

OPPOSITION TO REZONING

May 4, 2022

From: See Attachment with Signatures
Property Owners in Opposition

Re: Case Number PC-10813 – 12300 N. Morgan Road

We are property owners located on N. Morgan Rd. North and West of the area proposed to be rezoned from AA Agriculture District to R-1 Single Family Residential District.

Some residents in our area have been contacted by Johnson & Associates who is working for Lennar Homes to develop a subdivision if the zoning by the current owner Camino Natural Resources is approved.

Johnson & Associates held a neighborhood meeting last week with a handful of residents that received letters within Morgan Estates and residents of a few surrounding homes present.

Because the proposed area is bordered by acreage homes on the West, there are fewer people included in the distance requirements for legal notices and it does not even include the whole Planned Unit Development of Morgan Road Estates which runs from NW 122/ N. Morgan to NW 138th and N. Morgan Rd.

None of the attendees who received notices and attended are in favor of the rezoning or residential development being proposed at this location. We have too many unanswered questions leaving us skeptical of their future plans to address problems, consider existing neighbors or convince anyone this would work, be a good fit for the area or even be feasible on the land Lennar is trying to purchase from the oil company Camino Natural Resources.

According to Johnson & Associates, they expect city approval on May 12. This is disappointing to hear without our communication considered yet by the City of Oklahoma City. We hope the City will be open to all the existing

and potential problems this could create by moving forward too quickly with no preliminary plans available to consider.

The proposed builder Lennar Homes has no reputation or experience in Oklahoma City area at this time so, there are no examples of successful communities here. We do not even know they or someone else will actually purchase the property if the zoning is approved. They do not have a solid commitment yet without the zoning in place and, do not even have preliminary plans in place. They said the lots will be 50' and pictures they had at the meeting show small homes with mostly siding.

We had only a few days to research and communicate objections; however, you will see there are very legitimate reasons to take time and all the planning necessary before making long-term decisions that affect the City most of all, existing residents, future growth and quality of life in this region.

Please consider the following to deny the request or postpone to further study what is necessary to mitigate these possible impacts:

Planned Unit Development:

A planned unit development should be a requirement because of the many factors the City should take into consideration within this area. This is a given for large developments to be properly evaluated. The City could review and have input prior to approval after a preliminary plat is submitted instead of just a blanket zoning which would allow the most minimal requirements under the proposed residential zoning.

The City needs the ability to control and have the authority to work with the concerns and existing problems to work out a quality project in the end. The developer has communicated they are proposing a small, dense residential addition with 332 homes.

This development does not fit into the existing community and neighborhood without items such as nice, straight masonry screening and many other items a PUD specify to provide proper screening, etc. Also, the minimum square footage of 1600-1700 square feet for homes in this area is more compatible. Taber has been very successful with this size in our area. So much so that there are multiple developments and phases underway in our area.

Without a PUD that receives design time and preapprovals, this insertion without adjustments, could possibly lower existing property owner values, damaging the new road just completed and cause residents to have main entrances and construction entrances that would interrupt the flow on N. Morgan Road with the existing homes in place.

Road Problems:

There has been no long-term planning on Morgan Road for future development. Morgan Road was recently completely rebuilt the last few months and will be destroyed by construction traffic. (We have endured years of torturous roads and finally have a road that is so new it just got marked for striping today.)

The road is a two-lane with no curbs, no turn lane capabilities, no shoulders and improper and inadequate drainage systems. For quality growth in this area, street criteria like Rockwell and all other City thoroughfares should be mandatory.

If we do not have the same standards as every street east of County Line, we will turn into slum areas out here for future growth. These conditions are undesirable to attract residents and other developments because people who do not want to live under these circumstances and, should not have to when they expect City services and infrastructure accommodations from their taxes like other parts of Oklahoma City. (We do not want to be a substandard part of the city and hope for fairness and equal funding.)

An entry of any kind on Morgan Rd. should not be considered due to proximity of existing homes and the inadequacies of the road itself.

Along Morgan Road between NW 122nd and N. Memorial on N. Morgan Rd. here are a lot of drainage problems with tinhorn deficiencies that compromise the newly redone road. Also at the intersection of NW 122nd and N. Morgan, the road floods.

