

From: [Debra Brown](#)
To: ward1planningcommissioner@gmail.com; okcward3planning@gmail.com; [janispowers](#); provdog@gmail.com; bob@3leveldesign.net; dgovin.ward6@gmail.com; camalpennington@gmail.com; don0010.okc@gmail.com; Rustylaforge.okc@gmail.com; [Cooper-Hart, Kim L](#); [Ward3](#)
Subject: annex and industrial park
Date: Friday, May 3, 2024 10:13:45 AM

Some people who received this message don't often get email from dlrb0316@gmail.com. [Learn why this is important](#)

Dear Commissioner Jerimy Meek and Commissioners Nate Clair, Janis Powers, Jerimy Meek, Mike Privett, Bobby Newman, Dan Govin, and Camal Pennigton and Chair Don Noble and Rusty LaForge, Counsel Woman Barbara Peck:

I hope this letter finds you well. I am writing to you with a heavy heart on behalf and many others of the Banner community in Oklahoma. Our close-knit rural community is currently facing a grave threat that could forever change the landscape of our lives and heritage.

As is the case with many of us, I have been a longtime resident of the Banner community and a member of a family that has proudly stewarded our land since 1927. We are deeply troubled by the prospect of losing our family farms, homes, businesses and wildlife. Agriculture is not just an occupation for us; it is a way of life that is deeply rooted in our history and identity. The thought of being displaced from our rural setting and forced into converting into an industrial park goes against everything we hold dear.

It is disheartening to see that the policies outlined in PlanOKC, which were meant to safeguard agricultural areas surrounding Oklahoma City, are seemingly being disregarded. The promises made to protect our way of life appear to be nothing more than words on paper, as the industrial development encroaches upon our community with little regard for the impact it will have on our livelihoods.

My sister, Debra Rubes Brown, and I would be immensely grateful for the opportunity to meet in person or visit by phone and discuss our concerns. We believe that by sharing our personal stories and the generational significance of our family farms, we can convey the true essence of what is at stake for our community.

In these trying times, we implore you to consider the profound repercussions of the decisions being made without our input. Our voices may seem small in the face of urban development, but our collective plea is one of resilience, rootedness, and a fervent desire to preserve the rural character of Banner for generations to come.

Thank you for your attention to this urgent matter. We eagerly await the chance to speak with you and hope for a positive resolution that honors the heritage and integrity of our beloved community.

I can also in addition to the above, the noise, pollution, traffic, crime, damage to the creeks and water contamination that this would bring to my home, my neighbors and the family farm. I have the family farm on the west side and my house on the east side of this annex and neither side of me is happy about this. I urge you to vote down the proposal from the Alliance or OKC Industrial and Cultural Facilities to the City of OKC due to the expansive list of things it could cause. We both have had to have careers outside of farming, like our dad had to be able to pay the bills.

Please take this into consideration and vote against the annex.

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

May 1, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S. § 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land. This area is a beautiful piece of land for families and small business and should be preserved as such.

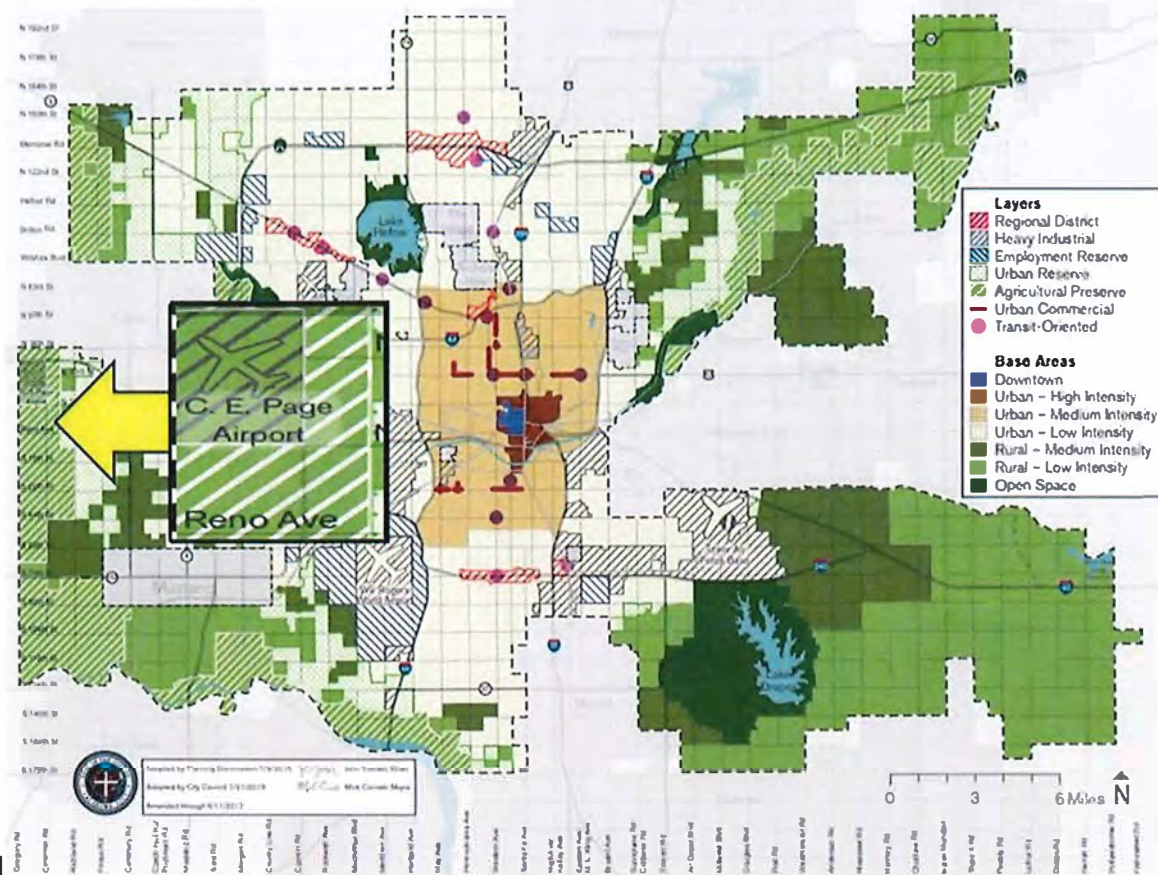
There are several important considerations at play regarding the annexation and development of the property in question.

Breakdown of some key points:

1. **Water Rights and Services:** The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations. Let's break it down:
2. **Water Rights and Service:** Oklahoma City (OKC) does not have water rights in the district in question and cannot forcibly run water, as it would violate the Canadian County Rural Water Association's rights. Additionally, the property is within the Canadian County Water Authority (CCWA) service area. If development is to occur, water service would need to be extended to the site, potentially involving OCWUT (Oklahoma City Water Utilities Trust) in upsizing the main to serve the area.
3. **Wastewater Service:** The site currently has no sewer service. The developer proposes extending sewer services to the site.
4. **Zoning and Land Use:** The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC" Land Use Plan. The property is designated as part of an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes. The proposed rezoning for residential development contradicts this designation and the minimum lot size requirements outlined in PlanOKC.
5. Given these points, it seems there are legal, regulatory, and planning hurdles to be addressed before any development can proceed. Resolving conflicts between the proposed development and existing land use plans, as well as ensuring compliance
6. **PlanOKC Land Use Plan:** Rezoning the property for large industrial development appears to conflict with the objectives outlined in Oklahoma City's PlanOKC, which designates the area as part of an Agricultural

Preserve (AP) with minimum lot sizes of 40 acres. The proposed annexing for large industrial use would deviate from this plan.

LAND USE TYPOLOGY AREAS (LUTAs)



- Annexation Considerations:** If the property seeks annexation into Oklahoma City, it will need to align with the existing PlanOKC guidelines. The adjacent land is designated as part of the Agricultural Preserve, suggesting that consistency in zoning and land use policies should be maintained across the area.

The petitioner's proposal for annexing and development of the property appears to clash with Oklahoma City's established PlanOKC policies, particularly regarding land use designations and minimum lot sizes. Any changes would need to carefully consider the city's comprehensive planning objectives and potentially involve negotiations with relevant water authorities for service extensions.

Furthermore, it is essential to consider the long-term implications of such development on the overall sustainability and quality of life in the region. Will the economic benefits outweigh the social and environmental costs? I am not convinced that there are not alternative locations or approaches that could achieve similar economic objectives without sacrificing the well-being of the farming community and the environment not to mention the destruction and elimination of huge wildlife population? Fish and Gameing.

I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

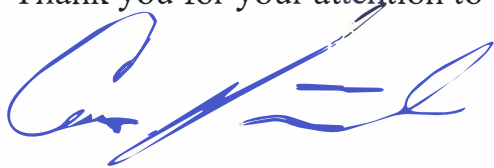
In conclusion, I strongly oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough assessments of its social, economic, and environmental impacts have been conducted and appropriate measures to mitigate any adverse effects have been implemented.

I would like to have an opportunity to share my concern at the hearing on May 9, 2024.

To sum it up, Oklahoma City that has a very large land area, cannot find anywhere in Oklahoma City's land area, to attract large industrial companies, because of low density development I find it hard to believe. The city is willing to destroy the livelihoods of farmers, ranchers, small businesses and not even give a dang.

The reason we have Existing sprawling and low-density residential development is because most of this land is being used as viable farmland and should remain that way.

Thank you for your attention to this matter.

A handwritten signature in blue ink, appearing to read 'Cory Pivniska', with a stylized, flowing script.

Cory Pivniska

From: [Charlette Baird](#)
To: [Cooper-Hart, Kim L](#)
Subject: PC-Annex 2024-1
Date: Friday, April 26, 2024 1:31:05 PM

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

We live in Banner Creek Addition. We moved out here to get away from the noise and traffic of over populated areas and businesses on every corner.

We do not want any kind of industrial facilities anywhere near us. The quiet is one of the reasons people move out here. Not everyone can afford to buy a farm or ranch to build on. If you allow this annex to go through our property values will drop drastically, we will lose our peace and quiet, and probably many of our neighbors.

We strongly oppose this petition.

Sincerely,
Jim and Charlette Baird
35 Lariat St.
El Reno, OK 73036

Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher
Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
Assistant Municipal Counselor

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S. § 21-105..

As a concerned citizen and resident, I firmly believe that this annexation would not be in the best interest of the community for several reasons:

1. **Loss of Agricultural Land:** The proposed annexation would result in the conversion of valuable agricultural land into urban development, leading to the loss of green spaces and negatively impacting the environment.
2. **Increased Traffic Congestion:** The addition of residential and commercial developments in the annexed area would inevitably lead to increased traffic congestion on surrounding roads, compromising the safety and convenience of residents in the area.
3. **Pressure on Infrastructure:** The annexation would place additional strain on existing infrastructure, including roads, utilities, and public services, without adequate provisions for upgrades and expansions to accommodate the influx of new residents and businesses.
4. **Impact on Property Values:** The proposed development may have adverse effects on property values in nearby neighborhoods, potentially diminishing the quality of life and investment potential for current residents.
5. **Lack of Community Input:** It is concerning that the petition for annexation does not appear to have considered the input and concerns of the local community members who will be directly affected by the proposed changes. What *specifically* type of industrial companies are at interest?
6. **Storm Water Runoff Hazards:** industrial facilities carry various pollutants such as heavy metals, chemicals, oils, and sediments, waterways, aquatic ecosystems, public health, and the environment are at risk.

Given these concerns, I urge you to carefully reconsider the petition for annexation and to prioritize the long-term well-being and sustainability of the community. I respectfully request that you oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City.

Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

Susan Barnes

Attention Kim Cooper
Kim.Cooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S. 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations.

2. The site currently has no sewer service and wastewater in the immediate area is not serviced by Oklahoma City.
3. The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.
4. Legal, regulatory, and planning hurdles to be addressed before any development can proceed. This includes resolving conflicts between the proposed development, existing land use plans, current zoning as an AP, as well as ensuring compliance,
5. Environmental considerations must be considered as well. There is a thriving ecosystem which is evident by simply driving on the roads in this area. Birds, deer, coyotes, racoons, turkey, fish and other aquatic wildlife call this area home. Concrete, steel, traffic, and noise drive the wildlife from areas permanently. Should the development go forward, the ponds in the proposed area will likely be filled in, killing fish, turtles and other aquatic wildlife. The land animals will be driven out of the area as well.
6. The purpose of moving to this area by most of the residents was to get away from the expansive development of Oklahoma City, get closer to nature, away from noise, and away from crime while still being able to easily access Oklahoma City with a leasonable commute. These citizens also shop, dine, and do much of their business in Oklahoma City, where Oklahoma City experiences the sales tax benefit.

I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

In conclusion, I strongly oppose the annexation of the East-half of Section Thirtythree, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough

assessments of its social, economic, and environmental impacts have been conducted and appropriate measures to mitigate any adverse effects have been implemented. Personally, I find it hard to believe that Oklahoma City doesn't have enough land for a development project of this size within Oklahoma County, where Oklahoma City is located or a different area within Oklahoma City's sprawling land area.

Oklahoma City is larger in land mass than Phoenix, Los Angeles, Dallas, San Antonio, and is just barely smaller than Houston. All of these cities have a considerably larger population than Oklahoma City. I understand the growth of a city and attracting industry and businesses. However, I also drive Interstate 40, Interstate 35, and the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Sincerely,

Betty Presley
1000 McNamara Rd.
Oklahoma, OK 73099

16845 Prairie Cir
ELREHO, OK 73036

Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher
Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
Assistant Municipal Counselor

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2. **Increased Traffic Congestion:** The addition of residential and commercial developments in the annexed area would inevitably lead to increased traffic congestion on surrounding roads, compromising the safety and convenience of residents in the area.
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5. **Lack of Community Input:** It is concerning that the petition for annexation does not appear to have considered the input and concerns of the local community members who will be directly affected by the proposed changes. What *specifically* type of industrial companies are at interest?
6. **Storm Water Runoff Hazards:** industrial facilities carry various pollutants such as heavy metals, chemicals, oils, and sediments, waterways, aquatic ecosystems, public health, and the environment are at risk.

Given these concerns, I urge you to carefully reconsider the petition for annexation and to prioritize the long-term well-being and sustainability of the community. I respectfully request that you oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City.

Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

Artis Ray

5-2-2024

16845 Prairie Cir
EL Reno, OK 73036

Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher
Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
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Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

Angela Ray
5-2-2024

From: [Kevin Boeckman](#)
To: [Cooper-Hart, Kim L](#)
Subject: Fwd: Opposition letter for PC-Annex 2024-1
Date: Wednesday, May 1, 2024 1:53:18 PM

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

From: Kevin Boeckman <kboeckk@hotmail.com>
Sent: Tuesday, April 30, 2024 11:16:49 AM
To: kimcooper@okc.gov <kimcooper@okc.gov>
Subject: Opposition letter for PC-Annex 2024-1

Hello Kim and to whom it may concern,

I have signed the opposition letter to not have the following completed. We are happy living out here and this will make the living out here not so inviting to why we came out here. Not to mention housing depreciation and quality of life.

If you want to consider somewhere, build it in Edmond or Piedmont area, they would be saying the same thing.

