

Johnson, Thad A

From: Jimmy Varughese <jimmyv01@hotmail.com>
Sent: Saturday, June 22, 2024 6:31 PM
To: PL, Subdivision and Zoning
Subject: PUD-2014

You don't often get email from jimmyv01@hotmail.com. [Learn why this is important](#)

Good afternoon,

My name is Jimmy Varughese and I am a member of Westbrooke Estates HOA. I have lived in this area for the last 18 years. I write today in opposition to the rezoning proposed under PUD-2014. I strongly believe that PlanOKC's vision should be maintained and that this employment layer be perserved. I believe that the current zoning of this space is the best utilization of this space and would further prevent putting a strain on the services and commute around this area.

Thank you for considering my opposition to the rezoning proposed under PUD-2014.

Jimmy Varughese, MOTR/L

Johnson, Thad A

From: Kathy Delgado <kathydel@cox.net>
Sent: Saturday, June 22, 2024 7:40 PM
To: PL, Subdivision and Zoning
Subject: Opposition to rezoning proposed under PUD 2014

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To whom it may concern

I oppose rezoning proposed under PUD-2014

I believe PlanOKC's vision should be maintained and the employment layer left in place

I live in Westbrooke Estates at 9116 SW 22nd St and I am a donor to our HOA

Please take the opinions of our neighborhood into consideration, thank you.

Sincerely,
Kathy Delgado

Sent from my iPhone

Johnson, Thad A

From: david welle <davewelle@mail.com>
Sent: Monday, July 1, 2024 5:57 PM
To: PL, Subdivision and Zoning
Subject: RE: Special zoning consideration for PUD-2014

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To whom it may concern,

Please consider voting AGAINST special lot consideration changes for PUD-2014.

The current 6,000 sq. ft. lot size is more than adequate for this area. There is absolutely no reason to shrink the lot size to 3,600 sq. ft. other than for the 7 LLCs listed, to cram more houses in for greater profit.

Regards,

David Welle

Westbury North

Johnson, Thad A

From: psfrazier@earthlink.net
Sent: Sunday, June 23, 2024 6:32 AM
To: PL, Subdivision and Zoning
Subject: Opposed to rezoning under PUD-2014

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OKC Subdivision and Zoning,

We are residents and HOA members of Westbooke Estates and live at 2232 Renwick Ave, OKC, 73128. We've read the proposed rezoning under PUD-2014 and we are opposed to rezoning from Industrial to Residential. We hope that you vote to keep PlanOKC's vision and keep this land designated as industrial and with the employment layer left in place.

Respectfully,

Paul and Alice Frazier
2232 Renwick Ave

Johnson, Thad A

From: Breanne Freeman <breannefreeman@yahoo.com>
Sent: Sunday, June 23, 2024 1:53 PM
To: PL, Subdivision and Zoning
Subject: Rezoning

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I oppose
rezoning proposed under
PUD-2014 and that PlanOKC's vision be maintained and the employment layer left in place
Sent from my iPhone

Johnson, Thad A

From: Anna Henson <Ahenson19@outlook.com>
Sent: Tuesday, June 25, 2024 1:49 PM
To: PL, Subdivision and Zoning
Subject: PUD-2014

You don't often get email from ahenson19@outlook.com. [Learn why this is important](#)

Dear friends,

I am a member/donor of the Westbrooke Estates HOA and I am writing to inform you that I, as well as several of my neighbors who don't use email, are strongly opposed to the rezoning proposed under PUD-2014. I understand that land can't stay natural forever, but I would much prefer that PlanOKC's vision of the disputed plot of land be maintained and the employment layer be left in place. This is a mostly industrial area, and job creation is a much better use of that land than residential.

I live in Westbrooke Estates at 9101 SW 24th, OKC, OK 73128. I am a teacher, professor, professional musician, and native Oklahoma City resident who wants the best for her community.

Please consider the community who would be most impacted by this drastic change when making your decision. There is plenty of other, better land in OKC to build more housing.

Sincerely,
Dr. Anna Resnick Henson

Johnson, Thad A

From: Dusty Henson <blocksinvestments@gmail.com>
Sent: Tuesday, June 25, 2024 1:59 PM
To: PL, Subdivision and Zoning
Subject: PUD-2014

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

To Whom It May Concern:

I am writing this email to inform you of my strong opposition to the rezoning proposed under PUD-2014. This area does not need more housing, especially at the expense of job creation in our growing community. The PlanOKC's vision needs to be maintained and the employment layer must be left in place.

