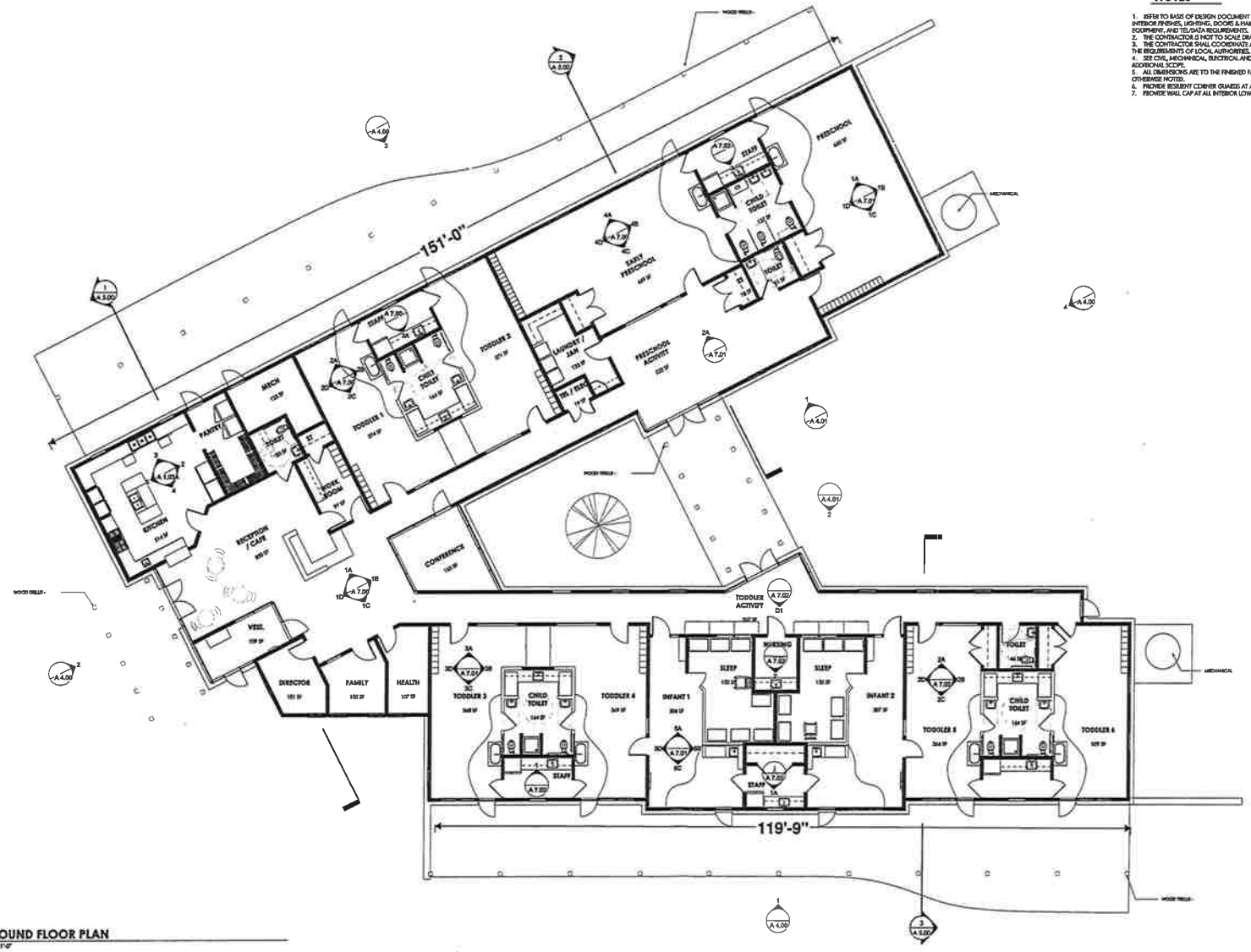
Amy Ulmer | Land Development Planner
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9437
918.579.9537 fax
aulmer@incog.org


GRAPHIC SCALE
0' 10' 20' 40'
SCALE: 1"=20' (FULL SIZE)
SCALE: 1"=40' (HALF SIZE)
UNPLATTED
Parcel # 91310-13-10-58010
Owner name WASHINGTON COUNTY CHILD CARE FOUNDATION
Warranty Deed Doc#2017064126
SE4 ofthe SE4 ofthe SE4 of Section 10
NITC
AEROBIC SYSTEM
PROPOSED DETENTION POND
PHASE 2 POTENTIAL LOCATION
F.F. Elev.: 660'
DELEWARE CHILD DEVELOPMENT CENTER
WHEEL STOP, TYP.
ASPHALT PARKING LOT
PLANT BED, TYP.
STRIPED CROSSWALK
CONCRETE WALKWAY
OVER-FLOW PARKING GRASS ONLY, NO STRIPING
PLANTED BERM
PROPOSED 12" WATERLINE
EAST 106th STREET NORTH

L.h


UNPLATTED
Parcel # 91310-13-10-58010
Owner name WASHINGTON COUNTY CHILD CARE FOUNDATION
Warranty Deed Doc#2017064126
SE4 ofthe SE4 ofthe SE4 of Section 10
GROSS ACREAGE
434640 Square Feet
9.9780 Acres
20' WATER LINE EASEMENT (Doc#2008089918)
NORTH SHERIDAN ROAD
EAST 106th STREET NORTH
N88°59'09"E
GRAPHIC SCALE

4.8



1 GROUND FLOOR PLAN
1/8" = 1'-0"

NOTES

1. REFER TO BASIS OF DESIGN DOCUMENT FOR INFORMATION ABOUT INTERIOR FINISHES, LIGHTING, DOORS & HARDWARE, MILLWORK, EQUIPMENT, AND TEL/DATA REQUIREMENTS.
2. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
4. SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.
5. ALL DIMENSIONS ARE TO THE FINISHED FACE OF SURFACES UNLESS OTHERWISE NOTED.
6. PROVIDE RESILIENT CORNER GUARDS AT ALL OUTSIDE CORNERS
7. PROVIDE WALL CAP AT ALL INTERIOR LOW WALLS; SEE DETAIL X/A X.X

studio MLA ARCHITECTS
320 Washington St.
Brookline, MA 02445
617 608-1551 ph.

STAMP

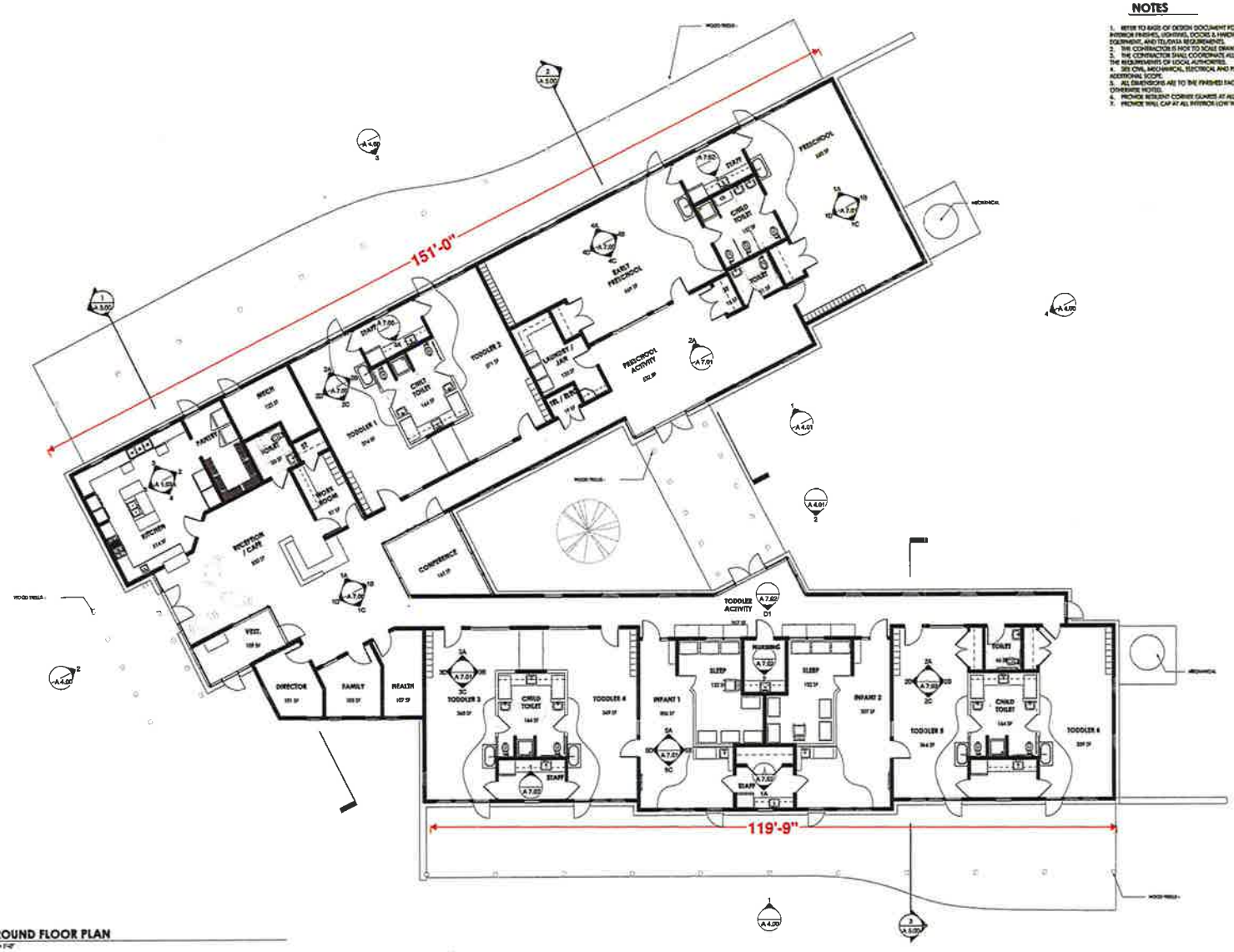
DELAWARE CHILD NEW CENTER
6455 E 106TH STREET N
SPERRY, OK

REVISIONS

No.	Description	Date

PROJECT MONITOR	studioMLA
DRAWN BY	DNS
CHECKED BY	MTE
PROJECT NUMBER	XXXX
DATE	20 APRIL 2018
SCALE	As indicated
SHEET	GROUND FLOOR PLAN
SHEET	A 1.0

4.9



1 GROUND FLOOR PLAN

1/8" = 1'-0"

NOTES

1. REFER TO BASIS OF DESIGN DOCUMENT FOR INFORMATION ABOUT INTERIOR FINISHES, LIGHTING, DOORS & HARDWARE, MILLWORK, EQUIPMENT, AND TELEMATICS REQUIREMENTS.
2. THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.
4. SEE CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL SCOPE.
5. ALL DIMENSIONS ARE TO THE FINISHED FACE OF SURFACES UNLESS OTHERWISE NOTED.
6. PROVIDE RESILIENT CORNER GUARDS AT ALL OUTSIDE CORNERS.
7. PROVIDE WALL CAP AT ALL INTERIOR LOW WALLS. SEE DETAIL X/A X.X

studio MLA
320 Washington St.
Brookline, MA 02445
617 608-1551 ph.

DELAWARE CHILD NEW CENTER
6455 E 106TH STREET N
SPERRY, OK

REVISIONS

No.	Description	Date

PROJECT ARCHITECT: studioMLA
DRAWN BY: DRS
CHECKED BY: RTE
PROJECT NUMBER: XXXX
DATE: 20 APRIL 2018
SCALE: As indicated
CONTENTS: GROUND FLOOR PLAN
SHEET: **A 1.0**

4.10

Ulmer, Amy

From: Tony Heaberlin <route66roadkill@gmail.com>
Sent: Monday, June 11, 2018 1:41 PM
To: route66roadkill; mcraddock@tulsacounty.org; Mollie Heaberlin; kkheab@gmail.com; Ulmer, Amy; Jones, Robi
Subject: Fwd: CBOA-2678
Attachments: image001.jpg; CBOA-2678.docx

Neighbors, just a reminder that the hearing for a special exception to allow a commercial development in our agricultural neighborhood is scheduled for next Tuesday, June 19th at 1:30 p.m. If you can not attend the meeting but, want to express your opposition to commercial development by way of special exception through email, contact Amy Ulmer @ aulmer@incog.org. The proposed development on the Northwest corner of 106th and Sheridan features a 10 thousand square feet building and large parking lot that will face E.106th St. N., directly across the street from three homes.

We are opposed to the special exception request at 6441 E 106th St N, as this is not in harmony with the spirit and intent of the zoning code.

All homes surrounding this property are one & two story single family dwellings, most of which sit on a minimum 2.5 acres of agricultural land.

We, as well as other neighbors, settled in this area due to its peace and quiet and non-developed agricultural land. Some of our neighbors raise chickens, cows, and horses. Most of us will probably retire in our current homes. There is no other commercial property in this area.

As the intent of the agricultural zoning, we were vocal in our opposition to a rodeo venue and an RV park, both off of 106th St N, and were grateful that the Board listened and understood our position. This special exception request is even more harmful to several of us that live directly across the street. A commercial venue includes, but is not limited to: parking lots, parking lot lights shining in our windows, signage, food delivery service trucks, increased trash trucks, and an increase in traffic of which the service of our county roads already cannot keep up with. If this is granted, and the original business idea fails, the 10,000 sq ft building could be used for other commercial purposes, which again goes against the spirit and intent of this agricultural area.