Hardships will be further exacerbated with adding hundreds of new residents to our area as intersections at N. Memorial and N. Morgan are locked up by traffic from Piedmont's Stoneridge Elementary School now. Residents have to go around that intersection morning and afternoons.

Also, the exit at Northwest Expressway and Kilpatrick Turnpike backs up badly at rush hour currently on the shoulders of the Turnpike. This is the closest access to the Kilpatrick Turnpike as NW 122nd and N. Memorial have no existing access points to the Kilpatrick Turnpike.

Not only is Morgan Road not feasible to handle this addition, 122nd on the south side of the land proposed for rezoning is not adequate either. It needs the same upgrades as N. Morgan Rd. to facilitate a development of this magnitude. NW 122nd also needs to have the overpass over Kilpatrick Turnpike widened the road to a four-lane to accommodate all the new housing additions recently approved and underway placed on this awful condition road to travel.

The two entrances Johnson & Associates discussed at the meeting off N. Morgan and NW122nd respectively, are too close to intersections of N. Morgan and NW 122nd and would create traffic problems at this intersection.

NW 122nd is the least objectionable location for an entrance as no homes are in the area to work around and interrupt during a four-year construction period. Currently 122nd already has housing additions on both sides of the road between Morgan and County Line mixed with Industrial.

Utilities/Water:

Johnson & Associates told us at the neighborhood meeting they are planning to tap the water line on Morgan Road. **There are no existing residential city water or sewer lines along Morgan Rd.** The Gordons at 12901 N. Morgan paid \$10,000 last month to tap a fire plug and obtain city water after being denied access to water for over a year by the city after their well was we found to be contaminated. The only way they were able to obtain City water was to make demands after a new home across the street was able to obtain a permit to tap a fire plug and hook up to the City after we were told it was against City policy. All the existing and new residents have had to hook up in this manner due to a lack of City utility infrastructure on N. Morgan Rd.

We do not want our water pressure compromised and believe a water study is needed prior to approval to determine if the existing City water line will handle this additional load. We do have low water pressure issues within our neighborhood at the present time.

Existing Neighborhood Considerations

Please consider the established Morgan Road Estates on the west side of Morgan Road as well as three new homes on the east side of Morgan Road North and West of the proposed rezoning. The whole area on the west side of Morgan Rd. between Memorial and NW 122nd was undeveloped and rezoned under an existing PUD (15) years ago to AA, allowing rural acreage homes to be built. Now, this whole area of Morgan Road Estates on the west side of N. Morgan as well as three new homes on the east side of Morgan Road, have been completed. The price range of existing acreage homes is from \$500,000 - \$1+ million.

We are very concerned right now about improper zoning being approved and the lack of a long-term plan for infrastructure with implications already negatively affecting current, future and continuing growth potential in this fast-growing beautiful area. These long term decisions can negatively affect our values. Quality infrastructure planning is necessary ahead of developments being approved to meet the growing needs in this area located in Canadian County and Oklahoma City limits.

Other implications from having hundreds of new residents with lower incomes clustered here is there is no public transportation available in this area, making it difficult for those in families without vehicles to commute to work with gas prices at an all-time high. Residents are too far from business to walk to work and shop.

Environmental

The property is very undesirable for residential homes due to existing oil wells, high voltage electric cross country towers, a drainage canal that runs north and south through the property and the existing oil service road that will remain in place with semi-trucks and service vehicles in and out.

Three 138,000 volt electric transmission line cross-country tower structures have collapsed on that property during storms while we have lived here. When OG+E replaced them, they used lesser quality strength materials that will not hold up as well.

An environmental study should be completed. Johnson & Associates said FEMA would be involved with approvals. There are severe existing drainage

issues currently on the property. Storm runoff coming from the east on the property and flowing across adjoining properties to west. This is causing excessive amounts of storm water runoff to the adjoining neighbors at 12900 and the 13000 block of N. Morgan Rd homes on the east and west sides of N. Morgan and, it compromises the new Morgan Rd paving even with only two inches of rain. (Pictures 5-2-22 are available.)

If construction is approved in the future without addressing these problems, this will add to the bad runoff problem that exists already without all the concrete coverage of streets and foundations for a development of this size.

Adjoining neighbors have mentioned other concerns:

Drainage running north and south into North neighbor's pond and other water sheds and lakes downstream, wetlands and endangered species including whooping cranes and red-eared slider turtles.