Sincerely,
Kevin

Attention Kim Cooper
KimCooper@OKC.gov

Case Number PC-Annex 2024-1 April 29, 2024

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4. Legal, regulatory, and planning hurdles to be addressed before any

Attention Kim Cooper
Kim.Cooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

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Sincerely,


1000 N. Cimarron Road
Yukon, OK 73099

From: Cory Pivniska <cory.pivniska@willowbrook.build>
Sent: Wednesday, May 1, 2024 3:33:18 PM
To: Ward3 <ward3@okc.gov>
Cc: Cooper-Hart, Kim L <Kim.Cooper@okc.gov>
Subject: FW: PC - Annex 2024-1

Some people who received this message don't often get email from cory.pivniska@willowbrook.build. [Learn why this is important](#)

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S. § 21-14. As a concerned citizen and resident, I firmly believe that this annexation would not be in the best interest of the community.

Thanks,

Cory Pivniska
15124 W Reno Ave
Yukon, OK 73099



Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher
Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
Assistant Municipal Counselor

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Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

Arthur Ray

5-2-2024

Attention Kim Cooper
KimCooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S. § 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods.

Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations.

2. The site currently has no sewer service and wastewater in the immediate area is not serviced by Oklahoma City.
3. The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC" Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.
4. Legal, regulatory, and planning hurdles to be addressed before any development can proceed. This includes resolving conflicts between the proposed development, existing land use plans, current zoning as an AP, as well as ensuring compliance.
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6. The purpose of moving to this area by most of the residents was to get away from the expansive development of Oklahoma City, get closer to nature, away from noise, and away from crime while still being able to easily access Oklahoma City with a reasonable commute. These citizens also shop, dine, and do much of their business in Oklahoma City, where Oklahoma City experiences the sales tax benefit.

I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

In conclusion, I strongly oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough assessments of its social, economic, and environmental impacts have been conducted and appropriate measures to mitigate any adverse effects have been implemented. Personally, I find it hard to believe that Oklahoma City doesn't have enough land for a development project of this size within Oklahoma County, where Oklahoma City is located or a different area within Oklahoma City's sprawling land area. Oklahoma City is larger in land mass than Phoenix, Los Angeles, Dallas, San Antonio, and is just barely smaller than Houston. All of these cities have a considerably larger population than Oklahoma City. I understand the growth of a city and attracting industry and businesses. However, I also drive Interstate 40, Interstate 35, and the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Steven Fisher

A handwritten signature in blue ink, appearing to read "Steven E. Fisher", with a long horizontal flourish extending to the right.

Contact Information

Steven.e.fisher1@gmail.com

580-370-2192

From: Peter Gill <pgill2@gmail.com>
Sent: Thursday, May 2, 2024 12:30 PM
To: City Clerk Email <CityClerk@nkr.gov>; Ward3 <ward3@nkr.gov>; Cooper-Hart, Kim L <Kim.Cooper@nkr.gov>
Cc: gillgabriel <ggillgabriel@hotmail.com>; Ellen Beauclaire <ebeauclaire@hotmail.com>
Subject: Letter of Protest - PC-Annex-2024-1

Some contacts who received this message don't often get email from pgill2@gmail.com. [Learn why this is important](#)

Good afternoon,

This is a letter of protest against Annex-2024-1, the addition of land west of CE Page airport to Oklahoma City. The undersigned are residents or have a compelling interest in the property at 15330 NW 10th St. Yukon OK 73099, near the proposed annexation.

We do not support the addition of additional land to Oklahoma City's already sprawling city limits. The land in this area is designated as agricultural reserve and this annexation is part of the Alliance for Economic Development's plan to convert the rural properties around CE Page into an industrial park which is counter to the current land use plan and the wishes of the residents. In the Staff Report for the April 9th Annexation-Deannexation Ad Hoc Committee Meeting, the city showed this area already lacks infrastructure and public services. Adding more land the city cannot service is unacceptable...

We urge the City not to annex the property and to focus its industrial revitalization efforts on attracting new businesses to fill the many vacant industrial properties in West OKC (the former spaces of Terex, Seagate, Altec-Lansing, Armacel, etc) instead of creating more sprawl.

Thank you for your consideration,

Jimi and Susan Gill
Ellen Beauclaire
Peter Gill

Attention Kim Cooper
Kim.Cooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S.S

21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

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First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods, Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water

Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations.

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I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

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Sincerely,

Serenity A Hocevar
Serenity Hocevar 5/2/24

From: [Carolyn Lewis](#)
To: [Cooper-Hart, Kim L](#)
Subject: Annexation Case No. PC-Annex 2024-1
Date: Wednesday, May 1, 2024 3:11:51 PM

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

Dear Kim Cooper,

I am writing today in opposition to the proposed annexation of 320 acres involved in Case Number PC-Annex 2024-1. I have 3 major concerns regarding the environment, roadways, and overall community safety that I think you should hear about to understand the impact this small annexation will have on our community.

The environmental impacts on our community will be far greater than imagined. For many of us, well water is our primary source of water and must be protected both above and below ground. Not only could hazardous chemicals affect ground water, but these chemicals could also contaminate surrounding areas as runoff from rain. The current landscape allows excess water to be absorbed or run into local ponds for cattle to drink. Noise and light pollution are also issues. We chose to live in the rural communities because of the stillness and darkness. The best part of living out here are the sounds and sights of nature. I regularly hear birds, crickets, cows, and chickens, not to mention all the constellations we can clearly see. The sounds of manufacturing plants or increased air traffic will drown nature out.

The roads surrounding this area cannot support the current traffic volumes, let alone handle any increases in capacity or weight. The paved roadways are continuously torn up by heavy commercial vehicles. As for the gravel roads, these must be graded at least once a month or after every heavy rain. Large farm equipment also uses these county roads, and with the topography of the land, it can be challenging to see around them. Even if you wanted to pass, the roads are too narrow and are flanked by ditch lines. This brings me to speed. Too often the posted speed limit of 35 is ignored. I can't even count how many times speed has played into the accidents that have happened. Recently a truck traveling too fast slid off the gravel road, went into the ditch line, and hit a power pole. This resulted in our subdivision losing power for 24 hours. Increased traffic will result in more accidents, more destruction of roadways, and more cost to the county and residents for repairs.

The final concern I have is the overall safety of the community. Oklahoma City Fire and Police Departments cannot handle the load they have within the metro city area, and emergencies this far out are currently outsourced to Canadian County or surrounding towns. Increasing the population in this area will put added stress on those services, decrease response times, and increase crime rates. Not to mention Banner Elementary, a small rural school with limited funding, will have to increase their safety protocols to keep the children attending the school safe. Mixing school buses and commercial traffic can be a deadly combination.

Thank you for taking the time to hear my concerns and I look forward to working with you in protecting our rural communities and way of life.

Carolyn Lewis, resident of Banner Creek Estates

Attention Kim Cooper
Kim.Cooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

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Sincerely,

A handwritten signature in black ink, appearing to read 'Raymond A. Gatto'. The signature is stylized with large, sweeping loops and a horizontal line crossing through the middle.

Raymond A. Gatto
1000 N. Cimarron Road
Yukon, OK 73099

Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher
Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
Assistant Municipal Counselor

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As a concerned citizen and resident, I firmly believe that this annexation would not be in the best interest of the community for several reasons:

1. **Loss of Agricultural Land:** The proposed annexation would result in the conversion of valuable agricultural land into urban development, leading to the loss of green spaces and negatively impacting the environment.
2. **Increased Traffic Congestion:** The addition of residential and commercial developments in the annexed area would inevitably lead to increased traffic congestion on surrounding roads, compromising the safety and convenience of residents in the area.
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5. **Lack of Community Input:** It is concerning that the petition for annexation does not appear to have considered the input and concerns of the local community members who will be directly affected by the proposed changes. What *specifically* type of industrial companies are at interest?
6. **Storm Water Runoff Hazards:** industrial facilities carry various pollutants such as heavy metals, chemicals, oils, and sediments, waterways, aquatic ecosystems, public health, and the environment are at risk.

Given these concerns, I urge you to carefully reconsider the petition for annexation and to prioritize the long-term well-being and sustainability of the community. I respectfully request that you oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City.

Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

Angie Ray
5-2-2024

Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff, Jill Burnett Assistant Municipal Counselor

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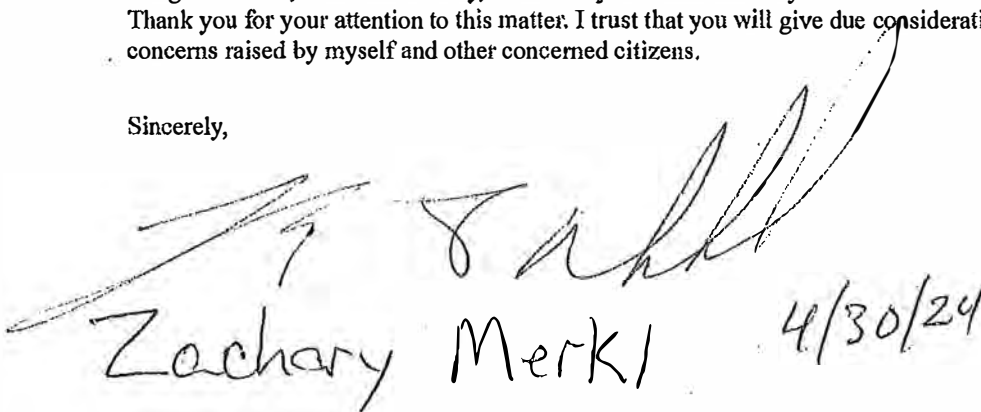
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Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,


Zachary Merkl 4/30/24

Letter of Objection

I am writing this letter to object to the annexation of the 320 Acres, located west of Gregory Rd. between NW 10th St. and Reno Ave., into Oklahoma City, OK.

Legal Description: T12N R06W S33 SE4 A#1 - BEING ALL SE4
T12N R06W S33 NE4 A#1 - BEING ALL NE4

It is noted in the county assessor's office that Oklahoma City Industrial and Cultural Facilities has already acquired this land and intends for this property to accommodate future employment developments that will benefit Oklahoma City.

My family, husband Jared Enright, children and myself, Robin Enright, currently reside in Canadian County at: 140 Single Tree, El Reno, OK 73036. While our property is not currently being annexed, we do however share a property boundary with the 320 acres that are trying to be annexed into Oklahoma City and will have a direct impact from this annexation. We have several major concerns with the annexation of this property that could directly affect our property as well as those around us.

Concerning implications due to the annexation of the property.

- Direct impact of the current flood plain causing change of floodplain boundaries and pushing the floodplain further into our residential area.
- Potential requirement of flood insurance if the floodplain area is changed.
- Increase in already high insurance rates or the risk of insurance carriers dropping our insurance for our property.
- Road maintenance and upkeep in an orderly and drivable fashion. There is already a lack of road maintenance in the OKC area and taking on more property will only allow for further deterioration of the roads in our area.
- Increase in traffic on poorly maintained roads causing deterioration.
- Decrease in property values. Lower resale values
- Increase in property taxes
- Tax revenue leaving the Canadian County area to benefit Oklahoma city.
- Increase in population of citizens causing more stress on our infrastructure. Local school districts already have a max capacity of students.
- Increase in crime due to population increases.
- Decrease in wildlife. Destruction of natural habitats and pollutants in the water supplies.

Our family completely and wholeheartedly object to the annexation of the property listed in this case. We purchased our property in 2014, built our beloved home with the intention of raising our family in the quiet rural area that we call home and love so dearly. We worked hard to provide a property that was safe and beautiful for our family to grow. We feel that Oklahoma city already encompasses enough property and should be able to utilize other areas that are already within the Oklahoma City limits. This will not benefit any school district or community that is not part of Oklahoma City. By not utilizing their current properties, Oklahoma City is being wasteful and negligent to their current city members and community.

Sincerely,
Jared and Robin Enright,



Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff, Jill Burnett Assistant Municipal Counselor

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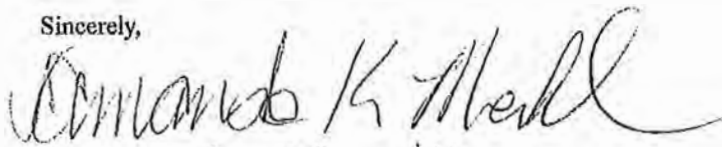
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Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,



4.30.24

Amanda Merk
amanda.merk1830@yahoo.com
405-512-4214

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Ward 8

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Sincerely



4-30-2024

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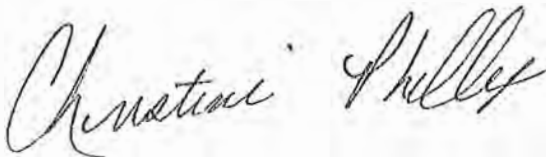
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17375 SW 29th St
OK Now

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Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,



4/30/24

17395 SW 29th St

El Reno

Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher
Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
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Cati Armstrong 4-30-24

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4.29.24

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Sincerely,



Earl Cowdrey

4/29/2024

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Jaime Cowdrey 4/29/24

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Sincerely,

Courtney Grench

4.29.2024

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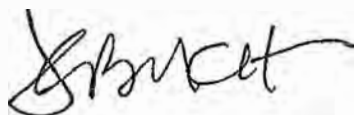
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4/30/24

Attention Kim Cooper
KimCooper@OKC.gov

Case Number PC-Annex 2024-1

February 26, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S. § 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land. This area is a beautiful piece of land for families and small business and should be preserved as such.

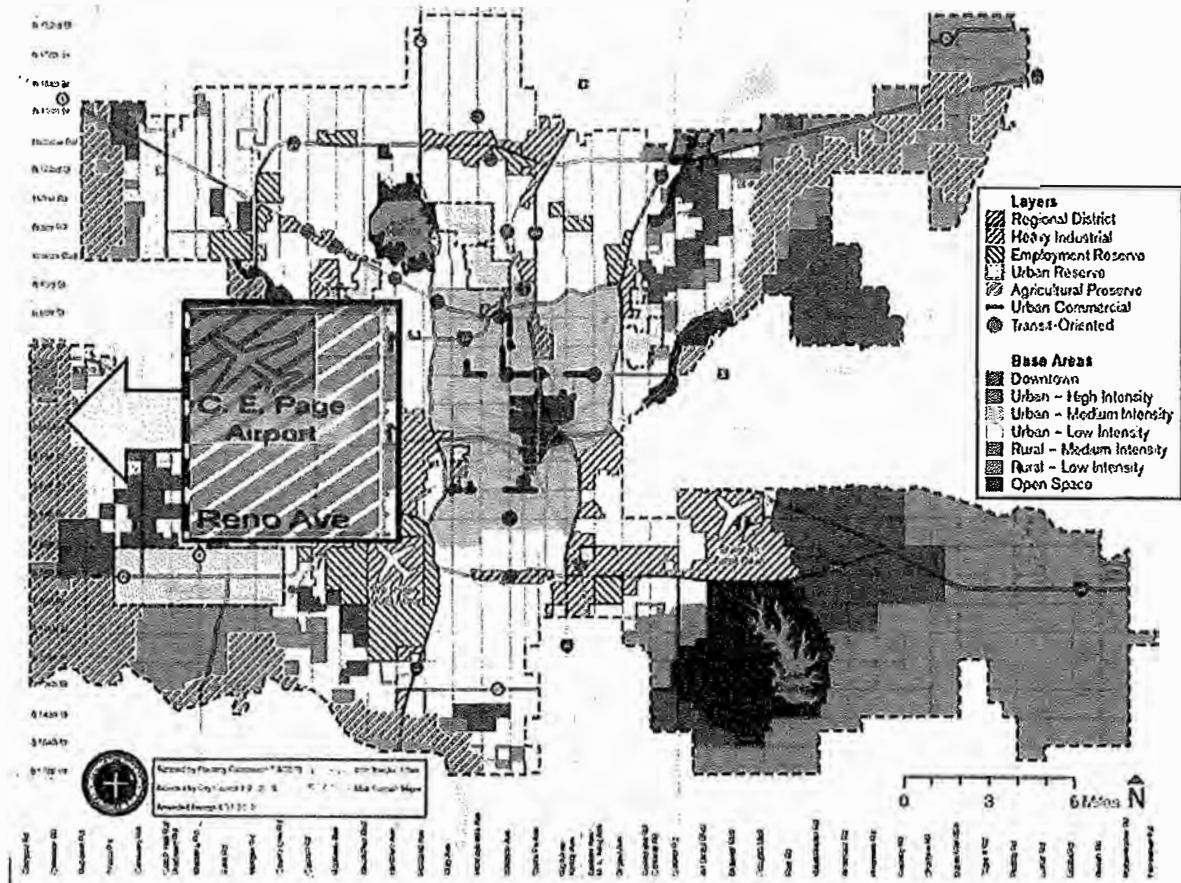
There are several important considerations at play regarding the annexation and development of the property in question.

