

May 4, 2023

Oklahoma City Planning Commission
City of Oklahoma City
200 North Walker
Oklahoma City, OK
subdivisionandzoning@okc.gov

Re: PUD-1950 Application to Change Zoning Designation

To all members:

We received notice that the Owners of this tract of land are once again in front of the City Planning Commission seeking to have the zoning of this land changed from AA Agricultural to RA. My wife and I, and others in our OKC subdivision “Edmond Lake Estates” are fearful of what such a change will do for our access to sufficient fresh water supply as we, and the other subdivisions in this area, rely on water wells for fresh water and septic systems for wastewater.

We recently drilled a new water well 300’ deep as our existing 20-year-old well at 180’ deep was no longer able to keep enough water pressure to supply our fresh water needs. The company that drilled the new well told us that the newer developments just to the East of us on Douglas were drilling all of the wells to 300’ deep to assure enough fresh water availability. When we built our home 21 years ago, the recommendation from the well driller was 160’ deep, and we decided to drill to 180’ to be certain we would never have a problem. I might add, the new well cost us in excess of \$12,000 to install. I suspect that most of the existing property owners in this area will soon have to incur the same expense if zoning is allowed with greater density than the present AA or RA2 zoning.

While this new application does not have the detail of the previous application, we would also like to express our concern for the burden on traffic count in the area from another 30-35 homes. Of primary importance would be the entry/egress point on Memorial. All of the existing subdivisions have one entry point, while the previous application from this developer had two entry points,

which would severely interfere with the flow of traffic and increase the number of vehicles accidents in this one-mile stretch of Memorial, which is two-lane only.

We believe that this area should only be developed with the kind of population densities suggested in RA zoning only after the installation by the City of sufficient infrastructure and utilities to support that population density. To do so without that proper infrastructure in place at this point will irreparably harm the quality of life of existing property owners, and force them to dig deep into their pockets to dig deeper wells to maintain sufficient water supply. Having so many homeowners vying to access the same underground water supply cannot be good for new or existing property owners.

Thank you in advance for your consideration.

Sincerely,
Dale and Linda Pfundt
13900 Edmond Lake Road
swbdale@aol.com
405-641-2700

Johnson, Thad A

From: Ruth Rose <grandmaflower@gmail.com>
Sent: Thursday, May 4, 2023 6:13 PM
To: Russell Kuteman
Cc: DS, Subdivision and Zoning; Johnson, Thad A; Camal Pennington (camalpennington@gmail.com); Welch, Sarah
Subject: Re: Case # PUD-1950 / PC-10859 - Brentwood Investments LLC - Proposed Subdivision & Rezoning Application Hearing on May 11, 2023 at 1:30 pm

Received, thank you.

On Thu, May 4, 2023 at 3:53 PM Russell Kuteman <rkuteman@kuteman.com> wrote:

>
> Dear Mr Thad Johnson and members of the OKC Planning Department – Subdivisions and Zoning,
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>
> We are homeowners whose residence is located at 14001 Edmond Rd, in Edmond Lake Estates, a development of twenty-four (24) 5+ acre residential lots Zoned AA (Agricultural) and located on the North side of East Memorial Rd, adjacent to the Subject Rezoning Application (see Rezoning Application plat attached).
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>
> We are opposed to the proposed Zoning Change AWAY FROM our Districts' current AA and RA2 Zoning for the following Reasons:
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> Zoning change from AA & RA2 to RA
>
> As can be seen on the second attachment (Case Nos PUD 1950 & PC-10859 – Rezoning Application – Development Plat), the proposed R-A portion of the Zoning request represent 87+% (or 30.7) of the 35.2-acre development tract with plans for 35 single-family residential lots averaging approximately 0.75 acres per lot – the balance of the 35.2 acre tract is requesting C3 “commercial” zoning.
> Because there are no city utilities available to the proposed development acreage, we contend that the planned residential density of 35 homes with 35 private water wells and 35 septic systems will most certainly overload the subject 30.7 acres allocated to the RA tract. This proposed overload would no-doubt impose a hardship on the existing ~75-80 single-family homes which rely on the adequacy of the current AA & RA2 District density to provide sufficient private well water supplies and to properly perc the septic waste from these ~75-80 homes; noting that the prevailing topsoil has a high mix of poorly absorbing clay.
> We request that the Planning Commission give Special Attention and Consideration to rejecting the referenced application, and to ensure that the overall density of any proposed residential development continue to require (at a minimum) the current AA or RA2 zoning densities.
> We respectfully request the Planning Commission deny the Rezoning Application presented under Case Nos PUD-1950 / PC-10859 to assure adequate provision of light, air and open space, and to protect the current District from the intensified zoning posed by the Subject RA application.
>
> Zoning change from AA & RA2 to C3
>

> Given the above mentioned (existing) ~75-80 homes who rely on AA or RA2 density spacing for their well water supply and septic systems to properly function, it seems quite apparent that a commercial operation could easily overload the AA and RA2 Districts' ability to meet the needs of its current inhabitants.

