

PETITION OPPOSING PRELIMINARY PLAT OF COVENTRY PARK

Case Number: C-7561

Location: A part of the Northwest Quarter of Section 14, Township 13, North, Range 2 West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma

Proposed Use: 84 Single-Family Lots on 103.94 Acres

Hearing Date: June 22, 2023

The following is a non-exhaustive listing of problems with the proposed Platting for the referenced property, which represents an improper modification of prior proposed Plat for this parcel as well as a significant departure from norms established in this area:

1. The proposed platting of this parcel to 84 Single-Family Lots on 103.9 acres is inconsistent with other residential property in the section bound by Douglas Blvd. and Midwest Blvd. (East/West boundaries), and Memorial Road and NE 122nd St. (North/South boundaries). Most new homes being built in the area at the present time involve construction of homes on large plots, most of which contain multiple acres. The proposed Plat includes single-family lots that are less than 2 acres and represents a significant reduction in the average lot size previously proposed and discussed by the developer and the city for this parcel. Further, the proposed platting provides no indication of property development restrictions or neighborhood association requirements that would govern development and use of the lots developed on this parcel.
2. The increase in the number of lots developed with increased traffic from this development will cause unacceptable levels of additional congestion on already busy roads, leading to decreased safety for all who travel the roads in the area.
3. The proposed Plat would place unacceptable additional strain on local resources including the water supply (water table) and sewage systems, which implicate potential health hazards and increased costs for existing taxpayers for overwhelmed resources. Additional water demands will likely require current residents in the area to re-drill existing water wells to a deeper level, or drill new wells, to access safe and viable water. Further, given the lack of city sewer resources in this area, the proposed Plat will require installation of septic systems for an additional 84 homes on this plot.
4. The proposed Plat would involve large-scale destruction of the trees that line the property line between existing property owners and these new homesites. These trees not only provide a very important natural sound barrier to buffer the noise from the nearby Turner Turnpike but also provide a natural habitat for existing wildlife. The destruction of these trees will permanently displace the wildlife, which is a tangible benefit for existing property owners and will significantly impact existing homeowners' use and enjoyment of their property. Additionally, altered drainage patterns and displacement of natural water flow and accumulation from the developed area is likely to negatively impact ponds and current water resources for current property owners.

The undersigned existing property owners object to the passage of the proposed Plat and seek a continuance to the hearing date to further register their complaints and concerns about the proposed development, for which they have not been consulted, in any form, by the developer or city officials.

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NAME	SIGNATURE	ADDRESS
Cindy Wieczorek	Cindy Wieczorek	8540 NE 129th Jones OK 73049
C. Scott Wieczorek	C. Scott Wieczorek	8540 NE 129th Jones OK 73049
Steve Mitchener	Steve Mitchener	8501 NE 129th Jones OK 73049
Sarah L. Mitchener	Sarah L. Mitchener	8501 NE 129th St. Jones, OK 73049
JOHN SCHEIRMAN	John Scheirman	8128 NE 129th St. Jones, OK 73049
LISA SCHEIRMAN	Lisa Scheirman	8128 NE 129th St. Jones, OK 73049
Todd Parish	Todd Parish	8610 NE 129th St Jones, OK 73049
Cindy Parish	Cindy Parish	8610 NE 129th St. Jones, OK 73049
Paula McKelvey	Paula McKelvey	8111 NE 129th St. Jones, OK 73049
Lori A. Long	Lori A. Long	8000 NE 129th St. Jones, OK 73049
Eric R. Long	Eric R. Long	8000 NE 129th St. Jones, OK 73049
William R. Allen	William R. Allen	8401 NE 129th St Jones, OK 73049
Deborah D. Allen	Deborah D. Allen	8401 NE 129th St. Jones, OK 73049
Larry Baker	Larry Baker	8381 NE 129 Jones, OK 73049
David M. Blair	David M. Blair	12841 Rock Springs Rd Jones, OK 73049
Wanda R. White	Wanda R. White	8340 N.E. 129th St. Jones, OK 73049
JOHN A. BRESKE	John A. Breske	8515 N.E. 129 Jones OK 73049
Rosemary Breske	Rosemary Breske	8515 N.E. 129 Jones OK 73049
Jerry Baumeister	Jerry Baumeister	8525 N.E. 129 Jones OK 73049
Barbara Baumeister	Barbara Baumeister	8525 NE 129th Jones OK 73049
MICHAEL OTWELL	Michael Otwell	12840 ROCK SPRING RD, JONES, OK 73049
MANIE OTWELL	Manie Otwell	12840 ROCK SPRING DR. JONES, OK 73049
Lucy Otwell	Lucy Otwell	12800 Rock Spring Rd, Jones, OK 73049
MARK Downey	Mark Downey	8300 N.E. 125th St. Jones, OK 73049
Bruce Kimbrock	Bruce Kimbrock	8311 N.E. 122 Jones, OK 73049
Sandra Plain	Sandra M. Plain	7300 Bobwhite Trl Jones 73049

