

**Johnson, Thad A**

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**From:** Pete Anderson <andepete@verizon.net>  
**Sent:** Wednesday, October 30, 2024 1:30 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2026

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

Staff

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Peter Anderson and I am a local resident living in the Thornhill neighborhood.

We need the commercial zoning to stay. There is a lack of commercial business to serve the surrounding neighbors and it would provide employment opportunities to local residents. Also, the height of 3 story buildings (40ft) is not an appropriate scale to current residences.

For these reasons, I request denial of PUD-2026."

Sincerely,

Peter Anderson

19512 Chestermere Cir.

Oklahoma City, Oklahoma 73012

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**From:** Candace Barrios <cbarrios1522@gmail.com>  
**Sent:** Monday, October 28, 2024 7:44 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 -Protest

You don't often get email from cbarrios1522@gmail.com. [Learn why this is important](#)

Hello:

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Candace Barrios, I have lived in Edmond, OK my entire life- 35 years. I have two daughters who attend Edmond Public Schools, ages 6 and 14. I work in early childhood education for Sunbeam Family Services.

The reason I protest PUD-2026 is because of the following:

- Local schools are at capacity. I do not want Edmond Public Schools to rezone our neighborhood to another school- which will likely happen if apartments are built.
- The height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses). 2 story or under would be compatible.
- It breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says 1 story at that distance and it can't be 3 story until at least 75 feet away.
- There is no police sub-station in our area. Additionally, there are slow response times.
- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.

For these reasons, I request denial of PUD-2026.

Sincerely,  
Candace Barrios  
405-609-4481  
18617 Como Drive  
Edmond, OK 73012



## Johnson, Thad A

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**From:** Jeff Bennett <jeffbennettokc@gmail.com>  
**Sent:** Thursday, September 5, 2024 11:02 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2026 at 2124 NW 192nd St

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

Dear Subdivision and Zoning Staff,

I am writing to protest and voice my opposition of PUD-2026 at 2024 NW 192nd St.

My name is Jeff Bennett and I live in the Thornhill development on the northeast corner of NW 192nd St. and N Pennsylvania Ave. My wife and I and our family have lived in our home and this neighborhood for over six years now and have seen this area continue to grow since we moved in. When we moved into our home in 2018, N Pennsylvania Ave between NW 178th and NW 192nd was not yet even complete. We felt so blessed to be able to live in a community that had a very quiet, rural feel while still being within such a close commute to my work, to the downtown area, and to the other points of interest which were important to us. Over the years, we have seen both residential and commercial development grow and grow towards our area. This growth provides both good and bad side effects. On the positive side, it brings amenities closer to us and makes some aspects of our lives easier. On the negative side, it has brought far more congestion to our roads, strained our utility infrastructure, highlighted the stresses on our roadways, demonstrated our lack of public transportation, exploited our lack of sufficient police presence, overcrowded our schools, and forced the zoning commission and other governing bodies to make some decisions they might not otherwise make.

With respect to PUD-2026 at 2024 NW 192nd St.-

- Consideration of the proposed use of the land should be whether or not it is appropriate and compatible with the area. There is already a high-density housing complex less than 750 feet to the north of the proposed location and another high density housing complex approximately 0.5mi to the west of the proposed location. Adding another 240 units to an area seemingly already saturated with this type of housing feels inappropriate and incompatible with the needs of the area.
- The proposed rezoning would break from established acceptable parameters by allowing such tall and large structures (3 story, 40 feet) to be built in the intended location. In addition, they would be built so close to the Cross Creek stables, within 20 feet, which is currently zoned AA. Current zoning regulations state that at that distance, only a single story is allowable and a 3 story structure must be at least 75 feet away.
- The proposed complex will strain further an already strained utility infrastructure and have negative effects on water pressure, electricity, waste, mail systems, phone and internet, and others.
- There is no public transportation and this area is far removed from major highways and other thoroughfares, making access challenging.
- Traffic in the immediate and surrounding area is a growing issue. The last traffic study was completed in 2022. A significant number of roadways in the area are one lane (each way) roads

with no center lane. Increasing the density of vehicles by the proposed amount will only serve to congest the roadways further.

- Minimal commercial development in the area to serve these developments and provide employment opportunities.
- We are already in need of additional first responder substations, police specifically. Response times when requests for assistance are made can be less than desired, and will only get worse as more and more people flood the area with more high-density housing.
- In my opinion, much more study needs to be done in order to confirm that this type of housing can be supported by the infrastructure of the area, but that it is also the right type of housing based on the needs of the area.

For the reasons I state above, I request denial of PUD-2026 at 2024 NW 192nd St.

Sincerely,

Jeff Bennett  
19816 Dalemead Way  
Edmond, Oklahoma 73012

## Johnson, Thad A

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**From:** Melissa Bennett <melissabennettokc@gmail.com>  
**Sent:** Thursday, September 5, 2024 9:50 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to new development at 192nd and Penn

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

To Whom it May Concern:

As a resident of the Thornhill neighborhood on the corner of 192<sup>nd</sup> and Penn, I'd like to briefly voice my opposition to the most recent push for development.

Firstly, this part of Edmond does not have the appropriate infrastructure for such a large influx of population. The roads strain to support traffic as it is, there is a lack of commercial businesses to sustain/employ a great number of new residents, and the local schools are at capacity. To suggest that we can just deal with the consequences later on is asinine.

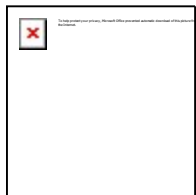
Secondly, this part of Edmond is very near the edge of town. The residents take pride in the slower pace, wider spaces, and nearly rural feel. The lot suggested for these apartments is a little snapshot of the beauty of Oklahoma's natural land with tall trees, a rushing creek, and millions of wild flowers. It is the kind of scene we, as Oklahomans, treasure about our state. To destroy that idyllic area for the packed-in, high-rise profit of a handful of people would be a careless action of poor stewardship.

I urge you to listen to the voices of the good people who live at the very intersection in question. We love Edmond! We do not want more high-density housing!

Thank you for your consideration,

Melissa Bennett  
Thornhill resident

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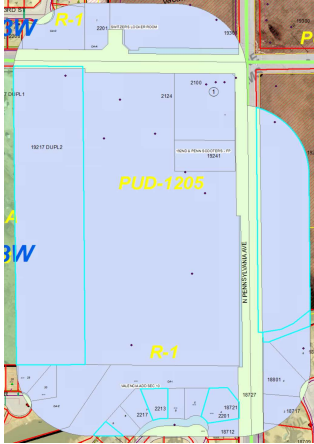


1,149,156.67	Ft2	26.38	Ac
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593,699.38	Ft2	13.63	Ac
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51.66%
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6	Legal Signatures
31	Total Signatures



## Johnson, Thad A

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**From:** Emily Coddington <emilycoddington@gmail.com>  
**Sent:** Monday, September 9, 2024 1:27 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest and Opposition of PUD-2026 at 2124 NW 192nd St

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

To Whom It May Concern:

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. My name is Emily Coddington and I live at 18700 Woody Creek Drive located in Mulholland directly across from the proposed development.

For these reasons, I request denial of PUD-2026

- Height of buildings is at 3 stories which is not in line with current structures and breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says only 1 story is allowed at that distance.
- There is no police sub-station in our area so we are already living with slow response times.
- We don't need more residential spaces but instead commercial to serve the current residents in the area.
- Plans for preservation of the creek and mature trees along the creek are not specified in the PUD-2026 application.
- We already have severely strained water pressure in this area that results in multiple breaks throughout the year in Mulholland
- Traffic in our area is already an issue. The last traffic study was done in 2022. With no stoplights at the entrances of Valencia and Mulholland, it is already difficult and at times dangerous to get in and out of the neighborhood safely at peak traffic times not to mention our school buses having difficulty turning in and out without added traffic from more high occupancy residential space.
- Lastly, our schools are at capacity. Have you been to Heartland Middle School or the several elementary schools or Santa Fe High School? They are all bursting at the seams and what construction they are able to do cannot keep up with the current growth we have in the area.

I implore you to please put a stop to this. It brings no positive value to our area and serves no necessary purpose as there are plenty of multi-family housing options in our area.

Sincerely,

Emily Coddington  
18700 Woody Creek Drive  
Edmond OK 73012  
512-769-0078



## Johnson, Thad A

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**From:** Aaron Cox <a.aroncc405@gmail.com>  
**Sent:** Thursday, August 29, 2024 7:55 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2026 at 2124 NW 192nd St

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

Hello,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

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

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

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

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

For these reasons, I request the denial of PUD-2026.

Sincerely,  
Aaron Cox  
2561 NW 186th St. OKC, OK 73012

## Johnson, Thad A

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**From:** Alicia Dennis <alicialynn80@gmail.com>  
**Sent:** Friday, September 6, 2024 9:46 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest for PUD-2026

You don't often get email from alicialynn80@gmail.com. [Learn why this is important](#)

Dear Staff,

I'm writing to protest and oppose PUD-2026 at 2124 NW 192nd.

My name is Alicia Dennis and my family lives in Thornhill neighborhood at the northeast corner of that intersection. We have lived here for 8 years and have 5 children.

We oppose these new proposed apartments because the schools in our area are already at capacity, the traffic will cause problems and we would wish for this to stay as commercial property and bring in new retail.

For these reasons I request denial of PUD-2026

Sincerely,  
Alicia Dennis

## Johnson, Thad A

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**From:** Ryan D <ryand5280@gmail.com>  
**Sent:** Friday, September 6, 2024 11:41 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD 2026

You don't often get email from ryand5280@gmail.com. [Learn why this is important](#)

Dear Staff or Whom it May Concern,

I am writing to protest the PUD 2026 on 2124 NW 192nd St.

My name is Ryan Dennis, homeowner in Thornhill.

I think it's inappropriate to do this because

- traffic is already a problem
- local schools are at capacity
- The area needs more commercial to support community needs and help employment rates
- The electricity and water supply is already strained and would be made way worse.

Thanks,  
Ryan



**Johnson, Thad A**

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**From:** Paul Hart <paulhart.pa@gmail.com>  
**Sent:** Friday, September 6, 2024 6:44 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Reasoning PUD-2026

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

I am writing to you to protest the re-zoning of pud-2026 at 2124 NW 192nd Street. While I would like the land to stay commercial I understand that is not a likely outcome. Thus, I would like you to keep the area similar to the surrounding structures. This means nothing should be taller than 2 stories and have the normal set back for the area.

Your help is greatly appreciated.

Thank you!

Paul Hart

## Cunningham, David M

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**From:** Cynthia Henson <clynnhenson@yahoo.com>  
**Sent:** Tuesday, September 3, 2024 9:01 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 at 2124 NW 192nd St

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

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. I am a concerned resident of Thornhill Village located at NW192 St and Pennsylvania and for the following reasons, I request denial of PUD-2026:

- Land use needs to be appropriate and compatible.
- Height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses).
- No police sub-station in our area. Slow response times, etc.
- Need for commercial zoning to stay (lack commercial to serve neighbors and provide employment opportunities).
- Quality needs to be specified in PUD. (Use of brick and mason as much as possible to ensure the longevity of the structure. Restrict wood fencing and similar materials.
- Preservation of the creek and mature trees along the creek.
- Strained infrastructure (water pressure, electricity).
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022).
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity.

