

Planning Commission Minutes
April 27, 2023

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:37 a.m. on April 24, 2023)

21. (PUD-1943) Application by OKC L DEV., LLC ~~RSR240, LLC~~, to rezone 9900 Piedmont Road from R-1 Single-Family Residential District to PUD-1943 Planned Unit Development District. Ward 1.

Technical Evaluation:

1. A minimum of 20 percent open space shall be provided within the PUD.
2. An internal pedestrian trail system shall be provided between tracts and to Common Areas A and B.

The applicant was present. There was a protestor present.

RECOMMENDED APPROVAL SUBJECT TO TECHNICAL EVALUATION.

MOVED BY CLAIR, SECONDED BY POWERS

AYES: CLAIR, POWERS, FRALEY, HINKLE, GOVIN, PENNINGTON, NOBLE;

ABSENT: PRIVETT, LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 27, 2023

Item No. IV. 21.

(PUD-1943) Application by OKC L DEV., LLC ~~RSR240, LLC~~, to rezone 9900 Piedmont Road from R-1 Single-Family Residential District to PUD-1943 Planned Unit Development District. Ward 1

I. GENERAL INFORMATION

A. Contacts

1. Applicant/Developer Representative

Name Brad Reid
Company LTS Engineering Services, LLC
Phone 405-365-5690
Email brad.reid@ltses.com

B. Case History

This is a new application.

C. Reason for Request

This application is to permit a single-family residential development.

D. Existing Conditions

1. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

2. Size of Site: 85.44 acres

3. Zoning and Land Use

| | Subject Site | North | East | South | West |
|-----------------|--------------|-------------|--------------|----------------------|-------------|
| Zoning | R-1 | AA/R-1 | PUD-1727/R-1 | PUD-1777 PUD-1805 | AA |
| Land Use | Undeveloped | Undeveloped | Residential | Undeveloped | Residential |

II. SUMMARY OF PUD APPLICATION

8.1 USE AND DEVELOPMENT REGULATIONS

The use and development regulations of the **R-1 Single-Family Residential District** for this PUD, except as modified in Section 9.0 Special Conditions.

9.0 SPECIAL CONDITIONS

The following special conditions shall be made a part of this PUD:

- There shall be a 20' common area buffer along the entire north property line

Tract 1:

- Minimum Lot Area: Four Thousand Eight Hundred (4,800) square feet
- Minimum Lot Width: Forty (40) feet at the building line
- Front Yard Setback: Twenty (20) feet

Tract 2:

- Minimum Lot Area: Three Thousand Six Hundred (3,600) square feet
- Minimum Lot Width: Thirty (30) feet at the building line
- Front Yard Setback: Twenty (20) feet
- Any lot abutting N. Piedmont Road shall be a minimum of Six Thousand (6,000) square feet with a minimum width of Fifty (50) feet at the building line.

9.1 FAÇADE REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the Oklahoma City Zoning Code in place at the time of development, except as modified herein.

9.3 SCREENING REGULATIONS

The base zoning district shall regulate the screening requirements. Some existing mature trees will remain along the USGS streamline where feasible.

9.4 PLATTING REGULATIONS

Platting shall be required for this PUD.

9.5 ACCESS REGULATIONS

Access to the property will be from N. Piedmont Rd on the west side and from W Britton Road on the south, both are two-lane minor arterial streets paved to rural standards with impending improvements for N Piedmont Road. Access to the east will be from the newly developed portion of Redstone Ranch.

9.6.1 SIGNAGE REGULATIONS

9.6.2 FREESTANDING ACCESSORY SIGNS

Per base zoning district regulations

9.6.3 ATTACHED SIGNS

Attached signs will be in accordance with the base zoning district regulations.

9.6.4 NON-ACCESSORY SIGNS

Non-Accessory signs shall be prohibited within this PUD.

9.6.5 ELECTRONIC MESSAGE DISPLAY SIGNS

Electronic Message Display signs shall be prohibited within this PUD.

9.7 LIGHTING REGULATIONS

The site lighting in this PUD shall be in accordance with Oklahoma City zoning regulations.

9.8 SETBACK REGULATIONS

Setbacks within this PUD shall be pursuant to the base zoning district regulations. Except Front Yard Setback for Single Family dwellings shall be Twenty (20) feet

9.9 HEIGHT REGULATIONS

All structures within this PUD shall be pursuant to the base zoning district regulations.

9.10 PARKING REGULATIONS

The design and number of all parking facilities in this PUD shall be in accordance with the City of Oklahoma City Zoning Code. Maneuvering within the Right of Way shall be permitted for common areas.

9.11 SIDEWALK REGULATIONS

Sidewalks shall be pursuant to the base zoning district regulations.

9.12 OTHER

Tracts boundaries depicted on the Master Development Plan may be adjusted by no more than 10%.