We respectfully request that the Board of Adjustment deny the special exception request, CBOA-2678.

Tony,

Here is the information you requested on CBOA-2678. Let me know if you have any more questions.

Thanks,

4.11

Ulmer, Amy

From: rick lovelace <ricknot8@hotmail.com>
Sent: Monday, June 11, 2018 5:10 PM
To: Ulmer, Amy
Subject: INRE: CBOA-2678

Amy,
I am writing to you to oppose the rezoning of the property at 6441 E. 106th St. N., Owasso, OK to commercial. As I live just a half mile east of this property, I really like the country living I now have . I have opposed several other zoning change attempts in my immediate area for the same reasons I state here. Thanks to the zoning commission for seeing the current land owners request to not allow these changes. It seems we are a tight knit community here and most all want the same thing. Peace and quiet, small hobby type farms. There are no other commercial venues in our area currently, and I believe this will just be a large eye sore with big signs and bright lights and a large structure to annoy all who live here to put up with. Our roads in this area are far from ideal, and already have way to much traffic, mostly people trying to get from US 75 over to Owasso or vice versa. As I watch these large housing developments moving closer and closer to this area I worry my quiet life style will someday end. I love living where I do and don't want any commercial influence to ruin it.
Thank you for your time and I hope you will pass this on to the commission for me.

Rick Lovelace
7024 E. 106th St. N.
Owasso ,OK 74055

4.12

Ulmer, Amy

From: gap12@atlasok.com
Sent: Tuesday, May 22, 2018 4:10 PM
To: BOA
Subject: CBOA-2678

To Whom this concerns,

We live at approx. 102nd and N. Sheridan. We have been there since 2003 and have seen the progress of the Owasso area, the increase in traffic due to that growth, the number of accidents/deaths due to the inability of people not regarding traffic signs and speed limits, the attempt to rezone the last 23 square miles into Tulsa City. It took me 7 months just to get a school bus sign to let people know my 2 boys on the street early in the morning. It took 14 or so deaths just to make the corner of 106th and n. Sheridan.

We have NO speedy access to emergency vehicles or assistance. This is not due to the well meaning people to be speedy but the lack of resources and funds, I am told.

The roads in our part of Tulsa county are in dire need of help. We have patches, pot holes, loose pavement, ruts, etc. The shoulders are not mowed very often so visibility is not good at intersections.

We have a sex offender 1.5 miles from the proposed site of the daycare.

We are a rural community and wish to keep it that way. We are not wanting to be in business areas. This is why we bought in a rural area.

We have a Title 1 school in Sperry which could use the tax dollars to get the children needed supplies but not willing to do that with a daycare where if an accident occurred could not get the help they need in a timely fashion.

I am a nurse. Children decline extremely rapidly. If this was your child, wouldn't you want help in a matter of minutes. Getting to Owasso for hospital help is approx. 10 minutes in which time the child could be dead.

Please reconsider not granting this application for a daycare. This is not a good location for lack of resources and all the previous mentioned reasons.

Thank you so much for your time,

Patty Griffin-Greer
10220 N Sheridan Rd
Sperry, Okla 74073

4.13

Ulmer, Amy

From: Karen Dearth <dearthk@aol.com>
Sent: Tuesday, May 15, 2018 7:41 PM
To: BOA
Subject: Case CZ-461. Aug 16

i am building anew home at 7019 E 106th St N and i am strongly opposed to any commercial zoning change in that area. I bought there for the peace and quiet and this would bring alot of extra traffic that 106th can not handle. Karen Dearth

Sent from AOL Mobile Mail

4.14

Ulmer, Amy

From: Tony Heaberlin <route66roadkill@gmail.com>
Sent: Tuesday, May 15, 2018 12:15 PM
To: BOA
Cc: Mollie Heaberlin; kheab@gmail.com; mcraddock@tulsacounty.org; Lynda Lozano; SteveCole55; tonyheaberlin; route66roadkill; angel24fan1; pwhite003; Sandra_Farney_; theolecowboy; awrapnahalf; earleenprintz23; jennyh92; ricknot8@hotmail.com; cjfarmok; lriker3d; usmcmomkellie; billford@atlasok.com; Bob Roberts; diem.mai@icloud.com; ktaylor@owassopeds.net; dearthk@aol.com; jeanniewinton@yahoo.com; 12gap58@gmail.com
Subject: CBOA-2678

This letter is in opposition to a special exception request (CBOA-2678) at 6441 E. 106th N. I am adamantly opposed to the use of special exceptions to develop agricultural property for commercial use. The agricultural neighborhood for this proposed development is composed of small estate homes and some farming activity. This special exception request is not in harmony with the spirit and intent of the zoning code. Approval of this special exception would be injurious to the neighborhood. In addition, the intersection and current condition on 106th Street North is not suitable to support commercial development. I respectfully request that the Board of Adjustment deny the special exception request, CBOA-2678.

Tony Heaberlin
6108 E. 106th St. N.
Sperry, OK 74073

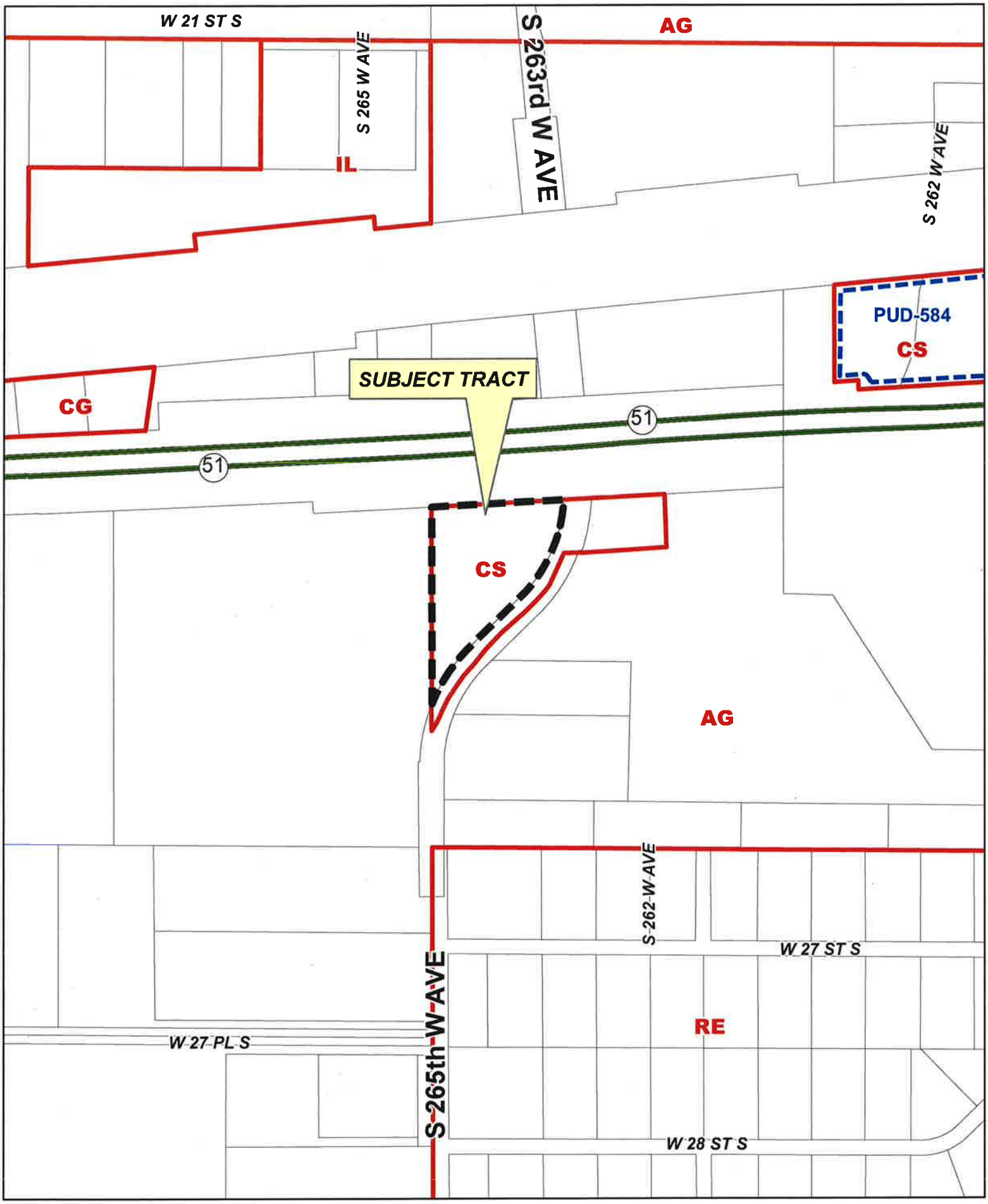
4.15

Ulmer, Amy

From: Karen Dearth <dearthk@aol.com>
Sent: Tuesday, May 15, 2018 7:47 PM
To: BOA
Subject: also case CBOA-2678

I also oppose this re zoning request
for a Child Nursery....Karen Dearth
Sent from AOL Mobile Mail

4.16



Feet
0 200 400

CBOA-2679

19-10 18

5.1

N

BOARD OF ADJUSTMENT
CASE REPORT

STR:9018
CZM:32
PD:

Case Number: CBOA-2679

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Sherry Jacobs

ACTION REQUESTED: Special Exception to permit a firework stand (Use Unit 2) in an CS district (Sec.710); Special Exception to permit a automobile sales and service use (Use Unit 17) in a CS District (Sec.710).

LOCATION: 2404 S 265 AV W

ZONED: CS

PRESENT USE: convenience store

TRACT SIZE: 3.7 acres

LEGAL DESCRIPTION: PRT SW NE BEG 491.05N SWC NE TH N631.92 NELY435.36 SWLY338.99 SW255.71 SWLY214.45 POB SEC 18 19 10 3.70ACS,

RELEVANT PREVIOUS ACTIONS:
None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large AG zoned tracts.

STAFF COMMENTS

The site plan submitted with the application proposes a fireworks tent/stand on a portion of the CS zoned property. The property currently has two existing buildings. The applicant is requesting a **Special Exception** to permit a firework stand (Use Unit 2) in an CS district (Sec.710).

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the CS district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

The applicant is also requesting a **Special Exception** to permit a automobile sales and service use (Use Unit 17) in a CS District (Sec.710). As shown on the submitted site plan the applicant proposes to operate an auto repair/ sales use within the existing structures. A special exception is required as the proposed automobile sales and service use is not permitted by right in the CS district because of potential adverse affect, but which if controlled as to its relationship to the surrounding area and to

the general welfare, may be permitted. The applicant did not provide information about the anticipated hours of operation.

Sample Motion:

Move to _____ (approve/deny) a Special Exception to permit a firework stand (Use Unit 2) in an CS district (Sec.710); Special Exception to permit a automobile sales and service use (Use Unit 17) in a CS District (Sec.710).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Feet
0 200 400

Subject Tract

CBOA-2679

19-10 18

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

5.4

N

Feet
0 50 100

Subject Tract

CBOA-2679

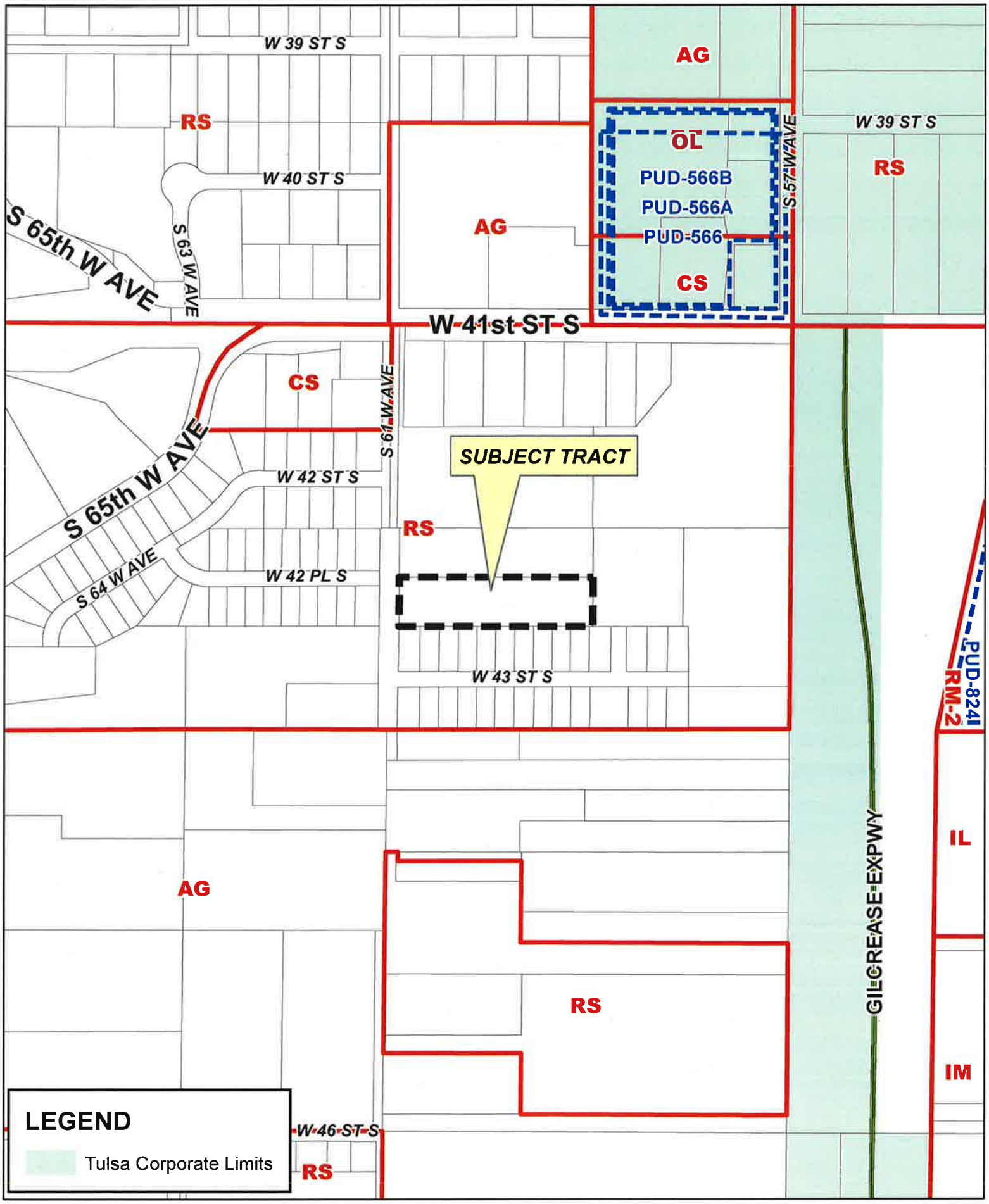
19-10 18

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

N

Active Layer
Layer
Parcels
Parking



CBOA-2680

19-12 29

6.1

BOARD OF ADJUSTMENT
CASE REPORT

STR:9229
CZM:45
PD:

