

## Johnson, Thad A

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**From:** michelle.m.dupuy@gmail.com  
**Sent:** Friday, September 6, 2024 6:33 AM  
**To:** PL, Subdivision and Zoning  
**Cc:** michelle.m.dupuy@gmail.com  
**Subject:** Protest and opposition to SPUD-1651; 4235 NE 122nd street; set for Sept 12,2024

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

I am writing in protest and opposition to SPUD-1651, located at 4235 NE 122<sup>nd</sup> Street; and the points below are in reference to the SEPT 3,2024 Master Design Statement:

30 residential units in up to 10 structures on 4.33 acres is too dense, and would adversely impact the area. The area to the north and to the west of the Subject property is primarily zoned AA agricultural land, characterized by large residential tracts. The proposed dense, multifamily residential development would be out of character for the area. There needs to be an appropriate transition between development on this site and the surrounding development.

As presently proposed, we request you recommend denial of SPUD-1651  
Thank you for your attention on this matter

Michelle and Joe Dupuy  
12400 Roberts Road  
Edmond, Oklahoma  
73013  
(405) 823-0647

## Johnson, Thad A

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**From:** Alex Gaither <gaithergc@gmail.com>  
**Sent:** Friday, September 6, 2024 11:39 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Spud 1651

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

Hello,

My name is Alex Gaither, my family and I live at 12500 Hoffman Road, Edmond OK. I am sending this email in regards to opposition to SPUD-1651, located at 4235 NE 122 Street, presently set for hearing before the Planning Commission on September 12, 2024.

I am referring to the revised September 3, 2024 Master Design Statement. The proposed 30 residential units in up to 10 structures on 4.33 acres is too dense. The area to the north and west of the Subject Property is primarily AA<sup>[1]</sup><sub>SEP</sub> Agricultural zoned land, characterized by large residential tracts. This proposed dense multi-family residential development would be out of character for the area. There needs to be an appropriate transition between development on this site and the surrounding development.

There needs to be a reduction of the proposed height limits, especially along the north and west borders. This SPUD inappropriately proposes to vary the height limits, increasing the permitted building height. Under the Zoning Ordinance, building height limits for the R-4 Multi-family Residential District require a step down, to 20 feet and 1 story, where abutting or within 60 feet of AA Agricultural zoned property. This SPUD seeks to vary the height limit to permit buildings 35 feet and 2 stories in height as close as 15 feet from the north and west boundaries of the Subject Property (abutting AA property). There is a lack of adequate buffering proposed in the SPUD, both in terms of landscaping and screening, including for noise attenuation. There needs to be enhanced buffering along the north and west borders, including sight-proof screening and a wider landscaping buffer, with greater specificity about the type of landscaping proposed. The SPUD proposes only a 6-foot-wide landscaping buffer along the north and west boundaries of the Subject Property, which is inadequate. The proposed SPUD needs to address how the significant changes in elevation from both Coltrane and NE 122d Street and from the adjacent properties to the north and west would be addressed.

The SPUD needs to provide for a school bus stop, including a deceleration/pick-up lane along the proposed NE 122\* St. entrance. The SPUD needs greater specificity regarding the architectural requirements, including adequate provision for quality building materials to assure lasting construction and for aesthetically pleasing design. The Subject Property was rezoned in 2021 from AA to SPUD-1293, to allow four residential lots. This proposed SPUD-1651 would allow 7.5 times (30 total) the number of residential units currently allowed on this 4.33-acre tract. Thirty (30) residential units on this 4.33-acre tract is excessive and would adversely impact the area.<sup>[1]</sup><sub>SEP</sub>

As presently proposed, we request you recommend denial of SPUD-1651.

I appreciate your time!

Thank you,  
Alex Gaither

Gaither General Contracting LLC  
405-245-8006

## Johnson, Thad A

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**From:** laura gaither <laurag61@att.net>  
**Sent:** Friday, September 6, 2024 11:45 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** SPUD 1651

[You don't often get email from laurag61@att.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

Hello,

I am sending this email in regards to opposition to SPUD-1651, located at 4235 NE 122 Street, presently set for hearing before the Planning Commission on September 12, 2024.

I am referring to the revised September 3, 2024 Master Design Statement. The proposed 30 residential units in up to 10 structures on 4.33 acres is too dense. The area to the north and west of the Subject Property is primarily AA<sup>[SEP]</sup> Agricultural zoned land, characterized by large residential tracts. This proposed dense multi-family residential development would be out of character for the area. There needs to be an appropriate transition between development on this site and the surrounding development.