10.0 EXHIBITS

Exhibit A: Legal Descriptions
Exhibit B: Master Development Plan – Conceptual

III. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Natural Gas:** Please be advised ONG has an underground or aboveground facility in the area. If you need our facilities relocated to accommodate your excavation or construction, ONG will provide you a cost estimate. Prior to excavation, please contact OKIE-ONE 1-800-522-6543 a minimum of 48 hours prior for exact location of our facilities.
- 5. Oklahoma Water Resources Board (OWRB)**
- 6. School District(s) Yukon**
- 7. Oklahoma Department of Transportation (ODOT)**

B. City Departments

- 1. Airports**

- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
 - a. Engineering**
 - b. Streets, Traffic and Drainage Maintenance**

Storm Sewer Availability

- 1) The Public Works Drainage Division staff has reviewed the subject application. All development, new construction, and/or substantial improvements planned within the proposed area shall be subject to chapter 16 of the Oklahoma City Municipal Code.
- 2) Storm sewers in accordance with the City's Drainage Ordinance will be required. Development abutting section line roads with drainage flows that exceed the capacity of OKC standard ditch detail (D-100) will necessitate the installation of enclosed storm sewer and/or concrete channel. These improvements shall be placed to provide a minimum of 35' clearance distance from the centerline of the section. Concrete channels must be entirely outside public right-of-way.
- 3) A flood and/or drainage study will be required to establish finished floor elevations, common lot areas or private drainage easements. A final plat should not be submitted until the study has been reviewed and approved by the Public Works Department.
- 4) Plans for drainage improvements within the private drainage reserves and/or common areas must be submitted for review, and payment of inspection fees shall be made prior to construction. Building permits will not be issued until construction is complete. If a subdivision abuts a stream, the private drainage easements and/or common area along stream shall extend to flow line of stream at a minimum.

- 5) Place the following note on the plat and construction plans: Maintenance of the Common Areas and/or Private Drainage Easements shall be the responsibility of the property owner. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent shall be placed within the common areas and/or drainage easements shown.
- 6) Drainage easements shall be clearly denoted as public or private in owner's dedication, on the plat, and/or in the plat notes.
- 7) Construction within the limits of this SPUD will require an erosion control plan in accordance with EPA Storm Water Discharge permitting: CFR Vol. 57, No. 175, September 9, 1992. A copy of the EPA Notice of Intent (NOI) will be required prior to the issuance of work orders or permits for construction activities disturbing an area of 1/2 acre or greater.
- 8) Sidewalk shall be installed for all new construction and/or at the time of a residential use to a more intense use on all lots having frontage on public streets classified as a major or minor arterial.
- 9) All private roads /streets will have private storm sewer systems.
- 10) Engineer/developers will be contacting PW for detention determination before they submit their final plat and plans.
- 11) Add section 7.8: The proposed development will comply with the current City of Oklahoma City Drainage ordinance as amended.
- 12) Add Section: Maintenance of the common areas, private drainage easements and islands and medians shall be the responsibility of the property owner association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as but not limited to walks benches Piers and docks shall be permitted if installed in a manner to meet the requirements specified above.

c. Stormwater Quality Management

d. Traffic Management*

8. Utilities

a. Engineering

Paving

Wastewater Availability

- 1) An existing 8” and 15” wastewater main(s) is located adjacent to the subject site(s).
- 2) An existing 15” wastewater main(s) is within the required distance to the subject site and will be required to be extended to the furthest property line for any proposed development.
- 3) Line capacity is not guaranteed and must be checked by the Engineer of Record and reviewed by the City.
- 4) The developer will be required to extend the City wastewater collection system to and across each lot or site within the subdivision in accordance with the City Standard Specifications and Private Development Design Manual.
- 5) Minimum ten (10) feet horizontal separation is required from water mains and five (5) feet for other utilities. Minimum two (2) feet vertical separation required for all crossings. All wastewater mains must have a minimum cover of four (4) feet and depth no greater than eighteen (18) feet. Developer is responsible for remediating any failure to maintain the minimum four (4) feet of cover.
- 6) Wastewater main(s) must be centrally located in a twenty (20) feet wide easement or larger if necessary. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have any private improvement located within any utility easement and/or right-of-way.
- 7) All existing unused private wastewater service connections must be abandoned and capped at the main in accordance with City Standard Specifications and Private Development Design Manual.
- 8) An offsite wastewater interceptor will be required to serve the development. The size, alignment and other design factors shall be in accordance with current City Standard Specifications and Private Development Design Manual. The developer may make an application under the Policy B-1 program for OCWUT participation in construction costs if an oversized wastewater main (greater than 8-inches) is required. Approval will be subject to funding availability but will not be granted for oversized mains that are necessary to provide additional capacity for the development or other developer owned property.