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PROTEST C-7561

The undersigned parties hereby wish to oppose C-7561 zoning changes from RA 1 66 Lots to 84 Lots to RA Single-Family One-Acre Rural Residential District. We oppose this zoning to 1-acre residential lots. The loss of country living, increased traffic, congestion along both Memorial Rd. and Midwest Blvd, and the dangers of compact usage of water wells and septic systems is a nuisance and problem to current residents. The ground water supply, and the water shed around Lake Arcadia will be compromised by this action. All 1 acre lots were approved **before** the Master Plan of 2015, except for Shoreline. The planning Staff and Commission denied previous requests (before Shoreline) for 1 acre lots. This Case goes against the Master Plan of 2015, which was developed to protect and preserve areas of Oklahoma City. The Plan sets out minimum lot size of 2 acre average for the land in question. 66 lots should have never been approved, but was during Covid and 84 lots is unreasonable. The Oklahoma City land use zoning plan developed in the 1990's and amended December 10, 2009 was set up to limit development in conservation areas. This Application flies in the face of reasonable or conservative development.

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[illegible]

Rene' Norrell
12309 North Douglas Boulevard
Jones, OK 73049
405-306-4163
tln1999crmn@yahoo.com

June 15, 2023

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

Re: Proposed rezoning of 13200 North Midwest Boulevard C-07561

Dear Planning Commissioners:

It is my understanding that the above property has sold to new developers, Coventry Park, who are requesting approval of a new plat of 84 lots on the small geographical area of 103.94 acres. I also understand that this small amount of acreage per lot does not follow the AA District/LUTA, which calls for lots of not less than five (5) acres.

This is a rural area. Each of us is responsible to provide our own water well and septic system. Should the small lots proposed by Coventry Park be approved, this would put a huge strain on our water table, quite possibly requiring current residents/taxpayers to redrill our existing water wells or drilling of new water wells to deeper depths to access safe, viable water. I'm, also, concerned that adding this many septic/sewage systems could possibly contaminate our water.

84 new homes would almost certainly add at least 150, quite possibly up to 300, additional vehicles to our rural roads on a regular basis. This number of additional vehicles would lead to unacceptable traffic congestion and very decreased safety on the local roads. Additionally, there would be increase air and noise pollution due to the increased traffic.

This is a wooded area, which functions as a buffer from the noise from Turner turnpike. The Coventry Park developers would almost certainly destroy most, if not all, of the native trees, removing that noise buffer. Destruction of the trees would also result in loss of natural wildlife habitat. Wildlife is part of what makes this area so attractive.

My family has lived on my corner for over a century. We value our rural way of life. Five-acre lots allow us to maintain this way of life to a degree. One-acre lots would totally take this away. Please do not approve the new plat of 84 lots on the 103.94 acres at 13200 North Midwest Boulevard. I understand that this area will be developed at some time. Please keep it at five-acre lots as most of the area around it.

If possible, please postpone the hearing scheduled for June 22 for at least a month.