I own several businesses in Oklahoma City and am an active community member in both Westbrooke Estates, where I live, and the OKC community at large. Please consider the local neighborhoods and your constituents when considering this proposed change in zoning.

I live in Westbrooke Estates at 9101 SW 24th St, Oklahoma City, OK 73128 and have been an active member/donor in our HOA for several years.

Warmest regards,
Dustan Henson

Johnson, Thad A

From: Jane Humphries <drjane@fiddlefocus.com>
Sent: Tuesday, June 25, 2024 8:41 AM
To: PL, Subdivision and Zoning
Subject: PUD-2014

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

Please be advised of the following:

As a long-time resident at 2508 Renwick Avenue, Oklahoma City, Oklahoma 73128, I oppose the rezoning proposed under PUD-2014. I believe that PlanOKC's vision be maintained and the employment layer left in place. I belong to the HOA in my neighborhood and have supported their efforts since the inception.

Thank you!

Dr. Jane M. Humphries

Creative Educational Strategies & Services

e. drjane@fiddlefocus.com p. 405.237.8062

w. fiddlefocus.com [@fiddlecess](https://www.instagram.com/fiddlecess)

Johnson, Thad A

From: Michael Humphries <michael@notyoureverydaytherapyservices.com>
Sent: Tuesday, June 25, 2024 10:44 AM
To: PL, Subdivision and Zoning
Subject: Attention

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As a long-time resident at 9031 SW 29th St, Oklahoma City, Oklahoma 7317, I oppose the rezoning proposed under PUD-2014. I believe that PlanOKC's vision be maintained and the employment layer left in place. I belong to the HOA in my neighborhood and have supported their efforts since the inception.

Thank you!

Michael Humphries M.S., CCC-SLP, BCBA

Speech-Language Pathologist, BCBA, Clinical Director

Not Your Everyday Therapy Services

p: 405.464.8484 f:405.883.3061

w: notyoureverydaytherapy.com

<<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fnotyoureverydaytherapy.com%2F&data=05%7C02%7Csubdivisionandzoning%40okc.gov%7Caaa770ba16ac4eed5e9108dc952d9beb%7C837e0d97dd9d4d0097e688f05a32ee59%7C0%7C0%7C638549271565450780%7CUnknown%7CTWFpbGZsb3d8eyJWIjo%7CiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IklhaWwiLCJXVCi6Mn0%3D%7C60000%7C%7C%7C&sd%7Cata=5gSKvVWCTqvbnKLlof6mc0dyX803%2FhCmKugztIYmx5Q%3D&reserved=0>>

<<https://ibb.co/rbZf6R9>> Not Your Everyday Therapy Services

9031 SW 29th St, Oklahoma City, OK 73179

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Johnson, Thad A

From: Debbie Munson <activistgirl_2000@yahoo.com>
Sent: Monday, June 24, 2024 8:58 AM
To: PL, Subdivision and Zoning
Subject: PUD-2014

You don't often get email from activistgirl_2000@yahoo.com. [Learn why this is important](#)

Good Morning,

I am a resident of Westbrooke Estates (2409 Kingsley Ln). We moved here in 2020 because we found a house suitable to accommodate my aging mother.

I understand that 2140 S. County Line Rd is under consideration for rezoning to residential. I would like to say that my husband and I oppose this as it would remove opportunity for employment development in this area. There are lots of homes out here and many of us have to commute quite a distance to get to work. Having more employment opportunities would benefit this area greatly. I understand that this is also the vision of PlanOKC. I feel that we should honor their vision for this area

Most of my neighbors agree that we would prefer to see that area developed as an industrial area as opposed to residential. I am involved with the HOA and have spoken with quite a few people about the rezoning. I have not encountered a single person that believes rezoning would be beneficial.

Thank you for your careful consideration of this issue.

Best Regards,
Arthur and Debbie Munson

2409 Kingsley Lane
Oklahoma City, OK 73128
405-651-4000

[Yahoo Mail: Search, Organize, Conquer](#)

Howard, Gabriel J

From: Rick Rosson <rjrosson@gmail.com>
Sent: Monday, June 24, 2024 8:25 PM
To: PL, Subdivision and Zoning
Subject: Case Number PUD-214

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June 24, 2024

RE: PUD-214 rezoning 2140 S. County Line Rd.

Dear members of the Oklahoma City Planning Commission,

I am writing to express my concerns regarding PUD-214. As a homeowner in the Westbrooke Estate addition, I have lived at 2316 Renwick Ave, Oklahoma City, OK 73128, for 15 years. My property backs to the property in question at 2140 S. County Line Rd.

