

April 17, 2023

City of Oklahoma City Planning Department
420 W. Main St. # 910
Oklahoma City, Ok 73102

Re: Formal Protest against RSR240, LLC
PUD-1943
April 27, 2023 at 1:30
Change of zoning

No, No, and No.! Your presently platted approximately 1200 houses on the 320 acres that would take at least ten years to fill is already half done in about three years and the traffic change is already a nightmare. Now you want to bless us with 173 tiny lots (3000 sq. ft.) according to the explanations we have heard. This adds about 69 lots. At the rate of two cars per house, twice a day that equals another extra 276 vehicles per day. There are few shopping places in the immediate area for the foreseeable future so that estimate may be low considering "trips to the city".

If you want to ruin a neighborhood you are getting there. You only have to look at tenth street from MacArthur to Council to see effects of high density housing over a large area.

You can widen roads but that just lets people go faster and hit harder. Piedmont Rd. and Wilshire intersection is a good example.

Also where does all the runoff from all the roofs and concrete go??? I only see a small commons area to the north of these tiny lots—no retention pond. I have a hard time seeing this being adequate for 60.21 acres even if only half of the water goes north.

And the big question: why does an out-of-state corporation get to decide our future, particularly with variances??? I have thought for some time that Oklahoma City building codes were pathetic. "They have dotted all the I's and crossed all the T's" is the usual explanation. Why don't we have codes that protect our citizens and our city?



Irene Littlejohn
8916 N Piedmont Rd.
Yukon, Ok 73099
N/W ¼ 33-13-5
405-354-3585

April 19, 2023

City of Oklahoma City Planning Department
420 West Main Street Suite 910
Oklahoma City, OK 73102
subdivisionandzoning@okc.gov

Re: FORMAL PROTEST AGAINST RSR240, LLC PUD-1943
April 27, 2023 at 1:30 **Change of zoning**

Gentlemen:

I own the 75 acres directly north of the proposed zoning change. My grandfather purchased this property in 1914. I have seen the adjoining farm property being slowly gobbled up by developments.

This phase is part of a 320 acre development by Arkansas developers that started in 2006. A Staff Report of the OKC Planning Commission dated August 25, 2016, stated in part, "The developer is proposing 1,217 single family lots and several common areas 323.7 yielding a gross residential density of 3.76 dwelling units per acre...The lots in this development range in size between approximately 6,500 and 12,500 square feet. A front building setback of 20 feet is proposed on all lots." Now they want to put 400 lots on 60.21 acres.

WHAT IS HAPPENING? It is interesting to see how the "change in lot size" that has evolved as the development continues to the west end. One can only wonder if they are trying to make up for the amount of money to be made by their "donation" of land for Redstone School in an attempt to appease the locals.

It is my understanding that if this zoning change is approved, that immediately thereafter the Preliminary Plat for Redstone Ranch North developed by OKC L Dev, LLC will be presented to the Commission. The engineering firm, LTS Engineering Services, LLC, is a foreign LLC, with ties to Arkansas, with the same service agent as the developer. It proposes 400 lots on 60.21 acres. Do the math as to the density and the size of the interior lots of this development. What size homes can you build on a 3600 sq. ft. lot. This is not downtown Oklahoma City. The closest grocery store is almost 5 miles. Britton Road is a two-lane rural road (the only ingress and egress for this development) and is expected to accept hundreds of additional cars in addition to the school traffic.

Sincerely,
Betty Sackett
cdssak@att.net
405-596-3559