> We request that the Planning Commission give Special Attention and Consideration to rejecting the referenced application, and to ensure that the overall density of any proposed commercial development have access to city supplied utilities for water and sewer, thereby ensuring that such commercial operation will not impose a hardship on the AA and RA2 Districts' current inhabitants.

> We respectfully request the Planning Commission deny the Rezoning Application presented under Case Nos PUD-1950 / PC-10859 to assure adequate provision of light, air and open space, and to protect the current District from the intensified zoning posed by the Subject C3 application.

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> We trust this written communication will be sufficient to have a meaningful impact and influence in the Commissions' consideration of this most important decision.

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> Please advise if you need more than this letter (and those letters and appearances of others who oppose the Subject application) to stand fast to the current and long-established AA and RA2 District development standards and density upon which we rely for the peaceable enjoyment of our homes, neighborhoods, and rural lifestyle.

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>

> Kind regards,

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>

> Russell and Sheila Kuteman

>

> 14001 Edmond Lake Rd

>

> Jones, OK 73049-3435

>

> (405) 818-8459 (mobile)

PROTEST PUD 1950

The undersigned parties hereby wish to oppose PUD 1950 zoning changes from RA 1 to RA Single-Family One-Acre Rural Residential District. We oppose this zoning to 1-acre residential lots. The loss of country living, increased traffic, congestion along both Memorial Rd. and Midwest Blvd, and the dangers of compact usage of water wells and septic systems is a nuisance and problem to current residents. The ground water supply, and the water shed around Lake Arcadia will be compromised by this action. All 1 acre lots were approved **before** the Master Plan of 2015, except for Shoreline. The planning Staff and Commission denied previous requests (before Shoreline) for 1 acre lots. This Case goes against the Master Plan of 2015, which was developed to protect and preserve areas of Oklahoma City. The Plan sets out minimum lot size of 5 acre for the land in question. The Oklahoma City land use zoning plan developed in the 1990's and amended December 10, 2009 was set up to limit development in conservation areas. This Application flies in the face of reasonable or conservative development of a sensitive area.

[illegible]

PROTEST PUD 1950

The undersigned parties hereby wish to oppose PUD 1950 zoning changes from RA 1 to RA Single-Family One-Acre Rural Residential District. We oppose this zoning to 1-acre residential lots. The loss of country living, increased traffic, congestion along both Memorial Rd. and Midwest Blvd, and the dangers of compact usage of water wells and septic systems is a nuisance and problem to current residents. The ground water supply, and the water shed around Lake Arcadia will be compromised by this action. All 1 acre lots were approved *before* the Master Plan of 2015, except for Shoreline. The planning Staff and Commission denied previous requests (before Shoreline) for 1 acre lots. This Case goes against the Master Plan of 2015, which was developed to protect and preserve areas of Oklahoma City. The Plan sets out minimum lot size of 5 acre for the land in question. The Oklahoma City land use zoning plan developed in the 1990's and amended December 10, 2009 was set up to limit development in conservation areas. This Application flies in the face of reasonable or conservative development of a sensitive area.

[illegible]

CHRIS AND KAREN MITCHENER
8225 EAST MEMORIAL ROAD
JONES, OK 73049
405.473.1925

May 3, 2023

City of Oklahoma City
Planning Department
Zoning & Subdivision
420 West Main Street, 9th Floor
Oklahoma City, OK 73102

RE: **CASE # PUD-1950**
PROPOSED REZONING OF 13500 NORTH MIDWEST BOULEVARD

Dear Zoning Commission,

We are strongly opposed to the rezoning of 13500 N. Midwest Boulevard from an AA Agricultural District to a rural residential based zoning. This property at 13500 N. Midwest Boulevard lies directly south of our approximate 10-acre tract along Memorial Road.