Breakdown of some key points:

1. **Water Rights and Services:** The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations. Let's break it down:
2. **Water Rights and Service:** Oklahoma City (OKC) does not have water rights in the district in question and cannot forcibly run water, as it would violate the Canadian County Rural Water Association's rights. Additionally, the property is within the Canadian County Water Authority (CCWA) service area. If development is to occur, water service would need to be extended to the site, potentially involving OCWUT (Oklahoma City Water Utilities Trust) in upsizing the main to serve the area.
3. **Wastewater Service:** The site currently has no sewer service. The developer proposes extending sewer services to the site.
4. **Zoning and Land Use:** The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC" Land Use Plan. The property is designated as part of an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes. The proposed rezoning for residential development contradicts this designation and the minimum lot size requirements outlined in PlanOKC.
5. Given these points, it seems there are legal, regulatory, and planning hurdles to be addressed before any development can proceed. Resolving conflicts between the proposed development and existing land use plans, as well as ensuring compliance
6. **PlanOKC Land Use Plan:** Rezoning the property for large industrial development appears to conflict with the objectives outlined in Oklahoma City's PlanOKC, which designates the area as part of an Agricultural

Preserve (AP) with minimum lot sizes of 40 acres. The proposed annexing for large industrial use would deviate from this plan.

LAND USE TYPOLOGY AREAS (LUTAs)



- Annexation Considerations:** If the property seeks annexation into Oklahoma City, it will need to align with the existing PlanOKC guidelines. The adjacent land is designated as part of the Agricultural Preserve, suggesting that consistency in zoning and land use policies should be maintained across the area.

The petitioner's proposal for annexing and development of the property appears to clash with Oklahoma City's established PlanOKC policies, particularly regarding land use designations and minimum lot sizes. Any changes would need to carefully consider the city's comprehensive planning objectives and potentially involve negotiations with relevant water authorities for service extensions.

Furthermore, it is essential to consider the long-term implications of such development on the overall sustainability and quality of life in the region. Will the economic benefits outweigh the social and environmental costs? I am not convinced that there are not alternative locations or approaches that could achieve similar economic objectives without sacrificing the well-being of the farming community and the environment not to mention the destruction and elimination of huge wildlife population? Fish and Gameing.

I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

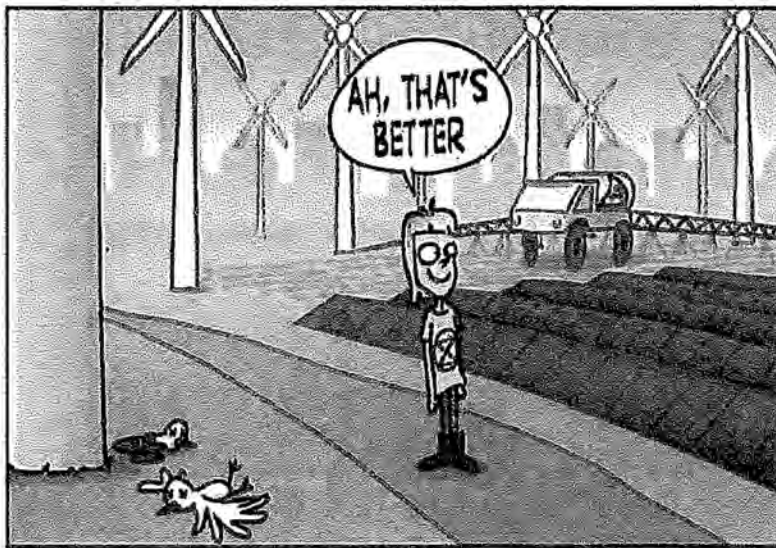
In conclusion, I strongly oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough assessments of its social, economic, and environmental impacts have been conducted and appropriate measures to mitigate any adverse effects have been implemented.

I would like to have an opportunity to share my concern at the hearing on May 9, 2024.

To sum it up, Oklahoma City that has a very large land area, cannot find anywhere in Oklahoma City's land area, to attract large industrial companies, because of low density development I find it hard to believe. The city is willing to destroy the livelihoods of farmers, ranchers, small businesses and not even give a dang.

The reason we have Existing sprawling and low-density residential development s is because most of this land is being used as viable farmland and should remain that way.

This whole thing reminds m of a comic ad that I once saw.....



Thank you for your attention to this matter.

Mark Rubes
Mark Rubes

Dear Ad-hoc Annexation -DE annexation Committee Members

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Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
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Sincerely, Jason Kirk
JBear Kirk
26240429

8/30/22

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Sincerely,



207 N. Cimarron Rd.
Yukon, OK 73099

5-2-24

Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher
Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
Assistant Municipal Counselor

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S. § 21-105..


As a concerned citizen and resident, I firmly believe that this annexation would not be in the best interest of the community for several reasons:

1. **Loss of Agricultural Land:** The proposed annexation would result in the conversion of valuable agricultural land into urban development, leading to the loss of green spaces and negatively impacting the environment.
2. **Increased Traffic Congestion:** The addition of residential and commercial developments in the annexed area would inevitably lead to increased traffic congestion on surrounding roads, compromising the safety and convenience of residents in the area.
3. **Pressure on Infrastructure:** The annexation would place additional strain on existing infrastructure, including roads, utilities, and public services, without adequate provisions for upgrades and expansions to accommodate the influx of new residents and businesses.
4. **Impact on Property Values:** The proposed development may have adverse effects on property values in nearby neighborhoods, potentially diminishing the quality of life and investment potential for current residents.
5. **Lack of Community Input:** It is concerning that the petition for annexation does not appear to have considered the input and concerns of the local community members who will be directly affected by the proposed changes. What *specifically* type of industrial companies are at interest?
6. **Storm Water Runoff Hazards:** industrial facilities carry various pollutants such as heavy metals, chemicals, oils, and sediments, waterways, aquatic ecosystems, public health, and the environment are at risk.

Given these concerns, I urge you to carefully reconsider the petition for annexation and to prioritize the long-term well-being and sustainability of the community. I respectfully request that you oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City.

Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

 5/2/24
1110 S. 2ND STREET
Lusk, OK 73099

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Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

Lenny Vowell 5-2-24
14620 S.W. 27th
El Reno, OK 73036

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Sincerely,

Rena Vowell 5-2-24
16620 S.W. 27th
El Reno, OK 73036

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Ward 8

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Sincerely,

 5-2-24
16888 Prairie Cir
E1 Rnd, OK 73036

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Sincerely,

Ervin Penner 5-2-24
16888 PRAIRIE CIR
EL Reno, OK 73036

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Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

Coretta Ray 5/2/24
16845 PRAIRIE CIR
El Reno, OK 73036

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Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,

Jodi K. Kirk 04/30/2024

Letter of Objection

I am writing this letter to object to the annexation of the 320 Acres, located west of Gregory Rd. between NW 10th St. and Reno Ave., into Oklahoma City, OK.

**Legal Description: T12N R06W S33 SE4 A#1 - BEING ALL SE4
T12N R06W S33 NE4 A#1 - BEING ALL NE4**

It is noted in the county assessor's office that Oklahoma City Industrial and Cultural Facilities has already acquired this land and intends for this property to accommodate future employment developments that will benefit Oklahoma City.

My family, husband Jared Enright, children and myself, Robin Enright, currently reside in Canadian County at: 140 Single Tree, El Reno, OK 73036. While our property is not currently being annexed, we do however share a property boundary with the 320 acres that are trying to be annexed into Oklahoma City and will have a direct impact from this annexation. We have several major concerns with the annexation of this property that could directly affect our property as well as those around us.

Concerning implications due to the annexation of the property.

- Direct impact of the current floodplain causing change of floodplain boundaries and pushing the floodplain further into our residential area.
- Potential requirement of flood insurance if the floodplain area is changed.
- Increase in already high insurance rates or the risk of insurance carriers dropping our insurance for our property.
- Road maintenance and upkeep in an orderly and drivable fashion. There is already a lack of road maintenance in the OKC area and taking on more property will only allow for further deterioration of the roads in our area.
- Increase in traffic on poorly maintained roads causing further deterioration.
- Decrease in property values. Lower resale values
- Increase in property taxes
- Tax revenue leaving the Canadian County area to benefit Oklahoma City.
- Increase in population of citizens causing more stress on our infrastructure. Local school districts already have a max capacity of students.
- Increase in crime due to population increases.
- Decrease in wildlife. Destruction of natural habitats and pollutants in the water supplies.

Our family completely and wholeheartedly object to the annexation of the property listed in this case. We purchased our property in 2014, built our beloved home with the intention of raising our family in the quiet, rural area that we call home and love so dearly. We worked hard to provide a property that was safe and beautiful for our family to grow. We feel that Oklahoma city already encompasses enough property and should be able to utilize other areas that are already within the Oklahoma City limits. This will not benefit any school district or community that is not part of Oklahoma City. By not utilizing their current properties, Oklahoma City is being wasteful and negligent to their current city members and community.

Sincerely,
Jared and Robin Enright,

Attention Kim Cooper
KimCooper@OKC.gov

Case Number PC-Annex 2024-1

May 1, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S. § 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land. This area is a beautiful piece of land for families and small business and should be preserved as such.

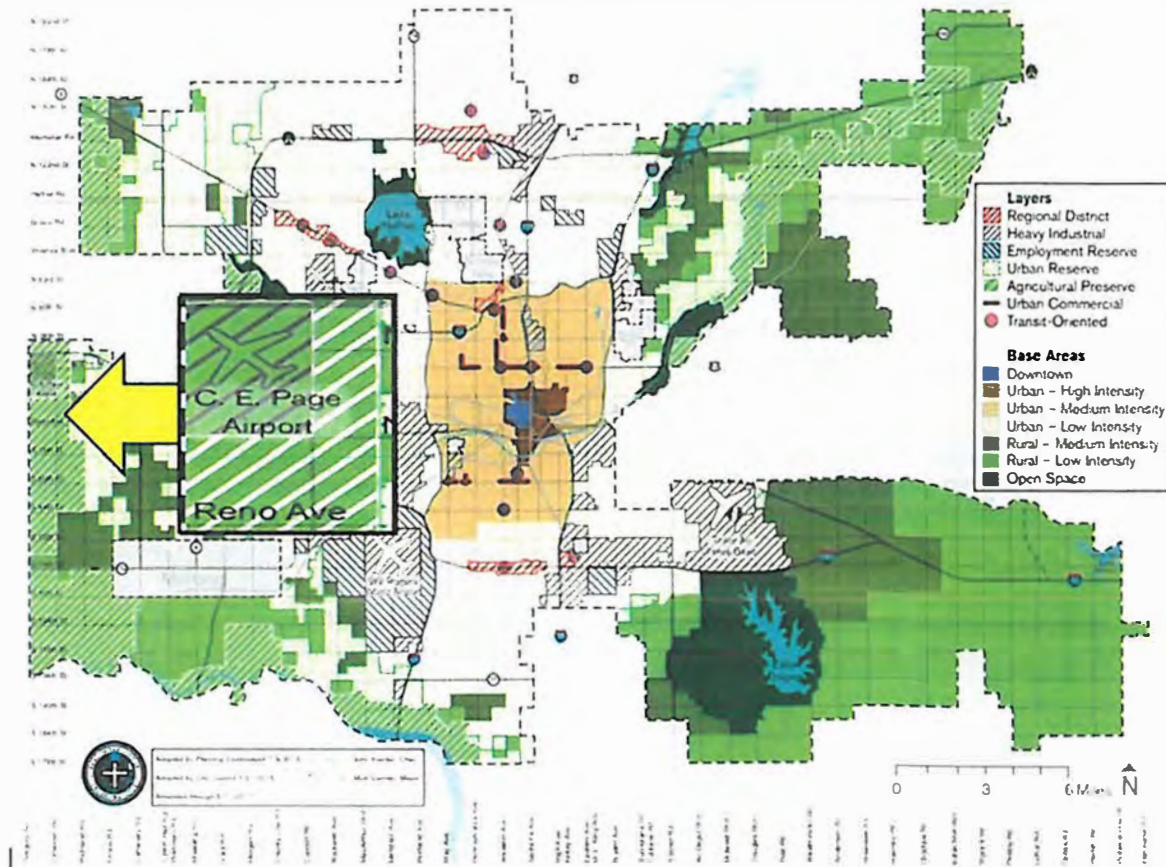
There are several important considerations at play regarding the annexation and development of the property in question.

Breakdown of some key points:

1. **Water Rights and Services:** The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations. Let's break it down:
2. **Water Rights and Service:** Oklahoma City (OKC) does not have water rights in the district in question and cannot forcibly run water, as it would violate the Canadian County Rural Water Association's rights. Additionally, the property is within the Canadian County Water Authority (CCWA) service area. If development is to occur, water service would need to be extended to the site, potentially involving OCWUT (Oklahoma City Water Utilities Trust) in upsizing the main to serve the area.
3. **Wastewater Service:** The site currently has no sewer service. The developer proposes extending sewer services to the site.
4. **Zoning and Land Use:** The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC" Land Use Plan. The property is designated as part of an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes. The proposed rezoning for residential development contradicts this designation and the minimum lot size requirements outlined in PlanOKC.
5. Given these points, it seems there are legal, regulatory, and planning hurdles to be addressed before any development can proceed. Resolving conflicts between the proposed development and existing land use plans, as well as ensuring compliance
6. **PlanOKC Land Use Plan:** Rezoning the property for large industrial development appears to conflict with the objectives outlined in Oklahoma City's PlanOKC, which designates the area as part of an Agricultural

Preserve (AP) with minimum lot sizes of 40 acres. The proposed annexing for large industrial use would deviate from this plan.

LAND USE TYPOLOGY AREAS (LUTAs)



- Annexation Considerations:** If the property seeks annexation into Oklahoma City, it will need to align with the existing PlanOKC guidelines. The adjacent land is designated as part of the Agricultural Preserve, suggesting that consistency in zoning and land use policies should be maintained across the area.

The petitioner's proposal for annexing and development of the property appears to clash with Oklahoma City's established PlanOKC policies, particularly regarding land use designations and minimum lot sizes. Any changes would need to carefully consider the city's comprehensive planning objectives and potentially involve negotiations with relevant water authorities for service extensions.

Furthermore, it is essential to consider the long-term implications of such development on the overall sustainability and quality of life in the region. Will the economic benefits outweigh the social and environmental costs? I am not convinced that there are not alternative locations or approaches that could achieve similar economic objectives without sacrificing the well-being of the farming community and the environment not to mention the destruction and elimination of huge wildlife population? Fish and Gameing.

I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

In conclusion, I strongly oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough assessments of its social, economic, and environmental impacts have been conducted and appropriate measures to mitigate any adverse effects have been implemented.