Location and Access: PUD-214 site is in a large undeveloped area with access to SW 15th Street a major arterial street and is located almost a mile from highway I40 and other industrial uses.

Previous Approvals: In 2020 and 2021, PUDs 1757 and 1840 for Industrial uses were approved for this site. The site is served by City utilities and is within Urban Level Response times for emergency services.

Prior Research: The Employment Land designation in planOKC was informed by the 2012 Employment Lands Needs Assessment and Action Plan, which was done to ensure an adequate supply of vacant and readily buildable land in large sites (50-500 acres) for industrial and business developments to help the City attract new companies and accommodate the expansion of existing ones.

- The area was designated as Employment Land for the following reasons:

The Employment Lands Needs Assessment Action Plan identified this area as one of the potential Employment sites in the City's SW quadrant with strong potential to offer development-ready sites for warehouse/distribution, business services/office park, other light industrial uses and/or employment. A limited supply of undeveloped land appropriate for employment uses exists within Oklahoma City.

Since planOKC was adopted in 2015, the city has lost more than 650 acres of Employment Land. Ample undeveloped land that is appropriately designated for residential uses exists and is continued to be developed as residential within the SW quadrant of the city and single-family residential is not a supported use within the employment land.

Infrastructure: The proposed plan does not improve the functionality and quality of the surrounding area. In fact, with this proposal plan, this will worsen the quality of the surrounding area by the heavy usage and daily traffic of the proposed residential land. With the proposal of 1000 homes and an average of two cars per home, County Line Road between SW 15th and SW 29th will have an increase of nearly 2000 cars a day.

Summary:

Preserving Employment Land to facilitate the creation of jobs remains critical to Oklahoma City's overall economic stability and future growth. Removing the Employment Land designation for this 138.30-acre parcel would reduce the amount of development-ready Employment land available in the SW quadrant of the city, lessening the City's ability to retain and attract large employers.

Therefore, based upon the potential damage to the OKC economic growth and infrastructure I respectfully request that the Planning Commission please reject this request of PUD-214 for rezoning to residential.

Thank you for your attention to these critical matters.

Sincerely,
Richard Rosson
703-869-5557
2316 Renwick Ave
Oklahoma City, OK 73128

Johnson, Thad A

From: Ronnie Morris <rokmo78@gmail.com>
Sent: Wednesday, June 12, 2024 12:41 PM
To: PL, Subdivision and Zoning
Subject: CPA-24-4 / PUD-2014

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Hello,

My name is Ronnie Morris, I serve Westbrooke Estates HOA as president. Following last week's receipt of a notice of hearing on PUD-2014 by some of our neighbors, we put a survey out to homeowners who overwhelmingly (91%) are in opposition to removing the employment layer and rezoning the property at 2140 S. County Line Rd.

That being said, we will be preparing a formal letter opposing the rezoning; however, I wanted to send this email in the event any hearings or discussion of the employment layer occurs before that date.

Thank you,
Ronnie Morris
405-820-4526
9333 SW 21st St, Oklahoma City, OK 73128

Johnson, Thad A

From: Ronnie Morris <rokmo78@gmail.com>
Sent: Friday, June 21, 2024 9:39 AM
To: PL, Subdivision and Zoning; okcward3planning@gmail.com; City Clerk Email; Peck, Barbara M; The Mayor; michael.brooks@oksenate.gov
Subject: PUD-2014 and CPA-24-4 - Westbrooke Estates
Attachments: PUD-2014 AND CPA-24-4 Opposition Letter - Westbrooke Estates HOA.pdf

Some people who received this message don't often get email from rokmo78@gmail.com. [Learn why this is important](#)

The Honorable David Holt, Councilwoman Barbara Peck, Commissioner Jerimy Meek, and Senator Michael Brooks-Jimenez,

Please see the attached letter opposing the rezoning of 2140 S. County Line Rd. Our neighborhood is located southwest of this property, and is not in favor of the rezoning application or an employment layer change. We gave neighbors one opportunity to sign on Tuesday, June 18th (an election day with a meeting on Swisher Park), and we had 67 neighbors sign onto this letter along with 6 board members from our Homeowners Association.

I appreciate you reading this letter; I know your time is valuable and limited. If you have any questions, please feel free to contact me by phone at 405-820-4526.

