

To Whom it may concern regarding PUD-1992

I hope this letter finds you well. I am a resident that lives on 164th across from the property being discussed. I just wanted to share my concerns & the effects this proposal has on our community & the current homes surrounding the area. I understand growth and development, but I also believe there is a limit to what communities, roads, schools & traffic can handle. The proposed rezoning is in Piedmont School District. I have 3 children in 3 different schools. I hear all the time that the classrooms are at capacity, students must ride 3 to a seat on buses and let's not forget the school traffic. I currently must leave 30 minutes in advance to drive 2 miles to the Piedmont Intermediate. It takes nearly 5 minutes to just be able to pull out of my driveway in the mornings & evenings due to all the traffic... Now factor in Six... yes Six brand new developments that are currently under construction in just little over a 4-mile span on 164th from Rockwell to Mustang Rd not including what is being proposed. The traffic will & is currently increasing so rapidly it will take nearly an hour to drive those 2 miles.

In regard to the commercial portion, I understand this is on the border of Oklahoma City and Piedmont, but in reality, it is Piedmont. The town of Piedmont has been unsuccessful in keeping commercial buildings occupied or businesses staying open, developing a commercial area in the middle of farmers and homes doesn't seem feasible to being successful if we can't keep our downtown businesses running & open.

I was 4 years old the first time I watched my dad walk a mini donkey down E 164th St back to its home (yes it was hilarious and a fond memory), now 35 years later and just this past week I watched my neighbor and son herd two cows back to their pens. There have been countless occasions of family, neighbors, farmers & myself herd livestock that has gotten loose because lets face it, gates get left open, animals do believe the grass is greener on the other side & Oklahoma Winds are no friend to fencing and paneling. I have watched neighborhood after neighborhood be built around our community and my home but like myself and the people who have lived here since Piedmont was a true small town, we will not stop farming, raising livestock or give up on our farmland.

Thank you for taking the time to hear my concerns.

Opposition to Potential development of PUD – 1992

The recent proposal of PUD -1992 has brought up some concerns in regard to the equilibrium of both residential and commercial properties in the Piedmont and NW OKC market area. The local area shows little to no support for this development and the worry among local residents is that the over supply of both residential and commercial properties would ultimately lead to a lowering of over all market values in the residential and commercial sector. Many developments have been built within the area that are yet to be fully developed showing a lag in demand for the available supply. An example of this would be a neighborhood located to the East of proposed PUD -1992 called Magnolia Meadows. This neighborhoods phase 1 was developed in 2016-2017 and to this date still not fully developed. Although this area has shown that the supply and demand are not within equilibrium, developers continue to expanded into new phases resulting in an ever greater over supply in the market area. Another neighborhood that is located directly to the North of Magnolia Meadows is Shenandoah at Timber Creek. This neighborhood has also seen the same historic development issues as the Magnolia Meadows neighborhood with slow development and builders lowering there price per square foot of new construction listings after seeing the true and actual data of buyers not meeting the forecasted returns that these prior developments stated. The commercial factor of the 5 acres at the corner of Mustang and 164th simply from an economic standpoint has no plausible reasoning to benefit the local economy. If researched you will find that many commercial properties around this area of new construction sit vacant and never occupied for sometimes years. This can be seen in Piedmont and the commercial properties located at the corner of MacArthur and Edmond Road. Buildings sit vacant with no benefit to the local economy or the developers themselves. If you look at other areas of the local OKC metro area you are sure to have seen recent commercial properties that are sitting vacant so long that the owners end up leasing these properties to shop owners for a much lower lease per month than expected that they can't even pay for basic upkeep the properties resulting in deferred maintenance that greatly lowers the local area appeal. Just to be clear that my stance for this proposed development is of opposition but it is understandable that within time and a growing market the local area could support the residential sector of this development, it is doubtful that the local area within even the next decade could support the commercial aspect and my request is that planning and development committee weigh these points listed above and make a decision that results in the overall long-term health of the local communities equilibrium resulting in a higher demand in the Northwest OKC and Piedmont Market area.

Please note I would like to **oppose the rezoning of PUB-1992, 16400 N. Mustang Rd.**

I live directly across from the purposed development.

This new subdivision will only increase the amount of traffic utilizing this roadway known as 164th/Washington NE. It is extremely dangerous to pull out onto this section of road in the current state. Piedmont schools are already overcrowded, the children in this new neighborhood would add to the overcrowding and traffic conditions.

The quality of existing residential life will be impacted by increasing the population. There are already two new subdivisions being built west of this proposal. I must question the stability of the infrastructure to support utilities, police, fire and ambulance services. This is in conjunction to the noted roadway and schools. The noise level, congestion and dust/dirt level what is currently being built has already adversely impacted my quality of life. Various Trucks are constantly in our driveway. Once this is rezoned, we are at the mercy of the new builders which will be timeline driven and expect the existing housing will not be considered.

I also want to state I oppose the "commercial" rezone for the above reasons also.

Thank you for your time and consideration.