

## Johnson, Thad A

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**From:** Adeline Yerkes <adelineyerkes@adelineyerkes.com>  
**Sent:** Friday, April 21, 2023 11:42 AM  
**To:** camalpennington@gmail.com; Liggins, Curtis D  
**Cc:** DS, Subdivision and Zoning  
**Subject:** PUD 1946 Proposal Zoning Letter of Opposition  
**Attachments:** MKYerkes Letter to Planning Commission reg PUD-1946 04-30-23.pdf

Dear Sirs:

Attached is our letter of opposition to proposed land use rezoning at:

13900 to 14300 N. Bryant Ave – OklahomaCity, OK 73013 Current Zoning  
Classification – AA Agricultural  
ProposedZoning Classification – **PUD1946** (C-3 & R-1 base zoning)

## Johnson, Thad A

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**From:** Allison <allisondfannon@gmail.com>  
**Sent:** Tuesday, April 18, 2023 11:59 AM  
**To:** DS, Subdivision and Zoning  
**Cc:** Husband 😊  
**Subject:** PUD 1946 - Hallmark Horse Farm

To whom it may concern

Allison and Lance Fannon  
14008 Plymouth Crossing  
Edmond, OK 73013

**OPPOSE THE ABOVE MENTIONED REZONING PUD 1946.**

Sent from Allison's iPhone



## Johnson, Thad A

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**From:** Allison Cassady <ahcassady@yahoo.com>  
**Sent:** Thursday, April 20, 2023 9:39 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Rezoning Issue

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins - My name is Allison Cassady., and I live in N.E. Oklahoma City with my husband and 2 young children at 13909 Briarwyck which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about, and opposition to, PUD-1946 as noted below: 1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified. 2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan"). 3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application. Page 2 of 4 a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Gasoline Sales Large (8300.45)" and "Gasoline Sales Small Restricted (8300.46)". We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area. b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Spectator Sports and Entertainment-High Impact" (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946. c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Construction Sales and Services" (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods. d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as "Low Impact Institutional: Residential Oriented" (8200.5)". Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped. i. Footnote #5 of the "Residential Zoning Districts Bulk Standards" allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet. e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as "Live Work Units" (8200.4)" and an additional six (6) land uses. i. The "Residential Zoning Districts Bulk Standards" would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications. 4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD. a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route. b. Since this application does not indicate the use of "gated streets or entries", and because the Applicant is silent

about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC Page 3 of 4 Subdivision Regulations and/or as required by the City of Edmond for "joint ownership" of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 "SPECIAL CONDITIONS" listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur. The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

- a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that "NO PLATTING BE REQUIRED WITHIN THE PUD". i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.
- b. Regarding Section 9.6 – DRAINAGE REGULATIONS: i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the "Conceptual Site Plan" indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide "on site storm water detention" for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how "new on-site storm water detention features of PUD-1946" will impact Wellington Park detention facilities.
- c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that "NO SPECIFIC PLAN SHALL BE REQUIRED" before the Commission approves PUD-1946. i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD1946 is approved "without specific plans" the entirety of the "Conceptual Site Plan" becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... "Conceptual site plan showing feasible option permitted under proposed rezoning". Without requiring a "Specific Plan" for development of PUD1946 the entire submitted "Conceptual Site Plan" is eyewash and would be superfluous! WPHOA requests that the Commission require "SPECIFIC PLANS" for PUD-1946.
- d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use. i. Since the Applicant has requested "No Platting" and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue. Page 4 of 4 e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc. i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946
- f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting. i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of "wall pack" lighting to be used.
- g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used "where it is adjacent to any residential use". i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood. The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of "proposed retailers", the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property. While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City. In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 "Special Development Regulations" and Section 9 "Special Conditions" to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is "way out of line" in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay. Best Regards,

Allison Cassady

## Johnson, Thad A

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**From:** A B <asbowen10@yahoo.com>  
**Sent:** Thursday, April 20, 2023 9:36 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Letter of Opposition - PUD 1946  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf; OppositionLetter.docx

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins:

My name is Amanda Bowen, and I live at 14013 Plymouth Crossing. My property is adjacent to the southern border of PUD 1946. I am writing in opposition to this project. I have attached a letter highlighting my concerns as well as a letter our neighbor Mr. Silk who focuses on more of the technical reasons for opposition. I would appreciate you voting against the rezoning of this property. Please feel free to contact me if you have any questions.

Sincerely,  
Amanda

Amanda Bowen  
405.642.3007  
asbowen10@yahoo.com

May 18, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
camalpennington@gmail.com

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
subdivisionandzoning@okc.gov

Mr. Curtis Liggins – OKC Zoning Department  
curtis.liggins@okc.gov

Re: Concerns regarding the May 6th updated application for land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – (C-3 & R-1 base zoning) PUD 1946

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins:

My name is Amanda Bowen, and I live at 14013 Plymouth Crossing which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. Not only do we live in Wellington Park, but our property is adjacent to the southern property line, so we received the notice informing us of the application for rezoning. This is my second letter to you about the project. The neighborhood met with the developers on the new development on May 9<sup>th</sup>. I still have concerns after that meeting and they are below.

1. Bryant (directly outside of the proposed development) is in poor shape and floods every time that it rains. Due to the flooding, the asphalt has many potholes. The developer needs to address these flooding issues. Regarding Section 7.1 of the application “STREETS”: The lack of drainage on this portion of Bryant causes vehicles to hydroplane and/or send tall plumes of water into the windshields of oncoming traffic. WPHOA requests that the Planning Commission take steps to require PUD-1946 to resolve the current flooding issues (i.e., require street curb inlets & underground drainage piping).

2. During the May 9th meeting WPHOA requested that within “TRACT TWO - R1 Residential” the REAR YARDS for all new residential properties adjacent to the rear property lines of all eight homes along the west side of Middleberry Road and/or adjacent to the side yard property lines of two additional homes on Plymouth Crossing be increased FROM 10-foot-deep rear yards permitted with the proposed R1 zoning; TO: 25-foot-deep rear yards within PUD-1946. And since the May 6th revisions reduced the size of residential lots from 6,000 S.F. to 5,000 S.F. the WPHOA therefore requests that the Planning Commission require 25-foot-deep rear yards only

where new R1 housing abuts existing R1 homes in WPHOA. During the meeting, it was suggested multiple times that greenbelts be put behind those new houses and the developer seemed open to this idea.

3. At the same locations noted at Item #2 above, WPHOA requests that the Applicant consistently use only one of the multiple types of fencing described in Section 9.4 for “Screening” at adjacent R1 properties.

5. The list of businesses that are to be considered is very broad and leaves much leeway for developer discretion. I would ask that you only allow a small number of business types in the list. Several were taken off the list at our meeting with the developer. That list is below.

- a. 8300.31 Construction Sales and Services (Agreed to remove)
- b. 8250.12 Light Public Protection and Utility: Restricted (Agreed to remove)
- c. 8300.58 Personal Services: General (Agreed to remove)
- d. Gasoline Sales Large (8300.45)
- e. Gasoline Sales Small Restricted (8300.46)
- f. Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68)
- g. Eating Establishments: Drive Thru (8300.34)
- h. Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
- i. Laundry Services (8300.48)
- j. The sale, manufacturing, growing, testing or distribution of medical marijuana shall be prohibited.
- k. 8350.13 Light Public Protection and Utility: Restricted (Agreed to remove)
- l. Custom Manufacturing (8350.3)

6. Regarding Section 9.16 – SPECIFIC PLAN: The Applicant requests that “A specific plan shall not be required.” before the Commission approves PUD-1946. a. The WPHOA requests that the Planning Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD-1946 is approved “without specific plans” the entirety of the provided “Conceptual Site Plan” becomes moot and meaningless. Without requiring a “Specific Plan” for development of PUD-1946 the entire submitted “Conceptual Site Plan” is nonsense and would be unnecessary!

I would also ask that a market analysis be completed. I think it will reveal that this area cannot support more retail spaces. It may also discover other uses PUD has not yet considered. While I understand that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, I do believe that with these concessions all parties can support the project.

Sincerely,

Amanda Bowen

**Johnson, Thad A**

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**From:** Amy Chapman <chapmaninbox@gmail.com>  
**Sent:** Thursday, April 20, 2023 10:40 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to PUD-1946 rezoning application  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

Dear Oklahoma City Planning Commissioners,

We are Jay and Amy Chapman. We live in N.E. Oklahoma City at 14312 Kirkland Ridge within the Wellington Park (WP) neighborhood that is adjacent to the subject PUD-1946 rezoning application.

We support the William Silk/WP Homeowners' Association's letter to you, dated April 13, 2023 (attached hereto), and join in its concerns about, & opposition to, PUD-1946.

Sincerely,  
Jay and Amy Chapman

## Johnson, Thad A

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**From:** Andrew Krebs <itchyfam@mac.com>  
**Sent:** Thursday, April 20, 2023 8:36 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** PUD-1946 - Request to deny  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

To whom it may concern,

I am attaching a letter from the WPHOA that succinctly lays out most of the reasons why PUD-1946 should be denied, but I would also like to add a few personal statements as a Resident of Edmond/OKC/Wellington Park, taxpayer, and local citizen.

I support well-planned, improvements in the community and I realize that as people choose to move into Oklahoma, that we will need to allow for expansion. However, in this case, I feel the applicants are asking too much. The current zoning, and even the positioning of the land in question, does not support the vague intentions of the applicant. It is surrounded on all sides by residential neighborhoods, and even requires school children to walk past the front of the property in some cases.

I take issue with PUD-1946 for two main reasons:

1. The application reserves too much vague intent for city planners and the local community to know how the property may be used. If the applicant wants to change the zoning and be approved by planners and the community, they need to be clear in their expected use with more detailed and realistic drawings and language. This property is too close to established neighborhoods to leave such flexibility to the applicant.
2. Similarly, the applicant makes too many requests for inappropriate uses in this neighborhood area and too many requests to disregard OKC zoning ordinances. I am sure I could be convinced that in some situations, the OKC Zoning ordinances may be too restrictive, however, in the heart of a residential neighborhood area is not one of them...in fact, it is arguable that there should be more restrictions in these areas, not less!

Bottom line - I strongly object to PUD-1946 due to the obscurity of the intended land use, the inattention to compliance with necessary zoning ordinances, and inappropriate land use requests for this neighborhood area.

Thanks for your time and efforts in protecting our neighborhood,

Andrew Krebs  
13903 Middleberry Rd  
Edmond, OK 73013

## Johnson, Thad A

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**From:** Ashley Billups <ashley.billups@yahoo.com>  
**Sent:** Friday, April 21, 2023 9:49 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to proposed land use rezoning at: 13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
camalpennington@gmail.com Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910 Oklahoma City, OK 73102 subdivisionandzoning@okc.gov Mr. Curtis Liggins – OKC Zoning Department curtis.liggins@okc.gov  
Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013 Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

My name is Ashley Crall and I live in N.E. Oklahoma City with my husband at 13720 Kirkland Ridge which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit “A” providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site  
(<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.okc.gov%2Fdistricts&data=05%7C01%7Csubdivisionandzoning%40okc.gov%7Ce73160006e814a25ef0408db42779a1b%7C837e0d97dd9d4d0097e688f05a32ee59%7C0%7C0%7C638176853686958955%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=mEdv%2FoRiQIoMYv9NI97iY4NDtEZIb71ocKzHQOqjqgA%3D&reserved=0>). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.

2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the “Conceptual Site Plan” provided within the application documents. The provided PUD Area Map is rectangular in shape while the “Conceptual Site Plan” for OKC is an inverted “L” shape. Therefore, the S.W. portion of the “Conceptual Site Map” is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the “Conceptual Site Map” (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out “Formal Notice of the Zoning Change” to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the “Conceptual Site Plan”).

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a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Gasoline Sales Large (8300.45)” and “Gasoline Sales Small Restricted (8300.46)”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.

b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.

c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Construction Sales and Services” (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.

d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Low Impact Institutional: Residential Oriented” (8200.5)”. Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.

i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Live Work Units” (8200.4)” and an additional six (6) land uses.

i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.

4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.

b. Since this application does not indicate the use of “gated streets or entries”, and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC Subdivision Regulations and/or as required by the City of Edmond for “joint ownership” of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 “SPECIAL CONDITIONS” listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD”.

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.

i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD- 1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan” becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD- 1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous! WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested “No Platting” and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.

i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD- 1946. WPHOA would however suggest that the Applicant consider using exposed

metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946

f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used. g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,

Ashley Billups  
918.934.0719  
13720 Kirkland Ridge, Edmond OK 73013

Sent from my iPhone

## Johnson, Thad A

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**From:** BILL EDWARDS <apgdod@cox.net>  
**Sent:** Friday, April 21, 2023 11:59 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Hallmark Farms Re-zoning  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

My wife and I live at 13901 Middleberry Road. We have concerns regarding development of the current Hallmark Farms. First, we are concerned about the proximity of multi-family buildings to our neighborhood and changes in traffic flow that may be routed through the Wellington Park neighborhood. Our neighborhood has our own walking trails, park, and swimming pool. We have concerns regarding unauthorized use of these facilities and the security risks this may pose to our children.

We respectfully request that you consider the above concerns when making your zoning decisions regarding this parcel of property. Please view the attached document on behalf of our neighborhood.

Thank you, Bill & Issie Edwards

April 19, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department  
[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: **Opposition to proposed land use rezoning at:**  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – **PUD 1946** (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners, and Mr. Liggins -

My name is Bob Keefer. My wife Laura and I have resided at 13908 Middleberry Rd in the Wellington Park (WP) neighborhood in N.E. Oklahoma City for nearly 30 years. Wellington Park is located adjacent to the subject PUD-1946 rezoning application, and adjoins the subject PUD site along all of its southern and eastern property lines.

As a licensed architect, and my wife formerly serving on the Wellington Park Homeowners Association (WPHOA) Board, we are strongly opposed to the PUD-1946 rezoning application.

First, we completely agree with ALL comments and concerns stated by William (Bill) Silk in his letter to you dated April 13, 2023, and attached with this letter. Our additional comments are as follows:

The discrepancies with legal description, area map versus Conceptual Site Plan, and lack of written or visual locations of tracts as described in Mr. Silk's letter items 1, 2, and 3 are very concerning and confusing. We think these problems alone should result in the PUD being denied.

Two of the permitted uses for Tract 1 as listed in section 8.1 of PUD-1946 are completely unacceptable for this location. These are "Gasoline Sales" (8300.45 and 8300.46), and "Spectator Sports and Entertainment – High Impact" (8300.68). Both uses would potentially increase nighttime traffic and lighting that would be disruptive to all the surrounding residential neighborhoods, not to mention increased traffic congestion and noise along Bryant Avenue. Property use "Spectator Sports and Entertainment – High Impact" (8300.68) is especially concerning. Again, increased traffic, commercial lighting (possibly even stadium or similar lighting), noise (especially into the evening and night hours), and intrusive structures affecting

views, all would negatively impact the peace and residential scale of the residential neighborhoods that completely surround the property in PUD-1946.