According to "Plan OKC (Planning for a healthy future)", the "Land Use Plan", the land in the proposed rezoning PUD-1950 is in a Rural – Low Intensity Class. Lot sizes in this class are to be 5 acres or more. The PUD-1950 is contrary to the Land Use Plan's guidelines, as the lot sizes are much smaller than 5 acres. Our tax dollars were spent on extensive research, analysis and public outreach for this Land Use Plan. It is a good plan that protects the future of our environment. We ask that you take this extensively researched plan's guidelines into serious consideration when making a decision on the PUD-1950.

We object to the proposed rezoning for the following reasons:

Building houses on **one** acre or smaller lots instead of five acre lots will adversely affect the water table due to increase demand of water, groundwater quality will suffer due to septic systems, and wildlife will suffer due to tree and fauna removal.

Surface drainage damage to our property due to the proposed zoning is of serious concern to us, as huge amounts of rain water often flows onto our land from the 13500 N. Midwest Boulevard property. This rainwater run off flows onto our property, into our ponds, continues along through two other neighborhoods before it empties into Arcadia Lake. New construction of multiple homes foundations, driveways, and other concrete surfaces would result in a critical decrease in the amount of rainwater that would be naturally absorbed by the soil and plant life. We could experience damaging water run-off, drainage, erosion and contamination problems on our property.

There is no greenbelt or buffer on the proposed rezoning plan to lower the impact of additional construction.

Furthermore, we would ask, "Can the developers and the City of OKC Planning Department give us assurance that rezoning this new development will not affect ground water availability or quality? Can we be assured that there is a plan in place that will prevent new drainage issues that could cause damage to our soil, our ponds, and our home?"

We love our home, we respect the land we live on, and we will continue to do all we can to protect our land as well as the surrounding land and environment. We appreciate the fact that our home was in a conservation district, and we purchased our home and land because of it.

We rely on you who make the decisions regarding zoning to protect our homes, community and our priceless natural resources. Thank you for your consideration of our letter and our reasons for opposing the rezoning of the property at 13500 N. Midwest Boulevard.

Most sincerely,



Chris Mitchener



Karen Mitchener



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

Johnson, Thad A

From: Deryl Gotcher <dgotcher@gmail.com>
Sent: Friday, May 5, 2023 8:52 AM
To: DS, Subdivision and Zoning
Subject: #PUD-1950

My name is Deryl Gotcher. My wife and I live in Edmond Lake Estates near the tract of land being considered for rezoning for several residential homes. Our very real concerns are that there will be increased traffic along Memorial which has a 55 mph speed limit, significant depletion of the water table, septic tank runoff from lateral lines in heavy clay soil, and surface water runoff in the area when we have heavy rains. If the CITY OF Edmond or Oklahoma City would provide water and sewer for our area then we would not be as concerned about this proposed development but as it stands now, this new development could damage our peaceful enjoyment of living in a rural setting. Thank you for considering our input.

Deryl and Cathy Gotcher
13910 Edmond Lake Drive
Jones, OK 73049

Sent from my iPhone

Oklahoma City Planning Commission
City of Oklahoma City
200 North Walker
Oklahoma City, OK
subdivisionandzoning@okc.gov

Re: PUD-1950 Application to Change Zoning Designation

To all members:

We received notice that the Owners of this tract of land are once again in front of the City Planning Commission seeking to have the zoning of this land changed from AA Agricultural to RA. As a home owner in the OKC subdivision “Edmond Lake Estates” and my neighbors are concerned of what such a change will do for our access to sufficient fresh water supply as we, and the other subdivisions in this area, rely on water wells for fresh water and septic systems for wastewater.

We recently drilled a new water well 300’ deep as our existing 20-year-old well at 180’ deep was no longer able to keep enough water pressure to supply our fresh water needs. The company that drilled the new well told us that the newer developments just to the East of us on Douglas were drilling all of the wells to 300’ deep to assure enough fresh water availability. When we built our home 21 years ago, the recommendation from the well driller was 160’ deep, and we decided to drill to 180’ to be certain we would never have a problem. I might add, the new well cost us in excess of \$12,000 to install. I suspect that most of the existing property owners in this area will soon have to incur the same expense if zoning is allowed with greater density than the present AA or RA2 zoning.

While this new application does not have the detail of the previous application, we would also like to express our concern for the burden on traffic count in the area from another 30-35 homes. Of primary importance would be the entry/egress point on Memorial. All of the existing subdivisions have one entry point, while the previous application from this developer had two entry points, which would severely interfere with the flow of traffic and increase the number of vehicles accidents in this one-mile stretch of Memorial, which is two-lane only.