Thank you,
Ronnie Morris
9333 SW 21st St, Oklahoma City, OK 73128

Ronnie K. Morris, Jr.
9333 SW 21st Street
Oklahoma City, OK 73128
rokmo78@gmail.com
405-820-4526

June 20, 2024

City of Oklahoma City Planning Commission
Jerimy Meek, Ward 3
subdivisionandzoning@okc.gov

RE: PUD-2014 and CPA-24-4 / Rezoning 2140 S. County Line Rd OKC OK

Honorable Mr. Meek and fellow Commissioners,

I send you this letter on behalf of the residents of Westbrooke Estates and Westbrooke Estates Homeowners' Association to ask that you deny the request to remove the employment layer and/or rezone the property at 2140 S. County Line Rd. Westbrooke Estates is directly west of the southern part of the subject property, and is a fully developed subdivision with 409 homes.

We respect the right of the applicant to develop the property; however, we feel that the I-2 zoning currently in place is appropriate for the property due to the following:

1. **Employment Layer** – The property is the only remaining parcel of land in the immediate area with this designation. This layer should remain to preserve the long-term guidance and vision provided by PlanOKC.
2. **Jobs** – The surrounding area has exploded with growth. This space needs to be reserved for employment opportunities where workers do not have to commute long distances.
3. **Logistics** – The property sits near SW 15th, Council Rd and Morgan Rd, major arterial streets, with excellent access to Interstate 40, Airport Rd, the Kilpatrick Turnpike, Will Rogers World Airport, USPS and UPS distribution facilities, making it ideal for its I-2 zoning.
4. **Understanding of the Area, and Consumer Preference** – Homebuyers in this area prefer to be in the Mustang Public School District (MPS); the subject property is not within its boundaries. Consider the example demonstrated by Anton's Landing, the subdivision immediately to the property's south. Its Design Statement was approved by the City Council on January 30th, 2018, calling for over 100 lots. As of the date of this letter, only 10 homes have begun or completed construction. Morgan Creek, a nearby neighborhood within MPS with comparable homes (SW 29th west of County Line Rd) has built out at a much faster pace. This suggests that the property's potential might be fully realized if reserved for industry.

5. **Swisher Park** – Oklahoma City's new Regional Metropolitan Park will be located immediately northwest of this area at SW 15th and County Line Rd. The Oklahoma City Parks Master Plan discusses evaluation of the economic sustainability of our parks. If used for industry, the property has the potential to offer goods and services that can compliment the use of Swisher Park, while generating sales tax revenue that helps fund the operating costs of the park. If this property is rezoned for residential use, this opportunity for our city and Swisher Park is largely lost.

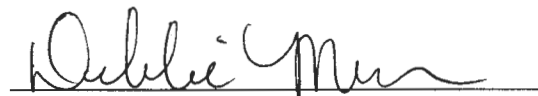
In conclusion, we feel that the most suitable and appropriate use for the property at 2140 S. County Line Rd is in alignment with its current zoning of I-2 and ask that you deny the request to remove the employment layer and/or rezone the property. Below you will find the signature of the Board of Directors of Westbrooke Estates, 2700 Lysander Pl, Oklahoma City, OK 73128. In the attached Exhibit A, you will find the names and addresses with signatures of homeowners in Westbrooke Estates that agree with this position.

If you have any questions or concerns, please feel free to contact me at the phone number listed on page one of this letter. Thank you for reading this letter and considering the position of Westbrooke Estates.

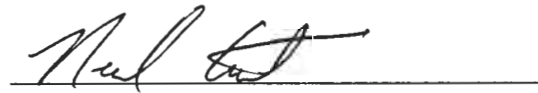
Sincerely,



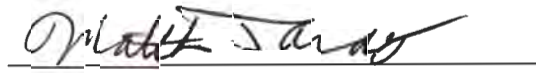
Ronnie K. Morris, Jr.
President, Westbrooke Estates Homeowners' Association



Debbie Munson, Secretary
2409 Kingsley Ln OKC OK 73128



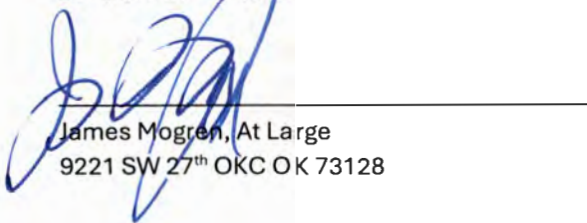
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9216 SW 27th OKC OK 73128



