

**North Western and Classen Area (NWC)
Summary of Meeting from June 20, 2006
Will Rogers Theater, Oklahoma City**

Meeting Logistics:

- 86 people signed in; attendance was close to 120.
- 50 copies of the NWC Land Use Study were provided. Attendees were asked to give mailing / emailing information to receive a copy in the next week.
- John Dugan, City of Oklahoma City Planning Director and Sam Bowman, City Councilman for Ward 2 started the meeting shortly after 6:00pm.
- Sam started the meeting to set peoples' minds at ease about the purpose of the meeting. This is not a meeting to notify property owners of a change in zoning or discuss selling of property. He polled the audience by a show of hands to determine whether people lived north or south of 63rd St; most all hands were shown north of 63rd St.
- John Dugan gave a short 16-slide presentation that provided an overview of the NWC Land Use Study. John and Sam opened the floor for questions & discussion at about 6:30.

Meeting Outcome:

There was overall support for the City to amend those policies that encourage Industrial development near Residential uses. A few attendees voiced their exceptions and did not agree that policy changes would have either a more positive effect or prevent negative impacts.

Record of Questions:

This is a record of the questions from attendees and the answers from John and Sam. We asked people to give their name and address when asking a question. A few names were hard to make out, please accept our apologies for any misspelling.

- Don Sable, 7701 N. Classen – Sable Mills. Wants more upscale development in the area. Suggests design guidelines where 75% of new developments exteriors are masonry and feels this is no longer a place for steel buildings. Extolled the economic assets & opportunities in the area, isn't sure about doing an overlay district and requiring parks. Believes that the economics of this area are what has made all this happen, not the zoning.
- Anne Ault NW 62nd – Says the area south of 63rd fought with attorneys for years to get the Industrial zoning in the area out. Would like to keep it that way.
- Bob Culbertson NW 67th – He bought the house he grew up in from his mom who had been there since 1944. He would like to discourage Industrial development.

- Greg Van Hoose – owns much property in the area north and south of 63rd between Western, Classen & Shartel. His property is already zoned I1, will it remain so?
 John Dugan: That is what we are here to talk about – we could rezone to the use. In this case, if you have an I1 use, the zoning wouldn't be automatically downgraded.
 Van Hoose: What if Chesapeake is no longer there – what happens then?
 John Dugan: Lots of changes all over the city would happen – all over the country. We want to come up with something that makes sense. The Industrial zoning is not being used.
- Name? 69th & Classen: Question regarding a City lot owned by the City Parks Department.
 John Dugan: It was being used as a maintenance yard, it went through a re-zoning to a PUD [Planned Unit Development] and has been declared surplus for sale.
- Judy Jantz: has lived there 35 years, has made many improvements to property, loves the land, the views, feels the area has lots of benefits. She is glad the City is protecting the residential interests.
- Name? 825 NW 68th: Lives surrounded by Industrial and hates it. Not good for kids, walking, difficult to get to services on Western.
- Name: 717 NW 56th. Has no sewer system – all homes on septic.
 John Dugan: Talked about bonds & capital improvement budgets, that improvements in the area would have to consider sewers.
- Don Hayes NW 58th & Shartel: Why is this even happening now? If it weren't for Chesapeake, you'd leave this alone. Feels Chesapeake gives economic security to the area. Must look at the Juvenile Center and the Correctional Center down the road – that's what has held the area back. Planning should be looking at the City at large – where do these other uses go – are you providing for that –places for the Industrial, Juvenile.
- Name? 813 NW 66th Lived here since 1972 as a child, bought home from mom. Just did lots of remodeling. Do I need to quit spending money on my home? Wants to know Chesapeake's plan and how it might affect his property values and the neighborhood livability.
 John Dugan: The Planning department doesn't know Chesapeake's "plan" either as they have not shown anything definitive to us. We do know that they have filed a PUD request that will be considered at the July Planning Commission meeting.
[Update: It appears that Chesapeake's case will be heard at the August 10 meeting.]
 Sam Bowman: We notice people within 300 feet of the PUD request, but if you sign in here tonight we'll make sure you are on the mailing list for the notice - even if you are outside the 300 foot notice area.

John Dugan: The process for taking action on this land use study – say a rezoning or comp plan amendment – doesn't have a deadline. The Chesapeake PUD request at the Planning Commission does have a date. As we know now, they are proposing to overlay a PUD on all the land they own south of 63rd. We want to consider the area at large, which includes land Chesapeake does not own; we'd like to continue this study and come back to you, the public, with a proposed land use plan for the entire area.

Sam Bowman: Let's think about how we can get things into the bond issues.

- Name? Has 20 acres, a \$200k investment – should I still build? This is a hard question to answer and depends on many factors for the property owner. There was some general comment about maybe waiting for more information before making building investments, given the changes in the area.

- David Falkell NW 68th. Neighborhood now has scrap metal yards that have run it down. As to the grid shown on the comp plan, does that mean that this area is Industrial? Also, does Chesapeake own that large triangle-shaped piece at Wilshire, just west of the railroad?

John Dugan: We've heard that they are in negotiations on it, I don't know if that has been completed. The County property records will have the latest ownership on that. The comp plan does show a Standard Industrial designation for the area, which indicates that Industrial zoning was at one time welcome. We're here to discuss whether or not that is still the case today.

- Don Hayes: Feels that I1 zoning is the broadest scope of zoning because it allows for office, commercial and residential uses. He wants the area to be all I1 for the best flexibility. He would like to see the area cleaned up, but also wants the City to look at the east side of the tracks – it is all part of the same area with the same issues.

John Dugan: Explains I1 and I2 differences: The main difference is that I1 zoning does not permit outside operations or storage. The east side of the tracks, Bellview neighborhood, was studied last year.

- Name? Is the 295 acres in the NWC up for a vote or on the block for sale?

John Dugan: No. We are here to discuss potential changes to the comp plan designation for this area. This is not a voting meeting. The process is this: Planning staff gets input from property owners, like we are doing tonight, and makes recommendations to the Planning Commission. The Planning Commission is the voting body that accepts or rejects staff recommendations. The comp plan is not law – zoning ordinances are law. In the event the public favors a zoning change, we would want the change to be consistent with the comp plan. City Council is the voting body for zoning changes, which are enacted into law as City ordinances. In both cases, comp plan and zoning changes, the Planning department will have a series of public meetings before officially taking proposals to the Planning Commission or City Council.

- Van Hoos: Expressed concern about the existing Industrial uses and the potential negative impact on the current businesses. This concern was generally acknowledged and will be addressed in any impact analysis.

There were several conversations on a variety of topics after the meeting closed at 7:00pm.