Case Number: CBOA-2680

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Justin Melton

ACTION REQUESTED: Variance to increase the allowable square footage for a detached accessory building(s) (Section 240.2);Variance to allow a detached accessory building in the front yard (Setion. 420.2).

LOCATION: 4275 S 61 AV W

ZONED: RS

PRESENT USE: Single-family

TRACT SIZE: 2.31 acres

LEGAL DESCRIPTION: BEG 660S & 30E & 158.75S NWC NE NW TH S158.75 E634 N158.75 W634 POB SEC 29 19 12 2.31ACS, THE MEADOWS ADDN

RELEVANT PREVIOUS ACTIONS:
None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by RS zoned single family residential neighborhoods.

STAFF COMMENTS:
The applicant is before the Board requesting a **Variance** of the maximum size of a detached accessory building from 750 sq. ft. to 1,200 sq. ft. in an RS district (Section 240.2.E); and a **Variance** to allow a detached accessory building in the front yard (Sec.420.2). According to the applicant their stated hardship is: *" Due to location needed for use".*

According to the site plan provided with the application the applicant is proposing to construct a new 1200 SF detached accessory building to the west of the south of the proposed house on the site. Section 240.2.E permits accessory buildings in the RS district up to 750 SF of floor area. The provision of the Code attempts to establish and maintain development intensity of the district, preserve the openness of living areas and avoid overcrowding by limiting the bulk of structures.

The Code states that detached accessory buildings shall not be located in the front or side yard (section 420.2). According to the submitted conceptual plan the proposed accessory building will be constructed in the front yard; the applicant has requested a **Variance** to allow the accessory building in the front yard.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed accessory building is compatible with and non-injurious to the surrounding area.

6.2

Sample Motion:

"Move to _____ (approve/deny) Variance to increase the allowable square footage for a detached accessory building(s) (Section 240.2) from 750 sq. ft. to 1,200 sq. ft.; Variance to allow a detached accessory building in the front yard (Sec.420.2).

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

Feet
0 200 400

Subject Tract

CBOA-2680

19-12 29

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

N

6.4

Feet
0 50 100

Subject Tract

CBOA-2680

19-12 29

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

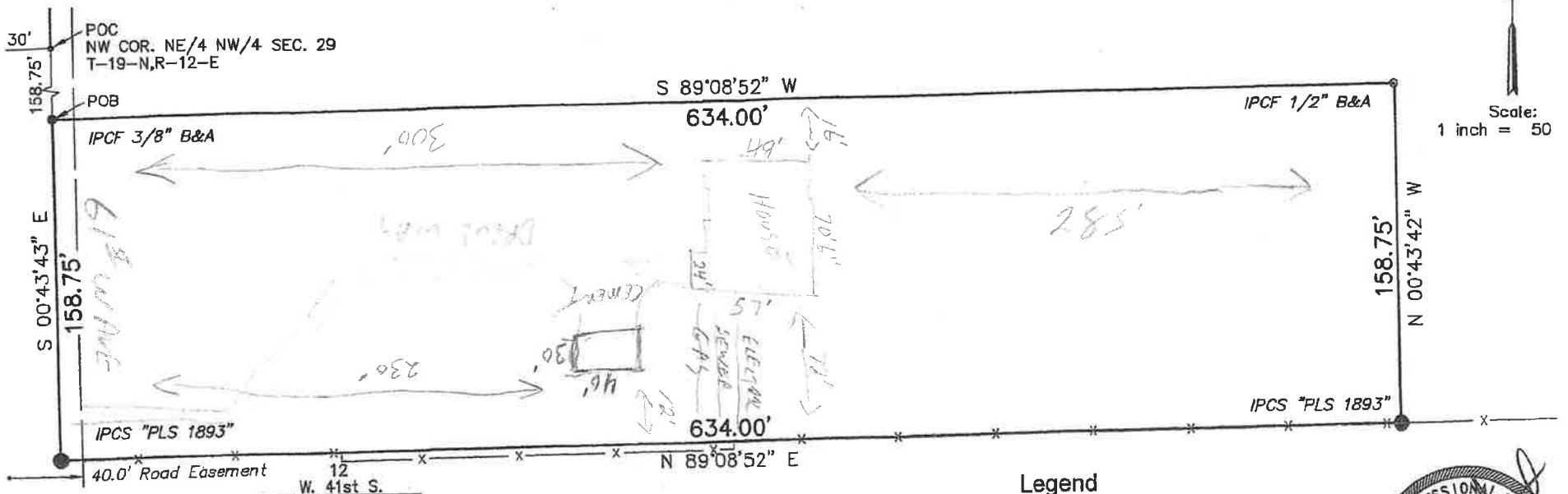
N

6.5

PLAT OF SURVEY

NW COR. NE/4 NW/4 SEC. 29
T-19-N, R-12-E

A TRACT OF LAND LOCATED IN THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



Legend

O	IRON PIN FOUND
IPCS ●	IRON PIN W/ CAP SET
—— x ——	EXISTING FENCE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

LICENSED PROFESSIONAL LAND SURVEYOR
E. DANE TROUT
1893
OKLAHOMA

SCRIPTION:

at a point 660 feet South and 30 feet East of the Northwest Corner of the Northeast Quarter of st Quarter (NE/4 NW/4); THENCE South 158.75 feet to the POINT OF BEGINNING; THENCE South NCE East 634 feet; THENCE North 158.75 feet; THENCE West 634.00 feet to the POINT OF n Section Twenty-nine (29), Township Nineteen (19) North, Range Twelve (12) East of the Indian eridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof AND and easement for road purposes, of, on, and to a strip Forty (40) Feet in width, running along the line of said NE/4 NW/4 and comprising the West Forty (40) feet thereof.

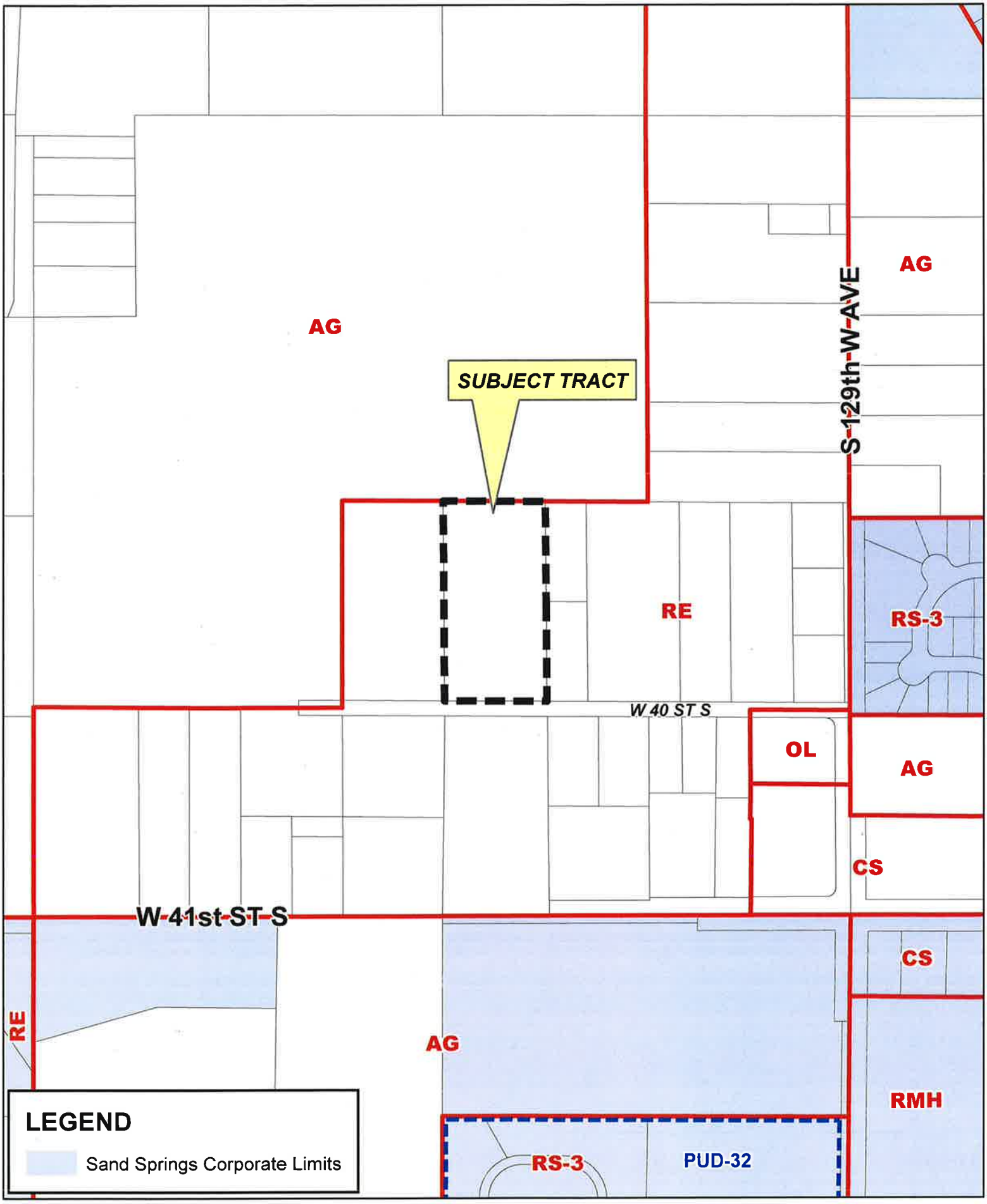
of Bearings: Grid North as established by State Plane Datum Nad83(2011).

rm was not contracted to research easement or encumbrances of record. No attempt to research unty Records or other Record Offices was performed by this firm, therefore, easements may affect bject Tract that are not reflected by this plat.

I, E. Dane Trout, a Registered Land Surveyor in the State of Oklahoma, hereby certify that the above plat represents a true and accurate survey performed under my direct supervision, and that this Plat of Survey meets or exceeds the Oklahoma Minimum Standards, as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.
Field survey was completed on July 31st, 2017.
Witness my hand and seal this 3rd day of August, 2017.

TROUT LAND SURVEYING, LLC
918.734.3423 - 807 N. Birch St. Jenks, OK 74037
CA 7312 (LS) Exp. 6-30-2019

9.6



CBOA-2682

19-11 21

7.1

BOARD OF ADJUSTMENT
CASE REPORT

STR:9121 **Case Number:** CBOA-2682

CZM:43

PD:

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Joseph Hull

ACTION REQUESTED: Use variance to permit an Agriculture use (Use Unit 3) in an RE district; Use variance to permit a Storage, NEC use (Use Unit 23) to permit a pole barn (Section 410)

LOCATION: 13103 W 40 ST S **ZONED:** RE

PRESENT USE: Vacant **TRACT SIZE:** 5 acres

LEGAL DESCRIPTION: W 330 OF N 660 OF S 1370 OF E/2 SE SEC 21-19-11,

RELEVANT PREVIOUS ACTIONS:
None relevant

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted by AG zoned residential on the north and RE zoned residential on the south, east and west.

STAFF COMMENTS:
The applicant is before the Board requesting a **Use Variance** to permit an Agriculture use (Use Unit 3) in an RE district (Sec.410). The applicant has submitted the attached statement of hardship.

