

Johnson, Thad A

From: Rhonda Hummel <rhonda.hummel00@gmail.com>
Sent: Wednesday, May 22, 2024 11:02 PM
To: PL, Subdivision and Zoning
Subject: PUD 2006

You don't often get email from rhonda.hummel00@gmail.com. [Learn why this is important](#)

I am a life long resident of Southeast Oklahoma City and writing to express my **opposition** of the proposed zoning change to the 8901 S. Anderson Rd. plot. This undeveloped, agricultural area should remain unchanged. The area routinely floods with moderate or heavy rainfall and has minimal ability for any logical direction for drainage due to the elevated surrounding topography. Those living east and south of the area or adjacent to Hog Creek (a tributary to Thunderbird Lake) can anticipate worsening flooding and pollution from the run-off of the proposed large neighborhood.

With no established water supply, the proposed expansion would deplete the aquifer supplying in this region's water availability significantly impacting those who already live there including their cattle, chickens, pets, homes, gardens.

Having no existing sewage system is concerning from a pollution and contaminant standpoint both from those individuals and potential commercial entities potentially planned.

The nearby elementary school would have significant challenges meeting the educational needs of an estimated 100-150 more children. This benefits no child to be in an over-burdened, over-loaded classroom and leads to tremendous teacher frustration.

Please do not discount the significant impact to those natural inhabitants of the area including turkeys, foxes, rabbits, raccoons, o'possums, coyotes, deer, numerous birds, and even bobcats. Widening expansion often finds people unfamiliar with remote living challenged by those organisms whose homes have been taken away by sprawl.

An often forgotten, unintended consequence of placing a commercial business in a remote location that is not well known by those who do not live in the area is the sad situation of dumping unwanted pets. Those who are searching for a quick means of doing away with unwanted pets sadly leave this at those businesses thinking that someone will take them in or they will "live in the wild". It can become a menace to the business owner and anyone in the range of the hungry pet. Even worse, Animal Control does not want to respond to these situations.

Lastly, don't discount the noise and light pollution brought to the area with its respective impacts on wildlife and local residents.

I again urge you to decline zoning changes for PUD 2006.

Thank you for your time.

Rhonda Hummel

Johnson, Thad A

From: Dana Coover <dana.m.coover@gmail.com>
Sent: Friday, April 19, 2024 1:10 PM
To: PL, Subdivision and Zoning
Subject: Concerns regarding PUD-2006

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

Hello,

I'm writing in to voice my opposition concerning PUD-2006. The intended development is in an area that currently cannot support the increased traffic nor does the city provide appropriate water utilities for this large of a housing development. The homes in this area rely exclusively on well water. The area is also adjacent to Hog Creek West Branch which is a watershed to Lake Thunderbird. The area itself is subject to flooding and that water feeds Hog Creek West Branch. Contamination or disruption to the watershed could jeopardize this water supply.

Thank you for your time and consideration of the community's concerns.

Dana Coover

Sent from my iPhone

Johnson, Thad A

From: Paula Rhodes <paula_gayle90@hotmail.com>
Sent: Friday, April 19, 2024 2:53 PM
To: PL, Subdivision and Zoning
Cc: dubstoneconstructionco@coxinet.net
Subject: Case# pud-2006

You don't often get email from paula_gayle90@hotmail.com. [Learn why this is important](#)

You have received many letters explaining why this area should not be changed to a residential zone. From discussions on Nextdoor, Twitter, & Facebook, I have read all the complaints and I cannot really add much more to the many great reasons. My family and I have been driving down Anderson road about 35 years. When raining occurs, I know I cannot drive on Anderson Road due to deep water. I then drive down a different way to avoid turning around.

The auction information sheet declared that this area was a flood zone area and auctioneer explained this in his sale. The new owner wants to be creative in developing this property for future building. The current well depth will be quickly depleted and neighbors will have a huge problem. If they drill deeper, at a huge expense, the new water (per well drillers) is contaminated with dangerous chemicals. New and current housing owners will be greatly upset knowing that they have "bad" water. Also, while the developer is building, most likely Anderson Road will be worse. Emergency vehicles will need to take a longer drive, since Anderson Road is impassible. That creates a very dangerous situation.

Besides humans having a problem with this development, the deer, turkeys, and a multitude of animals live in this area, They will lose their home. They will be subjected the new areas that will be dangerous. I drive slow through this area to ensure I don't kill any of God's creatures. I know the developer paid over a million dollars for this property and wants to increase his wealth. However, his desires are not my concern or problem.

Therefore, I am suggesting that the commissioners look at the area and not just at maps. This huge area of land around the potential development will be affected even it no rain fall occurs. Area schools are not prepared for a huge increase in enrollment.

Thank you very much for your assistance.

Paula and Kenneth Rhodes
405-799-8970
(Oklahoma City limits and tax payer)