

**Howard, Gabriel J**

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**From:** S A <alibrando.s@gmail.com>  
**Sent:** Thursday, May 8, 2025 6:26 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from alibrando.s@gmail.com. [Learn why this is important](#)

Hello,

I am a nearby resident, one of your constituents and a parent of small children who attend West Field Elementary School. The school which this complex will directly neighbor and the school which will now be overlooked by this complex.

I am writing to protest this complex and strongly oppose any complex being built here. I strongly oppose PUD-2053, located at 17841 N. Pennsylvania Ave.

Please stop this complex immediately and forever. Thank you.

Respectfully,

Simeon Alibrando  
(Your supporter and constituent)

18601 Barcas Rd, Edmond, OK 73012

**From:** Steve Atwood <steveatwood@ymail.com>  
**Sent:** Tuesday, April 1, 2025 1:27 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

Dear Committee Members,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Steve Atwood and I am a local resident living in Mulholland Estates. I am also the current President of Mulholland Homeowners Association, Inc. and represent the Mulholland residents.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhoods with regard to density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhoods. For these few reasons mentioned here and many other reasons not mentioned in this email, I ask that you oppose PUD-2053 and advocate for our community's needs and values.

Sincerely,

Steve L. Atwood  
18800 Woody Creek Dr.  
Edmond, OK 73012



## Howard, Gabriel J

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**From:** MarkCateKendal Behring <mckbehring@gmail.com>  
**Sent:** Wednesday, February 26, 2025 8:40 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2053 at 17841 N. Pennsylvania Avenue

You don't often get email from mckbehring@gmail.com. [Learn why this is important](#)

Dear Commissioner Subdivision and Zoning Staff,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.  
My name is Catherine Behring, and I am a local resident living in the Valencia neighborhood.

The reasons I am protesting PUD-2053 include, but are not limited to, the following:

- The language does not specify building standards that align with the surrounding area.
- PUD-2053 allows for 3-story buildings compared to other 2-story zoning in the area.
- Lighting on the exterior of the buildings could interfere with homes in close proximity to the buildings.
- The buildings and units are too dense and will allow up to 418 units within a 19 acre plot.
- The potential impact on overcrowding at West Field Elementary and Heartland Middle School.

For these reasons, I respectfully request that you deny PUD-2053.

Sincerely,

Catherine Behring  
18408 Mesa Road  
Edmond, OK 73012

## Johnson, Thad A

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**From:** MarkCateKendal Behring <mckbehring@gmail.com>  
**Sent:** Friday, May 9, 2025 4:04 PM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2053

Some people who received this message don't often get email from mckbehring@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a homeowner in the Valencia neighborhood and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

I respectfully request that you deny PUD-2053.

Sincerely,

Mark and Catherine Behring

18408 Mesa Road

Oklahoma City, OK 73012

## Howard, Gabriel J

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**From:** Betty Bohan <betboh2010@gmail.com>  
**Sent:** Wednesday, May 7, 2025 9:53 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from betboh2010@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

Betty Louise Bohan  
17628 Palladium Lane  
Edmond, Oklahoma 73012

## Howard, Gabriel J

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**From:** Alayna Goehring <alaynargoehring@gmail.com>  
**Sent:** Tuesday, April 15, 2025 5:40 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2053 at 17841 N. Pennsylvania Avenue

You don't often get email from alaynargoehring@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am writing to formally oppose PUD-2053 proposed at 17841 N. Pennsylvania Avenue.

My name is Alayna Bolton, and I am a local resident living in the Thornhill neighborhood. As someone who is invested in the long-term growth and livability of our community, I have several concerns regarding the proposed development.

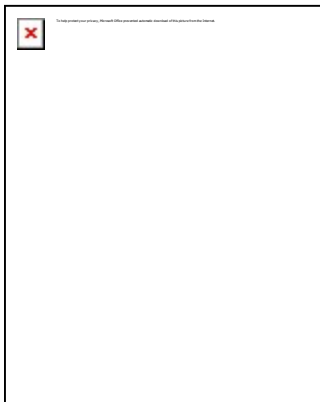
PUD-2053 is incompatible with the character of our area due to its proposed 3-story design. Our neighborhood primarily consists of 1- and 2-story homes, and the additional height would significantly alter the visual harmony and privacy of surrounding properties. Additionally, the density of 418 units is much higher than that of similar developments nearby, which raises serious concerns about increased traffic congestion—especially with the proposed driveway located next to a school zone. This could create safety hazards for students and families.

I'm also concerned that the planning commission voted on this matter without allowing for meaningful dialogue between neighbors and the applicants. The community deserves a transparent, collaborative process—especially for a development of this size and impact.

For these reasons, I respectfully request denial of PUD-2053.

Sincerely,  
Alayna Bolton  
19501 Dalemead Way  
Edmond, OK 73012

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Alayna Bolton  
918.406.7251

Personal: [alaynarbolton@gmail.com](mailto:alaynarbolton@gmail.com)  
[alaynargoehring@gmail.com](mailto:alaynargoehring@gmail.com)

**Howard, Gabriel J**

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**From:** Alayna Bolton <alaynarbolton@gmail.com>  
**Sent:** Wednesday, May 7, 2025 7:52 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

[Some people who received this message don't often get email from alaynarbolton@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

Alayna Rosemary Bolton  
19501 Dalemead Way  
Edmond, OK 73012

## Howard, Gabriel J

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**From:** Leigh Ann Brown <leighannm1@cox.net>  
**Sent:** Monday, March 24, 2025 4:28 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Request denial of PUD-2053

You don't often get email from leighannm1@cox.net. [Learn why this is important](#)

Dear Sirs:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is LeighAnn Brown, and I am a local resident living in the Auburn Meadows (AM) neighborhood. I've lived in AM neighborhood for the past 13 years, and prior to that I lived in Copper Creek neighborhood for 13 years. So, I'm very familiar to this part of OKC and Edmond and dearly love it.

I am protesting this PUD-2053 for several important reasons:

1. as it is incompatible with the area at 3-stories. The 3-stories creates more light pollution on the area.
2. This development would also create too dense in comparison to other complexes in the area.
3. There is another residential development south of SilverHawk on Pennsylvania Ave (and south of PUD-2053) that is rapidly developing and will impact the traffic in this area...without any amendments to the street infrastructure.

Lastly, but most importantly:

4. Safety is a very big concern as the traffic for the elementary school is horrendous during pick up and drop off times. A development of such a dense population would just add to the concentration and especially at both proposed entrances to the PUD-2053. The traffic currently backs up on NW 178th past the proposed entrance to the apartment complex! The same thing is occurring on Penn avenue both northbound and southbound lanes. I believe a traffic study done in 2022 is now obsolete and doesn't reflect the magnitude of the situation today! Additional safety concerns are for the children of the elementary school. Will the 3-story balconies of the apartments be looking down on the children at play in the school as well as the day care? I think this was a major oversight on the planning commission when they voted.

For these important reasons, I respectfully request denial of PUD-2053.

Sincerely,

LeighAnn Brown  
Auburn Meadows resident and APRN  
1613 NW 184th St  
Edmond, OK 73012  
Cell: 405-990-9172  
LeighAnnM1@cox.net

**Howard, Gabriel J**

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**From:** BURCH, ARCHIE T CIV USAF AFMC AFSC/PKXY <archie.burch@us.af.mil>  
**Sent:** Tuesday, April 15, 2025 7:31 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest & Oppose PUD-2053 at 17841 N. Pennsylvania Avenue

You don't often get email from archie.burch@us.af.mil. [Learn why this is important](#)

CUI

Dear Council Staff,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Archie Burch, and I am a local resident living in Fenwick neighborhood. PUD-2053 is incompatible with the area at 3 stories (2-stories maximum alternative) but preferred none due to over population. Density is higher in comparison to other complexes in the area at 418 units. We have traffic concerns with the entrance/exit right next to the school. For these reasons, I request denial of PUD-2053.

Sincerely,

Archie Burch  
16716 Halbrooke Rd.  
Edmond, OK 73012

Thanks in advance!

*Archie T. Burch IV*  
**Contract Data Specialist**  
**Data Systems & Operations Branch**  
**AFSC/PKXY**  
**Commercial: 405-739-4177**  
**DSN: 312-339-4177**

This electronic message and its attachment(s) contain restricted, sensitive, nonpublic information, including personal information. The information is not intended for disclosure outside official government channels and is exempt from release under the Privacy Act (5 U.S.C. 552a) and the Freedom of Information Act (5 U.S.C. 552(b)(6)). Further distribution is prohibited without the approval of the author of this message. If you have received this message in error, please notify the sender and delete all copies of this message.

Need to submit a PKXY Help Ticket (ACPS, CON-IT, KT FileShare, FPDS-NG, PIII, CDRs, SAM, J041, J018/CIDS, G4M, SharePoint, IT Hardware/Software, Data Reports, Database Support, etc.)?

Please enter an Assistance Request using the following link by copying and pasting into your Google Chrome browser: <https://play.apps.appsplatform.us/play/6499dda1-ef8b-440b-84fd-972edf42fcba?tenantId=8331b18d-2d87-48ef-a35f-ac8818ebf9b4>

CUI



## Howard, Gabriel J

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**From:** Sarah Campbell <svanway\_03@yahoo.com>  
**Sent:** Monday, April 14, 2025 8:57 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 - Protest and Oppose

You don't often get email from svanway\_03@yahoo.com. [Learn why this is important](#)

Dear Staff:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue

My name is Sarah Campbell and I am a local resident living in Fenwick neighborhood. I am also a parent of two young children who currently attend West Field Elementary. PUD-2053 is incompatible with the area at 3 stories (2-stories maximum preferred). Density is higher in comparison to other complexes in the area at 418 units. We have traffic concerns with the entrance/exit right next to the school. Not to mention the safety of our children who would be exposed to hundreds of people who would have visible and potentially physical access to them.

For these reasons, I request denial of PUD-2053.

Sincerely,

[Sarah Campbell](#)  
16509 Fenmoor Lane  
Edmond, OK 73012

## Howard, Gabriel J

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**From:** Reba Carroll <rcarroll47@att.net>  
**Sent:** Wednesday, April 2, 2025 4:03 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from rcarroll47@att.net. [Learn why this is important](#)

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

Dear Subdivision and Zoning,

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Reba Carroll, and I am a resident of Villas at Copper Creek.

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum would be more suitable.
- The density of units is significantly higher than other complexes in our area.
- The location poses traffic concerns, especially given the proximity of the driveway to a school.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.

For these reasons, I respectfully request the denial of PUD-2053.

Sincerely,

Reba Carroll  
17624 Palladium Lane  
Edmond, OK 73012

**Howard, Gabriel J**

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**From:** m\_d\_c@tutanota.com  
**Sent:** Thursday, April 10, 2025 5:13 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from m\_d\_c@tutanota.com. [Learn why this is important](#)

Dear Councilman Stonecipher:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

I own my home and live at 17016 Platinum Lane in Edmond.

PUD-2053 is incompatible with the area at 3 stories. If any high density dwellings are to be approved, I would prefer a maximum of 2 stories. I have traffic concerns with the entrance/exit right next to the school.

For these reasons, I request denial of PUD-2053.