Additionally, I do not believe the 3 story, 40-foot buildings are compatible. There is nothing of that height permitted currently on any lots at this corner. If this height is allowed, then will there be allowance for higher a structure in the future? Allowing large buildings looming over the neighboring horse properties does not seem compatible or appropriate for this area.

The application allows these buildings within 20 feet of the horse property, which is against the normal code for R-4 (at this close distance, the apartment buildings would normally have to be one story). If the horse properties develop into homes or commercial properties in the future, that seems off in scale and too tall next to future single-family residences. If enough apartments cannot be built into the lot while following the restrictions of this area, then this R-4 zoning is not appropriate or compatible.

Sincerely,

*C. Lynn Henson  
1708 NW 197th St  
Edmond, Ok 73012*

## Johnson, Thad A

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**From:** stephen hooper <smh1800@cox.net>  
**Sent:** Thursday, August 15, 2024 10:40 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protesting PUD-2026

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

I am writing to protest and oppose PUD-2026, 2124 NW 192nd St., set for August 22nd.

An apartment complex at this location would be totally out of character for this area.

The traffic with 500+ apartments in this area would be uncontrollable.

Our water delivery system is outdated. Our water pressure is above the 40-80 recommended psi and in most cases 140 psi.

The power grid here is not sufficient. Just look at the power spikes and dips in this area. We've had 7 power outages in the last 3 months.

For these reasons, I respectfully request that you recommend denial of PUD-2026.

Sincerely,

Stephen Hooper  
1800 Mulholland Drive  
Edmond, OK 73012

**Johnson, Thad A**

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**From:** Lauren Horsley <mousehorsley@gmail.com>  
**Sent:** Thursday, September 5, 2024 6:10 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026

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

Hello,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. My name is Lauren Horsley, and I live in Valencia. As a resident of this area, I have significant concerns about the proposed development and its impact on our community.

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

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

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

For these reasons, I request the denial of PUD-2026.

Sincerely,

Lauren Horsley

2561 NW 186th St. OKC, OK 73012

## Johnson, Thad A

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**From:** Carol <carol.ifill@gmail.com>  
**Sent:** Friday, September 6, 2024 7:43 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** The Proposed zoning change on Pennsylvania Ave and NW 192nd Street.

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

Dear Subdivision and Zoning staff,

I was informed the other day that an organization is asking the city to rezone the property on the southwest corner of NW 192nd and Pennsylvania to high density apartments.

That corner has a stable on one side and a horse ranch on the other opposite corner, plus that particular parcel is designated as wetlands by the Army Corps of Engineers, why would you put high density apartments there! If I am not mistaken, when Pennsylvania Avenue was widened the Army Corps of engineers was the stumbling block for that project. Think!! Now the city wants to destroy the wetlands! Has anyone been to that corner and visually seen it? It's Beautiful (except for the Casey's gas station.) Three story apartments packed in at that corner will ruin the common look and feel at that corner and the neighborhood. I have no problem with apartments, they are needed, I do have a problem with three stories high density apartments.

Some other important things to think about. The closest police precinct is west of Hefner Parkway on Hefner road, over 10 miles away.

Traffic will increase dramatically, when was the last time a traffic study was done in this area?

There are very few services in this particular area. It would serve the community better if small businesses/office space were in that area, especially since Integris is building a 2 story complex on the opposite corner. Better yet single family homes on that property.

Another consideration is the Schools in this area, they are already overwhelmed especially, Westfield Elementary, Heartland Middle school, and Santa Fe High School. That parcel of land is in those Edmond Schools boundaries.

Please do not approve this rezoning request. Before making this decision drive out to the location! Look at the area! You will realize a high density apartment complex is not a good fit for this parcel of land and especially the wetlands. Please keep with the common vibe of our little area of Oklahoma City.

Sincerely,  
Carol Ifill

A 22 year resident of Danforth Farms Addition and Oklahoma City.  
405-206-7405

Sent from my iPhone

## Johnson, Thad A

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**From:** Dean Jackson <deanjackson1@gmail.com>  
**Sent:** Monday, September 2, 2024 8:06 PM  
**To:** PL, Subdivision and Zoning; don0010@gmail.com; privdog@gmail.com; ward1planningcommissioner@gmail.com; dgovin.ward6@gmail.com; jerimym@aol.com  
**Cc:** bob@3leveldesign.net; camalpennington@gmail.com; rustylaforge.okc@gmail.com  
**Subject:** rezoning near 192nd and Penn

You don't often get email from deanjackson1@gmail.com. [Learn why this is important](#)

Team,

**Bottom line upfront:** There's an opportunity here that you all can affect. This crossroads is between 3 schools (Grove Valley, West Field, and Frontier/Heartland). Additionally, there are two horse farms within a quarter mile, and Keystone adventure school one mile east.

**Problems with current zoning and plans:** The traffic study was done in 2022, prior to the Lofts at Valencia and 35 degrees north opening. Therefore, the study is outdated, especially considering that was just post Covid and many students/families were still recovering from the pandemic. Heartland/Frontier schools tie up Penn during drop off/pick up. It's unsafe at best and the crosswalk that's on the border of Edmond/OKC has already been in the news for the risk to kids at that crosswalk. Along those lines "the schools are at capacity" is a common theme. Heartland had to expand within the first year or two of opening. As mentioned, The Lofts at Valencia (N May and 178th) have opened, as well as 35 degrees North on N May and 192nd just one mile north of Valencia. Traffic and infrastructure changes have changed in the last 2 years.

Water/electrical infrastructure need a revisit. Mulholland representatives have stated recurring water pressure problems have required several repairs to underground pipes already. I've been told the electrical grid already has challenges in that area.

Public Safety: the nearest police station is 30 minutes south. Response times to the community is already unsatisfactory.

**My proposal:** This crossroads is a prime opportunity for life sciences and commercial/educational zoning. The attached chart doesn't accurately portray the creek this will build across, nor the pond that's south of this proposed apartment complex/north of Valencia. The opportunity here is beyond just life sciences; there could be FFA/agricultural and community activities.

Kids that come through this area see horses and Keystone Adventure, and there are occasional anglers in the ponds to the east and west of Penn, South of 192nd. Soon there will be an Integris Health facility on the NW corner.

**LIFE SCIENCE corner** would be an amazing opportunity for kids and young adults here to learn. The benefits of (for example) satellite facilities for physical and mental health and education, combined with what's nearly a park like area at the merge of Oklahoma City and Edmond are too good to pass up. A health facility with benches and trails to encourage outdoor walks or lunches are great for mental health. A 3 story high structure next to horse ranches is appalling. This does not meet any of the requirements

that have been levied on the local communities. (Thornhill and Barrington (east of Horse Ranch, not pictured)) have limitations on the number of floors already. How is a 3 story complex acceptable?

When we moved here to retire from the military, the schools and this in-town scenic area were the primary reasons we chose this location. I'll volunteer time to champion this as much as possible. I know you all are busy and often in challenging situations. This could be a win/win for the community to have learning opportunities and for the commissions and boards to lead something that would have such a positive impact.

My request is to change the zoning per (from what I understand) were verbal agreements between landowners that have not been honored.

Dean Jackson  
Thornhill resident

Case No: PUD-2026      Applicant: Peggy F  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.





## Johnson, Thad A

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**From:** Dean Jackson <deanjackson1@gmail.com>  
**Sent:** Thursday, September 5, 2024 1:00 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD 2026

You don't often get email from deanjackson1@gmail.com. [Learn why this is important](#)

**Bottom line upfront:** There's an opportunity here that you can affect. This crossroads is between 3 schools (Grove Valley, West Field, and Frontier/Heartland). Additionally, there are two horse farms within a quarter mile, and Keystone adventure school one mile east.

**Problems with current zoning and plans:** The traffic study was done in 2022, prior to the Lofts at Valencia and 35 degrees north opening. Therefore, the study is outdated, especially considering that was just post Covid and many students/families were still recovering from the pandemic. Heartland/Frontier schools tie up Penn during drop off/pick up. It's unsafe at best and the crosswalk that's on the border of Edmond/OKC has already been in the news for the risk to kids at that crosswalk. Along those lines "the schools are at capacity" is a common theme. Heartland had to expand within the first year or two of opening. As mentioned, The Lofts at Valencia (N May and 178th) have opened, as well as 35 degrees North on N May and 192nd just one mile north of Valencia. Traffic and infrastructure changes have changed in the last 2 years.

Water/electrical infrastructure need a revisit. Mulholland representatives have stated recurring water pressure problems have required several repairs to underground pipes already. I've been told the electrical grid already has challenges in that area.

Public Safety: the nearest police station is 30 minutes south. Response times to the community is already unsatisfactory.

**My proposal:** This crossroads is a prime opportunity for life sciences and commercial/educational zoning. The attached chart doesn't accurately portray the creek this will build across, nor the pond that's south of this proposed apartment complex/north of Valencia. The opportunity here is beyond just life sciences; there could be FFA/agricultural and community activities.

Kids that come through this area see horses and Keystone Adventure, and there are occasional anglers in the ponds to the east and west of Penn, South of 192nd. Soon there will be an Integris Health facility on the NW corner.

**LIFE SCIENCE corner** would be an amazing opportunity for kids and young adults here to learn. The benefits of (for example) satellite facilities for physical and mental health and education, combined with what's nearly a park like area at the merge of Oklahoma City and Edmond are too good to pass up. A health facility with benches and trails to encourage outdoor walks or lunches are great for mental health. A 3 story high structure next to horse ranches is appalling. This does not meet any of the requirements that have been levied on the local communities. (Thornhill and Barrington (east of Horse

Ranch, not pictured)) have limitations on the number of floors already. How is a 3 story complex acceptable?

When we moved here to retire from the military, the schools and this in-town scenic area were the primary reasons we chose this location. I'll volunteer time to champion this as much as possible. I know you all are busy and often in challenging situations. This could be a win/win for the community to have learning opportunities and for the commissions and boards to lead something that would have such a positive impact.

My request is to change the zoning per (from what I understand) were verbal agreements between landowners that have not been honored.

Dean Jackson  
Thornhill resident

Case No: PUD-2026      Applicant: Peggy F  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.





## Johnson, Thad A

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**From:** Tenny John <tennyvjohn@gmail.com>  
**Sent:** Friday, September 6, 2024 11:52 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protesting to rezoning at 192nd street and Penn Ave

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

Dear City Hall Staff:

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. I am Teney John and I live in the Valencia Neighborhood. I have certain problems with these apartments coming in to our area and they are that we have about 3 such apartment complexes near our neighborhood already and some more reasons listed below:

- Land use needs to be appropriate and compatible
- Height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses)
- Breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says 1 story at that distance and it can't be 3 story until at least 75 feet away.
- No police sub-station in our area. Slow response times, etc.
- Need for commercial zoning to stay (lack of commercial to serve neighbors and provide employment opportunities)
- Quality needs to be specified in PUD. (Use of brick and mason as much as possible to ensure the longevity of the structure. Restrict wood fencing and similar materials.)
- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity

For these reasons, I request denial of PUD-2026.