We believe that this area should only be developed with the kind of population densities suggested in RA zoning only after the installation, by the City, of sufficient infrastructure and utilities to support that population density. To do so without the proper infrastructure in place will irreparably harm the existing property water source, forcing exiting home owners to dig deeper wells to maintain sufficient water supply.

Thank you for your consideration,

Patti Bray-Birchall
Edmond Lake Estates

Johnson, Thad A

From: Russell Kuteman <rkuteman@kuteman.com>
Sent: Thursday, May 4, 2023 3:53 PM
To: DS, Subdivision and Zoning; Johnson, Thad A
Cc: Camal Pennington (camalpennington@gmail.com); Welch, Sarah
Subject: Case # PUD-1950 / PC-10859 - Brentwood Investments LLC - Proposed Subdivision & Rezoning Application Hearing on May 11, 2023 at 1:30 pm
Attachments: Rezoning Application - 13500 N Midwest Blvd & East Memorial Road.jpeg; Case No PC-10859 - Rezoning Application - Development Plat.jpeg

Dear Mr Thad Johnson and members of the OKC Planning Department – Subdivisions and Zoning,

We are homeowners whose residence is located at 14001 Edmond Rd, in Edmond Lake Estates, a development of twenty-four (24) 5+ acre residential lots Zoned AA (Agricultural) and located on the North side of East Memorial Rd, adjacent to the Subject Rezoning Application (see Rezoning Application plat attached).

We are opposed to the proposed Zoning Change AWAY FROM our Districts' current AA and RA2 Zoning for the following Reasons:

- ***Zoning change from AA & RA2 to RA***

- As can be seen on the second attachment (Case Nos PUD 1950 & PC-10859 – Rezoning Application – Development Plat), the proposed R-A portion of the Zoning request represent 87+% (or 30.7) of the 35.2-acre development tract with plans for 35 single-family residential lots averaging approximately 0.75 acres per lot – the balance of the 35.2 acre tract is requesting C3 “commercial” zoning.
- Because there are no city utilities available to the proposed development acreage, we contend that the planned residential density of 35 homes with 35 private water wells and 35 septic systems will most certainly overload the subject 30.7 acres allocated to the RA tract. This proposed overload would no-doubt impose a hardship on the existing ~75-80 single-family homes which rely on the adequacy of the current AA & RA2 District density to provide sufficient private well water supplies and to properly perc the septic waste from these ~75-80 homes; noting that the prevailing topsoil has a high mix of poorly absorbing clay.
- We request that the Planning Commission give Special Attention and Consideration to rejecting the referenced application, and to ensure that the overall density of any proposed residential development continue to require (at a minimum) the current AA or RA2 zoning densities.
- We respectfully request the Planning Commission deny the Rezoning Application presented under Case Nos PUD-1950 / PC-10859 to assure adequate provision of light, air and open space, and to protect the current District from the intensified zoning posed by the Subject RA application.

- ***Zoning change from AA & RA2 to C3***

- Given the above mentioned (existing) ~75-80 homes who rely on AA or RA2 density spacing for their well water supply and septic systems to properly function, it seems quite apparent that a commercial operation could easily overload the AA and RA2 Districts' ability to meet the needs of its current inhabitants.
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We trust this written communication will be sufficient to have a meaningful impact and influence in the Commissions' consideration of this most important decision.

Please advise if you need more than this letter (and those letters and appearances of others who oppose the Subject application) to **stand fast to the current and long-established AA and RA2 District development standards and density upon which we rely for the peaceable enjoyment of our homes, neighborhoods, and rural lifestyle.**

Kind regards,

Russell and Sheila Kuteman
14001 Edmond Lake Rd
Jones, OK 73049-3435
(405) 818-8459 (mobile)

N89°32'46"E 2651.36'

INTERSTATE 44/TURNER TURNPIKE

LEANN JENKINS
BK. 11916, PG. 1

May 4, 2023

Via email: subdivisionandzoning@okc.gov and cityclerk@okc.gov

City of Oklahoma City
Development Services Department
420 West Main Street, Suite 910
Oklahoma City, OK 73102

Re: Case No. PUD-1950
Address: 13500 N Midwest Blvd
Hearing: May 11, 2023 at 1:30 p.m.

Dear Oklahoma City Planning Commission:

I would like the Planning Commission to know that I did not receive a notice of this PUD-1950. I received notice for the first application but not this one. I was told by my neighbors about this current application. Otherwise I would not have known. I would like to know if you (or whomever sends out the letters) has confirmation that I should have received notice.