- 9) Active existing 15" public wastewater main SB-2021-00001 adjacent to north end of site will be required to extend 15" to the south end of the site for continued extension of 15" with next development. Rest of development can be extended with an 8" main throughout and connect where adjacent to existing 8" mains along east side of development projects SD-3447 & SD-2020-0041

Certificate of occupancies cannot be issued for this development until SC-1106 is finalized.

b. Solid Waste Management

- 1) The City can provide service, providing there is sufficient space for the truck to maneuver to service the addition.

c. Water/Wastewater Quality

Water Availability

- 1) An existing 12" water main(s) is located adjacent to the subject site(s).
- 2) An existing 16" water main(s) is within the required distance to the subject site and the developer will be required to extend a 12-inch or larger water main along street frontage and will be required to extend the water system to each lot or site within the development in accordance with City Standard Specifications and Private Development Design Manual.
- 3) If a larger main than 12-inch is required, the developer may make an application under the Policy "A-1" program for OCWUT participation in construction costs if an oversized is required. Approval will be subject to funding availability but will not be granted for oversized mains that are necessary to provide additional capacity for the development or other developer owned property.
- 4) A 12-inch water main is required to be loop through the development to provide adequate water supply and fire flow protection. Connection to two (2) separate active water mains is required to prevent partial or total shut-off of water supply when a pipeline failure occurs.
- 5) Minimum ten (10) feet horizontal separation required from wastewater mains and five (5) feet for other utilities. Minimum two (2) foot vertical separation required for all utility crossings. All water mains must have a minimum cover of five (5) feet along section line roads and four (4) feet elsewhere.
- 6) Proposed and/or existing water mains must be located centrally within a twenty (20) feet wide or larger utility easement or right-of-way. No trees, signs, dumpster, fence, and/or structures shall be permitted over any proposed or existing utility main. An approved revocable permit must be obtained to have

any private improvement located within any utility easement and/or right-of-way.

- 7) Dead-end water mains must be avoided when possible. All existing unused water services must be capped and abandoned at the water main in accordance with the City Standard Specifications.
- 8) In accordance with ODEQ regulations, the City provides water at a minimum pressure of 25 psi. The developer is responsible for designing and construction of all fixtures to provide adequate domestic and fire protection under minimum pressure conditions. The developer will be responsible for any failure of domestic or fire protection systems which require water pressure in excess of 25 psi. The developer is responsible for installing pressure reducers if necessary for protection of developer's service lines, plumbing, and fixtures.
- 9) All existing and/or proposed water meters must be located in the right-of-way and/or utility easement within grassy areas outside of sidewalks, driveways, streets, and paving.
- 10) All domestic and fire suppression services must have a separate water service connection. Fire hydrant spacing shall not exceed 500 feet and must be located within ten (10) of a hard surface (i.e. sidewalk, street, paving).
- 11) Supply capacity for development is not guaranteed and will be reviewed at time of review of construction documents.
- 12) 16" public water will be required to extend the entire frontage along Piedmont rd. Will connect to 12" public water main project WA-2022-00107 currently in design phase that ties into existing 16" water main along W Britton Rd.

9. Planning

a. Comprehensive Plan Considerations

1) LUTA Development Policies:

Site Design:

- Large-scale (20+ acres or 50 or more single family units) residential subdivisions should provide a diversity of home sizes, lot sizes, price points, architectural styles, and density ranges.
- Where possible, provide a continuous system of open space along stream corridors or other appropriate areas that link neighborhoods and park lands.
- Utilize Best Management Practices (BMP) for stormwater whenever possible.
- Developments should be served by urban water and sewer utility systems.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates.

Density: The Urban Low Intensity LUTA outlines a density range of 4 to 8 dwelling units per acre for single family, and 15 to 30 dwelling units per acre for multifamily.

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer will be extended. It was unclear at the time of review what recreational amenities would be located within the 25 acres of common area. Plan conformance would be strengthened by providing a trail system throughout the neighborhood. The associated Preliminary Plat of Redstone Ranch North (C-7552) indicates 400 lots for a density of 4.68 du/acre.

Automobile Connectivity:

- Limit number of dead-end streets and cul-de-sacs.
- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Development fronting arterials should take access from intersecting streets where possible.
- Primary entrance points should be aligned with access points immediately across the street.
- Provide vehicular connectivity between adjacent developments.
- Subdivisions with more than 50 units should have at least two points of entrance / egress no closer than 300 feet apart.

Access is provided to N Piedmont Road and through other phases of the Redstone Ranch development that provide access to W Britton, N Mustang, and W Hefner Road.

Pedestrian Connectivity:

- Provide sidewalk connections to adjacent development.

Sidewalks will be required on interior streets and along the arterial streets.

- 2) **Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed uses adjacent to existing agricultural or residential uses or zoning, “Building Scale and Site Design” are potential compatibility issues identified by the comprehensive plan.