Sincerely,

**Teney John, MD**  
**Family Medicine**  
**Hospitalist**  
**[469-230-4700](tel:469-230-4700)**  
**2201 NW 187th St**  
**Edmond, OK 73012**

## Johnson, Thad A

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**From:** DeeAnn Kojnik <deeannb@hotmail.com>  
**Sent:** Friday, October 11, 2024 10:33 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 Protest

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

To whom it may concern,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St

My name is DeeAnn Kojnik and live with my husband and children at 2225 NW 187th Street, which is within the 300 mile radius of the subject property.

There are a number reasons I am opposed to this proposal. First, is because it is not at all appropriate or compatible with the area. The majority of the current structures around this property are single story, most being single family homes, with the exception of the beautiful horse fields and stables. Even the gas station and incoming medical building are single story. Building three story apartments will be a major difference and unwieldy look for the area. Also, this area has no police sub-station to deal with any additional crime and the slow response time is already felt by the current residents of the Valencia, Mulholland and Grove neighborhoods. Our water pressure and electricity infrastructure are already feeling the strain with the current residents, the substantial increase that this property would bring would be detrimental. Finally, the traffic issues on Pennsylvania Avenue are already an issue. There have been a number of accidents at the light at Pennsylvania and 178<sup>th</sup> and exiting the Valenica neighborhood and Mulholland neighborhood onto Pennsylvania is difficult, with the added number of cars that will exit onto Pennsylvania from this new property will make leaving these neighborhoods extremely dangerous!

For these reasons , I request denial of PUD-2026.

Sincerely,  
DeeAnn Kojnik  
2225 NW 187th Street  
Edmond, OK 73012  
deeannb@hotmail.com

**Johnson, Thad A**

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**From:** Sarah Lee <sarah.lee@leeinbox.com>  
**Sent:** Tuesday, September 3, 2024 10:21 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest and Opposition to PUD-2026

You don't often get email from sarah.lee@leeinbox.com. Learn why this is important  
<<https://aka.ms/LearnAboutSenderIdentification>>

Good morning,

I am writing to formally protest and oppose PUD-2026 at 2124 NW 192nd St. My primary concern is the outdated and incomplete representation of the existing apartments in the PUD image, which does not accurately reflect the current state of the area.

Omission of Existing Developments:

The PUD image fails to accurately represent nearby apartment complexes that are crucial to understanding the area's current density. Specifically:

- Apartments at 192nd and Pennsylvania, developed under PUD-1028
- Apartments at 178th and May, also under PUD-1028
- SPUD-721 and SPUD-737 developments adjacent to these apartments

Additionally, the PUD image is several years old and does not include recent changes. For example:

- My street is depicted, but my residence, occupied for the past three years, is not shown.

Overcrowding and Density Concerns:



The omission of these existing apartments severely underplays the current population density and the impact of adding another large-scale apartment complex. This could lead to significant disruptions and costly city upgrades that may not be adequately planned for.

Infrastructure and Public Services Strain concerns:

- Traffic congestion
- Water, sewage, electrical systems
- Emergency services

Compatibility with Surrounding Areas:

The proposed development's height and density appear incompatible with:

- Surrounding single-family homes
- Horse ranches
- The PUD image's omission of nearby apartments skews the perceived compatibility of PUD-2026, making it seem less intrusive than it actually would be.

Request for Accurate Planning and Denial:

I urge the council to require an updated, accurate representation of the area, including:

- All existing developments, such as those under PUD-1028 and SPUD-721/737.
- It is crucial to have a complete view of the area's current density before making any decisions.
- Based on the current misrepresentation and potential negative impact on the community, I respectfully request the denial of PUD-2026.

Thank you for your consideration of these points. It is vital that any future developments in our community are based on comprehensive and accurate information, ensuring alignment with the long-term interests of our area.

Sincerely,

Sarah Lee

18604 Luna Dr.

Edmond, Oklahoma 73012

## Johnson, Thad A

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**From:** B Mathews <bmathew7911@gmail.com>  
**Sent:** Friday, September 6, 2024 12:20 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** protest and oppose PUD-2026 at 2124 NW 192nd St."

You don't often get email from bmathew7911@gmail.com. [Learn why this is important](#)

Hi My name is Biju Mathew and residing in 17301 Old Pond Rd, Edmond, OK 73012

In Below reasons I'm strongly oppose the this PUD-2026 at 2124 NW 192nd St."

- No police sub-station in our area. Slow response times, etc.
- Need for commercial zoning to stay (lack commercial to serve neighbors and provide employment opportunities)
- Quality needs to be specified in PUD. (Use of brick and mason as much as possible to ensure the longevity of the structure. Restrict wood fencing and similar materials.) Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity
- Accidents in near area in last 2 years

Sincerely,

Biju Mathew

17301 Old Pond Rd,

Edmond, OK 73012

## Johnson, Thad A

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**From:** Jan McClanahan <jmccclanahan@okddsi.net>  
**Sent:** Friday, October 18, 2024 2:00 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 DENIAL

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

Dear subdivision staff,

I am writing to protest and oppose PUD-2026 at 2124 NW 192<sup>nd</sup> street.

I'm the current home owner of a house in the Valencia Reserves neighborhood and have lived here over five years. The home was purchased as our forever dream home and has been a haven from the stress of work.

These apartments would not only destroy and displace present wild life that inhabit the various trees, grassland and wetlands, but would also disrupt the serene environment.

- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. In need of a new traffic study. Last one was in 2022.
- No public transportation and far from major highways, businesses, etc.
- Closes police station is off 122<sup>nd</sup> street which already causes delays.

I can not and will not allow for such structure to be built in this area.

For these reasons and more, I request **DENIAL** of PUD-2026.

Sincerely, Janell McClanahan  
2213 NW 187<sup>th</sup> St.

Kind regards,

*Jan McClanahan BSN RN*

**Quality Assurance Coordinator**  
**Digestive Disease Specialists, Inc.**  
**INTEGRIS DDSI Endoscopy Centers, LLC**  
**Oklahoma Endoscopy**  
[jmccclanahan@okddsi.net](mailto:jmccclanahan@okddsi.net)

**C: 405-370-7752**

**O: 405-241-5304**

**F: 405-753-4170**

## Cunningham, David M

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**From:** Kierra <kierramccclanahan@gmail.com>  
**Sent:** Thursday, October 10, 2024 10:17 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 DENIAL

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

Dear subdivision staff

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

I currently live with my older parents in the Valencia neighborhood. We have been here for over 5 years. They bought a house in this neighborhood as their dream retirement location.

These apartments would not only destroy and displace current wildlife that inhabit the areas trees and grassland but would disrupt the current serene environment. Placing apartments in this area is not only inappropriate but will cause problems for all of those around it.

- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Closes police station is 122nd street which causes delays.

I cannot and will not allow for such an atrocity to be build there.

For these reasons and more, I request **denial** of PUD-2026."

Sincerely, Kierra McClanahan  
2213 NW 187th st.

## Johnson, Thad A

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**From:** Kailen Miller <kmiller73@uco.edu>  
**Sent:** Thursday, September 5, 2024 8:11 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026

You don't often get email from kmiller73@uco.edu. [Learn why this is important](#)

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

Dear Staff, I am writing to formally oppose PUD-2026 at 2124 NW 192nd St. My name is Kailen Miller, and I live at 2561 NW 186th St Edmond, OK 73012. As a long-term resident of this neighborhood, I am deeply concerned about the potential negative impacts this development would bring. One of my primary concerns is the lack of commercial zoning in our area. We already have a shortage of local businesses that serve the community and provide jobs. Converting this space into residential use would only worsen the situation, leaving our neighborhood without essential services and employment opportunities. Additionally, the current infrastructure is not equipped to handle the increased demand that this development would bring. We already experience issues with water pressure and power outages. Introducing more residences without addressing these infrastructure challenges would be reckless. Furthermore, our local schools are already operating at full capacity. Adding more residential units would put additional strain on these schools, potentially compromising the quality of education for our children. For these reasons, I request denial of PUD-2026.

Sincerely,

Kailen Miller

2561 NW 186th St Edmond, OK 73012.

## Johnson, Thad A

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**From:** Elisabeth Miranda <elisabeth@markmiranda.com>  
**Sent:** Monday, September 2, 2024 10:52 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest letter for PUD-2026

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

Dear Commissioners:

I am writing to protest and to oppose PUD-2026 (2124 NW 192nd St). I do not believe this PUD is appropriate or compatible with this location. I live in Thornhill edition, diagonal from the location of this proposed PUD. I edited the image that was submitted with the PUD-2026 application and have attached it. I am hoping that this gives you a better idea of what this area actually looks like and what is planned to come, so you can better understand my perspective.

This is a diverse area, but what these properties all have in common is that they are all restricted to 2 stories and 35 feet in height. There is housing all around of various types: single family, apartments, zero-lot line, and duplexes. Commercial properties built and being built (Integris Health just beginning construction) are along the intersection. There are also two large, active horse properties located adjacent to the proposed PUD-2026.

PUD-2026 is not compatible with this area, as it allows for 3 story, 40 foot structures. Now five feet does not seem like a lot on paper, but in reality we are talking about a 3rd story included in those extra feet, not just adding a few feet to the pitching of a roof. The buildings will tower over the two adjacent horse properties and the entire area with a view from the 3rd floor. This will not flow with our current or planned aesthetic.

The current PUD-1205 that includes this property is much more compatible, as it includes C-3 restricted commercial and R-1. The additional commercial is needed in this area to support the community and provide employment opportunities. The R-1 properties will blend in well with the surrounding properties.