A Use Variance is required as the keeping/raising of livestock and agricultural animals is not a use permitted in an RE zoned district because of the potential adverse affects on neighboring properties. The keeping/raising of livestock and agricultural animals must be found to be compatible with and non-injurious to the surrounding area.

According to the submitted survey the applicant is proposing to construct a 36' x 30' pole barn that will sit northeast of the proposed house. The applicant has stated, the proposed barn would be completed before construction began on the proposed primary residence and would be used as housing for the livestock.

If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use of the land is compatible with and non-injurious to the surrounding area.

Sample Motion:

"Move to _____ *(approve/deny) a* Use variance to permit an Agriculture use (Use Unit 3) in an RE district; Use variance to permit a Storage, NEC use (Use Unit 23) to permit a pole barn (Section 410)

7.2

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

Feet
0 200 400

Subject Tract

CBOA-2682

19-11 21

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

N

7.4

Feet
0 50 100

Subject Tract

CBOA-2682

19-11 21

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

7.5

N

STATEMENT OF HARDSHIP

Applicant submits that extraordinary or exceptional conditions or circumstances exist, which are peculiar to the subject property, and which don't generally apply to the surrounding properties in the same use district. It is common for there to be seen livestock and agricultural animals similar to those sought to be raised on the subject property, as well as shelters for their care, that existed both before and after the RE zoning classification of the subject property was instituted. At least half of the subject RE zoned properties are surrounded by AG zoned property where farm/ranch animals are raised, and have been for many years. Consequently, the literal enforcement of the terms of the Code would result in unnecessary hardship, and the variance sought will not cause substantial detriment to the public good or impair the purposes, spirit and intent of the Zoning Code for Tulsa County.

Ulmer, Amy

From: Joseph L. Hull, III <jlhulliii@yahoo.com>
Sent: Thursday, June 07, 2018 7:47 AM
To: Ulmer, Amy
Subject: Re: CBOA-2682

Amy: Ms. Nix responded that they expect to begin construction on the house in November. They estimate the barn to be completed in late July, if given the go ahead in the CBOA meeting.

The barn may be of higher quality than a pole infrastructure building. It will house livestock.

Do you have an estimate of when the report will be completed? Please advise, Thanks

Joseph L. Hull, III
Joseph L. Hull, PLLC.
1717 South Cheyenne
Tulsa, OK 74119
(918) 582-8252
(918) 582-7830 (fax)

On Wednesday, June 6, 2018, 1:45:50 PM CDT, Ulmer, Amy <aulmer@incog.org> wrote:

Hello,

I do have some additional questions so that I can add the information to my staff report. Your client is wanting to build a pole barn to store livestock, correct? Will the pole barn be built before the primary residence?

Amy Ulmer | Land Development Planner

2 West Second Street, Suite 800

Tulsa, OK 74103

918.579.9437

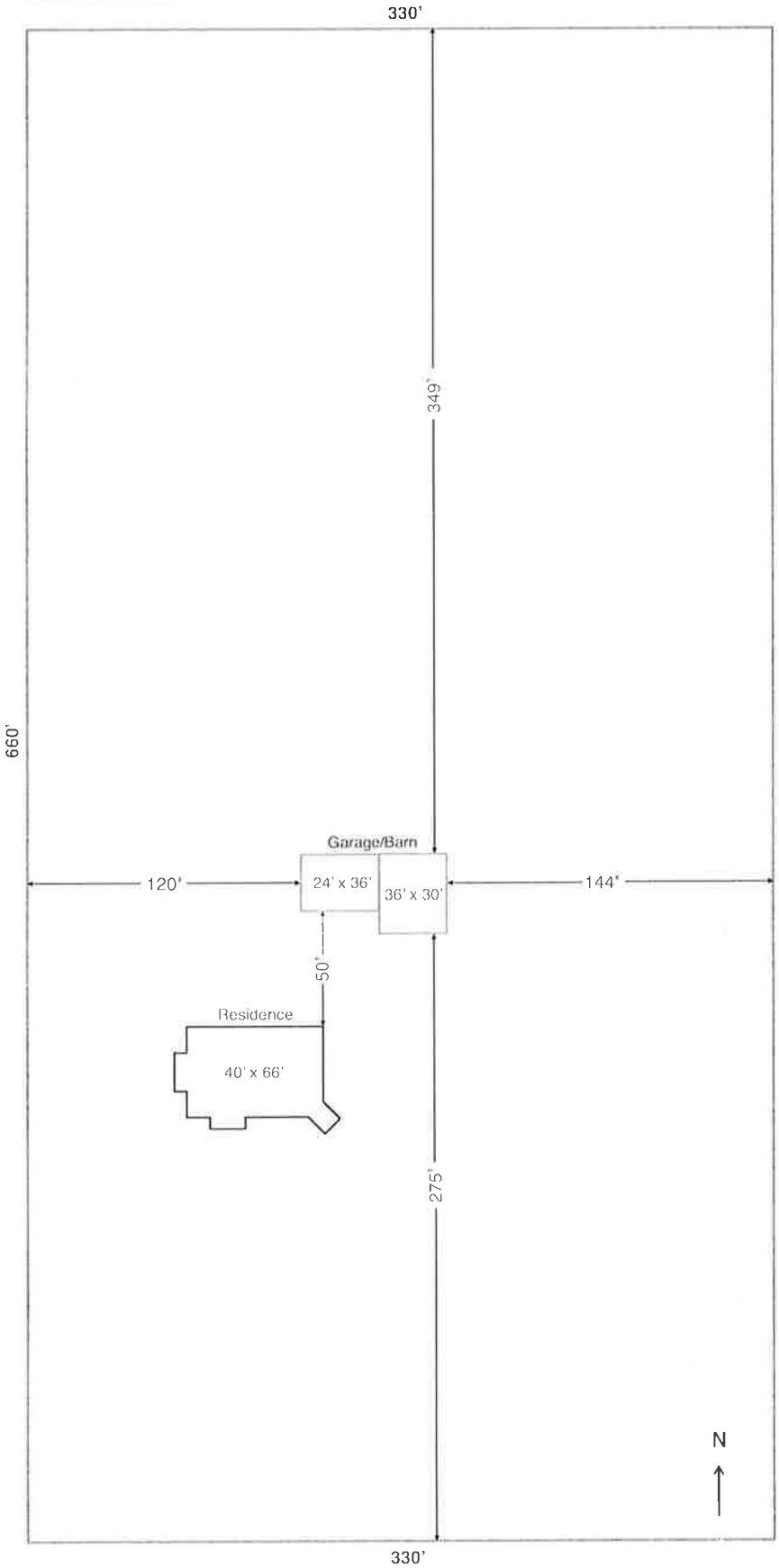
918.579.9537 fax

aulmer@incog.org

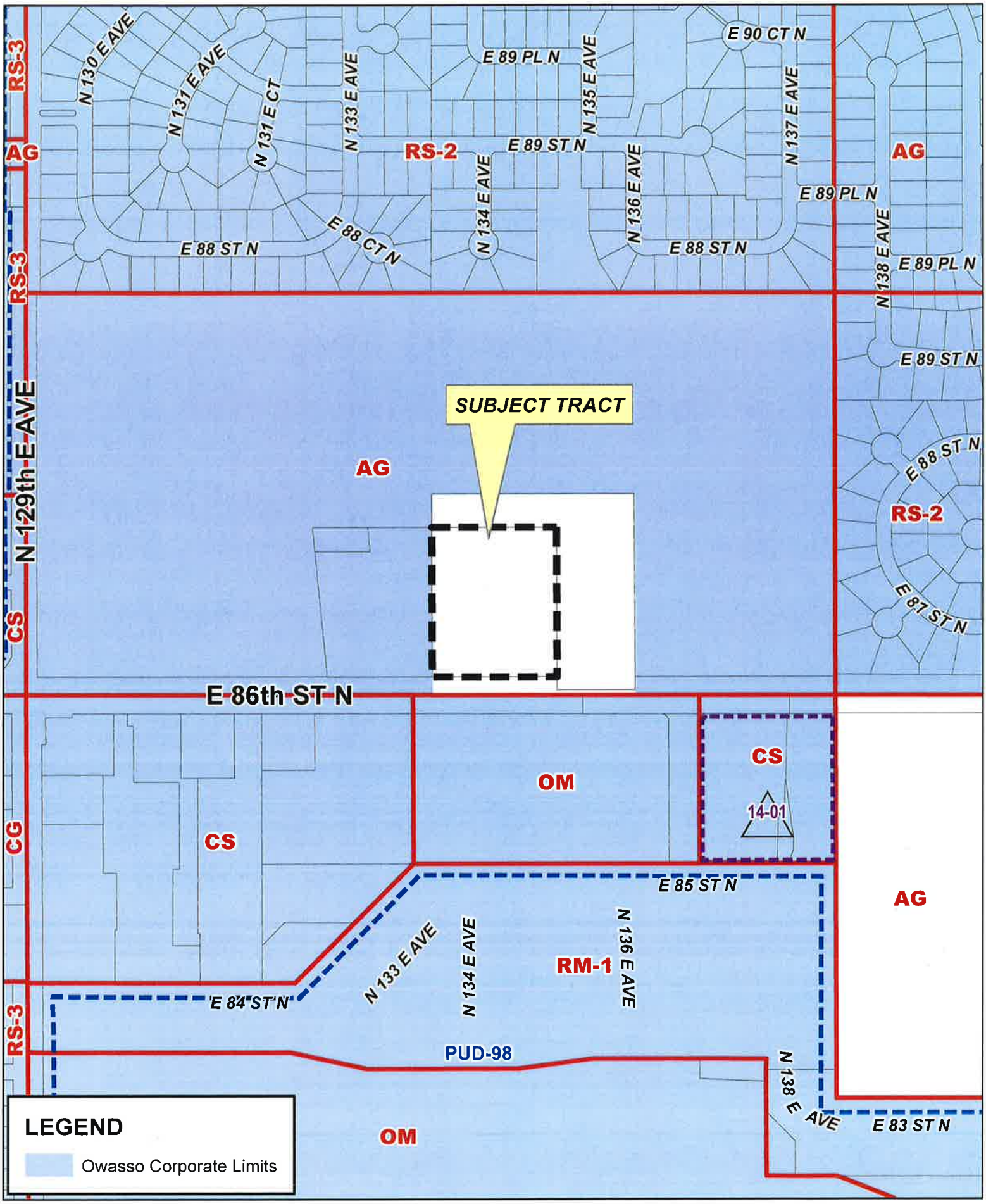
7.7

Site Plan for Proposed Structures

13103 W 40th St
Sand Springs, OK



7.8



CBOA-2683

21-14 21

8.1

BOARD OF ADJUSTMENT
CASE REPORT

STR:1421
CZM:18
PD:

Case Number: CBOA-2683

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Lonnie Basse

ACTION REQUESTED: Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310);Variance of the all-weather surface material requirement for parking (Sec.1340.D).

LOCATION: E of the NE/c of the N 129th E Ave and E 86th St N **ZONED:** AG

PRESENT USE: School campus **TRACT SIZE:** 4.63 acres

LEGAL DESCRIPTION: BEG SWC SE SW TH N550 E411.44 S550 W POB LESS S60.01 THEREOF FOR RD SEC 21 21 14 4.628ACS,

RELEVANT PREVIOUS ACTIONS:

Subject property:
CBOA 2261: on 5.15.07, the Board **approved** a *Special Exception* to permit a fireworks stand (Use Unit 2) in an AG district for 5 years;*Variance* of paving requirement to permit temporary gravel driving surface (Section 1340.D).

ANALYSIS OF SURROUNDING AREA: The subject tract is located on the Owasso Highschool campus and surrounded by Owasso City limits.

STAFF COMMENTS:

The site plan submitted with the application proposes a 30' x 70' fireworks tent/stand on what appears to be the southeast portion of the AG zoned property. Per the Code, a fireworks tent/ stand is considered an Area-Wide Special Exception Use (Use Unit 2). The AG zoned property is currently part of the Owasso Highschool campus.

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the AG because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

A portion of the existing parking lot is an unpaved gravel area. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. If inclined to approve the Board may consider

any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

Move to _____ (approve/deny) Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310);Variance of the all-weather surface material requirement for parking (Sec.1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

Presentation:

Jason Marietta, the applicant, was not present.

Board Action:

On **Motion** of **Walker**, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Charney "aye"; no "nays"; no "abstentions"; Hutson "absent") to put this case on hold until the applicant arrives or the Board decides to reopen the case, on the following described property:

LT 5 BLK 1 GLENN-MUR ACRES SUB, Tulsa County, State of Oklahoma

****

Case No. 2261

Action Requested:

Special Exception to permit a fireworks stand (Use Unit 2) in an AG district for 10 years (Section 310); and a Variance of paving requirement to permit temporary gravel driving surface (Section 1340.D), located: East of Northeast corner East 86th Street North and North 129th East.

Presentation:

J. R. Gann, 5401 West Skelly Drive, proposed to open a new fireworks stand for the next ten years. They asked for a temporary gravel driving surface.