Sincerely,  
Michael D Cavalier

## Johnson, Thad A

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**From:** Jerry E. Cole <jelbcole@msn.com>  
**Sent:** Monday, April 21, 2025 9:57 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from jelbcole@msn.com. [Learn why this is important](#)

Dear Staff Members,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Jerry Cole and I live in The Villas at Copper Creek neighborhood, my address is 17667 Palladium Lane.

PUD-2053 is a proposed 3-story complex which is incompatible with all the existing properties and businesses in the area. I am also concerned for the safety and privacy of Westfield Elementary school and the day care that will have 3-story balconies and windows looking down over the children.

Furthermore, traffic is already a major concern at the corner of 178th and Pennsylvania Ave. and will be further burdened by the addition of a high-density complex that in my opinion should require traffic controls such as signals by our main gate intersection at Pennsylvania and Palladium Lane, which has been rejected in past attempts. I sincerely hope this is reconsidered if PUD-2053 is finalized. Our residence already experiences difficulties entering Pennsylvania during the Westfield Elementary school drop off and pick up times of the day.

For these reasons, I request that you deny PUD-2053.

Sincerely,

Jerry Cole

**Johnson, Thad A**

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**From:** Aaron Cox <a.aroncc405@gmail.com>  
**Sent:** Monday, February 24, 2025 5:33 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2053 at 17841 N. Pennsylvania Avenue

You don't often get email from a.aroncc405@gmail.com. [Learn why this is important](#)

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

My name is Aaron Cox, and I live in Valencia. As a resident of this area, I have significant concerns about the proposed development and its impact on our community.

One of my main concerns is the need for commercial zoning to remain intact. Our area lacks sufficient commercial spaces that serve the neighborhood and provide employment opportunities. Changing this zoning would further reduce these critical services.

Second, the current infrastructure in our area is already strained. We frequently experience low water pressure, and the electrical grid is prone to outages. Adding more demand without addressing these issues would be detrimental.

Finally, traffic is a serious concern. The last traffic study was conducted in 2022, and conditions have worsened since then. A new study is necessary to ensure the safety and efficiency of our roads.

For these reasons, I respectfully request the denial of PUD-2053.

Sincerely,

Aaron Cox

## Howard, Gabriel J

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**From:** Amanda Daum <redwolf@sbcglobal.net>  
**Sent:** Sunday, March 30, 2025 9:58 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from redwolf@sbcglobal.net. [Learn why this is important](#)

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

To Whom It May Concern,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. I have been a resident of the Auburn Meadows subdivision near N. Pennsylvania at 178th Street for over 20 years.

The proposed apartment complex, PUD-2053, is incompatible with the area at three stories, and the intended density of 418 units is too high in comparison to other complexes in the area. But my biggest concern is that the intersection at Pennsylvania and 178th Street is already so congested with the elementary school drop-off and pick up line snaking around that same corner every weekday. An already busy corner will become dangerous, with approximately 800 additional cars trying to get in and out of the corner plot adjacent to the school. There are already many auto accidents here including a fatality incident last year. This corner cannot support the additional constant traffic increase. Please reconsider zoning this plot of land with any sort of apartment complex. A gas station, offices or a strip of shops would be much better suited to the area.

I request denial of PUD-2026.

Sincerely,

Amanda Daum  
1704 NW 183rd Terrace  
Auburn Meadows neighborhood

**Johnson, Thad A**

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**From:** Danielle Dennis <leogrll@live.com>  
**Sent:** Tuesday, February 25, 2025 3:52 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD 2053

[You don't often get email from leogrll@live.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it concerns:

I am writing to protest and oppose PUD-2053 at 177841 N. Pennsylvania Avenue. I am a local homeowner living in Valencia neighborhood and I am against this PUD-2053 which rezones the property from R-1 to R-4.

PUD-2053 allows for 3 story buildings with 22 units each. That will add 418 units to a small section of land in an already congested area of Oklahoma City.

The buildings will be overlooking a daycare and elementary schools. Westfield Elementary, and nearby Heartland Middle School are overcrowded as is. My children attend west field elementary school and have already large class sizes. Adding additional housing for families will put additional burden on the facility and staff in our schools.

For these reasons, please deny PUD-2053. Thank you so much for your time.

Sincerely,  
Danielle Dennis

18613 Salvador Rd.  
Edmond, OK 73012

## Howard, Gabriel J

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**From:** Lisa Dillon <lisadillon3812@gmail.com>  
**Sent:** Tuesday, April 22, 2025 1:54 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Oppose2053

[You don't often get email from lisadillon3812@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear zoning division

I am writing to protest and oppose PUD – 2053 at 17841 N. Pennsylvania Ave.

My name is Lisa Dillon 🌸 and I am a resident of the Fenwick neighborhood located just southeast of the proposed building site for these apartments. My address is 17220 Saddle Creek Way., Edmond, 73012.

I am opposing PUD2053 because it's incompatible with the area as a three-story housing unit, as a two-story maximum is preferred for various reasons, and because 200 to 250 units is considered high density. Traffic flow in this area is already an issue and the additional residents that a three story complex would bring would complicate already high traffic flow and will present an additional safety issue. There is a school and a childcare center immediately south of where the complex will go and a three story building gives too much viewing access to these grounds as well as increase safety concerns with small children in a high traffic area.

For these reasons, I request denial of PUD2053.

Thank you. Lisa Dillon

Sent from my iPhone



## Johnson, Thad A

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**From:** Denise Early <d.early@cox.net>  
**Sent:** Monday, February 24, 2025 10:01 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD- 2053

You don't often get email from d.early@cox.net. [Learn why this is important](#)

Dear Staff:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Denise Early and I am a local resident living in the Villas at Copper Creek neighborhood and I am against this very vague PUD which rezones the property from R-1 to R-4.

PUD-2053 has very basic building standards, no plans, is vague, low-quality complex, and is incompatible with the area. It does not state distance from residences, privacy concerns for homes, Westfield Elementary School and the daycare just South of the proposed location. It does not specify what could be built on the property (size, height, stories, distance from residences, etc.).

Is the example plan included at the end of the proposed PUD, the actual plan? If it is, then neighbors would appreciate it if they would be transparent about their plans. For these reasons, I request you deny PUD-2053.

Thank you for your time and consideration in this matter.

Sincerely,  
Denise M. Early

17648 Palladium Lane  
Edmond, OK 73012

[Sent from Yahoo Mail for iPhone](#)

## Howard, Gabriel J

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**From:** Denise Early <d.early@cox.net>  
**Sent:** Monday, March 31, 2025 11:37 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from d.early@cox.net. [Learn why this is important](#)

Dear Subdivision and Zoning Staff:

My name is Denise M. Early, and I am a resident of The Villas at Copper Creek. My neighborhood entrance and exits are directly across the street from Westfield Elementary School on Pennsylvania Avenue.

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

I am adamantly opposed to PUD-2053 for the following reasons:

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum is more suitable.
- The density of units is significantly higher than other complexes in our area.
- The last traffic study was done two years ago. Since that time, traffic has become increasingly congested due to new housing additions and commercial buildings. A two-year-old study does not adequately address the current traffic congestion.
- The location poses major traffic concerns, especially given the proximity of the driveway to Westfield Elementary School and the daycare next door. During school pickup peak time, traffic backs up substantially in both directions, and during rush hour. It is nearly impossible to access Pennsylvania Avenue in both directions. Additionally, traffic on NW 178th backs up significantly. In general, this area experiences heavy traffic congestion and adding an apartment complex will negatively impact and further impede an already congested traffic area.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.

For these reasons, I respectfully request the denial of PUD-2053.

Sincerely,

Denise M. Early  
17648 Palladium Lane  
Edmond, OK 73012-4172

[Sent from Yahoo Mail for iPhone](#)

## Howard, Gabriel J

---

**From:** Denise Early <d.early@cox.net>  
**Sent:** Tuesday, April 15, 2025 3:13 PM  
**To:** PL, Subdivision and Zoning

You don't often get email from d.early@cox.net. [Learn why this is important](#)

To Whom It May Concern:

My name is Denise M. Early, and I am a resident of The Villas at Copper Creek. My neighborhood entrance and exits are directly across the street from Westfield Elementary School.

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

I am adamantly opposed to PUD-2053 for the following reasons:

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum is more suitable.
- The density of units is significantly higher than other complexes in our area.
- The last traffic study was done two years ago. Since that time, traffic has become increasingly congested due to new housing additions and commercial buildings. A two-year-old study does not adequately address the current traffic congestion.
- The location poses major traffic concerns, especially given the proximity of the driveway to Westfield Elementary School and the daycare next door. During school pickup peak time, traffic backs up substantially in both directions, and during rush hour. It is nearly impossible to access Pennsylvania Avenue in both directions. Additionally, traffic on NW 178th backs up significantly. In general, this area experiences heavy traffic congestion and adding an apartment complex will negatively impact and further impede an already congested traffic area.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.

For these reasons, I respectfully request the denial of PUD-2053.

Sincerely,

Denise M. Early  
17648 Palladium Lane  
Edmond, OK 73012-4172

## Howard, Gabriel J

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**From:** Distinguished Gentleman <dragonwarrioriv@msn.com>  
**Sent:** Tuesday, April 8, 2025 7:33 AM  
**To:** PL, Subdivision and Zoning  
**Cc:** Jan Siler; Milad Youssef; Melissa Falter; jcurran8@yahoo.com; Deanie Gustin; Donna Wissler  
**Subject:** Project # PUD-2053 near NW 178th St & Penn Ave

You don't often get email from dragonwarrioriv@msn.com. [Learn why this is important](#)

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

Dear City Leader,

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Thomas Edwards, and I am the HOA President of Auburn Meadows, which is just to the immediate North and East of the proposed project, PUD-2053. Some key points me and the other HOAs agree on:

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum would be more suitable.
- The density of units is significantly higher than other complexes in our area.
- The location poses traffic concerns, especially given the proximity of the driveway to a school.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.

The intersection at 178<sup>th</sup> & Penn has already had fatality and non-fatality (but serious) vehicular accidents, largely due to the high number of drivers who run the red light, speeding and/or while texting. Adding another large family housing unit only makes this problem worse during the heaviest of times during the business day. Several school busses utilize this intersection, and it's important to keep the traffic to a minimum. Additionally, the Life Church near the intersection already causes severe congestion during its 5 scheduled weekly services. Adding even more residents near this area will only make the problem worse for traffic as Life Church monopolizes the surrounding streets before, during, and after its services. I am concerned that these issues will lead to an increase of the number of fatality accidents at that intersection, and the entrance/exit of the church areas.

For these reasons, I respectfully request the denial of PUD-2053.

Sincerely,  
Thomas Edwards

Auburn Meadows HOA President  
405-204-0859 (Call/Text)

**Howard, Gabriel J**

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**From:** Pete Elder <pete.elder@outlook.com>  
**Sent:** Tuesday, May 6, 2025 7:08 PM  
**To:** Ward8; PL, Subdivision and Zoning  
**Cc:** Pete Elder  
**Subject:** PUD-2053

[Some people who received this message don't often get email from pete.elder@outlook.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Councilman Mark Stonecipher,

I'm a local resident and am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Ave., Oklahoma City.