I am still objecting to the proposed rezoning of 13500 N Midwest Blvd as stated in PUD-1950. The Staff Report from the previous Application (PC-10859) recommended....."amend the comprehensive plan and modify the zoning accordingly". From what I can tell the zoning has not been changed, except for the removal of C-3 Commercial, the current Application still requests 1 -acre lots.

PUD-1950 states the ""Use and Development Regulations" will be RA Single Family One-Acre Rural Residential lots." As mentioned above, the Staff Report, from the previous application states "the existing AA District LUTA requires a 5 acre lot size and is consistent with the Rural Low LUTA. The density allowed within the RA District is not consistent with the RL LUTA".

The process which facilitated the approval to rezone the property on the south of the Turnpike (PC-10680) to RA District in the fall of 2020 and continued into the beginning of 2021 was flawed. The entire process was negatively affected, by the ice storm in October and Covid. The hearing was supposed to be held when the ice storm happened but was continued due to the City offices being closed, if I recall correctly, and it was rescheduled during Covid. All meetings/hearings were held via Teams and we were not allowed to go to any in person meetings. It was a hard time to set up meetings/attend hearings. I believe those factors made a huge impact on the outcome of the rezoning of this property, which should NOT have been approved. **When the Planning Commission approved this rezoning, they STRAYED from the AA District/LUTA requirements.** That was not the exact words of one of the Commissioners, but it was stated that they "strayed" from the requirements at the hearing on February 23, 2023. **During that hearing on February 23, 2023 on the Application (PC-10859) one of the Planning Commissioners stated they had strayed and ultimately voted against the last proposed rezoning. NOTHING HAS CHANGED since then. This Application should also be denied on the same grounds.**

Has anyone thought about the noise from the turnpike? My property sits on the south side of the turnpike. I was able to choose where to build my house among 8 acres. I could choose to have a barrier of trees, etc. and set my house away from the turnpike. A house that sits on a 1 acre tract will not have any options to get away from the noise or to create much of a barrier. Another reason these lots should be bigger. **I hope the Planning Commission is also aware that Access Oklahoma plans to widen the turnpike by adding 2 lanes. Doing this is going to take away from property along the turnpike, i.e. making 1 acre lots an even worse decision. I have received notice from Access Oklahoma but for now they cannot tell me how this will affect my property, but still it needs to be considered in the rezoning of this PUD-1950.**

We are all on wells and septic systems. Bringing in houses that sit on 1 acre has a big impact on the aquifer and septic going into the ground. I reiterate the concerns below, all previously stated:

- Water/Aquifer/Wells – What is the impact of adding more homes/commercial business that will be drawing from the water table?
- Septic/Sewer – What is the impact of this much waste going into the ground to our drinking water? There are no City services in this area.
- Traffic – Adding more homes means there will be much more additional traffic in this area. Rush hour is already very busy at the intersection of Memorial and Midwest Blvd, not to mention the amount of single lane traffic already flowing in that area.
 - Can the bridge over Lake Arcadia handle the increase in traffic?
 - All streets in this area are only 2 lanes, one lane going in each direction.
- Water Runoff/Drainage – The subject property already has a drainage problem.
- Rural Setting – Adding 1 acre lots will take away from the rural setting. One-acre lots are NOT common in this area.
- Emergency services, i.e., Fire Department – There are no fire hydrants near this property. In the event of a fire, pumper tanks would have to be brought in. That puts all of the houses in the area in danger, raising the risk of a fire by adding more houses. **There have been 2 instances from fires that started on the turnpike that came within 20 feet of my house, which is more than 1 acre off the turnpike.**
- Wildlife – Loss of wildlife habitat in the area including deer, birds, bobcats, turkeys. We are very close to Arcadia Lake where I am sure most of the wildlife around here migrate to for food and water as well as small ponds around the area.

I hope that the Planning Commission continues to follow the **AA District/LUTA requirements** and denies this PUD-1950.

Sincerely,

Brandy Yelton
13301 N. Midwest Blvd
Jones, OK 73049

PROTEST PUD 1950

The undersigned parties hereby wish to oppose PUD 1950 zoning changes from RA 1 to RA Single-Family One-Acre Rural Residential District. We oppose this zoning to 1-acre residential lots. The loss of country living, increased traffic, congestion along both Memorial Rd. and Midwest Blvd, and the dangers of compact usage of water wells and septic systems is a nuisance and problem to current residents. The ground water supply, and the water shed around Lake Arcadia will be compromised by this action. All 1 acre lots were approved ***before*** the Master Plan of 2015, except for Shoreline. The planning Staff and Commission denied previous requests (before Shoreline) for 1 acre lots. This Case goes against the Master Plan of 2015, which was developed to protect and preserve areas of Oklahoma City. The Plan sets out minimum lot size of 5 acre for the land in question. The Oklahoma City land use zoning plan developed in the 1990's and amended December 10, 2009 was set up to limit development in conservation areas. This Application flies in the face of reasonable or conservative development of a sensitive area.