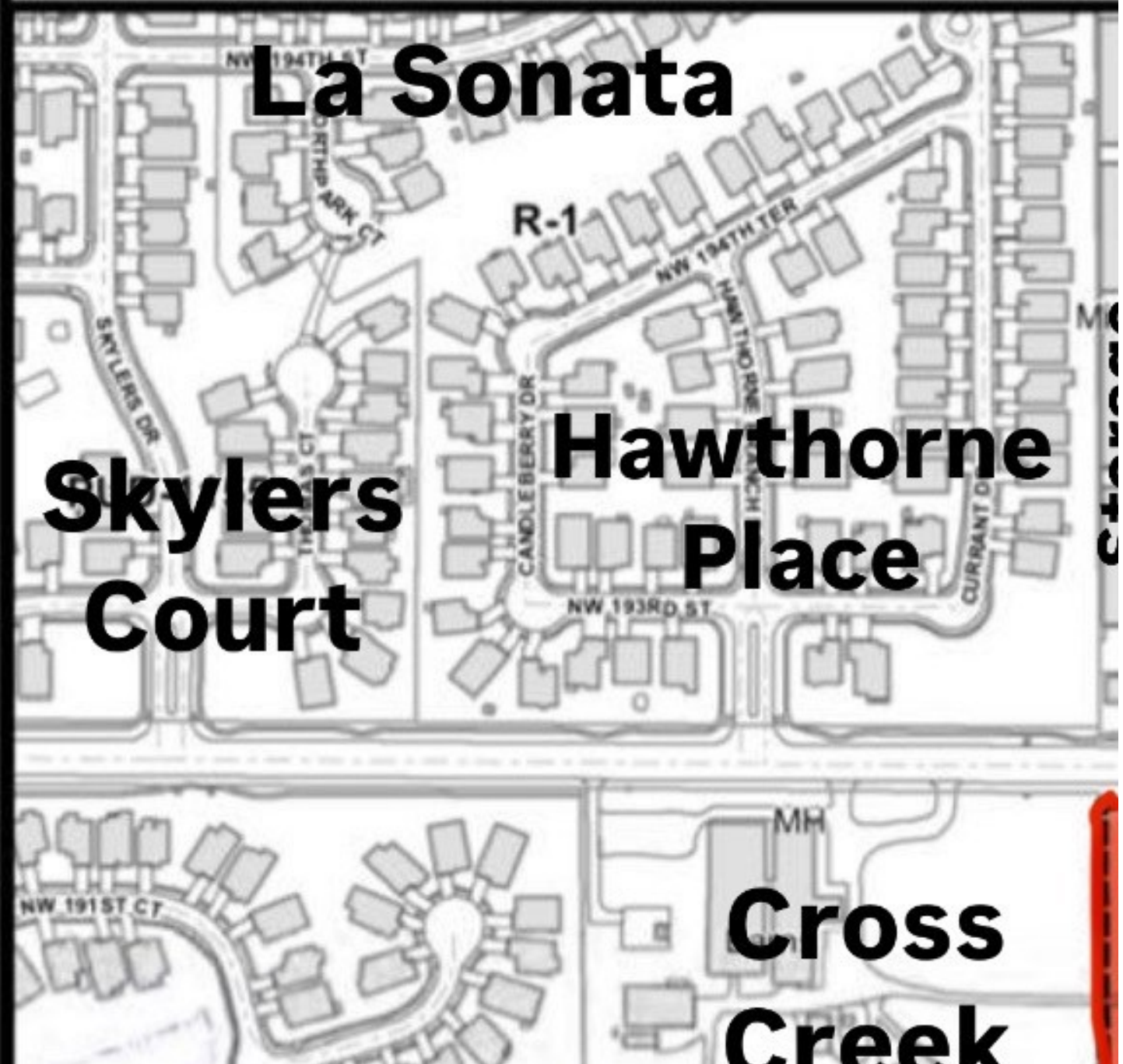
For these reason, please oppose PUD-2026.

Sincerely,  
Elisabeth Miranda  
19544 Talavera Ln.

**Case No: PUD-2026      Applicant**

**Existing Zoning: R-1 / PUD-1204**

**Location: 2124 NW 192nd St.**





## Johnson, Thad A

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**From:** Elisabeth Miranda <elisabeth@markmiranda.com>  
**Sent:** Friday, September 6, 2024 12:07 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Revised Protest Letter for PUD-2026

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

Dear Commissioners:

I am writing to protest and to oppose PUD-2026 (2124 NW 192nd St). I do not believe this PUD is appropriate or compatible with this location. I live in Thornhill edition, diagonal from the location of this proposed PUD. I edited the image that was submitted with the PUD-2026 application and have attached it. I also took a screenshot of the area as it currently looks, making note of the creeks and wetland areas that are under the Corps of Engineers jurisdiction. I am hoping that this gives you a better idea of what this area actually looks like and what is planned to come, so you can better understand the perspective of my neighbors and myself.

This is a diverse area, but what these properties all have in common is that they are all restricted to 2 stories and 35 feet in height. There is housing all around of various types: single family, apartments, zero-lot line, and duplexes. Commercial properties built and being built (Integrus Health just beginning construction) are along the intersection. There are also two large, active horse properties located adjacent to the proposed PUD-2026.

### Reasons to deny PUD-2026

1) PUD-2026 is incompatible with this area, as it allows for 3 story, 40 foot structures. The buildings will tower over the two adjacent horse properties and the entire area with a view from the 3rd floor. This will not flow with our current or planned aesthetic, which are all restricted to 2 story and 35 feet. Also, the property contains creeks and wetland areas that do restrict the area that is available for construction (and naturally lower the unit/acre ratio), however this is not a valid reason to allow a variance in this PUD to build a taller development, which is incompatible in scale with the surrounding properties.

2) PUD-2026 allows for an exception in the R-4 zoning regulation for height where it is adjacent to the AA property (Cross Creek Stables) on the west side. The height should only be one story and 20 feet from the distance that is established in the PUD allowing construction only 20 feet from the property line. There is also insufficient landscape buffer along the west side and it would impede privacy.

3) PUD-2026 needs protective language for the creek, wetlands, and mature trees. The PUD-2026 should note the areas that the creek and wetland areas are under the jurisdiction of the Corps Of Engineers. There is no information in PUD-2026 showing how roads will be built over the creeks to reach the units in the south end of the property. Will mature trees be removed? Will this development have an impact on the environment?

4) The current PUD for this property, PUD-1205 is much more compatible, as it includes C-3 restricted

commercial and R-1. The additional commercial is needed in this area to support the community and provide employment opportunities. The R-1 properties will blend in well with the surrounding properties. The height is also restricted to 2 stories and 35 feet, which is again, the same as the height as all the other zoning in the area. The screening and landscaping description is thoughtful and extensive.

5) When PUD-1205 was created, a compromise was made during the planning process to allow the gas station zoning on the corner (where the current Casey's is located) in exchange for offices and more restricted commercial along the rest of the north side of the property. The owner of this property recently accomplished their goal and sold the gas station corner lot. This owner is now breaking the agreement that was made by rezoning the rest of the land they own into a new PUD. The planning commission needs to help honor the original agreement and keep PUD-1205.

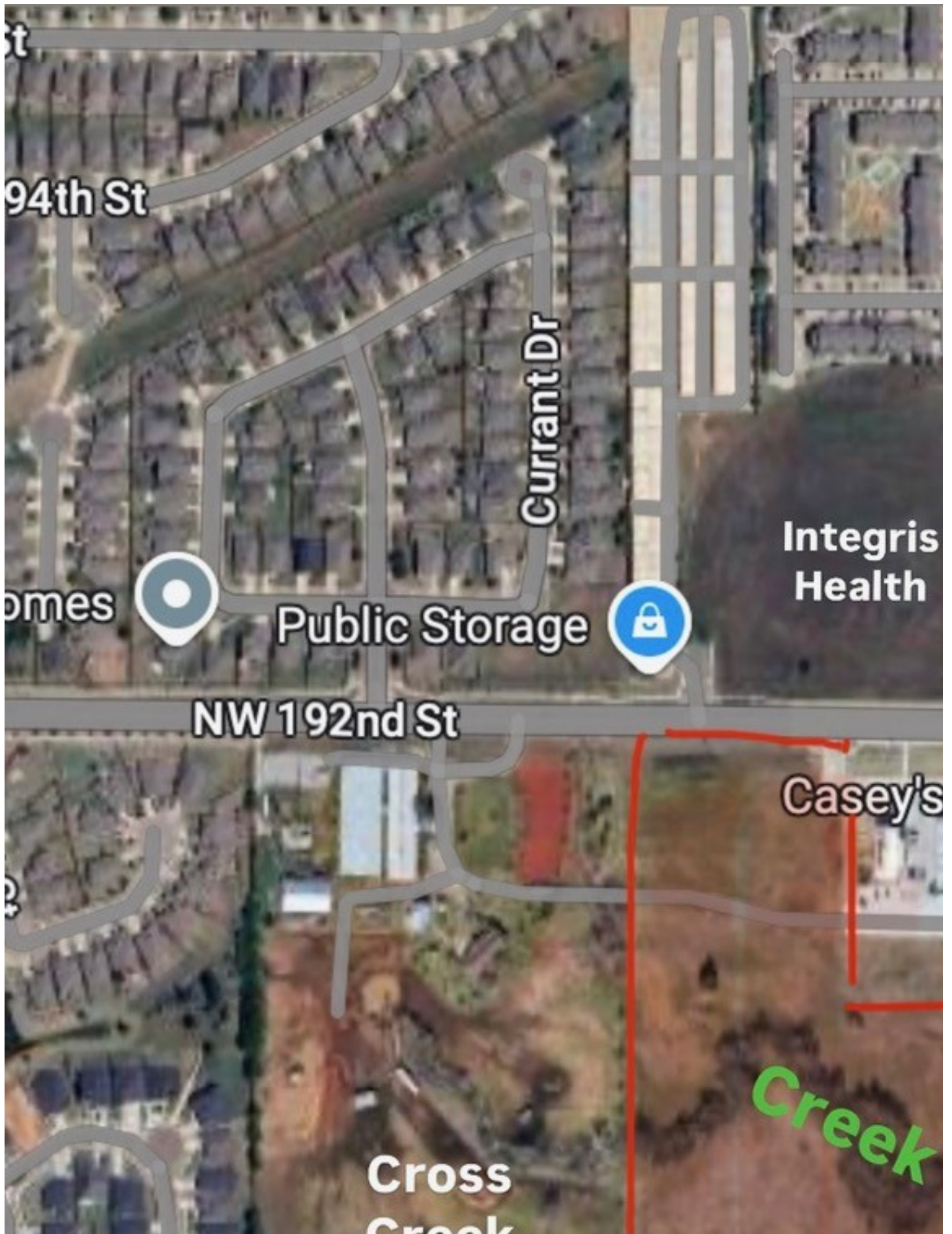
For these reasons, I request that you deny PUD-2026.

Sincerely,  
Elisabeth Miranda  
19544 Talavera Ln.

Case No: PUD-2026      Applicant: Peggy F  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.







## Johnson, Thad A

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**From:** Mark Miranda <mark@markmiranda.com>  
**Sent:** Friday, September 6, 2024 9:16 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest letter to PUD-2026

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

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

Commissioners:

I am writing as a neighbor and board member for Thornhill Village HOA to protest PUD-2026. I live at 19544 Talavera Lane.

Our neighborhood is concerned that PUD-2026, which is planned at 3 stories 40ft, is not in scale with housing and businesses at or near NW 192nd and N Penn. The majority of properties in this area are single story and significantly less than 35 ft in height. In fact, the direct neighboring properties are AA used for equestrian training and horse breeding. Their future zoning is consistent with 2 stories and 35 ft. By allowing the height to be increased, the planning commission is changing the standards in our area.

Furthermore, PUD-2026 also allows for the full height R-4 to be built close to property lines. Doing so breaks OKC zoning code height regulations for R-4. It states that they can place 3 story, 40 foot tall buildings just 20 feet next to Cross Creek Stables (AA).

*Oklahoma City Code of Ordinances, Chapter 59 – Zoning and Planning, Article VI: (Zoning Base Districts) § 59-6100 Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 ft: 20 ft and 1 story. Between 60 ft and 75 ft of said Districts: shall not exceed a 45° bulk plane, measured from a point 35 ft above grade at the 75 ft mark.*

As the code dictates, if developers want to put a building within 20-60 feet from Cross Creek Stables, which is directly along the entire west side, then the building has to be 1 story in height and maximum of 20 feet tall. At 60-75 feet away from the property line they can gradually start to make them taller, but not 3 stories. They cannot be 3 stories until they are at least 75 feet away from the property line. If that does not work for this development, then they should build their complex in a more suitable location.

We are asking the planning commission to uphold the current height standards for our area and follow R-4 zoning code regulations. For these reasons, please deny **PUD-2026**.

Kindest Regards,

Mark Miranda



Case No: PUD-2026      Applicant: Peggy F  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.