Pete Elder  
1801 NW 197th Street  
Edmond, OK 73012

Sent from my iPhone

## Johnson, Thad A

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**From:** Sylvia Elliott <sellott183@gmail.com>  
**Sent:** Friday, March 7, 2025 2:34 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** request denial of PUD-2053

You don't often get email from sellott183@gmail.com. [Learn why this is important](#)

My name is Sylvia Elliott. I have lived in Twin Oaks Addition since 1991.

I request a denial of PUD-2053, Apartment Complex. There are currently 3 story apartments at the corner of 178th and Western and on 178th and May. I am concerned with the school crowding situation but also the traffic in this area. The PUD-2053 will be next door to West Field Elementary school, a day care center and across from Life Church. The traffic from the church alone has a policeman to direct traffic from time to time. People picking up their children from school backs traffic up on Pennsylvania and Edmond Road. It is very dangerous.

I am also concerned about the school taxes. Apartment dwellers do not pay property taxes for schools, I do. Every year my taxes go up for schools and school bonds. My children have been out of public school since 2002. I also don't understand why the planning commission voted without giving the neighbors an opportunity to discuss with applicants.

With all the businesses and apartments in this area the crime rate has increased. I no longer feel safe in my home. The City of OKC doesn't seem to be sensitive to the good citizens of the local residential areas at all, only money. What about the taxes I pay? I am very disappointed in the subdivision and zoning department of OKC.

For these reasons and more, I request denial of PUD-2053.

Sincerely,

Sylvia Elliott  
18308 English Oak Lane  
Edmond, OK 73012

## Johnson, Thad A

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**From:** Melissa Falter <mlfalter@att.net>  
**Sent:** Monday, March 31, 2025 9:16 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2053

You don't often get email from mlfalter@att.net. [Learn why this is important](#)

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

My name is Melissa Falter and I live at 18007 Arbor Lane, in Auburn Meadows. I am writing in opposition and to protest the approval of PUD-2053 to be constructed at NW 178th and Pennsylvania. This project is too large and too dense for this tract and is outside of the size and design as two recently approved PUD projects both within 2 miles of PUD-2053 ( 2 story vs 3 story). 418 units will create traffic congestion being so closely located next to a day care center and an elementary school. This also creates a traffic hazard for these facilities.

Thank you for your consideration, I respectfully request this proposed project be denied.  
Melissa Falter

**Howard, Gabriel J**

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**From:** FENWICK HOA <fenwickcommunity@gmail.com>  
**Sent:** Saturday, April 26, 2025 8:42 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest & oppose PUD-2053  
**Attachments:** PUD-2053 Letter to Zoning 4-25-2025.pdf

You don't often get email from fenwickcommunity@gmail.com. [Learn why this is important](#)

Subdivision & Zoning Dept. Staff,

Attached is a letter from the Fenwick HOA Board of Directors to oppose and protest PUD-2053. We represent the interests of more than 700 homeowners in our neighborhood.

Sincerely,

Fenwick HOA Board of Directors



# Fenwick Homeowners Association

16801 Fenwick Blvd. Edmond, OK 73012  
(405) 341-1428 fenwickcommunity.org

April 25, 2025

Dear Staff of Subdivision & Zoning Dept.:

**We are writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.**

We are homeowners and residents in the Fenwick neighborhood that were elected to represent the homeowners of our neighborhood's 709 homes, located off Pennsylvania Ave. between NW 164<sup>th</sup> and NW 171<sup>st</sup> Streets.

**Our main concerns with PUD-2053 are:**

- 3-story buildings will compromise safety for the nearby daycare and elementary school, by allowing people to look down into the two areas, endangering our children.
- 3-story buildings do not fit into the surrounding area, which is comprised of one- and two-level single family neighborhoods.
- Traffic at that intersection is extremely busy during school pick-up and drop-off times and wraps around both sides of the street where the complex is proposed.
- Exiting our neighborhood onto Pennsylvania is already extremely difficult at times. A new neighborhood of 300 homes is being built on Penn. Ave. across the street, and this complex of more than 200 units would make traffic even more dangerous for us.

For these reasons, we request denial of PUD-2053.

Sincerely,

Board of Directors

Lisa Sutliff, President, 16717 Halbrooke Rd., Edmond, OK 73012

Russell Quesenberry, Vice President, 17009 Bridle Ridge Circle, Edmond, OK 73012

Shawna Aldridge, Treasurer, 16625 Halbrooke Rd., Edmond, OK 73012

Divya Bhatt, Secretary, 17001 Holly Burn Circle, Edmond, OK 73012

Phillip Nokes, 17116 Holly Burn Circle, Edmond, OK 73012

Pat Fowler, 17100 Granite Place, Edmond, OK 73012

Duane Jones, 17017 Bridle Ridge Circle, Edmond, OK 73012

Manumar Rahman, 16656 Parkhurst Rd., Edmond, OK 73012

Alex Bales, 16900 Bedford Circle, Edmond, OK 73012

## Howard, Gabriel J

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**From:** Laura Froese <lafroese@gmail.com>  
**Sent:** Wednesday, May 7, 2025 3:59 PM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

Some people who received this message don't often get email from lafroese@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

Laura Froese

21362 Highlander Ridge Dr  
Edmond, OK 73012

**Howard, Gabriel J**

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**From:** Christine Hatt <chatt86@gmail.com>  
**Sent:** Wednesday, May 7, 2025 1:26 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from chatt86@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

Christine Geiger

18436 Las Meninas Dr. Edmond, OK 73012

**Howard, Gabriel J**

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**From:** Lisa Gentry <calsalohagirl@yahoo.com>  
**Sent:** Friday, May 9, 2025 7:22 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2053

You don't often get email from calsalohagirl@yahoo.com. [Learn why this is important](#)

Dear Councilman Stonecipher,

I am writing to formally **protest and oppose PUD-2053** for the property at **17841 N Pennsylvania Ave.** The high-density development is **not compatible** with our neighborhood and will **disrupt the balance and safety** of our community.

I urge you to **listen to residents** and **vote against PUD-2053** to preserve our community's integrity.

Thank you for your service.

Lisa Gentry  
2433 NW 178th St.  
Edmond, OK  
(405)655-2655

## Howard, Gabriel J

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**From:** Gary Goeringer <goer442@yahoo.com>  
**Sent:** Thursday, May 8, 2025 9:58 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** 178th and penn

You don't often get email from goer442@yahoo.com. [Learn why this is important](#)

Already too much traffic and 178th. why so close to a school. There is too much chance for drugs and pedophiles to be this close to a school.



**Howard, Gabriel J**

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**From:** Ashley Goggans <ashgog08@yahoo.com>  
**Sent:** Tuesday, February 25, 2025 10:23 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD - 2053

[You don't often get email from ashgog08@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am writing to request that the Commission and ward members please DENY the rezoning change for NW 178th & Penn.

We do NOT want this area to be changed from single- family homes to apartments.

This area is already very congested with traffic and too many apartments have already been built in this area. Plus this would be right next door to the existing school and 2 daycares.

If you have driven up or down N. Penn in this area, you know that the amount of traffic in this area has increased exponentially in the last few years. Adding more traffic from a high number of apartments will cause traffic back ups and an increase in wrecks, which this area doesn't need.

PLEASE no more apartments in this area. Keep it zoned for single family residences.

We beg you to deny this request for apartments.

Thank you in advance for looking out for your constituents and hearing our plea.

Respectfully,  
Ashley G.

## Howard, Gabriel J

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**From:** Ashley Goggans <akgog4@gmail.com>  
**Sent:** Wednesday, May 7, 2025 9:49 AM  
**To:** Ward8  
**Cc:** Martin, Debi A; PL, Subdivision and Zoning  
**Subject:** PUD 2053  
**Attachments:** PUD 2053 Letter.docx

Some people who received this message don't often get email from akgog4@gmail.com. [Learn why this is important](#)

Please see attached letter opposing apartment development at 17481 North Pennsylvania Avenue under PUD 2053.

Thank you,  
Ashley Goggans

**Ashley Goggans**  
17700 Red Hawk Circle  
Oklahoma City, OK 73012  
akgog4@gmail.com  
918-497-6177  
May 7, 2025

**Councilman Mark Stonecipher**  
Oklahoma City Council – Ward 8  
200 N Walker Ave  
Oklahoma City, OK 73102  
[ward8@okc.gov](mailto:ward8@okc.gov)

Dear Councilman Stonecipher,

I am writing in hopes you will respond to your constituents as our representative.

I, along with numerous neighbors, strongly oppose the apartment development approved under PUD 2053, located at 17481 North Pennsylvania Avenue. This high-density project will have a negative impact on our community. I am deeply concerned with how close this will be directly to a school and several daycares.

**Traffic** – Cars line up and down Penn and 178<sup>th</sup> during school drop-off and pick-up hours. This already causes congestion and traffic issues. Adding significantly more traffic, especially in the mornings, will significantly impact this area, and increase risks for preventable accidents. The traffic studies may not capture the amount of cars lined up, blocking traffic on the roadway already at these times.

**School & Daycares** – We are very concerned about apartments being so close to several daycares and the schools. Proximity is extremely problematic for safety issues, especially in future years.

**Neighborhood / Community** - In addition, apartments do not fit in with the surrounding area of single-family homes. This is inconsistent with the quality of our area. We do not want multi-family apartments. This will reduce our property taxes, increase noise, and change our neighborhood environment.

Please do not be persuaded by big companies or their plans. Additional fencing and lighting will not address traffic and safety issues! We respectfully ask that you represent us, our neighbors, and our community in protecting our safety and the children. This project is not a good idea.

Thank you for your attention to this matter and for your continued service to our ward.

Sincerely,  
**Ashley Goggans**

cc: [debi.martin@okc.gov](mailto:debi.martin@okc.gov) , [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)



**Howard, Gabriel J**

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**From:** TYLER GRAY <tgray2124@cox.net>  
**Sent:** Tuesday, April 15, 2025 9:40 AM  
**To:** Ward8  
**Cc:** PL, Subdivision and Zoning  
**Subject:** protest and oppose PUD-2053

You don't often get email from tgray2124@cox.net. [Learn why this is important](#)

Dear Councilman Stonecipher:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

My name is Tyler Gray and I am a local resident living in Fenwick neighborhood.

PUD-2053 is incompatible with the area at 3 stories (2-stories maximum preferred). Density is higher in comparison to other complexes in the area at 418 units. We have traffic concerns with the entrance/exit right next to the school.

For these reasons, I request denial of PUD-2053.

Sincerely,

Tyler Gray

Fenwick Resident

17004 Wales Green Ave

Edmond, OK 73012

## Johnson, Thad A

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**From:** Christian Hammond <hammond.johnc@gmail.com>  
**Sent:** Monday, March 31, 2025 4:18 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue

You don't often get email from hammond.johnc@gmail.com. [Learn why this is important](#)

Good afternoon,

My name is John Christian Hammond, I am a resident of Fenwick Garden Village, living at 1824 NW 167th St and I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

PUD-2053 is incompatible with the area at three stories compared to other similar developments at two stories. This will result in density higher in comparison to other complexes in the area at 418 units. This development will also have a significant negative impact on traffic congestion and safety, given its proximity to West Field Elementary and Kindercare Daycare. Additionally, the addition of potentially 418 housing units on the number of students attending West Field Elementary would have a negative impact on the academic achievement of those students without an extensive mitigation plan in place. Lastly, the planning commission voted without giving the neighbors an opportunity to discuss with applicants.