There needs to be a reduction of the proposed height limits, especially along the north and west borders. This SPUD inappropriately proposes to vary the height limits, increasing the permitted building height. Under the Zoning Ordinance, building height limits for the R-4 Multi-family Residential District require a step down, to 20 feet and 1 story, where abutting or within 60 feet of AA Agricultural zoned property. This SPUD seeks to vary the height limit to permit buildings 35 feet and 2 stories in height as close as 15 feet from the north and west boundaries of the Subject Property (abutting AA property). There is a lack of adequate buffering proposed in the SPUD, both in terms of landscaping and screening, including for noise attenuation. There needs to be enhanced buffering along the north and west borders, including sight-proof screening and a wider landscaping buffer, with greater specificity about the type of landscaping proposed. The SPUD proposes only a 6-foot-wide landscaping buffer along the north and west boundaries of the Subject Property, which is inadequate. The proposed SPUD needs to address how the significant changes in elevation from both Coltrane and NE 122d Street and from the adjacent properties to the north and west would be addressed.

The SPUD needs to provide for a school bus stop, including a deceleration/pick-up lane along the proposed NE 122\* St. entrance. The SPUD needs greater specificity regarding the architectural requirements, including adequate provision for quality building materials to assure lasting construction and for aesthetically pleasing design. The Subject Property was rezoned in 2021 from AA to SPUD-1293, to allow four residential lots. This proposed SPUD-1651 would allow 7.5 times (30 total) the number of residential units currently allowed on this 4.33-acre tract. Thirty (30) residential units on this 4.33-acre tract is excessive and would adversely impact the area.

As presently proposed, we request you recommend denial of SPUD-1651.

Thank you!  
Sent from my iPhone



## Johnson, Thad A

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**From:** Johnson, Thad A  
**Sent:** Wednesday, August 21, 2024 3:04 PM  
**To:** Johnson, Thad A  
**Subject:** FW: SPUD 1651

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**From:** Samantha Gaither <[samantha.gaither1606@gmail.com](mailto:samantha.gaither1606@gmail.com)>  
**Sent:** Tuesday, August 13, 2024 10:20 PM  
**To:** Ward7 <[ward7@okc.gov](mailto:ward7@okc.gov)>  
**Subject:** SPUD 1651

You don't often get email from [samantha.gaither1606@gmail.com](mailto:samantha.gaither1606@gmail.com). [Learn why this is important](#)

### I would personally like to thank you for even opening this email!

My name is Samantha Gaither, my husband, Alex and I wanted to write this email to clarify how we are feeling about a potential development very close to our home. We are at 12500 Hoffman Road, Edmond OK 73013. **We are strongly protesting SPUD-1651**, located at 4235 NE 122d St. SPUD-1651 is set to be heard by the Planning Commission on August 22nd, 2024.

We are expressing our concerns because this is just around the corner from our home... we have many oppositions to this development. For starters, we feel the proposed 40 residential units in 8 buildings on 4.33 acres is too dense. This proposed development would be out of character for the area.

There is a lack of adequate buffering proposed in the SPUD, both in terms of landscaping and screening, including for noise attenuation. The SPUD proposes only a 6 foot wide landscaping buffer along the north and west boundaries of the Subject Property, which is inadequate. There is no provision for upgraded sight-proof screening that would aid in noise attenuation. This SPUD should not be permitted to vary the height limits, by increasing the permitted building height within 60 feet of the north and west boundaries, as proposed. Under the Zoning Ordinance, building height limits for the R-4 Multi-family Residential District require a step down in height, to 20 feet and 1 story, where abutting or within 60 feet of AA Agricultural zoned property. This SPUD seeks to vary and relax the height limit to permit buildings 35 feet and 2 stories in height as close as 15 feet from the north and west boundaries of the Subject Property (abutting AA property).

The Subject Property was rezoned in 2021 from AA to SPUD-1293, to allow 4 residential lots. This proposed SPUD-1651 would allow 10 times the number of residential units currently allowed on this 4.33 acre tract. 40 residential units on this 4.33 acre tract is excessive and would adversely affect the area.

Thanks you so much for your time.  
-Samantha

## Johnson, Thad A

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**From:** Samantha Gaither <samantha.gaither1606@gmail.com>  
**Sent:** Friday, September 6, 2024 11:37 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** SPUD - 1651 ☺

You don't often get email from samantha.gaither1606@gmail.com. [Learn why this is important](#)

Hello,

My name is Samantha Gaither, my family and I live at 12500 Hoffman Road, Edmond OK. I am sending this email in regards to opposition to SPUD-1651, located at 4235 NE 122 Street, presently set for hearing before the Planning Commission on September 12, 2024.