**Johnson, Thad A**

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**From:** Marilyn Moffitt <marmoffitt1@gmail.com>  
**Sent:** Friday, September 6, 2024 10:02 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of the PUD-2026 at 2124 NW 192nd St.

[You don't often get email from marmoffitt1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Staff,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.  
My name is Marilyn Moffitt. I live in the Thornhill Subdivision.  
From what I understand, there is a proposal to build a 3 story apartment building behind/adjacent to the Casey's. The 3 story height breaks R-4 zoning code in that area is one of the reasons I oppose this.  
There has been, and still is, ongoing building of subdivisions and apartments in this area. I fear this will be a major strain on the infrastructure system in our area.  
If any further development is planned, I think it should only be for commercial property to serve those living in this area.  
I am also concerned it will eventually affect our property values.

Thank you for your time.  
Sincerely,

Marilyn Moffitt  
1901 NW 193rd Circle  
Edmond, OK 73012

Sent from my iPad



## Johnson, Thad A

---

**From:** Steve Atwood <steveatwood@ymail.com>  
**Sent:** Friday, August 16, 2024 9:56 AM  
**To:** PL, Subdivision and Zoning; don0010.okc@gmail.com  
**Subject:** Protest to PUD-2026; located at 2124 NW 192nd. Street; set for August 22, 2024.

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

Dear Commissioner's. My name is Steve Atwood, President of Mulholland Estates HOA. I am writing to protest and oppose PUD-2026 on behalf of the residents of Mulholland Estates located at 2067 Mulholland Drive. Our protest and opposition to PUD-2026 is based on the following concerns: We feel that a multi-family complex will add to the problems that our neighborhood already faces. We currently have severe water pressure problems with high water pressures and faulty main water lines. We are currently working with the engineering department of the City of OKC for proposed solutions for repairing our water lines issues. We feel that the electrical grid in this area is insufficient to support a large complex. Our neighborhood, and surrounding communities, have experienced multiple power outages this last year and years prior. If there is a weather storm, you can bet that part of our neighborhood is bound to lose power for hours or days. With an apartment complex of this saturation, this will quadruple our traffic problems. With all of the residential housing and schools that have been constructed over the past several years, it is very difficult and unsafe to leave our neighborhood. We have two entrance/exit gates in our neighborhood. The main gate is on Pennsylvania Avenue and the other is on Danforth Road. The speed limits on these two streets are 40mph. People drive on these streets around 50-60mph. and are constantly being pulled over by our wonderful police department. And lastly, we are very concerned with the natural topography and the environmental sensitivity of the area. Our neighborhood has and is responsible for maintaining a beautiful lake. We believe that this type of re-zoning and future development of the subject area will negatively affect our lake. For these reasons, we request denial if the proposed PUD-2026. Sincerely, Steve L. Atwood, Mulholland HOA President. 18800 Woody Creek Dr., Edmond, Ok 73012.

My Sent from my iPhone

## Johnson, Thad A

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**From:** Steve Atwood <steveatwood@ymail.com>  
**Sent:** Thursday, September 5, 2024 11:47 AM  
**To:** PL, Subdivision and Zoning; ward1planningcommissioner@gmail.com  
**Subject:** Protest and Opposition to PUD-2026

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

Dear Planning Commissioner and Planning Department Staff. My name is Steve Atwood, President of Mulholland Estates HOA. I am writing to protest and oppose PUD-2026, 2124 NW 192nd. St. on behalf of myself and of the residents of Mulholland Estates located at 2067 Mulholland Drive. Our protest and opposition to PUD-2026 is based on the following concerns: 1) The proposed PUD-2026 negates everything agreed upon regarding PUD-1205 that was approved July 17, 2007. PUD-1205 established structure heights, buffer zones, greenbelt areas and widths, architectural requirements, preservation of landscaping including two streams that run through subject property and pond/wetland areas in bordering neighborhoods. In addition, the proposed PUD-2026 not only changes the language of the previously agreed upon PUD-1205 but also deviates the requirements under the R-4 Multi-Family Residential District regulations. 2) The proposed PUD-2026 is inappropriate and incompatible with the surrounding areas and existing neighborhoods. It breaks R-4 zoning codes for height which is not to scale with adjacent residences and businesses. 3) There is not enough infrastructure to support this development. There is no commercial zoning to attract business development to support area residents and employment opportunities. There are no police substations to support increased populations. There is no public transportation available in this area. And the school systems are already at capacity. 4) The proposed PUD-2026 does not specify appropriate building structure materials, landscaping materials, and preservation of creeks, ponds, and mature trees. 5) We are very concerned with the natural topography and the environmental sensitivity of the area. Our neighborhood has and is responsible for maintaining a beautiful lake. We believe that this type of re-zoning and future development of the subject area will negatively affect our lake. For these reasons, we request denial of the proposed PUD-2026. Sincerely, Steve L. Atwood, Mulholland HOA President.

## Johnson, Thad A

---

**From:** Kim Rice <nonikim@cox.net>  
**Sent:** Monday, October 28, 2024 11:44 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** more apartments?

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

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Kim Rice and have lived in Valencia since 2012.....also a Realtor.

For these reasons, I request denial of PUD-2026:

- Land use needs to be appropriate and compatible
- Height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses). 2 story or under would be compatible.
- Breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says 1 story at that distance and it can't be 3 story until at least 75 feet away.
- No police sub-station in our area. Slow response times, etc.
- Need for commercial zoning to stay (lack commercial to serve neighbors and provide employment opportunities)
- Quality needs to be specified in PUD. (Use of brick and mason as much as possible to ensure the longevity of the structure. Restrict wood fencing and similar materials.)
- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity

All of these PLUS we have 3 complexes already at the SW corner of 178<sup>th</sup> and May and the NW corner of 192<sup>nd</sup> and May. And there are more apartments north of 192<sup>nd</sup>/Penn. There is no need for any additional.

Thank you.  
Kim Rice

**Mr. Kim Rice**

modern **Abode** REALTY  
1601 Medical Center Dr. suite 4  
Edmond, Ok 73034  
**C: 405.202.4965**

***My success is due in large part to buyer and seller referrals from people just like you. Thank you in advance for sharing my name!***

## Johnson, Thad A

---

**From:** Jama Shoemaker <jama.shoemaker@sbcglobal.net>  
**Sent:** Tuesday, November 5, 2024 4:06 PM  
**To:** ward8@okc.com  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** Protest and Opposition to PUD 2026, proposed for the property located at 2124 NW 192nd Street.

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

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

Jama Shoemaker  
2205 NW 187th Street  
Edmond, OK 73012

November 5, 2024

Councilman Mark Stonecipher  
200 N Walker Ave

Oklahoma City, OK 73012

Dear Councilman Stonecipher,

I hope this message finds you well. My family lives in the Valencia neighborhood within a 300 foot radius of the proposed property to PUD 2026. As such, I am writing to formally express my protest and opposition to PUD 2026, proposed for the property located at 2124 NW 192nd Street.

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

Furthermore, I have significant concerns for the preservation of the natural wetland on the South side of the property. Not only does it beautify the area, it reduces noise and light pollution to the surrounding homes. This development threatens to disrupt the balance and harmony of our community.

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2026 and advocate for land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Jama Shoemaker  
405-249-1878

jama.shoemaker@sbcglobal.net

## Johnson, Thad A

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**From:** Brad Smith <bradsmith1000@gmail.com>  
**Sent:** Friday, September 6, 2024 10:30 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** I request denial of PUD-2026

You don't often get email from bradsmith1000@gmail.com. [Learn why this is important](#)

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. I am Brad Smith and live in Thornhill subdivision and we oppose this development for several reasons. We ask that this proposal be denied for the following reasons but not limited to.

- Land use needs to be appropriate and compatible
- Height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses)
- Breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says 1 story at that distance and it can't be 3 story until at least 75 feet away.
- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity

We ask that this be denied to keep this area the great place that it is.

Thank you for your time and consideration

--

Brad Smith  
970-744-9335

## Johnson, Thad A

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**From:** Laura Spilsbury <nlaura065@gmail.com>  
**Sent:** Thursday, August 29, 2024 2:12 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest for PUD - 2026 NW 192nd

You don't often get email from nlaura065@gmail.com. [Learn why this is important](#)

Dear Zoning Staff (to whom it may be concerned),

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Laura Spilsbury, and I live at 2632 NW 197th Terrace, Edmond, OK 73012, which is very close to the proposed zoning area.

While I don't have a problem with people of lower income coming into the area (which is what I presume would happen with apartments), I do think that our area currently lacks the resources to accommodate all these new people in high-density apartments. I'm concerned specifically about the strained infrastructure of this area's water, electricity, and police services. We don't have a police substation in this area, so I feel that high-density housing would put even more of a delay on our already slow police services. I'm also concerned about the availability of school services for these apartments. Our schools in this area are already at capacity, and adding lots more families there would strain the schools even more. Larger classes would directly (and negatively) impact the quality of education for any kids who attend those schools. I'm concerned that the funding currently available for education (and funding in the next few years) will not be sufficient to hire enough teachers to alleviate this problem.

For these reasons, I request the denial of PUD-2026.

Sincerely,  
Laura Spilsbury  
2632 NW 197th Terrace, Edmond, OK 73012

## Johnson, Thad A

---

**From:** Liz Taylor <liz.taylor24@yahoo.com>  
**Sent:** Monday, September 2, 2024 4:04 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2026 development

You don't often get email from liz.taylor24@yahoo.com. [Learn why this is important](#)

Dear Staff:

I am writing to formally express my opposition to the proposed PUD-2026 development at 2124 NW 192nd St. My name is Liz Taylor, and I am a resident of the Danforth Farms neighborhood. In addition to being a parent, I am also a teacher at Edmond Santa Fe High School.

One of my primary concerns is the current capacity of our schools. From my direct experience, I can attest that our classrooms are already overcrowded. The impact of this overcrowding is significant: many classrooms cannot accommodate enough desks for all students, resulting in some students having to sit on the floor. This situation impedes our ability to provide effective instruction and places an additional strain on teachers, many of whom are nearing burnout. The prospect of further increasing student numbers could exacerbate these challenges, potentially leading to increased teacher attrition—an issue that Oklahoma cannot afford given the current shortage of educators.

In addition to these educational concerns, I would like to highlight other issues related to this development. Our community is in need of more commercial and retail spaces to better serve residents and provide local employment opportunities. The lack of a police substation in our area contributes to slow response times and places additional stress on our already overburdened police force. Furthermore, one of the reasons I chose to purchase a home in this neighborhood was the presence of the natural creek. I am worried that increased development could lead to pollution of this creek and negatively impact local wildlife.

For these reasons, I request denial of PUD-2026.

Sincerely,

Liz Taylor

liz.taylor24@yahoo.com  
405-474-5523



## Johnson, Thad A

---

**From:** bsymom12@aol.com  
**Sent:** Friday, August 30, 2024 3:06 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026

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Dear Staff,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Cassandra Thompson, I live in the Thornhill subdivision at the northeast corner of 192nd St and Penn. I have lived in Thornhill for almost 2 years, but have had 4 different residences up and down Penn over the past 16 years.