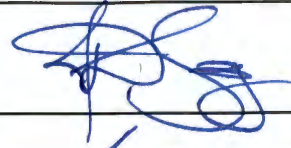
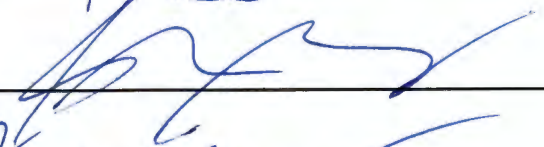
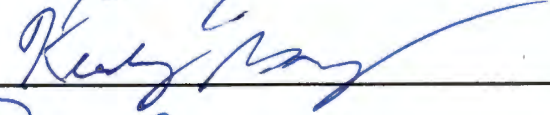
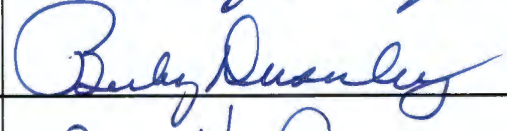
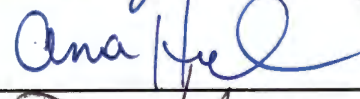
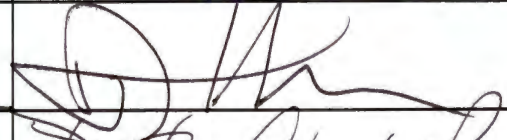
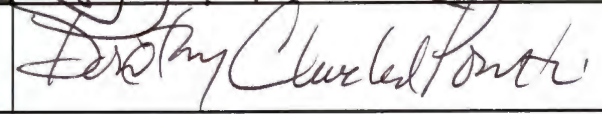
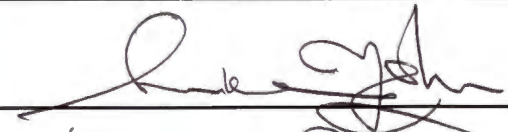


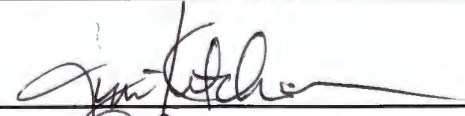
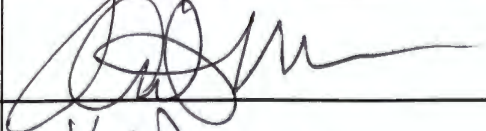
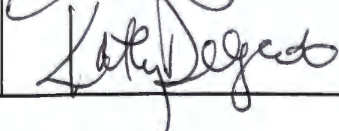
Matthew Tonay, At Large
9216 SW 23rd St OKC OK 73128



Derek Villanueva, At Large
2700 Lysander Pl OKC OK 73128



James Mogren, At Large
9221 SW 27th OKC OK 73128

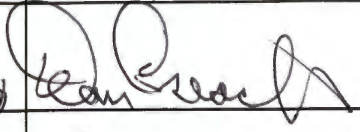

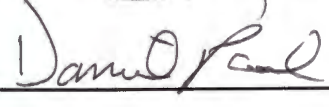



| | Printed Name | Address (house number and street - all homes OKC OK 73128) | Signature |
|----|---------------------------|--|---|
| 1 | J.D. Strong | 9349 SW 21st St. |  |
| 2 | Joseph Mallory | 9121 SW 21st St. |  |
| 3 | Kerby Mallory | 9121 SW 21st St |  |
| 4 | Becky Dusenbury | 9309 SW 23rd St. |  |
| 5 | Anna Henson | 9101 SW 24th |  |
| 6 | DUSTY HENSON | 9101 SW 24th |  |
| 7 | Dorothy Cleveland Pointer | 9208 SW 24th St |  |
| 8 | Luke Yohannan | 2601 Renwick Ave |  |
| 9 | H.S. Pointer | 9208 SW 24th St |  |
| 10 | Alan Middleman | 9100 SW 23rd St |  |
| 11 | Jim Cochran | 2524 RENWICK AVE |  |
| 12 | Art Munson | 2409 Kingsley Lane |  |
| 13 | Kathy Delgado | 9116 SW 22nd St |  |

| | Printed Name | Address (house number and street - all homes OKC OK 73128) | Signature |
|----|------------------|--|-------------------|
| 14 | Marie Clever | 2805 Lysander Pl. OKC, OK 73128 | Marie Clever |
| 15 | Wayne CLEVER | 2805 LYSANDER PL OKC, OK, 73128 | Wayne Clever |
| 16 | Mark LaHue | 2401 Lysander Pl OKC, OK 73128 | Mark LaHue |
| 17 | Richard Rosson | 2316 Renwick Ave, OKC, OK 73128 | Richard Rosson |
| 18 | JEFFREY D. BAITY | 9125 SW 22 ND ST., OKC, OK 73128 | Jeffrey D. Baity |
| 19 | Linda Baity | 9125 SW 22nd St OKC, OK 73128 | Linda Baity |
| 20 | Jason Kluge | 2301 Renwick Ave 73128 | Jason Kluge |
| 21 | Jenae Kluge | 2301 Renwick Ave 73128 | Jenae Kluge |
| 22 | THOMAS FRANCZEK | 9201 SW 21ST ST 73128 | Thomas Franczek |
| 23 | Jesse Castillo | 9100 SW 28 TH ST 73128 | Jesse C. Castillo |
| 24 | Jessica Sanchez | 9100 SW 28 TH ST OKC 73128 | Jessica Sanchez |
| 25 | Jeanne Tally | 9320 SW 21 ST ST | Jeanne Tally |
| 26 | PATRICIA MARTIN | 2377 Renwick Ave | Patricia Martin |