I am referring to the revised September 3, 2024 Master Design Statement. The proposed 30 residential units in up to 10 structures on 4.33 acres is too dense. The area to the north and west of the Subject Property is primarily AA

Agricultural zoned land, characterized by large residential tracts. This proposed dense multi-family residential development would be out of character for the area. There needs to be an appropriate transition between development on this site and the surrounding development.

There needs to be a reduction of the proposed height limits, especially along the north and west borders. This SPUD inappropriately proposes to vary the height limits, increasing the permitted building height. Under the Zoning Ordinance, building height limits for the R-4 Multi-family Residential District require a step down, to 20 feet and 1 story, where abutting or within 60 feet of AA Agricultural zoned property. This SPUD seeks to vary the height limit to permit buildings 35 feet and 2 stories in height as close as 15 feet from the north and west boundaries of the Subject Property (abutting AA property). There is a lack of adequate buffering proposed in the SPUD, both in terms of landscaping and screening, including for noise attenuation. There needs to be enhanced buffering along the north and west borders, including sight-proof screening and a wider landscaping buffer, with greater specificity about the type of landscaping proposed. The SPUD proposes only a 6-foot-wide landscaping buffer along the north and west boundaries of the Subject Property, which is inadequate. The proposed SPUD needs to address how the significant changes in elevation from both Coltrane and NE 122d Street and from the adjacent properties to the north and west would be addressed.

The SPUD needs to provide for a school bus stop, including a deceleration/pick-up lane along the proposed NE 122\* St. entrance. The SPUD needs greater specificity regarding the architectural requirements, including adequate provision for quality building materials to assure lasting construction and for aesthetically pleasing design. The Subject Property was rezoned in 2021 from AA to SPUD-1293, to allow four residential lots. This proposed SPUD-1651 would allow 7.5 times (30 total) the number of residential units currently allowed on this 4.33-acre tract. Thirty (30) residential units on this 4.33-acre tract is excessive and would adversely impact the area.

**As presently proposed, we request you recommend denial of SPUD-1651.**

Thank you for your time!  
-Samantha Gaither



## Johnson, Thad A

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**From:** Chris Johnson <christian82j@gmail.com>  
**Sent:** Friday, September 6, 2024 11:28 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Strong Opposition to SPUD-1651; 4235 NE 122nd Street

You don't often get email from christian82j@gmail.com. [Learn why this is important](#)

Dear Planning Commissioners,  
I hope this email finds you well. I am writing to express my strong opposition to the proposed development of SPUD-1651; [4235 NE 122nd Street, Oklahoma City](#), adjacent to our residential community.

As a concerned resident of 4145 NE 122nd , I believe this development will have a significant negative impact on the quality of life in our area.

Here are several key reasons for my opposition:

1. **Increased Traffic and Noise:** The influx of vehicles and construction noise will disturb the peace and quiet that we, as residents, value in our neighborhood.
2. **Loss of Privacy:** The height of the proposed structures would directly adjacent my home and nearby homes, infringing on the privacy of residents who expect a reasonable degree of seclusion in their own backyards and homes
3. **Property Value Concerns:** The proximity of such a large development to our homes could adversely affect property values, which is unsettling for residents who have invested in this community.
4. **Already Increased Property Development:** Our residential area has already seen significant property development in the current and recent years, which has increased traffic and reduced green spaces for residents
5. **I Strongly Oppose the Zoning Change:** Changing the zoning to allow this development goes against the original character of why I purchased 5 acres in this neighborhood. 5 to 10 acre tracts should only have 1 to 2 homes on it not a major development like this on 4 acres.

I understand the need for growth and development within our city, but I urge you to reconsider the location of this project. There must be alternative sites that would be more suitable and less disruptive to established residential areas. I respectfully request that the council prioritize the well-being of its residents and take these concerns seriously during the decision-making process.

Thank you for your time and consideration.

Sincerely,

Chris E Johnson

Brickopolis Entertainment

[4145 NE 122nd Street](#)

[Edmond, OK 73013](#)

[christian82j@gmail.com](mailto:christian82j@gmail.com)

Cell: 405-414-5239

**Johnson, Thad A**

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**From:** Kelli McDonald <zandercam@yahoo.com>  
**Sent:** Friday, September 6, 2024 10:29 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to SPUD-1651

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

Dear Planning Department,

Re: Protest to SPUD-1651; 4235 N.E. 122nd St., Oklahoma City, OK set for September 12, 2024

My name is Kelli McDonald and I live at 12620 Hoffman Rd., Edmond, OK 73013. I am writing in protest to SPUD-1651 located at 4235 NE 122nd St. SPUD-1651 that is set to be heard by the Planning Commission on September 12, 2024.