Thank you for your review and considerations.

Attachment

Signatures and Addresses of Property Owners in Opposition to Rezoning

PROPERTY OWNERS IN OPPOSITION

Re: Case Number PC-10813 (12300 N. Morgan Rd)

ATTACHMENT to Letter - MAY 4, 2022

DAN + JUDY GORDON
12901 N. MORGAN RD
(MORGAN RD ESTATES)

Judy Gordon
Dan Gordon
405 834-9648
229-4545

Garrett + Whitney Duty
12900 N Morgan Rd

Garrett Duty 405-618-0142
Whitney Duty 918-470-9903

Tommy + Charity Heim
12525 N. Morgan Rd.
Charity Heim (405) 640-5287
Tommy Heim 405 317 8555
ALSO OWN 12401 N MERITT AVE
& ALL BUILDINGS ASSOCIATED

JC & Judy Barr
12801 N. Morgan Rd

JC Barr
Judy Barr
405-245-9585
823-9712

Shelley Duty
405-831-4838

Mike Duty
405-409-0841
12950 N. MORGAN RD

Sam Altmeid
12701 N MORGAN RD
Muskogee, OK 73099
405-822-5958

ATTACHMENT

PAGE 1

PROPERTY OWNERS IN OPPOSITION

Re: Case Number PC-10813 (12300 N. Morgan Rd)

ATTACHMENT to Letter – MAY 4, 2022

Chris + Dawn Tucker
13013 N. Morgan Rd.
Yukon, OK 73099

Dawn Tucker + Chris Tucker

Harry and Mary Johnson
13001 N. ~~Memorial~~ ^{Morgan} Rd.
Yukon, OK 73099

Harry Johnson
Mary Johnson

City of Oklahoma City Development Services Department
Attn: Planning Commission
420 West Main Street, Suite 910
Oklahoma City, OK 73102

In regards to Case Number: PC-10813, or the rezoning proposal of 12300 N Morgan Rd from AA to R-1

To whom it may concern,

My name is Garrett Duty, one of the land/homeowners located on N Morgan Rd (12900 N Morgan Rd). The proposed subdivision development at 12300 N Morgan Rd would border my 5 acres and home directly to the east and have a significant impact on my family and our quality of life. I am writing with the hope to persuade the Planning Commission to deny the proposed zoning change. The reasons for my objection are as follows:

I. Community

- a. The community along N Morgan Rd is fully developed and consists of homesteads built according to the existing AA zoning (single family residential homes on 5 acres, or more). Per conversations held with community members there is zero support for this new development. The individuals and families that live along N Morgan Rd are committed lifelong Oklahomans that have chosen this specific location to build forever homes on beautiful homesteads. The proposed development is not consistent with the existing community and is not supported by the community.
- b. Lennar, the builder/developer is an out of state entity with no connections to our great state. Camino Resources, the company that stands to gain from the sale of the land is an oil/gas company based in Colorado. The rezoning of this property flies directly in the face of committed lifelong Oklahomans for the gain of 2 large out of state companies with no vested interest in our community.

II. Infrastructure

- a. The proposed development of approximately 320 new houses would feed out of 2 proposed entrances, off of NW 122nd St and N Morgan Rd respectively (see diagram below)



- b.
- c. Both NW 122nd St and N Morgan Rd are 2 lane blacktop roads with no room for expansion to 4 lane roads. NW 122nd is in severe disrepair and already has a large scale

new construction Rausch Coleman development actively underway just east of the Kilpatrick Turnpike that will utilize this same extremely limited infrastructure.

- d. Additionally, it is unknown at this point if existing city water infrastructure is sufficient to support 320 new homes at this intersection.
- e. The Kilpatrick Turnpike is the main area arterial roadway. From approximately 4:30-5:45 PM every weekday the exit to access N Morgan Rd from the north is backed up with cars parked on the shoulder of the turnpike (highlighted in yellow). This is a safety hazard that would only be exacerbated by additional homes. There is no plan to re-route or expand any of the turnpike access points at this time.



f.