Comments and Questions:

In response to questions from the Board, Mr. Gann stated this is a new location for a fireworks stand. He replied that they have about 85 stands in the Tulsa area. They would gravel sufficiently for parking. They operate the stand from June 15th through July 4th and remove the stand until the next year. The hours of operation are usually 10:00 a.m. to 10:00 or 11:00 p.m., as permissible by the local government.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

A **Motion** was made by **Walker**, to **APPROVE** a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310); with hours of operation 10:00 a.m. to 10:00 p.m. from June 15th through July 4th for a period of five years or until the property is annexed into the city;

Mr. Alberty had a question on the motion, to understand if the intention was to be five years or until the property is annexed into the city, whichever comes first. Mr. Walker agreed that was the intent. Mr. Dillard noted that the weekend before the holiday, the stands usually stay open later than 10:00 p.m. Mr. Gann agreed they would like to stay open until 11:00 p.m. on the weekend before the holiday.

FILE COPY

On **Amended Motion** by **Walker**, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Charney "aye"; no "nays"; no "abstentions"; Hutson "absent") to **APPROVE** a Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310); with hours of operation 10:00 a.m. to 10:00 p.m. from June 15th through July 4th for a period of five years or until the property is annexed into the city, whichever comes first; and to allow the stand to operate until 11:00 p.m. on the weekend before the holiday.

On **Motion** by **Tyndall**, the Board voted 4-0-0 (Walker, Tyndall, Dillard, Charney "aye"; no "nays"; no "abstentions"; Hutson "absent") to **APPROVE** a Variance of paving requirement to permit temporary gravel driving surface (Section 1340.D), as presented to gravel according to the plan, finding it is a temporary use on the following described property:

BEG SWC SE SW TH N550 E411.44 S550 W POB LESS S60.01 THEREOF FOR RD SEC 21 21 14 4.628ACS Tulsa County, State of Oklahoma

****

Case No. 2262

Action Requested:

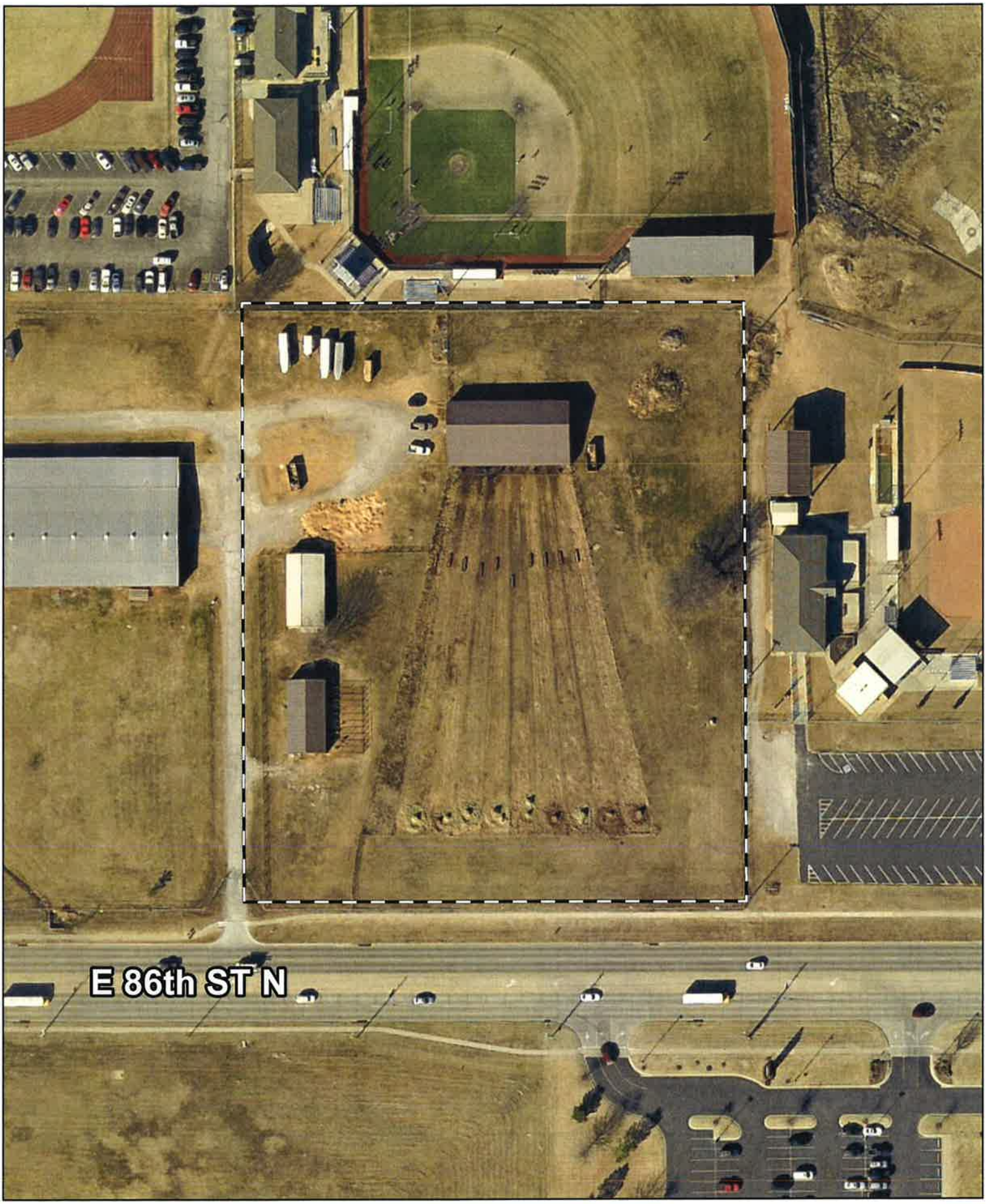
Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (410); and a Variance of paving requirement to permit temporary gravel driving surface (Section 1340.D), located: 524 North 49th Avenue West.

Presentation:

Sherry Barbour, 18622 South 66th East Avenue, Bixby, Oklahoma, with Big Blast, Inc., stated they are applying for a fireworks stand at this location, which they have used for three years. Other groups have used this location for a fireworks stand for the last fifteen years. Gravel is in place and grass has grown up through it. The property is zoned AG and has a residential use. They have plenty of clearance for a fireworks stand. A non-profit organization will operate under all of the rules and regulations of Oklahoma, Tulsa County and the fire marshal. They have adequate parking and additional parking across the street by permission of the owner. They were asking for an approval for five years at this location. They asked to stay open to midnight on the Friday and Saturday nights before July 4th. They ask for the full legal time to operate the stand for the New Year's Holiday, December 15th to January 1st.

Comments and Questions:

Mr. Walker remembered problems with maintenance of this property. Mr. West stated those problems existed before this particular applicant. He did drive-by checks during July and found the area in good condition. Ms. Barbour stated they removed trash every night and they paid extra to have the port-a-john serviced more frequently.



Feet
0 50 100

Subject Tract

CBOA-2683

21-14 21

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

N

Feet
0 200 400

Subject Tract

CBOA-2683

21-14 21

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

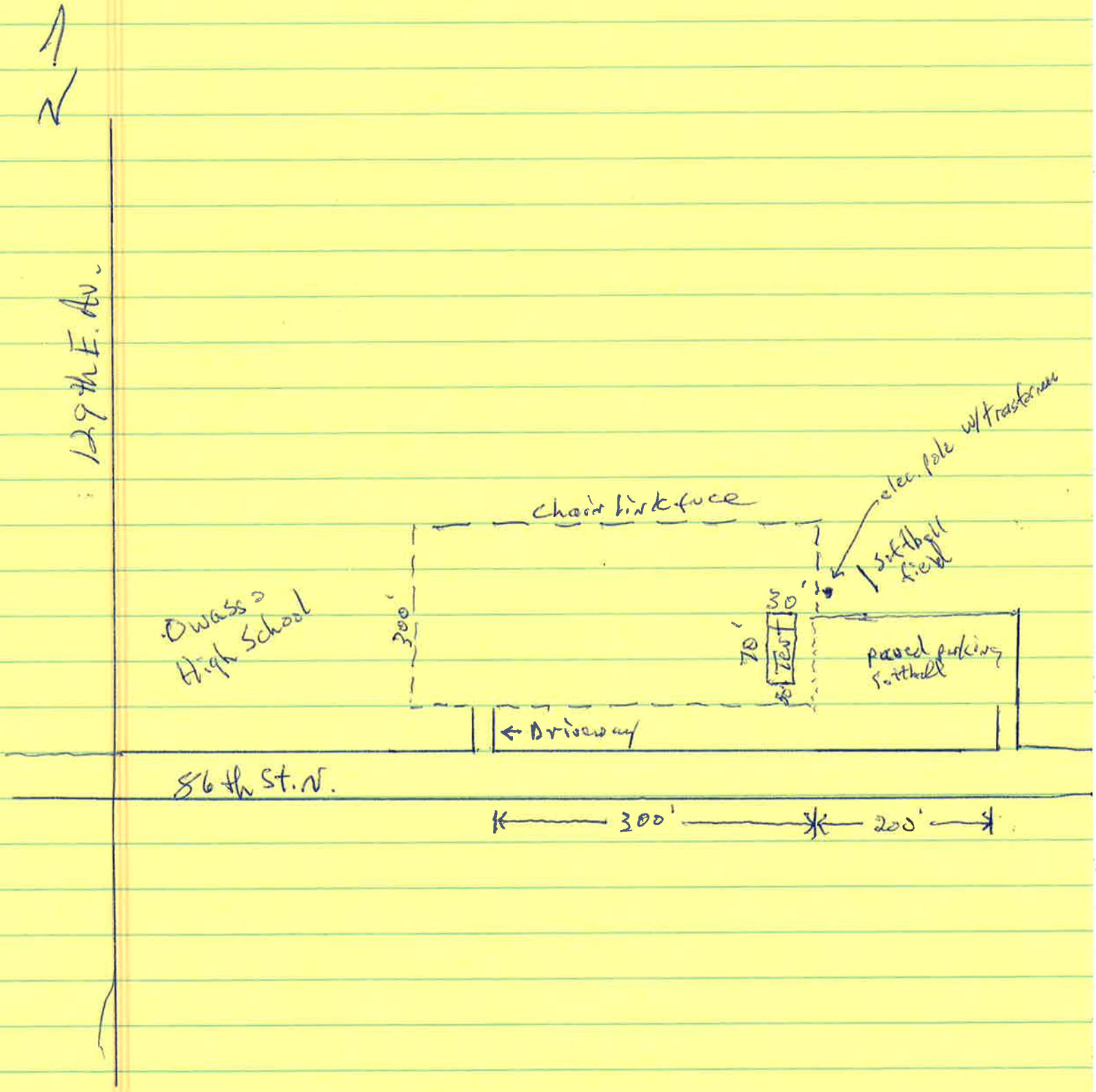
N

8.7

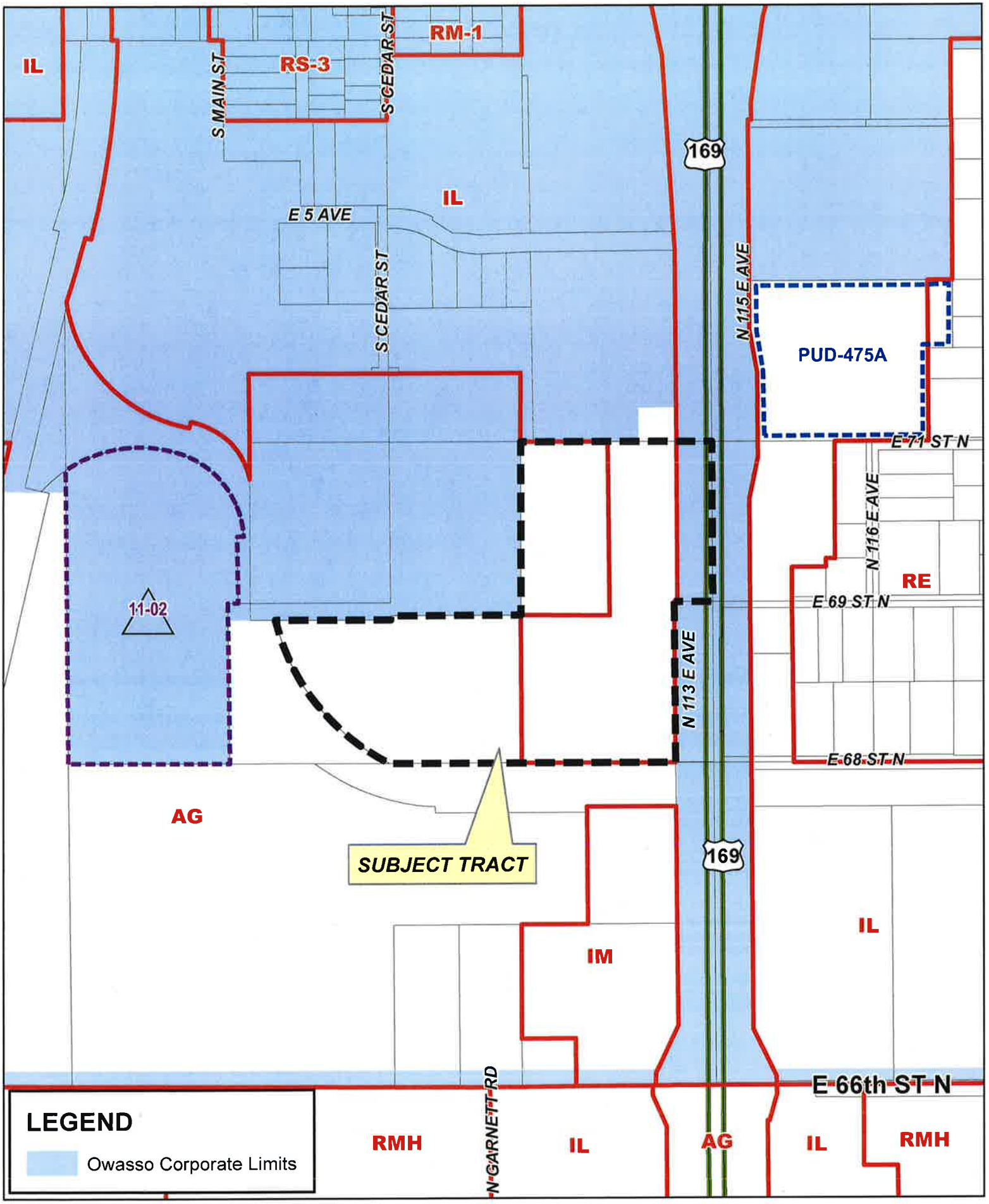
Site Plan

5-17-18

~~2-09~~ Owasso, OK



8.8



CBOA-2684

21-14 31

9.1

BOARD OF ADJUSTMENT
CASE REPORT

STR:1431
CZM:18
PD:

Case Number: CBOA-2684

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Lonnie Basse

ACTION REQUESTED: Special Exception to permit a fireworks stand (Use Unit 2) in an AG district (Section 310) and an IL distrct (Section 910) ;Variance of the all-weather surface material requirement for parking (Section 1340.D).

