

Johnson, Thad A

From: Brent Whiting <bkwhit1011@gmail.com>
Sent: Friday, January 3, 2025 10:17 AM
To: PL, Subdivision and Zoning
Cc: Adrian Malbrough
Subject: Case PUD-2049 and C-7707

You don't often get email from bkwhit1011@gmail.com. [Learn why this is important](#)

To whom it may concern,

Overall, we oppose to this PUD and only partially agree with residential zoning. This area needs less suburban sprawl with more mixed residential and commercial zoning and parks/preserves that can tick all the livability boxes for people and our nearby nature, to encourage less car use, maintain/increase our property values, and still balancing the need for housing with nature in our metro. With it's proximity to NW Expressway and I-344, and Paycom the remaining areas could be planned to become a more nature focused and higher end/professional and entertainment focused area that would be attractive to a more regional (DFW/Tulsa/Kansas City/Denver) and national young professional audience to encourage their movement here and increase the tax base much better than continued cookie cutter suburban sprawl filling out all remaining areas with no thought to nature and holistic living will. It should also not get in the way of continuing the trend of building up businesses near memorial road and the I-344 turnpike and expanding it towards NW expressway I-344 interchange.

We are residents of the Cove at Nichols Creek along the creek to the immediate south of this neighborhood. From here we are able to observe there are indeed many wild animals that call this creek and surrounding fields their home especially a wild flock of ~13 Turkeys that live in trees directly behind our home and would likely be displaced with further encroachment on their feeding areas. There is also several groups of deer, beavers (one recently made a damn in this creek), owls, raccoons, armadillos, rabbits, turtles, many Whooping Cranes (I understand these are federally protected species), hawks, ducks, and other waterfowl. We have concerns over the plans shown with encroachment of a PUD of this high of a density and with such abandon of the natural buffer and continuing a bad trend that removes too much nature and does not preserve enough in this area of the city this remaining tract is already enclosed by proximity to the I-344 Turnpike.

Furthermore, we have concerns with this planned PUD connection to the Cove at Nichols Creek; we have a road connection to Roberts landing and it has caused safety concerns that necessitated stop signs and other issues of non-HOA members' unauthorized use of HOA maintained amenities in our neighborhood. The planned PUD lot sizes are very small comparable to Roberts Landing and Tuscany Lakes neighborhoods which are packed in densely more so that the Cove, which has larger lots and homes. We are concerned about property values dropping as a result of non-optimal use of the land with what could be higher end bespoke premium homes (\$650k+) and 1/4 to 1/3 acre lots arranged more integrated with nature. We would like to see fewer but larger more premium spaced out lots, more akin to The Grand neighborhood about 1 mile north. There also does not appear to be any plans for parks, pools, or other amenities for this PUD, this further concerns us that it would be more likely these new and plentiful residents would also attempt to use our already limited amenities.

We would propose a different approach that would improve walk/bike-ability with several high density moderately tall 5+ story apartments/condos with mixed use (commercial on bottom floors or small separate buildings with residential higher up similar to Oak OKC new development, Wheeler District, or Chisholm Creek) and would include their own amenities to offer somewhat affordable and dense housing towards the County line road side but still include some additional buffer for the creek. On the opposite field side, we are not opposed to residential or continued mixed use zoning, but any PUD should be more premium and large and include some reserve/park land for wildlife, parks, nature trails, etc.

Thank you for your time and consideration,

Brent and Adrian Whiting