

Eagle Crest Center, LLC, Planning Commission Comments Submission

Date: June 21, 2024

Hearing Case Number: PUD-2018

Date of Hearing: June 27, 2024

Submitted by: Eagle Crest Neighborhood Association

Attention of: Commissioner Pennington

The Eagle Crest Neighborhood Association met with the Ward 7 Commissioner, Camal Pennington, the property owner's representative's attorney David Box and leasing agent Brock Lytton on June 17, 2024.

The Eagle Crest Neighborhood Association homeowners attending were Martin Reynolds, Rebecca Reynolds; Drake Rice; Kelly VanOsdol; Margie and Larry Rosson; Deborah Long; Bernice Harris; Bob and Pat Ressler; Kallye Klem; Lynna Hunt; Marti and Greg Sawyer and Barry Stafford.

Following, please find the consolidated comments from both the meeting and subsequent discussions with homeowners. Additional comments may be provided by other homeowners under separate covers.

Requests by the homeowners for implementation by the owners:

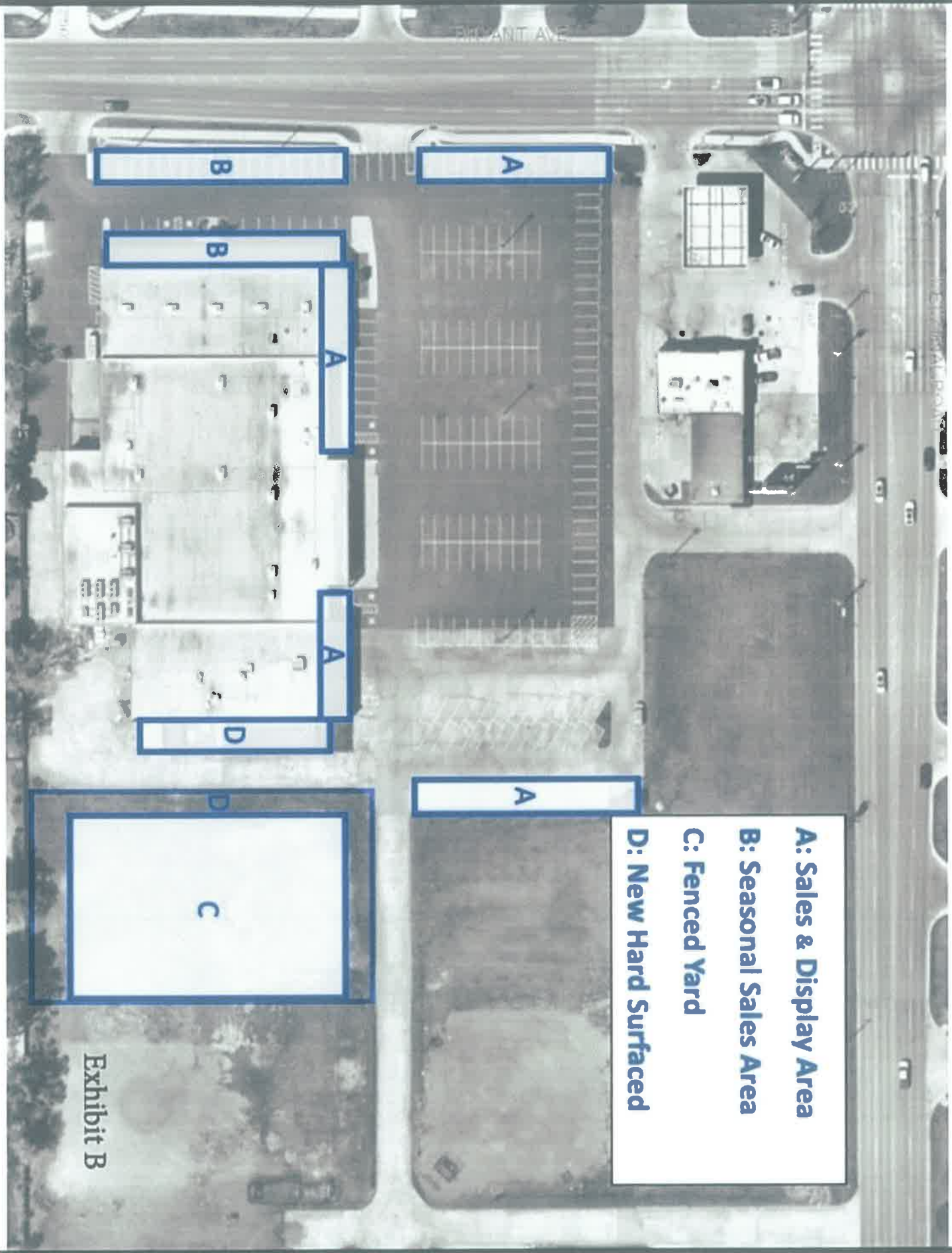
1. Water control to prevent flooding, flowing and pooling along the entire south side of property.
2. The fence around the fenced yard, Exhibit B, Keyed Image C to be the maximum height allowed by code with opaque covering with a 10' buffer zone between the concrete pad and the existing fence line to the south.
3. Fence along the entire south side of property. Maximum height allowed by code of a durable opaque material.
4. Installation of trees or other vegetation on north side of requested fence along south side of property.
5. Removal of existing baseball fields and related structures.
 1. If the existing baseball fields are retained, then they must comply with all city codes before further use.