LOCATION: N 113 AV E

ZONED: AG,IL

PRESENT USE: Vacant

TRACT SIZE: 35.86 acres

LEGAL DESCRIPTION: BG 145.2' W NE C SE W 643.8' S 711' W 531' S 19' W 470' ON GRV TO LF 793.6' E 1173.6' N660' E 10' N 660' TO BG SEC 31-21-14 OWASSO TWP, JONESVILLE

RELEVANT PREVIOUS ACTIONS:

Subject Property:
CBOA 2293: on 5.20.08, the Board **approved** a *Special Exception* to permit a temporary fireworks stand (Use Unit 2) in the IL district (Section 910) for a period of 5 years; *Variance* of the paving requirement for parking areas to permit a temporary gravel parking area (Section 1340.D)

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by undeveloped IL zoned property to the north; AG zoned City of Owasso Water Treatment Facility to the west; US Hwy 169 to the east and Rail ROW to the south.

STAFF COMMENTS:
The site plan submitted with the application proposes a 30' x 70' fireworks tent/stand on what appears to be the southeast portion of the property. The property is zoned AG & IL, the applicant is proposing to utilize the IL zoned portion of the property. The proposed stand will be located along N. 113th E. Av. which fronts US Highway 169. Per the Code, a fireworks tent/ stand is considered an Area-Wide Special Exception Use (Use Unit 2).

A Special Exception is required as the proposed fireworks stand is a use which is not permitted by right in the AG because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the area and to the general welfare, may be permitted.

A portion of the existing parking lot is an unpaved gravel area. The Code requires all parking areas be paved with an all-weather material to maintain a minimum level of aesthetics, and to control air-borne particulates like dust. The applicant has requested a variance to allow a gravel parking area on the site

Fireworks stands previously approved by the Board within the County are normally a temporary use operating for less than a few weeks in a given year. If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

If inclined to approve the Board may consider any conditions it deems necessary and reasonably related to the request to ensure that the fireworks stand is compatible with the surrounding area. The Board may consider establishing conditions related to hours of operation to protect nearby residential areas.

Sample Motion:

Move to _____ (approve/deny) Special Exception to permit a fireworks stand (Use Unit 2) in an an IL distrct (Section 910) ;Variance of the all-weather surface material requirement for parking (Section 1340.D).

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."

COUNTY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 336
Tuesday, May 20, 2008, 1:30 p.m.
Aaronson Auditorium
Tulsa Central Library
400 Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Dillard	Charney, Chair	Alberty	West, Co. Inspector
Hutson	Walker	Butler	
Tyndall, Vice Chair		Cuthbertson	

The notice and agenda of said meeting were posted at the County Clerk's office, County Administration Building, Friday, May 16, 2008 at 8:49 a.m., as well as in the Office of INCOG, 201 W. 5th St., Suite 600.

After declaring a quorum present, Vice Chair Tyndall called the meeting to order at 1:30 p.m.

Mr. Cuthbertson read the rules and procedures for the County Board of Adjustment Public Hearing.

****

MINUTES

On **MOTION** of **Hutson**, the Board voted 3-0-0 (Tyndall, Dillard, Hutson "aye"; no "nays"; "abstained"; Charney, Walker "absent") to **CONTINUE** the Minutes of April 15, 2008, (No. 335) to the meeting on June 17, 2008.

****

NEW APPLICATIONS

FILE COPY

Case No. 2293
Action Requested:
Special Exception to permit a temporary fireworks stand (Use Unit 2) in the IL district (Section 910); and a Variance of the paving requirement for parking areas to permit a temporary gravel parking area (Section 1340.D), located: 6802 North 113th Avenue East.

Presentation:

Lonnie Basse, 5401 West Skelly Drive, Tulsa, Oklahoma, stated his request. This is for retail sales, in a seasonal fireworks stand. The site plan provided is (Exhibit A-1).

Comments and Questions:

Mr. Tyndall asked for specifics on the request for temporary use. Mr. Basse replied they requested relief for ten years. Mr. Hutson suggested five years.

Interested Parties:

There were no interested parties who wished to speak.

FILE COPY

Board Action:

On **Motion** of **Hutson**, to **APPROVE** a Special Exception to permit a temporary fireworks stand (Use Unit 2) in the IL district (Section 910); and a Variance of the paving requirement for parking areas to permit a temporary gravel parking area (Section 1340.D), approval for five years,

Mr. Alberty suggested a discussion of the motion. He pointed out that the application was made on the 33 acre tract. He reminded the Board they could restrict the action to the area shown on the plan, 30' x 90' tent located south of the temporary gravel.

On **Amended Motion** of **Hutson**, the Board voted 3-0-0 (Tyndall, Dillard, Hutson "aye"; no "nays"; "abstained"; Charney, Walker "absent")to **APPROVE** a Special Exception to permit a temporary fireworks stand (Use Unit 2) in the IL district (Section 910), per site plan; and a Variance of the paving requirement for parking areas to permit a temporary gravel parking area (Section 1340.D); approval for five years; finding the special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

BG 145.2' W NE C SE W 643.8' S 711' W 531' S 19' W 470' ON GRV TO LF 793.6' E 1173.6' N660' E 10' N660' TO BG SEC 31-21-14, Tulsa County, State of Oklahoma

****

Case No. 2294

Action Requested:

Special Exception to permit a mobile home in the RS district (Section 410), located: 7148 North Trenton Avenue East.

Feet
0 250 500

Subject Tract

CBOA-2684

21-14 31

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

N

9.6

Site Plan

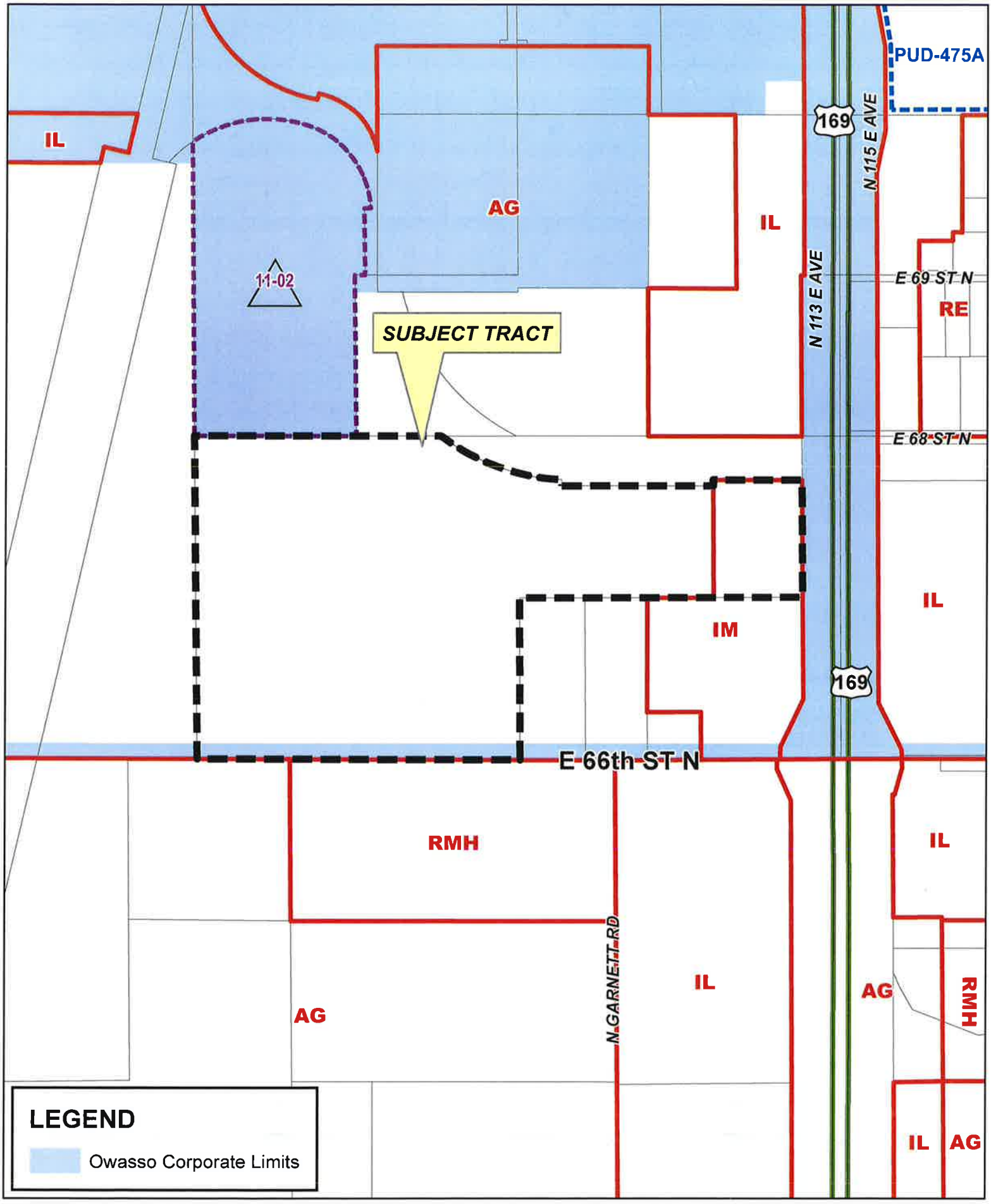
5-17-18

9.7

THIS PAGE

INTENTIONALLY

LEFT BLANK



CBOA-2685

21-14 31

10.1

BOARD OF ADJUSTMENT
CASE REPORT

STR: 1431
CZM: 18, 24
PD:

Case Number: CBOA-2685

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Amber Post

ACTION REQUESTED: Special Exception to permit an event center (UU19) in the IM district. (Section 910)

LOCATION: 6752 N 113 AV E

ZONED: IM

PRESENT USE: Residential

TRACT SIZE: 51.84 acres

LEGAL DESCRIPTION: THE S 438 FT and the W 281 FT of the N/2, SE/4, SE/4, Sec 31 T 31N, R 14E of the I.B.M. Tulsa County, State of Oklahoma, less and except U.S. Highway 169 right of way, and containing 2.82 acres

RELEVANT PREVIOUS ACTIONS:
None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by large industrial and agriculture zoned parcels.

STAFF COMMENTS:
A Special Exception is required as an event center is not permitted by right in the IM district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the surrounding area and to the general welfare, may be permitted.

The applicant provided the following statement: *"The facility will be used for birthday parties, community events (like Just Between Friends consignment sales), reunions, meetings and banquet-type events".* The large parcel consists of both AG and IM zoned areas. Per "Exhibit- A", the applicant is proposing to construct the event center within the IM zoned portion of the lot.

If inclined to approve the Board may consider the following conditions:

- Limiting the number of onsite events per year.
- Limiting the total number of guests permitted at one time.
- Limiting the day and hours of operation.

Sample Motion:

"Move to _____ (approve/deny) a Special Exception to permit an event center (UU19) in the IM district. (Section 910)

*Approved per conceptual plan on page _____ of the agenda packet.

*Subject to the following conditions (including time limitation, if any): _____.