Building Scale and Site Design: The comprehensive plan calls for mitigation measures for new projects if residential lot sizes in UL are less than 60% of directly adjacent residential lots, the setbacks are significantly deeper or more shallow than the predominant character of adjacent development; the building’s orientation to the street differs from the predominant character of adjacent development; building size or street

frontage dramatically differs from that of adjacent uses, the lot coverage (including buildings and paved areas) dramatically exceeds that of adjacent uses, or if buildings within 40 ft. of a single-family residential structure exceed a 3:1 ratio in height. *The PUD seeks to modify the R-1 District regulations in two separate tracts with lot sizes similar to the R-1ZL District. Across Piedmont Road are rural residences zoned AA and on parcels between 7 and 10 acres. The PUD requires lot sizes abutting Piedmont Road to be 6,000 sf and requires a 20-foot buffer along the north boundary.*

- 3) **Service Efficiency:**
 - Water: *Potential Connectivity or Close to Service*
 - Sewer: *Will be served*
 - Fire Service: *Urban Service Level*
- 4) **Environmentally Sensitive Areas:** The following apply to the proposed development site:
 - Riparian Areas: Riparian areas are vegetated areas adjacent to streams, lakes, ponds, and wetlands that are composed of a mixture of trees, shrubs, and grasses. These areas may also contain floodplain. The comprehensive plan recommends a 100-foot buffer from stream banks. *Riparian area is present on the subject site in the form of pond and small stream. The plat associated with this application places them in a common area. Floodplain is not present.*
 - Upland Forests: N/A
 - Vulnerable Aquifers: The aquifer in this area is considered highly vulnerable to depletion. The comprehensive plan recommends preserving natural open spaces and utilizing low impact development techniques whenever possible in new developments in order to maintain water quality and allow for the infiltration of stormwater onsite.
- 5) **Transportation System:** This site is located off Piedmont Road, a Major Arterial Street in the Urban Low LUTA. Transit (bus) service is not available.
- 6) **Other Development Related Policies**
 - Support diversity and integration of housing unit types and sizes in all land use typology areas in order to meet the diverse needs of households of different sizes, generational needs, incomes, and preferences. New residential subdivisions should achieve a mixture of housing types within a unified development. (SU-4)
 - Require sidewalks on both sides of all streets in urban LUTAs. (C-7)
 - Improve the functionality and efficiency of the street network by:
 - Providing direct connections from residential developments to nearby places and to each other.

- Providing street and sidewalk stubs to adjacent vacant land in anticipation of future development.
- Connecting new development to existing street and sidewalk stubs, and to existing trail, open space, and bicycle networks.
- Reducing block sizes and use of dead-end streets.
- Maintaining the existing street grid to preserve connectivity and mobility options. (C-11)
- Limit driveways on arterials and collectors and increase connections between uses to improve safety and traffic efficiency. (C-30)
- Ensure proper access to and between subdivisions in order to offer a choice in routes for residents, multiple access points for emergency responders, and to reduce vehicle congestions at arterial intersections. Contiguous developments should share access whenever feasible. (C-32)
- Preserve mature, healthy trees and incorporate them into the design of new development or redevelopment projects to the greatest extent possible. (G-26)
- Incorporate natural features (such as ponds, lakes, streams, rock outcroppings, stands of mature trees, and/or sizeable individual trees) into the design of all residential, commercial, and industrial projects rather than eliminating, hiding, or limiting access to those features. (E-31)
- Encourage unified planning for all adjoining land owned or controlled by a project's developer to ensure proper circulation and land use relationships (SU-47)

b. Plan Conformance Considerations

The subject site is located east of N Piedmont Road and north of W Britton Road. The site is zoned R-1 and was previously platted per the R-1 District regulations, which require minimum 6,000 square foot lots. The new PUD would rezone 85.44 acres into a new PUD to allow reduced residential lot sizes on two tracts. Tract 1, the 57 acres in the center of the site, proposes lot sizes of 4,800 square feet and 40-foot lot widths. Tract 2, the 27.85 acres on the west along Piedmont Road, proposes minimum lot sizes of 3,600 square feet and 30-foot widths, except along N Piedmont Road where lots would be required to meet the R-1 regulation of 6,000 square feet and 50-foot lot widths. The associated Preliminary Plat of Redstone Ranch North indicates the eastern third of the site (21 acres) will be common area/drainage.

The subject site is part of the Redstone Ranch development occurring to the east (PUD-1727) and south (PUD-1805). To the north is the planned Coeur d'Alene subdivision zoned R-1, and AA agricultural land. Across N Piedmont Road to the west are homes zoned AA on parcels ranging from 6 to 10 acres.