I would like to have an opportunity to share my concern at the hearing on May 9, 2024.

To sum it up, Oklahoma City that has a very large land area, cannot find anywhere in Oklahoma City's land area, to attract large industrial companies, because of low density development I find it hard to believe. The city is willing to destroy the livelihoods of farmers, ranchers, small businesses and not even give a dang.

The reason we have Existing sprawling and low-density residential development is because most of this land is being used as viable farmland and should remain that way.

Thank you for your attention to this matter.


Chuck Pivniska

Attention Kim Cooper
KimCooper@OKC.gov

Case Number PC-Annex 2024-1

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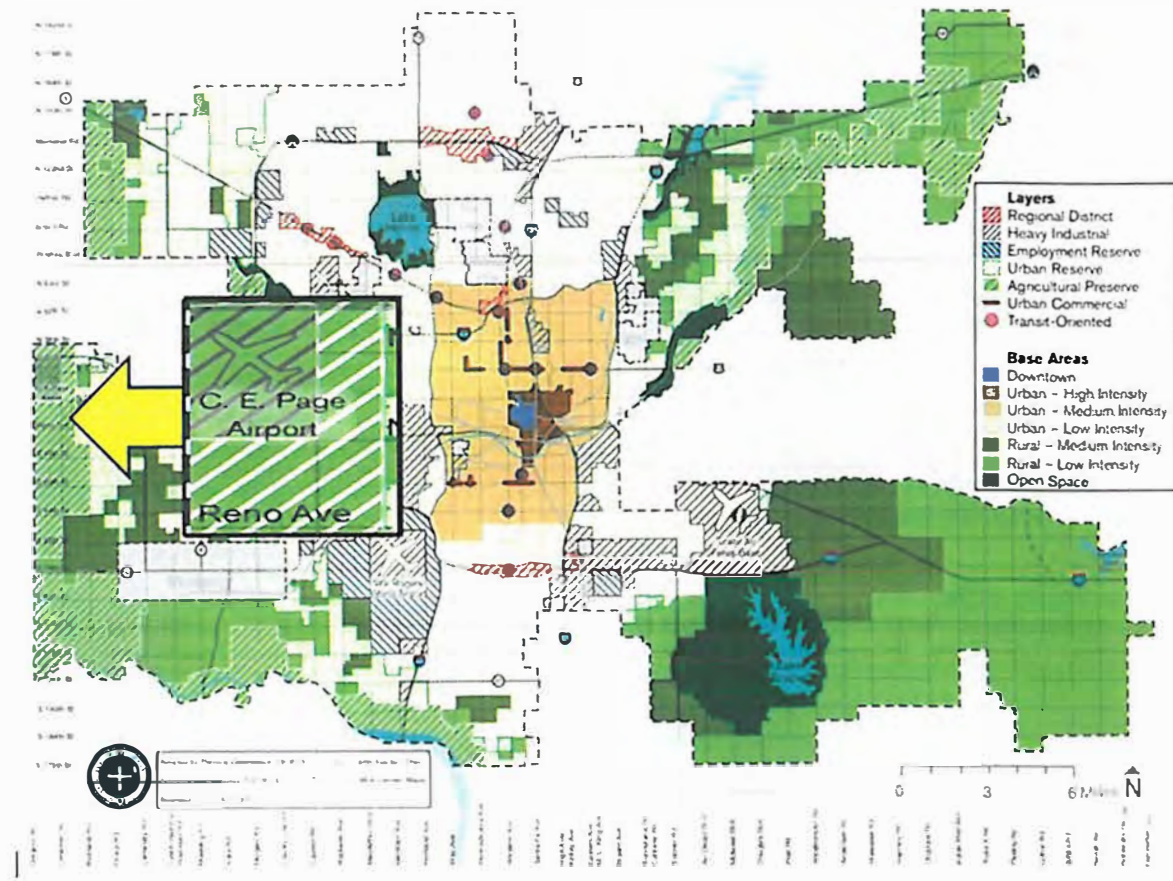
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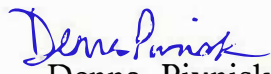
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Thank you for your attention to this matter.


Denna Pivniska

From: Rachel Hill <RachelLeanne@alumni.ou.edu>
Sent: Thursday, May 2, 2024 2:54 PM
To: Cooper-Hart, Kim L <Kim.Cooper@okc.gov>; Ward3 <ward3@okc.gov>; okcward3planning@gmail.com <okcward3planning@gmail.com>
Subject: Opposition to Case Number PC-Annex 2024-1

Some people who received this message don't often get email from rachelleanne@alumni.ou.edu. [Learn why this is important](#)

Good Afternoon,

My name is Rachel Lyon, and I am a constituent of Ward 3 residing at 14921 NW 10th Street. I have become aware of Oklahoma City's plan to annex additional land west of my home.

Learning of this struck me as odd as just last year I was at a re-zoning meeting for a property near my home which was ultimately denied with support from the city due to the long term plan for the city which does not include expanding utility infrastructure west of my home for multiple decades.

Recognizing that Oklahoma City is already one of the largest cities in the United States by land mass and recognizing that just last year I was informed by the city that there are no plans to expand infrastructure in this designated agricultural area for decades to come, I urge you to deny the request to annex this land. It seems that Oklahoma City struggles as it is with the upkeep and maintenance of infrastructure as well as providing expeditious emergency services within the existing city boundaries. My understanding is that the plan for the land would be to rezone for industrial purposes. With the number of industrial parks currently available within Oklahoma City limits and the reasons I stated earlier, this request must be denied.

Thank you for your time and listening to my concerns.

Sincerely, |

Rachel Lyon

Sincerely,
Debra Rubes Brown

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

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First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations.

2. The site currently has no sewer service and wastewater in the immediate area is not serviced by Oklahoma City.
3. The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.
4. Legal, regulatory, and planning hurdles to be addressed before any development can proceed. This includes resolving conflicts between the proposed development, existing land use plans, current zoning as an AP, as well as ensuring compliance.
5. Environmental considerations must be considered as well. There is a thriving ecosystem which is evident by simply driving on the roads in this area. Birds, deer, coyotes, racoons, turkey, fish and other aquatic wildlife call this area home. Concrete, steel, traffic, and noise drive the wildlife from areas permanently. Should the development go forward, the ponds in the proposed area will likely be filled in, killing fish, turtles and other aquatic wildlife. The land animals will be driven out of the area as well.
6. The purpose of moving to this area by most of the residents was to get away from the expansive development of Oklahoma City, get closer to nature, away from noise, and away from crime while still being able to easily access Oklahoma City with a leasonable commute. These citizens also shop, dine, and do much of their business in Oklahoma City, where Oklahoma City experiences the sales tax benefit.

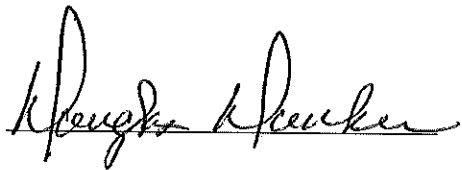
I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

In conclusion, I strongly oppose the annexation of the East-half of Section Thirtythree, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough

assessments of its social, economic, and environmental impacts have been conducted and appropriate measures to mitigate any adverse effects have been implemented. Personally, I find it hard to believe 'that Oklahoma City doesn't have enough land for a development project of this size within Oklahoma County, where Oklahoma City is located or a different area within Oklahoma City's sprawling land area.

Oklahoma City is larger in land mass than Phoenix, Los Angeles, Dallas, San Antonio, and is just barely smaller than Houston. All of these cities have a considerably larger population 'than Oklahoma City. I understand the growth of a city and attracting industry and businesses. However, I also drive Interstate 40, Interstate 35, and the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Sincerely,

A handwritten signature in cursive script, appearing to read "Douglas Harker".

Email: medlock_01@sbcglobal.net

220 Single Tree Street
El Reno OK, 73036

Dear Ad-hoc Annexation -DE annexation Committee Members

Barbara Peck, Chair Ward 3, Bradley Carter Ward 1, Todd Stone Ward 4, Mark Stonecipher
Ward 8

Staff : Geoffrey Butler Planning Director, Kim Cooper-Hart Planning Staff , Jill Burnett
Assistant Municipal Counselor

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to 11 O.S. § 21-105..

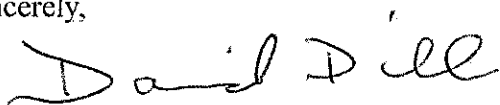
As a concerned citizen and resident, I firmly believe that this annexation would not be in the best interest of the community for several reasons:

1. **Loss of Agricultural Land:** The proposed annexation would result in the conversion of valuable agricultural land into urban development, leading to the loss of green spaces and negatively impacting the environment.
2. **Increased Traffic Congestion:** The addition of residential and commercial developments in the annexed area would inevitably lead to increased traffic congestion on surrounding roads, compromising the safety and convenience of residents in the area.
3. **Pressure on Infrastructure:** The annexation would place additional strain on existing infrastructure, including roads, utilities, and public services, without adequate provisions for upgrades and expansions to accommodate the influx of new residents and businesses.
4. **Impact on Property Values:** The proposed development may have adverse effects on property values in nearby neighborhoods, potentially diminishing the quality of life and investment potential for current residents.
5. **Lack of Community Input:** It is concerning that the petition for annexation does not appear to have considered the input and concerns of the local community members who will be directly affected by the proposed changes. What *specifically* type of industrial companies are at interest?
6. **Storm Water Runoff Hazards:** industrial facilities carry various pollutants such as heavy metals, chemicals, oils, and sediments, waterways, aquatic ecosystems, public health, and the environment are at risk.

Given these concerns, I urge you to carefully reconsider the petition for annexation and to prioritize the long-term well-being and sustainability of the community. I respectfully request that you oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City.

Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised by myself and other concerned citizens.

Sincerely,



From: [Michael Dunbar](#)
To: [Cooper-Hart, Kim L](#)
Subject: Please help
Date: Thursday, May 2, 2024 5:15:55 PM

[You don't often get email from m.dunbar@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms. Cooper,

My wife and I recently moved out to Banner Road and SW27th street about a year and a half ago. We were drawn to the rural lifestyle and the beauty of the surrounding farmland. Recently we heard of the plans for Oklahoma City to annex a large amount of property around nearby Gregory Road, and we are very concerned.

A development on that large of a scale has the huge risk of destroying everything we value out here in the home that we have every intention of living in until we pass on. From the initial construction strain on the community to the traffic and logistical support pressure present to run a large scale factory, this community cannot absorb that impact and remain the rural, agricultural haven it is today.

There has to be other options in other areas that do not cost so much to a longstanding farming community that can be considered and approved.

I hope you will align with us in opposition of this effort.

Thank you for your time and your ear,

Very concerned,

Michael

Sent from my iPhone

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

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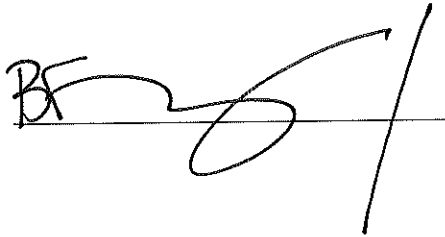
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In conclusion, I strongly oppose the annexation of the East-half of Section Thirtythree, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough

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Oklahoma City is larger in land mass than Phoenix, Los Angeles, Dallas, San Antonio, and is just barely smaller than Houston. All of these cities have a considerably larger population 'than Oklahoma City. I understand the growth of a city and attracting industry and businesses. However, I also drive Interstate 40, Interstate 35, and the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Sincerely,

A handwritten signature in black ink, appearing to be 'BF', followed by a large, stylized flourish that extends upwards and to the right, crossing over a horizontal line.

Dear Members of the Ad Hoc Committee's,

I hope this letter finds you well. I am writing to you today with a heavy heart, concerning a matter that weighs deeply on the minds of many in our community. It pertains to the Forehand Cemetery, a place steeped in history and the final resting place for numerous souls.

Forehand Cemetery holds within its grounds not only the remains of our loved ones but also the stories and memories of generations past. As you may know, its origins date back to a deed recorded on August 8, 1893, when Mr. and Mrs. S. E. Forehand generously transferred 2 acres of land for the purpose of a graveyard and church. While the church was never erected, the cemetery remained a sacred ground, a testament to the lives once lived in our community.

Over the years, the Forehand Cemetery Association, though now lost to time, diligently cared for this hallowed ground. Despite the absence of original minutes and burial records, the reverence for those interred there has never waned. The earliest marked burial site, that of Norcom Trimble in 1891, serves as a poignant reminder of the passage of time and the lives intertwined with this land. Phillip Gamble, who is a relative of Norcom Trimble submitted a letter as opposing the annexation of the said property.

As custodians of our city's heritage, it is our solemn duty to ensure that the final resting places of our forebears are respected and preserved. However, recent developments threaten the sanctity of Forehand Cemetery. The proposed construction of an industrial area spanning 1000 acres and alterations to the airport runway pose a grave concern for the integrity of this sacred site.

What fate awaits the souls laid to rest in Forehand Cemetery if the city proceeds with its plans? Among them are names familiar to many of us, individuals who once walked the same streets we do today. Allen Hillard, Cynthia Riley, Friedrich and Eliza Walther, Vaclav and Julia Rubes, Norcom Trimble, Dr. H.S. Norcom and

countless others, each with their own stories and legacies, now face the possibility of disturbance.

These are not just names etched in stone but cherished members of our community, deserving of our utmost respect and reverence. Their memory should not be overshadowed by the progress of urban development. We owe it to them, and to future generations, to safeguard their final resting place from desecration and ensure that they are allowed to rest in peace.

I implore you, esteemed members of the City Council, to consider the significance of Forehand Cemetery and the implications of your decisions on the lives and legacies it represents. Let us work together to find a solution that honors our past while paving the way for our future, one that respects the sacredness of this ground and preserves it for generations to come.

Thank you for your attention to this matter, and may we proceed with wisdom, compassion, and a deep sense of responsibility towards those who came before us.

Sincerely,

Debra Rubes- Brown

Mark Rubes

Phillip Gambel, Trimble Farm

From: [Mark Rubes](#)
To: [Cooper-Hart, Kim L](#)
Subject: Fwd: objection!
Date: Thursday, May 2, 2024 9:33:46 PM

Sent from my iPhone

Begin forwarded message:

From: Philip Gamble <plgamble@hotmail.com>
Date: May 2, 2024 at 9:15:47 PM CDT
To: markrubes@visitingangelsok.com
Subject: objection!

We own the quarter section on the SE corner of Reno at Gregory, adjacent corner to corner with the proposed annexation. My Great-Grandparents, Samuel and Ida Trimble, settled here in 1895, along with their two children, Carrie (4 years old), that's my Grandmother, and her brother, Norcom (6 years old). Norcom died shortly after arrival of pneumonia, and is buried, along with his Great-Uncle, in Forehand Cemetery, right across from the proposed annexation. They lived in a sod-house for a couple years, right here just 100 yards from where I sit, and worked the land themselves until 1920. The Rubes family had a farm nearby and became the renters at that time, and for most of the 100+ years since.

We live in Denver, we have been coming to the farm for years-for friends, peace, and quiet. We relied on the expectation that this area would remain rural, as indicated on the City Website. I inherited 1/6 of the farm-I paid over \$400,000 to the other parties so I could ensure that this land remained rural/agricultural and not be sold off for other purposes. I have since spent over \$200,000 on fencing, drainage, barn, and major pond renovation, etc, to restore it to its previous form.