I am aware of the September revisions, however SPUD-1651 is still inappropriate.

The dense multi-family residential development proposed would be completely out of character for the area. There's no appropriate transition from this development to the surrounding areas in this proposed development.

The proposed density of 30 residential units on less than 5 acres is an excessive use of this size of property and, again, completely out of character for the area.

Also, the proposed height limits are too high - even exceeding zoning ordinances for the surrounding properties. The proposed would exceed the height of structures on all, directly and indirectly, surrounding properties.

There is still no proposed adequate screening or landscaping buffer. Which would be another concern for such a dense multi-family development. Further, the 6 foot wide landscaping buffer is totally out of character for this area. This is a tree covered area.

This SPUD lacks specificity on many elements, especially regarding the architectural requirements.

This property was rezoned to 4 residential lots without issue or reserve as that would have blended in with surrounding properties. However, this SPUD would allow 30 residential units. This change is excessive and would adversely impact the area.

Everything about this development is completely out of character for the area and we are concerned greatly.

Please vote no on SPUD-1651. Thank you for your time, consideration, and service to our community.

Thanks, Kelli

## Johnson, Thad A

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**From:** Doug Ogburn <stefaniej@cox.net>  
**Sent:** Friday, September 6, 2024 11:46 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** SPUD-1651

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

Dear Planning Department,

My name is Stefanie Ogburn. I live at 12501 Corjil Lane. I am writing in protest to SPUD-1651 located at 4235 NE 122nd St. SPUD-1651 that is set to be heard by the Planning Commission on September 12, 2024.

I received the revision, however it is contradictory to itself. The illustration included does not match the description in the letter..

The dense multi-family residential development proposed would be completely out of character for the area. There's no appropriate transition from this development to the surrounding areas in this proposed development.

The proposed density of 30 residential units on less than 5 acres is an excessive use of this size of property and, again, completely out of character for the area.

Also, the proposed height limits are too high - even exceeding zoning ordinances for the surrounding properties. The proposed would exceed the height of structures on all, directly and indirectly, surrounding properties.

There is still no proposed adequate screening or landscaping buffer. Which would be another concern for such a dense multi-family development.

Please vote no on SPUD-1651. Thank you for your time and efforts in this matter. And thank you for your service.

Stefanie Ogburn

[Sent from Yahoo Mail for iPhone](#)

## Johnson, Thad A

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**From:** Raczkowski, Carl A <Carl.Raczkowski@integrishealth.org>  
**Sent:** Thursday, August 15, 2024 7:39 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest SPUD-1651

You don't often get email from carl.raczkowski@integrishealth.org. [Learn why this is important](#)

My name is Holly Raczkowski, trustee of the Holly J Raczkowski Revocable Trust, and I live at 4101 NE 122 St with my husband, Carl Raczkowski.

I am writing to protest SPUD-1651, located at 4235 NE 122 St.

This SPUD is set to be heard by the planning commission on August 22nd, 2024.

I am located just west of the subject property on a 4.6-acre AA agricultural zoned property. There is a similar 5-acre tract AA agricultural zoned property that is between us and proposed SPUD 1651.

The reasons for my protest are:

- 1) The areas north and west of the subject property are AA Agricultural zoned land. Corjil Lane (one block west of Coltrane) has 6 residences on a total of 30 acres. Directly north of the subject is a 10-acre tract with one residence and directly west is a 5-acre tract with a single residence. The proposed 40 residential units in 8 buildings on this 4.33 acres is too dense and completely out of character for this area. There is no transition from these large tracts to this proposed very dense residential setting.
- 2) SPUD 1651, as proposed, does not provide adequate buffering along the north and west boundaries. It proposes only a 6-foot-wide landscaping barrier on the west and north boundaries, and this is completely inadequate in this setting. There are also no provisions for upgraded sight screening to make up for the anticipated destruction of this heavily wooded property.
- 3) SPUD 1651 sits on the highest elevation in the immediate area and the proposal to vary the height limits is not acceptable. This property is abutting AA Agricultural zoned property and should be held, at a minimum, to the R-4 Multi-family Residential District requirement requiring a step down in height to 20 feet and 1 story, where abutting or within 60 feet of AA Agricultural zoned property. The SPUD seeks to relax the height limit to 35 feet and 2 stories with only a 15-foot setback on the north and west which includes the 6-foot landscape barrier. If built, it will result in structures towering over the adjacent properties as the land is already significantly higher in elevation.
- 4) The topography and drainage of this property will create significant runoff issues for those below the elevation of this proposed development if it remains at the current density. There needs to be more natural space in the design and proposal.
- 5) The property was rezoned in 2021 from AA to SPUD-1293 to allow for 4 residential lots and is a much more appropriate use of this land and much more consistent with the area. Allowing 10 times the number of residences in up to ten 8000 sq foot multifamily dwellings will adversely affect the area. The parking of up to 70 vehicles (on the current conceptual drawing) will no doubt result in visual, light and noise pollution. There is no residential property in this area with this type of parking set-up. It would detract from the natural beauty of this area.