III. Environment

- a. The property is not suitable for potential development as there are multiple environmental factors that span from nature and the health/safety of the potential occupants
- b. See the below diagram:
 - i. Red: Active oil wells with pump jacks and large collection tanks
 - ii. Yellow: Large electric transmission lines
 - iii. Blue: Naturally occurring stream and pond that feed into Mike Duty's stocked pond to the north. This area fits the EPA's definition of an Inland Wetland.



IV. Necessity

- a. The proposed subdivision would be reportedly targeting approximately 320 homes between 1200 and 1600 sf as of the latest numbers reported to the homeowners by the civil engineering firm working on the proposed plat.



- i.
- b. The green is the proposed development site
- c. The red is a 3 phase, 218 home new construction development that has been underway for less than a year by Rausch Coleman, a low-cost home builder.
- d. The blue is a 3 phase 375 home new construction development that has been underway 1-2 years by Homes by Taber, a higher quality home builder. The homes are 1500-1800 sf.
- e. In addition to these developments within ¼ mile of the subject property, there are currently 183 homes built between 2020 and 2022 in the Piedmont School District currently active/pending in the OKCMAR MLS.

V. Lending issues

- a. The homes proposed will target a lower income demographic, which will have a higher usage of FHA loans. This brings multiple issues in play for the potential buyers of these homes. FHA homes cannot be located within 300 ft of petroleum storage tanks. FHA homes cannot be within close proximity to electricity transmission lines.

VI. In conclusion

- a. The proposed zoning change from AA, which guarantees a minimum single family residential density of 5 acres per home, to R1, which allows for a builder to build single family residences with little to no oversight by the city flies directly in the face of the existing community. The community does not support this intrusion into our lives. The subdivision is not needed, is not wanted and is not supported by the existing hard infrastructure. In addition to these factors the piece of land in question is not suitable to develop with a single-family subdivision of this nature due to the existing encumbrances of oil wells/collection tanks, access easements, transmission lines and inland wetland presence. I propose that this zoning change be denied wholesale. It doesn't fit with the community we have built and benefits only 2 large out of state corporations that have zero vested interest in the wellbeing of our community or the potential occupants of this poorly planned subdivision. If the city is not willing to deny this proposal on its face based on this apparent lack of merits we plead that the city is unwilling to proceed with

R1 zoning and that the due diligence, planning and regulatory heft of a PUD be developed and put in place that would involve a deeper study of the proposed development and the suitability of the proposed land from an environmental, community and infrastructure standpoint. There is no reason to rush into this decision and to do so would be a grave disservice to not only the community at large, but the potential occupants of this development.

Thank you for your consideration in this matter.

Best Regards,

Garrett & Whitney Duty

12900 N Morgan Rd.

Dan & Judy Gordon
12901 N. Morgan Rd.
Yukon, OK 73099

May 19, 2022

Re: Case Number PC-10813 – 12300 N. Morgan Road

We are opposed to the rezoning and are located within the notice area of the property being considered.

We relocated here in 2005 after living in a similar five—acre rural acreage community in Norman, Oklahoma. The property we live on went through a lengthy one-year PUD process in 2004 (PC-9865) and was rezoned back to the AA Agriculture District.

This zoning approved by Oklahoma City enabled us to purchase and build our new home in 2004-2005. Morgan Road Estates was created at this time and includes five-acre Tracts A – M running north at NW 122nd along the west side of Morgan Road and west down NW 134th along the south side of the street. There were thirteen 5-acre tracts approved at that time.

Solidifying the area we live in has been approved by the City of Oklahoma City for this AA Agricultural purpose since our move here, the most recent case in 2019 is PC 10593 at 12900 N. Morgan which was changed from PUD 1267 to AA Agricultural zoning. New homes were built as a result of these changes by the City.

Located in Canadian County, this area one of the fastest growing in Oklahoma. It is in Oklahoma City limits and the Piedmont School District with a Yukon mailing address.

We knew when we decided to locate here there would be future growth. Under the AA Agriculture zoning though that is already established, we expect under these zoning conditions that the uses, and intensity of use regulation would be designed to encourage and protect existing agricultural uses as the zoning states.

Zoning also does not imply the City can force the existing, established AA Agriculture district out. It does state the district will be protected by assuring adequate provisions are made for light, air and open space and protection of the area from being subject to intensified zoning once the district has been established and developed.

Over the years we were disappointed because the city has not chosen to maintain and upgrade roads or extend infrastructure as it grew to support the existing and new developments.