With the scattered subdivisions around, I have noticed an influx of wildlife to our property. There are more deer, birds, turtles, snakes, and coyotes than ever before. What about the wildlife?

If our property is in "rural OKC", let's keep it that way, please! This area is unique among cities, a large area, replete with history, friends and family, of farms and houses with acreage. Growth is necessary and understood, the few subdivisions of 5 acre lots have minimal impact on the rural lifestyle. But anything industrial or commercial would be way out of character for the area. This area *feeds* the USA,

but not for long if industry gets in and starts expanding. The burden of employee traffic, truck traffic, increased flights in and out of the nearby airport, multi-unit housing, and many more are just not compatible with the historical use of land in this area.

Philip Gamble

Diana Gamble

Trimble Farms, LLC

est-1895

Phil Gamble

303 619 3226

**IN THE CITY CLERK'S OFFICE
OF THE CITY OF OKLAHOMA CITY**

)
)
)

**OBJECTION TO THE OKLAHOMA CITY INDUSTRIAL AND CULTURAL
FACILITIES TRUST'S PETITION FOR ANNEXATION**

In support of their Objection to the Oklahoma City Industrial and Cultural Facilities Trust's Petition for Annexation, Debra and Lance Brown and the Beatrice Rubes Family Trust (collectively "Objectors"), state as follows:

INTRODUCTION

The Ad Hoc Committee's report on the proposed annexation dismissively refers to "some Rural Residential to north and southwest." Unfortunately, the report ignores the fact that Debra and Lance Brown reside and farm on the property located at 15500 W. Reno Avenue, to the southeast of the property Petitioner seeks to Annex. This is their home:



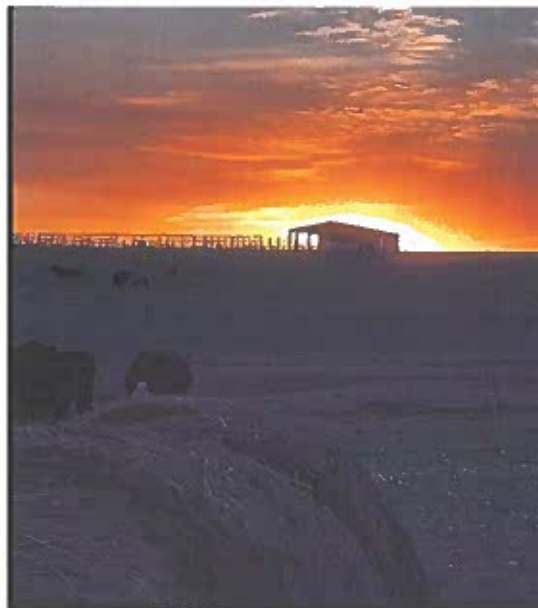
The Petitioner is asking the City to approve an annexation that will ultimately accommodate development of an "Economic Development Mega Site" to attract "large-scale manufacturing or

industrial businesses” to operate approximately a half mile from the northwest corner of Objectors’ property. Objectors’ opposition to this proposal is understandable, to say the least.

The Brown residence is connected to a parcel of land owned by the Beatrice Rubes Family Trust¹ where the Brown/Rubes family conducts agricultural and cattle grazing operations:²



The Brown Property has been in the Brown/Rubes family since 1947 and they have continuously used it for agricultural purposes. This is the farm:



¹ Beatrice Rubes was Debra Brown’s mother.

² The shaded portion of the aerial photo is the “farm.” The unshaded portion is the Browns’ residence. They will be collectively referred to herein as the “Brown Property.”

Additional photographs showing the “rural character” of the Brown Property are attached as Exhibit “A.”

The Brown Property is at the far western edge of the Oklahoma City limits – approximately twenty miles from Oklahoma City’s “core.” Oklahoma City annexed the land on which the Brown Property sits in 1962. By operation of law, it was originally zoned for agricultural use and has remained “AA” (or its equivalent) for 62 years. The Browns built their home in 2002 at the westernmost edge of the City limits, never dreaming that the City would attempt to annex land to their west for the purpose of developing an “Economic Development Mega Site.”

The expectation that the Brown Property would retain its rural character was bolstered in July 2015 when the City adopted its “Comprehensive Plan.” The 2015 Comprehensive Plan designated the area on which the Brown Property sits as an “Agricultural Preserve.” Objectors have relied on the City’s conclusion that “[e]xisting development patterns are expected to remain unchanged for a long period of time, allowing agricultural operations to exist and thrive at different scales.” The Objectors also counted on the City to uphold its own development policies which were designed to: (1) “[m]inimize potential conflicts between development and agricultural operations, placing an emphasis on supporting the economic viability of agricultural operations;” and (2) “[p]rotect rural character by designing buildings and sites to complement the scale, character, and size of surrounding uses and structures.” The proposed annexation and development of an “Economic Development Mega Site” directly adjacent to an “Agricultural Preserve” would, of course, defeat these goals and development policies. Worse, this annexation and proposed industrial development would represent a betrayal of long-standing citizens’ property rights in service of paving the way for an “Economic Development Mega Site.”

The Petition for annexation should be denied because: (a) the proposal for an “Economic Development Mega Site” would substantially interfere with the use and enjoyment of the Brown Property; (b) the site does not meet the recommendations of the Employment Needs Assessment and Action Plan for an “Economic Development Mega Site”; (c) the proposed “Economic Development Mega Site” is incompatible with the City’s “Comprehensive Plan;” (d) the City will not be able to adequately provide services to the proposed annexation site; (e) the proposed annexation would unnecessarily overextend the City’s resources; and (f) the Petitioner and/or the Ad Hoc Committee have failed to adequately study or investigate the cost – including the cost of any damage to Objectors’ property – of the proposed annexation and future industrial development.

ARGUMENTS AND AUTHORITIES

- a. The proposed “Economic Development Mega Site” would substantially interfere with the use and enjoyment of the Brown Property.**

Objectors are not typical “NIMBYs”³ insofar as they are not raising speculative or theoretical complaints concerning traffic or reduction in property value. Based on the Ad Hoc Committee’s report, the Petitioner’s goal is to develop an “Economic Development Mega Site” to attract “large-scale manufacturing or industrial businesses.” Obviously, this portends Heavy Industrial (I-3) zoning that will **substantially** interfere with Objectors’ use and enjoyment of their home and land. *Williams v. State ex rel. Dep’t of Transp.*, 2000 OK CIV APP 19, 998 P.2d 1245.

The City’s own description of I-3 zoning states that it is “intended to provide locations for those industrial uses that may generate relatively high levels of noise, vibrations, smoke, dust, odor or light. **These industrial uses are incompatible with residential uses.** For this reason, it is

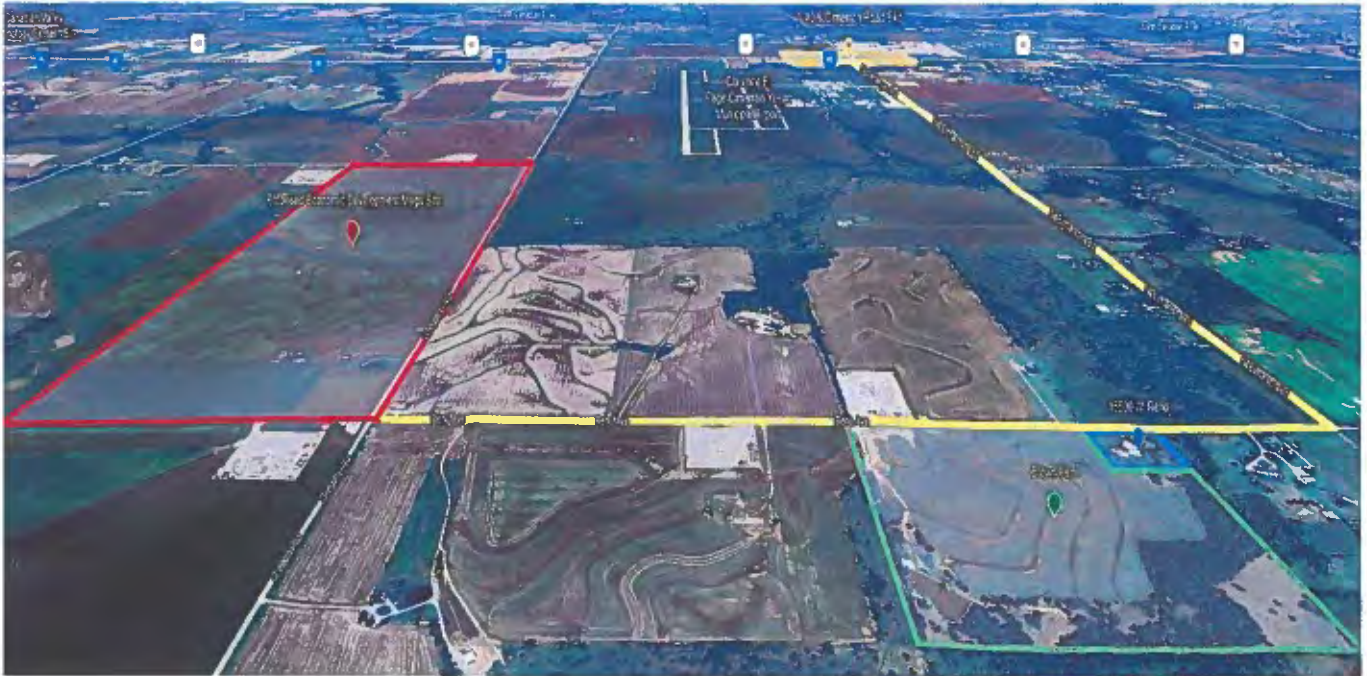
³ “Not In My Backyard.”

desirable that [I-3 zoning districts] be located downwind⁴, and as far away as possible from residential and most commercial uses.” (emphasis added). The description of I-3 zoning is virtually identical to what courts have described as “nuisance per se.” *McPherson v. First Presbyterian Church of Woodward*, 1926 OK 214, ¶ 10, 248 P. 561, 564 (“a nuisance per se is an act, occupation, or structure which is a nuisance at all times and under any circumstances, regardless of location or surroundings.”)

Of particular concern to the Objectors is heavy truck traffic directly in front of their home and farm. The Ad Hoc Committee’s report states that part of the appeal of the proposed annexation site is that it is “close to major roadways and interstate I-40 [sic].” In other words, the site is desirable because it can accommodate truck traffic to and from Interstate 40. Moreover, the only “major roadway” that directly borders the proposed annexation site is Reno Avenue.⁵ Similarly, the nearest access points to/from I-40 are at Cimarron Road to the east and Banner Road to the West. Thus, the logical conclusion is that a significant percentage of traffic traveling to/from the “Economic Development Mega Site” (especially traffic to/from the east) will utilize Reno Avenue directly in front of Objector’s home and farm:

⁴ According to information from mesonet.org, from 2023 to present, the primary and secondary wind blew from west to east 37.81% of the time. In other words, the Brown Property will be “downwind” of the proposed “Economic Development Mega Site” approximately 11.34 days per month.

⁵ The Ad Hoc Committee’s report erroneously states that the “site is served on the north and south by existing arterial streets NW 10th St. and Renoe Ave.” To the contrary, NW 10th St is not a “through” roadway between Cimarron and Banner Roads.



In short, the Petitioner cannot reasonably argue that the proposed “Economic Development Mega Site” would result in anything other than a substantial interference with Objectors’ use and enjoyment of the Brown Property. Unfortunately, the Petition and the Ad Hoc Committee’s report completely ignores both the existence of the Brown Property and the very real interference an “Economic Development Mega Site” would impose. Accordingly, the Petition for annexation should be denied.

b. The site does not meet the recommendations of the Employment Needs Assessment and Action Plan for an “Economic Development Mega Site.”

According to the Ad Hoc Committee’s report, “[i]n December of 2023, City Council, OCEDT and the OCICFT voted to approve funds for use to acquire ‘Economic Development Mega Sites’ which is a site consisting of approximately 1000 acres of land that is development ready.” The site that is the subject of the Petition for Annexation meets neither of the authorized conditions. First, the proposed site is only 320 acres – 32% of the 1,000-acre size approved by the City Council

and other governmental trusts. Second, the site is far from “development ready.” *See Sections “d,” “e” and “f,” infra.*

c. The proposed “future industrial development” is incompatible with the City’s “Comprehensive Plan”.

Pursuant to Section 59-4400.1 of the Oklahoma City Municipal Code, the Planning Commission and City Council adopted Oklahoma City’s Comprehensive plan in July of 2015. As part of the preparation of the Comprehensive Plan, the Planning Commission was required to “make careful and comprehensive surveys and studies of present conditions and future growth of the City, and with due regard to its relationship to neighboring territory.” As part of this process, the Planning Commission stated that it would strive to accomplish “our goals as a City by focusing on what ~~plan~~**okc** calls the Seven Big ideas.” One of the seven “Big Ideas” was to “[p]reserve rural character and natural resources.”

One of the ways the Comprehensive Plan set out to accomplish the “Big Idea” of preserving rural character and natural resources was the establishment of the Agricultural Preserve Land Use Typology Layer (“AP”). The Comprehensive Plan document states: “AP preserves large scale acreages used primarily for agricultural purposes that are within the municipal boundaries” and further notes that “[e]xisting development patterns are expected to remain unchanged for a long period of time, allowing agricultural operations to exist and thrive at different scales.” The Comprehensive Plan also contemplates that some “[c]ommercial and **light industrial** uses may be appropriate provided they **do not negatively impact agricultural operations and character.**” Further, the Plan’s “Development Policies” call for the minimization of potential conflicts between development and agricultural operations by “**placing an emphasis on supporting the economic viability of agricultural operations**” and protecting an AP area’s “rural character” by “designing

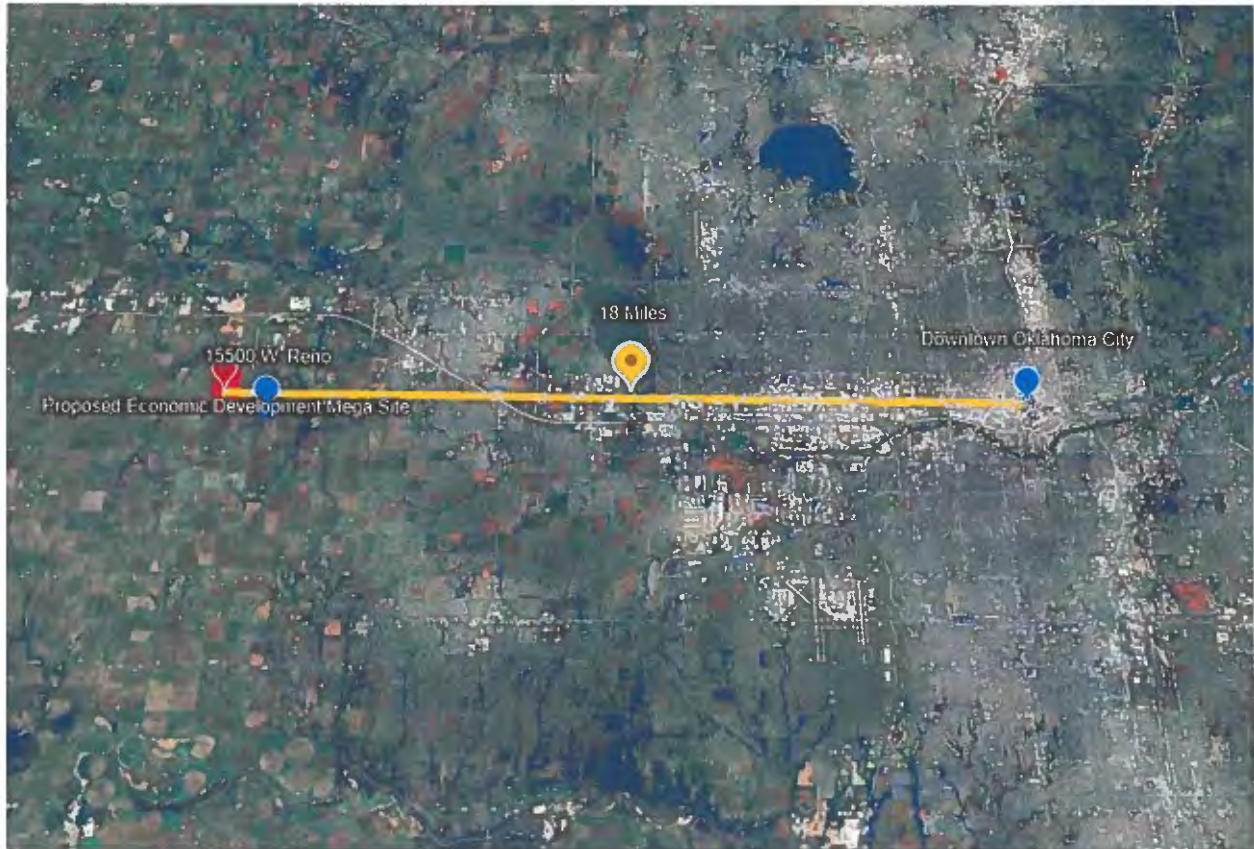
buildings and sites to complement the scale, character, and size of surrounding uses and structures.”