Finding the Special Exception will be in harmony with the spirit and intent of the Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Feet
0 250 500

Subject Tract

CBOA-2685

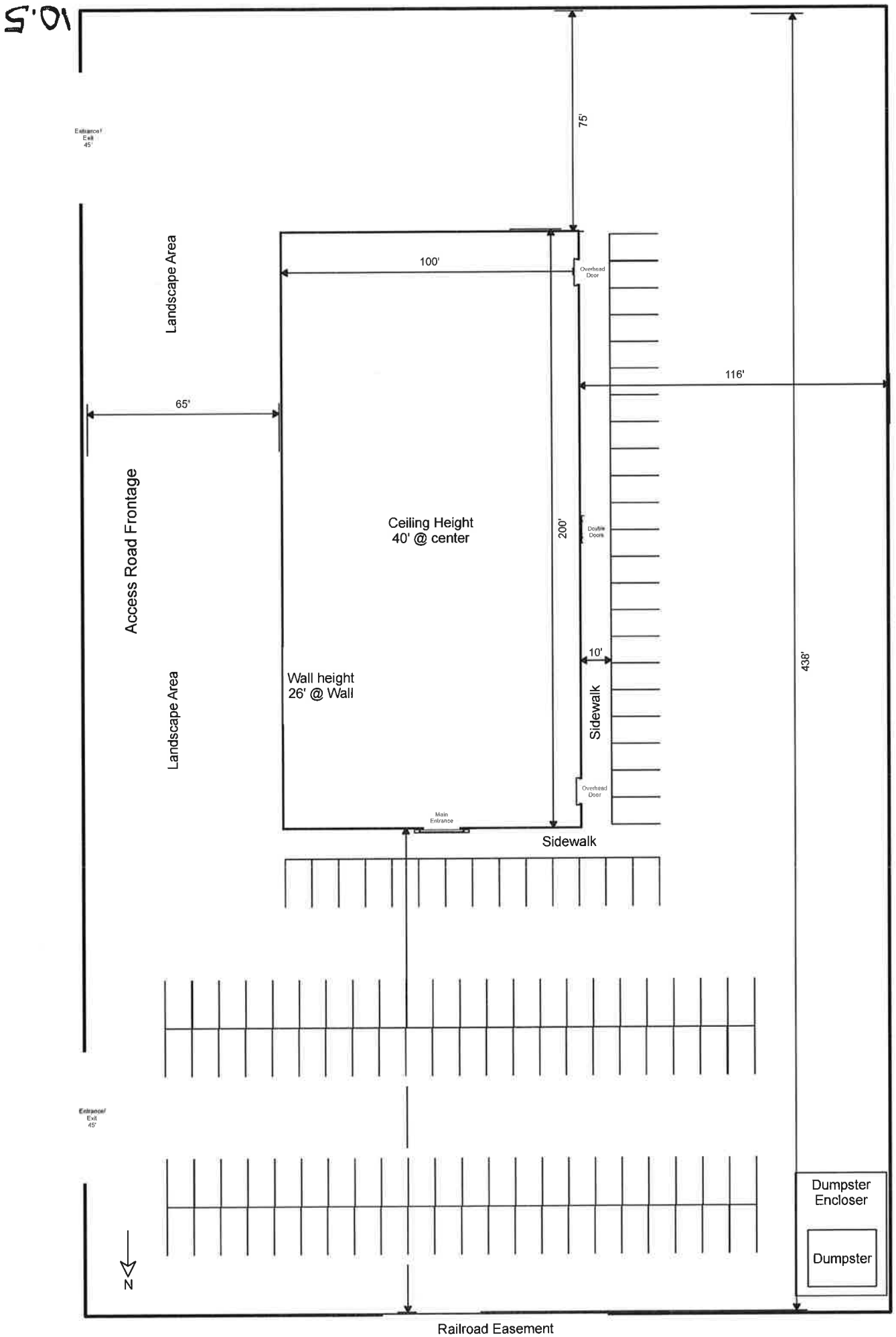
21-14 31

Note: Graphic overlays may not precisely align with physical features on the ground.

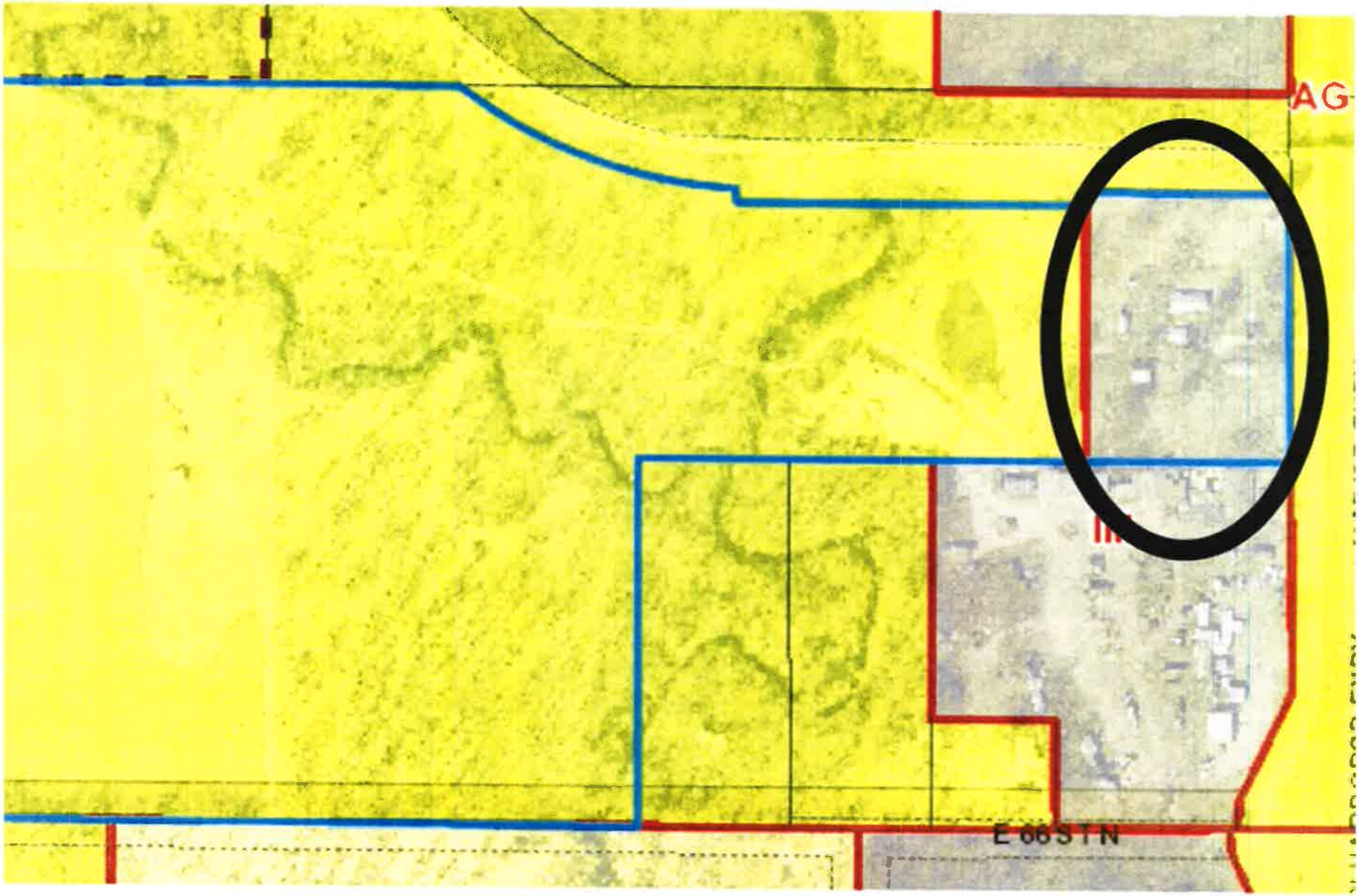
Aerial Photo Date: February 2018

N

10.4


Entrance/ Exit 45'
75'
Landscape Area
100'
Overhead Door
116'
65'
Access Road Frontage
Ceiling Height
40' @ center
200'
Double Doors
10'
438'
Wall height
26' @ Wall
Landscape Area
Sidewalk
Overhead Door
Main Entrance
Sidewalk
Entrance/ Exit 45'
Dumpster Encloser
Dumpster
N
Railroad Easement

"Exhibit - A"



10.6

Ulmer, Amy

From: Amber Post <amber@jbfsale.com>
Sent: Thursday, June 07, 2018 12:42 PM
To: Ulmer, Amy
Subject: Re: CBOA-2685
Attachments: Owasso Event Center.pdf; 3037_001 copy.pdf

Hi Amy,

The facility will be used for birthday parties, community events (like Just Between Friends consignment sales), reunions, meetings and banquet-type events. The hours will be as needed for the events, but 8am-Midnight is a generous estimate of time.

On the attached map you sent, I made a red outline of the approximate area of the building. But its not beautiful, sorry! I'm sure you have the site plan we submitted with the application, but just in case I'm attaching it here. On my crude drawing it might not look set back enough on the front or sides to meet regulations.

Let me know what other information you may need. Thanks!!

Amber Post, Event Organizer
Just Between Friends ~ Lee's Summit Missouri
amber@jbfsale.com
816-686-2326

On Jun 6, 2018, at 2:50 PM, Ulmer, Amy <aulmer@incog.org> wrote:

Amber,

It has come to my attention that I need additional information from you. What types of events will be held at the proposed facility? Also, do you know what the hours of operation? Lastly, I will need you to indicate on the attached map where the actual building will be constructed on the site. Thank you.

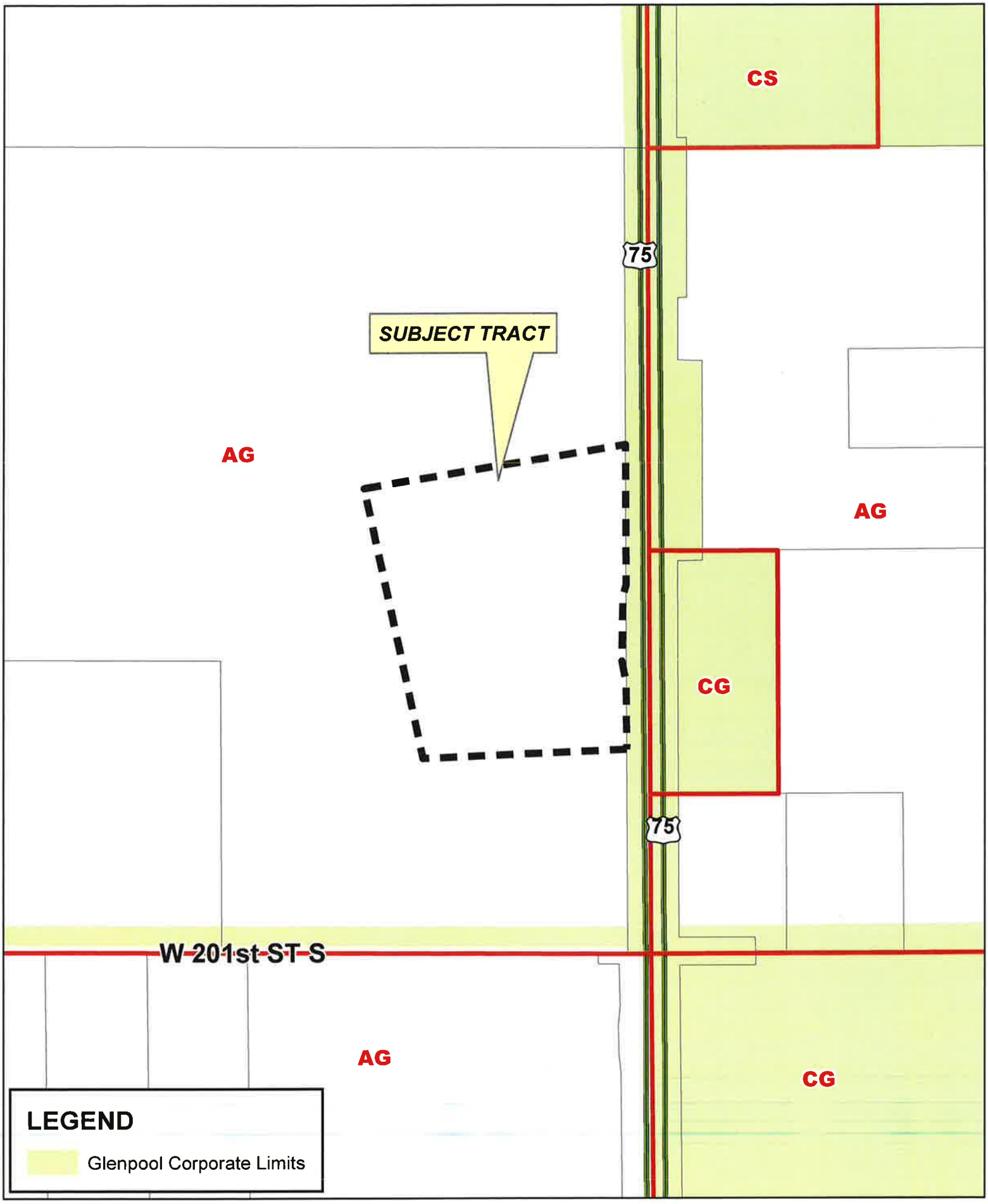
Amy Ulmer | Land Development Planner
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9437
918.579.9537 fax
aulmer@incog.org
<image001.jpg>

10.7

THIS PAGE

INTENTIONALLY

LEFT BLANK



CBOA-2686

16-12 10

11.1

BOARD OF ADJUSTMENT
CASE REPORT

STR:6210 **Case Number:** CBOA-2686

CZM:70

PD:

HEARING DATE: 06/19/2018 1:30 PM

APPLICANT: Nathan Cross

ACTION REQUESTED: Use variance to allow a warehousing use (Use Unit 23) in an AG District (Section 310).