In recent years the City has approved five new housing additions with at least three still under construction at the present time within one mile:

- Stone Ridge Farms – Multiple phases – Memorial/Morgan Rd.
- Nichols Creek – Both sides of Street - NW 122 between Countyline & Morgan
- Robert's Landing – NW 122 between Countyline & Morgan
- Savannah Estates – Between Morgan & Countyline
- Carlisle Crossing – Between Morgan & Countyline

For example, Morgan was recently rebuilt and is still a two-lane road with no curbs, no turn lane capabilities, no shoulders and improper and inadequate drainage systems. This improper drainage is already compromising the new road during the last two-inch rain a few weeks ago.

We have endured years of torturous driving conditions and finally have a road that is so new, it just got marked for striping.) Even though it was reconstructed, there were no upgrades to support current or additional growth and construction traffic from a development this size will destroy the road again.

To compound this, Morgan already has heavy use as a Kilpatrick Turnpike alternative and access for extra residential, commercial and industrial semi-truck traffic due to insufficient access to the Turnpike. There is no access at NW 122nd, County line or Morgan causing existing backups off the exit ramp at NW Expressway and Morgan onto the shoulders of the Turnpike at peak rush hours.

With all these considerations already, it is unreasonable to keep adding to the problem and conditions existing residents have to face. We wonder why our area lacks the standards that exist on every street east of County Line. It is like we are in Piedmont, not Oklahoma City, with a very minimal budgets so city streets have been in third- world country conditions out here for years on NW 122nd and Morgan Road.

We expect City services and infrastructure accommodations from our taxes and income from new developments like other parts of Oklahoma City. (We do not want to be in a substandard part of the city and hope for fairness and equal funding in the future.) **This deficient infrastructure simply cannot support the magnitude of this proposed development.**

If approval of this zoning is granted, hardships will be further exacerbated with adding hundreds of new residents to our area as intersections at N. Memorial and N. Morgan are locked up by traffic from Piedmont's Stoneridge Elementary School now. Traffic has to go around or come to a complete stop at that intersection morning and afternoons. In addition, the Piedmont Schools are over capacity and this should warrant another study ahead of the zoning approval to determine the feasibility of the district handling this overcrowding situation and future capabilities.

The entries being proposed on the plat are going to cause backups at NW 122nd & Morgan because they are too close to this intersection. Also, the intersection floods during any size rain and is washed out currently.

Due to existing AA Agriculture homes and parcels under AA Agriculture along Morgan and no individual entrances to homes along NW 122nd, at least this opening on Morgan should not be permitted as NW 122nd is a better main entrance. If approved, Lennar Homes says they will not use Morgan Rd as their main entry but states the fire code mandates the opening on Morgan which in our opinion should not be permitted as it is too close to existing homes and the intersection at 122nd.

The address the zoning applicant is using of 12300 Morgan Road indicates the main entrance will be on Morgan Road which is a strong objection!!! NW 122nd is the least objectionable location for an entrance as no homes are in the area to work around and interrupt during a four-year construction period. Currently 122nd already has housing additions on both sides of the road between Morgan and County Line mixed with Industrial.

Not only is Morgan Road not feasible to handle this addition, 122nd on the south side of the land proposed for rezoning is not adequate either. NW 122nd also needs to have the overpass over Kilpatrick Turnpike widened the road to a four-lane to accommodate all the new housing additions recently approved and underway placed on this awful condition road to travel.

Another example of deficiencies on Morgan Road is that there are no residential water and sewer lines. We have been told this proposed residential development plans to tap onto the existing 20+inch line for the approximate 300 homes they are proposing. We do not want our water pressure compromised and believe a water study is needed prior to approval to determine if the existing City water line will handle this additional load. We do have low water pressure issues within our neighborhood at the present time.

We recently paid \$10,000 to tap a fire plug and obtain city water after being denied access to water for over a year by the city after our well was we found to be contaminated. The only way they were able to obtain City water was to make demands after a new home across the street was able to obtain a permit to tap a fire plug and hook up to the City after we were told it was against City policy. All the existing and new residents have had to hook up in this manner due to a lack of City utility infrastructure on N. Morgan Rd.