By contrast, the Comprehensive Plan’s “Heavy Industrial” Land Use Typology (“HI”) is “intended to accommodate industrial uses that are **difficult to integrate with less intensive uses due to negative impacts from heavy traffic, noise, or odors.**” The HI designation “simultaneously concentrates heavy industrial users away from existing or future neighborhoods.” Another stated goal is “[c]oncentrating high-intensity uses in areas with good proximity to necessary infrastructure but **away from uses like schools and homes.**”

The Petitioner’s proposal for the annexation of land to attract “large-scale manufacturing or industrial businesses” is incompatible with the City’s Comprehensive Plan. To put it bluntly, placing an “Economic Development Mega Site” directly adjacent to an “Agricultural Preserve” fundamentally ignores the Comprehensive Plan and its goals. If the Planning Commission approves this Petition for annexation and the associated “future industrial development,” the Comprehensive Plan is not worth the paper it is written on, and all the time, money and effort spent to develop it was effectively meaningless. Accordingly, the Petition for Annexation should be denied.

d. The City will not be able to adequately provide services to the site.

If approved, the proposed annexation site would be the westernmost point of the Oklahoma City limits:



Because of the remote location, the Ad Hoc Committee’s own report details several concerns with respect to providing city services such as water, sewer, fire, and police.

With respect to water services, the report notes that the “property is in the Canadian County Water Authority (CCWA) service area.” More importantly, the Petitioner acknowledges that there is no water service or hookup on the property today. The Petitioner’s proposed solution to this significant problem is curiously opaque and speculative: “Development would need to expand water service to the site and **OCWUT *may* participate in upsizing the main to serve the site and the surrounding area as well.**” Further, the Petitioner acknowledges that the site has no sewer service and only vaguely states that it is “proposing to extend sewer services to the site.” Of course, Petitioner/developer leaves out the who, what, where when, how, and crucially, “how much” with respect this proposed extension of City sewer services.

With respect to fire protection, if the annexation is approved “the OCFD would be responsible for serving this site.” However, the Ad Hoc Committee’s report acknowledges that “the site falls outside the Rural or Urban Response time for Emergency services.” The closest OKC Fire Stations are approximately 4.5 and 5.1 miles from the site. According to the National Fire Protection Association (NFPA), an average of 36,784 fires occurs annually at industrial and manufacturing properties. See <https://www.nfpa.org/education-and-research/research/nfpa-research/fire-statistical-reports/fires-in-us-industrial-or-manufacturing-properties>. The associated annual losses from these fires included an average 22 civilian deaths, 211 civilian injuries, and \$1.5 billion in direct property damage. It is worth noting here that the proposed site is located at the westernmost boundary of the city and “[t]he dominant land use pattern in the area is undeveloped.” The fire danger to surrounding properties in this area should be obvious. See <https://kfor.com/news/grassfire-in-yukon-quickly-spreads-to-home-and-then-their-neighbors-home/>.

Further, the Ad Hoc Committee’s report is non-committal with respect to whether or how OKCPD’s services would be impacted by the proposed annexation and development: “if the location begins to generate a high volume of calls for police response, this could have a negative impact on OCPD’s ability to respond to calls for service in other areas of the Southwest Division.” Neither the Petition nor the Ad Hoc Committee’s report proposes a solution for this contingency.

Despite acknowledging these significant concerns with providing basic City services to the “Economic Development Mega Site”, the Ad Hoc Committee gallingly argues that the proposed extension of City water and sewer to the “Economic Development Mega Site” by speculatively proposing that it would benefit the surrounding area by giving it “an opportunity to develop due to the availability of utilities.” It is certainly worth noting that the broad and unsupported

assumption that “development” would universally benefit the “surrounding area” is, again, at odds with the Comprehensive Plan’s “AP” designation which is designed to protect the area’s “rural character.” Because of the significant concerns with respect to the provision of City services, and the vague and speculative “solutions” presented in the Ad Hoc Committee’s report, the Petition for Annexation should be denied.

e. The proposed annexation would unnecessarily overextend the City’s resources.

The Ad Hoc Committee’s report makes the nonsensical boilerplate statement that “[t]he City’s ability to provide services efficiently will be made easier or not impacted” by the proposed annexation. The falsity/absurdity of this statement is laid bare in the following bullet points wherein City staff details the various problems associated with providing water, sewer, fire, and police services to the site.

Moreover, the report completely ignores the fact that, when addressing dissatisfaction with the lack of city services, Mayor Holt and other city officials routinely cite Oklahoma City’s large land area as an excuse. “We are a city that is the same geographic size as eight Clevelands, or 10 Pittsburghs or 17 Miami, Floridas. This poses unique infrastructure and service challenges.” See <https://www.oklahoman.com/story/opinion/2022/07/24/mayor-david-holt-the-state-of-oklahoma-city-is-dynamic-unified/65376002007>; see also, <https://okcfox.com/news/local/oklahoma-city-grapples-with-growth-benefits-and-challenges-of-becoming-20th-largest-city-in-us-united-states-okc-kristy-yager-600-miles-roads-streets-traffic-infrastructure-survey-residents-citizens-road-conditions-economy-growing-pains-school-districts> (“Building out where we’re seeing a lot of growth in the west side of Oklahoma City, that can be challenging. Keeping up with 621 miles of streets throughout the city is difficult.”).

Nearly identical “overextension” concerns were raised with respect to Oklahoma City’s recent decision to annex 160 acres at the corner of NW 206 and May Avenue in 2022. *See* <https://www.oklahoman.com/story/news/2022/01/21/oklahoma-city-annex-land-may-ave-southern-boundary-nw-206/6592352001>. Unlike the facts at issue here, the 160 acres annexed in 2022 abutted previously established city water and sewer lines. *Id.* By contrast, the Petitioner in this case is proposing a *massive* public works project simply to extend basic water and sewer service to the proposed “Economic Development Mega Site.”

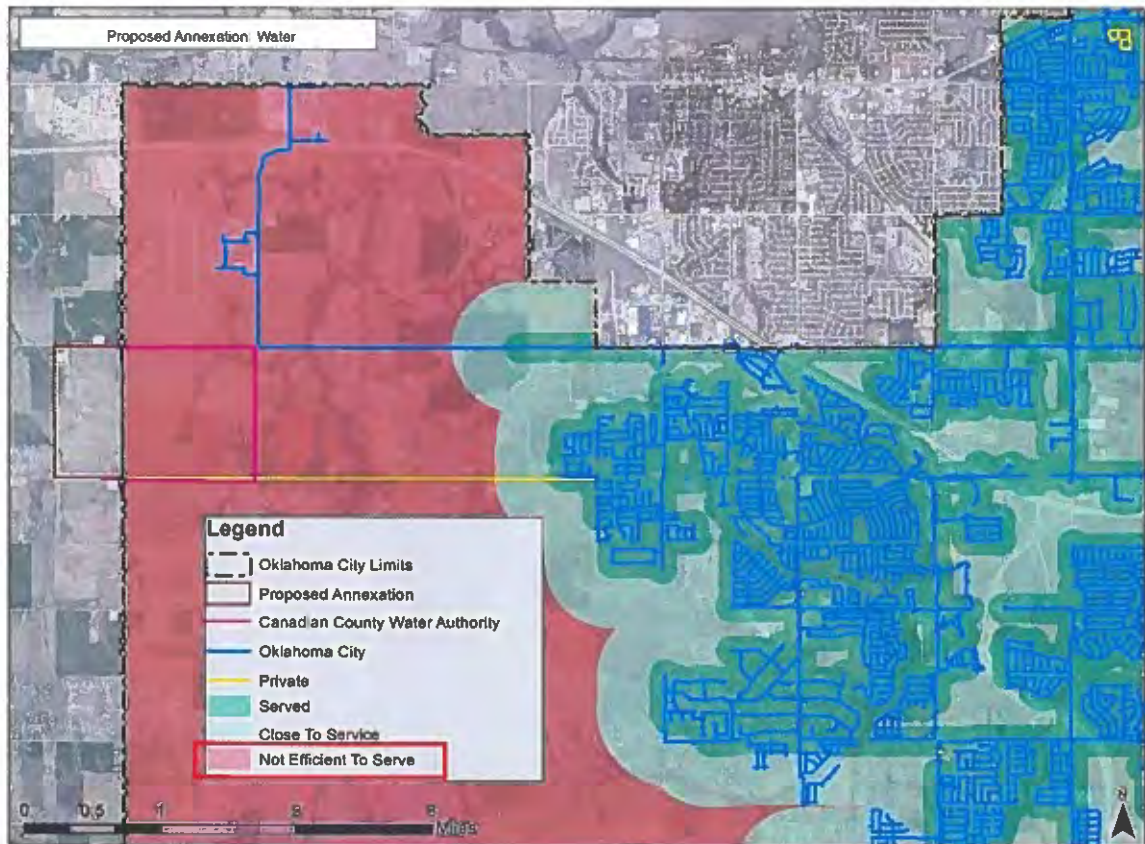
In 2022, one city councilor noted that the comparatively modest annexation proposal was “overextending ourselves. And maybe it is going to bring a little bit of benefit, but it’s going to keep draining the ability for us to actually invest in real improvements in our neighborhoods.” *Id.* Another city council member “cited several neighborhoods with poor road conditions that are still waiting for help that will come at the earliest in two to three years.” *Id.* The overextension concerns are far more acute in this case. Not only is the proposed annexation site double the size of the property annexed in 2022, but the proposed “Economic Development Mega Site” is “Not Efficient to Serve” with water and there would be a “Need for Major Investment” to extend sewer services.

Neither the Petition nor the Ad Hoc Committee’s report substantively address the widely acknowledged “overextension” problem the City already faces. Accordingly, the Petition should be denied.

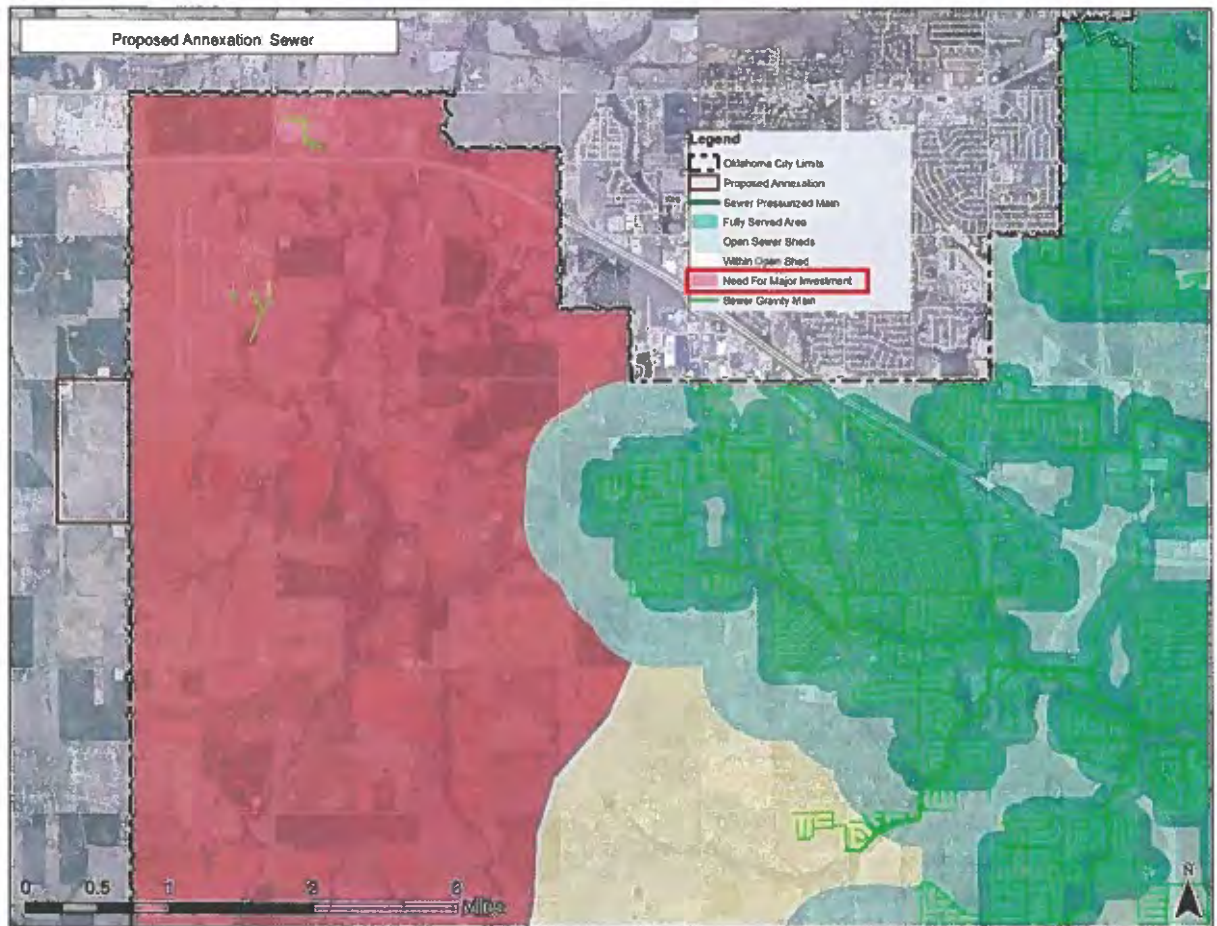
- f. The Petitioner and/or the Ad Hoc Committee has failed to adequately study or investigate the monetary cost – including the cost of any damage to Objectors’ property – of the proposed annexation and future industrial development.**

As noted above, the proposed annexation contemplates a *massive* public works initiative to extend basic water and sewer services to the proposed “Economic Development Mega Site.” Indeed, the Oklahoma City Public Water Utilities Service Area Map cited in the Ad Hoc

Committee's report indicates that the proposed annexation site lies to the west of a large swath of Oklahoma City that is "Not Efficient to Serve" with water.



Similarly, with respect to wastewater services, the proposed annexation site lies to the west of a large area that that is designated as having a "Need For Major Investment."