For these reasons, I request denial of PUD-2053.

Sincerely,

John Christian Hammond  
1824 NW 167th St  
Edmond, OK  
405-406-3615

**Howard, Gabriel J**

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**From:** Ethan Han <ethanhanok@gmail.com>  
**Sent:** Wednesday, May 7, 2025 10:35 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

Some people who received this message don't often get email from ethanhanok@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

***Ethan Han  
19525 Talavera Ln  
Edmond, OK 73012***

## Johnson, Thad A

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**From:** Casey Hanna <caseykwescott@yahoo.com>  
**Sent:** Thursday, March 27, 2025 11:02 AM  
**To:** Ward8  
**Cc:** PL, Subdivision and Zoning  
**Subject:** Resident opposition to three-story apartment complex, PUD-2053

You don't often get email from caseykwescott@yahoo.com. [Learn why this is important](#)

Good afternoon, Councilman Stonecipher

I'm writing to voice my opposition to the apartment complex that is being planned along Penn Avenue in Edmond, PUD-2053.

My husband and I live very close by in the Villas of Copper Creek. We understand that the developer of the complex is trying to build THREE-STORY buildings with over 400 units!

Please do not allow this. This area is becoming more and more dense. The last thing residents in this area want are three-story apartments crammed on that corner next to the daycare and elementary school.

Our hope is that if the apartment complex gets approved that they will be approved for two-story buildings only.

We understand that a business/developer is focused on making the most money they possibly can, which means cramming as many units in as possible.

But, please, there are no other three-story buildings in our area, and those buildings will stick out like a sore thumb.

Thank you for your time and what you do. We appreciate you reading our concerns!

Sincerely,

Casey & Cameron Hanna  
17616 Palladium Lane  
Edmond, OK 73012

## Johnson, Thad A

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**From:** Sean Hanna <seanmhanna7@gmail.com>  
**Sent:** Monday, March 31, 2025 11:20 AM  
**To:** Ward1  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** apartments at Penn and Danforth

Some people who received this message don't often get email from seanmhanna7@gmail.com. [Learn why this is important](#)

Dear Councilman Carter,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Sean M. Hanna  
18709 Wolf Creek Dr, Edmond, OK 73012  
405-219-4702  
[seanmhanna7@gmail.com](mailto:seanmhanna7@gmail.com)

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)

**From:** Autumn Harting <autumn.harting@hotmail.com>  
**Sent:** Wednesday, May 7, 2025 12:56 PM  
**To:** Ward8  
**Cc:** Martin, Debi A; PL, Subdivision and Zoning  
**Subject:** PUD 2053

Some people who received this message don't often get email from autumn.harting@hotmail.com. [Learn why this is important](#)

Dear Councilman Stonecipher,

I am writing to express my strong opposition to the apartment development approved under PUD 2053, located at 17481 North Pennsylvania Avenue. As a resident of Ward 8, I am deeply concerned about the negative impact that this high-density project—positioned directly next to a school and within a neighborhood of single-family homes—will have on our community.

While housing growth is important, it must be done in a way that respects the character and capacity of the surrounding area. This proposed apartment complex raises serious concerns for the following reasons:

**1. Safety and Traffic Near the School**

The development's proximity to a school significantly increases safety risks. Additional traffic generated by the apartments will intensify congestion during school hours, making it more hazardous for children walking, biking, or being dropped off. This is a preventable threat to student safety that must be taken seriously.

**2. Incompatibility with the Surrounding Neighborhood**

The surrounding area consists of well-established single-family homes. Introducing a multi-story, high-density apartment complex into this environment disrupts the neighborhood's character and sets a troubling precedent for future development that is out of scale with its surroundings.

**3. Strain on Local Services and Infrastructure**

A development of this size will place added pressure on schools, roads, utilities, and emergency services. The nearby school may face overcrowding, and traffic patterns in the area will be negatively affected. The increase in population density without a corresponding upgrade in infrastructure is irresponsible planning.

In addition to these concerns, the project may also result in reduced property values, increased noise, and a decline in the quality of life for nearby residents who chose this neighborhood specifically for its peaceful, family-friendly environment.

I respectfully but strongly urge you to reconsider your support of this development and to advocate for future housing that aligns with the zoning and character of the neighborhoods in Ward 8. Our community deserves thoughtful planning that prioritizes safety, compatibility, and long-term sustainability.

Thank you for your attention to this matter and for your continued service to our ward.

Sincerely,

**Autumn A. Harting**

cc: [debi.martin@okc.gov](mailto:debi.martin@okc.gov) , [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

**Howard, Gabriel J**

---

**From:** Mary Wright-Hawkins <mwh1002@outlook.com>  
**Sent:** Friday, April 25, 2025 8:27 AM  
**To:** PL, Subdivision and Zoning  
**Cc:** FENWICK HOA; Fenwick Garden Village; pres@fenwickgardenvillage.com; Mary Wright-Hawkins  
**Subject:** PUD-2053 at 17841 N. Pennsylvania Avenue

You don't often get email from mwh1002@outlook.com. [Learn why this is important](#)

I am writing to protest and oppose the above-referenced proposed development. Said development would result in overcrowding of the Edmond school district and extreme traffic flow with the entrance/exit next to the school.

For these reasons, I request denial of PUD-2053.

*Mary Wright-Hawkins*

16717 VILLAGE GARDEN DR

405-535-7265

mwh1002@outlook.com

## Howard, Gabriel J

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**From:** William Hedrick <william.hedrick@gmail.com>  
**Sent:** Tuesday, May 6, 2025 3:39 PM  
**To:** Ward8  
**Cc:** Martin, Debi A; PL, Subdivision and Zoning  
**Subject:** Opposition to PUD 2053 Apartment Development at 17481 N Pennsylvania Ave  
**Attachments:** PUD 2053 Letter.pdf

Some people who received this message don't often get email from william.hedrick@gmail.com. [Learn why this is important](#)

Dear Councilman Stonecipher,

I hope this message finds you well. I am writing as a concerned resident of Ward 8 regarding the approved apartment development under PUD 2053 at 17481 North Pennsylvania Avenue.

Please find attached a signed letter outlining my strong opposition to this project and the serious concerns it raises for our neighborhood, the nearby school, and the broader community.

I respectfully request that you take these concerns into consideration and advocate for development that better aligns with the character and infrastructure of our area.

Thank you for your time and service to our community.

Sincerely,  
William Hedrick



**William Hedrick**  
17428 Hawks Tree Lane  
Oklahoma City, OK 73012  
May 6, 2025

**Councilman Mark Stonecipher**  
Oklahoma City Council – Ward 8  
200 N Walker Ave  
Oklahoma City, OK 73102  
[ward8@okc.gov](mailto:ward8@okc.gov)

Dear Councilman Stonecipher,

I am writing to express my strong opposition to the apartment development approved under PUD 2053, located at 17481 North Pennsylvania Avenue. As a resident of Ward 8, I am deeply concerned about the negative impact that this high-density project—positioned directly next to a school and within a neighborhood of single-family homes—will have on our community.

While housing growth is important, it must be done in a way that respects the character and capacity of the surrounding area. This proposed apartment complex raises serious concerns for the following reasons:

**1. Safety and Traffic Near the School**

The development's proximity to a school significantly increases safety risks. Additional traffic generated by the apartments will intensify congestion during school hours, making it more hazardous for children walking, biking, or being dropped off. This is a preventable threat to student safety that must be taken seriously.

**2. Incompatibility with the Surrounding Neighborhood**

The surrounding area consists of well-established single-family homes. Introducing a multi-story, high-density apartment complex into this environment disrupts the neighborhood's character and sets a troubling precedent for future development that is out of scale with its surroundings.

**3. Strain on Local Services and Infrastructure**

A development of this size will place added pressure on schools, roads, utilities, and emergency services. The nearby school may face overcrowding, and traffic patterns in the area will be negatively affected. The increase in population density without a corresponding upgrade in infrastructure is irresponsible planning.

In addition to these concerns, the project may also result in reduced property values, increased noise, and a decline in the quality of life for nearby residents who chose this neighborhood specifically for its peaceful, family-friendly environment.

I respectfully urge you to reconsider your support of this development and to advocate for future housing that aligns with the zoning and character of the neighborhoods in Ward 8. Our community deserves thoughtful planning that prioritizes safety, compatibility, and long-term sustainability.

Thank you for your attention to this matter and for your continued service to our ward.

Sincerely,



cc: [debi.martin@okc.gov](mailto:debi.martin@okc.gov) , [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

## Howard, Gabriel J

---

**From:** Jo Ann Hintergardt <jahinter@gmail.com>  
**Sent:** Wednesday, May 7, 2025 9:23 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

Some people who received this message don't often get email from jahinter@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher:

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

Jo Ann Hintergardt  
18320 Salvador Rd.  
Edmond, OK 73012

## Howard, Gabriel J

---

**From:** Skyler Hobbs <shobbs82@yahoo.com>  
**Sent:** Wednesday, May 7, 2025 12:42 PM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from shobbs82@yahoo.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

**Skyler Hobbs**  
**18700 Bajo Dr.**  
**Edmond, OK 73012**

## Johnson, Thad A

---

**From:** stephen hooper <smh1800@cox.net>  
**Sent:** Monday, April 21, 2025 12:43 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** I Protest PUD 2053

You don't often get email from smh1800@cox.net. [Learn why this is important](#)

I am writing to protest and oppose PUD 2053, 17841 N Pennsylvania Avenue. As concerned residents of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. This proposed development is inappropriate and incompatible with the surrounding areas and existing neighborhoods. This development threatens to disrupt the balance and harmony of our community regarding density and height of proposed building structures which is not to scale with the adjacent residences and businesses.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhoods. I respectfully ask that you oppose the 3rd story of PUD 2053 and advocate for land use that aligns with our community's needs and values. Thank you for your attention to this important matter.

Sincerely,

**Howard, Gabriel J**

---

**From:** Ron Ingram <ronjoanna1981@gmail.com>  
**Sent:** Friday, April 11, 2025 3:52 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2053 at 17801 N. Pennsylvania Avenue

[You don't often get email from ronjoanna1981@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am writing to protest and oppose PUD-2053 at 17801 N. Pennsylvania Avenue. My name is Ronald Ingram, and I have been a resident of Oklahoma City and the Twin Oaks neighborhood located north of 178th Street (aka Edmond Road) between Pennsylvania Avenue and Western Avenue since 1989. Over the years, I have seen significant growth in this area, most has been good. However, the intersection at 178th and Pennsylvania with 2 lanes plus a turn lane in each direction as well as the intersections a mile, two, or three in each direction are already very congested during morning and evening rush hours. Add to this, the student drop off and pickup at Westfield Elementary School, and Pennsylvania becomes a one lane road north and south for about an hour each school day morning and afternoon. Adding the traffic from a 10-building, 3-story apartment complex into that area would necessitate additional traffic controls and significantly add to congestion.

Also, this area has for years been known for its suburban neighborhoods (I can't remember seeing any structure over 2-stories high). The addition of several high density 3-story buildings might be just the beginning of taller structures with more of an urban feel, and changing look of our long standing suburban neighborhoods.