The site is located in far west Oklahoma City, at the edge of the Urban Low Intensity LUTA. The proposed 400 lots over 85.44 acres would be a gross density of 4.68 dwelling units per acre, within the LUTA range. At least 25 acres of common area is proposed as indicated on the preliminary plat, but not specified in the PUD Master Design Statement. If the proposed lot sizes are allowed, the MDS should specify at least 20 percent of the PUD site will be open space/common area. Additionally, an internal trail/pedestrian network should be provided for residents in both tracts to connect to and through the common areas.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Determination of conformance with policies contained in the comprehensive plan is the purview of the Planning Commission. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application subject to the following Technical Evaluations:

1. A minimum of 20 percent open space shall be provided within the PUD.
2. An internal pedestrian trail system shall be provided between tracts and to Common Areas A and B.

All Engineering Division and Water/Wastewater Utilities Division requirements must be met. Additional changes to the SPUD may be required during either Divisions review of construction plans and prior to City Council approval.

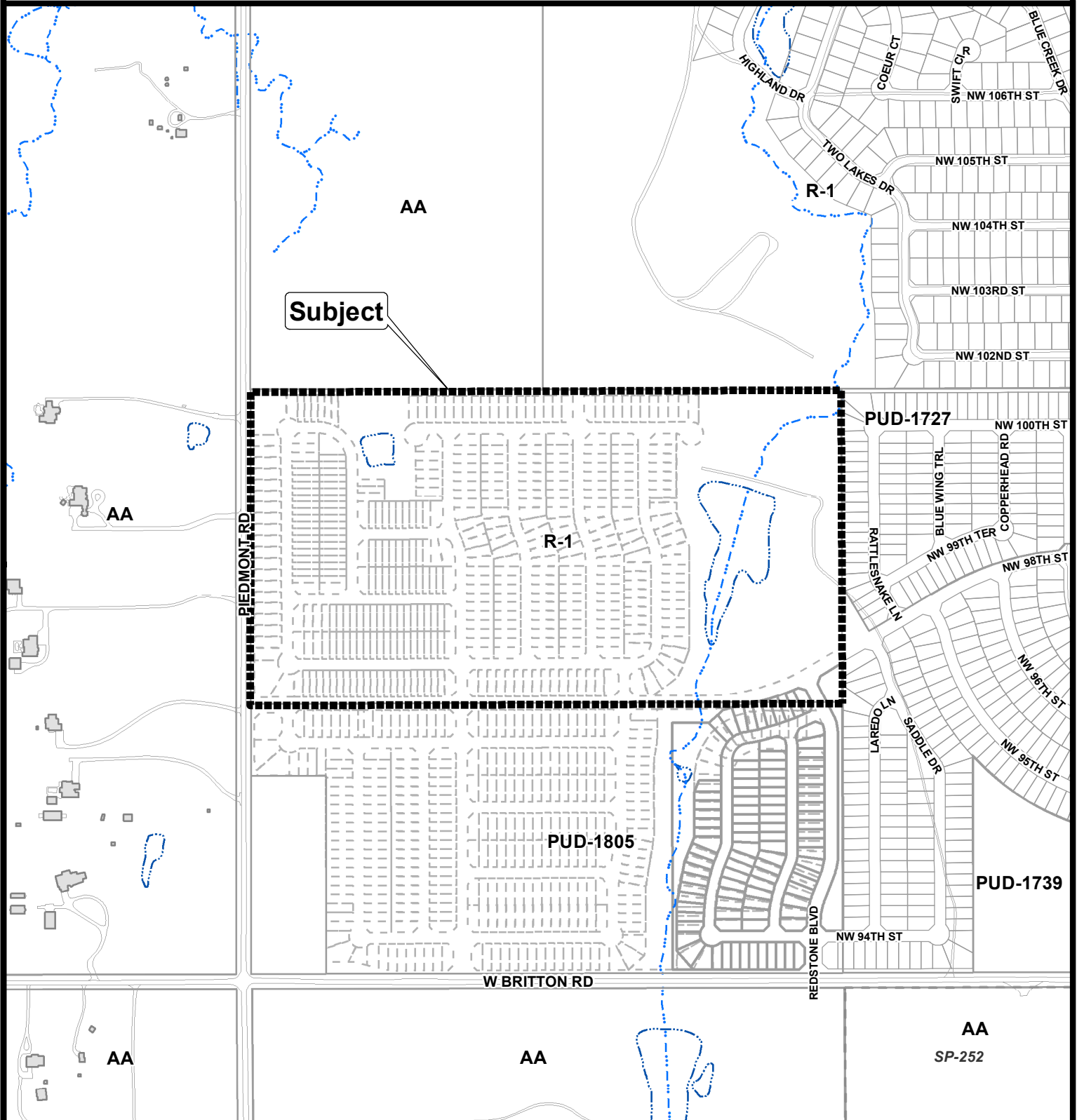
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Case No: PUD-1943

Applicant: OKC L DEV, LLC

Existing Zoning: R-1

Location: 9900 Piedmont Rd.