We support and agree with Mr. Silk's comments on other prospective property uses as listed in items 3.c, 3.d, and 3.e in his letter. Height limitations and setback dimensions are especially important for any development on the subject property, as Mr. Silk points out.

We concur with Mr. Silk's comments about the ridiculously poor condition of Bryan Ave. between Memorial Road and 33<sup>rd</sup> Street, and especially along the subject property on which the proposed PUD fronts. Any development of the subject property should include public streets that comply with OKC Subdivision Regulations for street construction.

As Mr. Silk comments in item 5 of his letter, we share the position of both him and the WPHOA of strongly objecting to several of the Special Conditions listed in Section 9.0 of the PUD application, including Platting Regulations, Drainage Regulations, Specific Plan, Dumpster Regulations, Façade Regulations, Lighting Regulations, and Screening Regulations.

The residents of Wellington Park, and the WPHOA, welcome a well-designed development for the subject property that respects existing zoning requirements and the adjacent property owners and neighborhoods. Hopefully the development would seek to enhance both the subject property and surrounding properties through thorough market research and planning.

Unfortunately, PUD-1946 as submitted is incomplete and vague in numerous areas as mentioned in this letter and the letter by Mr. Silk. Another significant concern is the potential for statements in Section 8 (Special Development Regulations) and Section 9 (Special Conditions) to supersede current OKC zoning regulations. I

In summary, my wife and I concur with Mr. Silk, the WPHOA, and other WP residents in respectfully requesting that PUD-1946 be denied without delay.

Respectfully,

Handwritten signatures of Robert R. Keefer and Laura Scott-Keefer. The signature of Robert R. Keefer is on the left, and the signature of Laura Scott-Keefer is on the right.

Bob Keefer, Laura Scott-Keefer

## **Liggins, Curtis D**

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**From:** Bob Keefer <bob.keefer@outlook.com>  
**Sent:** Wednesday, April 19, 2023 1:16 PM  
**To:** camalpennington@gmail.com; Liggins, Curtis D; DS, Subdivision and Zoning  
**Subject:** Opposition to PUD-1946 proposed land use rezoning

Mr. Camal Pennington, Mr. Curtis Liggins, and City of OKC Subdivision and Zoning Department:

Attached is a letter explaining my opposition to proposed land use rezoning per PUD-1946.

Also attached is a letter from one of my neighbors, Mr. Bill Silk, whose letter on the matter I reference in my letter and completely agree with as well.

Thank you for your time and the opportunity to share my thoughts.

Bob Keefer

Hello OKC Planning & Zoning Commission,

We are reaching out on behalf of the HallMark Horse Farm request for rezoning. My family and I are located at 14308 Middleberry Rd and the property that is being rezoned is across the street from the PUD-1946 rezoning application. The changes made would have a great impact on our neighborhood/home and therefore we'd like to communicate our concerns with this plan.

**Primary Concerns:**

- Increase in noise and traffic both in the surrounding areas as well as in our neighborhood
- Potential drainage impacting Wellington Park properties
- Little to no space between property and Wellington Park properties – would like there to be a greater gap between rezoned property and wellington park.
- No clear plan for what will be built in this area, would like more details surrounding what the property will be utilized for
- Ensure there are proper entrances to new rezoned area to avoid traffic jams

I am also including the letter addressed from William (Bill) Silk – Cochairman Architectural Review Committee as this letter is a more formalized version of the concerns stated above. We 100% agree and support a all requests and concerns communicated in this letter.

Thank you,

Bryan and Deborah Stangeland

14308 Middleberry Rd  
Edmond OK 73013



## Johnson, Thad A

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**From:** Caleb Deck <caleb.deck@gmail.com>  
**Sent:** Tuesday, April 18, 2023 9:18 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** PUD-1946 Opposition  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

To Whom It May Concern:

My name is Caleb Deck and I'm a mechanical engineer with an emphasis on building design, sustainability, and urban development. As a resident of Wellington Park, I am in opposition to the rezoning of Hallmark Farms in accordance with PUD-1946. Attached is the formalized letter from the Wellington Park HOA and retired Architect Bill Silk; however, I would like to emphasize several significantly concerning points in the PUD.

As a sustainability focused engineer in the architecture industry, I appreciate urban/suburban density, walkability, and thoughtful planning to address the increasing housing needs of our community (particularly for middle and lower income citizens). I work daily across the country developing plans for buildings pursuing LEED certifications which entail these exact traits - infill, connection to transit systems, responsible land use. The PUD put before the commission along with the proposed site plan shows none of this thoughtfulness and has several serious errors and lapses of judgement which would make me extremely nervous to be responsible for in a professional capacity. The letter attached summarizes the details better than my email could, but I hope to continue to stress the true significance of this decision and the inadequacy of the plans submitted. If I submitted something with so little thought and consideration of the local stakeholders in my job or for a LEED project, I would expect it to be rejected out of hand, and I hope the same for this PUD.

Feel free to reach out for any further details, I'd be happy to sit and discuss with you (or the development team!).

Sincerely,  
Caleb Deck, P.E., LEED BD+C, WELL AP  
13901 Briarwyck, Edmond OK, 73013  
405-315-3049

## Johnson, Thad A

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**From:** Carol Loeber <carolstangeland@hotmail.com>  
**Sent:** Friday, May 19, 2023 12:03 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Attn: Subdivision & Zoning Dept- "HallMark Horse Farm" Rezone Opposition PUD1946  
**Attachments:** DCE42341-ACD4-4BB3-BD01-81C8AAD7B5C0.jpeg; 810C4837-2E2E-457C-B221-C13E0128695F.jpeg; D8469D71-B0F4-492E-8457-29CEFE805435.jpeg; 90051DC0-53D3-47AA-925E-DA45187CA210.jpeg

To whom it may concern,

We have recently received a letter regarding the intent of HallMark Farms requesting rezoning and the current acreage and horse farm repurposed into housing, parking lot, and strip mall. While we understand the owner of the property has rights to do what they wish with their property as a member of the community I think it's important to also look at what the impact those changes may bring to the surrounding community and whether they bring value or not. I realize change is inevitable and sometimes change is labeled as progress for the common good. My concern though is not all change is progress for the common good. Currently is what is being proposed good for the community? In this situation I think it is not. My family is what you would consider 'Oklahoma Lifers'. We take pride in this great state and our community. We hope to remain here until the end of our days. In fact, most of my family has taken up residence within two miles of each other. My brother and his family living across the street, parents and in-laws five minutes away, to grandparents and great-grandparents a few minutes away. We love this community and are vested in supporting positive progress. My daughter took riding lessons up until February at HallMark and if we had pulled the funds together in time our goal was to turn the property into a rehab facility for children. Providing therapeutic horseback riding lessons for children with disabilities and adolescents who need support. The house a palliative care house for children with life-limiting illnesses providing a place of respite for families and children and if needed a place for peaceful passing. That unfortunately did not happen. Our goal though is what can we do to positively contribute to our community, our neighbors? Once again, we realize the owners have the right to do what they wish with their property but as a member of the community is what is proposed benefiting the community?

We take concern regarding a proposed strip mall that would potentially house a dentist office, dry cleaners, restaurants, urgent care, nail salon. If you look at the map we currently have many restaurants (breakfast, pizza, ice cream, coffee/wine), urgent care, dentist, dry cleaner, nail salon all within walking distance. The Cheyenne ridge strip mall can barely keep businesses in and two stores remain vacant. The Spring Creek shopping center a mile down the road also struggles with the same. We currently have an upscale grocery store within five minutes from our home which we rarely shop at due to the cost. A strip mall, 700 parking spots and 40 large homes on 30 acres seems ambitious for the size of land and in a sleepy residential community. A similar design was built on 180 acres which is very different than 30 acres. At this time what is proposed does not seem to benefit the community.

The other concern is drainage. Currently the land is primarily pasture. Bryant already has drainage issues as well as our backyard after a rain. I have attached pictures. The office in the horse barn was always known to flood after a rain. What are the developers planning to do to help with drainage issues that they may further contribute to and help protect the houses that surround the property? There are many concerns here that the developers have not addressed.

If you look at the area it is in a sleepy residential area. The increase in traffic would cause multiple problems for the surrounding homes. The local junior high diagonal to the property has many children walking to and from school. What the owners have proposed does not provide for the safety of these children. With two students being recently hit by cars out front of a local high school, this needs to be taken into consideration. Is what is proposed helping the growth of the community, the safety of the community, the encouragement for children to play outside? Or is this another 'monetary' change that only benefits the owner but hurts the community around us. I strongly encourage the committee to take the time to look at would changing the zoning benefit the community and the children in this community.

If re-zoning is unfortunately permitted we request the scale of the project be cut by at least 50 percent (20 homes, 400 parking spots, 15,000sq ft stores), a greenbelt of minimum 25-30ft surround the perimeter as a buffer, sidewalks on both sides of the streets, crosswalks at all neighborhood entrances for children to cross, and my children would be ok with a donut shop and/or a regular smaller grocery store.

Thank you for your time and consideration,  
The Loeber Family  
14313 Middleberry Rd

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SPEED  
LIMIT  
45



## Johnson, Thad A

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**From:** Donna Carlton <caseyc@swbell.net>  
**Sent:** Wednesday, April 19, 2023 2:07 PM  
**To:** camalpennington@gmail.com; DS, Subdivision and Zoning; Liggins, Curtis D  
**Subject:** opposition to proposed land use rezoning at 13900 to 14300 N Bryant, OKC 73013

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

Current zoning classification -- AA Agricultural  
Proposed zoning classification -- PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OkC planning commissioners and Mr. Liggins:

We are Casey and Donna Carlton. We live at 14100 Kirkland Ridge in NE Oklahoma City. This is the Wellington Park subdivision, the neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. We wish to express our concerns about and opposition to PUD-1946 as noted below:

1. Exhibit A providing the legal description for the subject PUD-1946 has not been included in the documents available for download from the City website. We cannot know the size and shape of the PUD-1946.
2. The configuration of the PUD area map showing the area impacted by the PUD-1946 zoning application does not match the configuration of the Conceptual Site Plan provided within the application documents. We request the Commission require the applicant to send out Formal Notice of the Zoning Change to all property owners of record within 300 feet of the revised land area.
3. We request the Commission require the applicant to formally designate the specific locations and sizes for the two tracts (C 3 and R 1) before approving this PUD application.
  - a. Regarding Section 8.1 and Tract 1 (c 3) we request that the Commission disallow the use of this property for Gasoline Sales (Large and Small). This is a residential area and would not benefit from increased overnight traffic and security lighting.
  - b. Regarding Section 8.1 and Tract 1 (c 3), we ask the Commission to disallow use for Spectator Sports and Entertainment High Impact. Again, this is a residential area.
  - c. Regarding Section 8.1 and Tract 1 (c 3), we ask the Commission to disallow use for Construction Sales and Services. Again, this is a residential area.
  - d. Regarding Section 8.1 and Tract 2 (r 1). The applicant is requesting aproval for property use as Low Impact Institutional: Residential Oriented. We do not want a building that is 60 feet tall here. We ask that the Commission restrict this use to a height not to exceed 2 stories and 35 feet.



e. Regarding Section 8.1 and Tract 2 (r 1), we request at the commission require this PUD-1946 to provide a minimum of a 25 foot rear yard only along all boundaries or adjacencies with existing Wellington Park platted lots.

4. Regarding Section 7.0 - Streets. The section of Bryant Avenue adjacent to PUD-1946 is in bad condition. The applicant did not propose to construct any streets in compliance with OKC subdivision standards. We request that the Commission require all public streets within this PUD to meet the OKC standards.

5. Section 9. We ask that the Commission require:

a. all properties be platted before building permits are issued

b. on site storm water detention for PUD-1946 and civil engineering drawings that identify how these features will impact Welling Park's detention facilities.

c. specific plans for PUD-1946

d. following all city regulations regarding dumpsters

e. Regarding Section 9.1 We suggest that the applicant consider using exposed metal materials instead of Dryvit or Dryvet.

f. Regarding Section 9.3 Lighting. We ask that the applicant be required to clarify the lighting design and to limit the amount of wall pack lighting.

g. Regarding Section 9.4 Screening Regulations. We ask that the commission require brick or stone fencing at every location where PUD-1946 shares a property line with r 1 zoned Wellington Park residential neighborhood.

In summary, we request that PUD-1946 be denied.

Sincerely,

Casey and Donna Carlton

**Liggins, Curtis D**

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**From:** Charles Simpson <simpsonangus@cox.net>  
**Sent:** Wednesday, April 19, 2023 7:22 PM  
**To:** Liggins, Curtis D  
**Subject:** REZONING OF HALLMARK FARMS

I AM AGAINST REZONING OF THE ABOVE REFERENCED PROPERTY! REZONING FOR COMMERCIAL AND OR APARTMENTS IS NOT

THE HIGHEST AND BEST USE OF THE LAND AND WOULD BE DETRIMENTAL TO THE UNIVERSITY AND ALL SURROUNDING RESIDENTIAL AREAS.

## Johnson, Thad A

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**From:** Charlotte Piper <charpiper22@gmail.com>  
**Sent:** Friday, April 21, 2023 7:33 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Re: Opposition to proposed land use

April 21, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner

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

Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910

Oklahoma City, OK 73102

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department

[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: Opposition to proposed land use rezoning at:

13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013

Current Zoning Classification – AA Agricultural

Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

My name is William (Bill) Silk A.I.A., and I live in N.E. Oklahoma City with my wife at 13905 Plymouth Crossing which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan").
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

Page 1 of 4

a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Gasoline Sales Large (8300.45)" and "Gasoline Sales Small Restricted (8300.46)". We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore overnight security lighting into this area.

b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as

“Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.

c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Construction Sales and Services” (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.

d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Low Impact Institutional: Residential Oriented” (8200.5). Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.

i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Live Work Units” (8200.4) and an additional six (6) land uses.

i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.

4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.

b. Since this application does not indicate the use of “gated streets or entries”, and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

Page 2 of 4

Subdivision Regulations and/or as required by the City of Edmond for “joint ownership” of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 “SPECIAL CONDITIONS” listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur. The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD”.

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained

without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.

i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD- 1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan” becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD- 1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous! WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested “No Platting” and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

Page 3 of 4

e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.

i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD- 1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946

f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used. g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY

indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special

Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,

Charlotte Piper

405-431-8443

14100 Mount Vernon Place

Edmond, OK

73013

## Johnson, Thad A

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**From:** Chris <cbstamm@cox.net>  
**Sent:** Tuesday, April 18, 2023 2:16 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Hallmark Horse Farm rezoning

Attn: Subdivision & Zoning Dept.

Good afternoon,

We reside at 13900 Middleberry Road in Wellington Park Addition. We were recently informed of the zoning change request of Hallmark Farms from AA to a PUD.