[illegible]

PROTEST C-7561

The undersigned parties hereby wish to oppose C-7561 zoning changes from RA 1 66 Lots to 84 Lots to RA Single-Family One-Acre Rural Residential District. We oppose this zoning to 1-acre residential lots. The loss of country living, increased traffic, congestion along both Memorial Rd. and Midwest Blvd, and the dangers of compact usage of water wells and septic systems is a nuisance and problem to current residents. The ground water supply, and the water shed around Lake Arcadia will be compromised by this action. All 1 acre lots were approved ***before*** the Master Plan of 2015, except for Shoreline. The planning Staff and Commission denied previous requests (before Shoreline) for 1 acre lots. This Case goes against the Master Plan of 2015, which was developed to protect and preserve areas of Oklahoma City. The Plan sets out minimum lot size of 2 acre average for the land in question. 66 lots should have never been approved, but was during Covid and 84 lots is unreasonable. The Oklahoma City land use zoning plan developed in the 1990's and amended December 10, 2009 was set up to limit development in conservation areas. This Application flies in the face of reasonable or conservative development.

[illegible]

Johnson, Thad A

From: Karen Beeler <kbeeler2@cox.net>
Sent: Friday, May 5, 2023 10:37 AM
To: Johnson, Thad A
Cc: Welch, Sarah
Subject: Case # PUD-1950 / PC-10859 - Brentwood Investments LLC - Proposed Subdivision & Rezoning Application Hearing on May 11, 2023 at 1:30 pm

Dear Mr Thad Johnson and members of the OKC Planning Department – Subdivisions and Zoning,

We live at 8412 NE 140th St, in Little Oaks. We are about a quarter mile north of Memorial on the east side of Midwest Boulevard.

We are opposed to the proposed Zoning Change. RA lots are defined as one acre. There are 35 proposed RA lots in this request but only 9 of those lots meet this requirement. We have concerns that adding new homes to this area will have an adverse impact on our water wells. We frequently have issues with water pressure and need to limit the number of water use activities we can do at one time.

We also have concerns with traffic at the intersection of Memorial and Midwest Boulevard. People constantly run or float the stop signs. Seems more traffic in the area only increases the chances of accidents at that intersection.

We respectfully request that you deny this rezoning request.

Thank you for your consideration.

Brian and Karen Beeler
8412 NE 140th St
Edmond, OK 73013
405 816-3925

PROTEST PUD 1950

The undersigned parties hereby wish to oppose PUD 1950 zoning changes from RA 1 to RA Single-Family One-Acre Rural Residential District. We oppose this zoning to 1-acre residential lots. The loss of country living, increased traffic, congestion along both Memorial Rd. and Midwest Blvd, and the dangers of compact usage of water wells and septic systems is a nuisance and problem to current residents. The ground water supply, and the water shed around Lake Arcadia will be compromised by this action. All 1 acre lots were approved *before* the Master Plan of 2015, except for Shoreline. The planning Staff and Commission denied previous requests (before Shoreline) for 1 acre lots. This Case goes against the Master Plan of 2015, which was developed to protect and preserve areas of Oklahoma City. The Plan sets out minimum lot size of 5 acre for the land in question. The Oklahoma City land use zoning plan developed in the 1990's and amended December 10, 2009 was set up to limit development in conservation areas. This Application flies in the face of reasonable or conservative development of a sensitive area.

[illegible]

Johnson, Thad A

From: ross smith <rossds@hotmail.com>
Sent: Thursday, May 4, 2023 1:56 PM
To: DS, Subdivision and Zoning
Subject: Case PUD-1950 on 5/11/2023
Attachments: Screenshot_20230222-075652.png; Screenshot_20230222-080340.png

Dear members of the planning commission,

We are Ross and Adria Smith at 13829 Edmond Lake Road, Jones OK. 73049 in the Edmond Lake Estates addition.