Thank you for considering my concerns.

Kind regards,

Rene' Norrell

Rene' Norrell

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June 8, 2023

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. C-7561
Address: 13200 N Midwest Blvd
Hearing: June 22, 2023 at 1:30 p.m.

Dear Oklahoma City Planning Commission:

The process which facilitated the approval to rezone this property in the fall of 2020 and continued into the beginning of 2021 was flawed (PC-10680/C-7261). The entire process was negatively affected, by the ice storm in October and Covid. The hearing was supposed to be held when the ice storm happened but was continued due to the City offices being closed, if I recall correctly, and it was rescheduled during Covid. All meetings/hearings were held via Teams and we were not allowed to go to any in person meetings. It was a hard time to set up meetings/attend hearings, even get information to protest the rezoning. I believe those factors made a huge impact on the outcome of the rezoning of this property, which should NOT have been approved. **When the Planning Commission approved this rezoning in 2020/2021, they STRAYED from the AA District/LUTA requirements. During the hearing on February 23, 2023 on Application (PC-10859 now PUD-1950) one of the Planning Commissioners stated they had strayed from the Plan and ultimately voted against the proposed rezoning. This Application should also be denied because TWO WRONGS DO NOT MAKE A RIGHT. The Commissioners, etc. must get back to following these requirements not making exceptions for certain developments and straying from the Plan.**

There are many developments currently going on in this rural area (3 within ½ mile, proposing over 100+ homes). There are no city utilities, minimal choices for internet, two lane streets, already a lot of traffic and emergency services including location of fire hydrants are stretched/limited. Memorial is the only through street for at least 2 miles each way, north and south. That is A LOT of traffic and adding all these homes.... I just can't image the traffic flow problems we are going to have. Also, those of us on Midwest Blvd, have to walk across the street to get our mail. Every mailbox on Midwest Blvd is on the east side of the road and all but 1 house are on the west side. Cars drive at excessive speeds and it's already dangerous trying to cross the road so bringing in even more traffic is actually scary to think about.

I have attached a copy of the Preliminary Plats from the original plat from 2021 and the revised plat from 2023. As you can tell the green areas or areas where ponds were supposed be, are now showing homes. The previous plat called for 66 homes and the new plat calls for 84 homes. That is almost 1/3 more! How can the lot sizes stay the same when they are adding 18 more homes? That is too many houses in a rural area with no city utilities.

As I pointed out in my previous protest **(PC-10859 now PUD-1950)** has anyone thought about the noise from the turnpike? My property sits on the south side of the turnpike. I was able to choose where to build my house among 8 acres. I could choose to have a barrier of trees, etc. and set my house away from the turnpike. A house that sits on a 1 acre tract OR SMALLER will not have any options to get away from the noise or to create much of a barrier.

Another reason these lots should be bigger. **I hope the Planning Commission is also aware that Access Oklahoma plans to widen the turnpike by adding 2 lanes. Doing this is going to take away from property along the turnpike, i.e. making 1 acre lots or smaller an even worse decision.** Since I submitted the last protest I called the Engineer for the Turner Turnpike expansion project and he stated that on average they would be taking **50-100 feet each side of the turnpike. This must be considered in the new rezoning/layout of the property.**

We are all on wells and septic systems. Bringing in houses that sit on 1 acre or smaller has a big impact on the aquifer and septic going into the ground. I reiterate the concerns below, all previously stated:

- 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 means there will be much more 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?
 - All streets in this area are only 2 lanes, one lane going in each direction.
- Water Runoff/Drainage – The subject property already has a drainage problem.
- Rural Setting – Adding 1 acre lots will take away from the rural setting. One-acre lots are NOT common in this area.
- 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. **There have been 2 instances from fires that started on the turnpike that came within 20 feet of my house, which is more than 1 acre off the turnpike.**
- 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 as well as small ponds around the area.