We are in opposition to this zoning change. There are many reasons we are against this, but the main ones that we see are an astronomical increase in traffic on Bryant Ave. There is a school to the north on Bryant, and traffic is really congested now in the morning drop off time and afternoon pick up time. Adding additional vehicles due to this high density development is outrageous. There is a crosswalk on Bryant at 139th, and we have seen children using the crosswalk in this school zone have to run for their lives to dodge cars speeding through the school zone.

Floodplain issues are another question in our mind. The most recent FEMA map is dated 2009. There has been significant development in our area since then, and the map has not been updated. Is the proposed development going to count on flood control ponds/dams in our subdivision to protect them? Updated FEMA maps should be a prerequisite for dense development.

Utilities are another issue, specifically municipal water. Our addition is at the end of the OKC water line, and during summer months, pressure is extremely low. We have complained, but nothing is done. Now, adding a dense development will further deplete what little pressure we have.

Thank you for considering a NO vote on this rezoning.

Sincerely,

Chris and Barb Stamm

Sent from my iPad

## Johnson, Thad A

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**From:** Darrell Gallear <dgallearjr@gmail.com>  
**Sent:** Thursday, April 20, 2023 12:49 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Hallmark Farms Rezoning

My major concerns regarding the rezoning of Hallmark Farms at 13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013

1. The application for PUD-1946 states that two separate tracts will be used, i.e., Tract 1 (C-3 Commercial) and Tract 2 (R-1 Residential). Neither the application documents nor the “Conceptual Site Plan” provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). I request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.
2. The zoning requested for the C-3 area would allow gas stations, sports complexes including racetracks, lumber yards, etc. The uses are **not** appropriate adjacent to Wellington Park and the adjacent neighborhoods across Bryant to the west.
3. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. This is not appropriate adjacent to residential neighborhoods. I request the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.
4. The “Residential Zoning Districts Bulk Standards” for this property would provide only a 10-foot Rear Yard. I hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard **ONLY** along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). I also request the lots **ONLY** adjacent to the platted Wellington Park platted lots be a minimum of 10,000 square feet in size, similar to the lots in Wellington Park.
5. The Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD.” I request the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

Thank you,  
Darrell Gallear



## Johnson, Thad A

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**From:** Darrell Gallear <dgallearjr@gmail.com>  
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**Subject:** Hallmark Farms Rezoning

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5. The Applicant requests that “**NO PLATTING BE REQUIRED WITHIN THE PUD.**” I request the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

Thank you,  
Darrell Gallear

## Johnson, Thad A

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**From:** Daryn Rody <darynrody@gmail.com>  
**Sent:** Tuesday, April 18, 2023 8:39 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to proposed land use rezoning at: 13900 to 14300 N. Bryant Ave

April 18, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner

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

Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department

[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

My name is Daryn Rody and I live adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit “A” providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the “Conceptual Site Plan” provided within the application documents. The provided PUD Area Map is rectangular in shape while the “Conceptual Site Plan” for OKC is an inverted “L” shape. Therefore, the S.W. portion of the “Conceptual Site Map” is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the “Conceptual Site Map” (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out “Formal Notice of the Zoning Change” to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the “Conceptual Site Plan”).
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the “Conceptual Site Plan” provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.



Page 1 of 4

1. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Gasoline Sales Large (8300.45)” and “Gasoline Sales Small Restricted (8300.46)”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
2. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
3. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Construction Sales and Services” (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
4. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Low Impact Institutional: Residential Oriented” (8200.5). Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.

i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

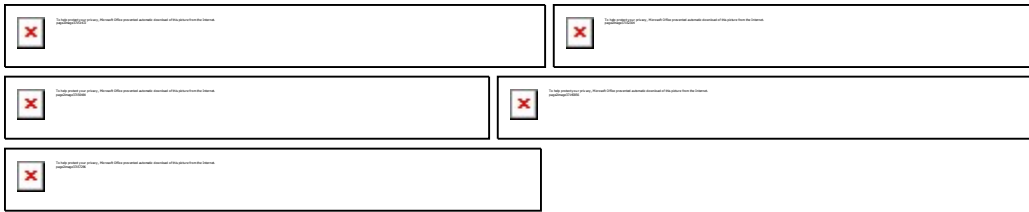
e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Live Work Units” (8200.4)” and an additional six (6) land uses.

i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land

uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.

4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

1. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.
2. Since this application does not indicate the use of “gated streets or entries”, and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC



Page 2 of 4

Subdivision Regulations and/or as required by the City of Edmond for “joint ownership” of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 “SPECIAL CONDITIONS” listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD”.

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this

point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.





i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans

for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD- 1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan” becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD- 1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous! WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested “No Platting” and since this PUD does not identify where

the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

 The applicant has provided a statement of work for the project. The statement of work is a document that describes the scope of the project, the objectives of the project, and the tasks that will be performed to complete the project. The statement of work is a key document in the project management process and is used to communicate the project's goals and objectives to the project team and stakeholders.	 The applicant has provided a statement of work for the project. The statement of work is a document that describes the scope of the project, the objectives of the project, and the tasks that will be performed to complete the project. The statement of work is a key document in the project management process and is used to communicate the project's goals and objectives to the project team and stakeholders.
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i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e.,

Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD- 1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946

f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the

Commission require the Applicant to provide language to clarify the intent of the design of

lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used. g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY

indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

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by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 "Special Development Regulations" and Section 9 "Special Conditions" to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is "way out of line" in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,

Daryn Rody

## Johnson, Thad A

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**From:** Dave Seat <dseatok@gmail.com>  
**Sent:** Wednesday, April 19, 2023 10:21 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** OPPOSITION to proposed land use rezoning at: 13900 to 14300 N. Bryant - OKC, OK 73013  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

Dear Mr. Pennington - Chairman and Ward 7 Zoning & Planning Commissioner & Mr. Liggins - OKC Zoning Dept.,

My name is Dave Seat. I reside with my wife and three children at 1813 Council Bluff Dr., Edmond, OK 73013, which is approximately 0.5 mile northeast of the subject property. My children attend Edmond Public Schools and I am a lifelong NE OKC/Edmond resident. We have owned four homes in this area in the past 15 years, all within 2-3 miles of the subject property.

I am writing to you this morning to express my family and I's extreme OPPOSITION to the proposed land use rezoning at 13900 to 14300 N. Bryant Ave., OKC, OK. I have attached a letter from the nearby Wellington Park HOA which goes into excellent detail of the problems with overdevelopment of this property.

I am very very appreciative of you taking time to read this email. I fully respect the almost impossible position you are put in with your jobs and I thank you for your service to our community. I'm sure it is often a thankless job and I want to take this opportunity to THANK YOU for what you do.

As mentioned, I am a lifelong Edmond resident. I attended Edmond Public Schools K-12 and graduated from Edmond Memorial High School in 2002. I graduated from Oklahoma Christian University in NE OKC with a degree in Mass Communications and a MBA in 2006 and 2009 respectively.

My family and I are intimately familiar with this exact portion of Edmond/NE OKC. It is our home. We value the trees, green spaces and LACK OF CONCRETE in Southeast Edmond. We have chosen to live here and raise our family here because of the area's natural beauty, quality schools, quality neighborhoods and LACK of overcrowdedness which exists throughout OKC and other parts of Edmond.

The Hallmark Farms property has long been a staple of Southeast Edmond. It is heartbreaking that it has sold, but I understand that the new owners have the right to develop it as they see fit. While I believe the most popular development of the area would be a city park, I understand that economically this is not the direction the new ownership will likely choose.

In speaking with neighbors in Spring Hill, Cheyenne Ridge, Wellington Park, Smiling Hills and other surrounding neighborhoods, NOBODY wants to see this property overdeveloped. There will be extreme opposition and backlash to decisions made with this property that are not thoroughly researched and vetted.

The development at the SE corner of Bryant and 33rd has been an eyesore to our area in my opinion. Most of the businesses in this shopping center constantly turn over, and many of the buildings have been empty since development. To put it simply, no one wants overdevelopment in this area and existing developments have struggled to stay viable.

The same can be said of the Spring Creek shops at 15th and Bryant (constant business turnover, tons of empty/unleased properties, very few long-term tenants). These areas were OVERBUILT. I plead with you to not do the same at the subject property.

In my humble opinion, the best decision for development in this area would be 10-20 homes with large lots that leave AS MANY existing trees as possible.

When considering zoning, development, etc. for the subject property, I ask that you make decisions that are in line with the existing character of the area. Shopping centers, gas stations, and other retail spaces are wildly out of character with our area and will be extremely unpopular with surrounding tax-paying residents. They will cause overcrowdedness, an explosion of traffic that the existing infrastructure cannot handle and a decrease to the quality of life to existing residents.

Please consider this email in your decisions for the subject property. While I know a level of development is inevitable, I respectfully ask you to please consider the wishes of EXISTING, LONG-TERM, TAX-PAYING residents who live in this area who desperately want the property developed in a responsible way.

Thank you again for your time!

Dave Seat  
405-249-3650  
1813 Council Bluff Dr.  
Edmond, OK 73013



## Johnson, Thad A

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**From:** ddryden16@gmail.com  
**Sent:** Saturday, April 22, 2023 10:53 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Attention: Subdivision & Zoning Dept. - PUD-1946 Rezoning Application - LETTER OF OPPOSITION

RE: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – **PUD 1946** (C-3 & R-1 base zoning)

Hello,

My name is Debra Dryden. I live in northeast Oklahoma City in the Wellington Park addition. As a former Wellington Park HOA Board Member and homeowner of more than 31 years in the Wellington Park addition, I strongly oppose the current PUD-1946 rezoning application.

I am aware you have received notice from a member of the Wellington Park HOA Board outlining the concerns with the PUD-1946 application. I concur with those concerns.

Sincerely,

Debra Dryden  
13908 Sterlington  
Edmond, OK 73013  
ddryden16@gmail.com

## Johnson, Thad A

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**From:** Patti Cunningham <c62781@aol.com>  
**Sent:** Thursday, April 20, 2023 10:17 AM  
**To:** camalpennington@gmail.com; DS, Subdivision and Zoning; Liggins, Curtis D  
**Subject:** opposition to Rezoning

April 19, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department  
[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners, and Mr. Liggins:

My name is Douglas Cunningham and I live with my wife Patti at 13901 Sterlington. This is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. My wife and I have lived here in Wellington Park for 28+ years, and I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit “A” providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the “Conceptual Site Plan” provided within the application documents. The provided PUD Area Map is rectangular in shape while the “Conceptual Site Plan” for OKC is an inverted “L” shape. Therefore, the S.W. portion of the “Conceptual Site Map” is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the “Conceptual Site Map” (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out “Formal Notice of the Zoning Change” to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the “Conceptual Site Plan”).
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the “Conceptual Site Plan” provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

1. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Gasoline Sales Large (8300.45)" and "Gasoline Sales Small Restricted (8300.46)". We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
2. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Spectator Sports and Entertainment-High Impact" (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
3. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Construction Sales and Services" (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
4. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as "Low Impact Institutional: Residential Oriented" (8200.5)". Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.

i. Footnote #5 of the "Residential Zoning Districts Bulk Standards" allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as "Live Work Units" (8200.4)" and an additional six (6) land uses.

i. The "Residential Zoning Districts Bulk Standards" would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.

4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

1. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.
2. Since this application does not indicate the use of "gated streets or entries", and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

Subdivision Regulations and/or as required by the City of Edmond for "joint ownership" of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 "SPECIAL CONDITIONS" listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD”.

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.

i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD- 1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan” becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD- 1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous! WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested “No Platting” and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

Page 3 of 4

e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.

i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD- 1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946

f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used. g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use

category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of "proposed retailers", the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we very much respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

Due to the quantity and severity of issues outlined above, and due to the potential for Section 8 "Special Development Regulations" and Section 9 "Special Conditions" to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is "way out of line" in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Thank you very much for your time and your very important consideration to this.

Respectfully,  
Douglas and Patti Cunningham

## Johnson, Thad A

---

**From:** Dudley Chancey <dudley.chancey@oc.edu>  
**Sent:** Thursday, April 20, 2023 11:31 AM  
**To:** DS, Subdivision and Zoning; Dudley Chancey; Vicki Chancey; camalpennington@gmail.com; Liggins, Curtis D; 4silks@cox.net  
**Subject:** Hallmark Farm Rezoning

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

We are Dudley & Vicki Chancey and we live at 14301 Middleberry Road, which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. We wish to join our neighborhood to express the following concerns about, and opposition to, PUD-1946 as noted below. Our house backs up to the farm. It was a big selling point for us when we moved here in 1998. We know times change. We also feel it would be irresponsible to allow "anything" to be put in the place of this farm. I am sure you have seen the items below from our fellow neighbors. Prayers for wise discernment as you folks deliberate.

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.

2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD-1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided

within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan").

3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

Page 2 of 4

a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Gasoline Sales Large (8300.45)" and "Gasoline Sales Small Restricted (8300.46)". We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.

b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Spectator Sports and Entertainment-High Impact" (corrected

reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.

c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Construction Sales and Services" (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.

d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as "Low Impact Institutional: Residential Oriented" (8200.5)". Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.

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4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.

b. Since this application does not indicate the use of "gated streets or entries", and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

Page 3 of 4

Subdivision Regulations and/or as required by the City of Edmond for "joint ownership" of some streets.

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The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that "NO PLATTING BE REQUIRED WITHIN THE PUD".

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.

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for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD-1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan”

becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted

under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD-1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous!

WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

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i. Since the Applicant has requested “No Platting” and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

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hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD-1946. WPHOA would however suggest that the Applicant consider using exposed metal

materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946



f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used.

g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Sincerely,

Dudley & Vicki Chancey  
14301 Middleberry Rd.  
Edmond, OK 73013  
405-249-5270  
[Dudley.chancey@oc.edu](mailto:Dudley.chancey@oc.edu)

Dudley Chancey, PhD  
14301 Middleberry Rd.  
Edmond, OK 73013  
[dudley.chancey@oc.edu](mailto:dudley.chancey@oc.edu)  
[www.winterfest.org](http://www.winterfest.org)  
[www.ncym.org](http://www.ncym.org)  
[www.teleiosjournal.com](http://www.teleiosjournal.com)  
[www.lfmissions.org](http://www.lfmissions.org)  
[www.jovenesencamino.org](http://www.jovenesencamino.org)  
[www.bchonduras.org](http://www.bchonduras.org)  
[www.oc.edu](http://www.oc.edu)  
[www.baxterinstitute.edu](http://www.baxterinstitute.edu)  
[www.legacyfarmscoffee.com](http://www.legacyfarmscoffee.com)

## Johnson, Thad A

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**From:** Erin Cornell <cornell.erin@gmail.com>  
**Sent:** Saturday, April 22, 2023 1:21 PM  
**To:** camalpennington@gmail.com; DS, Subdivision and Zoning; Liggins, Curtis D  
**Subject:** Opposition to land rezoning: 13900 to 14300 N Bryant Ave - PUD 1946

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

My name is Erin Cornell and my family and I live in Cheyenne Ridge, which is close to the PUD-1946 rezoning application. We live at 3520 Yellow Sky Cir, Edmond, OK 73013. This current tract of land has been an agricultural piece of property for many years and we believe that the owner has the right to construct whatever he/she believes is the best use. However, with what is currently proposed with numerous retail spaces AND 31 homes built, this will ultimately become a very congested area of town. My daughter currently walks to school and Bryant traffic is already very heavy, which is a concern for us in that she has to cross that street. My son will be joining her next year, and now that makes it a double concern.

