

Jeff Fulco

From: Harry Gordon <harrygordon23@sbcglobal.net>
Sent: Saturday, June 21, 2014 8:24 AM
To: Jeff Stava; Jeff Fulco; 'Debbie Forbes'; Glen Mulready; huntermattocks@yahoo.com; Oden, Grant
Subject: Tulsa metropolitan Area Planning Commission, Meeting No. 2676, June 18, 2014 - summary

Importance: High

Glen, Debbie and I attended the subject Planning Hearing on Friday regarding an amendment to modify the landscaping and screening requirements for the land being developed on the Southeast corner of 81st Street and HW 75.

Our concern is for any increase in storm water drainage that flows through our neighborhood creeks and drainage systems. This is because of washouts of the root systems of several (as many as a dozen) large mature trees.

The case of concern was listed on the agenda as item #11. Z-7164-SP-1b – Lou Reynolds. Location: South and east of the intersection of U.S. Highway 75 and West 81st Street, requesting a Corridor Minor Amendment to modify the landscaping and screening requirements included in the development standards, CO(CD-2). The applicant specifically asks, to “Remove the requirement for rainwater cisterns and landscape median in right-of-way.”

Harry Gordon spoke as a representative of the Stonebrooke HOA. I described our concern for the impact of additional storm water drainage washing out parts of our creek. Four drawings of the creek during rains and after were shared with the Commission. Following my brief presentation some of the Commissioners asked some questions regarding:

- how much water is flowing now compared to before the development of the area,
- whether the HOA has employed a civil engineer to assess the situation,
- where our creek actually is located relating to the layout slides of the Commission,

- what areas actually drain into our creek and how their water gets to our creeks,

Glen Mulready spoke as support to the concern. Glen highlighted that increased asphalt and buildings will exacerbate our situation.

Lou Reynolds, Eller & Detrich, rlreynolds@ellerderitch.com (918-747-8900) lawyer representing the development, spoke and explained that the “cisterns” and landscape medians would not impact the drainage. He stated they were simply for aesthetics and strongly suggested that the impact on the neighborhoods would be managed in step with the City’s processes and storm water engineering managers.

Doug Duke, PE, Senior Engineer for the City’s Development Services, dduke@cityoftulsa.org (918-699-2887) spoke and stated that the existing plan had been reviewed by his department and the amendment would not impact the plan.

The Commission voted to allow the proposed amendment.

Following the meeting Glen, Debbie and myself visited in the hallway with Mr. Reynolds. He emphasized we should contact him directly with any concerns in the future. Further, he emphatically emphasized that his clients development would improve the existing drainage situation by better controlling the water and “lessening” the flow into our systems.

It will be my recommendation that Stonebrooke representatives should meet with Mr. Duke, city engineer, and further pursue a reduction in the wash outs.

By copy of this memo Jeff Fulco is asked to include this summary in the official Stonebrooke meeting minutes.