During this time I have seen an explosion of growth in both single family homes and higher density homes in the area. This has created an issue with traffic on May, Western, Portland as well as Penn. I have seen many wrecks along 192nd St due to the increased traffic and the impatience of drivers who continuously run red lights and stop signs. The traffic study from 2022 is not accurate information and desperately needs to be reassessed.

Other issues of grave concern for myself and other residents is the already strained infrastructure in the area. Many residents in the surrounding area are having serious issues with their homes due to the infrastructure overload. Now we are being asked to be okay with further overloading the infrastructure and being told it will be dealt with later. That is not acceptable, especially when people are having issues that are causing damage under the slabs of their homes.

Furthermore, I feel the the design of a three story high density complex is excessive. The complex on Penn, north of 192nd, is two stories and taller than some of the homes in Thornhill. Placing a three story complex will not be cohesive with the overall aesthetic of the area. The PUD application should not exceed two stories.

Our streets, water and electrical grid are all under stress as we stand. For these reasons, and more, I request denial of PUD-2026.

Sincere Regards,  
Cassandra Thompson  
1905 NW 199th St  
Edmond, Ok 73012

## Johnson, Thad A

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**From:** mbtownsend@swbell.net  
**Sent:** Thursday, September 5, 2024 10:42 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest to PUD-2026; located at 2124 NW 192nd Street  
**Attachments:** Protest to PUD 2026.pdf

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

Valhalla LLC  
Co-Owners - Michael Townsend and Emily Friedman MD  
1800 NW 192<sup>nd</sup> Street  
Edmond, Oklahoma 73012

Re: Protest to PUD-2026; located at 2124 NW 192<sup>nd</sup> Street

Zoning Commissioners

I am writing to submit my protest and opposition to PUD-2026. My family LLC owns the horse farm property directly to the east of the proposed PUD. Valhalla LLC has over a quarter mile of road frontage facing PUD 2026. The portion of our property that is facing PUD 2026 has an active PUD 1202 for R-1, O-2, and C-3 development. In PUD 1202, we purposely restricted building heights to two story to maintain a consistent elevation with the surrounding neighborhoods. A three-story apartment complex is completely out of character for the area, and there are few limitations on the building materials permitted. The setbacks are inadequate for an apartment complex sandwiched between two horse farms, as evidenced by the need for variances to normal R4 restrictions. Further, nothing in the PUD specifies protection and preservation of the creek, wetland, or older growth trees included in the PUD area.

I know of only one 3-story apartment complex in the area, which is 35 North apartment complex located at the corner of May and NW 192<sup>nd</sup> St. It appears to have at least 75-foot setbacks from the adjoining properties with closer to 125-foot setbacks for the 3-story buildings.

This PUD is completely incongruent with the existing farms and neighborhoods and would not create, strengthen and/or enhance a strong sense of neighborhood and community character as PUD ordinances contemplate.

I respectfully request that you recommend denial of PUD-2026.

Sincerely,

Michael Townsend and Emily Friedman MD

## Johnson, Thad A

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**From:** Kristie Waddell <kl\_waddell@yahoo.com>  
**Sent:** Monday, November 4, 2024 8:48 PM  
**To:** Ward8; Mark Stonecipher  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** Please oppose PUD 2026

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

Pat & Kristie Waddell  
1912 NW 193rd Circle  
Edmond, OK 73012

11/4/2024

Councilman Mark Stonecipher  
200 N Walker Ave  
Oklahoma City, OK 73012

Dear Councilman Stonecipher,

I hope this message finds you well. My husband & I are writing to formally express our protest and opposition to PUD 2026, proposed for the property located at 2124 NW 192nd Street.

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

I urge you to consider the long-term implications of this proposal and the voices of residents who cherish the qualities that define our neighborhood. I respectfully ask that you oppose PUD 2026 and advocate for land use that aligns with the community's needs and values.

Thank you for your attention to this important matter.

Sincerely,

Pat & Kristie Waddell  
(405)757-9811  
Pwaddell@fusion-mechanical.com  
KL\_Waddell@yahoo.com



J . K E L L Y W O R K

ATTORNEY AT LAW

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

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

August 16, 2024

**Via electronic mail**

Commissioner Mike Privett  
privdog@gmail.com

Commissioner Jerimy Meek  
jerimym@aol.com

Commissioner Don Noble  
don0010.okc@gmail.com

Commissioner Bobby Newman  
bob@3leveldesign.net

Chairman Nate Clair  
ward1planningcommissioner@gmail.com

Commissioner Camal Pennington  
camalpennington@gmail.com

Commissioner Dan Govin  
dgovin.ward6@gmail.com

Commissioner Rusty LaForge  
rustylaforge.okc@gmail.com

Subdivisionandzoning@okc.gov

***Re: Protest to PUD-2026; located at 2124 NW 192<sup>nd</sup> Street; set for August 22, 2024***

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

This law firm represents Cross Creek Farm, LLC in connection with its protest and opposition to PUD-2026, located at 2124 NW 192<sup>nd</sup> Street and currently set for August 22, 2024. Cross Creek Farm, LLC owns the approximately 20-acre tract immediately adjacent to the west of the PUD-2026 subject property. Cross Creek Farm is a horse-riding academy and horse-breeding operation. It is the longest continuously running riding stable in Oklahoma County. There is also a historic single family residence on the property that serves as the home of the owner.

Attached for your convenience is a copy of the City's zoning map with the PUD-2026 Subject Property outlined.

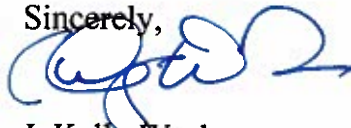
Our protest and opposition to PUD-2026 is based on the following concerns:

1. The proposed PUD fails to comply with the Zoning Code requirements for a Planned Unit Development. Although the application has been filed as a PUD, the rezoning request is essentially for straight R-4 Multifamily Residential zoning. There is very little in the way of conditions or limitations on the use and development of the property other than what would be allowed under the R-4 district.
2. At R-4 density, the PUD would allow up to approximately 34 dwelling units per acre, or up to as many as 545 apartment units on the 16.04 acre Subject Property.
3. An apartment development at R-4 densities at this location would be out of character for the area and would be incompatible with the surrounding neighborhoods.
4. The PUD lacks provision for adequate buffering from neighboring properties. It does not provide for an appropriate transition between the surrounding neighborhoods and the proposed high-density multifamily use.
5. The PUD lacks provision for appropriate height restrictions for the proposed apartment use. The area is characterized by low-rise single-family residential use and some neighborhood-oriented commercial use.
6. As proposed, the PUD lacks any type of innovative land development that the PUD Ordinance encourages. It would simply allow the maximum apartment density comparable to what exists northwest of NW 122<sup>nd</sup> and Pennsylvania.
7. There is a lack of adequate provision in the PUD for landscaped-open space.
8. Other than the minimal standard language, there is a lack of adequate provision for architectural controls for the proposed development.
9. Under the PUD, there are no provisions to assure the compatibility of the development with adjoining and proximate properties.

10. The PUD lacks any provision for conservation of natural features, natural topography, wooded areas and other environmentally sensitive areas.
11. The PUD lacks provision for a development framework that would contribute to “create, strengthen and/or enhance a strong sense of neighborhood and community character”, as the PUD Ordinance contemplates (§59-14100.1.D). To the contrary, the high-density apartment development allowed under the PUD would be out of character for the area and would have an adverse impact on the surrounding neighborhoods.

As proposed, we respectfully request that you recommend denial of PUD-2026. If you have any questions, please do not hesitate to contact me.

Sincerely,



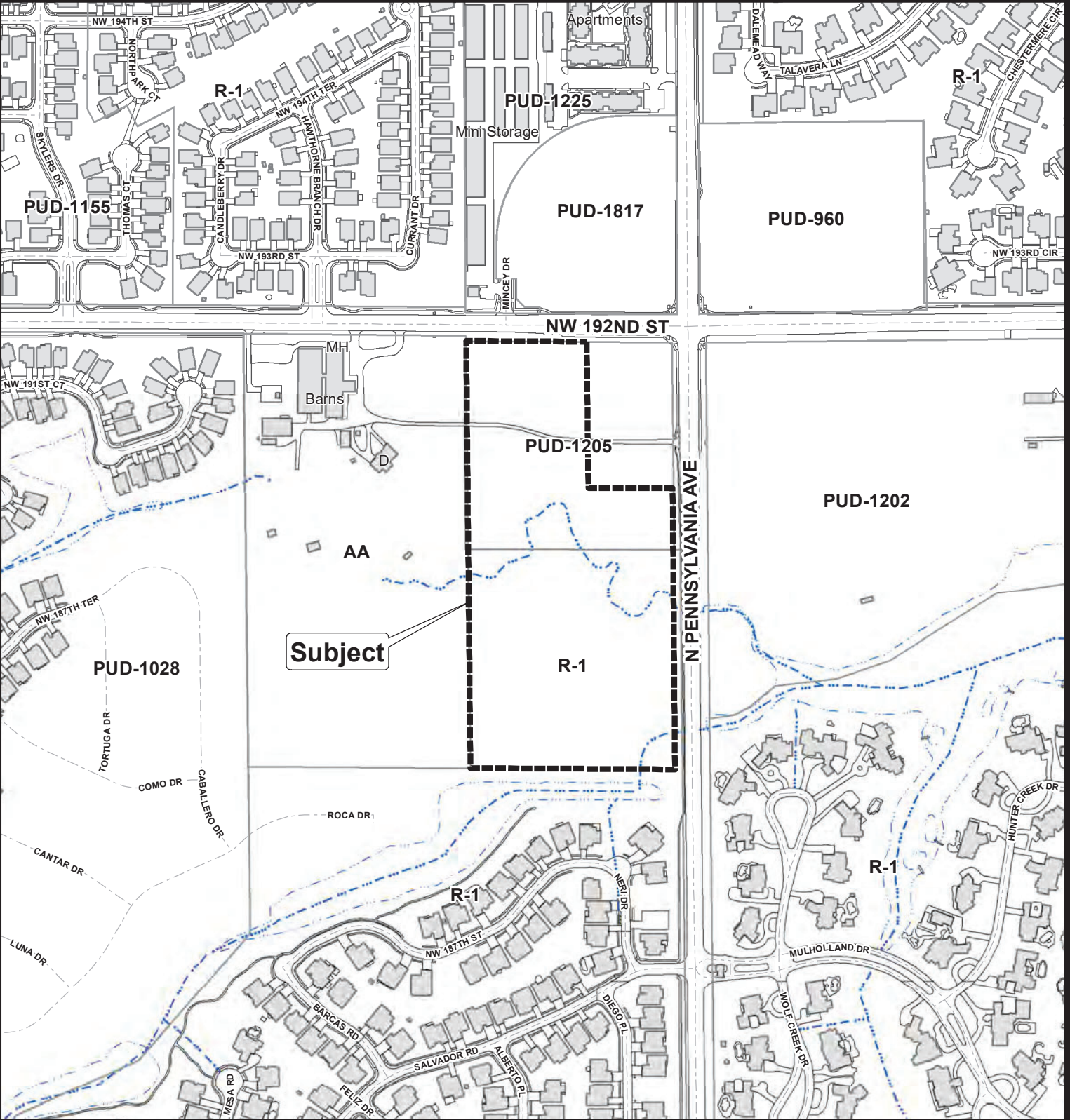
J. Kelly Work

JKW:kc

cc: Clients

David Box, Attorney for Applicant

Case No: PUD-2026     Applicant: Peggy Richardson Revocable Trust  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 200 400  
Feet



**J . K E L L Y W O R K**

**ATTORNEY AT LAW**

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

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

September 6, 2024

**Via electronic mail**

Commissioner Mike Privett  
privdog@gmail.com

Commissioner Jerimy Meek  
jerimym@aol.com

Commissioner Don Noble  
don0010.okc@gmail.com

Commissioner Bobby Newman  
bob@3leveldesign.net

Chairman Nate Clair  
ward1planningcommissioner@gmail.com

Commissioner Camal Pennington  
camalpennington@gmail.com

Commissioner Dan Govin  
dgozin.ward6@gmail.com

Commissioner Rusty LaForge  
rustylaforge.okc@gmail.com

Subdivisionandzoning@okc.gov

***Re: Protest to PUD-2026; located at 2124 NW 192<sup>nd</sup> Street; set for September 12, 2024***

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

This law firm represents Cross Creek Farm, LLC in connection with its protest and opposition to PUD-2026, located at 2124 NW 192<sup>nd</sup> Street and currently set for August 22, 2024. Cross Creek Farm, LLC owns the approximately 20-acre tract immediately adjacent to the west of the PUD-2026 subject property. Cross Creek Farm is a horse-riding academy and horse-breeding operation. It is the longest continuously running riding stable in Oklahoma County. There is also a historic single family residence on the property that serves as the home of the owner.

