

Subdivisionandzoning

From: Rick Hinds [REDACTED]
Sent: Sunday, April 11, 2021 4:14 PM
To: Subdivisionandzoning
Subject: C-7283

WARNING: The sender of this email could not be validated and may not match the person in the "From" field..

Good day,

I am writing on behalf of my self, Richard Hinds and, several of my neighbors. We have been informed of a proposed development just south of our neighborhood Wimberley Estates. We have many concerns regarding Ascend Developments proposed plat. We would like the opportunity to organize and protest this plat. We are aware of the inevitable development of all the area around us but think it needs to be in a responsible way as not to affect current easement, drainage and property values. It is known that we have a natural waterway that is on the proposed property that has a tendency to flood in our wetter seasons and, 269 homes will not help the situation not to mention the already overloaded infrastructure. Please advise as to any requirements by ourselves to be in attendance at the virtual meeting.

Thank you
Richard Hinds
Trs Construction Inc.
[REDACTED]

4-12-2021

We are opposing the application of case #C-7283, Preliminary Plat of Morgan Glen from agricultural to residential. The main reason being if this land gets disturbed any more in our area, we will be flooded out. Hence the area being named Mustang Valley!! There is a creek and a run off ravine that goes through that area and we are already having problems when the OTA put a turnpike in our backyard. The land has been built up and the rain run offs have been jacked with that our ancestors put in back in the 40's. If you approve the building of this area, that will cause more water run off problems for the existing homes here!

There is also no more room in the Mustang School District to put anymore children! They have built 5 new schools North of Mustang within the past 8 years and those are now at capacity and the neighborhoods have not stopped growing out here! Just in the last 3 years there are 5 neighborhoods on SW 44th between Morgan and County Line. Plus there are at least 3 more going in on SW 44th between Mustang and Czech Hall. There is more land clearing with houses/apartments going up just North, NorthWest, of us, i.e. Sara Rd, around the intermediate school, SW 15th & Sara Rd. Respect the people who have lived out here for more than 40 years and leave the land alone!!

We built our home here to be away from all the problems that neighborhoods have. i.e. crime, lose dogs and cats, having to watch out for children other than their own, noisy neighbors, cars racing up and down the streets. Pros of living here on 5 acres with no neighborhoods is living off the land, no public water or sewer, no internet, peaceful, quiet, no barking dogs at night, can see the stars at night because there isn't street lights, the list can go on. Over the 30 years we have been here, there have been MANY friends who wish they had the place we do because it's quite, peaceful, we sit on the front porch and enjoy the quite, watch the storms roll in, watch the sunsets, watch the deer/wildlife come eat the bird food, let our kids and grandkids run 4 wheelers, dirt bikes, and just plain run and they don't have to watch out for cars, multiple other kids, animals, etc. Doing things that cannot be done by/in a neighborhood without leaving the comfort of our home.

We would also like for you to consider that we have multiple families of deer living in that area. They have already been pushed South due to Wimberley housing addition and then pushed back North because of the JFK turnpike. All the traffic here keeps them in the little wooded area that still exists.

Respect our wishes and find other land further West where there won't be any disruption of the lay of the land that will effect others.

Steve Prapp

Ada Kim

10132 SW 44th

Mustang, OK 73064

RECEIVED

APR 15 2021

DEVELOPMENT SERVICES

RECEIVED