We live on 11 acres east, slightly NE of the proposed rezoning application. Our concerns are as follows:

***Water flow / runoff.**

Runoff from the east side of the property in question will be directed solely onto our property. See attached hydrology. It will flow east down the large hill on Memorial Road going under (if the culvert isn't plugged up) and over (usual case) Memorial Road into our addition. We have a drainage through our property that empties into a pond immediately in front of our house. We fear our property's drainage and pond infrastructure will not be able to accommodate the increased water flow.

***Environmental pollutants in runoff**

We fear our pond will be the holding for all the pollution you would expect in massive runoff from a development. Septic backups, fertilizer, gasoline and oil, herbicides, pesticides just to name a few. The septic issue being very concerning with 35 possible homes.

***Traffic safety**

This section of Memorial Road is quite challenging in terms of line of sight. Rolling hills and a blind curve to the east cause dangerous conditions for those who live here currently. Adding neighborhood entrances and exits to this area will compound the problems resulting in accidents and delays in commute.

***Environmental buffer**

The area in question is a woodland buffering the noise and pollution from Interstate 44. Clearing this land will eliminate these benefits.

***Water wells**

With no city water lines out here, all new homes will be on a well. We are worried about water table issues as we already have trouble with our current water well.

***Noise pollution**

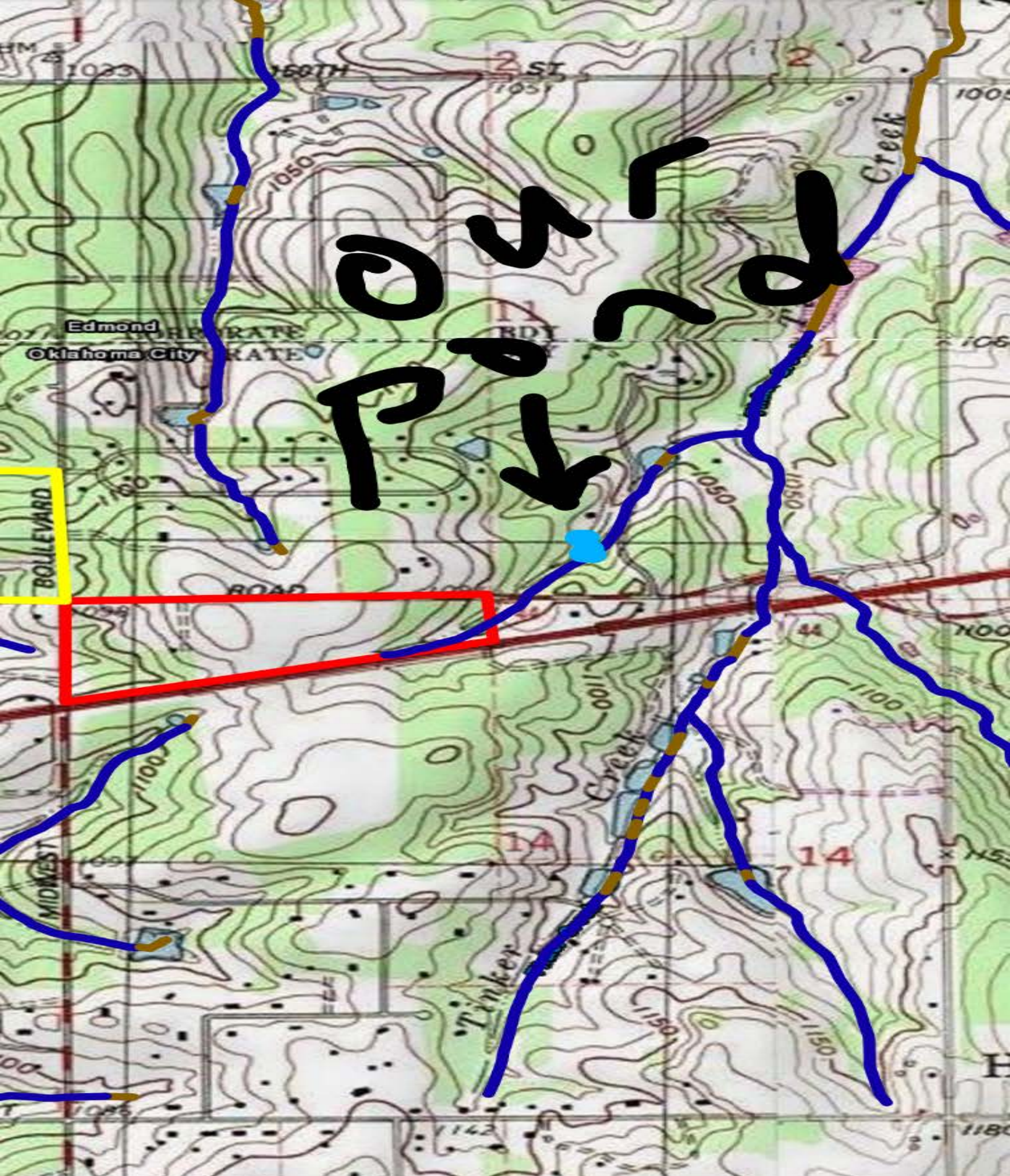
Thank you for considering these points. We apologize for not being at the meeting in person.