PUD-1205, approved July 17, 2007, covers the north 10 acres of the proposed PUD-2026 Subject Property. The approval of PUD-1205 was the result of a negotiated agreement between the Trustees of the Peggy Richardson Revocable Trust, the then and current owner, and Cross Creek Farm, LLC, which owns the 20-acre tract adjacent to the west. A copy of PUD-1205 is attached for your convenience.

PUD-1205 established a 100-foot O-2 buffer along the entire west boundary of the PUD. Additionally, PUD-1205 provided for a 10-foot-wide greenbelt along the west boundary with trees to be planted on 20-foot centers.

These conditions were imposed in PUD-1205 as a trade-off, and in exchange for, Cross Creek Farm withdrawing its protest to the C-3 based zoning on the rest of the PUD-1205 property.

References to the proposed PUD-2026 are to the August 29, 2024 revised Master Design Statement. As presented, the newly proposed PUD-2026 includes all of the PUD-1205 property, plus the 6 acres to the south, excluding the built commercial corner.

The proposed PUD-2026 would eliminate the O-2 buffer along the west side of PUD-1205 and would replace that with multi-family residential use. Additionally, the proposed PUD-2026 would remove the 2-story and 35-foot height limit set in PUD-1205 and would replace it with a 3-story and 40-foot height limit. That 40-foot height would be allowed, as proposed, only 20 feet from the west border with the Cross Creek Farm property. This would be excessive and would negatively impact the Cross Creek Farm property.

The proposed PUD-2026 seeks to vary the height limit requirements under the R-4 Multi-Family Residential District. The R-4 regulations would limit height to 20 feet and one-story within 60 feet of the west boundary, increasing on a 45° bulk plane to 35 feet above grade at the 75-foot mark. The proposed PUD-2026 would be a significant deviation even from the R-4 height restrictions.

Additionally, the proposed PUD-2026 fails to specify any preservation and protection language for the riparian areas, including the 2 streams that run through the Subject Property and the pond/wetland area at the south end of the Property.

The Trustees of the Peggy Richardson Revocable Trust received the benefit of the parties' agreement concerning the existing PUD-1205 as the C-3 commercial development has occurred on the corner. Cross Creek Farm, LLC remains entitled to the benefit of its agreement for an adequate buffer, height limits and step-down in zoning.

More specific plans need to be provided explaining what the apartment developer Dominion proposes to build on the site, including a more detailed site plan, the proposed design, including elevation views, and proposed exterior building materials.

As presently proposed, we request that you recommend denial of PUD-2026. We remain ready and willing to work with the Applicant and the Commission in the negotiation of reasonable conditions for the proposed PUD-2026.

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

Sincerely,



J. Kelly Work

JKW:kc

cc: Client

David Box, Applicant's representative

Steve Atwood, President of Mulholland Homeowners' Association

Stephen Hooper, Mulholland resident

Elisabeth Miranda, Thornhill resident

PUD-1205  
DESIGN STATEMENT OF THE  
PLANNED UNIT DEVELOPMENT OF  
RICHARDSON FARMS

**APPROVED**

JUL 17 2007

BY THE CITY COUNCIL  
*Shana Berry* CITY CLERK

## 1.0 INTRODUCTION

This Planned Unit Development consists of 10 acres more or less and is located at the Southwest corner of the intersection of North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street.

## 2.0 LEGAL DESCRIPTION

The legal description of this PUD is as follows:

The North Half (N/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 30, Township Fourteen (14) North, Range Three (3) West, Oklahoma County, Oklahoma.

## 3.0 OWNER/DEVELOPER

The owners of this PUD are Karen Cooley and Diane Barnett, Successor Trustees of the Peggy Richardson Revocable Trust.

## 4.0 SITE AND SURROUNDING AREAS

This property is presently zoned R-1.

All surrounding properties are zoned as follows:

East: R-1 and AA (PUD-1225 approved for modified C-3, and R-1 uses)  
North: R-1 to the North (PUD 1225 approved for modified C-3, multifamily and personal storage use) and PUD-960 to the Northeast (approved for modified C-3 uses)  
West: R-1 (further west is PUD 1028)  
South: R-1 (vacant)

### 4.1 PHYSICAL CHARACTERISTICS

The elevation of the PUD is approximately 1105 – 1092.

Slope analysis: 1%

Soil characteristics: Clay

Tree Cover: Open field

Drainage information: Drains to south

Topographic map: see Exhibit B, 1-foot contours

## 5.0 CONCEPT

The concept of this PUD is an upscale retail shopping area featuring traditional stores as well as specialty boutiques and office uses.

## **6.0 SERVICE AVAILABILITY**

### **6.1 STREETS**

North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street service this property.

### **6.2 UTILITIES**

All utilities (i.e., water, sanitary sewer, gas, electric and Cox cable) will be available at the time of development or made available in connection with such development. The closest existing water lines are to the southeast of this site in the Mulholland subdivision and the closest sanitary sewer lines are northwest of the site across 192<sup>nd</sup> Street.

### **6.3 FIRE PROTECTION**

Fire Protection is available from the City of Oklahoma City. The fire station in closest proximity to the site is the station located at 16820 North Pennsylvania.

## **7.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Planned Unit Development, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Planned Unit Development. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

**Notwithstanding Section 59-5200.3C of the Oklahoma City Municipal Code, 2002, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 7.1 through 20.0 shall not be changed**

or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

## 7.1 USE AND DEVELOPMENT REGULATIONS

The Planned Unit Development shall be divided into two tracts. Tract 1 and Tract 2 are depicted on Exhibit A hereto, with the Tract 2 boundary being permitted to increase by up to 20%.

The use and development regulations of C-3 Community Commercial District shall govern Tract 1 and the use and development regulations of the O-2 General Office District will govern Tract 2, except as herein modified. Except as set forth in Section 7.2 below, all uses permitted in the C-3 District shall be permitted for Tract 1 and all uses permitted in the O-2 District shall be permitted for Tract 2, including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable unless otherwise noted herein.

## 7.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

In Tract 1, the following C-3 Community Commercial District uses will be prohibited:

Use Unit 2301.1	Light Public Protection and Utility: Restricted
Use Unit 2301.2	Light Public Protection and Utility: General
Use Unit 2305.1	Cultural Exhibits
Use Unit 2306.2	Community Recreation: General
Use Unit 2408.1	Automotive: Parking Lot
Use Unit 2408.2	Automotive: Parking Garage
Use Unit 2410.1	Automotive and Equipment Cleaning and Repairs: Light Equipment
Use Unit 2416.1	Communication Services, Ltd.
Use Unit 2425	Laundry Services
Use Unit 2430	Research Services: Restricted
Use Unit 2433.1	Spectator Sport and Entertainment: Restricted
Use Unit 2434.2	Transient Accommodations: Lodging
Use Unit 2436	Personal Storage
Use Unit 2501	Custom Manufacturing
Use Unit 2701	Horticulture

In Tract 2, the following O-2 General Office District uses will be prohibited:

Use Unit 2408.1	Automotive: Parking Lot
Use Unit 2408.2	Automotive: Parking Garage
Use Unit 2434.2	Transient Accommodations: Lodging

**Height:** No structure will be permitted to be in excess of two stories or 35 feet in height.

**Setbacks:** There shall be a minimum front 25' Building setback along N. Penn and N.W. 192<sup>nd</sup>. All other setbacks in Tract 1 shall conform to the C-3 District development

regulations and all other setbacks in Tract 2 shall conform to the 0-2 District developmental regulations provided, however no setback, shall be required in Tract 2 along the common boundary of Tract 1 and Tract 2.

**Use Restriction.** Use Unit 2424.1 (Gasoline Sales: Restricted) shall be limited to the east 330 feet of Tract 1.

## 8.0 ACCESS

A "Limit of No Access" will be applied within 200 feet of the centerline of North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street.

Only Four (4) driveways will be permitted, two (2) on to North Pennsylvania Avenue and two (2) on to N.W. 192<sup>nd</sup> Street. These driveways will be separated by a minimum of two hundred feet (200') between centerlines. Half street paving shall be provided adjacent to North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street upon development of each parcel within this PUD unless a bond issue is approved which includes the half street paving described here-in prior to the development, subject to the approval of the Public Works Department.

## 9.0 SCREENING AND LANDSCAPING

Sight proof screening shall not be required on any portion of this PUD except where adjacent to residential property developed with single family and/or duplex residences. Along the west boundary, a 6 foot high sight-proof fence will be constructed as of the time development commences on the site. A ten foot (10') wide greenbelt shall be provided along the west and south boundaries. Trees planted on 20-foot centers shall be provided in the west boundary greenbelt and Eastern Red Cedars shall be prohibited. Trees planted on 25-foot centers shall be provided in the south boundary greenbelt. A greenbelt with a minimum width of 5 feet shall be provided along the entire east boundary outside of and adjacent to the street right-of-way of North Pennsylvania Avenue and along the entire northern boundary outside of and adjacent to the street right-of-way along N.W. 192<sup>nd</sup> Street in areas not authorized/permitted for access (driveways). Trees planted on 20-foot centers shall be provided in the east and north greenbelts, with intermittent shrubs. Minimum caliper size of all trees shall be two and one-half inches (2.5") (if deciduous or seven feet (7') if evergreen at the time of planting. Permitted signs shall be allowed in the east and north greenbelts. The trees to be planted along N.W. 192<sup>nd</sup> Street and North Pennsylvania Ave and in the west and south boundaries shall be of the type listed in Exhibit C, the "City of Oklahoma City Tree List." A minimum of 12% of each development parcel shall consist of landscaped open space. The regulations of Section 6600.5 shall apply in regard to landscaping, except for the percentage. In the event that the City of Oklahoma City adopts a new landscape point system prior to the issuance of a building permit, then the new landscape point system shall apply. However, the greenbelts noted above shall also be required.