In summary, we are asking you to consider all the factors we have mentioned during your consideration process. First, the proximity and access adjacent to our established AA Agricultural zone that has been established and developed to be protected from intensified zoning as the zoning states. Secondly, understanding the current situation of major infrastructure problems, and Third, existing schools that cannot support a large influx of new students at this time. We believe there should be no rush to approval if anything is left unanswered. As we mentioned, our wait for rezoning through Oklahoma City took a year to finalize.

Please let us know if you have questions or if we can show you or a staff member any specifics in our area you might need to make a good decision that will affect the City's quality growth and our future quality of life in this area.

Thank you,
Dan & Judy Gordon
405/229-4545
405/834-9648

5/19/2022

To: Commissioner Clare & Councilman Carter

From: Chris Tucker
13013 N. Morgan Rd.
Yukon, Ok 73099

Re: PC-10813

Dear representatives,

I am writing to you to let you know my family opposes the rezoning of the section of land located at 12300 N Morgan Rd from AA Agriculture to R-1 Single Family Residential. I am one of the residents who received notice of this rezoning application. This piece of property is located within Ward 1 of NW Oklahoma City. This is in Canadian County but utilizes the Piedmont School District.

The property is being sold by an out of state Oil Company to an out of state Residential Developer. Neither of these parties have taken into consideration the stress this new housing addition will have on the school system of Piedmont or the additional stress it will cause on an already weak infrastructure surrounding the proposed development and continuing into the city of Piedmont. It is clear these issues are of no concern to either of these companies. Neither of them has any ties to this community, city, or state.

Many of the classrooms are already past capacity in Piedmont. My youngest child attends school in Piedmont. The classrooms are beyond capacity reaching around 28 students per teacher. When my oldest child attended Piedmont and was in the same grade as my youngest her class size was around 20 students. She received a very good education because the district was able to support the demand of students versus the available resources. At one point we had empty classrooms. This is no longer the case.

Now, the schools are busting at the seams with overcrowding, due to the influx of housing additions not only in Piedmont, but especially from the housing additions that are being added in Oklahoma City feeding into the Piedmont School District. With the already newly approved residential housing additions directly to the North and East of the property in question (12300 N Morgan Rd), this will only increase the number of children flowing into the Piedmont School District. This is unfair to the existing students and also to the teachers that are already stretched in several directions to keep up with the headcounts they are working with now. Any child who isn't a pure genius will suffer and be left behind educationally. Currently, there has been a bond election to add a few schools in Piedmont, but even when those are built, the seats have already been taken.

As for the infrastructure, the roads are two lane roads. Under the current conditions during the school year traffic is backed up on Memorial Road and sections of Morgan Road to pick up children from school. This causes issues for homeowners who must travel through that traffic to get to their homes. I know it probably isn't your concern, but since Oklahoma City should own some liability with how this affects the town of Piedmont, you should know that the overcrowding of the school district causes these same traffic issues in the town of Piedmont. As you know, a few roads in this area have been repaired, but will quickly deteriorate with the construction vehicles, large trucks, and of course the additional

traffic generated by all these newly approved developments. This only gets worse when you enter Piedmont city limits. If Oklahoma City wants to be good representatives to their current residents in this area and good neighbors, they really should consider the damage they will be causing to this section of town and the city of Piedmont by adding additional traffic to their town, by continuing to approve new residential neighborhoods at an accelerated rate of speed.

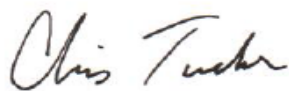
As long-term residents in this area, we used to be able to travel with ease, but overdevelopment of this area with no improvements to the roads or intersections compiled with the mass amounts of traffic passing through from the Turnpike which has not taken the proper steps of development for ingress or egress has caused this area of town to become more like a parking lot during the morning and afternoon hours. As a witness to this daily occurrence, when the streets become congested with traffic, it is almost impossible for emergency vehicles to move through traffic safely and efficiently. Heaven help if there was ever a large disaster occur in this area of town during rush hour.

I have not heard of any additional approvals by the City of Oklahoma City to add any additional Police substations or any additional Fire Rescue houses or staffing to support the already newly approved housing additions. With additional housing additions, should come additional resources provided by the City of Oklahoma City. This is unfair to any home or business owner that resides in this area of town. Going forward the city should consider ramping up infrastructure in an area before allowing it to be developed. As it is now, the city is putting the cart before the horse.