Respectfully submitted,
Martin Reynolds
President, Eagle Crest Neighborhood Association

Attachments:

- A. Letter from Matt and Kallye Klem
- B. Copy of Exhibit B Site Map

- A: Sales & Display Area**
- B: Seasonal Sales Area**
- C: Fenced Yard**
- D: New Hard Surfaced**



June 19, 2024

Camal Pennington
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Oklahoma City, OK. 73102

RE: Establishment of Atwoods Store, Memorial and Bryant Oklahoma City

Dear Mr. Pennington,

My wife and I have discussed the establishment of the new Atwoods Store at the corner of Memorial and Bryant, adjacent to the neighborhood, and below are a few issues we would like to address in response to the addition.

I am writing to express my concerns regarding the proposed buildout of an Atwood's Outdoor store directly adjacent to our neighborhood. We live in the NW corner of the neighborhood, and our home backs up to Bryant Avenue. We are one house away from the back of the proposed. I am definitely "pro-business", and while I understand the potential benefits that come with the establishment of new businesses, there are several issues that need to be addressed to ensure that the quality of life for residents is not negatively impacted. I can tell you that we hear emergency vehicles constantly from the retirement center behind our home, and we did not raise concerns when the construction of that facility commenced, so we are taking our opportunity with this build to share thoughts.

Firstly, excess lighting from the store is a significant concern. Bright, continuous lighting could disrupt the nighttime environment, affect local wildlife, and interfere with residents' ability to enjoy the natural darkness of their homes and yards. I urge the city to enforce lighting regulations that minimize light pollution, such as the use of shielded fixtures and lower-intensity bulbs. We have light pollution coming in from the gas station at the SW corner of Memorial and Bryant, as well as the parking lights at the nursing home to our west, and it is our opinion that this will further impact the area in which our home is in.

Increased traffic is another major issue. The influx of vehicles, especially large trucks for deliveries, can lead to congestion, increased risk of accidents, and a decline in air quality. I request a thorough traffic impact study and consideration of measures such as improved road infrastructure, traffic signals, and signage to manage this increase safely. The attorney representing the build was adamant that an increase in traffic would not occur, however, given that this is a retail store, I do not agree. Over the last few years, this has been a place of professional employment, so traffic increases would occur upon the arrival and departure of employees. Now, with Atwoods going in, and being open from 7:00am to 9:00pm, this could lead to increased traffic throughout the business day for many hours at a time. In addition, the delivery of large farm equipment to the facility could impact entrance and egress to our neighborhood.

Noise pollution from the store's operations, including deliveries, customer activities, and outdoor music/announcements, can disrupt the peace and quiet of our residential area. I recommend implementing noise control measures, such as designated delivery hours and sound barriers, to mitigate this impact. This could potentially be assisted with the establishment of privacy fencing, specifically brick, along the back the of the store to address. This will be discussed below further.

Drainage is also a critical concern. The construction and operation of the store could alter local drainage patterns, potentially leading to flooding and waterlogging in the neighborhood. I ask that a detailed drainage plan be required, ensuring that the store's presence does not adversely affect the existing drainage system and residential properties. When the pharmaceutical building moved in,

and changed the façade of the building, many of our neighbors had flooding issues. I understand new drainage has been installed, but I do not believe flooding problems have been completely remedied. Any changes made to the layout of the property, can bring up new concerns, and further adversely impact properties in Eagle Crest. There are flooding concerns on the NE side of the building that exist currently between the subject property and the Kalidy/former BancFirst property that should be remediated.

The presence of outdoor displays, often a characteristic of Atwoods stores, can be unsightly and lead to a cluttered, commercial look that detracts from the residential character of our neighborhood. I suggest strict guidelines on outdoor displays to maintain the aesthetic appeal of the area. I would also request that high quality landscaping be established to beautify the area, should Atwoods opt to move forward.

Finally, privacy fencing is essential to provide a buffer between the commercial and residential zones. Adequate, well-maintained fencing can help reduce noise, block unsightly views, and enhance the security and privacy of neighboring homes. I recommend that the city mandate the installation of high-quality privacy fencing around the store's perimeter. I believe that brick or stone would be a feasible solution, as they tend to block noise better than a wooden fence. Also, the establishment of a brick/stone fence may alleviate some of the flooding concerns that have impacted our neighbors before. The attorney stated this would not happen, but it may help some of our neighbors be open to the establishment of the new Atwoods location.

In conclusion, while the addition of an Atwood's Outdoor store could bring economic benefits, it is crucial that these concerns are addressed comprehensively to protect the well-being and quality of life for residents. I appreciate your attention to these matters and look forward to your response on how these issues will be managed.

Thank you for considering our concerns.

Respectfully Submitted,

Matt and Kallye Klem
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Edmond, Ok. 73013
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