6) I also have increased traffic concerns by putting this type of density at an already busy and at times dangerous intersection. It is customary for the local school bus to consolidate pick up areas. The bus that runs in this area does not go into every neighborhood on its route nor does it go down any of the north bound roads off 122nd Street. Instead, children congregate at the end of their road on 122nd St or in the case of some of the developments on Coltrane, they congregate at pickup sites on Coltrane. The two proposed entries into the development are dangerous for children. The entry on 122nd is right at the area where the road goes from a 4-lane to a 2-lane road.

Thank you for your consideration,

Sincerely,

Holly and Carl Raczkowski

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## Johnson, Thad A

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**From:** Raczkowski, Carl A <Carl.Raczkowski@integrishealth.org>  
**Sent:** Friday, September 6, 2024 11:53 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Spud 1650 revision

You don't often get email from carl.raczkowski@integrishealth.org. [Learn why this is important](#)

My name is Holly Raczkowski, trustee of the Holly J Raczkowski Revocable Trust, and I live at 4101 NE 122 St with my husband, Carl Raczkowski.

I am writing to protest SPUD-1651 located at 4235 NE 122 St that was revised Sept 3. There was not material changes other than the number of units going from 40 to 30 and one entry instead of two, in this revision.

This SPUD is set to be heard by the planning commission on September 12 , 2024.

I am located just west of the subject property on a 4.6-acre AA agricultural zoned property. There is a similar 5-acre tract AA agricultural zoned property that is between us and proposed SPUD 1651.

The reasons for my continued protest are:

- 1) The areas north and west of the subject property are AA Agricultural zoned land. Corjil Lane (one block west of Coltrane) has 6 residences on a total of 30 acres. Directly north of the subject is a 10-acre tract with one residence and directly west is a 5-acre tract with a single residence. The proposed 30 residential units in 9 buildings on this 4.33 acres is too dense and completely out of character for this area. There is no transition from these large tracts to this proposed very dense residential setting.
- 2) SPUD 1651, as proposed, does not provide adequate buffering along the north and west boundaries. It proposes only a 6-foot-wide landscaping barrier on the west and north boundaries, and this is completely inadequate in this setting. There are also no provisions for upgraded sight screening to make up for the anticipated destruction of this heavily wooded property.
- 3) SPUD 1651 sits on the highest elevation in the immediate area and the proposal to vary the height limits is not acceptable. This property is abutting AA Agricultural zoned property and should be held, at a minimum, to the R-4 Multi-family Residential District requirement requiring a step down in height to 20 feet and 1 story, where abutting or within 60 feet of AA Agricultural zoned property. The SPUD seeks to relax the height limit to 35 feet and 2 stories with only a 15-foot setback on the north and west which includes the 6-foot landscape barrier. If built, it will result in structures towering over the adjacent properties as the land is already significantly higher in elevation.
- 4) The topography and drainage of this property will create significant runoff issues for those below the elevation of this proposed development if it remains at the current density. There needs to be more natural space in the design and proposal.
- 5) The property was rezoned in 2021 from AA to SPUD-1293 to allow for 4 residential lots and is a much more appropriate use of this land and much more consistent with the area. Allowing 10 times the number of residences in up to ten 8000 sq foot multifamily dwellings will adversely affect the area. The parking of up to 70 vehicles (on the current conceptual drawing) will no doubt result in visual, light and noise pollution. There is no residential property in this area with this type of parking set-up. It would detract from the natural beauty of this area.

6) I also have increased traffic concerns by putting this type of density at an already busy and at times dangerous intersection. It is customary for the local school bus to consolidate pick up areas. The bus that runs in this area does not go into every neighborhood on its route nor does it go down any of the north bound roads off 122nd Street. Instead, children congregate at the end of their road on 122nd St or in the case of some of the developments on Coltrane, they congregate at pickup sites on Coltrane. The two proposed entries into the development are dangerous for children. The entry on 122nd is right at the area where the road goes from a 4-lane to a 2-lane road.