The City of
OKLAHOMA CITY

Planned Unit Development

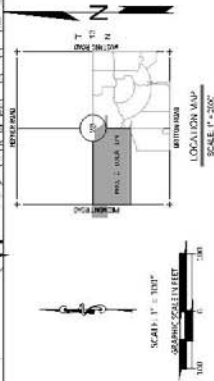


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MASTER DEVELOPMENT PLAN
OF
REDSTONE RANCH NORTH
A PART OF THE SW/4 OF SECTION 28, T13N, R5W, 11M.
OKLAHOMA CITY, CADDIS COUNTY, OKLAHOMA

400 LOTS
85.44 ACRES
4.68 (D./AC) - 0.21 (AC/DU)

OWNER:
DCC DR., L.C.
1735 W. 2nd St., Suite 100
FORTYVILLE, MO 63033



MASTER DEVELOPMENT PLAN OF
REDSTONE RANCH NORTH

SHEET: 1 OF 1
DATE: 02/26/2023
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
APPROVED BY: [Redacted]

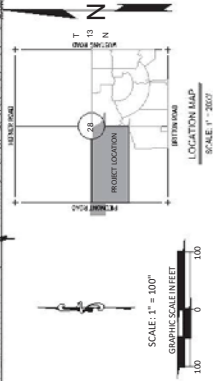
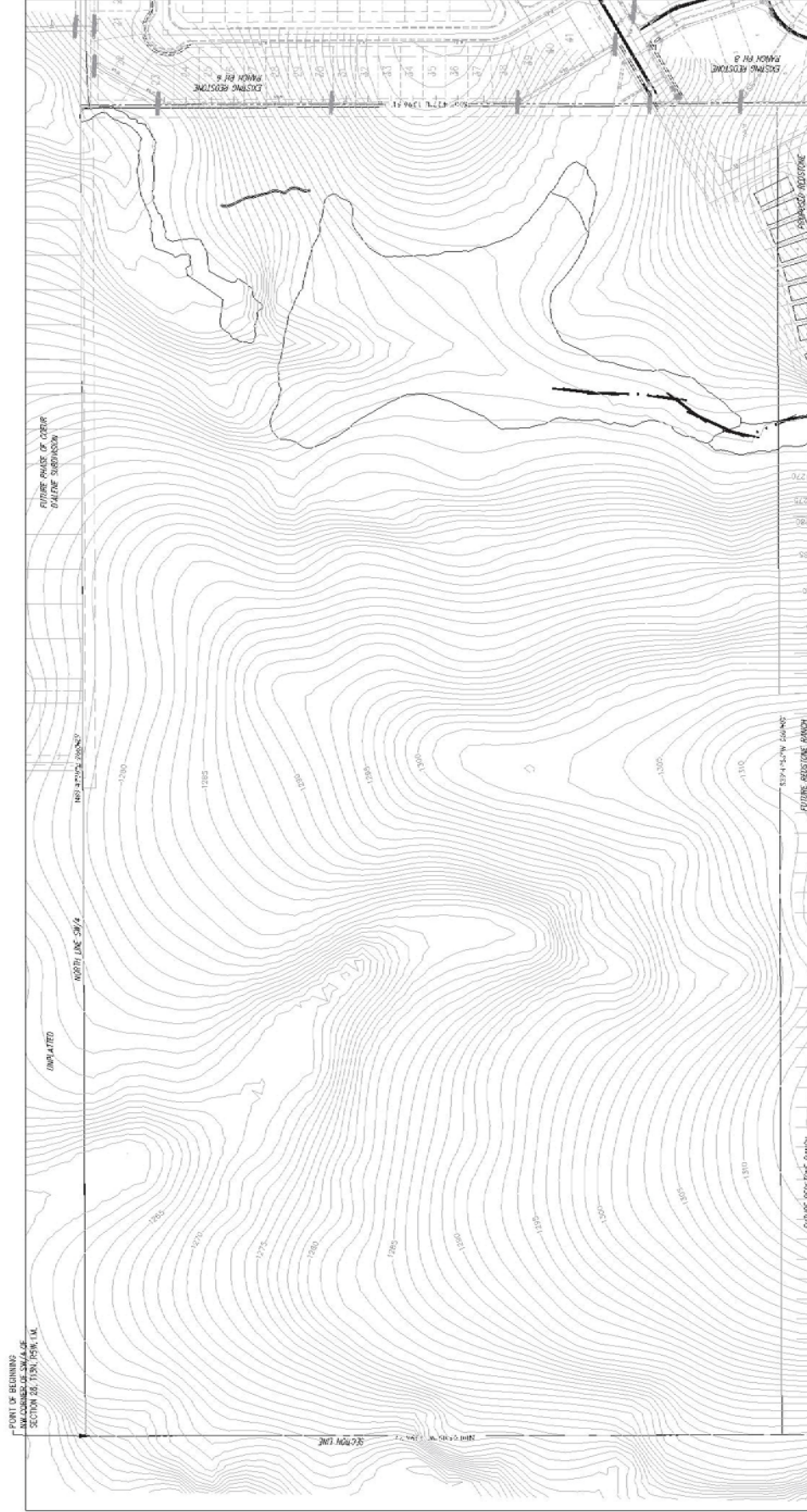
SITE TOPOGRAPHIC PLAN
OF