| | Printed Name | Address (house number and street - all homes OKC OK 73128) | Signature |
|----|-------------------------|--|-------------------------|
| 27 | LAWRENCE ANTHONY MARTIN | 2317 RENWICK AVE. | Lawrence anTHONY martin |
| 28 | Sherrie R Womack | 9321 SW 21 st ST OKC 73128 | Sheri R Womack |
| 29 | Julie Scott | 9325 SW 24 th ST OKC 73128 | Julie Scott |
| 30 | Alvin Scott | 9325 SW 24 th ST OKC 73128 | Alvin Scott |
| 31 | Troy Jackson | 9300 SW 25 th ST OKC 73128 | Troy Jackson |
| 32 | Amy Jackson | 9300 SW 25 th ST OKC 73128 | Amy Jackson |
| 33 | JUSTUS BABY | 9324 SW 27 th ST OKC 73128 | Justin |
| 34 | Deidre Glidden | 9300 SW 28 th ST OKC 73128 | Deidre Glidden |
| 35 | Pete Glidden | 9300 SW 28 th ST OKC 73128 | Pete Glidden |
| 36 | Kim Decker | 2309 Renwick Ave OKC 73128 | Kim Decker |
| 37 | Kenny Decker | 2309 Renwick Ave OKC 73128 | Kenny Decker |
| 38 | Mr & Mrs David Roberts | 9341 SW 21 st ST | David Roberts |
| 39 | Daniel Hines | 2308 Renwick 73128 | Daniel Hines |

| | Printed Name | Address (house number and street - all homes OKC OK 73128) | Signature |
|----|-------------------|--|---------------------------|
| 40 | Casey Morford | 9309 SW 21 st Street | Casey Morford |
| 41 | Patric Morford | 9309 SW 21 st Street | Patric Morford |
| 42 | Jack Bryant | 9209 SW 23 RD Street | Jack Bryant |
| 43 | Keith Rush | 2408 Renwick | Keith Rush |
| 44 | Charlene Rush | 2408 Renwick | Charlene Rush |
| 45 | Gail Terry Bowlby | 2717 Renwick | Gail + Terry Bowlby |
| 46 | Joshua S. Hill | 9025 SW. 22 nd Terr. | Joshua S. Hill |
| 47 | Sherry Bowman | 9441 SW 29 th | Sherry Bowman |
| 48 | MATT BOWMAN | 9441 SW 29 th | MATT BOWMAN |
| 49 | Dana Tallon | 2324 Renwick Ave | Dana Tallon |
| 50 | Wanda Tallon | 2324 Renwick Ave | Wanda Tallon |
| 51 | Christina Moreno | 89112 SW 21 st street | Christina Moreno |
| 52 | Gwen Sears | 9337 SW 22 nd | Gwen Sears |

| | Printed Name | Address (house number and street - all homes OKC OK 73128) | Signature |
|----|--------------------|--|--------------------|
| 53 | Jon Radka | 9104 SW 25 th St | Jon Radka |
| 54 | Kelly Radka | 9104 SW 25 th St | Kelly Radka |
| 55 | Doretha Banks | 9324 S.W. 24 St | Doretha Banks |
| 56 | Jennifer Morris | 9333 SW 21 st St | Jennifer Morris |
| 57 | William J. Park | 9314 SW 21 st | William J. Park |
| 58 | Eva Mogren | 9221 SW 27 th Street | Eva Mogren |
| 59 | Donald J. Beaulieu | 9217 SW 27 th St | Donald J. Beaulieu |
| 60 | Raimy Charles | 9336 SW 23 rd St | Raimy Charles |
| 61 | James Charles | 9336 SW 23 rd St | James Charles |
| 62 | | | |
| 63 | | | |
| 64 | | | |
| 65 | | | |

| | Printed Name | Address (house number and street - all homes OKC OK 73128) | Signature |
|----|------------------|--|---|
| 66 | DAN CREACH | 9100 SW 24TH ST OKC 73128 |  |
| 67 | Teresa S. Creach | 9100 SW 24th St OKC 73128 |  |
| 68 | Daniel Page | 9212 SW 26th St, OKC OK 73128 |  |
| 69 | Amada Page | 9212 SW 26th St, OKC, OK 73128 |  |
| 70 | Angela Roper | 9324 SW 25th St, OKC, OK 73128 |  |
| 71 | Charles Roper | 9324 SW 25th St, OKC, OK 73128 |  |
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Johnson, Thad A