LOCATION: 2409 W 201 ST S **ZONED:** AG

PRESENT USE: Materials Storage **TRACT SIZE:** 134.14 acres

LEGAL DESCRIPTION: SE LESS 4.83AC E/2 E/2 SE FOR RD & LESS TR BEG 275E SWC SE TH N957 E957 S957 W957 TO POB SEC 10 16 12 134.14ACS (overall parcel legal description)

RELEVANT PREVIOUS ACTIONS:
None Relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is abutted by AG zoned lots on the north, west and south; AG and CG zoned parcels abut the subject lot on the east.

STAFF COMMENTS:
The applicant is requesting a Use Variance to allow a Warehousing (Use Unit 23) in the AG district (Section 310, Table 1). The applicant submitted a document describing a hardship statement, the history of the property, and the use that is attached to this case report.

According to the submitted survey the applicant is proposing to use ± 16.86 acres on the subject lot for warehousing/ storage of steel that is held for future transport. The request is limited to the area depicted on the survey submitted by the applicant. A Use Variance is required as warehousing (Use Unit 23) is not a use permitted in the AG district due to potential adverse effects.

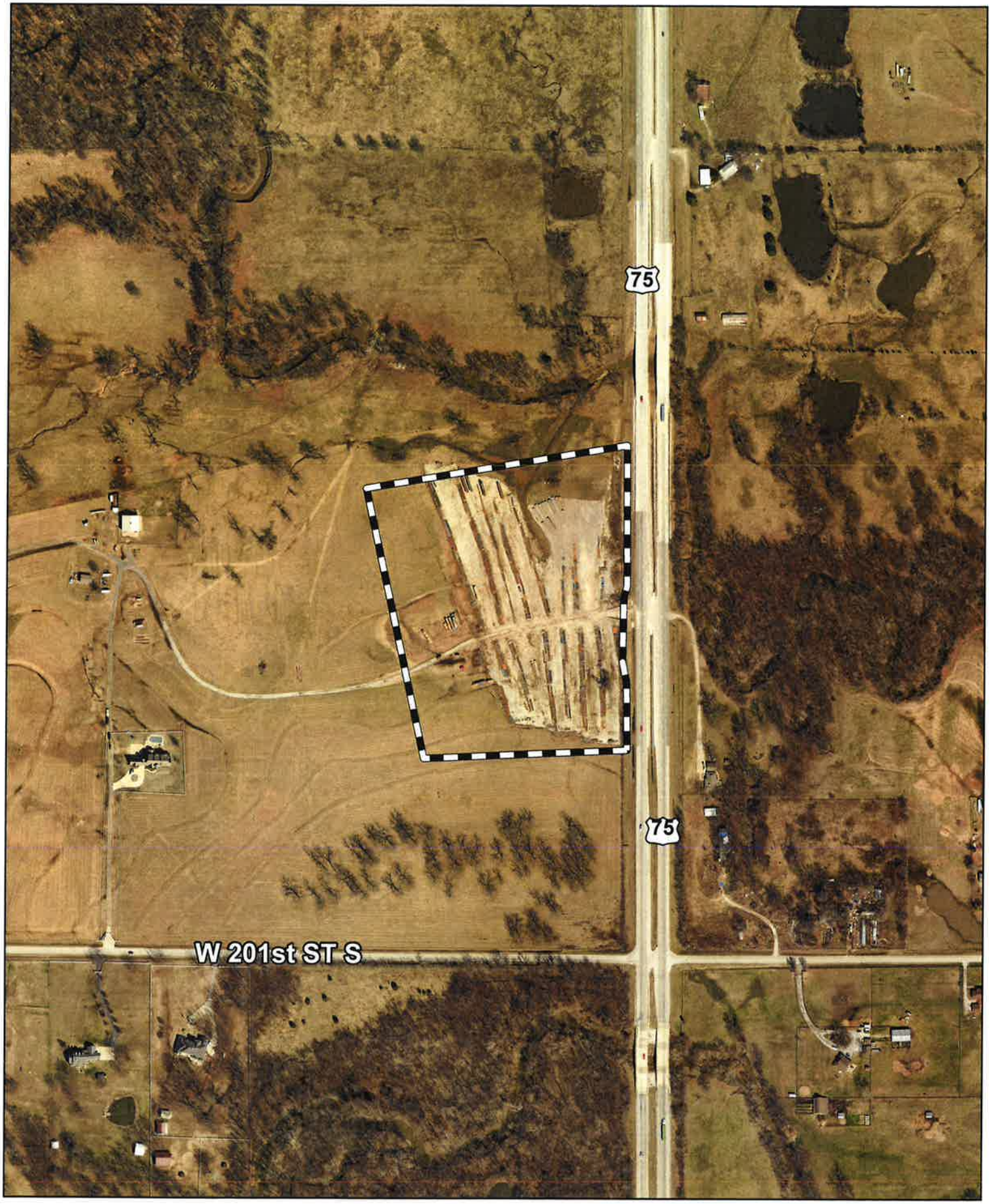
If inclined to approve, the Board may consider any condition it deems necessary and reasonably related to the request to ensure the proposed use of the land is compatible with and non-injurious to the surrounding area.

Sample Motion:

***"Move to _____ (approve/deny) a* Use variance to allow a warehousing use (Use Unit 23) in an AG District (Section 310).**

Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan."



Feet
0 200 400

Subject Tract

CBOA-2686

16-12 10

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

11.4

EXHIBIT "B"

HISTORY OF THE PROPERTY

The Property Owners purchased a large piece of land at Northwest corner of Highway 75 and W 201st Street South in 1994 for the purpose of constructing a single-family home for themselves. Subsequently, the Property Owners constructed a home on the the parcel and moved to the property. Following construction of the home, the Property Owners began using some vacant space on the on the property (the "Subject Property") as a storage area for material that is held for future transport for their business, JD Specialized Transport. The Property Owner's current primary facility is located in Creek County and they have elected to move part of that facility to this location because of the ease of access to I-75. As a result of that decision, the Property Owners have improved the Subject Property and began conducting operations on the Subject Property in or around 2014. From and since that time, the Property Owners have utilized the Subject Property for storage of steel to be shipped to all parts of the country on behalf of the Applicant's clients.

SITE USE

The Subject Property is currently used for storage only of steel with no manufacturing, fabrication, repair, customization or direct sales. The Property Owner has already improved the property and has no plans to make further improvements. As such, there are no plans to construct any structures on the Subject Property. The Property Owner's development concept is to continue to operate its facility on the Subject Property as it has done since at least 2014. The Property Owner's use is consistent with other uses along this corridor of I-75 including multiple industrial and high density commercial uses. This Subject Property is a portion of existing property owned by the Property Owners and, as such, the Subject Property is bounded on three sides by property owned by the Property Owners and by I-75 on the East side.

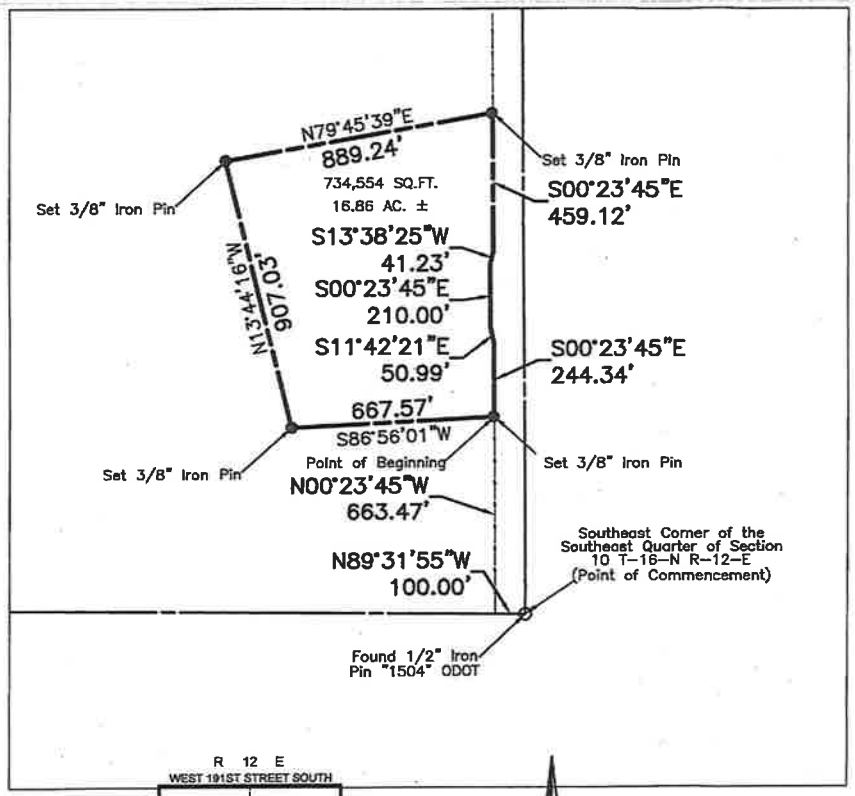
VARIANCE REQUEST

The Applicant is requesting a Use Variance to allow the warehousing use that has been in place on the property since at least 2014. The request is limited to the area depicted on the survey submitted with the Application. The unique location of the Subject Property and its connection to Highway 75 make it a candidate for uses similar to the Property Owner's use. It is bounded on three sides by the Property Owner's own property and has direct access to the highway. Concerns have been raised, however, about rezoning the property as a rezoning would open up the site to a wide range of uses. The Property Owners have no intent to use the site as anything except the current use and are happy to accept a use variance restricting the use on the Subject Property to the current use and preventing other future uses. The Applicant requests that a Use Variance be granted allowing solely the Warehousing, NEC classification of use and restricting said use the area depicted on the survey attached to the Application.

Plat of Survey

of Part of

The SE/4 of Sec 10, T-16-N, R-12-E
Tulsa County, State of Oklahoma



Notes

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!!)
4. THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED.

Legal Description

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, T-16-N, R-12-E, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE N89°31'55"W ALONG THE SOUTH LINE OF SAID SECTION 10, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 75; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE N00°23'45"W, FOR A DISTANCE OF 663.47 FEET TO THE POINT OF BEGINNING; THENCE S86°56'01"W, FOR A DISTANCE OF 667.57 FEET; THENCE N13°44'16"W, FOR A DISTANCE OF 907.03 FEET; THENCE N79°45'39"E, FOR A DISTANCE OF 889.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 75; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE S00°23'45"E, FOR A DISTANCE OF 459.12 FEET; THENCE S13°38'25"W, FOR A DISTANCE OF 41.23 FEET; THENCE S00°23'45"E, FOR A DISTANCE OF 210.00 FEET; THENCE S11°42'21"E, FOR A DISTANCE OF 50.99 FEET; THENCE S00°23'45"E, FOR A DISTANCE OF 244.34 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 734,554 SQUARE FEET, OR 16.86 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 15TH, 2018 BY R. WADE BENNETT, PLS #1556.

Surveyor's Statement

I, R. WADE BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 18TH DAY OF MARCH, 2013.

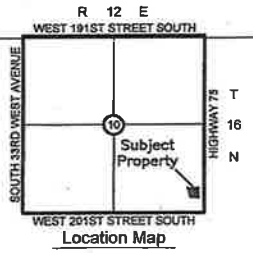
BY: _____
R. WADE BENNETT, R.P.L.S. No.1556

FEBRUARY 15, 2018
DATE OF STATEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR
R. WADE BENNETT
1556
OKLAHOMA

Legend

AC	ACRE
COR.	CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PROP.	PROPERTY
SEC.	SECTION
N	NORTH
E	EAST
S	SOUTH
W	WEST
o	FOUND SURVEY MONUMENT
●	SET SURVEY MONUMENT



Location Map

Scale: 1"=400'

No.	REVISION	DATE	BY
–	–	–	–

SURVEY BY:	GQI
BOOK:	PAGE:
SURVEY DATE:	2/14/18

BENNETT SURVEYING, INC.
P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/2018

SCALE:	1"=400'
DRAWN BY:	CAH
DRAWING:	180830PS.dwg
JOB: 180830	FILE: 1612.10
PREPARED FOR	RICK CRENSHAW

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, T-16-N, R-12-E, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE N89°31'55"W ALONG THE SOUTH LINE OF SAID SECTION 10, FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 75; THENCE FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE N00°23'45"W, FOR A DISTANCE OF 663.47 FEET TO THE POINT OF BEGINNING; THENCE S86°56'01"W, FOR A DISTANCE OF 667.57 FEET; THENCE N13°44'16"W, FOR A DISTANCE OF 907.03 FEET; THENCE N79°45'39"E, FOR A DISTANCE OF 889.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 75; THENCE FOLLOWING THE WESTERLY RIGHT-OF WAY LINE S00°23'45"E, FOR A DISTANCE OF 459.12 FEET; THENCE S13°38'25"W, FOR A DISTANCE OF 41.23 FEET; THENCE S00°23'45"E, FOR A DISTANCE OF 210.00 FEET; THENCE S11°42'21"E, FOR A DISTANCE OF 50.99 FEET; THENCE S00°23'45"E, FOR A DISTANCE OF 244.34 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 734,554 SQUARE FEET, OR 16.86 ACRES, MORE OR LESS.