For these reasons, I respectfully request the denial of PUD-2053.

Sincerely,

Ronald Ingram  
18309 English Oak Lane  
Edmond, Oklahoma 73012

Sent from my iPad

## Howard, Gabriel J

---

**From:** Jennifer Irons <jennifer.irones@hotmail.com>  
**Sent:** Wednesday, May 7, 2025 9:14 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

Some people who received this message don't often get email from jennifer.irones@hotmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

Jennifer Irons  
18505 Las Meninas Drive  
Edmond, OK 73012

**Johnson, Thad A**

---

**From:** Bookish Organized Chaos <lacykempf@gmail.com>  
**Sent:** Friday, March 28, 2025 11:15 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest and oppose PUD-2053

[You don't often get email from lacykempf@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

My name is Lacy Kempf and I live in Silverhawk addition at 2421 NW 176th Street, Edmond, ok 73012. I protest and oppose PUD-2053 that is planned for 178th and Pennsylvania Avenue. It is planned to have 3 story complex that will be right next door to Silverhawk and an elementary school. I would prefer that the development company lower the density to accommodate 2 stories. I also think a traffic study should happen before development of this area, especially since there is another housing addition already underway near that arena.

For the above reasons, I request a denial of PUD-2053.

## Howard, Gabriel J

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**From:** Naeem <sonkhan@gmail.com>  
**Sent:** Monday, April 21, 2025 6:21 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 - Protest and Oppose

You don't often get email from sonkhan@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

- *Explain who you are.* For example, My name is - blank - and I am a local resident living in Fenwick neighborhood.

- *Add the reasoning for your protest but don't make it too lengthy.* Example: PUD-2053 is incompatible with the area at 3 stories (2-stories maximum preferred), and high density with 200-250 units. We have traffic concerns with the entrance/exit right next to the school.

For these reasons, I request denial of PUD-2053.

Sincerely,

Sent from Naeem Khan

1436 nw 168th street

Edmond, OK 73012



## Johnson, Thad A

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Monday, February 24, 2025 8:34 AM  
**To:** Don Noble  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Bruce Lawrence  
18809 Hunter Creek Drive  
Edmond, OK 73012  
bruce\_lawrence@outlook.com  
February 24, 2025

Don Noble  
Ward 8 City Planning Commissioner  
Oklahoma City Planning Department

Dear Commissioner Noble,

I am writing to express my concerns regarding the proposed Planned Unit Development (PUD) 2053 at 17841 N Pennsylvania Avenue. As a nearby resident, I believe it is essential to address several critical issues before proceeding with this project.

1. **Density Concerns:** The proposed project plans for a density of 22 units per acre, totaling 418 units. This density is inconsistent with the surrounding area, which typically features lower-density residential developments. Such a significant increase in density could lead to an imbalance in the neighborhood character and strain local resources.
2. **Traffic Congestion:** The traffic study conducted in 2022 indicated that N Pennsylvania Avenue and NW 178th had sufficient capacity. However, since that time, extensive construction has taken place, exacerbating traffic issues. During school drop-off and pick-up times, both arteries experience significant congestion, which raises safety concerns for pedestrians and drivers alike. A new traffic impact study should be conducted to accurately reflect current conditions.
3. **Building Materials and Aesthetics:** The proposed building and screening materials lack specificity. I urge you to ensure that at least 70% of the exterior is constructed from brick or stone, with no use of Exterior Insulation and Finish Systems (EFIS). Additionally, the screening fence should also be made of brick or stone to maintain a cohesive and aesthetically pleasing appearance in the neighborhood.
4. **Building Height:** The maximum proposed height of three stories is concerning. This height adds unnecessary density to the site and is inconsistent with the existing residential developments in the area. A reduced height limit would help maintain the character of the neighborhood and enhance the quality of life for residents.
5. **Proximity to Elementary School and Day Care Center:** The safety of the children at the adjacent school and day care center should be taken into consideration when contemplating this application.
6. **Reflection on PUD 2026 Changes:** I request that the Oklahoma City Planning Commission consider the changes made to PUD 2026 after its initial approval and before it was approved by the City Council. The concerns raised from nearby neighborhoods regarding density, traffic, and building materials in that case

are very similar to those I have outlined here. It is crucial to learn from past decisions to ensure community interests are prioritized.

Thank you for your attention to these important matters. I hope the Planning Commission will carefully consider the implications of PUD 2053 on our community. I look forward to seeing how these concerns will be addressed in the planning process.

Sincerely,

***Bruce Lawrence***  
***405.250.8665***

**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 11:06 PM  
**To:** The Mayor  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Mayor Holt,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)

**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 11:05 PM  
**To:** Ward5  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Councilman Hinkle,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)

**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 11:04 PM  
**To:** Ward4  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Councilman Stone,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)

**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 11:03 PM  
**To:** Ward2  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Councilman Cooper,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)

**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 11:02 PM  
**To:** Ward1  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Councilman Carter,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)

**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 11:01 PM  
**To:** Ward3  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Councilwoman Peck,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)



**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 10:59 PM  
**To:** Ward6  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Councilwoman Hamon,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)

**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 10:58 PM  
**To:** Ward7  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Councilman Cooper,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: [subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)  
[debi.martin@okc.gov](mailto:debi.martin@okc.gov)

**Howard, Gabriel J**

---

**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Sunday, March 30, 2025 10:55 PM  
**To:** Ward8  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Dear Councilman Stonecipher,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

***Bruce Lawrence***  
***18809 Hunter Creek Drive***  
***Edmond, OK 73012***  
***405.250.8665***

Cc: subdivisionandzoning@okc.gov  
debi.martin@okc.gov

## Howard, Gabriel J

---

**From:** Ed Leone <oklahomafonz@gmail.com>  
**Sent:** Tuesday, February 25, 2025 12:40 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 at 17841 N. Pennsylvania Avenue

You don't often get email from oklahomafonz@gmail.com. [Learn why this is important](#)

Hello,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

My name is Ed Leone and I am a local resident living in The Villas at Copper Creek neighborhood.

PUD-2053 has very basic building standards, no plans, very vague, low-quality complex, incompatible with the area, does not state distance from residences, privacy concern for homes and West Field students. I am also greatly concerned about the additional traffic in the area. There are times of the day that I can't turn left out of my neighborhood and it is very difficult to turn right.

For these reasons, I request denial of PUD-2053.

Thank you,

Ed Leone  
17641 Palladium Ln, Edmond, OK 73012

## Johnson, Thad A

---

**From:** Ed Leone <oklahomafonz@gmail.com>  
**Sent:** Tuesday, March 11, 2025 4:45 PM  
**To:** Ward8  
**Cc:** PL, Subdivision and Zoning  
**Subject:** PUD 2053 - NW 178th and Penn

Some people who received this message don't often get email from oklahomafonz@gmail.com. [Learn why this is important](#)

Mr. Stonecipher,

Thank you for being our City Councilman. I am the HOA President for The Villas at Copper Creek subdivision near NW178th and Pennsylvania. We as a neighborhood oppose this PUD as it is too dense in comparison to other complexes in the area. There is an apartment complex one mile west on NW 178th that is two story buildings, and a new apartment complex (PUD 2026) one mile north on Pennsylvania was recently approved for some two story buildings and townhouse type apartments. We have significant traffic concerns during student pick up and drop off times at the elementary school near that intersection. The planning commission voted without giving the community an opportunity to discuss with applicants. We are attempting to schedule a meeting with the applicant prior to the City Council meeting to discuss our concerns.

I plan to attend the City Council meeting on 03/25/2025, but have a question. I have some videos of the traffic in that area I would like to share with you and the Council. What is the best way to get the videos to you prior to the hearing? I also have a petition most of our residents signed opposing the PUD for the reasons noted above that I would like to get to you.

Thank you,  
Ed Leone

## Howard, Gabriel J

---

**From:** Ed Leone <oklahomafonz@gmail.com>  
**Sent:** Thursday, April 3, 2025 5:36 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Formal Protest Against PUD-2053

You don't often get email from oklahomafonz@gmail.com. [Learn why this is important](#)

Dear Subdivision and Zoning Team,

I am writing to formally express my opposition to PUD-2053, proposed at 17841 N. Pennsylvania Avenue.

My name is Ed Leone, and I am a resident of the Villas at Copper Creek Subdivision located at the intersection of NW 178th Street and Pennsylvania Avenue. I believe PUD-2053 is fundamentally incompatible with the surrounding area for the following reasons:

- The proposed 3-story structures are excessive in height; a maximum of 2 stories would be more appropriate for the neighborhood.
- The proximity of the driveway to Westfield Elementary School raises significant traffic and safety concerns.
- The project's density, at 418 units, is disproportionate compared to nearby complexes.

Given these factors, I respectfully request the denial of PUD-2053.

Thank you for your attention to this matter.

Sincerely,  
Ed Leone  
17641 Palladium Lane  
Edmond, OK 73012

**Howard, Gabriel J**

---

**From:** Grayson L. Lucky <drlevi@outlook.com>  
**Sent:** Wednesday, April 9, 2025 10:35 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 - Protest and Oppose

You don't often get email from drlevi@outlook.com. [Learn why this is important](#)

**I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.**

**My name is Grayson Lucky and I am a local resident living in Fenwick neighborhood.**

**I protest and oppose because PUD-2053 is incompatible with the area at 3 stories (2-stories maximum preferred). Density is higher in comparison to other complexes in the area at 418 units. We have traffic concerns with the entrance/exit right next to the school.  
For these reasons, I request your denial of PUD-2053.**

**Sincerely,**

Grayson L. Lucky  
16704 Moorgate Lane  
405-570-6344

## Johnson, Thad A

---

**From:** Elisabeth Miranda <elisabeth@markmiranda.com>  
**Sent:** Friday, February 21, 2025 5:37 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

To the Planning Commissioners:

I am writing to protest and oppose PUD-2053 at 177841 N. Pennsylvania Avenue. I am a local resident living in Thornhill neighborhood and I am against this very vague PUD which rezones the property from R-1 to R-4. It has very basic building standards and does not specify what could be built on the property (size, height, stories, distance from residences, etc.). Is the example plan included at the end of the proposed PUD, the actual plan? If it is, then neighbors would appreciate it if they would be transparent about their plans.

For these reasons, please deny PUD-2053. Thank you so much for your time.

Sincerely,  
Elisabeth Miranda

19544 Talavera Ln.  
Edmond, OK 73012



**Johnson, Thad A**

---

**From:** Kennedy Myers <kennedimyers2@gmail.com>  
**Sent:** Monday, May 12, 2025 6:22 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

[You don't often get email from kennedimyers2@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,  
Kennedi Eaton  
19817 Dalemead Way  
Edmond, OK 73012

## Howard, Gabriel J

---

**From:** Raghu Nagaraja <ynraghu76@gmail.com>  
**Sent:** Thursday, May 8, 2025 10:53 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

Some people who received this message don't often get email from ynraghu76@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

Raghavendra Yelahanka Nagaraja  
18629 Luna Dr, Edmond, OK 73012.

## Howard, Gabriel J

---

**From:** Jonathan Nazari <iloveuco@yahoo.com>  
**Sent:** Wednesday, May 7, 2025 10:25 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from iloveuco@yahoo.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue. This area is already inundated with apartment complexes, and we do not need anymore.

