

## Johnson, Thad A

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**From:** Shay <shalyntcovey@gmail.com>  
**Sent:** Friday, September 2, 2022 11:53 AM  
**To:** DS, Subdivision and Zoning; Carlos DeLua  
**Subject:** Case No C-7472

To whom it may concern

We live in blackwood farms, at 8309 NW 62nd street. We have 3 kids who ride bikes and play ball and run around in our quiet neighborhood. On any given afternoon, or weekend you will see our children running around and playing outside. We fell in love with a neighborhood that was quiet and peaceful and felt like a step back in time. Everyone looks out for the kids in the neighborhood, waves to them playing, or even waiting for them to grab a fallen bike when the youngest gets scared and runs out of the road when we holler "car!" It's calm and quiet and polite.

There are 11 plots total on our side of the road with 8 actual houses built right now. The proposal is putting 14 houses in that same amount of space. Using our roads as the only entrance. While the map we were given isn't detailed enough to decide the road width it is a concern that you are putting 500+ cars driving up and down our street twice a day because our roads are wider and easier to navigate. Taking away the previous safety of the neighborhood we worked so hard to find when we purchased two years ago. We walk to the bus stop at the corner every morning there are 7 cars that usually drive by while we are there. I know that's going to be a lot more, is our roads still going to be safe for kids? Our HOA requires homes to be 2200+ square feet, if you are going to be using our roads to enter a neighborhood you should have to follow our HOA rules. The security of an emergency situation is also a big concern. There are no other exits planned for 361 houses???

There have been 4 (data from city link below) head on deaths at the intersection of 63rd and council, and countless accidents without deaths involved. The road is narrow and without a light, often times people stop before the curves because the lanes are so narrow, adding 361 more houses of drivers is a possible 600+ cars to this already troubling road. What happens if there is a fire and neighborhood has to evacuate.... 400 families trying exit one road?

Additionally the school district is already overwhelmed is there space for 300 more children at our local elementary school, middle school and high school?

The amount of homes is alarming and if they followed the current HOA it would be significantly less homes and probably mean less profit, but it would maintain the quality and integrity of our beloved neighborhood. But it still needs more exits!!!

Thank you for listening to our concerns

Shalyn & Carlos DeLua and  
Lillyanne, Esteban, and Killian

<https://www.city-data.com/mobileMap/?what=YWNjaWRlbnRzfE9LTEFIT01BLUNJVfktT0tMQUhPTUEuSFRNTA==>

August 29<sup>th</sup>, 2022

Oklahoma City Planning and Zoning

The attached plan is very concerning because of the traffic thru our neighborhood and additional traffic that will be directed to 63<sup>rd</sup> and Council.

This intersection is already a problem and with 361 houses and their cars added. This will be a traffic nightmare.

The developer needs to pay for an additional exit on council over the drainage. I know that would be very expensive for both.

**Please do not approved this application.**



Gary Unruh

8105 NW 63<sup>rd</sup> Terr

Oklahoma City, Ok 73132

TO OKC PLANNING COMMISSION!

My home is on 8204 NW 63 TERR. OKC OK  
73132

I got A PRELIMINARY PLAN of the ENCLAE  
AT Blackwood Farms DEVELOPER 'NEWMAN  
INVESTMENT'

I, Mike Watkins opposition, of application  
THERE IS 'NO' ADDITIONAL EXITS IN OR  
OUT, AT 361 HOME, THAT WILL PUT ABOUT "722"  
CARS THAT WILL GO IN FRONT OF MY HOME  
EVERY DAY, AND THE LOT IS TOO SMALL, AND  
IT WILL MAKE THE PRICE OF MY HOME  
GO DOWN "BIG TIME"

WE NEED TO RETINK THIS PLAN !!  
HELP US!

Michael R. Watkins  
8204 NW 63 TERR  
OKC, OK. 73132

To Oklahoma City  
Planning Commission

My name is Patricia Doraty  
and I live at 8412 NW 62nd St  
in Blackwood Farms, OKC, Okla.

I received your notice  
about the Preliminary Plat  
in Blackwood Farms, case #  
C-7472, developer Newman  
Investments, LLC

My largest concern is  
the amount of homes and the  
traffic it will generate in  
our neighborhood. Also on 63rd.

Without additional exits it  
could potentially produce over  
700 cars. This would be dangerous  
for everyone, there needs to be  
additional exits from the proposed  
new neighborhood.

These new exits should be  
established at the very beginning  
so as the heavy equipment does not  
tear up our streets. Thank you  
Patricia Doraty

Dear Planning Commission,

I heard you are building 361 houses to be

but in our neighborhood with 361 additional

exits. please do not build 361 homes in our

neighborhood there are deer, fabled birds, etc

and if you keep on building, our home will be

in the middle of a city. And not in a

peacefully calm, enjoying just the way it is we live

my neighborhood. I like hills. none of the

please do not build like new houses that you will

my sister love to ride our scooters outside but

we c and other kids) cant play outside if you built

361 homes there.

Grace Roy