From: Ronnie Morris <rokmo78@gmail.com>
Sent: Tuesday, June 25, 2024 9:58 AM
To: PL, Subdivision and Zoning; okcward3planning@gmail.com; City Clerk Email; Peck, Barbara M; The Mayor; michael.brooks@oksenate.gov
Subject: Re: PUD-2014 and CPA-24-4 - Westbrooke Estates
Attachments: PUD-2014 correspondence.pdf

Some people who received this message don't often get email from rokmo78@gmail.com. [Learn why this is important](#)

The Honorable David Holt, Councilwoman Barbara Peck, Commissioner Jerimy Meek, and Senator Michael Brooks-Jimenez,

I wanted to send a follow up email to the protest letter I sent on 06/21/24 regarding the proposed employment layer change and rezoning of 2140 S. County Line Rd. Following learning of a design plan change on 6/19, I suggested to the applicant that a continuance be filed in order to meet with my neighborhood. To date, I've made this ask 3 times, and only been provided the option of meeting prior to the application being heard at City Council. Attached are emails showing our attempts.

In Westbrooke Estates, we strive to form neighborly relationships - both inside and outside of our walls. We feel like we've made a good faith effort to communicate our desire to meet regarding this potential development, and we feel it is important to meet prior to the planning commission hearing the applications and making a recommendation to the City Council. We continue to ask that you deny this application and consider better land use at 2140 S. County Line Rd.

I can be reached at 405-820-4526 if needed, happy to help in any way I can.

Thank you,
Ronnie Morris

On Fri, Jun 21, 2024 at 9:39 AM Ronnie Morris <rokmo78@gmail.com> wrote:

The Honorable David Holt, Councilwoman Barbara Peck, Commissioner Jerimy Meek, and Senator Michael Brooks-Jimenez,

Please see the attached letter opposing the rezoning of 2140 S. County Line Rd. Our neighborhood is located southwest of this property, and is not in favor of the rezoning application or an employment layer change. We gave neighbors one opportunity to sign on Tuesday, June 18th (an election day with a meeting on Swisher Park), and we had 67 neighbors sign onto this letter along with 6 board members from our Homeowners Association.

I appreciate you reading this letter; I know your time is valuable and limited. If you have any questions, please feel free to contact me by phone at 405-820-4526.

Thank you,
Ronnie Morris
9333 SW 21st St, Oklahoma City, OK 73128



Ronnie Morris <rokmo78@gmail.com>

Silver Springs PUD

Brad Reid <brad.reid@ltses.com>
To: "rokmo78@gmail.com" <rokmo78@gmail.com>
Cc: Zack Roach <zack.roach@rch.com>

Wed, Jun 19, 2024 at 4:07 PM

Ronnie,

Please see attached the revised PUD that we sent into OKC earlier this week. This will be the version that is going through at the planning commission meeting. We have revised the Master Design Plan per our changes and per some conversations with the city, last page of the attached.

As mentioned on the phone earlier, the big change in this was limiting the 30' wide lots to 300.

Please let me know if you have any questions or if there is anything else you need from me.

Brad Reid, P.E.
Director of Engineering
LTS Engineering Services, LLC
P.O. Box 31685, Edmond, OK 73003
C: 405.365.5690

LTS | ENGINEERING
SERVICES, LLC

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 PUD Master Design Statement_Silver Springs 6.17.24.pdf
830K

6/19 - CLARULI ABOUT NLN DESIGN STAT.



Ronnie Morris <rokmo78@gmail.com>

Silver Springs PUD

Ronnie Morris <rokmo78@gmail.com>

Wed, Jun 19, 2024 at 4:20 PM

To: Brad Reid <brad.reid@ltses.com>

Cc: zack.roach@rch.com

Thank you gentlemen, I appreciate your call and it was nice to speak with you.