Thank you for your consideration,

Sincerely,

Holly and Carl Raczkowski

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## Johnson, Thad A

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**From:** Danny Smith <dwsmd01@gmail.com>  
**Sent:** Friday, September 6, 2024 11:41 AM  
**To:** privdog@gmail.com; don0010.OKC@gmail.com;  
ward1planningcommissioner@gmail.com; dgovin.ward6@gmail.com; PL, Subdivision  
and Zoning; rustylaforge.okc@gmail.com; bob@3leveldesign.net; jerimym@aol.com  
**Cc:** camalpennington@gmail.com  
**Subject:** Protest to SPUD-1651

[You don't often get email from dwsmd01@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

My name is Danny Smith. I live and own the home at 12201 Stonemill Manor Court, OKC, OK 73131. I live just to the SW of the proposed development.

I have reviewed the most recent revision dated 9-3-24. The new site plan is a definite improvement to the original but unfortunately it is not binding. The associated text has changed very little and still allows up to 10 structures on this 4.33 acres parcel of land. The 15 foot setback from the road has also unchanged as has the height of the buildings.

The landscape buffer is also inadequate. The property was rezoned in 2021 to allow for 4 residential lots. The current proposal would allow for 30 total units which is 7.5 times that currently allowed on this 4.33 acre tract of land. This is too dense and is out of character for the area. If they could change the text of the proposal to match their latest site plan then I think a lot of the neighbors that are currently objecting would reconsider their opposition. Unless they are willing to do this then I still protest strongly.

Thank you for your time and consideration. Danny Smith



## Johnson, Thad A

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**From:** Johnson, Thad A  
**Sent:** Friday, August 16, 2024 9:02 AM  
**To:** Johnson, Thad A  
**Subject:** FW: SPUD-1651

**From:** Robbie Wheeler <[robwheel68@gmail.com](mailto:robwheel68@gmail.com)>  
**Date:** August 15, 2024 at 5:46:32 PM CDT  
**To:** [privdog@gmail.com](mailto:privdog@gmail.com)

Wheeler Living Trust  
Roberta Wheeler  
12108 Grand Cedar Lane  
OKC, OK 73131

I am protesting SPUD-1651 that is located at 4235 NE 122nd in OKC, OK. SPUD-1651 is set to be heard by the planning commission August 22, 2024. I live approximately  $\frac{1}{3}$  mile south of the proposed development by Esperanza Real Estate Investments, LLC.

Following are reasons for opposition to rezoning this land:

- Proposed 40 residential units in 8 buildings are too dense for 4.33 acres
- The area north and west are mostly zoned AA Agricultural land, and is mainly made of large residential tracts
- No transition or continuity from 1 acre lots plus lots to apartments
- Directly to the west is a 5 acre single family residence
- Directly to the north is a 10 acre single family residence
- Lack of adequate buffering proposed with landscaping and and screening
- Only proposing 6 foot landscaping barrier to the north and west, not enough and will remove trees that are hundreds of years old
- The SPUD shouldn't be allowed to vary the 60 ft. height limits by increasing the building height within 60 feet from the north and west boundary lines
  - The SPUD is looking to increase the height limit to permit building within 35 feet and 2 story with only 15 foot boundary
- Property was rezoned in 2021 AA to SPUD-1293 for 4 residential lots
- Concern of foreseeable drainage issues to neighbors to the west
- Traffic concern at intersection of 122 and Coltrane
- Visible perimeter all parking lot from the street
- Destruction of the Cross Timber Forest

- Two entry ways with one on Coltrane and one on 122nd instead of one in/out off of Coltrane, or both off Coltrane
- Oakdale School is land locked and is at capacity for the district now, the influx of this project as well as others with high density is too much for small independent district to handle

I feel this project needs to be built on a smaller scale for the area of land that is being developed. I would ask you, Commissioner Privett, to delay approving SPUD-1651 until there are more concrete plans made available to adjoining neighbors and not just the conceptual ones that were given at the August 8, 2024 meeting.

Respectfully,  
Robbie Wheeler

## Johnson, Thad A

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**From:** Kurt Ziese <kz73113@gmail.com>  
**Sent:** Thursday, November 14, 2024 10:53 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** In protest of SPUD-1651

You don't often get email from kz73113@gmail.com. [Learn why this is important](#)

Good day, my name is Kurt Ziese I am the current president of the Woodland Hills Village Homeowners Association, Block 1 Woodland Hills Village Section 1 located on the SW corner of 122nd and Coltrane, 4235 NE 122nd Street Oklahoma City.