Please put a stop to this madness.

Sincerely,

--

Jonathan Nazari  
2428 NW 180th St  
Edmond, OK 73012  
(405) 816-6778

## Howard, Gabriel J

---

**From:** Susan Parks <susanparks7@yahoo.com>  
**Sent:** Thursday, February 27, 2025 8:09 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition of PUD-2053

You don't often get email from susanparks7@yahoo.com. [Learn why this is important](#)

I am writing to protest and oppose PUD-2053 at 17841 N. Penn Ave.

My name is Susan Parks, and I am a local resident living in the Villas at Copper Creek located near the intersection of 178 and N. Pennsylvania Ave. I own my home in the villas at Copper Creek and have lived here since 2018.

PUD-2053 is incompatible with the area and is a privacy concern for homes and Westfield elementary students. The increased traffic that these apartments would produce would be detrimental to the safety of the traffic flow at the intersection of 178 and N. Pennsylvania Ave.

For these reasons, I request denial of PUD-2053.

Sincerely,

Susan Parks

17601 Cobalt Ave.

Edmond, Oklahoma, 73012

[Sent from Yahoo Mail for iPhone](#)

## Howard, Gabriel J

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**From:** Susan Parks <susanparks7@yahoo.com>  
**Sent:** Monday, April 14, 2025 3:57 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD – 2053 at 17841 N. Pennsylvania Ave.

You don't often get email from susanparks7@yahoo.com. [Learn why this is important](#)

I am in opposition to PUD – 2053. My name is Susan Parks and I live in the neighborhood of villas at Copper Creek, which is very close to the proximity of this proposed three-story Apartment complex. This proposed apartment complex will be sitting right next to a public school. It is also situated right at an intersection, which will bring havoc to that intersection. The density of this apartment complex will be disastrous to this area. It is way too many people to be coming in and out at that intersection of 178 and North Pennsylvania. Please bring the zoning back to single dwelling. When I purchased my home here a few years ago, this was single Familydwelling zoning, and I had no idea that the city would even consider rezoning it to allow a three-story apartment building to go in. Please do not let this happen. Sincerely,  
Susan Parks

[Sent from Yahoo Mail for iPhone](#)

## Howard, Gabriel J

---

**From:** Evelyn Paxton <evelyn.paxton@yahoo.com>  
**Sent:** Wednesday, April 16, 2025 2:29 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 - Protest and Oppose

You don't often get email from evelyn.paxton@yahoo.com. [Learn why this is important](#)

Dear Sir:

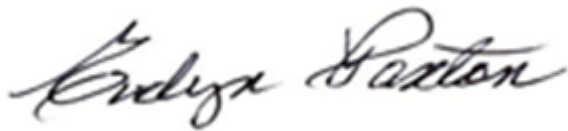
I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

My name is Evelyn Paxton and I am a local resident living in Fenwick neighborhood.

PUD-2053 is incompatible with this area at 3 stories (2-stories maximum preferred). Density is higher in comparison to other complexes in the area at 418 units. We have traffic concerns with the entrance/exit right next to the school.

For these reasons, I request denial of PUD-2053.

Sincerely,

A handwritten signature in black ink that reads "Evelyn Paxton". The signature is written in a cursive, flowing style.

Evelyn Paxton  
16712 Farmington Way  
Edmond, OK 73012

## Johnson, Thad A

---

**From:** Emil Pela <emilpela3@yahoo.com>  
**Sent:** Monday, April 14, 2025 9:16 AM  
**To:** Ward8  
**Cc:** PL, Subdivision and Zoning; Ward1; Ward2; Ward3; ward4@ok.gov; Ward5; Ward6; Ward7  
**Subject:** Opposition to PUD-2053

You don't often get email from emilpela3@yahoo.com. [Learn why this is important](#)

Dear Sir:

The purpose of this email is to oppose PUD-2053 at 17841 N Pennsylvania Ave.

I am a resident of the Fenwick subdivision located at 164<sup>th</sup> and Penn, and my contact information is below.

I oppose the project given its current design of the buildings being three stories tall for two reasons:

1. The increased traffic burdens to the neighborhood with its proximity to West Field elementary, the Life Church, the private daycare, and the new development of private homes under construction just south of this proposed complex.
2. There are no developments of this height close to the proposed development which add this high a burden to traffic, other city services, and have this esthetic impact.

I understand there is a housing shortage in our city and steps must be taken to resolve it. That said, I still oppose this development (PUD-2053) and hope you seek solutions with less impact on the surrounding community. Thank you for your consideration and service to our community

Emil Pela

1417 NW 165<sup>th</sup> CT.

205.903.4749

## Howard, Gabriel J

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**From:** K P <kp.box@aol.com>  
**Sent:** Thursday, May 8, 2025 6:49 PM  
**To:** PL, Subdivision and Zoning; Ward8  
**Subject:** PUD-2053 Signature  
**Attachments:** 2516\_001.pdf

You don't often get email from kp.box@aol.com. [Learn why this is important](#)

Hello,

Please see the attached signed protest document about PUD-2053, 17841 N. Pennsylvania Avenue.

Thank you,

Kathy Phan  
17545 Gold Drive  
Edmond, OK. 73012



May 7, 2025

Dear Councilman Mark Stonecipher,

Please accept this signature as my protest to oppose PUD-2053 located at 17841 N. Pennsylvania Avenue. I am a local resident who opposes this development.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Phan". The signature is fluid and cursive, with the first name "Kathy" and last name "Phan" clearly distinguishable.

Kathy Phan

17545 Gold Drive

Edmond, OK. 73012

## Howard, Gabriel J

---

**From:** Santiago Reyes <sreyesrespdis@coxinet.net>  
**Sent:** Thursday, March 13, 2025 8:20 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** FW: project of apartment complex

You don't often get email from sreyesrespdis@coxinet.net. [Learn why this is important](#)

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**From:** Santiago Reyes <sreyesrespdis@coxinet.net>  
**Sent:** Monday, March 10, 2025 6:46 AM  
**To:** 'mayor@okc.gov' <mayor@okc.gov>  
**Subject:** FW: project of apartment complex

---

**From:** Santiago Reyes <[sreyesrespdis@coxinet.net](mailto:sreyesrespdis@coxinet.net)>  
**Sent:** Friday, March 7, 2025 4:06 PM  
**To:** 'staffsubdivisionandzoning@okc.gov' <[staffsubdivisionandzoning@okc.gov](mailto:staffsubdivisionandzoning@okc.gov)>  
**Subject:** project of apartment complex

My name is Santiago Reyes, 18716 Wolf Creek dr. Mulholland has been my residency for over 20years.I want to energetically oppose to the project of building an apartment complex at the SW corner of Penn and 178<sup>th</sup>.A 3 story apartment complex at a very busy intersection will add a potential increase of about 1000 to 1500 persons to the area. The school system is already saturated. There are 3 elementary schools in less than a 2 miles ratio working at full capacity. The traffic at the corner is already chaotic . The construction of this apartment complex may an urban disaster

## Howard, Gabriel J

---

**From:** Brie Reynolds <brie.austin.reynolds@gmail.com>  
**Sent:** Thursday, May 8, 2025 11:19 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

Some people who received this message don't often get email from brie.austin.reynolds@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

This area is already highly trafficked and under developed for the housing that exists. In my neighborhood Valencia, which is directly across the street, it took 15 minutes for me to exit my neighborhood while turning left last Friday due to the amount of traffic.

The proposed apartments would heavily exacerbate the issue and would require a massive overhaul to the surrounding road infrastructure to support such a large complex.

Sincerely,

Brie Reynolds

18021 Cerrado Circle, Edmond Ok 73012

**Howard, Gabriel J**

---

**From:** Kim Rice <nonikim@cox.net>  
**Sent:** Wednesday, February 26, 2025 9:44 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** protest

You don't often get email from nonikim@cox.net. [Learn why this is important](#)

**To whom it may concern:**

**I am writing to protest and oppose PUD-2053 at 177841 N. Pennsylvania Avenue. I am a local resident living in \_\_\_\_\_ neighborhood and I am against this PUD-2053 which rezones the property from R-1 to R-4.**

**PUD-2053 allows for 3 story buildings with 22 units each. That will add 418 units to a small section of land in an already congested area of Oklahoma City.**

**The buildings will be overlooking a daycare and elementary schools. Westfield Elementary, and nearby Heartland Middle School are overcrowded as is. Adding additional housing for families will put additional burden on the facility and staff in our schools.**

**For these reasons, please deny PUD-2053. Thank you so much for your time.**

**Sincerely,**

**Mr. Kim Rice  
18421 Las Meninas Drive  
Edmond 73012**

## Johnson, Thad A

---

**From:** Jack Richards <JCR20001@cox.net>  
**Sent:** Monday, March 31, 2025 8:57 AM  
**To:** 'mayor@okc.gov'  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** Protest and Opposition to PUD 2053

You don't often get email from jcr20001@cox.net. [Learn why this is important](#)

Honorable Mayor David Holt,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Jack C. Richards  
18709 Otter Creek Dr., Edmond, OK 73012  
Cell: (405) 245-2621  
Email: [JCR20001@cox.net](mailto:JCR20001@cox.net)

**Howard, Gabriel J**

---

**From:** tonyandtonya@cox.net  
**Sent:** Thursday, April 17, 2025 2:08 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from tonyandtonya@cox.net. [Learn why this is important](#)

Dear Staff:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

My name is Tonya Ridley, and I am a local resident living in Fenwick Garden Village Neighborhood since 2002.

PUD-2053 is incompatible with the area at 3 stories (2-stories maximum preferred). Density is higher in comparison to other complexes in the area at 418 units.

I have traffic concerns with the entrance/exit right next to the school.

I am concerned about traffic congestion, pressure on the near by school and in turn how this might impact property values.

For these reasons, I request denial of PUD-2053.

Sincerely,

*Tonya Ridley*

16512 Farmington Way  
Edmond, OK 73012

## Howard, Gabriel J

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**From:** Sydney Ringer <sydney.ringer@sbcglobal.net>  
**Sent:** Wednesday, February 26, 2025 12:18 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from sydney.ringer@sbcglobal.net. [Learn why this is important](#)

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

To Whom It May Concern:

I oppose the REZONING PUD-2053 NW 178th & Pennsylvania to an apartment complex as another complex has already been built at 178th & May. The school system will be unable to support an influx of students; therefore, increasing our property taxes.

Sydney G Ringer

## Johnson, Thad A

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**From:** Rachel Ross <rthomross@gmail.com>  
**Sent:** Monday, February 24, 2025 12:23 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2053

You don't often get email from rthomross@gmail.com. [Learn why this is important](#)

To Whom it May Concern,

I am writing to protest and oppose PUD-2053 at 177841 N Pennsylvania Avenue. My name is Rachel Ross and my husband's name is Jiles Ross. We are local residents living in the Valencia neighborhood and our child currently attends West Field Elementary.