Also, our elementary and middle school that would be home base for these new proposed houses are already at max capacity and will not be able to handle more students without some serious sacrifices on the administrative, teaching, staff, students and parents side. We don't want that for the future of our kids' schools, as there has already been enough damage done since 2020.

With these thoughts above, we respectfully request that PUD-1946 be denied without hesitation.

Thank you for your time.  
Erin Cornell

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## Johnson, Thad A

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**From:** Felipe Ruiz <feliperuiz67@hotmail.com>  
**Sent:** Wednesday, April 19, 2023 8:08 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to Proposed Land use Rezoning at 13900 to 14300 N. Bryant Ave OKC

Ref: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave - OKC OK 73013  
Current Zoning Classification - AA Agricultural  
Proposed Zoning Classification - PUD 1946 (C-3 & R-1 Base Zoning)

Dear Mr. Pennington and Mr. Liggins,

My name is Felipe Ruiz. I live with my wife Ana, daughter Sylvia and son Nicholas in N.E. Oklahoma City at 13805 Kirkland Ridge, located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. Our neighborhood (Wellington Park) adjoins the subject PUD site along all of its southern and eastern property lines.

My family and I express the concerns and opposition to PUD-1946 that many of our neighbors have, and respectfully request that PUD-1946 be denied without hesitation or delay.

Thank you for your attention,

Felipe Ruiz  
(405) 996 6671  
feliperuiz67@hotmail.com

April 20, 2023

MR CURTIS LIGGINS

SUB DIVISION AND ZONING DEPARTMENT - CITY OF OKLA. CITY  
420 WEST MAIN STREET, SUITE 910  
OKLA CITY, OK 73102

Re: OPPOSITION TO LAND USE REZONING AT:

13900 TO 14300 N BRYANT AVE - OKLA CITY, OK 73013

CURRENT ZONING CLASSIFICATION - AA AGRICULTURE

PROPOSED ZONING CLASSIFICATION - PUD 1946 (C-3 + R-1

BASE ZONING)

DEAR MR. LIGGINS

MY NAME IS GLORIA JEAN SHIPMAN AND MY ADDRESS IS  
13809 KIRKLAND RIDGE, OWNER OF THIS PROPERTY IN THE  
TITLE OF ROBERT E. SHIPMAN FAMILY TRUST, LOCATED IN  
WELLINGTON PARK SUBDIVISION ADJOINING THE REFERENCED  
REZONING APPLICATION.

I WISH TO EXPRESS MY OPPOSITION TO THIS REZONING  
APPLICATION AS NOTED IN THE ATTACHED LETTER DATED  
APRIL 13, 2023 AND SIGNED BY WILLIAM SILK, A.I.A.  
CO CHAIRMAN - ARCHITECTURAL REVIEW COMMITTEE.

THANK YOU FOR YOUR CONSIDERATION,

Gloria Jean Shipman, Co-trustee, Robert E. Shipman  
13809 KIRKLAND RIDGE  
Edmond, OK 73013  
(405) 478-3923  
FAMILY TRUST

ATTACHMENT

RECEIVED

APR 26 2023

PLANNING DEPARTMENT

RECEIVED

April 20, 2023

APR 26 2023

PLANNING DEPARTMENT

Mr. CAMAL Pennington  
City of Oklahoma City, Sub Division and Zoning Dept.  
420 West Main Street, Suite 910  
OKLA. City, OK 73102

Re: Opposition to proposed Land use Rezoning at:  
13900 to 14300 N. Bryant Ave - OKLA City, OK 73013  
Current Zoning Classification - AA Agriculture  
Proposed Zoning Classification - PUD 1946 (C-3 + R-1  
Base Zoning)

Dear Mr. Pennington:

My Name is <sup>Gloria</sup> Jean Shipman and my address is  
13809 Kirkland Ridge, owner of this property  
in the title of Robert E. Shipman Family Trust,  
Located in Wellington Park Sub Division adjoining  
the referenced Rezoning Application.

I wish to express my opposition to this Rezoning  
Application as noted in the attached letter  
dated 4-13-2023 and signed by William Silk,  
A.I.A. - CoChairman - Architectural Review Committee

Thank you for your consideration,

Gloria Jean Shipman, Co trustee  
Robert E Shipman Family Trust  
13809 Kirkland Ridge  
Edmond, OK 73013  
(405) 478-3983

Attachment

## Johnson, Thad A

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**From:** Greg Graham <greg@gcdokc.com>  
**Sent:** Wednesday, April 19, 2023 5:55 PM  
**To:** DS, Subdivision and Zoning; camalpennington@gmail.com; Liggins, Curtis D  
**Subject:** Opposition to proposed land use rezoning at: 13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013

April 19, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner

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

Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department

[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins

Having been in the commercial construction business for over 30 years prior to my retirement in 2021, obviously I like growth and the utilization of vacant land. However, in this case I must be opposed to all the zoning classification, excluding the single-family section. A shopping center that is not on a main intersection usually flounders until eventually they turn into a service center commonly ½ full. There is a shopping center on a main intersection at SE corner Bryant and Memorial less than a mile away that has never filled up after 4 plus years. The reason a commercial center doesn't work in this area is there are just not enough roof tops to support them. Just look at the old shopping center at Memorial and Bryant on the SE corner less than a quarter mile away. It is essentially vacant even after turning into a service center for a short period of time. The center was built for a grocery store, but it failed – not enough roof tops to support it. I'm all in for doing something with the property that will enhance the area, but the applicant needs to go back and give deeper consideration as to how the property should be developed.

Thank you for time and service to the community.

Greg Graham  
13916 Middleberry Road  
Edmond, OK 73013

## Johnson, Thad A

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**From:** jpatry <jpatry@cox.net>  
**Sent:** Thursday, April 20, 2023 12:09 PM  
**To:** DS, Subdivision and Zoning; Liggins, Curtis D  
**Cc:** subdivisionzoning@okc.gov  
**Subject:** FW: Opposition to Hallmark Farms Rezoning at: 13900 to 14300 N. Bryant Ave - OKC , OK 73013

Sent from my U.S.Cellular© Smartphone

----- Original message -----

From: "James Patry Jr." <jpatry@cox.net>  
Date: 4/19/23 11:19 PM (GMT-06:00)  
To: curtis.liggins@okc.gov  
Cc: subdivisionzoning@okc.gov  
Subject: Opposition to Hallmark Farms Rezoning at: 13900 to 14300 N. Bryant Ave - OKC , OK 73013

April 19, 2023

Mr. Pennington. OKC Planning Commissioners -

My name is James Patry Jr. and I live with my wife at 14201 Middleberry Rd. located in Wellington Park (WP) adjoining the subject PUD - 1946 . Here are my major concerns regarding the rezoning:

1. The application for PUD-1946 states that two separate tracts will be used, i.e., Tract 1 (C-3 Commercial) and Tract 2 (R-1 Residential). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). I request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.
2. The zoning requested for the C-3 area would allow gas stations, sports complexes including racetracks, lumber yards, etc. The uses are **not** appropriate adjacent to Wellington Park and the adjacent neighborhoods across Bryant to the west.
3. Footnote #5 of the "Residential Zoning Districts Bulk Standards" allows this land use to construct a building up to a 60-foot tall. This is not appropriate adjacent to residential neighborhoods. I request the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

4.The "Residential Zoning Districts Bulk Standards" for this property would provide only a 10-foot Rear Yard. I hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard **ONLY** along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth

Crossing cul-de-sac (approximately 2 homes). I also request the lots **ONLY** adjacent to the platted Wellington Park platted lots be a minimum of 10,000 square feet in size, similar to the lots in Wellington Park.

5. The Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD.” I request the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

James Patry Jr.

14201 Middleberry Rd.

Edmond OK 730013





**Johnson, Thad A**

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**From:** Jan Williams <jwilliams189@cox.net>  
**Sent:** Thursday, April 20, 2023 3:11 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Hallmark Farms rezoning

I live in Wellington Park in OkC next to Hallmark Farms. I would like to express my negative feelings on the proposed rezoning of this property. Thank you for your consideration. No to rezoning.  
Sent from my iPhone

## Johnson, Thad A

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**From:** John Mauer <mauerjohn@cox.net>  
**Sent:** Wednesday, April 19, 2023 10:09 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Hallmark Farms Rezoning  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

My name is John Mauer, and I live in northeast Oklahoma City at 13932 Sterlington which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As a residents of Wellington Park for 21 years, my wife Karen and I wish to express our concerns about, and opposition to, PUD-1946 as noted in the attached letter from Bill Silk.

Thank you for your consideration,

John & Karen Mauer  
(405) 816-3337

## Johnson, Thad A

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**From:** Joseph Dodrill <joe@renovateok.com>  
**Sent:** Thursday, April 20, 2023 9:44 PM  
**To:** camalpennington@gmail.com; DS, Subdivision and Zoning; Liggins, Curtis D  
**Subject:** Opposition to proposed land use rezoning at: 13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013 Current Zoning Classification – AA Agricultural Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

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

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

My name is Joe Dodrill., and I live in S.E Edmond 1801 Council Bluff Dr. which is located within the Cheyenne Ridge neighborhood adjacent to the subject PUD-1946 rezoning application. The Cheyenne Ridge neighborhood adjoins the subject PUD site along part of its western property lines. After reading the letter from one of our neighbors in the Wellington Park neighborhood I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
  2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan").
  3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.
- 
1. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Gasoline Sales Large (8300.45)" and "Gasoline Sales Small Restricted (8300.46)". We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
  2. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Spectator Sports and Entertainment-High Impact" (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.

3. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Construction Sales and Services" (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
4. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as "Low Impact Institutional: Residential Oriented" (8200.5)". Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.

- i. Footnote #5 of the "Residential Zoning Districts Bulk Standards" allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

1. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.
  2. Since this application does not indicate the use of "gated streets or entries", and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the we hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

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Subdivision Regulations and/or as required by the City of Edmond for "joint ownership" of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 "SPECIAL CONDITIONS" listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

We therefore strenuously object to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that "NO PLATTING BE REQUIRED WITHIN THE PUD".

- i. We request that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

- i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at thispoint in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the "Conceptual Site Plan" indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide "on site storm water detention" for PUD-1946 and B) require

the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested “No Platting” and since this PUD does not identify where

the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, we believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Sincerely,

-Joe Dodrill

**Johnson, Thad A**

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**From:** Justin M <jlanemars@gmail.com>  
**Sent:** Thursday, April 20, 2023 4:45 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to Hallmark Farms Rezoning  
**Attachments:** PUD-1946 WPHOA LETTER 04-18-23.pdf

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

My wife and I are residents of the Wellington Park neighborhood directly south of Hallmark Farms. Attached, please find a letter detailing our concerns regarding the proposed rezoning of this property.

Justin Marshall  
13913 Plymouth Crossing



## Johnson, Thad A

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**From:** Kelly Lewis <kelly.lingo@gmail.com>  
**Sent:** Tuesday, April 18, 2023 11:06 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Subdivision & Zoning Dept.

Hello,

I am writing this email to oppose the Opposition to proposed land use rezoning at:

13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013

Current Zoning Classification – AA Agricultural

Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

I live at 14205 Middleberry Rd, Edmond OK 73013 and I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan").
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

Page 1 of 4

- a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Gasoline Sales Large (8300.45)" and "Gasoline Sales Small Restricted (8300.46)". We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore overnight security lighting into this area.
- b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Spectator Sports and Entertainment-High Impact" (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
- c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Construction Sales and Services" (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either

within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.

d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Low Impact Institutional: Residential Oriented” (8200.5)”. Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.

i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Live Work Units” (8200.4)” and an additional six (6) land uses.

i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.

4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.

b. Since this application does not indicate the use of “gated streets or entries”, and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

Page 2 of 4

Subdivision Regulations and/or as required by the City of Edmond for “joint ownership” of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 “SPECIAL CONDITIONS” listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur. The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD”.

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.

i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD- 1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan” becomes moot and meaningless. Quite possibly that is the

reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD- 1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous! WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested “No Platting” and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

Page 3 of 4

e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.

i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD- 1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946

f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used. g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY

indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Thank you,

Kelly Lewis  
14205 Middleberry Rd  
Edmond, Ok 73013

## Johnson, Thad A

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**From:** Kirk Sparks <klsparks1124@gmail.com>  
**Sent:** Wednesday, April 19, 2023 9:32 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Rezoning near Wellington Park

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner

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

Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910

Oklahoma City, OK 73102

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department

[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: Opposition to proposed land use rezoning at:

13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013

Current Zoning Classification – AA Agricultural

Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

My name is Kirk Sparks and I live in N.E. Oklahoma City with my wife Loren Sparks at 14312 Middleberry Road which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit “A” providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the “Conceptual Site Plan” provided within the application documents. The provided PUD Area Map is rectangular in shape while the “Conceptual Site Plan” for OKC is an inverted “L” shape. Therefore, the S.W. portion of the “Conceptual Site Map” is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the “Conceptual Site Map” (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out “Formal Notice of the Zoning Change” to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the “Conceptual Site Plan”).
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the “Conceptual Site Plan” provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Gasoline Sales Large (8300.45)” and “Gasoline Sales Small Restricted (8300.46)”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.

b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68). Typical uses mentioned in the

OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.

c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as "Construction Sales and Services" (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.

d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as "Low Impact Institutional: Residential Oriented" (8200.5)". Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.

i. Footnote #5 of the "Residential Zoning Districts Bulk Standards" allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as "Live Work Units" (8200.4)" and an additional six (6) land uses.

i. The "Residential Zoning Districts Bulk Standards" would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.

4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.

b. Since this application does not indicate the use of "gated streets or entries", and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

Subdivision Regulations and/or as required by the City of Edmond for "joint ownership" of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 "SPECIAL CONDITIONS" listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur. The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that "NO PLATTING BE REQUIRED WITHIN THE PUD".

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the "Conceptual Site Plan" indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the

Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.

i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD- 1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan” becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD- 1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous! WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested “No Platting” and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

Sincerely

Kirk and Loren Sparks

e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.

i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD- 1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946

f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used. g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY

indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so



at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 "Special Development Regulations" and Section 9 "Special Conditions" to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is "way out of line" in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Sincerely

Kirk and Loren Sparks

**Johnson, Thad A**

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**From:** Laura Dial <ldial@cox.net>  
**Sent:** Wednesday, April 19, 2023 9:44 AM  
**To:** DS, Subdivision and Zoning  
**Cc:** ldial@cox.net  
**Subject:** Letter of Opposition to the Hallmark Farms Rezoning, case # PUD-1946  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

Attention: Subdivision & Zoning Dept

We received the "Notice of Hearing" letter for the rezoning of 14300 N Bryant since we live on the street that backs up to this location.