REDSTONE RANCH NORTH

A PART OF THE SW/4 OF SECTION 28, T13N, R15W, 11M,
OKLAHOMA CITY, CADDIS COUNTY, OKLAHOMA

480 LOTS
85.44 ACRES
4.68 (DU/AC) - 0.21 (AC/DU)

OWNER:
OKC DEV, LLC
4058 NORTH COLLEGE AVE
PATERVILLE, AR 72703



LEGAL DESCRIPTION:
A part of the land in the Southwest Quarter (SW/4) of Section Twenty Eight (28), Township Thirteen North (T13N), Range Five West (R5W), of the Indian Meridian 8 A.L. Oklahoma City, Canadian County, Oklahoma, said tract being more particularly described as follows:
BEGINNING at the Northwest corner of said SW/4; thence
N89° 47' 30" E, along the North line of said SW/4 a distance of 260.32'; thence
S89° 47' 30" E, along the East line of said SW/4 a distance of 260.32'; thence
S89° 47' 30" W, along said East line a distance of 260.32'; thence to the POINT OF BEGINNING.
Said tract contains 3,721.562 S.F. or 85.44 Acres, more or less.

SITE TOPOGRAPHIC PLAN OF
REDSTONE RANCH NORTH

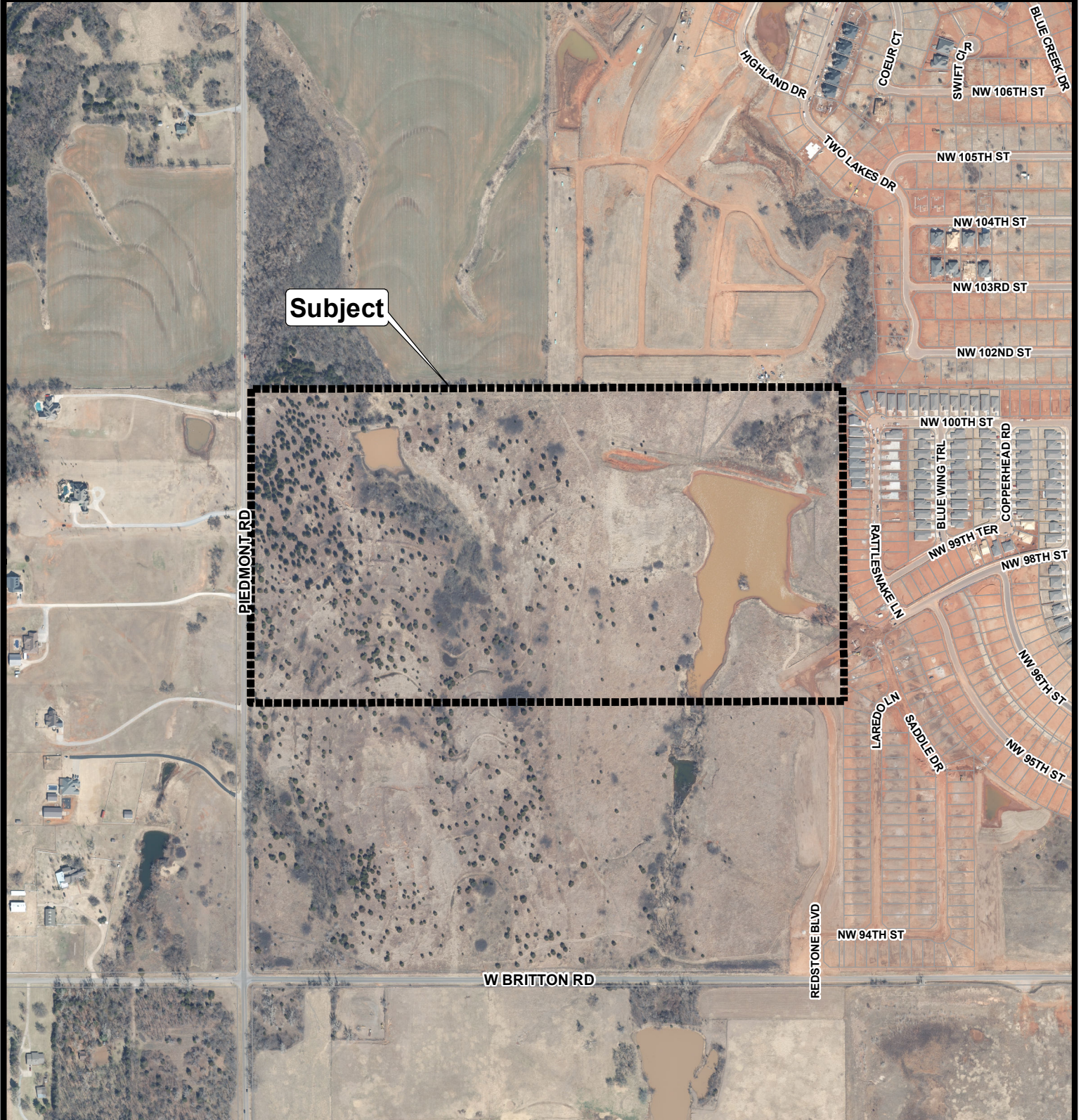
SHEET: 1 OF 1
DATE: 03/13/2023
OWNER: OKC DEV, LLC
4058 NORTH COLLEGE AVE
PATERVILLE, AR 72703