Yet nothing in the Petition nor the Ad Hoc Committee’s report gives any indication of how much this proposed public works project will cost or how it will be funded. This is likely by design. The “sticker shock” associated with a proposal for large scale extension of basic water and sewer services to an extremely remote part of the city for the sole purpose of accommodating an “Economic Development Mega Site” would undoubtedly create significant public backlash.

However, the public has a right to know how much this is going to cost. Moreover, any analysis of the cost associated with this project must include any expenses associated with the City’s exercise of eminent domain and/or the risk of potential inverse condemnation claims made by property owners who be next door to the “Economic Development Mega Site.” *Williams v. State ex rel. Dep’t of Transp.*, 2000 OK CIV APP 19, 998 P.2d 1245.

Accordingly, the Petition should be denied until such time as the Petitioner or City staff can advise the Planning Commission, the City Council, and the public as to the estimated costs of this proposed development, including any costs associated with the exercise of eminent domain and/or potential inverse condemnation claims.



Andrew Ralph Harroz, OBA # 22868
CHANSOLME HARROZ HAYS, PLLC
1219 Classen Drive
Oklahoma City, OK 73103
Telephone: (405) 602-8098
Facsimile: (405) 605-1371
E-Mail: arh@thefirmokc.com
Attorneys for Objectors

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 3rd of May, 2024, a true and correct copy of the above and foregoing document was mailed to the following:

Amanda Carpenter
Williams, Box, Forshee, & Bullard, P.C.
522 Colcord Dr.
Oklahoma City, OK 73102
Attorneys for Petitioner

Todd Stone, Member
Ad-hoc Annexation/Deannexation
Committee
200 N. Walker
Oklahoma City, OK 73102

Barbara Peck, Chair
Ad-hoc Annexation/Deannexation
Committee
200 N. Walker
Oklahoma City, OK 73102

Mark K. Stonecipher, Member
Ad-hoc Annexation/Deannexation
Committee
200 N. Walker
Oklahoma City, OK 73102

Bradley Carter, Member
Ad-hoc Annexation/Deannexation
Committee
200 N. Walker
Oklahoma City, OK 73102



Andrew Ralph Harroz



EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"



EXHIBIT "A"

7:27

5G+ 64

IMG_1516.jpg

Done



EXHIBIT "A"

From: [Amanda Hurst](#)
To: bob@3leveldesign.net; camalpennington@gmail.com; dgovin.ward6@gmail.com; don0010.okc@gmail.com; janispowers@okc.org; Cooper-Hart, Kim L.; okcward3planning@gmail.com; privdog@gmail.com; rustylaforge.okc@gmail.com; ward1planningcommissioner@gmail.com
Subject: Case Number PC-Annex 2024-1
Date: Friday, May 3, 2024 11:25:45 AM

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

Dear Oklahoma City Planning Committee,

I am writing you to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to the City of Oklahoma City, pursuant to II O.S.S.

21-105. This tract of land, approximately 320 acres in size, located west of Gregory Road and south of N.W. 10th Street, Ward 3, is currently owned by OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the rights and well-being of its farmers, ranchers or residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents and disruption of their livelihoods. Additionally, the construction and operation of a large-scale manufacturing or industrial facility in this area will result in increased pollution, traffic, and noise levels and other environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority and creates several complex issues regarding water rights, water waste service and zoning regulations.
2. The site currently has no sewer service and waste water in the immediate area is not serviced by Oklahoma City.
3. The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.
4. Legal, regulatory and planning hurdles to be addressed before any development can proceed. This includes resolving conflicts between the proposed development, existing land

use plans, current zoning as Agricultural Preserve, as well as ensuring compliance.

5. Environmental considerations must be considered as well. There is a thriving ecosystem which is evident by simply driving on the roads in this area. Bald eagles, hawks, scissortail flycatchers, quail, killdeer, owls, turkeys, and other birds species, deer, coyotes, raccoons, opossums, bobcats, fish and other aquatic wildlife call this area home. Concrete, steel, traffic, noise, and pollution will drive wildlife from these area permanently.

6. The City of Oklahoma City currently does not have enough resources to properly provide road maintenance for the current city roads and definitely not for any of the roads that they already have acquired in Canadian County.

7. The Oklahoma City Police Department does not have the infrastructure to provide adequate police coverage for any of their current properties in Canadian County and they divert their current calls to the Canadian County Sheriff's Department which has the entire county area to service with much less resources than OKC police have at their disposal. The potential of more crime being reported since there will be an increase in the population with the industrial development manufacturing plant, resulting in the decrease of safety for the rest of the residents in Canadian County.

The annexation of this 320 acres in Canadian County directly affects my family as we own the 320 acres directly north of this property. This land was acquired in the Oklahoma Land Run of 1889 and has been an active farm and ranch, producing wheat and beef for those 135 years. Eight generations have worked this land with the intention of future generations continuing our family legacy of providing a livelihood for our families as well as providing food for our fellow Oklahoma neighbors.

I request that you strongly oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough assessment of its social, economic, and environmental impacts have been conducted and appropriate measures to mitigate any adverse effects have been implemented. Please consider the concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans.

Sincerely,
Amanda Hurst

From: [Robert Hurst](#)
To: [Cooper-Hart, Kim L](#)
Subject: Case Number PC-Annex 2024-1
Date: Friday, May 3, 2024 11:01:40 AM

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

Dear Oklahoma City Planning Commission,

I am writing you to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to the City of Oklahoma City, pursuant to II O.S.S.

21-105. This tract of land, approximately 320 acres in size , located west of Gregory Road and south of N.W. 10th Street, Ward 3, is currently owned by OCICF, with The City of Oklahoma City as its sole beneficiary.

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First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents and disruption of their livelihoods. Additionally, the construction and operation of a large-scale manufacturing or industrial facility in this area will result in increased pollution, traffic, and noise levels and other environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any

development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority and creates several complex issues regarding water rights, water waste service and zoning regulations.

2. The site currently has no sewer service and waste water in the immediate area is not serviced by Oklahoma City.

3. The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T' Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.

4. Legal, regulatory and planning hurdles to be addressed before any development can proceed. This includes resolving conflicts between the proposed development, existing land use plans, current zoning as Agricultural Preserve, as well as ensuring compliance.

5. Environmental considerations must be considered as well. There is a thriving ecosystem which is evident by simply driving on the roads in this area. Bald eagles, hawks, scissortail flycatchers, quail, killdeer, owls, turkeys, and other birds species, deer, coyotes, raccoons, opossums, bobcats, fish and other aquatic wildlife call this area home. Concrete, steel, traffic, noise, and pollution will drive wildlife from these area permanently.

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population with the industrial development manufacturing plant which will result in the decrease of safety for the rest of the residents in Canadian County.

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I request that you strongly oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough assessment of its social, economic, and environmental impacts have been conducted and appropriate measures to mitigate any adverse effects have been implemented. Please consider the concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans.

Sincerely,
Shana Hurst
16388 N.W. 23rd
El Reno, OK 73036

From: [Jackman, Dianne](#)
To: [Cooper-Hart, Kim L](#)
Date: Friday, May 3, 2024 11:57:47 AM

As a resident of the Banner community I respectfully ask that efforts to turn my rural home into an industrial park belonging to OKC be halted I don't get in your back yard and poop, don't poop in my tranquil back yard. Thank you Dianne Jackman

Attention Kim Cooper

Kim.Cooper-hart@OKC.gov

Case Number PC-Annex 2024-1

May 1, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

I am a land owner with a residence at 16864 NW 10th St., sitting just west of the property location in question.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

Concerning implications regarding the possible annexation are multiple:

The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. This is protected by the Canadian County Water Authority and will have several complex issues at play regarding water rights, wastewater service, and zoning regulations.

The site currently has no sewer service and wastewater in the immediate area is not serviced by Oklahoma City.

The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.

Legal, regulatory, and planning hurdles to be addressed before any development can proceed. This includes resolving conflicts between the proposed development, existing land use plans, current zoning as an AP, as well as ensuring compliance.

Environmental considerations must be considered as well. There is a thriving ecosystem which is evident by simply driving on the roads in this area. Birds, deer, coyotes, racoons, turkey, fish and other aquatic wildlife call this area home. Concrete, steel, traffic, and noise drive the wildlife from areas permanently. Should the development go forward, the ponds in the proposed area will likely be filled in, killing fish, turtles and other aquatic wildlife. The land animals will be driven out of the area as well.

The purpose of moving to this area by most of the residents was to get away from the expansive development of Oklahoma City, get closer to nature, away from noise, and away from crime while still being able to easily access Oklahoma City with a reasonable commute. These citizens also shop, dine, and do much of their business in Oklahoma City, where Oklahoma City experiences the sales tax benefit.

I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

In conclusion, I strongly oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition. Oklahoma City already encompasses a very large property base and should be able to utilize other areas that are already within the Oklahoma City limits. This will not benefit any school district or community that is not part of Oklahoma City. By not utilizing their current properties, Oklahoma City is being wasteful and negligent to their current city members and community.

I understand the growth of a city and attracting industry and businesses. However, I also drive the interstate and local highways, as well as the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Sincerely,

L K Bornemann, LLC

Kathleen R. Bornemann, Agent

Attention Kim Cooper
Kim.Cooper@OKC.gov

Case Number PC-Annex 2024-1 April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S

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There are several important considerations at play regarding the annexation and development of the property in question.

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2. The site currently has no sewer service and wastewater in the immediate area is not serviced by Oklahoma City.
3. The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.
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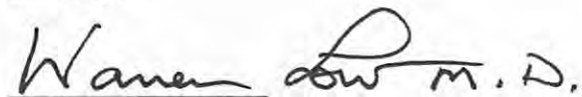
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Oklahoma City is larger in land mass than Phoenix, Los Angeles, Dallas, San Antonio, and is just barely smaller than Houston. All of these cities have a considerably larger population 'than Oklahoma City. I understand the growth of a city and attracting industry and businesses. However, I also drive Interstate 40, Interstate 35, and the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Sincerely,


5-2-24

Attention Kim Cooper

Kim.Cooper@OKC.gov

Case Number PC-Annex 2024-1 April 29, 2024

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Oklahoma City is larger in land mass than Phoenix, Los Angeles, Dallas, San Antonio, and is just barely smaller than Houston. All of these cities have a considerably larger population than Oklahoma City. I understand the growth of a city and attracting industry and businesses. However, I also drive Interstate 40, Interstate 35, and the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Sincerely,

 5-1-24

Attention Kim Cooper

Kim.Cooper@OKC.gov

Case Number PC-Annex 2024-1

May 2, 2024

OKC Planning Commission,

My name is Logan Lyon and I reside in Ward 3 at 13921 NW 10th St. I am aware of the request for the City of Oklahoma City to annex ~320 acres near my home in Section 33, T12, R6W of Canadian County and am writing in strong opposition to this annexation.

Last year I attended an OKC planning meeting in which the city government had denied the re-zoning of nearby acreage from "Agricultural Preserve" to "Residential" in large part due to the lack of existing infrastructure, limited services, and lacking even a plan to further develop such infrastructure in the foreseeable future. Besides the total lack of sewer or wastewater service, The City of Oklahoma City has not demonstrated an ability to conduct basic road maintenance or even collect garbage on a timely basis in this area which lies beyond the extreme margin of the metropolitan area. The acreage under consideration lies 17 miles from downtown Oklahoma City, 7 miles from the nearest OKC fire station, and 8 miles outside of Oklahoma County.

According to the 2020 United States Census, Oklahoma City was ranked #1 in incorporated land area per resident (among cities in the lower 48 with population greater than 250,000). This equates to ~0.9 square miles per 10,000 residents. **The largest least populated city in the contiguous United States does not appear to have a pressing need for to annex more land at this time.**

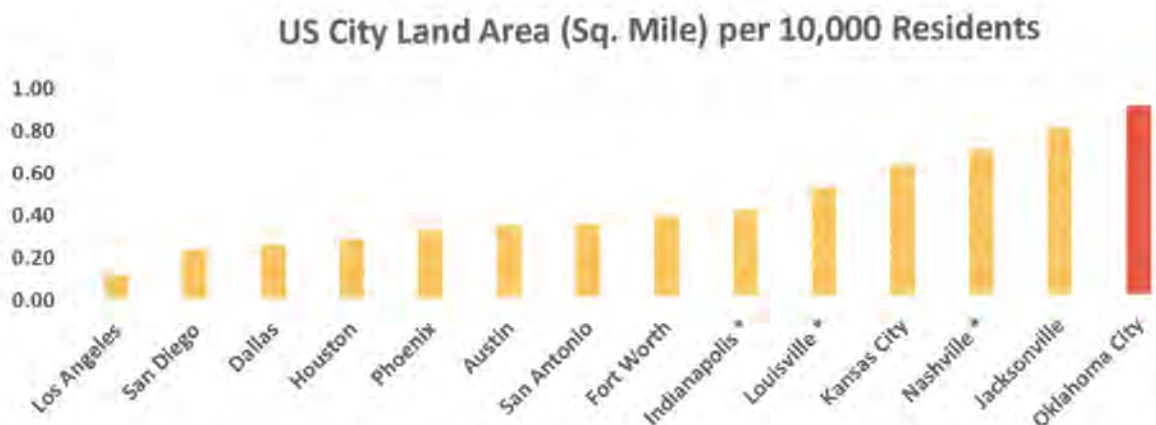


Figure 1: Land Area per 10,000 Residents (Lower 48 Cities >250,000), Source: 2020 US Census

*Consolidated City-Counties

Much of the discussion around this parcel of land is also centered around industrial development, for which it is not well suited in its current state. There are many industrial zoned areas already within Oklahoma City limits that are already existing, available, or far under capacity.

I urge the OKC Planning Commission to deny this request for annexation on the grounds of concerns for the local residents, preservation of the vibrant ecosystem & environment, and the prudent allocation of Oklahoma City's limited city services and resources.

Any future major developments with this parcel or any others nearby should not be undertaken without extensive community outreach to align with the goals and interests of those most impacted by such developments.

Sincerely,

Logan Lyon

A handwritten signature in black ink, reading "Logan Lyon", written over a horizontal line.

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations.

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3. The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.
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Sincerely,

Shane and Bekkah McBroom

Shane and Bekkah McBroom

160 Lariat St.

El Reno, OK 73036

bkimes93@yahoo.com

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

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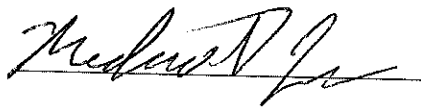
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Sincerely,

A handwritten signature in cursive script, appearing to read "Michael V. Lee". The signature is written in dark ink and is positioned below the word "Sincerely,".