We strongly oppose this rezoning and refer to the attached letter submitted by our Wellington Park Homeowners Association. We are in complete agreement with the letter.

Many thanks for your attention,

K Greg & Laura Dial  
14304 Middleberry Rd

## Johnson, Thad A

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**From:** Matthew Ball <mattrball@icloud.com>  
**Sent:** Friday, April 21, 2023 12:00 PM  
**To:** DS, Subdivision and Zoning; camalpennington@gmail.com; Liggins, Curtis D  
**Cc:** The Mayor  
**Subject:** Opposition to Proposed Land Use Rezoning

City of OKC Subdivision and Zoning, Mr. Camal Pennington, Mr. Curtis Liggins:

My wife and I reside at 3100 NE 139th St and are residents of the Wellington Park neighborhood and members of the Wellington Park Homeowners Association. We write in adamant opposition to the PUD-1946 proposed rezoning application, which adjoins the Wellington Park neighborhood along all of its southern and eastern property lines.

We echo the detailed concerns of fellow neighbor William Silk, residing at 13905 Plymouth Crossing in Wellington Park, in regard to this poorly thought-out and frankly slapped together rezoning application (PUD-1946).

While we respect a property owner's right to develop this piece of land to what he or she believes is its highest and best use, our HOA and we believe that that neither he, nor she, has the right to do so at the expense of adjacent property owners, while clearly disrespecting the existing zoning requirements of the City of Oklahoma City.

We ask that this application for rezoning be denied without any delay for the reasons outlined in Mr. Silk's letter dated April 13, 2023.

Matthew Ball  
405-315-3668 cell  
[mattrball@icloud.com](mailto:mattrball@icloud.com)

**Johnson, Thad A**

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**From:** DIMAGGIO, MATTHEW J CIV USAF AFMC AFLCMC/LPSD  
<matthew.dimaggio@us.af.mil>  
**Sent:** Thursday, April 20, 2023 8:15 PM  
**To:** DS, Subdivision and Zoning  
**Cc:** Liggins, Curtis D; camalpennington@gmail.com  
**Subject:** Hallmark Farms Rezoning  
**Attachments:** PUD-1946 WPHOA LETTER 04-19-23.pdf

See attached letter concerning the opposition to land rezoning at 13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013.

Thanks,

//SIGNED//  
Matthew DiMaggio

## Johnson, Thad A

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**From:** Melissa Santoro <santoromelissa10@gmail.com>  
**Sent:** Thursday, April 20, 2023 7:11 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to rezoning at 13900 to 14300 N. Bryant Ave.  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

Hello,

I am writing to you to express our opposition to the rezoning of 139000 to 14300 N. Bryant Ave. My name is Melissa Santoro and I live with my husband, Gian Santoro, and family at 13909 Sterlington, Edmond, OK 73013. We live in Wellington Park which is adjacent to the property that is looking to rezone. Please see the attached letter that addresses the multiple concerns that we have with the rezoning of the property. Due to the quantity and severity of issues outlined in the letter we respectfully request that the PUD-1956 be denied.

Thank you,

Melissa & Gian Santoro

## Johnson, Thad A

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**From:** dgmahon@aol.com  
**Sent:** Wednesday, April 19, 2023 8:53 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Letter of Opposition to the OKC Planning Commission

April 19, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department  
[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners, and Mr. Liggins:

My name is Michael Mahon, and I live with my wife Diane, in NE Oklahoma City at 13929 Plymouth Crossing. This is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. My wife and I have lived here in Wellington Park for 28+ years, and I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan").
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.





Page 1 of 4

1. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Gasoline Sales Large (8300.45)” and “Gasoline Sales Small Restricted (8300.46)”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
2. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
3. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Construction Sales and Services” (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
4. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Low Impact Institutional: Residential Oriented” (8200.5)”. Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.






i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.

e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Live Work Units” (8200.4)” and an additional six (6) land uses.

i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.

4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.

1. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.
2. Since this application does not indicate the use of “gated streets or entries”, and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

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Page 2 of 4

Subdivision Regulations and/or as required by the City of Edmond for “joint ownership” of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 “SPECIAL CONDITIONS” listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD”.

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:










i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.

i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD- 1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan” becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD- 1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous! WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested “No Platting” and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

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Page 3 of 4

e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.

i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD- 1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946

f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used. g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we very much respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

Due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Thank you very much for your time and your very important consideration to this.

Respectfully,  
Michael and Diane Mahon

## Johnson, Thad A

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**From:** Michael Boone <boonema19@outlook.com>  
**Sent:** Tuesday, April 18, 2023 10:48 PM  
**To:** DS, Subdivision and Zoning  
**Cc:** Wife  
**Subject:** Opposition to proposed land use reasoning at 13900 to 14300 N. Bryant- Oklahoma City, OK

April 18, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
camalpennington@gmail.com Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910 Oklahoma City, OK 73102 subdivisionandzoning@okc.gov Mr. Curtis Liggins – OKC Zoning Department curtis.liggins@okc.gov

Re: Opposition to proposed land use rezoning at:

13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013 Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins - My name is Michael Boone and I live in N.E. Oklahoma City with my wife at 13912 Wellsburg Ct. which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit “A” providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site

(<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.okc.gov%2Fdistricts&data=05%7C01%7Csubdivisionandzoning%40okc.gov%7C4c4bdbc1eabd48c86b4e08db4088e986%7C837e0d97dd9d4d0097e688f05a32ee59%7C0%7C0%7C638174729015285145%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=09tUZVI3EKHwFRuyvdtEuevDYzQTf7TN%2BTZxHG0by0%3D&reserved=0>). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.

2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD- 1946 Zoning Application does not match the configuration of the “Conceptual Site Plan” provided within the application documents. The provided PUD Area Map is rectangular in shape while the “Conceptual Site Plan” for OKC is an inverted “L” shape. Therefore, the S.W. portion of the “Conceptual Site Map” is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the “Conceptual Site Map” (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out “Formal Notice of the Zoning Change” to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the “Conceptual Site Plan”).

3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the “Conceptual Site Plan” provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

- a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Gasoline Sales Large (8300.45)” and “Gasoline Sales Small Restricted (8300.46)”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
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The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

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- i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.
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- f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.
  - i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used.
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  - i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.



The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,

Michael and Shannon Boone

## Johnson, Thad A

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**From:** Miranda Lenocker <m\_lenocker@yahoo.com>  
**Sent:** Thursday, April 20, 2023 3:19 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to proposed land use rezoning at 13900 to 14300 N. Bryant Ave- Oklahoma City

April 13, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
camalpennington@gmail.com  
Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
subdivisionandzoning@okc.gov  
Mr. Curtis Liggins – OKC Zoning Department  
curtis.liggins@okc.gov

Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

I live at 14401 Oxford Dr., 4 streets east of the proposed development. I respectfully request that this application be denied. While I did expect we were going to lose the beautiful horse farm abutting our neighborhood in the name of "progress", I did not expect that the whole area was going to be paved and commercial structures allowed.

I've copied and inserted a letter drafted by a member of the Wellington Park HOA. I agree with everything he says. I have concerns about the drainage issues we will have when all of the grass cover is removed and paved. I have concerns about the lighting that will have to be installed for security. I would ask that any fencing for any future proposals be constructed of brick/stone. Section 8.1 allows for a wide range of commercial uses one of which is a gas station. I would ask that this item be stricken completely from any future proposals. There are 2 gas stations that exist a block south already.

It seems that more thought could be put into the development and more consideration be given to those that have to live around this development. The rezoning application and schematic makes it appear the owner that inherited the property is asking the City to rezone it into something generic so they have limited restrictions as to what they can do with the property.

Sincerely,

Miranda Lenocker

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.

2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD-1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided

within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to

send out “Formal Notice of the Zoning Change” to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the “Conceptual Site Plan”).

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a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Gasoline Sales Large (8300.45)” and “Gasoline Sales Small Restricted (8300.46)”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.

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April 19, 2023

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

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

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[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

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Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

**Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -**

My name is Nancy Thomas, and I live in S.E. Edmond with my husband at 2112 E 37<sup>TH</sup> St. which is in the Cheyenne Ridge Addition near the subject PUD-1946 rezoning application. I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.

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PLANNING DEPARTMENT

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- f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.
- i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used.
- g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.
- i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The surrounding neighborhoods hope to be the happy recipients of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property. While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City. In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,

*Nancy A. Thomas*      *Stephen M. Thomas*

Nancy and Steve Thomas  
Cheyenne Ridge Neighborhood Homeowners  
[Nancy.thomas@oc.edu](mailto:Nancy.thomas@oc.edu)  
405-308-7430 or 405-306-0764

## Johnson, Thad A

---

**From:** Natalie Smith <blakey1217@aol.com>  
**Sent:** Monday, May 22, 2023 10:04 AM  
**To:** The Mayor; DS, Subdivision and Zoning; Plan Development  
**Subject:** PUD-1946 - Meeting

Mayor Holt,

On May 25th there will be a city council meeting for the re-zoning of property at 14300 N Bryant Ave. for over 40 years it has served as "Hallmark Farms" a premiere horse training, breeding and boarding barn owned by the late Richard Sias (incredible supporter of all things OKC).

While I love seeing growth, change and advancement in our city, I have great concerns about the proposed development of this area specifically related to the commercial development desired (over 140,000 sq ft of retail space and over 600 parking spots).

Bryant Ave is already a heavily traffic area in Edmond and main thoroughfare for visitors and commuters and the 4 lane street (which has personal backyards backing up to it on the west side) is very limited on any widening. Cimarron Middle School is within 100 yard of the property discussed and there are lots and lots of children that walk to and from school, my son included. The entire frontage of the proposed commercial space would be school zone.

Smiling Hill Blvd, which would be the cross street where the proposed development would install a traffic light cuts through connecting Eastern/Boulevard and Bryant ave. It is also lined with homes and has the Oklahoma Christian track and connecting cross walks. It is already a major safety issue as it is right on the OKC/Edmond dividing line and has difficulty being policed and people use it as a cut through at excessive speeds as pedestrians and college students are trying to walk. To increase traffic in this area and the use of Smiling Hill Blvd as a main connecting point would be DETRIMENTAL to those homes on that street, as well as patrons of OC college and safety of those using the beautiful track that was created and again the HUNDREDS of kids that walk to/from school.

There are lots of commercial property spots within a 2 mile radius that sit empty, we have plenty of dry cleaners, nail salons, and liquor stores nearby. While the residential aspect of this development may be needed, the commercial plans are the most concerning and lack an actual "need" in the area. Most residents nearby would rather maintain a relatively safe and quiet community for a little further drive to a commercial store.

We love this little slice of heaven in South East Edmond/ far NE OKC - we are invested in the schools and the community, our kids love the parks, the OC trail and the ability to safely to walk to school. I ask that you PLEASE proceed with caution, discernment and listen to those that have invested in that area and call it "home" as it will DIRECTLY impact their well-being and safety for their kids

Kindly,  
Natalie Smith

**Johnson, Thad A**

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**From:** Nora Loeber <noraloeber@gmail.com>  
**Sent:** Wednesday, April 19, 2023 4:17 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Attention: Subdivision & Zoning Dept- HallMark Horse Farm Letter of Concern

To whom it may concern,

We disagree with what is being proposed on the land. It will cause more traffic and it will be more dangerous for bike riders and people who like to walk in this area. I used to take horseback riding lessons there. I got super sad and upset that they weren't able to stay there any longer. Our backyard is small and we back up the land. We love this neighborhood, and are upset about the land.

sincerely, Nora (11yrs), Nels (8yrs), Bergen (5.5yrs) Loeber

## Johnson, Thad A

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**From:** Patrick Bray <plbray@cox.net>  
**Sent:** Thursday, April 20, 2023 1:34 PM  
**To:** camalpennington@gmail.com; DS, Subdivision and Zoning; Liggins, Curtis D  
**Subject:** Opposition to proposed land use rezoning PUD-1946

April 20, 2023

**To:** Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner

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

Subdivision and Zoning Department – City of Oklahoma City

420 W. Main Street, Suite 910

Oklahoma City, OK 73102

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department

[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

**Re: Opposition to proposed land use rezoning at:**

13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013

Current Zoning Classification – AA Agricultural

Proposed Zoning Classification – **PUD 1946** (C-3 & R-1 base zoning)

**Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins:**

My name is Patrick Bray and I live in N.E. Oklahoma City with my wife Brenda Bray at 14209 Middleberry Road located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD and my lot directly adjoins the eastern property line of the subject PUD-1946. I would like to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. The application for PUD-1946 states that two separate tracts will be used, i.e., Tract 1 (C-3 Commercial) and Tract 2 (R-1 Residential). Neither the application documents nor the “Conceptual Site Plan” provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). I request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.
2. The zoning requested for the C-3 area would allow gas stations, sports complexes including racetracks, lumber yards, etc. The uses are **not** appropriate adjacent to Wellington Park and the adjacent neighborhoods across Bryant to the west.

3. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. This is not appropriate adjacent to residential neighborhoods. I request the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.
4. The “Residential Zoning Districts Bulk Standards” for this property would provide only a 10-foot Rear Yard. I hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard **ONLY** along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes, including my home) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). I also request the lots **ONLY** adjacent to the platted Wellington Park platted lots be a minimum of 10,000 square feet in size, similar to the lots in Wellington Park.
5. The Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD.” I request the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

Please advise of questions at [plbray@cox.net](mailto:plbray@cox.net) or by phone at 405-996-0974.

Sincerely,

Patrick Bray

## Johnson, Thad A

---

**From:** pdeanosu@cox.net  
**Sent:** Friday, April 21, 2023 11:22 AM  
**To:** camalpennington@gmail.com; DS, Subdivision and Zoning; Liggins, Curtis D  
**Subject:** Objection to PUC-1946  
**Attachments:** WPHOA 4-20-23.pdf

Sirs,

As a member of Wellington Park Home Owners Association, I respectfully request you deny PUC-1946.

Thanks you for your help.

Phil Dean



## Johnson, Thad A

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**From:** phillipmaple@gmail.com  
**Sent:** Friday, April 21, 2023 11:15 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Hallmark Farms Rezoning - Please Deny PUD-1946  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

To Whom it may concern,

I'm a 14 year resident of Wellington Park, and I wholeheartedly agree with the attached plea to deny the request to rezone Hallmark Farms, which is adjacent to our neighborhood.

Please consider the reasons outlined in the attachment and deny PUD-1946.

Thank you.