We do not think the area at 177841 N Pennsylvania Avenue is appropriate or compatible for a 3-story building, especially when it will be right up against an elementary school (with multiple playgrounds) and also a Daycare (with a playground). The area at 178<sup>th</sup> and Pennsylvania is already a very busy intersection, with multiple wrecks that occur. The building of an apartment complex will only exacerbate this problem. Also, West Field Elementary is already at capacity with the number of students they can accommodate. There is no way they will be able to accommodate more students that will likely accumulate because of the proposed apartment building. An apartment building could also lead to more pollution in this area.

PUD-2053 specifically has very basic building standards, appears to be very low quality, is very vague, does not state distance from residences, and poses privacy concerns for the homes in the area as well as West Field Elementary students and the Daycare children.

For these above reasons, we request denial of PUD-2053.

Sincerely,

Jiles and Rachel Ross  
18601 Diego Place  
Edmond, OK 73012



## Johnson, Thad A

---

**From:** Rachel Ross <rthomross@gmail.com>  
**Sent:** Tuesday, March 11, 2025 3:12 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Further Protest of PUD-2053

You don't often get email from rthomross@gmail.com. [Learn why this is important](#)

To Whom it May Concern,

I am writing again to protest and oppose PUD-2053 at 177841 N Pennsylvania Avenue. My name is Rachel Ross and my husband's name is Jiles Ross. We are local residents living in the Valencia neighborhood and our child currently attends West Field Elementary.

We do not think the area at 177841 N Pennsylvania Avenue is appropriate or compatible for a 3-story building, especially when it will be right up against an elementary school (with multiple playgrounds) and also a Daycare (with a playground). The area at 178<sup>th</sup> and Pennsylvania is already a very busy intersection, with multiple wrecks that occur. The building of an apartment complex will only exacerbate this problem. Also, West Field Elementary is already at capacity with the number of students they can accommodate. There is no way they will be able to accommodate more students that will likely accumulate because of the proposed apartment building. An apartment building could also lead to more pollution in this area.

PUD-2053 specifically has very basic building standards, appears to be very low quality, is very vague, does not state distance from residences, and poses privacy concerns for the homes in the area as well as West Field Elementary students and the Daycare children.

For these above reasons, we request denial of PUD-2053.

Sincerely,

Jiles and Rachel Ross  
18601 Diego Place  
Edmond, OK 73012

## Howard, Gabriel J

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**From:** Lauren Smith <lolo.p.smith@gmail.com>  
**Sent:** Wednesday, May 7, 2025 11:33 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

[Some people who received this message don't often get email from lolo.p.smith@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

Sincerely,

Lauren Sargent

18401 Cola Dr  
Edmond OK

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## Howard, Gabriel J

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**From:** Griffin Park <GPHOA@outlook.com>  
**Sent:** Thursday, April 17, 2025 8:05 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Public comment: PUD-2053

You don't often get email from gphoa@outlook.com. [Learn why this is important](#)

Dear Staff:

The Griffin Park HOA Board of Directors is writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania. PUD-2053 is incompatible with the area at 3-stories (2-stories maximum preferred), density is higher in comparison to other complexes in the area at 418 units, as well as traffic concerns with driveway next to school. Any traffic analysis must to be done when the school is actively opening or dismissing and should be shared with the public.

For these reasons, we respectfully request denial of PUD-2053.

Sincerely,  
Todd Schug  
President, Griffin Park HOA  
17408 Locust Grove Lane, Edmond, OK 73012

## Howard, Gabriel J

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**From:** Stephen Seymour <seymoursteve76@outlook.com>  
**Sent:** Thursday, April 17, 2025 7:51 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 - Protest and Oppose

You don't often get email from seymoursteve76@outlook.com. [Learn why this is important](#)

Good Morning,

I am writing to oppose PUD-2053. The area is already well saturated with apartment complexes that are not at full capacity. An additional traffic down Penn towards memorial will result in pure gridlock. It used to be confined to the holiday season, but not anymore.

Regards,

Stephen Seymour  
[seymoursteve76@outlook.com](mailto:seymoursteve76@outlook.com)  
(405) 255-8942

## Howard, Gabriel J

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**From:** teresa sherrill <teresa1223@hotmail.com>  
**Sent:** Wednesday, April 16, 2025 3:25 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Please deny PUD-2053

You don't often get email from teresa1223@hotmail.com. [Learn why this is important](#)

Dear Staff,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.  
My name is Teresa Sherrill and I live in The Villas at Copper Creek neighborhood.

PUD-2053 is a proposed 3-story complex which is incompatible with all the existing properties and businesses in the area. I am also concerned for the safety and privacy of Westfield Elementary school and the day care that will have 3-story balconies and windows looking down over the children. Furthermore, traffic is already a major concern at the corner of 178th and Pennsylvania Ave. and will be further burdened by the addition of a high-density complex. There has even been a death at that intersection within the last several months.

For these reasons, I request that you deny PUD-2053.

Sincerely,  
Teresa Sherrill  
17613 Cobalt Ave  
Edmond, OK 73012

## Howard, Gabriel J

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**From:** Maleeha Siddique <alham2siddique@yahoo.com>  
**Sent:** Tuesday, April 1, 2025 2:18 PM  
**To:** PL, Subdivision and Zoning

You don't often get email from alham2siddique@yahoo.com. [Learn why this is important](#)

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Maleeha Siddique and I'm the residence of the Villa at the Copper Creek. Clearly state your reasons for opposing PUD-2053, keeping it concise but impactful. For instance:

- The proposed development's 3-story buildings are incompatible with the surrounding area; a 2-story maximum would be more suitable.
- The density of units is significantly higher than other complexes in our area.
- The location poses traffic concerns, especially given the proximity of the driveway to a school.
- The planning commission approved the proposal without allowing sufficient dialogue between neighbors and the applicant.
- The most important thing that I'm concerned about is the kids safety, West filed elementary school and day care located right next to the area, It won't be safe for the kids.
- They can build a Urgent care for the neighbors.

For these reasons, I respectfully request the denial of PUD-2053.

Sincerely,  
Maleeha Siddique  
17629 Cobalt Ave. Edmond OK 73012.

## Howard, Gabriel J

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**From:** Jan Siler <silerj@prodigy.net>  
**Sent:** Friday, April 11, 2025 3:51 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest PUD-2053

You don't often get email from silerj@prodigy.net. [Learn why this is important](#)

**WARNING:** The sender of this email could not be validated and may not match the person in the "From" field..

I am writing to formally protest and oppose PUD-2053 at 17841 N Pennsylvania Ave. My name is Jan Siler and I am a resident of Auburn Meadows.

These are some of the reasons I am opposed to PUD-2053:

The proposed height of predominantly 3 story buildings are incompatible with the surrounding area. A two story maximum would be more suitable and also not be so intrusive into the daycare and the school which are located next to the proposed development.

The density of units is significantly higher than other complexes in the surrounding neighborhoods.

The traffic is unbearable and very dangerous at the intersection of 178<sup>th</sup> and Pennsylvania. During school drop off and pickup in the mornings (a little more than 2 hours in the morning and again in the afternoon) is backed up on 178<sup>th</sup> about a third of a mile. People wanting to turn south on Penn must turn from the inside lane because they cannot turn due to cars waiting in the pick up line. There is also a long line backed up on Penn heading north for about the same distance. Parents and children also cross Penn leaving the school which adds to the congestion.

The planning commission approved the proposal without allowing sufficient dialogue between the neighbors and the applicant. Concerned members of the community have been talking with parents at the school and, so far, none of them were notified about this proposed development.

For these reason, I respectfully request the denial of PUD-2053 as proposed.

Sincerely,

Jan Siler  
1713 NW 185<sup>th</sup> st  
Edmond, OK 73012

## Johnson, Thad A

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**From:** Holly S <hollyjean30@gmail.com>  
**Sent:** Monday, April 21, 2025 9:49 AM  
**To:** PL, Subdivision and Zoning; Ward8; Mark Stonecipher; Ward1; Ward3; Ward4; Ward5; Ward6; Ward7; The Mayor  
**Subject:** Opposition to PUD-2053

Some people who received this message don't often get email from hollyjean30@gmail.com. [Learn why this is important](#)

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**Subject:** Opposition to PUD-2053

Whom it may concern,

My name is Holly Smith, and I live in Castleberry Neighborhood. I am writing to oppose PUD-2053, the proposed apartment complex at 17841 N. Pennsylvania Avenue.

While I understand the need for development, I am very concerned about the traffic impact this high-density complex would have at the already congested intersection of 178th and Pennsylvania Ave. This area is already difficult to navigate during peak hours, and the addition of a large apartment complex would only worsen the situation, creating safety issues for both drivers and pedestrians—especially families traveling to nearby schools.

For this reason, I respectfully request that you deny PUD-2053.

Sincerely,  
Holly Smith  
19817 forsythe Dr, Edmond, OK 73012



## Howard, Gabriel J

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**From:** Keith Smith <KSmith@surgerycenterok.com>  
**Sent:** Tuesday, April 22, 2025 11:44 AM  
**To:** Ward8  
**Cc:** Darla Smith; PL, Subdivision and Zoning; debimartin@okc.gov  
**Subject:** Mulholland resident objection to PUD 2053  
**Attachments:** Letter to OKC Councilman Stonecipher PUD 2053.docx

You don't often get email from ksmith@surgerycenterok.com. [Learn why this is important](#)

Please see attached and include us on the list of Mulholland residents and property owners objecting to this development.

Cordially,

G. Keith Smith, M.D.; Darla Smith  
18809 Woody Creek Drive, Edmond, OK 73012  
405 285 0451  
ksmith@surgerycenterok.com

Dear Councilman Stonecipher,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

[Your Name]  
[Home Address]  
[Your Phone Number]  
[Your Email Address]

Cc: subdivisionandzoning@okc.gov  
debi.martin@okc.gov

**From:** Tiffany Stone <tlstone531@gmail.com>  
**Sent:** Tuesday, April 8, 2025 3:54 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** OPPOSE PUD-2053

You don't often get email from tlstone531@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am writing in strong protest to oppose PUD-2053 at 17841 N. Pennsylvania Ave 73012. I am a resident of Copper Creek with a small child who attends EPS West Field Elementary. We have major concerns with the possibility of this massive apartment complex proposed at the intersection of 178th and Penn due to already EXTREME high traffic, especially during school drop-off and pickup times. This will only exacerbate an already major traffic problem, especially with the lack of turn lanes in our area. Also, proposed at 3 stories tall this goes against other property guidelines of 2 stories and will create an undesirable view for our children in the school and daycare right along side of it. This would also be zoned a West Field school complex and add to an already over populated elementary school that is already underfunded and undersupported by our current dept. of education officials. Most importantly, with such an extreme increase in foot and vehicle traffic at, and near, this apt. complex, it creates a major safety concern for those trying to get to and from the school, and mainly for our young children.

For these reasons, and more, we respectfully implore you to deny the development of PUD-2053!

Sincerely, a concerned resident and parent,  
Tiffany Stone  
17629 Iron Ln, Edmond, OK 73012

## Johnson, Thad A

---

**From:** Sharon Thompson <sthom44@aol.com>  
**Sent:** Monday, February 24, 2025 1:34 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2053

You don't often get email from sthom44@aol.com. [Learn why this is important](#)

Dear Staff,

I am writing to protest and oppose PUD-2053 at 177841 N Pennsylvania Avenue. My name is Sharon Thompson. I am a local resident living in the Valencia Springs neighborhood and my grandchild currently attends West Field Elementary.