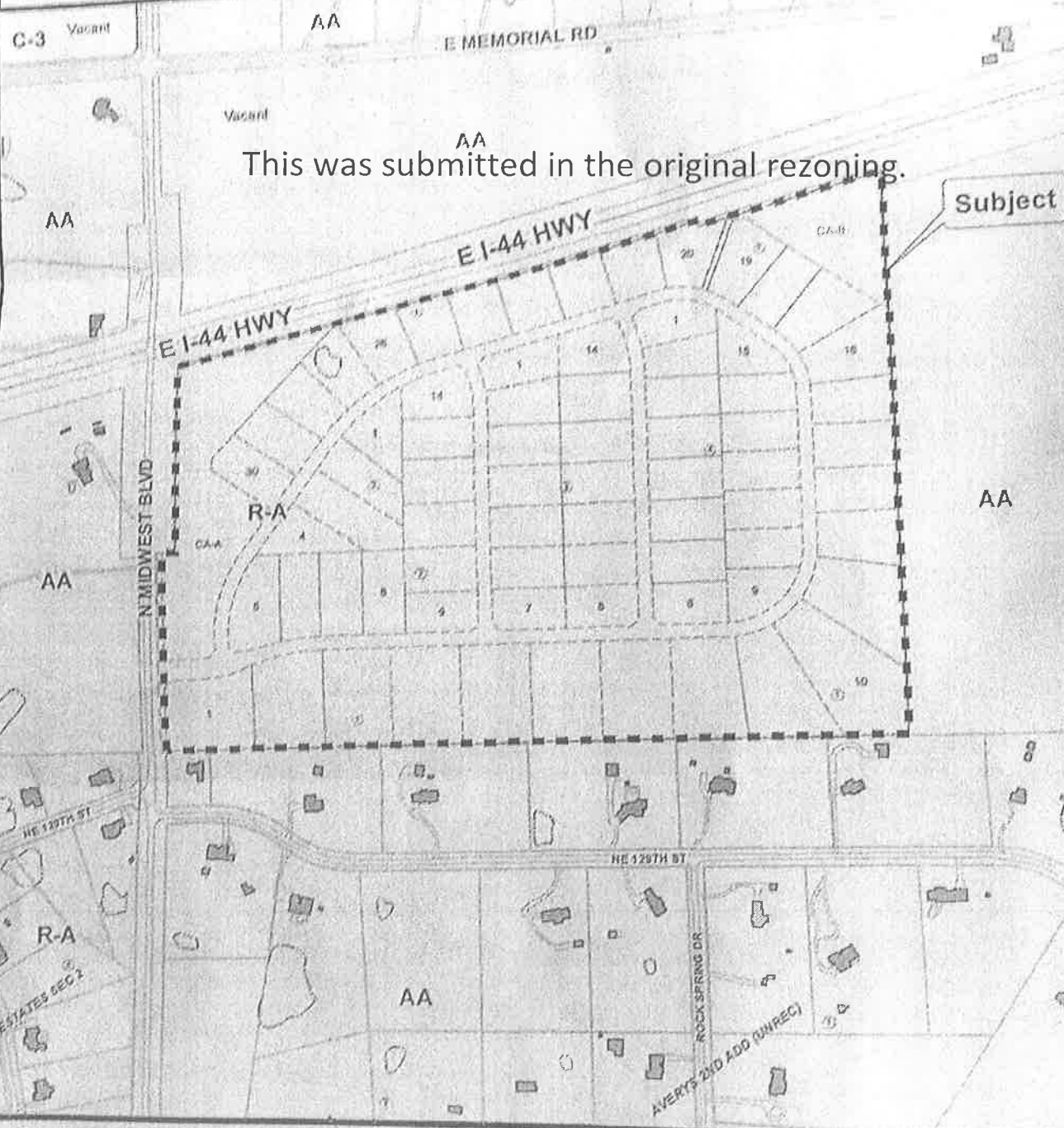
I hope that the Planning Commission continues to follow the **AA District/LUTA requirements and RIGHTS SOME WRONGS ALREADY DONE** and **DENY** this application.