*Phillip Maple*

**Account Executive**

Oklahoma & Arkansas

**COLEMAN, GREER & ASSOCIATES**

M: (405) 740-5200

O: (817) 705-8037 (Melba Wilcox)

[melba@colemangreear.com](mailto:melba@colemangreear.com)

Visit: [asmwaypoint.com](http://asmwaypoint.com)

 Follow us on Facebook



**WAYPOINT**



April 18, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City 420 W. Main Street, Suite 910  
Oklahoma City, OK 73102

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department [curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: Opposition to proposed land use rezoning at: 13900 to 14300 N. Bryant Ave – Oklahoma City, OK  
73013 Current Zoning Classification – AA Agricultural Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins –

My name is Rick Kroeker and I live in N.E. Oklahoma City with my wife at 14105 Middleberry Road which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. My property adjoins the subject PUD site along its southern property lines. As a property owner that exists directly adjacent to the subject property, I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit “A” providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD-1946 Zoning Application does not match the configuration of the “Conceptual Site Plan” provided within the application documents. The provided PUD Area Map is rectangular in shape while the “Conceptual Site Plan” for OKC is an inverted “L” shape. Therefore, the S.W. portion of the “Conceptual Site Map” is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the “Conceptual Site Map” (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out “Formal Notice of the Zoning Change” to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the “Conceptual Site Plan”).
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the “Conceptual Site Plan” provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application. Page 2 of 4
  - a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Gasoline Sales Large (8300.45)” and “Gasoline Sales Small Restricted (8300.46)”. We request that the Commission disallow these two uses as

inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.

- b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
  - c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Construction Sales and Services” (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
  - d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Low Impact Institutional: Residential Oriented” (8200.5)”. Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped. i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.
  - e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Live Work Units” (8200.4)” and an additional six (6) land uses.
    - i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications. 4.
4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.
- a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.

- b. Since this application does not indicate the use of “gated streets or entries”, and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC Page 3 of 4 Subdivision Regulations and/or as required by the City of Edmond for “joint ownership” of some streets.
- 5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 “SPECIAL CONDITIONS” listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur. The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:
  - a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that “NO PLATTING BE REQUIRED WITHIN THE PUD”.
    - i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued. b.
  - b. Regarding Section 9.6 – DRAINAGE REGULATIONS:
    - i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide “on site storm water detention” for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how “new on-site storm water detention features of PUD-1946” will impact Wellington Park detention facilities.
  - c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that “NO SPECIFIC PLAN SHALL BE REQUIRED” before the Commission approves PUD-1946.
    - i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD-1946 is approved “without specific plans” the entirety of the “Conceptual Site Plan” becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... “Conceptual site plan showing feasible option permitted under proposed rezoning”. Without requiring a “Specific Plan” for development of PUD-1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous! WPHOA requests that the Commission require “SPECIFIC PLANS” for PUD-1946.

- d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.
  - i. Since the Applicant has requested “No Platting” and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue. Page 4 of 4 e.
- e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.
  - i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD-1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946
- f. f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.
  - i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used. g.
- g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.
  - i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither

he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,

Rick Kroeker  
R&L Kroeker Family, LLC  
14105 Middleberry Road  
Edmond, Ok. 73013

**Johnson, Thad A**

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**From:** Sandra Nedbalek <sandra.nedbalek@gmail.com>  
**Sent:** Friday, April 21, 2023 12:02 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Re zoning  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

To Whom It May Concern,

Steve and Sandra Nedbalek at 14205 Kirkland Ridge in Wellington Park adjacent to the subject PUD-1946 rezoning application oppose the rezoning of the Hallmark Farms area for commercial use.

See enclosed letter.

Sincerely Sandra and Steve Nedbalek

Sent from my iPhone



## Johnson, Thad A

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**From:** Sara Ackerman <sbackerman@gmail.com>  
**Sent:** Friday, April 21, 2023 9:04 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Attn: Subdivision and Zoning Dept.  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

To the Commissioners,

Thank you for considering these letters from the neighborhood residents. Our family lives on Canterbury Drive which is the street immediately East of Wellington Park. We love the peaceful, serene horse farm being a short 4 minute walk from our house. First and foremost, we would love the main portion of the land to remain agricultural land. The property and pond is beautiful as well as historical! The noise and lights in the late hours or early morning could also be disrupting to the serene area as well.

If this property is zoned to commercial land, we are concerned with all the increased traffic this would bring. With so many neighborhoods in the area, there are many families coming on foot or bikes across Bryant to get to the OC MAPS trail. Also, with Cimarron Middle school a few feet away, many kids are walking to and from school.

Also, with the proposed rendering of multiple strip mall structures, could the market be saturated already in this area? Even the shops at 33rd and Bryant are not all rented out after 3 years of being built.

Please see the attached letter addressing more specific issues.

In conclusion, please carefully consider what the people and area need in regard to this land in keeping with the best possible use for it.

Thank you so much,

Sara Ackerman

## Johnson, Thad A

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**From:** Sara Ross <sara.t.h.ross@gmail.com>  
**Sent:** Wednesday, April 19, 2023 9:27 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to rezoning

April 19, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner

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

Subdivision and Zoning Department – City of Oklahoma City

420 W. Main Street, Suite 910

Oklahoma City, OK 73102

[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department

[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

Re: Opposition to proposed land use rezoning at:

13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013

Current Zoning Classification – AA Agricultural

Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

My name is Sara Ross, and I live in N.E. Oklahoma City with my husband at 13904

Middleberry Road which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit “A” providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.

2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD-1946 Zoning Application does not match the configuration of the “Conceptual Site Plan” provided within the application documents. The provided PUD Area Map is rectangular in shape while the “Conceptual Site Plan” for OKC is an inverted “L” shape. Therefore, the S.W. portion of the “Conceptual Site Map” is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the “Conceptual Site Map” (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out “Formal Notice of the Zoning Change” to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the “Conceptual Site Plan”).

3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the “Conceptual Site Plan” provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

- a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Gasoline Sales Large (8300.45)” and “Gasoline Sales Small Restricted (8300.46)”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
  - b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
  - c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “Construction Sales and Services” (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
  - d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Low Impact Institutional: Residential Oriented” (8200.5)”. Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.
  - i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.
  - e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “Live Work Units” (8200.4)” and an additional six (6) land uses.
  - i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard ONLY along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.
4. Regarding Section 7.0 – STREETS in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.
- a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.
  - b. Since this application does not indicate the use of “gated streets or entries”, and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 "SPECIAL CONDITIONS" listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:

a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that "NO PLATTING BE REQUIRED WITHIN THE PUD".

i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.

b. Regarding Section 9.6 – DRAINAGE REGULATIONS:

i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the "Conceptual Site Plan" indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide "on site storm water detention" for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how "new on-site storm water detention features of PUD-1946" will impact Wellington Park detention facilities.

c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that "NO SPECIFIC PLAN SHALL BE REQUIRED" before the Commission approves PUD-1946.

i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD-1946 is approved "without specific plans" the entirety of the "Conceptual Site Plan" becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... "Conceptual site plan showing feasible option permitted under proposed rezoning". Without requiring a "Specific Plan" for development of PUD-1946 the entire submitted "Conceptual Site Plan" is eyewash and would be superfluous!

WPHOA requests that the Commission require "SPECIFIC PLANS" for PUD-1946.

d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.

i. Since the Applicant has requested "No Platting" and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

Page 4 of 4

e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.

i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA

hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD-1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946

f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.

i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used.

g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.

i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “Special Development Regulations” and Section 9 “Special Conditions” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,

Sara H Ross  
13904 Middleberry Road  
405.202.8984  
[sara.t.h.ross@gmail.com](mailto:sara.t.h.ross@gmail.com)

**Johnson, Thad A**

---

**From:** Sarah <sarahcbsimpson@hotmail.com>  
**Sent:** Thursday, April 20, 2023 10:56 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Zoning

Dear Mr. Pennington and OKC Planning Commissioners,

My name is Sarah Simpson. I live at 13933 Sterlington which is located in Wellington Park. Our neighborhood adjoins the horse farm on its southern and eastern property lines. I wish to respectfully submit my opposition to the proposed zoning classification to PUD - 1946. The application for this zoning appears to have been hastily drafted without clear guidelines for the types of businesses and other structures. There is also a possible negative environmental impact on drainage regulations. Hallmark farms is surrounded on 3 sides , the west, south and eastern sides by single family dwellings . This property needs to be used for single family dwellings.

Respectfully,  
Sarah Simpson

Sent from my iPhone

April 18, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department  
[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

RECEIVED

APR 26 2023

PLANNING DEPARTMENT

Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – **PUD 1946** (C-3 & R-1 base zoning)

**Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -**

My name is Scott Bentley, and I live in N.E. Oklahoma City with my wife at 13913 Briarwyck which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD-1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan").
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.



- a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as **"Gasoline Sales Large (8300.45)"** and **"Gasoline Sales Small Restricted (8300.46)"**. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
  - b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as **"Spectator Sports and Entertainment-High Impact" (corrected reference # is 8300.68)**. Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
  - c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as **"Construction Sales and Services" (8300.31)**. Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. We again request that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
  - d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as **"Low Impact Institutional: Residential Oriented" (8200.5)"**. Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.
    - i. Footnote #5 of the "Residential Zoning Districts Bulk Standards" allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.
  - e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as **"Live Work Units" (8200.4)"** and **an additional six (6) land uses**.
    - i. The "Residential Zoning Districts Bulk Standards" would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard **ONLY** along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.
4. Regarding Section 7.0 – **STREETS** in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.
    - a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.
    - b. Since this application does not indicate the use of "gated streets or entries", and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the we hereby request that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC

Subdivision Regulations and/or as required by the City of Edmond for "joint ownership" of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 "SPECIAL CONDITIONS" listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

**We therefore strenuously object to each of the following Special Conditions requested as a part of the PUD-1946 approval:**

- a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that "NO PLATTING BE REQUIRED WITHIN THE PUD".
  - i. We request that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.
- b. Regarding Section 9.6 – DRAINAGE REGULATIONS:
  - i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the "Conceptual Site Plan" indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) we hereby request that the Commission **A)** require the Applicant to provide "on site storm water detention" for PUD-1946 and **B)** require the Applicant to provide civil engineering drawings that identifying how "new on-site storm water detention features of PUD-1946" will impact Wellington Park detention facilities.
- c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that "NO SPECIFIC PLAN SHALL BE REQUIRED" before the Commission approves PUD-1946.
  - i. We hereby STRENUOUSLY request that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD- 1946 is approved "without specific plans" the entirety of the "Conceptual Site Plan" becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... *"Conceptual site plan showing feasible option permitted under proposed rezoning"*. Without requiring a "Specific Plan" for development of PUD- 1946 the entire submitted "Conceptual Site Plan" is eyewash and would be superfluous! We request that the Commission require "SPECIFIC PLANS" for PUD-1946.
- d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.
  - i. Since the Applicant has requested "No Platting" and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

- e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.
- i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, we hereby request that the Commission deny the use of EIFS or Dryvit materials in PUD- 1946. We would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946
- f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.
- i. Since the adjacent WP neighborhood will be impacted, we request that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used.
- g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.
- i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

My family hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, we believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “**Special Development Regulations**” and Section 9 “**Special Conditions**” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,

  
Scott Bentley  
(405) 227-4227  
[slbentley@cox.net](mailto:slbentley@cox.net)  
13913 Briarwyck  
Edmond, Ok 73013

## Johnson, Thad A

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**From:** Steve Eischeid <steve\_eischeid@millerknoll.com>  
**Sent:** Friday, April 21, 2023 10:49 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to proposed land use rezoning at 13900 to 14300 N. Bryant Ave, Oklahoma City, Ok 73013  
**Attachments:** Wellintonzoning.pdf

**Steve Eischeid**  
Market Development Executive  
Oklahoma/Arkansas

[millerknoll.com](http://millerknoll.com)  
405 823 4665

## MillerKnoll

## Johnson, Thad A

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**From:** Steven Chisholm <stevenchiz@gmail.com>  
**Sent:** Friday, April 21, 2023 10:30 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** Protest Re-zoning: PUD-1946

Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Subject: Concerns Regarding PUD-1946 Rezoning Application

Subdivision and Zoning Department – City of Oklahoma City:

I am writing to express my concerns about the proposed rezoning application for PUD-1946. As a resident living only 210 feet from the property in question, I find the submitted plans unclear and inconsistent with the character of the surrounding area.

Our community is primarily composed of small commercial sales and commercial office spaces, with residential properties on 10,000 sq ft lots. The proposed rezoning to C-3 and R-1, combined with the lack of clarity in the submitted documents, raises concerns about potential disruptions to the existing harmony and character of the area.

Before approving the application, we request that the Commission require the applicant to provide more detailed plans that align with the current neighborhood composition. It is crucial to ensure that any development or rezoning respects the nature of the existing residential and commercial properties and maintains the overall integrity of our community.

Addressing these concerns will help preserve the character and essence of our community. Thank you for your attention to this matter.

Sincerely,

Steven & Jacinda Chisholm  
14000 Middleberry Rd.  
Edmond, OK 73013 (Within OKC City Limits)

## Johnson, Thad A

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**From:** Steven West <stevewest2@cox.net>  
**Sent:** Friday, April 21, 2023 5:50 AM  
**To:** camalpennington@gmail.com; DS, Subdivision and Zoning; Liggins, Curtis D  
**Subject:** Opposition to proposed land use rezoning at: 13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013 Current Zoning Classification – AA Agricultural Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)  
**Attachments:** PUD-1946 WPHOA LETTER 04-13-23.pdf

Mr. Pennington and Mr. Liggins,

My wife and I have lived at 3104 NE 139th Street in the Wellington Park addition since 1996. We bought this home because it was a great neighborhood to raise a family. Our neighborhood maintains large greenbelt areas, a neighborhood park and pool with our HOA dues. We have neighborhood cleanup days and quite often have food trucks visit our park area so we can get together as a community, have a bite to eat and fellowship with our neighbors.

We are adamantly opposed to the re-zoning of the Hallmark Farm property, please see the attached letter. The land in question is totally surrounded by residential housing. Wellington Park is located to the South and East of the property and other neighborhoods in the Edmond City limits are on the North. On the West side of Bryant there are residences in the Oklahoma City limits. Children walk North along Bryant past this property to get to Cimarron Middle School.

The re-zoning request just does not fit in with surrounding properties.

I appreciate your consideration in this matter.

Steven West

3104 NE 139th St

Edmond, OK 73013 (Oklahoma City Limits)

**Johnson, Thad A**

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**From:** Tom Shadid <tfshadid@hotmail.com>  
**Sent:** Wednesday, April 19, 2023 11:32 AM  
**To:** DS, Subdivision and Zoning; camalpennington@gmail.com; Liggins, Curtis D  
**Subject:** Rezoning of Hallmark Farms

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
camalpennington@gmail.com  
Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
subdivisionandzoning@okc.gov  
Mr. Curtis Liggins – OKC Zoning Department  
curtis.liggins@okc.gov  
Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

My name is Tom F. Shadid, Ph.D., and I live in N.E. Oklahoma City with my wife Gloria, at 13911 Middleberry Rd., which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines.

