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By The City of Oklahoma City Office of the City Clerk at 1:03 pm, Jan 05, 2023

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Via email: subdivisionandzoning@okc.gov and cityclerk@okc.gov

City of Oklahoma City
Development Services Department
420 West Main Street, Suite 910
Oklahoma City, OK 73102

Re: Case No. PC-10859
Address: 13500 N Midwest Blvd
Hearing: January 12, 2023 at 1:30 p.m.

Dear Oklahoma City Planning Commission:

I object to the proposed rezoning of 13500 N Midwest Blvd from AA Agricultural District to C-3 community Commercial District and RA Single Family One Acre Rural Residential District for the following reasons.

I oppose the rezoning of the property referenced above to one acre residential. If you drive down Memorial Road from I-35 to the end of Oklahoma City city limits, you will not find many, if at all, one-acre tracts on Memorial Road. What you will find are houses that sit on 5 or more acres. We have watched areas 2 miles to the East be developed and sold in 5- acre tracts at a rapid pace. There are still empty lots in the Quail Ridge Run neighborhood, just to the south of the proposed rezoning property. If the demand for 1- acre tracts is in such demand, WHY are those still not developed? Allowing the rezoning to 1-acre tracts does not fit in the area.

Has anyone thought about the noise from the turnpike? A house that sits on a one-acre tract will not have any options to get away from the noise or to create much of a barrier. Another reason these lots should be reconsidered as bigger lots as well.

I also oppose the rezoning of 13500 N Midwest Blvd from AA Agricultural District to C-3 community Commercial District. I looked up what this meant, and it is an exhausting list. None of which need to be in this area. We are 10 minutes from Walmart, Braum's, Gas Stations, professional buildings (I-35 and Memorial, "now leasing"), fast food establishments, laundry services, etc. What impact will these types of business and additional homes have on the following:

- Water/Aquifer/Wells – What is the impact of adding more homes/commercial business that will be drawing from the water table?
- Septic/Sewer – What is the impact of this much waste going into the ground to our drinking water? There are no City services in this area.
- Traffic – Adding more homes/commercial property means there will be, who knows how much, additional traffic in this area. Rush hour is already very busy at the intersection of Memorial and Midwest Blvd, not to mention the amount of single lane traffic already flowing in that area.
 - Can the bridge over Lake Arcadia handle the increase in traffic?

- Water Runoff/Drainage – The subject property already has a drainage problem, at least on the Midwest Blvd side. The water runs behind the two mailboxes on Midwest Blvd, goes under a culvert and into a pond on our neighbor's property. This will need to be addressed. Also, what about the effects on Rock Springs addition? This property is elevated on the north side so all water runs south as well.
- Rural Setting – Adding 1 acre lots will take away from the rural setting. One-acre lots are NOT common in this area. Commercial businesses definitely do not fit into the rural setting.
- Emergency services, i.e., Fire Department – There are no fire hydrants near this property. In the event of a fire, pumper tanks would have to be brought in. That puts all of the houses in the area in danger, raising the risk of a fire by adding more houses/commercial property.
- Wildlife – Loss of wildlife habitat in the area including deer, birds, bobcats, turkeys. We are very close to Arcadia Lake where I am sure most of the wildlife around here migrate to for food and water.

I could go on and on but feel like it all just goes on deaf ears. The City will do what it wants no matter what the residents in the area want just for more revenue. It's a shame really to destroy the rural area for monetary gain.

Sincerely,

Brandy Yelton
13301 N. Midwest Blvd
Jones, OK 73049