This letter is in protest of SPUD 1651, our main concerns are of traffic, N, W, and S of the intersection are two lane streets with no real room to expand, and we have yet to feel the full impact of the 110 houses built on the NE corner of the intersection. There is heavy semi truck traffic at the intersection with semis frequently going North to memorial rd and South. SPUD-1651 does not fit the residential area, and the height of prospective buildings is also a concern and out of place. We already have the monolithic duplexes to our south and we would not want to see more, bigger structures in the area.

As mentioned earlier, we have yet to experience the full effect of the neighborhood on the NE corner, and to add another 30 or 40 families to the equation we are afraid the area will become overloaded.

Noise is also a concern as with apartment complexes, come dumpsters, and large, noisy trash trucks, banging said dumpsters to empty them and as often as not, slamming them back down onto the ground. Often in very early hours of the morning.

Our little neighborhood has been in the area since the early to mid 80's, we have enjoyed our quiet little corner of the world. We know progress will happen, and we have seen many single family residence neighborhoods built, and we only hope to see such growth continue in that fashion, single family residences.

Thank you for your time and consideration in this matter.

Kurt Ziese  
President Woodland Hills Village HOA  
12100 Woodland Hills Dr, Oklahoma City, OK 73131

405 531 1942

J . K E L L Y W O R K

ATTORNEY AT LAW

HIGHTOWER BUILDING  
105 NORTH HUDSON, SUITE 304  
OKLAHOMA CITY, OK 73102

PHONE: (405) 232-2790  
FAX: (405) 232-3966  
EMAIL: JKWORK225@GMAIL.COM

September 6, 2024

**Via electronic mail**

Commissioner Mike Privett  
privdog@gmail.com

Commissioner Jerimy Meek  
jerimym@aol.com

Commissioner Don Noble  
don0010.okc@gmail.com

Commissioner Bobby Newman  
bob@3leveldesign.net

Commissioner Nate Clair  
ward1planningcommissioner@gmail.com

Commissioner Camal Pennington  
camalpennington@gmail.com

Commissioner Dan Govin  
dgovin.ward6@gmail.com

Commissioner Rusty LaForge  
rustylaforge.okc@gmail.com

Subdivisionandzoning@okc.gov

***Re: Protest to SPUD-1651; 4235 NE 122<sup>nd</sup> Street, Oklahoma City, Oklahoma,  
set for September 12, 2024***

Dear Commissioners Privett, Noble, Clair, Govin, Meek, Newman, Pennington and LaForge:

This law firm represents neighboring residents Carl and Holly Raczkowski, Chris E. Johnson, Robert and Gayla Hein, and Stefanie and Douglas Ogburn, and submits this protest and opposition to SPUD-1651, located at 4235 NE 122<sup>nd</sup> Street, presently set for hearing before the Planning Commission on September 12, 2024. We refer to the revised September 3, 2024 Master Design Statement.

1. The proposed 30 residential units in up to 10 structures on 4.33 acres is too dense.
2. The area to the north and west of the Subject Property is primarily AA Agricultural zoned land, characterized by large residential tracts.
3. This proposed dense multi-family residential development would be out of character for the area. There needs to be an appropriate transition between development on this site and the surrounding development.

4. There needs to be a reduction of the proposed height limits, especially along the north and west borders. This SPUD inappropriately proposes to vary the height limits, increasing the permitted building height.

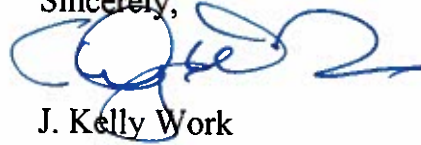
Under the Zoning Ordinance, building height limits for the R-4 Multi-family Residential District require a step down, to 20 feet and 1 story, where abutting or within 60 feet of AA Agricultural zoned property. This SPUD seeks to vary the height limit to permit buildings 35 feet and 2 stories in height as close as 15 feet from the north and west boundaries of the Subject Property (abutting AA property).