We wish to express our concerns about, and opposition to, PUD-1946. We oppose the resulting significant increase in vehicular traffic near and around our playground and swimming pool area that would present a potentially dangerous environment to our children.

The increased traffic would directly impact, and be impacted by, the large number of students going to, and coming home from Cimarron Middle School in the immediate area of the proposed rezoning. Currently, families transporting their children by automobile must line up in the nearer lane of a two-lane street for several hundred yards, as traffic passes in the outer lane. Student pedestrian traffic involves other nearby additions as well as Wellington Park. Adding more traffic in this area would stress the environmental safety resources significantly beyond acceptable standards. Also, the street in front of Hallmark Farms is prone to flooding with only moderate amounts of rainfall. The condition of the street has already been deteriorated by the heavy traffic load. Finally, students who travel to and from school by foot must walk beside the street without the benefit of sidewalks.

Please reject this ill-advised zoning request.

Thank you for your thoughtful attention to this matter.

Sincerely yours,

Tom F. Shadid, Ph.D.

(H) 405-478-8573 (email) [tfshadid@hotmail.com](mailto:tfshadid@hotmail.com)



## Johnson, Thad A

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**From:** tnicholson2@cox.net  
**Sent:** Wednesday, April 19, 2023 2:00 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Opposition to Proposed Lan use Rezoning at 13900 to 14300 N.Bryant Ave OKC  
**Attachments:** PUD-1946 WPHOA LETTER Shipment.pdf

Ref: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – OKC OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 Base Zoning)

Dear Mr. Pennington and Mr. Liggins,

My name is Tracy Nicholson and my husband, Tommy Nicholson, live in N.E. Oklahoma City at 13801 Kirkland Ridge which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines.

Tommy and I express the concerns and opposition to PUD-1946 as noted in Mr. William (Bill) Silk's letter dated 13 April 2023, attached. We respectfully request that PUD-1946 be denied without hesitation or delay.

Regards,  
Tracy Nicholson  
C: 405-613-3062  
E: tnicholson2@cox.net

**From:** Treva Iwanski <[t.d.iwanski@gmail.com](mailto:t.d.iwanski@gmail.com)>

**Sent:** Thursday, May 18, 2023 12:12 PM

**To:** Camal Pennington <[camalpennington@gmail.com](mailto:camalpennington@gmail.com)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>; Liggins, Curtis D <[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)>

**Cc:** John Iwanski <[john.j.iwanski@gmail.com](mailto:john.j.iwanski@gmail.com)>

**Subject:** Concerns regarding the May 6th updated application for land use rezoning at: 13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013 Current Zoning Classification – AA Agricultural Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners, and Mr. Liggins:

My name is Treva Iwanski and I reside with my husband, John at 14101 Middleberry Rd in the Wellington Park subdivision. Our subdivision is adjacent to the above noted property rezoning request on all of its east and south borders.

Wellington Park is located north and east of the intersection of Bryant and Memorial. That intersection has a number of businesses on all corners as well as empty spaces. These stretch along Bryant as well as Memorial until these reach neighborhoods or open land advertised for commercial development.

Please note that at Bryant Ave and 33rd Street, the next major intersection to the north of the this proposed commercial development, is a relatively new commercial development that still has unfinished space that hasn't been filled in the three years since completion.

Wellington Park is in a residential area bordering Edmond and is one of a number of neighborhoods within walking distance of Cimarron Middle School, which is located just to the north and across Bryant Avenue from the proposed commercial development. Traffic congestion and the safety of children walking to/from the middle school across the ingress/egress points is of great concern, among numerous others.

Our Wellington Park residents met in a public meeting with the developers and their attorney to discuss the issues on May 9, 2023. William Silk, a Wellington Park resident himself has written a detailed report on this meeting which is attached below. Because my husband and I share in most if not all of the concerns and are in agreement with proposed changes as well as suggested land usage, I direct you to the attachment.

Sincerely,

Treva Iwanski  
918-814-6063  
John Iwanski  
405-471-7750

May 15, 2023

**To:** Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department  
[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

**Re:** Concerns regarding the **May 6<sup>th</sup> updated application** for land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – **PUD 1946** (C-3 & R-1 base zoning)

**Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -**

This is a second letter regarding the rezoning associated with the Hallmark Horse Farm property at the above address. My name is William (Bill) Silk A.I.A., and I live in N.E. Oklahoma City with my wife Mindy at 13905 Plymouth Crossing which is located within the Wellington Park Neighborhood Association (WPHOA) adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about the May 6<sup>th</sup> updated application information that has been submitted for PUD-1946 as noted below:

1. My first comment / concern is intended directly toward the Zoning & Planning Department which as of the date of this letter still does not have the May 6<sup>th</sup> updated application information or revised legal descriptions available on-line (i.e., at [www.okc.gov/districts](http://www.okc.gov/districts)) for the public to use and/or become aware of the multiple changes to this rezoning application scheduled for hearing on May 25<sup>th</sup>. Not updating this information makes it so much harder for OKC residents to follow and/or attempt to understand the rezoning process. It took multiple phone calls to the owner's legal counsel to locate & receive the May 6<sup>th</sup> updated information needed.
2. Second, Wellington Park HOA and the Applicants held a well-attended informational meeting for one and one-half hours on the evening of May 9<sup>th</sup>. The Applicant made a thorough presentation with AI generated slides and photographs about the conceptual site plan and the preferred conceptual design elements for the overall appearance for both Tract One (i.e., C3 - Commercial along the full length of Bryant Ave.) and Tract Two (R1 - Residential at the east side or back) of the project. The intended design character of the project for a high-end or up-scale development was not objected to by WPHOA, and we understand that the designs presented may not be achieved and could become difficult to accomplish for many reasons including marketing issues, economic difficulties, etc. Following the presentation a respectful dialogue followed with the following topics discussed, but not necessarily in this order:

3. With respect to **Section 8.1 - USE AND DEVELOPMENT REGULATIONS** of the Application – During the May 9<sup>th</sup> meeting WPHOA requested that the following proposed uses for “**TRACT ONE - C3 Commercial**” be deleted from the application (Responses from Applicant are noted):
  - a. 8300.31 Construction Sales and Services (Agreed to remove)
  - b. 8250.12 Light Public Protection and Utility: Restricted (Agreed to remove)
  - c. 8300.58 Personal Services: General (Agreed to remove)
  - d. In addition, the following uses from the initial application are no longer included in the May 6<sup>th</sup> updated application and WPHOA concurs with their removal:
    - i. Gasoline Sales Large (8300.45)
    - ii. Gasoline Sales Small Restricted (8300.46)
    - iii. Spectator Sports and Entertainment-High Impact” (corrected reference # is 8300.68)
    - iv. Eating Establishments: Drive Thru (8300.34)
    - v. Eating Establishments: Fast Food, With Drive-Thru Order Window (8300.36)
    - vi. Laundry Services (8300.48)
  - e. WPHOA concurs with the new statement by the Applicant within the May 6<sup>th</sup> Section 8.1 application as follows:
    - i. “No use shall permit the sale, manufacturing, growing, testing or distribution of medical marijuana”.
4. With respect to **Section 8.1 - USE AND DEVELOPMENT REGULATIONS**: During the May 9<sup>th</sup> meeting WPHOA requested that the following proposed uses for “**TRACT TWO – R1 Residential**” be deleted from the application (Responses from Applicant are noted):
  - a. 8350.13 Light Public Protection and Utility: Restricted (Agreed to remove)
  - b. In addition, the following uses from the initial application are no longer included in the May 6<sup>th</sup> updated application and WPHOA concurs with their removal:
    - i. Custom Manufacturing (8350.3)
5. Also with respect to **Section 8.1 - USE AND DEVELOPMENT REGULATIONS - SETBACKS**: During the May 9<sup>th</sup> meeting WPHOA requested that within “**TRACT TWO - R1 Residential**” the **REAR YARDS** for all new residential properties adjacent to the rear property lines of all eight homes along the west side of Middleberry Road and/or adjacent to the side yard property lines of two additional homes on Plymouth Crossing be increased **FROM** 10-foot-deep rear yards permitted with the proposed R1 zoning; **TO**: 25-foot-deep rear yards within PUD-1946. **The Applicant only indicated they would consider / study this request.** And since the May 6<sup>th</sup> revisions reduced the size of residential lots from 6,000 S.F. to 5,000 S.F. the WPHOA therefore requests that the Planning Commission require 25-foot-deep rear yards **only** where new R1 housing abuts existing R1 homes in WPHOA.
6. At the same locations noted at Item #5 above, WPHOA requests that the Applicant consistently use only one of the multiple types of fencing described in Section 9.4 for “Screening” at adjacent R1 properties.
7. During the May 9<sup>th</sup> meeting the Applicant indicated that every venue incorporating musical performances would do so using only unamplified performances. WPHOA concurs and requests that the PUD-1946 documents specifically stipulate that only nonamplified performances can be used at any location, venue, or establishment within PUD-1946.

8. Regarding Sections 9.13 and 8.1 of the application “HEIGHT REGULATIONS”: The following “use” was not discussed at the May 9<sup>th</sup> meeting. However, WPHOA requests that the height for land use “8200.5 – Low impact Institutional: Residential Oriented” not be allowed at the current “Bulk Standards height” which would allow constructing a 60-foot-tall structure. Rather WPHOA requests that this use be limited to structures not exceeding 2 stories and 35 feet.
9. Regarding Section 7.1 of the application “STREETS”: The Applicant fails to note the following issues related to Bryant Ave. directly in front of this proposed PUD.
- a. Years of pothole patches onto multiple existing pothole patches along this section of 40 mph Bryant Av. yields quite a bumpy daily ride for vehicles and/or for the school buses that use this route.
  - b. The application also does not note that Bryant Ave. directly in front of PUD-1946 frequently floods to the top of east and west curbs during a decent rain and also contributes to the existing pothole problems. The lack of drainage on this portion of Bryant causes vehicles to hydroplane and/or send tall plumes of water into the windshields of oncoming traffic. WPHOA requests that the Planning Commission take steps to require PUD-1946 to resolve the current flooding issues (i.e., require street curb inlets & underground drainage piping).
  - c. The application also does not mention that students from the nearby middle school walk home along both sides of Bryant Ave. Since the City will likely require the Applicant to add additional curb cuts for additional ingress and egress into the project along the east side of Bryant, and those added curb cuts cause additional safety concerns for parents of WPHOA students navigating multiple curb cuts along the east side of Bryant (with vehicles attempting to enter traffic moving at the posted 40 mph). WPHOA therefore requests that the Planning Commission also require the installation of a paved sidewalk on the **west side** of Bryant Ave. (where there are almost no curb cuts) as a requirement for acceptance of this PUD.
10. Regarding Sections 7.7 and 9.6 of the application “DRAINAGE”: The Applicant fails to note the following issues related to storm water drainage from this proposed PUD:
- a. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground and thereby serves to limit storm water run-off from the site. However, after development the “Conceptual Site Plan” indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff.
  - b. Approximately ±40% of the southern portion of this PUD will send storm water drainage directly onto WPHOA property and detention ponds. It should be noted that these detention ponds are maintained without current assistance from the City of Oklahoma City. The WPHOA therefore requests that the Planning Commission **A)** require the Applicant to provide “on-site” storm water detention for this southern ±40% portion of PUD-1946 in order to temporarily retain and slowly release storm waters. WPHOA also requests **B)** that the Applicant provide stamped and signed civil engineering drawings to WPHOA that identifying **1)** where and how the new “on-site” storm water detention of PUD-1946 will direct storm water into the WPHOA ponds without causing erosion; and/or **2)** the planned volume rates for release onto existing WPHOA property and detention ponds.
  - c. The remaining 60% of PUD-1946 will impact ponds located on the PUD property and due to the volume increase of storm water may well merit consideration of “on-site” storm water

detention for the protection of commercial and residential property owners within PUD-1946, as well as residents of the City of Edmond directly adjacent to the north.

11. Regarding Section 9.3 – **LIGHTING REGULATIONS**: the Applicant does not provide any “Master Lighting Design Statement” for either the site and/or building lighting.
  - a. The WPHOA therefore requests that the Planning Commission require the Applicant to **prohibit** the use of “wall pack lighting” and/or any other “direct glare” (i.e., directly visible light bulb or glare source”) to be used in, or visible from, PUD-1946.
12. Regarding Section 9.0 – **SPECIAL CONDITIONS**: The Applicant is requesting that the Commission accept all of the multiple items (i.e., sixteen items) included in this Section as replacements for existing C3 and R1 zoning ordinances. And in addition, the language included within Section 8.0 would apparently make this “Section 9.0” the prevailing document where conflicts with the current OKC Zoning Ordinances occur.
  - a. The WPHOA objects to the use of Section 9.0 as a means to avoid compliance with the full range of existing C3 and R1 zoning ordinances.
13. Regarding Section 9.16 – **SPECIFIC PLAN**: The Applicant requests that “A specific plan shall not be required.” before the Commission approves PUD-1946.
  - a. The WPHOA requests that the Planning Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD-1946 is approved “without specific plans” the entirety of the provided “Conceptual Site Plan” becomes moot and meaningless. Without requiring a “Specific Plan” for development of PUD-1946 the entire submitted “Conceptual Site Plan” is eyewash and would be superfluous!

WPHOA understands that PUD-1946 is a sizeable and potentially complex project to complete on this unique piece of property in Oklahoma City and PUD-1946 is very likely the “best and highest use” that could be conceived for this property. However, WPHOA does hope to be the happy recipient of, and future user of, well-planned and constructed businesses (C3) and homes (R1) that will be located adjacent to our homes and neighborhoods which do comply with the R1 zoning ordinances adopted by the City of Oklahoma City.

In conclusion, both WPHOA and I hope that the Planning Commission will implement and/or incorporate all of the requests outlined above in order for PUD-1946 to become the enjoyable neighbor that we all hope that it can become.