Sincerely,

Brandy Yelton
13301 N. Midwest Blvd
Jones, OK 73049

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ion:

Case No: C-7261 Preliminary Plat of Arcady Heights
Developer: Bentwood Investments, LLC
Engineer: Grubbs Consulting LLC



This was submitted in the original rezoning.



The City of
OKLAHOMA CITY

Preliminary Plat
Application



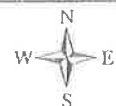
0 250 500
Feet

Case No: C-7561 Preliminary Plat of Coventry Park
Developer: Coventry Acres, LLC
Engineer: Johnson & Associates



The City of
OKLAHOMA CITY

Preliminary Plat
Application



0 300 600
Feet

DS, Subdivision and Zoning

From: Ellen Hickerson <ellenhickerson53@gmail.com>
Sent: Tuesday, June 13, 2023 8:20 AM
To: DS, Subdivision and Zoning
Subject: Zoning for 13200 North Midwest Blvd

22 Jun PC

C 7561

Coventry

The original request for 66 houses on this property has been submitted to increase to 84.

I protest this.

1- What will this do to the water supply for wells???? Has there been a study done on the impact to our water supply??

2- The traffic at Midwest Blvd and Memorial Stop sign. East/West traffic fail to stop and you take your life in your hands when you pull out.

The traffic on Midwest Blvd will become more of a challenge as the cars from the future addition pull out to go North or South. Has a study been done on that ????

3- This will change our environment tremendously.

Ellen L. Bennett
7800 Bobwhite Trail
Jones

BILL R. WEAVER II

8600 N.E. 129th St.

Jones, Oklahoma 73049

405-990-9750

June 14, 2023

Camal Pennington, Chairman
Oklahoma City Planning Commission
200 N. Walker Avenue
Oklahoma City, OK 73102

Re: C-7561 Proposed Plat at 13200 N. Midwest Blvd.

Dear Sir:

The Rockspings Addition is located on the east side of Midwest Boulevard between NE 122nd and NE 129th Streets. I purchased a home in Rockspings over thirty years ago and live there today. The development has a minimal lot size of five acres. My neighbors and I moved to the area to enjoy the rural setting and the peace, and quiet such a development provides.

In late 2020 a builder submitted plans to develop the 100-acre plot that borders Rockspings on the north. Although we all wanted the lot size in that development to be set at a five-acre minimum, a compromise was reached, and a plat was approved allowing 66 plots with a minimum lot size of two acres. There was also an agreement for the new subdivision to have a greenbelt along their south border to serve as a buffer between the two neighborhoods.

A new developer has purchased the property and has submitted an application to build 84 homes on much smaller lots.

I object to the approval of this application.

Sincerely Yours,

A handwritten signature in dark ink, appearing to read "Bill R. Weaver, II", with a stylized flourish at the end.

Bill R. Weaver, II

DS, Subdivision and Zoning

From: Karen Beeler <kbeeler2@cox.net>
Sent: Thursday, June 15, 2023 2:50 PM
To: DS, Subdivision and Zoning
Subject: Coventry Park Preliminary Plat

We live at 8412 NE 140th St, in Little Oaks. We are about a quarter mile north of Memorial on the east side of Midwest Boulevard.

We are opposed to the proposed Coventry Park preliminary plat. We were opposed to it when it was first discussed two or three years ago and continue to oppose this project. We have concerns that these lots will not meet the required one acre minimum. The plat states that the total area is 103 acres. How many acres is the area after the Turnpike Authority claims their right of way, the city claims their easement and the roads are put in?

We have concerns that adding so many homes to this area will have an adverse impact on our water wells. We frequently have issues with water pressure and need to limit the number of water use activities we can do at one time. Several neighbors in Little Oaks have had to drill their wells deeper to get suitable water pressure.

We also have concerns with traffic at the intersection of Memorial and Midwest Boulevard. People constantly run or float the stop signs. Seems more traffic in the area only increases the chances of accidents at that intersection.

We respectfully request that you deny this request.