We oppose the rezoning of the property in question.

Sincerely,

Ross and Adria Smith
13829 Edmond Lake Road

Jones, OK 73049
405-226-1549



POSS



8:02



35.611278,-97.378597



Goodmen
Financial

Edmond Lake Rd

Cottage Goods

Google

Dropped pin

 Directions

 Save

 Share



The undersigned parties hereby wish to oppose PUD-1950 zoning changes from AA Agricultural District to RA Single-Family One-Acre Rural Residential District (8.1 from PUD-1950). We opposed this zoning to 1-acre residential lots. The loss of country living, increased traffic and congestion along both Memorial Rd. and Midwest Blvd, and the dangers of compact usage of wells and septic systems is a nuisance and problem to current residents. All 1 acre lots were approved *before* the Master Plan of 2015, except for Shoreline. The planning Staff and Commission denied previous requests (before Shoreline) for 1 acre lots. This PUD goes against the Master Plan of 2015, which was developed to protect and preserve areas of Oklahoma City. This land is designated Low-Intensity Rural, meaning 5acre minimum lots. The Commission has been holding up that plan up until the unfortunate approval of Shoreline.

Name Address Signature Date

Ross and Adria Smith

13829 Edmond Lake Rd

Jones, OK 73049

Ross Smith

5/15/2023

Adria Smith

5/15/23

PROTEST OF PUD-1950

The undersigned parties hereby wish to oppose PUD-1950 zoning changes from AA Agricultural District to RA Single Family One-Acre Rural Residential District (8.1 from PUD-1950).

We opposed this zoning to 1-acre residential lots. The loss of country living, increased traffic and congestion along both Memorial Rd. and Midwest Blvd, and the dangers of compact usage of wells and septic systems is a nuisance and problem to current residents.

All 1 acre lots were approved *before* the Master Plan of 2015, except for Shoreline. The planning Staff and Commission denied previous requests (before Shoreline) for 1 acre lots. This PUD goes against the Master Plan of 2015, which was developed to protect and preserve areas of Oklahoma City.

This land is designated Low-Intensity Rural, meaning 5 acre minimum lots. The Commission has been holding up that plan up until the unfortunate approval of Shoreline.

Protesting Parties:

Printed

Name(s): Patricia Bray-Birchall

Address: 14315 Edmond Lake Road, Jones, OK 73049

Signature(s): Patricia Bray-Birchall Date: 05/14/2023

Date: _____

PROTEST OF PUD-1950

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Protesting Parties:

Printed

Name(s): DOUGLAS A. BROWNER

Address: 14200 EDMOND LAKE RD, JONES, OK 73049

Signature(s):  Date: 5-14-23

Date: _____

PROTEST OF PUD-1950

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Protesting Parties:

Printed
Name(s): RUSSELL KUTEMAN

SHEILA KUTEMAN

Address: 14001 EDMOND LAKE RD, JONES, OK 73049

Signature(s): [Signature] Date: 5/14/2023

Sheila D. Kuteman Date: 5/14/2023

PROTEST OF PUD-1950

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Protesting Parties:

Printed

Name(s): Foy E. Rose, Jr.
Ruth Ann Rose

Address: 14115 Edmond Lake Rd.

Signature(s): Foy E. Rose Date: 05/14/2023
Ruth Ann Rose Date: 05/14/2023

PROTEST OF PUD-1950

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Protesting Parties:

Printed
Name(s): Dale Pfundt

Address: 13900 Edmond Lake Rd.

Signature(s): Kate G. Gurnea Date: 5/14/23

Date: _____

PROTEST OF PUD-1950

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Protesting Parties:

Printed

Name(s):

JAMES R. PRICE

14225 Edmond Lake Dr.

Address:

Jones, OK 73049

Signature(s):

James R. Price

Date: 5-15-23

Audra Smith

Date: 5-15-23