Case No: PUD-1943

Applicant: OKC L DEV, LLC

Existing Zoning: R-1

Location: 9900 Piedmont Rd.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Planned Unit Development



0 300 600
Feet

April 17, 2023

City of Oklahoma City Planning Department
420 W. Main St. # 910
Oklahoma City, Ok 73102

Re: Formal Protest against RSR240, LLC
PUD-1943
April 27, 2023 at 1:30
Change of zoning

No, No, and No.! Your presently platted approximately 1200 houses on the 320 acres that would take at least ten years to fill is already half done in about three years and the traffic change is already a nightmare. Now you want to bless us with 173 tiny lots (3000 sq. ft.) according to the explanations we have heard. This adds about 69 lots. At the rate of two cars per house, twice a day that equals another extra 276 vehicles per day. There are few shopping places in the immediate area for the foreseeable future so that estimate may be low considering "trips to the city".

If you want to ruin a neighborhood you are getting there. You only have to look at tenth street from MacArthur to Council to see effects of high density housing over a large area.

You can widen roads but that just lets people go faster and hit harder. Piedmont Rd. and Wilshire intersection is a good example.

Also where does all the runoff from all the roofs and concrete go??? I only see a small commons area to the north of these tiny lots—no retention pond. I have a hard time seeing this being adequate for 60.21 acres even if only half of the water goes north.

And the big question: why does an out-of-state corporation get to decide our future, particularly with variances??? I have thought for some time that Oklahoma City building codes were pathetic. "They have dotted all the I's and crossed all the T's" is the usual explanation. Why don't we have codes that protect our citizens and our city?



Irene Littlejohn
8916 N Piedmont Rd.
Yukon, Ok 73099
N/W ¼ 33-13-5
405-354-3585

April 19, 2023

City of Oklahoma City Planning Department
420 West Main Street Suite 910
Oklahoma City, OK 73102
subdivisionandzoning@okc.gov

Re: FORMAL PROTEST AGAINST RSR240, LLC PUD-1943
April 27, 2023 at 1:30 **Change of zoning**

Gentlemen:

I own the 75 acres directly north of the proposed zoning change. My grandfather purchased this property in 1914. I have seen the adjoining farm property being slowly gobbled up by developments.

This phase is part of a 320 acre development by Arkansas developers that started in 2006. A Staff Report of the OKC Planning Commission dated August 25, 2016, stated in part, "The developer is proposing 1,217 single family lots and several common areas 323.7 yielding a gross residential density of 3.76 dwelling units per acre...The lots in this development range in size between approximately 6,500 and 12,500 square feet. A front building setback of 20 feet is proposed on all lots." Now they want to put 400 lots on 60.21 acres.

WHAT IS HAPPENING? It is interesting to see how the "change in lot size" that has evolved as the development continues to the west end. One can only wonder if they are trying to make up for the amount of money to be made by their "donation" of land for Redstone School in an attempt to appease the locals.

It is my understanding that if this zoning change is approved, that immediately thereafter the Preliminary Plat for Redstone Ranch North developed by OKC L Dev, LLC will be presented to the Commission. The engineering firm, LTS Engineering Services, LLC, is a foreign LLC, with ties to Arkansas, with the same service agent as the developer. It proposes 400 lots on 60.21 acres. Do the math as to the density and the size of the interior lots of this development. What size homes can you build on a 3600 sq. ft. lot. This is not downtown Oklahoma City. The closest grocery store is almost 5 miles. Britton Road is a two-lane rural road (the only ingress and egress for this development) and is expected to accept hundreds of additional cars in addition to the school traffic.

Sincerely,
Betty Sackett
cdssak@att.net
405-596-3559