

Planning Department, Subdivision and Zoning

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From: Deke Koonce <dkoonce70@yahoo.com>

Sent: Friday, September 2, 2022 3:02 PM

To: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>

Subject: Project C-7472 meeting 9/8

I am opposed to the proposed plat for the Enclave at Blackwood farms.

I live on Stinchcomb Ave just to the west of where these 361 small homes would be crammed into tiny lots to maximize the investors return while negatively impacting everyone else. That is way too many houses to cram into this area. It would probably add 1,000 or more cars a day through the existing neighborhood and onto to a 2-lane NW 63rd that has no curbs and has the hairpin turn over the canal to get to a stop sign to pull out on Council. It is already dangerous to pull out on Council with cars going close to 50 mph with many of them stopping in the turn lane to go West on 63rd. There have already been at least 2 deadly head-on collisions right by NW 63rd and Council in the last few years.

It would also massively increase traffic on Stinchcomb Avenue which is a narrow private road used by walking families and bikers. I believe adding high speed traffic to this narrow road is a real safety hazard for pedestrians and bikers.

I am also concerned that large construction equipment would use Stinchcomb to access the property to do the dirt work which may permanently damage the private asphalt road.

It is my understanding that the lot sizes have been reduced in this plat compared to the previously approved plat so they can cram even more homes than they asked for before.

This developer is responsible for Blackwood farms and hasn't taken care of the existing addition. I don't believe the developer required an HOA and the developer doesn't effectively maintain the exterior fencing, the neighborhood entrance, or the American flag. The exterior fence was built as a cheap fake stone fence that develops holes and has sections fall down so homeowners are left to plug it with stockade fencing that doesn't match and looks terrible.

There is a demand for additions going up throughout the city where homeowners can build houses on 1+ acre lots to have some space around them. This space is ideal for that because it has a country feel where it is located and that wouldn't overwhelm the traffic situation. Many people have spoken to me about wanting to build on an acreage on Stinchcomb but this developer owns most of the land at this point.

Due to the concerns mentioned above, I sincerely request that you consider limiting the density of homes allowed in this area.

Thank you.

Larry Koonce
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