Best Regards,



Wellington Park Homeowners Association  
William (Bill) Silk, A.I.A. – Cochairman Architectural Review Committee  
C) 405-570-1728 E) 4silks@cox.net

April 15, 2023

To: Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department  
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Re: Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – **PUD 1946** (C-3 & R-1 base zoning)

Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -

*14301 KIRKLAND RIDGE*  
*JEFF WALKER AND I LIVE IN NE OKC WITH MY WIFE AT*  
My name is William (Bill) Silk A.I.A., and I live in N.E. Oklahoma City with my wife at 13905 Plymouth Crossing which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD-1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan").
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

- a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “**Gasoline Sales Large (8300.45)**” and “**Gasoline Sales Small Restricted (8300.46)**”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
  - b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “**Spectator Sports and Entertainment-High Impact**” (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
  - c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as “**Construction Sales and Services**” (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
  - d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “**Low Impact Institutional: Residential Oriented**” (8200.5). Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.
    - i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.
  - e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as “**Live Work Units**” (8200.4) and an additional six (6) land uses.
    - i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard **ONLY** along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.
4. Regarding Section 7.0 – **STREETS** in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.
    - a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.
    - b. Since this application does not indicate the use of “gated streets or entries”, and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC



Subdivision Regulations and/or as required by the City of Edmond for "joint ownership" of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 "SPECIAL CONDITIONS" listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

**The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:**

- a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that "NO PLATTING BE REQUIRED WITHIN THE PUD".
  - i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.
- b. Regarding Section 9.6 – DRAINAGE REGULATIONS:
  - i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the "Conceptual Site Plan" indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission **A)** require the Applicant to provide "on site storm water detention" for PUD-1946 and **B)** require the Applicant to provide civil engineering drawings that identifying how "new on-site storm water detention features of PUD-1946" will impact Wellington Park detention facilities.
- c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that "NO SPECIFIC PLAN SHALL BE REQUIRED" before the Commission approves PUD-1946.
  - i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD-1946 is approved "without specific plans" the entirety of the "Conceptual Site Plan" becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... "Conceptual site plan showing feasible option permitted under proposed rezoning". Without requiring a "Specific Plan" for development of PUD-1946 the entire submitted "Conceptual Site Plan" is eyewash and would be superfluous! WPHOA requests that the Commission require "SPECIFIC PLANS" for PUD-1946.
- d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.
  - i. Since the Applicant has requested "No Platting" and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

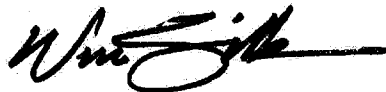
- e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.
- i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD-1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946
- f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.
- i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of “wall pack” lighting to be used.
- g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used “where it is adjacent to any residential use”.
- i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of “proposed retailers”, the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 “**Special Development Regulations**” and Section 9 “**Special Conditions**” to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is “way out of line” in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

Best Regards,



Wellington Park Homeowners Association  
William (Bill) Silk, A.I.A. – Cochairman Architectural Review Committee  
C) 405-570-1728 E) 4silks@cox.net

April 13, 2023

**To:** Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

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- a. Regarding Section 8.1 and with respect to **Tract 1 (C-3)** the Applicant is requesting approval for property use as “**Gasoline Sales Large (8300.45)**” and “**Gasoline Sales Small Restricted (8300.46)**”. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
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  - c. Regarding Section 8.1 and with respect to **Tract 1 (C-3)** the Applicant is requesting approval for property use as “**Construction Sales and Services**” (**8300.31**). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
  - d. Regarding Section 8.1 and with respect to **Tract 2 (R-1)** the Applicant is requesting approval for property use as “**Low Impact Institutional: Residential Oriented**” (**8200.5**”). Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.
    - i. Footnote #5 of the “Residential Zoning Districts Bulk Standards” allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.
  - e. Regarding Section 8.1 and with respect to **Tract 2 (R-1)** the Applicant is requesting approval for property use as “**Live Work Units**” (**8200.4**”) and an additional six (6) land uses.
    - i. The “Residential Zoning Districts Bulk Standards” would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard **ONLY** along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.
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C) 405-570-1728 E) 4silks@cox.net

April 13, 2023

**To:** Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
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**Re:** Opposition to proposed land use rezoning at:  
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Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

**Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -**

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Subdivision and Zoning Department – City of Oklahoma City  
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Best Regards,



Wellington Park Homeowners Association

William (Bill) Silk, A.I.A. – Cochairman Architectural Review Committee

C) 405-570-1728 E) 4silks@cox.net



April 13, 2023

**To:** Mr. Camal Pennington – Chairman and Ward 7 Zoning & Planning Commissioner  
[camalpennington@gmail.com](mailto:camalpennington@gmail.com)

Subdivision and Zoning Department – City of Oklahoma City  
420 W. Main Street, Suite 910  
Oklahoma City, OK 73102  
[subdivisionandzoning@okc.gov](mailto:subdivisionandzoning@okc.gov)

Mr. Curtis Liggins – OKC Zoning Department  
[curtis.liggins@okc.gov](mailto:curtis.liggins@okc.gov)

**Re:** Opposition to proposed land use rezoning at:  
13900 to 14300 N. Bryant Ave – Oklahoma City, OK 73013  
Current Zoning Classification – AA Agricultural  
Proposed Zoning Classification – PUD 1946 (C-3 & R-1 base zoning)

**Dear Mr. Pennington, OKC Planning Commissioners and Mr. Liggins -**

My name is ~~William (Bill) Silva~~, and I live in N.E. Oklahoma City with my wife at 13905 Plymouth Crossing which is located within the Wellington Park (WP) neighborhood adjacent to the subject PUD-1946 rezoning application. The Wellington Park neighborhood adjoins the subject PUD site along all of its southern and eastern property lines. As both a WPHOA Board of Directors member and as a licensed architect in the State of Oklahoma for 48 years I wish to express the following concerns about, and opposition to, PUD-1946 as noted below:

1. Exhibit "A" providing the legal description for the subject PUD-1946 has not been included with the documents available for download from the City web site ([www.okc.gov/districts](http://www.okc.gov/districts)). And therefore, the size and shape of the PUD-1946 Area Map provided cannot be effectively verified.
2. Additionally, the configuration of the PUD Area Map showing the area impacted by this PUD-1946 Zoning Application does not match the configuration of the "Conceptual Site Plan" provided within the application documents. The provided PUD Area Map is rectangular in shape while the "Conceptual Site Plan" for OKC is an inverted "L" shape. Therefore, the S.W. portion of the "Conceptual Site Map" is not currently included within the land area proposed for rezoning. If this is the intent of the Applicant, then we take no exception. If however the Applicant does intend for the shape of the "Conceptual Site Map" (and any structures noted thereon) to be included with this PUD Zoning Change then we request the Commission require the Applicant to send out "Formal Notice of the Zoning Change" to all property owners of record within 300 feet of the revised land area (i.e., within 300 feet of the S.W. portion of the "Conceptual Site Plan").
3. The application for PUD-1946 states within Sections 6.0 and 8.1 that two separate tracts will be used, i.e., Tract 1 (C-3) and Tract 2 (R-1). Neither the application documents nor the "Conceptual Site Plan" provide written or visual locations for the two tracts, nor sizes for either Tract 1 (C-3) or Tract 2 (R-1). We would request the Commission require the Applicant to FORMALLY designate the specific locations and sizes for these two Tracts before approving this PUD application.

- a. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as **"Gasoline Sales Large (8300.45)"** and **"Gasoline Sales Small Restricted (8300.46)"**. We request that the Commission disallow these two uses as inappropriate within either the PUD and/or because of the predominantly residential neighborhoods that surround the PUD site. Both uses would potentially increase overnight traffic and therefore over-night security lighting into this area.
  - b. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as **"Spectator Sports and Entertainment-High Impact"** (corrected reference # is 8300.68). Typical uses mentioned in the OKC Zoning Ordinances include drag strips, racetracks, fairgrounds, rodeo grounds, large exhibition halls, sports stadiums and arenas, and convention centers and trade expositions. We again ask the Commission to disallow this use as inappropriate either within the PUD or for the potential nuisance it would create for the surrounding residential neighborhoods that completely surround PUD-1946.
  - c. Regarding Section 8.1 and with respect to Tract 1 (C-3) the Applicant is requesting approval for property use as **"Construction Sales and Services"** (8300.31). Typical uses mentioned in the OKC Zoning Ordinances include lumberyards and building materials stores, tools and equipment rental or sales, electrical supplies, plumbing supplies, and air conditioning or heating shops. WPHOA again requests that the Commission disallow this use as inappropriate either within this PUD or for the potential nuisance and vehicular traffic it would create for surrounding residential neighborhoods.
  - d. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as **"Low Impact Institutional: Residential Oriented"** (8200.5)". Typical uses mentioned in the OKC Zoning Ordinances include group homes for the mentally or physically handicapped.
    - i. Footnote #5 of the "Residential Zoning Districts Bulk Standards" allows this land use to construct a building up to a 60-foot tall. We therefore request that the Commission restrict this use within this PUD-1946 to a height not to exceed 2 stories and 35 feet.
  - e. Regarding Section 8.1 and with respect to Tract 2 (R-1) the Applicant is requesting approval for property use as **"Live Work Units"** (8200.4)" and an additional six (6) land uses.
    - i. The "Residential Zoning Districts Bulk Standards" would allow all seven (7) of these land uses to provide only a 10-foot Rear Yard. We hereby request that the Commission require this PUD-1946 to provide a minimum of a 25-foot Rear Yard **ONLY** along all boundaries or adjacencies with existing Wellington Park platted lots. These homes / platted lots are currently located along the west side of Middleberry Road (approximately 8 homes) and at the north end of the Plymouth Crossing cul-de-sac (approximately 2 homes). This would also be in keeping with the current standard for R-1 construction within the current Hallmark Farms AA zoning and/or other RA-2, or RA zoning classifications.
4. Regarding Section 7.0 – **STREETS** in the application: The Applicant fails to note the poor condition of Bryant Av. Directly in front of this proposed PUD.
    - a. Either the County Commissioners or the City of OKC have added pothole patches onto multiple existing pothole patches along this section of Bryant Av. immediately in front of the proposed PUD. At the posted speed limit it is quite a bumpy daily ride for vehicles and/or the school buses that use this route.
    - b. Since this application does not indicate the use of "gated streets or entries", and because the Applicant is silent about constructing all PUD streets in compliance with the OKC subdivision standards the WPHOA hereby requests that the Commission require all public streets within this PUD to meet the requirements for street construction found in the OKC



Subdivision Regulations and/or as required by the City of Edmond for "joint ownership" of some streets.

5. The Applicant is requesting that the Commission accept all seventeen (17) items of Section 9.0 "SPECIAL CONDITIONS" listed in this PUD application (i.e., items 9.1 through item 9.17). The language included within Section 8.0 would apparently make Section 9 the prevailing document where conflicts with the current OKC Zoning Ordinances occur.

**The Wellington Park HOA therefore strenuously objects to each of the following Special Conditions requested as a part of the PUD-1946 approval:**

- a. Regarding Section 9.5 – PLATTING REGULATIONS: the Applicant requests that "NO PLATTING BE REQUIRED WITHIN THE PUD".
  - i. The WPHOA requests that the Commission require all properties within PUD-1946 (especially residential properties) be platted before any building permits (R-1 or C-3) are issued.
- b. Regarding Section 9.6 – DRAINAGE REGULATIONS:
  - i. The existing Hallmark Farms property is conservatively 80% to 90% open pasture at this point in time and therefore provides mostly porous ground to limit storm water run-off from the site. After development however the "Conceptual Site Plan" indicates that the site could become a minimum of 90% hard surface or rooftops and dramatically increase storm water runoff. Because a significant part of PUD-1946 will direct storm water runoff into existing storm water detention ponds physically located on Wellington Park HOA property (and which are maintained without assistance from the City of Oklahoma City) the WPHOA hereby requests that the Commission A) require the Applicant to provide "on site storm water detention" for PUD-1946 and B) require the Applicant to provide civil engineering drawings that identifying how "new on-site storm water detention features of PUD-1946" will impact Wellington Park detention facilities.
- c. Regarding Section 9.17 – SPECIFIC PLAN: the Applicant requests that "NO SPECIFIC PLAN SHALL BE REQUIRED" before the Commission approves PUD-1946.
  - i. The WPHOA hereby STRENUOUSLY requests that the Commission require specific plans for all properties and/or zoning classifications prior to the approval of PUD-1946. If PUD-1946 is approved "without specific plans" the entirety of the "Conceptual Site Plan" becomes moot and meaningless. Quite possibly that is the reason for the note on the Conceptual Site Plan (i.e., located directly below the Johnson & Associates icon in tiny letters) which reads, and I quote ... "Conceptual site plan showing feasible option permitted under proposed rezoning". Without requiring a "Specific Plan" for development of PUD-1946 the entire submitted "Conceptual Site Plan" is eyewash and would be superfluous! WPHOA requests that the Commission require "SPECIFIC PLANS" for PUD-1946.
- d. Regarding Section 9.7 – DUMPSTER REGULATIONS: the Applicant indicates compliance with separation distances (i.e., 50 feet) from all property lines adjacent to residential zoning district or use.
  - i. Since the Applicant has requested "No Platting" and since this PUD does not identify where the residential zoning areas are located on the site there will be few if any property lines to respectfully measure from and thereby render Dumpster Regulation compliance a moot issue and superfluous! The Conceptual Site Plan makes no effort to show compliance with this issue.

- e. Regarding Section 9.1 – FAÇADE REGULATIONS: the Applicant indicates that 70% of the exterior facades of all construction would consist of etc, etc, etc.
- i. Dryvit (i.e., or Dryvet per the application) is the same generic product as the E.I.F.S (i.e., Exterior Insulation and Finish System) and both are inferior materials with respect to the quality / longevity of both commercial and residential construction. Therefore, the WPHOA hereby requests that the Commission deny the use of EIFS or Dryvit materials in PUD-1946. WPHOA would however suggest that the Applicant consider using exposed metal materials (with either field or prefabricated finishes) to permit a broader and/or more contemporary design expression for PUD-1946
- f. Regarding Section 9.3 – LIGHTING REGULATIONS: the Applicant does not provide any statement regarding a Master Design Statement for site and/or building lighting.
- i. Since the adjacent WP neighborhood will be impacted, the WPHOA requests that the Commission require the Applicant to provide language to clarify the intent of the design of lighting within PUD-1946 and which will limit the amount of "wall pack" lighting to be used.
- g. Regarding Section 9.4 – SCREENING REGULATIONS: the Applicant does not CLEARLY indicate which of the multiple proposed fence types MIGHT be used "where it is adjacent to any residential use".
- i. Since Wellington Park is the only adjacent neighborhood within OKC that will be impacted by this Regulation, we request that the Commission require the Applicant to provide brick or stone fencing at each and every location where the more densely developed PUD-1946 shares a property line with the R-1 zoned Wellington Park residential neighborhood.

The WPHOA hopes to be the happy recipient of, and future user of, well thought out facilities within PUD-1946 next to our neighborhood. By constructing a neighborhood grocery store (within the included 8300.63 use category) our neighborhood homeowners would most likely become very frequent shoppers since there are no grocery stores close by. A thorough market analysis could no doubt uncover other use classifications that this PUD has not yet considered / presented. Because this application does not specifically note the inclusion of "proposed retailers", the application for PUD-1946 appears to be hastily drafted and without clear guidelines for (nor clear locations for) what types of businesses or structures would be successful if constructed on this property.

While we respect the fact that a property owner and/or developer has the right to develop this piece of land to what he or she believes is its highest and best use, both the WPHOA and I believe that neither he, nor she, has the right to do so at the expense of adjacent property owners, nor at the expense of disrespecting the existing zoning requirements of the City of Oklahoma City.

In conclusion, due to the quantity and severity of issues outlined above, and due to the potential for Section 8 "Special Development Regulations" and Section 9 "Special Conditions" to supersede the current OKC zoning regulations, it is our belief and opinion that the Applicant is "way out of line" in requesting approval from the OKC Planning & Zoning Commission. We therefore respectfully request that PUD-1946 be denied without hesitation or delay.

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