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

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Sincerely,

Apino Menge

16790 Single Tree

El Reno, OK

73036

April KKmom @pld;.net

405 613 0132

Attention Kim Cooper
KimCooper@OKC.gov

Case Number PC-Annex 2024-1

May 1, 2024

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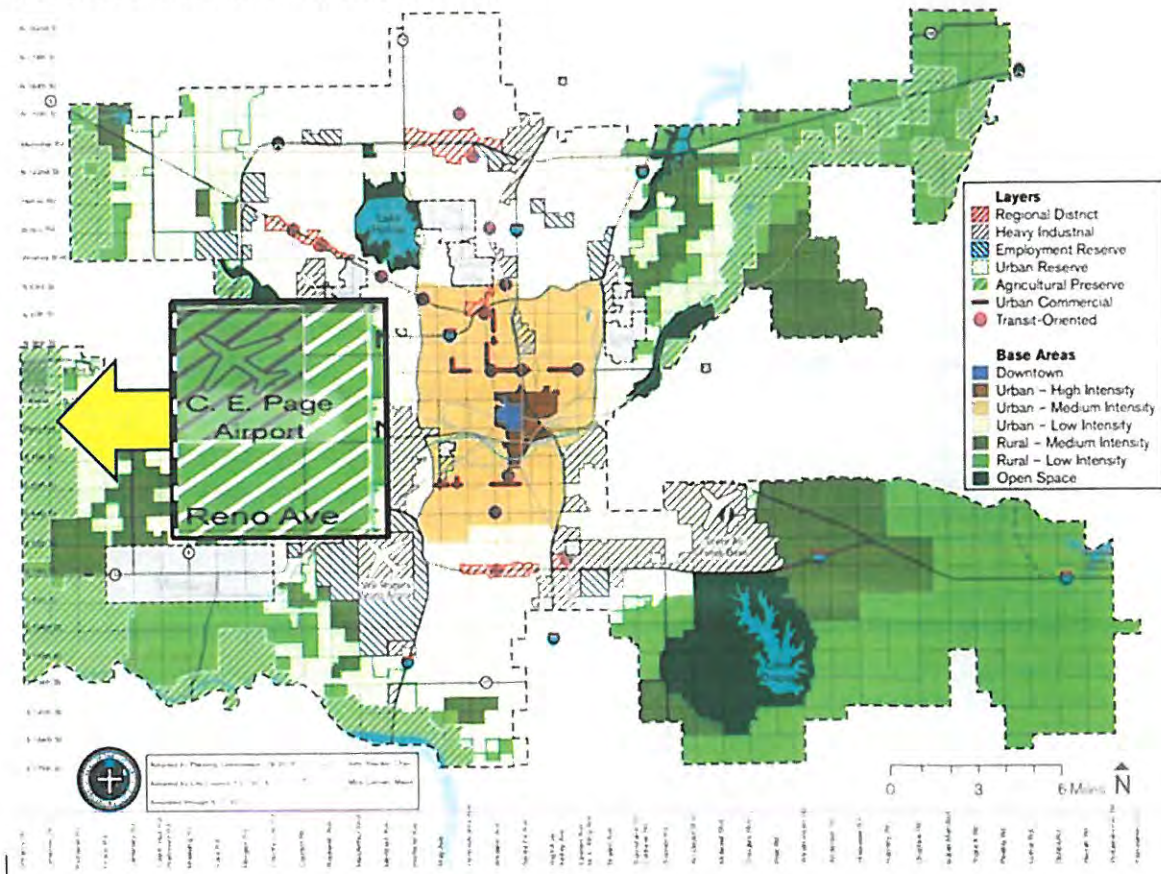
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LAND USE TYPOLOGY AREAS (LUTAs)



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Thank you for your attention to this matter.



Teresa Pivniska

Attention Kim Cooper
KimCooper@OKC.gov

Case Number PC-Annex 2024-1

May 1, 2024

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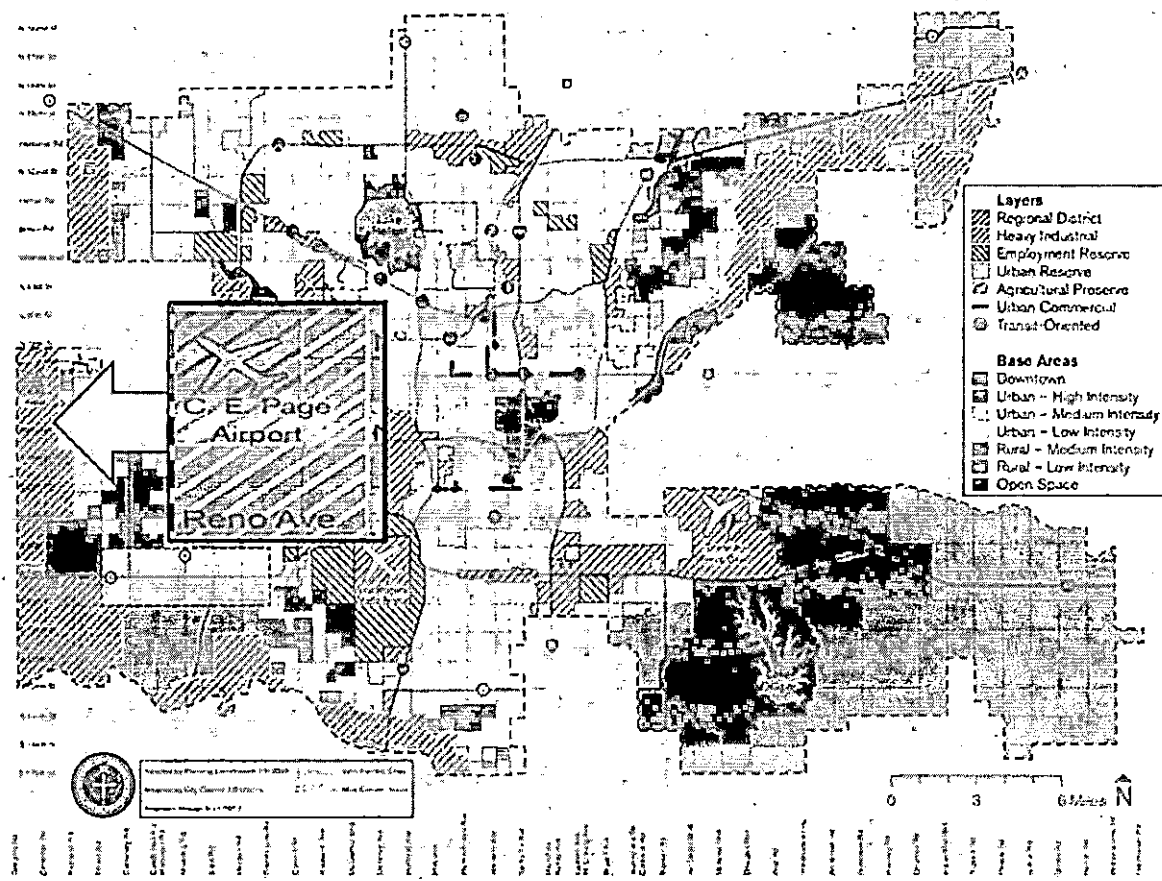
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Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

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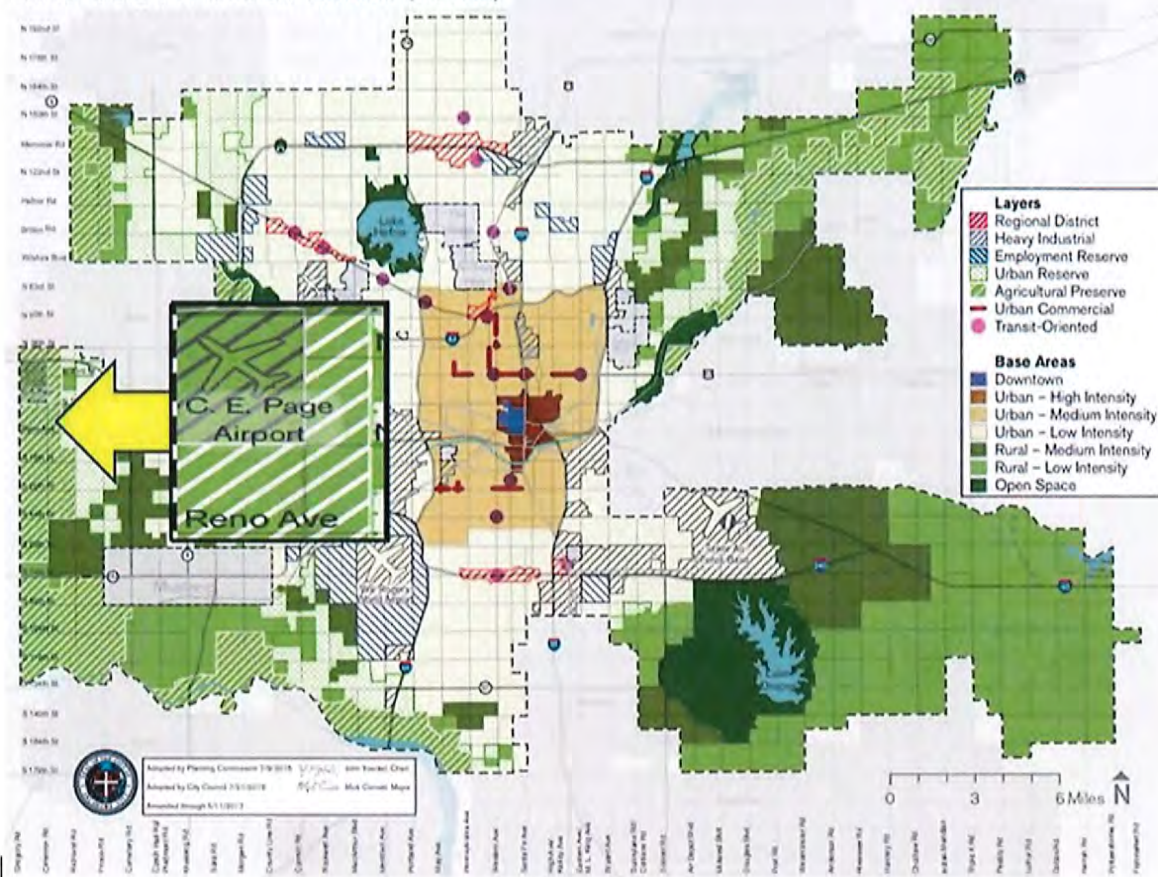
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Cory Pivniska

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In conclusion, I strongly oppose the annexation of the East-half of Section Thirtythree, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough

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Oklahoma City is larger in land mass than Phoenix, Los Angeles, Dallas, San Antonio, and is just barely smaller than Houston. All of these cities have a considerably larger population 'than Oklahoma City. I understand the growth of a city and attracting industry and businesses. However, I also drive Interstate 40, Interstate 35, and the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Sincerely,

Cindy Reale

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations.

2. The site currently has no sewer service and wastewater in the immediate area is not serviced by Oklahoma City.
3. The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.
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I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

In conclusion, I strongly oppose the annexation of the East-half of Section Thirtythree, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition until thorough

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Sincerely,

Natalie Rouzey

14800 Homestead St.

El Reno, OK 73036

nhowles1122@yahoo.com

Attention Kim Cooper

Kim.Cooper-hart@OKC.gov

Case Number PC-Annex 2024-1

May 1, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

We are farmers and owners to the property immediately to the west of the 320 acres in question.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

Concerning implications regarding the possible annexation are multiple:

The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. This is protected by the Canadian County Water Authority and will have several complex issues at play regarding water rights, wastewater service, and zoning regulations.

The site currently has no sewer service and wastewater in the immediate area is not serviced by Oklahoma City.

The proposed rezoning of the property conflicts with Oklahoma City's "PlanOKC 'T Land Use Plan. The property is designated as part of, and directly adjacent to large tracts designated as an Agricultural Preserve (AP), where existing development patterns are expected to remain unchanged for agricultural purposes.

Legal, regulatory, and planning hurdles to be addressed before any development can proceed. This includes resolving conflicts between the proposed development, existing land use plans, current zoning as an AP, as well as ensuring compliance.

Environmental considerations must be considered as well. There is a thriving ecosystem which is evident by simply driving on the roads in this area. Birds, deer, coyotes, racoons, turkey, fish and other aquatic wildlife call this area home. Concrete, steel, traffic, and noise drive the wildlife from areas permanently. Should the development go forward, the ponds in the proposed area will likely be filled in, killing fish, turtles and other aquatic wildlife. The land animals will be driven out of the area as well.

The purpose of moving to this area by most of the residents was to get away from the expansive development of Oklahoma City, get closer to nature, away from noise, and away from crime while still being able to easily access Oklahoma City with a reasonable commute. These citizens also shop, dine, and do much of their business in Oklahoma City, where Oklahoma City experiences the sales tax benefit.

I urge you to carefully consider these concerns and prioritize the interests of the residents and the environment when evaluating the petition for annexation and subsequent development plans. Meaningful community engagement and transparent decision-making processes are essential to ensure that any development initiatives align with the values and needs of the local community.

In conclusion, I strongly oppose the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, and I urge you to reject the petition. Oklahoma City already encompasses a very large property base and should be able to utilize other areas that are already within the Oklahoma City limits. This will not benefit any school district or community that is not part of Oklahoma City. By not utilizing their current properties, Oklahoma City is being wasteful and negligent to their current city members and community.

I understand the growth of a city and attracting industry and businesses. However, I also drive the interstate and local highways, as well as the Kilpatrick Turnpike on a daily or weekly basis and see plenty of open acreage that could be annexed, within Oklahoma County and Oklahoma City limits, to achieve the goals of attracting business to the city.

Sincerely,

Springer Valley LLC.

Donald L. Bornemann TRUSTEE
Kay G. Bornemann, Trustee

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

Dear Oklahoma City Planning Commission

I am writing to express my strong opposition to the petition requesting the annexation of the East-half of Section Thirty-three, Township Twelve North, Range Six West, Canadian County, to The City of Oklahoma City, pursuant to II O.S.S 21-105. This tract of land, approximately 320 acres in size, located west of Gregory Rd. and south of NW 10th Street, Ward 3, is currently owned by the OCICF, with The City of Oklahoma City as its sole beneficiary.

The proposed annexation of this land for the purpose of economic development, particularly for potential large-scale manufacturing or industrial businesses, raises serious concerns about its impact on the local community and environment. While economic development is essential for the growth and prosperity of a city, it must not come at the expense of the well-being and rights of its farmers, ranchers and residents, nor should it jeopardize the integrity of the surrounding ecosystem.

First and foremost, the annexation of this land could lead to the displacement of current farmers, ranchers, residents, and disruption of their livelihoods. Additionally, the construction and operation of large-scale manufacturing or industrial facilities in this area may result in increased pollution, traffic congestion, noise pollution, and other adverse environmental effects. These potential consequences must be thoroughly evaluated and mitigated before any decision is made regarding the annexation and development of this land.

There are several important considerations at play regarding the annexation and development of the property in question.

1. The property is currently not serviced by water or sewer lines from Oklahoma City, but rather falls under the jurisdiction of the Canadian County Rural Water Association and the Canadian County Water Authority. Any development on the property would require extending water and sewer services. However, this is protected by the Canadian County Water Authority. It sounds like there are several complex issues at play here regarding water rights, wastewater service, and zoning regulations.

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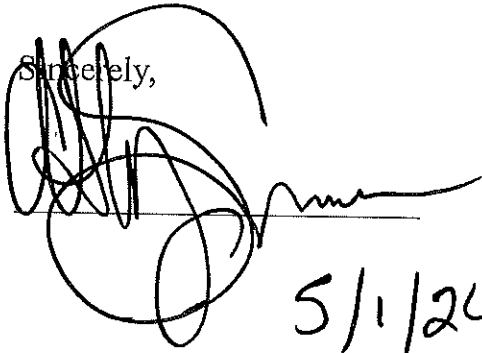
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Sincerely,



5/1/24

16851 Single Tree St.
El Reno, OK 73036

Sunny & Abby Sumner

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

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Sincerely,

Shane + Lindy Waters

16830 Homestead

El Reno, OK 73036

(405) 543-8069

Shanehwaters@gmail.com

Attention Kim Cooper

KimCooper@OKC.gov

Case Number PC-Annex 2024-1

April 29, 2024

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Sincerely,

Lee Weatherford
Dawn Weatherford