

Planning Commission  
City of Stillwater  
723 S. Lewis St.  
Stillwater OK  
Re: Preliminary Plat for 133 buildable lots and 3 outlots  
Request# PZ-15-2002

This letter is in regards to the notice of a public hearing concerning the above request initially to be held on 9/1/2015, but rescheduled to September 15<sup>th</sup>, 2015. I and other residents of the Skyline-Payne Street neighborhood have several major concerns about this project and several questions.

This proposed development area is a major water drainage area for the Skyline and Payne Street neighborhoods, which lie uphill of the proposed development. During heavy rains, large amounts of water from the Skyline Street hill and the Payne Street hill and the Sunrise Avenue hill all flow across Sunrise Avenue and empty onto the field proposed for development. Water from as far away as the Skyline Elementary School flows onto that property. If development occurs in that area, it is likely that severe flooding will result, especially if large segments of the area are covered with buildings, roads, and driveways that cannot absorb the water. If the lots are small, it is likely that the residents there will have the fewer financial resources to deal with the resulting flooding.

Because the proposed area is in a wet low-lying area, the construction of roads into the development is likely to require significant extra costs of installing the necessary large stone road base. When Sunrise Avenue was rebuilt several years ago, there were significant additional costs and delays because the soft, swampy context of the underlying roadbed was not considered prior to the bidding process. The road had to be excavated down four or five feet deeper than initially planned to install a stone road base. The same costs will likely be incurred for new streets into a new development. Will the costs of the new roads be paid for by the city of Stillwater or by the developer? I do not believe that this type of cost should be incurred by the city for low cost housing. Several existing roads in Stillwater need repair more than expensive new roads.

The condition of Payne Street, which would be a major entry point into the new development, is in very poor condition. There are significant cracks in the pavement of Payne Street already. The transit of heavy construction vehicles will likely degrade that street into desperate need of immediate repair.

I purchased my home at 1523 N. Skyline with the understanding that the proposed area could only be used for single family homes level RSS, and more densely populated developments would not be built. To change that zoning would significantly and negatively impact the value of homes in the area. To do so, is not fair to existing homeowners. In particular, I am opposed to any rezoning now or in the future of the development to RMH status. There are several RMH zoned properties in the Stillwater area that are not at full capacity. One was recently put up for sale and sold. Adding additional RMH zoned property to Stillwater will hurt existing property.

Has the city requested an environmental impact statement for this proposed development area? Are there any endangered or threatened species present in this undeveloped area?

Has the developer shown that there is no American Burying Beetle present on the property? Is there any critical habitat for other endangered or threatened species in the proposed area?

Has the proposed development area been assessed for wetland status? Would the City be willing to seek Federal wetlands status for this land parcel?

What would be the additional costs to the city to build a sewer system in this proposed development? How would the addition of that many new units affect the current sewer system? How would the additional storm water affect the Stillwater sewer system?

What will be the effect of the proposed new homes on the water pressure to the surrounding Skyline and Payne neighborhood? Has a water engineering analysis been completed?

Will any tax credits be awarded to the City of Stillwater by any Federal Agency for this development project? Will any tax credits be awarded to the developer or to new residents for this project?

Is the City of Stillwater waiving any standard builder's fees? Is the City waiving hook-up fees for sewer or utilities? I do not support the City waiving this type of income, as the cost burden is transferred back to the citizens of Stillwater.

The proposed development will negatively impact traffic in the Skyline neighborhood. Skyline and Sunrise streets regularly have congested traffic during school pickup and dropoff times and when there are school functions. The park adjacent to Skyline Elementary School is used regularly by sports teams for practice and at recess. There are times I can not make a left hand turn out of my driveway on Sunrise Avenue because of the school traffic. Additional homes in this neighborhood would only make this situation worse.

Pedestrian students crossing the street at Sunrise and Skyline Streets on their way to the Skyline Elementary School would also be negatively impacted by additional building in the proposed area.

I am also concerned about the size and quality of the structures proposed. This high density of the buildings also concerns me greatly.

Rita Miller and Mike Hubbard  
1523 N. Skyline Steet. *Rita K Miller. Michael A Hubbard*

*Scott Johnson* 1501 N. Skyline

*Ann Campbell* 1401 N. Skyline

*Samp Gentry* 1401 N. Skyline

*Charish Greenlee* 1424 N. Skyline

*Mark Bry* 1512 N. Skyline

*[Signature]* 1402 N. Skyline.

Judy Bryant  
~~Trish Bryant~~

1323 N Skyline  
"

Ray Duff

1109 N. Skyline

Jane & John

1107 N Skyline

Jana Petermann

1103 N. Skyline

Lu Z.

1705 E. Linda Ave

~~Lu Z.~~

1705 E. Linda Ave.

~~Lu Z.~~

1804 E. Sunrise

W. Tom

1712 E SUNRISE

Elyse & Lieke

1601 N Payne

Jenny Murray

1908 E Sunrise

~~Jenny Murray~~

1924 E Sunrise

Sherry & Jess

1712 N Jandt

Deborah & Ricky

1611 N Skyline

Monte K. Helton

1611 N Skyline

Jerry & Collett

1623 N. Skyline

~~W. Tom~~

1801 N. Skyline St.

~~W. Tom~~

1817 N. Skyline St.

~~W. Tom~~

1823 N. Skyline St.

Jill & Jess

1921 N. Skyline St.

~~Jill & Jess~~

1903 N Skyline

~~Jill & Jess~~

1903 N Skyline

Valerie & Kristin

1913 N. Skyline

Robert & Kristin

1617 N Skyline

~~Robert & Kristin~~

1617 N Skyline

Michael Baldwin

1617 N Skyline

Roxy "Roxann" Baldwin

1617 N Skyline

~~Roxy "Roxann" Baldwin~~

1617 N Skyline

~~Roxy "Roxann" Baldwin~~

Matthew Wyckoff  
Savage  
a. Buel Carrin  
Rena Carrin  
Courtney Savage  
Jack w. Dillwith  
Lynd H. Dillwith  
Stephanie Price  
Buh & Price  
Vince Notareschi  
Caree L. Goad  
Jack Bayles  
Linda Notareschi  
Letta Delbock  
D.W.M. (DAVID W. GOAD)  
Barbara Bradley  
Tom Bradley  
Shelley & Taylor  
Bud Zinn  
H. Zinn  
Beth Hawkins  
Anna Strie  
Hacey Brandy  
Sally T. Ray  
J. E. Zinn

1824 E. Sunrise  
1501 N. Payne  
1523 N. Payne  
1523 N. Payne  
1501 N. Payne  
1423 N. Payne.  
1423 N. Payne  
1111 N. Payne  
1111 N. PAYNE  
1223 N. Payne  
1310 N. Payne  
1510 E. Cimarron Dr  
1223 N. Payne  
1224 N. Payne  
1210 N. PAYNE ST.  
1107 N. Payne  
1107 N. Payne  
1423 N. Skyline  
1624. E. Cimarron Drive  
1109 N. PAYNE ST.  
1804. E. Sunrise  
1724 E. Sunrise  
1204 Emma Ln  
1601 N. SKYLINE ST  
1524 N. Skyline St