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July 21, 2023

Via electronic mail

Commissioner Mike Privett
privdog@gmail.com

Commissioner Jerimy Meek
jerimym@aol.com

Commissioner Don Noble
don0010.okc@gmail.com

Commissioner Bobby Newman
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Commissioner Nate Clair
ward1planningcommissioner@gmail.com

Commissioner Camal Pennington
camalpennington@gmail.com

Commissioner Dan Govin
dgovin.ward6@gmail.com

Commissioner Rusty LaForge
rustylaforge.okc@gmail.com

Subdivisionandzoning@okc.gov

Re: Protest to Coventry Park Preliminary Plat (C-7561); south of Memorial Road, east of Midwest Blvd. (Ward 7); set for July 27, 2023

Dear Commissioners Privett, Noble, Clair, Govin, Meek, Newman, Pennington and LaForge:

This law firm represents a group of nearby residents responding in opposition of the proposed preliminary plat application of Coventry Park, located south of E. Memorial Road and east of Midwest Boulevard in Ward 7. Our clients include Steve Mitchener, Sarah Mitchener, Paula McKelvey, Larry Baker, Bill Allen, Debe Allen, A.J. Breske, Rosemary Breske, Jerry Baumeister, Barbara Baumeister, Bill Weaver, Scott Wieczorek, Cindy Wieczorek, David Blair, Wanda White, John Scheirman, Lisa Scheirman, Eric Long, Lori Long, Mark Downey, Lisa Downey, Dwayne Schmidt and Susan Schmidt.

This area does not have access to existing Oklahoma City water mains. The area also falls outside of the City's sewer service zone characterized as having the potential for system expansion. The development pattern that does exist in the surrounding area is large-lot Rural Residential.

East Memorial Road and N. Midwest Boulevard are minor arterial roads. No City Capitol Improvement projects are planned for this area. The site is outside the preferred Rural Response Time for Oklahoma City for Fire and Emergency Services. Although the

site is adjacent to the turnpike, direct access from the turnpike is not available to the site and the nearest off-ramp is over 3 miles away.

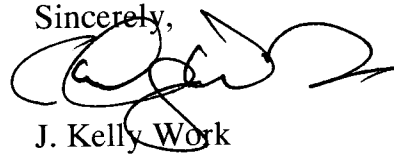
When this subject property was rezoned in October, 2020, from AA District to the RA District, it was done with the understanding and agreement that the minimum lot size would be 2 acres for all lots along the southern boundary. The Applicant recently provided the neighbors with proposed plats showing the 2-acre lots along the southern boundary, along with a 40-foot tree preservation easement, also along the southern boundary.

In addition to the above-referenced commitments by the Applicant to provide the minimum lot size of 2 acres and the 40-foot tree preservation easement along the southern boundary, we request the following additional revisions to the proposed Preliminary Plat of Coventry Park:

1. Lots along the eastern boundary of the proposed plat to also be a minimum of 2 acres in size;
2. Extend the 40-foot tree preservation easement also along the eastern boundary;
3. All of the remaining lots in the proposed development be a minimum of 1.25 acres in size;
4. A concrete, brick or stone wall, at least 8 feet in height, be constructed along the entire northern boundary to provide a noise buffer and protection from the Turner Turnpike. With the tree removal that will occur with the development, the buffering provided by a wall will be needed; and,
5. The proposed development must provide a plan to adequately address stormwater runoff and drainage. There are two properties in Rock Springs abutting the southern border of the proposed development that already contend with excessive water run-off during heavy rains.

This list of requested revisions is not intended to be final as information gathering is ongoing in response to the application and there may be additional issues identified to be addressed. We would request that these items be included as part of the preliminary plat in connection with your consideration and any approval. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Kelly Work", written over a horizontal line.

J. Kelly Work

JKW:kc

cc: Clients

David Box, Applicant's Representative

Mark Zitzow, Applicant's Representative