5. There is a lack of adequate buffering proposed in the SPUD, both in terms of landscaping and screening, including for noise attenuation. There needs to be enhanced buffering along the north and west borders, including sight-proof screening and a wider landscaping buffer, with greater specificity about the type of landscaping proposed.
6. The SPUD proposes only a 6-foot-wide landscaping buffer along the north and west boundaries of the Subject Property, which is inadequate.
7. The proposed SPUD needs to address how the significant changes in elevation from both Coltrane and NE 122<sup>nd</sup> Street and from the adjacent properties to the north and west would be addressed.
8. The SPUD needs to provide for a school bus stop, including a deceleration/pick-up lane along the proposed NE 122<sup>nd</sup> St. entrance.
9. The SPUD needs greater specificity regarding the architectural requirements, including adequate provision for quality building materials to assure lasting construction and for aesthetically pleasing design.
10. The Subject Property was rezoned in 2021 from AA to SPUD-1293, to allow four (4) residential lots.
11. This proposed SPUD-1651 would allow 7.5 times (30 total) the number of residential units currently allowed on this 4.33-acre tract.
12. Thirty (30) residential units on this 4.33-acre tract is excessive and would adversely impact the area.

As presently proposed, we request you recommend denial of SPUD-1651.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Kelly Work", with a stylized flourish extending to the right.

J. Kelly Work

JKW:kc

cc: Clients  
David Box, Attorney for Applicant

J . K E L L Y W O R K

ATTORNEY AT LAW

HIGHTOWER BUILDING  
105 NORTH HUDSON, SUITE 304  
OKLAHOMA CITY, OK 73102

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EMAIL: JKWORK225@GMAIL.COM

October 3, 2024

**Via U.S. First Class Mail & electronic mail**

Sarah Welch  
City of Oklahoma City  
Planning Department  
420 West Main Street, 9<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
sarah.welch@okc.gov  
subdivisionandzoning@okc.gov

***Re: SPUD-1651; 4235 NE 122<sup>nd</sup> Street***

Dear Sarah,

This law firm represents a group of nearby residents that are responding to SPUD-1651, located at 4235 NE 122<sup>nd</sup> Street. Following the Planning Commission hearing on September 12, 2024, we received the proposed revised Master Design Statement dated September 18, 2024.

In order for the Master Design Statement for SPUD-1651 to conform to the amendments made at the September 12, 2024 Planning Commission meeting (as shown in the minutes), we suggest the following revisions need to be made:

Under paragraph I.5. Building Setback Lines, the following revision should be made:

West: The western setback shall be 100 feet for residential buildings. The western setback for the amenity building shall be 15 feet.

Under paragraph I.6. Sight-Proof Screening, the following revision should be made:

Sight-proof screening shall be in accordance with the base zoning district, except that an 8-foot-high sight-proof fence shall be required along the northern and western boundaries.

These requested revisions would bring the Master Design Statement for SPUD-1651 into conformance with the minutes of the Planning Commission meeting. For your convenience, a copy of the page of the minutes of the September 12, 2024 meeting is enclosed (Item 15 (SPUD-1651)).

If you have any questions, please do not hesitate to contact me.

Sincerely,



J. Kelly Work

JKW:kc

Enclosures

cc via email: Clients

cc via email and regular U.S. Mail: David Box, Applicant's Representative



The applicant was present. There were supporters present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL  
EVALUATION AS AMENDED.**

MOVED BY POWERS, SECONDED BY MEEK

AYES: POWERS, MEEK, NEWMAN, PENNINGTON, NOBLE,  
LAFORGE

NAY: CLAIR, GOVIN

ABSENT: PRIVETT

15. (SPUD-1651) Application by Esperanza Real Estate Investments, LLC to rezone 4235 NE 122nd Street from SPUD-1293 Simplified Planned Unit Development District to SPUD-1651 Simplified Planned Unit Development District. Ward 7.

**Amended Technical Evaluation:**

1. The western setback shall be 100 feet for residential buildings.
2. The northern setback shall be 25 feet.
3. An 8-foot-high sight-proof fence shall be required along the northern and western boundaries.

The applicant was present. There were protestors present.

**RECOMMENDED APPROVAL SUBJECT TO TECHNICAL  
EVALUATION AS AMENDED.**

MOVED BY PENNINGTON, SECONDED BY NEWMAN

AYES: CLAIR, MEEK, NEWMAN, GOVIN, PENNINGTON,  
NOBLE, LAFORGE

ABSENT: POWERS, PRIVETT

16. (PUD-2026) Application by Peggy Richardson Revocable Trust to rezone 2124 NW 192nd Street from R-1 Single-Family Residential and PUD-1205 Planned Unit Development Districts to PUD-2026 Planned Unit Development District. Ward 8.

**Amended Technical Evaluation:**

1. Building 1 and Building 3 shall be limited to two stories in height.
2. The western setback shall include 4-inch caliper trees spaced as indicated on Exhibit B.
3. The buildings shall be oriented as depicted in the site plan.
4. No development shall be permitted within the south setback.