I haven't discussed this with any board members yet, but when we sent a letter opposing Bellflower's plat, Johnson and Associates filed a **continuance** with the planning commission and met with us to talk about the development before it was heard at a meeting. This was helpful.

Would you be open to doing that and meeting with folks from my neighborhood? Given the very short window OKC gives to respond and the number of neighbors against a residential development, this might be appropriate given the change in the design statement from what OKC has available for folks to review.

Just a thought, curious to see what you think.

Thank you!

Ronnie Morris

[Quoted text hidden]

CONTINUANCE ASK #1, TO MEET WITH
MY NEIGHBORHOOD



Ronnie Morris <rokmo78@gmail.com>

Silver Springs PUD

Zack Roach <zack.roach@rch.com>

Wed, Jun 19, 2024 at 4:30 PM

To: Ronnie Morris <rokmo78@gmail.com>, Brad Reid <brad.reid@ltses.com>

Ronnie,

I think we would be willing to look into that.

I'm out next week on vacation and will not be at Planning Commission.

My thought would be we could look into schedule something between Planning Commission and City Council which would be around August 6th. Would that work for you?

SUGGESTS
MEETING BEFORE
CITY COUNCIL

Zack Roach | Sr. Director of Land



Rausch Coleman Homes

4005 NW Expressway, Ste 110E, Oklahoma City, OK 73116

M: 405.850.0491 | T: 844.4RCHomes



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From: Ronnie Morris <rokmo78@gmail.com>

Sent: Wednesday, June 19, 2024 4:20 PM

To: Brad Reid <brad.reid@ltses.com>

Cc: Zack Roach <zack.roach@rch.com>

Subject: Re: Silver Springs PUD

[EXTERNAL]: This email originated outside of our company. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Ronnie Morris <rokmo78@gmail.com>

Silver Springs PUD

Ronnie Morris <rokmo78@gmail.com>

Wed, Jun 19, 2024 at 4:34 PM

To: Zack Roach <zack.roach@rch.com>, brad.reid@ltses.com

Honestly I'd rather **meet before the planning commission considers rezoning**. I think there's a better opportunity for you to get folks comfortable with the design of your development. Most folks have the viewpoint that once rezoning happens these are a done deal (true or not), so I think we've got a better chance for meaningful discussion if we meet prior to a zoning change.

Thanks,

Ronnie

[Quoted text hidden]

ASK #2 TO MEET
BEFORE PLANNING



Ronnie Morris <rokmo78@gmail.com>

Silver Springs PUD

Zack Roach <zack.roach@rch.com>

Thu, Jun 20, 2024 at 8:23 AM

To: Ronnie Morris <rokmo78@gmail.com>, Brad Reid <brad.reid@ltses.com>

Ronnie,

We have a tight contract time on this property so I wouldn't be able to postpone the Planning Commission hearing.

Since Planning Commission is a recommending body only, the City Council hearing is when the actual zoning case will be decided.

With that in mind, I/we are happy to meet in the 6 week window between the Planning Commission and City Council hearing to discuss details prior to that formal vote.

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[Quoted text hidden]

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

SUGGESTS MEETING BEFORE CITY COUNCIL



Ronnie Morris <rokmo78@gmail.com>

Silver Springs PUD

Ronnie Morris <rokmo78@gmail.com>

Thu, Jun 20, 2024 at 4:23 PM

To: Zack Roach <zack.roach@rch.com>, okcward3planning@gmail.com

Cc: Brad Reid <brad.reid@ltses.com>

Zack and Brad,

I've included Jerimy Meek, Ward 3 Planning Commission on this email.

We feel like it is important for any meeting to occur prior to rezoning and/or employment layer change being heard by the planning commission.

I understand deadlines and timing; however, learning about the change to the master design statement yesterday, I feel like filing a continuance is an appropriate and reasonable measure to take. This would allow:

- Time for my neighbors to review the revisions to the master design,
- Time for our HOA to discuss the design changes with our neighbors and get their feedback,
- Time for our HOA board to consider the best action to take.

We strive to form good, neighborly relationships. With the potential for a residential development, we want to be good neighbors for you, and you be good neighbors for us.

I have an obligation to my neighbors to send our letter to oppose rezoning, so I'm going to send that tomorrow. I just wanted you to know that given such strong opposition from my neighbors and gaining the signatures of so many, I must send the letter in like we promised. I pray that we can hold back shortly to allow some more time to work through this.

Thank you,
Ronnie Morris

[Quoted text hidden]

ASK #3 TO FILE A
CONTINUANCE & MEET
BEFORE PLANNING.
NO FURTHER COMMUNICATION.