Thank you for your consideration.

Brain and Karen Beeler
8412 NE 140th St.
Edmond, OK 73013

To Whom It May Concern,

C7561

I am writing in reference to the proposed rezoning of 13200 North Midwest Boulevard from the original 5-acre Agricultural District (AA) land to now 1-acre Single-Family Rural Residential District (RA) land, and now again, to 0.81 acre lots.

The proposed rezoning from 1 acre lots to now 0.81-acre lots is already a far cry from the original 5 (AA) acre lots originally planned by the city. The fact that the lots have already been divided into fifths from the original zoning, just proves that the city has no back bone or integrity and is only interested in generating as much profit as possible. I once asked for a permit to build a small addition on to my house. I was forced to jump through a myriad of ridiculous hoops and red tape just to modify my house, all the while being threatened that they may not ever approve my request. Compare that experience to a multi million dollar company coming in and requesting to cram as many houses into a beautiful, forested, natural area as possible. It seems like the city hardly even bats an eye. The Commissioners have already stated that they STRAYED away from the AA District/LUTA requirements in that area, proving that they are not concerned about doing the right thing and abiding by the zoning laws, but rather are more concerned with generating revenue and are willing to do whatever they want.

The development company proposing yet again another zoning change, nor the city zoning office care about the people already living in that area. Do I think this letter will make a difference? I would hope so, but the city has really disenfranchised me. Do I think this letter will even be read in its entirety? No, but what else are those of us affected by the city's greed supposed to do other than write a letter? Two years ago when the zoning board changed this property from 5 to 1 acre lots, I had written a much more poised letter. Since then, I have lost all respect for the people making these decisions.

But for what it's worth, the proposed change would have a drastic and lasting negative impact on the surrounding area. The developer is planning on adding 84 houses in this small space. The increase in traffic on the surrounding roads is extraordinarily concerning. All the roads in the area are 2-lane, rural, narrow, and were not necessarily designed for heavy traffic flow. The addition of 100 - 200+ cars in general, and during rush-hour in particular, will not only cause unmitigated congestion on 2-lane roads and 4-way-stop intersections, it will also exponentially increase the possibility of motor vehicle, bicycle, and pedestrian accidents. Several people have already lost their lives on this single stretch of road between Memorial Road and 122nd both in cars and on bike within the past few years alone.

Additionally, the families in this area all share access to well water. The inclusion of 84 houses would put our water supply in jeopardy. What are we to do if the well water runs dry? The developer holds no responsibility. This would force an unprecedented disaster upon the already established neighborhoods who have no access to additional tap water. Several neighbors in this area have reported strains on their water supply, with other neighbors needing to drill new or deeper wells to access water. Moreover, with no city sewer lines in this area, the addition of 84 septic tanks in such a small footprint will surely eventually affect water quality.

Furthermore, the established families in this area chose to buy land in a rural area in order to preserve a feeling of "country living". The addition of 84 houses in such a small area with the exponential increase in traffic will surely lead to the addition of traffic lights at intersections. This will absolutely destroy the reason many of us purposefully chose this area to live and grow our families.

This also brings up the topic of taxes. Many people chose to live in this rural landscape because it is more affordable. If this area is developed with the addition of 84 \$5-600,000 houses, the exponential tax increase could gentrify this area and force some families out of the land they love.

After talking with many of my neighbors in the surrounding area, there is a clear consensus that we understand development will happen. We understand that this parcel of land is desirable and that eventually a housing development will arrive. However, the vast consensus is that rezoning to 0.81-acre lots merely for the profit of a development company and city brings with it too many drawbacks with no positive impacts on the surround landowners.

I implore you to deny the application to rezone the existing 1-acre RA lots to 0.81 acre lots. The land was originally zoned as 5 acre Agricultural District (AA) for a clear and district purpose: to preserve the natural environment as much as possible. All other landowners in this zoned area are complying with the 5-acre lot size, and so should new landowners and developers.

Thank you for your time and consideration.

Geoff Hoffman