I do not think the area at 177841 N Pennsylvania Avenue is appropriate or compatible for a 3-story building, especially when it will be right up against an elementary school (with multiple playgrounds) and also a Daycare (with a playground). The area at 178<sup>th</sup> and Pennsylvania is already a very busy intersection, with multiple wrecks that occur. The building of an apartment complex will only exacerbate this problem. Also, West Field Elementary is already at capacity with the number of students they can accommodate. There is no way they will be able to accommodate more students that will likely accumulate because of the proposed apartment building. An apartment building could also lead to more pollution in this area.

PUD-2053 specifically has very basic building standards, appears to be very low quality, is very vague, does not state distance from residences, and poses privacy concerns for the homes in the area as well as West Field Elementary students and the Daycare children.

For these above reasons, I request denial of PUD-2053.

Sincerely,

Sharon Thompson  
2320 NW 179<sup>th</sup> Street  
Edmond, OK 73012

## Howard, Gabriel J

---

**From:** Vada Truex <vtofokc@yahoo.com>  
**Sent:** Wednesday, April 9, 2025 4:02 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from vtofokc@yahoo.com. [Learn why this is important](#)

April 9, 2025

OKC Zoning Commission-Subdivisions  
subdivisionandzoning@okc.gov

I am writing to protest and oppose PUD-2053, a proposed 3-story apartment complex, at 17841 N. Penn. I live in Villas at Copper Creek, across the street from the site. I am opposed due to:

1) **Traffic congestion.** The site is next to a school (Westfield ES) and a daycare center. The right lane is a waiting lane for parents picking up their children. Pennsylvania/178<sup>th</sup> St is already a busy intersection. I don't see another access street on the map of the proposed project. Pennsylvania also receives traffic for 3 additional schools to the north: Heartland MS, Frontier ES and Acts 2 schools. The proposed apartments would bring in approximately 700 adults + their children. (19 acres X 18 units/acre).

2) **Costs**—of an additional traffic lane, light and possibly extending the bus route. Would you entertain asking the developer to pay for these? Also, this may create additional demand for police and fire protection.

3 Is there a **Need?** Apartment complexes are being built from NW 50<sup>th</sup> St. in OKC to Danforth Rd. Over-building could lead to a high turnover of renters: This may lead to reduced maintenance and give a rundown appearance. The value of surrounding single family homes would decrease.

The federal and state governments have traditionally promoted home ownership.

Of the neighborhoods who have met to discuss this proposal, general consensus has been that we oppose apartments. Two-Story, duplexes, or single-family homes would be better for this location, and would better fit with the existing residential structures. Also, the developer would need the City's guidance for color and architecture, as they were left out of the PUD description.

The proposed PUD-2053 would cause the density to be higher in comparison to other complexes in the nearby area. For multiple reasons, this is the **WRONG** place for these tall apartments! The developer is not planning to live here. However, his plan for his profit would greatly reduce the quality of life—peace, safety, and accessibility—for all the people in surrounding residences.

For these reasons, I respectfully request the denial of PUD-2053.

Thank you.

Vada Truex

17616 Cobalt Ave.

Edmond OK 73012

## Howard, Gabriel J

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**From:** Jeanne Turnage <JTurnage@fb247.com>  
**Sent:** Thursday, May 8, 2025 9:54 AM  
**To:** Ward8  
**Cc:** Martin, Debi A; PL, Subdivision and Zoning  
**Subject:** PUD 2053  
**Attachments:** City Council.pdf

Some people who received this message don't often get email from jturnage@fb247.com. [Learn why this is important](#)

Please see attached letter in opposition of PUD 2053.

Thank you,

Jeanne Turnage

Thank you for the opportunity to contact you. This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. This communication represents the originator's personal views and opinions, which do not necessarily reflect those of First Bank & Trust Co. If you are not the original recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you received this email in error, please immediately notify postmaster@fb247.com

Jeanne Turnage  
2412 NW 175<sup>th</sup> St.  
Edmond, OK 73012  
ward.jeanne@ymail.com  
918.403.9942  
May 8, 2025

**Councilman Mark Stonecipher**  
Oklahoma City Council – Ward 8  
200 N Walker Ave  
Oklahoma City, OK 73102  
[ward8@okc.gov](mailto:ward8@okc.gov)

Dear Councilman Stonecipher,

I am writing to express my strong opposition to the apartment development approved under PUD 2053, located at 17481 North Pennsylvania Avenue. As a resident of Ward 8, I am deeply concerned about the negative impact that this high-density project—positioned directly next to a school and within a neighborhood of single-family homes—will have on our community. While housing growth is important, it must be done in a way that respects the character and capacity of the surrounding area. This proposed apartment complex raises serious concerns for the following reasons:

**1. Safety and Traffic Near the School**

The development's proximity to a school significantly increases safety risks. Additional traffic generated by the apartments will intensify congestion during school hours, making it more hazardous for children walking, biking, or being dropped off. This is a preventable threat to student safety that must be taken seriously.

**2. Incompatibility with the Surrounding Neighborhood**

The surrounding area consists of well-established single-family homes. Introducing a multi-story, high-density apartment complex into this environment disrupts the neighborhood's character and sets a troubling precedent for future development that is out of scale with its surroundings.

**3. Strain on Local Services and Infrastructure**

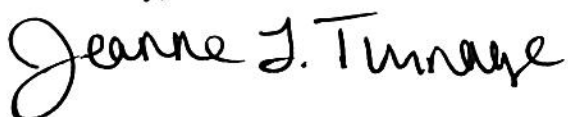
A development of this size will place added pressure on schools, roads, utilities, and emergency services. The nearby school may face overcrowding, and traffic patterns in the area will be negatively affected. The increase in population density without a corresponding upgrade in infrastructure is irresponsible planning.

In addition to these concerns, the project may also result in reduced property values, increased noise, and a decline in the quality of life for nearby residents who chose this neighborhood specifically for its peaceful, family-friendly environment.

I respectfully urge you to reconsider your support of this development and to advocate for future housing that aligns with the zoning and character of the neighborhoods in Ward 8. Our community deserves thoughtful planning that prioritizes safety, compatibility, and long-term sustainability.

Thank you for your attention to this matter and for your continued service to our ward.

Sincerely,

A handwritten signature in black ink that reads "Jeanne J. Turnage". The signature is written in a cursive, flowing style with a large initial "J".

**Howard, Gabriel J**

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**From:** Cesar Vallejo <cesar@thevallejos.com>  
**Sent:** Monday, April 21, 2025 6:02 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 - Protest and Oppose

You don't often get email from cesar@thevallejos.com. [Learn why this is important](#)

Council Staff,

Please register my opposition to the construction of the proposed apartment complex to be built next to West Field Elementary in the corner of 178th and Penn in its current high-density form.

Thanks,  
Cesar E. Vallejo  
16624 Kingsley Rd.  
Edmond, OK 73012



**Howard, Gabriel J**

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**From:** Melissa V. <mvanoy903@gmail.com>  
**Sent:** Thursday, May 8, 2025 5:05 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

[You don't often get email from mvanoy903@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am in opposition to the apartment complex that is proposed to be built at NW 178/Penn. Traffic is already a nightmare, especially during the afternoon for school pickup. The complex should not be close to the daycare or school.

I pulled the agenda for the meeting on 5/20 and saw there's an amendment to build an 8 foot wall adjacent to the daycare and elementary school. How is a wall supposed to be a solution to the complex being close to vulnerable young children? The apartment building is obviously going to be taller than 8 feet tall which means those living on the 2nd and 3rd floors who have bad intentions towards children will be able to watch them play on the playgrounds. This is absolutely disgusting and infuriating as a parent, not to mention one of the dumbest ideas I've heard of. I would be furious if I had a child attending either one of them.

I am asking the city to reconsider building the apartment complex. This area would be better suited for a shopping center or other businesses that are beneficial to the residents in this area of Okc. Thank you for considering my concerns.

Melissa VanNoy  
18505 Agua Dr.  
Edmond, OK 73012

## Howard, Gabriel J

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**From:** Tricia Vaughan <ncsooner78@gmail.com>  
**Sent:** Monday, April 14, 2025 7:48 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 - Protest and Oppose

You don't often get email from ncsooner78@gmail.com. [Learn why this is important](#)

To Whom It May Concern:

My name is Patricia Vaughan and I reside at 1816 NW 167th Street in Fenwick Garden Village.

PUD-2053 is incompatible with the area at three (3) stories and has higher density for tenants and traffic.

For these reasons I request denial of PUD-2053.

Respectfully,

Patricia Vaughan

## Howard, Gabriel J

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**From:** John Wadley <wadleyjd@gmail.com>  
**Sent:** Wednesday, May 7, 2025 11:07 AM  
**To:** Ward8; PL, Subdivision and Zoning  
**Subject:** PUD-2053

Some people who received this message don't often get email from wadleyjd@gmail.com. [Learn why this is important](#)

Dear Councilman Mark Stonecipher,

I am a local resident and I am writing to protest and oppose PUD-2053, located at 17841 N. Pennsylvania Avenue.

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Respectfully,

John Wadley  
19540 Talavera Ln, Edmond, OK 73012

**Howard, Gabriel J**

---

**From:** Todd Wallace <twallaceins@yahoo.com>  
**Sent:** Tuesday, April 1, 2025 6:38 PM  
**To:** The Mayor  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

You don't often get email from twallaceins@yahoo.com. [Learn why this is important](#)

Dear Mayor David Holt,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Todd Wallace  
18817 Otter Creek Dr  
Edmond, OK 73012  
405-650-6252  
twallaceins@yahoo.com

Cc: subdivisionandzoning@okc.gov  
debi.martin@okc.gov

**Howard, Gabriel J**

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**From:** Todd Wallace <twallaceins@yahoo.com>  
**Sent:** Tuesday, April 1, 2025 6:34 PM  
**To:** Ward8  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

You don't often get email from twallaceins@yahoo.com. [Learn why this is important](#)

Dear Councilman Stonecipher,

I hope this message finds you well. I am writing to formally express my protest and opposition to PUD 2053 as approved by the planning commission proposed for the property located at 17841 N Pennsylvania Avenue.

As a concerned resident of our community, I believe it is crucial that land use decisions reflect the character and needs of our area. The proposed development is not compatible with the existing neighborhood with regard to the density and the height of proposed buildings. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2053 and advocate land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Todd Wallace  
18817 Otter Creek Dr  
Edmond, OK 73012  
405-650-6252  
twallaceins@yahoo.com

Cc: subdivisionandzoning@okc.gov  
debi.martin@okc.gov

**Howard, Gabriel J**

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**From:** Cary Williams <carywilliams56@gmail.com>  
**Sent:** Thursday, April 24, 2025 8:39 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest and oppose PUD-2053

You don't often get email from carywilliams56@gmail.com. [Learn why this is important](#)

To whom it may concern:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Carol Williams and I am a local resident living in Fenwick neighborhood. PUD-2053 is incompatible with the area at 3 stories (2-stories maximum preferred), and high density with 200-250 units. We have traffic concerns with the entrance/exit right next to the school.

For these reasons, I request denial of PUD-2053.

Sincerely,

Carol Williams

16708 Village Garden Drive

Edmond, Ok 73012