To sum up my concerns, and our opposition to approving PC-10813 the city has not taken the proper steps to update roads, intersections, or police, fire/rescue in the section of the city where the proposed rezoning area is located. The city has not offered to contribute to helping the city of Piedmont with expansion of their infrastructure that will be damaged due to the actions of Oklahoma City causing an influx into their community, and the City of Oklahoma City has not considered the ramifications of the overcrowded school district of Piedmont and the affect it could have on its current students.

I appreciate you taking time to evaluate our opposition to approving another residential neighborhood or future residential neighborhoods in this area of town, which ties into the Piedmont School District. With the current approved residential neighborhoods, along with the existing neighborhoods in this area of Oklahoma City, there will be plenty of options for any price range home, for people to move to this area. Another addition at this time would only contribute to the overload.

Respectfully,

A handwritten signature in cursive script that reads "Chris Tucker".

Chris Tucker
405-658-3135
thetuckers-4@att.net

Re: Case Number PC-10813 – (12300 N. Morgan Road)

We are opposed to the rezoning and are located within the notice area of the property being considered.

The proposed rezoning and housing project is located in Canadian County, but is in Oklahoma City limits and the Piedmont School District with a Yukon address. The current infrastructure is not adequate to support another development.

Morgan road was just recently rebuilt but is still a two-lane street with no curbs, no turn lanes, no shoulders and improper and inadequate drainage systems. The drainage at the corner of Morgan Road and 122nd street needs attention and the roads are deteriorating, with water is crossing the road during heavy rainfall. Entries being proposed on the new development will come off Morgan Road and 122nd street are very close to this intersection, and no turn lanes are available.

The exit off the Kilpatrick Turnpike at the Morgan Road & NW Expressway exit backs up the turnpike at rush hour daily, there needs to be another exit at perhaps Council Road. Morgan road has become an alternative route for semi-trucks due to insufficient access to the turnpike or an attempt to not pay the toll.

At present there is no residential water and sewer lines to support another development of 300 homes. Drainage during spring rains moves north across the proposed development, streets within a development will only speed up and increase that runoff.

Piedmont Stone Ridge Elementary is just north of the proposed development. Traffic backs up at the corner of Morgan Road and Memorial Road twice daily during drop off and pickup. The new Stone Ridge Elementary school is already at 75% of capacity and Piedmont High School is overcrowded and at 105% of capacity. In addition, Central Oklahoma's Habitat for Humanity wants to build 450 homes near Northwest 150th Street and Morgan Road. The organization has purchased 160 acres, next to Stone Ridge Farms, which right now boasts 321 homes.

Stone Ridge Attorney Eric Groves says right now, the area lacks the proper infrastructure to handle all of the extra traffic. For instance, a long stretch of

150th Street nearby, is still only a two-lane gravel road. And Morgan Road is just a two-lane asphalt road.

We are asking that you consider these infrastructure issues in making a decision. Roads, drainage, schools, sewer and water should all be studied and addressed ahead of approving any new developments.

Thank you,

PROPERTY OWNERS IN OPPOSITION

Re: Case Number PC - 10813 (12300 N. Morgan Rd)

Attachment to Letter - June 16, 2022

Chris + Dawn Tucker
13013 N. Morgan Rd.
Yukon, OK 73099

Dawn Tucker + Chris Tucker

Roger Bell
12500 Morgan
Yukon-Okla

Harry and Mary Johnson
13001 N. ^{Morgan} ~~Memorial~~ Rd.
Yukon, OK 73099

Harry Johnson
Mary Johnson

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12900 N Morgan Rd

Garrett Duty 405-618-0142
Whitney Duty 918-470-9903

TOMMY & Charity Heim
12525 N. Morgan Rd.

Charity Heim (405) 640-5287
Tommy Heim 405 317 8555
ALSO OWN 12401 N MERITT AVE
& ALL BUILDINGS ASSOCIATED

JC & Judy Barr
12801 N. Morgan Rd

JC Barr
Judy Barr
405-245-7585
823-9712

Shelley Duty
405-831-4838

Mike Duty
405-409-0841

12950 N. MORGAN RD

Sam Altmejd
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405-822-5958