



OKC Development Codes Update

Rural Neighbors Focus Group/March 3, 2022

Meeting Notes

Midwest City Library, 8143 E Reno Avenue

Comments related to Flooding/increasing development:

- Increased flooding/holding of water in the Nine-Mile Flat area along the North Canadian between E Britton Road, N Midwest Blvd and around NE 100th Street.
- Increasing flooding between N Sooner and N Air Depot along E Britton Road. (Deep Fork Tributary drains the area NW)
- Existing property owners need to be more involved in development decisions and development patterns coming online because they understand the flooding issues
- Concern about developments that get started, cut down trees and then don't ever finish; way to forfeit on bonds after a certain time period and revert back to original zoning if don't complete? Example. PUD-1630 (originally PUD 1156 at N Eastern Ave and NE 122nd and the Kilpatrick.)
- Need 50-foot easements from gas lines, building too close

Comments related to Code Enforcement:

- Silt fencing during construction is not being enforced, either it is not erected at all or if it is it is, it is not maintained through the life of the construction; this is one of the most damaging issues to NE env quality and flooding.
- 1972 AA exemption from code enforcement: example Animal Raising; No building or enclosure shall be located closer than 200 feet to a dwelling. This

apparently cannot be enforced due to a 1972 exemption of any property that was zoned AA in 1972. There is a home at Midwest Blvd and NE 63rd having problems because cattle is within 100 feet of their home; contaminating their well water. In addition, neighbor put up barb wire fence along shared drive that is too close to the shared drive and trucks cannot now get in to make deliveries, but code enforcement says they can't enforce anything.

- Some developers who have clear-cut areas have pushed cut-down trees into waterways compounding flooding

Comments related to environmental sensitivity:

- Need to leave corridors/beltways for wildlife
- Need to protect springs/environmental features (ie. Special environmental features)
- Cross timbers: need to protect with amenity space concept; tree clear cutting on lots should not be allowed in rural areas
- Need to leave X percentage of natural foliage intact
- Fear of new growth contaminating and/or depleting water wells; especially due to allowance of too many lots on septic in one area

Comments related to uses/zoning processes:

- Marijuana growing in AA when it is a residential large-lot subdivision should not be allowed, it smells, brings trucks to the area late at night, and crime
- Notices of 300 feet in the rural large-lot areas is not enough; signs should be put on the property; also homeowners associations within a certain distance should receive notice
- When property changes hands, zoning and uses should be brought into compliance
- Decrease the ability for PUDs to zone without regard for environmental sensitive/flood prone areas, and availability of all public services.

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