A planted area measuring at least 40 square feet shall be established at the corner of the PUD at the intersecting streets. This area will be landscaped with live plants, trees,

shrubs or grasses and will include mulch and edging.

## **10.0 SIGNAGE**

### **10.1 FREESTANDING ACCESSORY SIGNS**

10.1.1 All free-standing signs shall be of the monument style. Monument signs shall not exceed eight feet (8') in height and 125 square feet of display surface. Monument signs shall consist of materials similar to the buildings. Monument signs shall have an area at least thirty (30) square feet in size at their base, landscaped with flowers and/or shrubs.

10.1.2 Decorative features including, but not limited to extra brick work, brick columns, brick posts, decorative iron, cast stone, copper cupolas, and other architectural details shall not be used in the calculation of the display area's limitation of 125 square feet noted in Section 10.1.1 above. For example, a 200-square foot brick wall with decorative brick post shall be allowed, as long as the actual signage letters mounted on the wall are less than 125 square feet.

### **10.2 ATTACHED SIGNS**

10.2.1 Attached signs will be of color, size and material consistent with the architectural style of the building to which it is attached.

10.2.2 Attached accessory signs.

Maximum square feet total attached signage per building shall be the lineal footage of the building, multiplied by 1.5 square foot. For example, a shopping center that is 240 feet wide will have a maximum of 360 (240' x 1.5) square feet total attached signage. Another example – a building that is 200 feet wide will have a maximum of 300 (200' x 1.5) square feet total attached signage. In the event that C-3 Community Commercial District regulations allow a greater maximum square footage than this paragraph, then the more permissive maximum shall prevail.

10.2.3 An individual element (letter/character/number) of an attached sign shall not exceed three feet in height.

## **11.0 PARKING**

Parking shall comply with current Oklahoma City ordinances. A 15% reduction in parking shall be permitted if a development parcel is constructed in accordance with the following:

11.1 Building(s) are placed at the front building limit line.

11.2 All parking is placed between buildings or behind the rear wall of the building(s).

11.3 Cross parking shall be permitted between Tract 1 and Tract2.



## **12.0 LIGHTING**

To minimize light spillover on adjacent uses, outdoor lights within any office or commercial tracts will be hooded and shall not be directed or reflected toward any adjacent properties. Lighting shall be integrated with the overall architectural design of the buildings. Lighting standards shall have a maximum height of 14 feet.

## **13.0 ARCHITECTURE**

13.1 A minimum of 80% of the exterior walls of all structures shall consist of either rock, stone, brick, architectural split-face block, glass or similar type materials. On the front and sides of the buildings, architectural split-face block shall be limited to a 20% maximum. Plain concrete block is prohibited, as are metal buildings.

13.2 The front of all buildings shall have a decorative façade which shall include Peaks, and/or gables, and/or dormers, and/or columns.

13.3 A multi-story commercial building within 150 feet of the boundary of residential properties shall be designed so that the wall facing the residential properties contains either no upper story window or upper story windows with opaque glass.

## **14.0 COMMON AREAS**

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for Planned Unit Developments, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

Maintenance of common areas, if any, in the development shall be the responsibility of the property owner or a property owners' association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within any such common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

The boundary of any common area shall be adjusted, if necessary, to ensure that such common area covers the entire 100-year flood plain.

## **15.0 SIDEWALK**

Six-foot sidewalks shall be constructed on NW 192<sup>nd</sup> Street and N. Pennsylvania Avenue with each development parcel, subject to the policies and procedures of the Public Works

Department.

## **16.0 DEVELOPMENT SEQUENCE**

Development phases shall be permitted.

## **17.0 PERMIT REQUIREMENTS**

Applications for building permits in this PUD must include an overall PUD site plan that depicts the location of the proposed building for which a permit is sought and the size and address of all existing buildings as well as all existing parking and landscaping and parking and landscaping proposed for the building for which a building permit is requested.

## **18.0 ROOFING REGULATIONS**

Every structure in this Planned Unit Development shall have Class C roofing or better.

## **19.0 DUMPSTER REGULATIONS**

Dumpsters shall be located within an area screened by a 8' high fence or masonry wall and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use. To the extent practical, dumpsters shall be located in a manner that screens service doors from the view of adjacent residences and streets.

## **20.0 PLATTING REGULATIONS**

Platting of this Planned Unit Development shall be required prior to development.

## **21.0 EXHIBITS**

**Exhibit A:** Master Development Plan

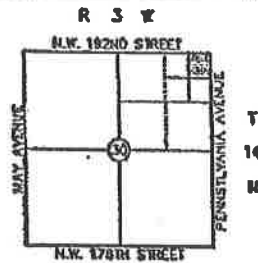
**Exhibit B:** Topographic Map

**Exhibit C:** City of Oklahoma City Tree List

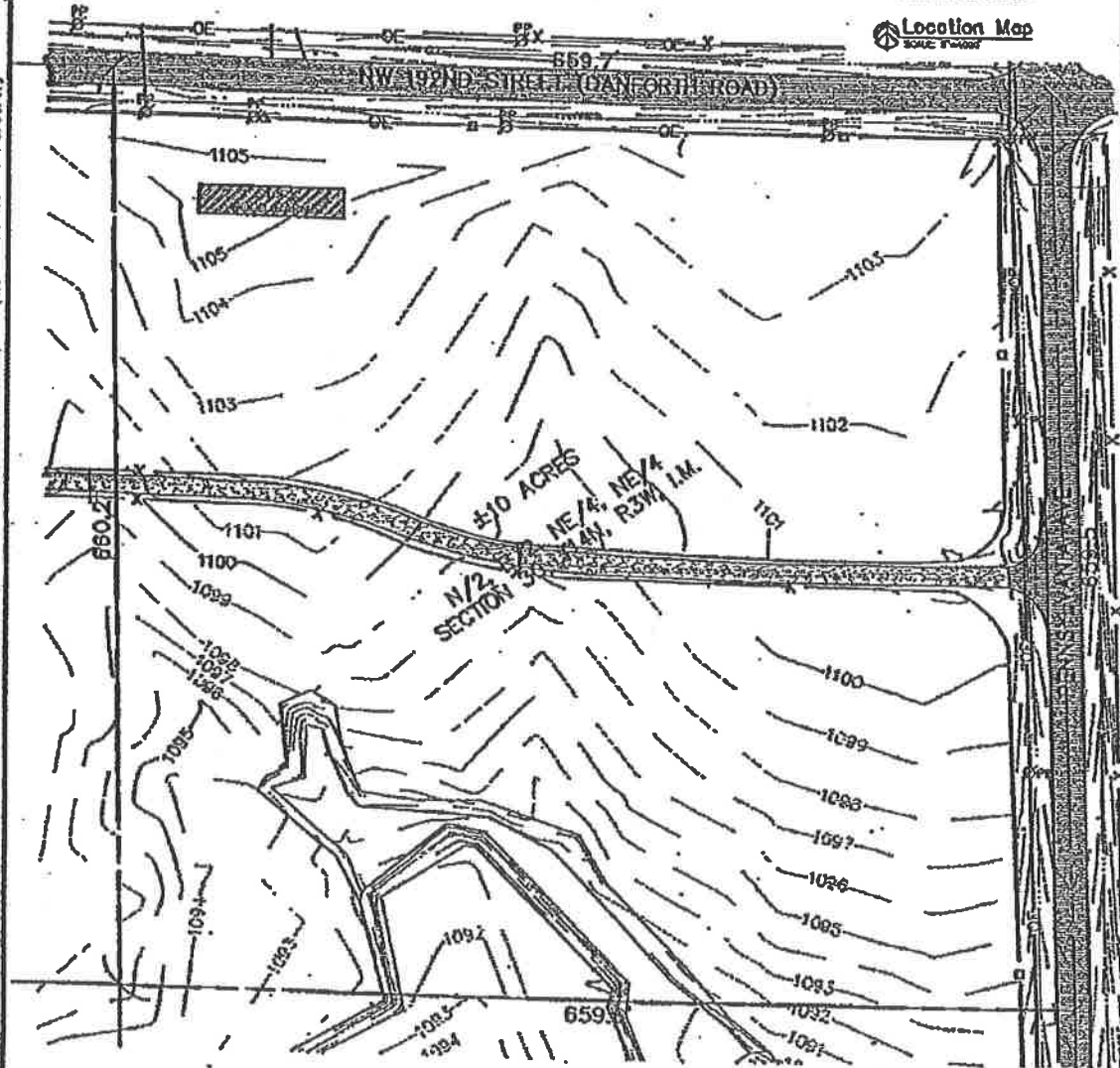
**Exhibit D:** Conceptual Plan (Improvements shown are conceptual only. Final design will be determined at the building permit stage.)



**Exhibit "B"**  
**"Richardson Farms" PUD**  
**Existing Topography**  
**N/2, E/2, NE/4, NE/4,**  
**Section 30, T14N, R3W, IM.**

 $1^M = 100^N$ 

**Location Map**  
SCALE 1"=1000'



**Tanner Consulting-Edmond, LLC**

2000 S.E. 16th STREET BLDG 100-B • EDMOND, OKLAHOMA 73013 • (405)340-7167  
 CERTIFICATE OF AUTHORIZATION NUMBER: 4778 • EXPIRATION DATE: JUNE 30, 2007

012006126040\CW\126040-PCD.DWG, EX 9, 6/13/2006 2:58:02 PM, TANNER CONSULTING-EDMOND, LLC (OK CA No. 4773 EXP. 6/30/07)

6/13/2005 25040-PUD

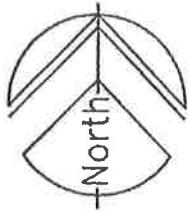
# TREE LIST

## Deciduous

<u>Latin Name</u>	<u>Common Name</u>	<u>Height (in ft.)</u>	<u>Width (in ft.)</u>	<u>Seasonal Color</u>
Acer cappadocium	Purpleblow Maple	30-60	20-40	Red-Orange fall foliage
Acer saccharum 'Caddo'	Caddo Sugar Maple	30-50	20-40	Red-Orange fall foliage
Acer truncatum	Shantung Maple	20-25	15-20	Red-Orange fall foliage
Cercis Canadensis Oklahoma	Oklahoma Redbud	15-20	15-20	Deep purple spring blooms
Chilopsis linearis	Desertwillow	15-30	15-25	White spring blooms
Gleditsia triacanthos	Honeylocust	60-80	30-50	Yellow fall foliage
Gymnocladus dioica	Kentucky Coffee Tree	60-80	30-50	Yellow fall foliage
Koeleuteria paniculata	Golden Raintree	40-60	30-40	Yellow summer blooms Yellow fall foliage
Pistachia chinensis	Chinese Pistache	20-40	20-30	Red-Orange fall foliage
Platanus acerifolia	Londonplane Tree	30-60	20-40	
Quercus rubra	Northern Red Oak	80-120	60-80	Red-Orange fall foliage
Quercus shumardi	Shumard Oak	80-100	50-60	Red-Orange foliage
Ulmus parvifolius	Lacebark Elm	40-60	30-40	Yellow fall foliage

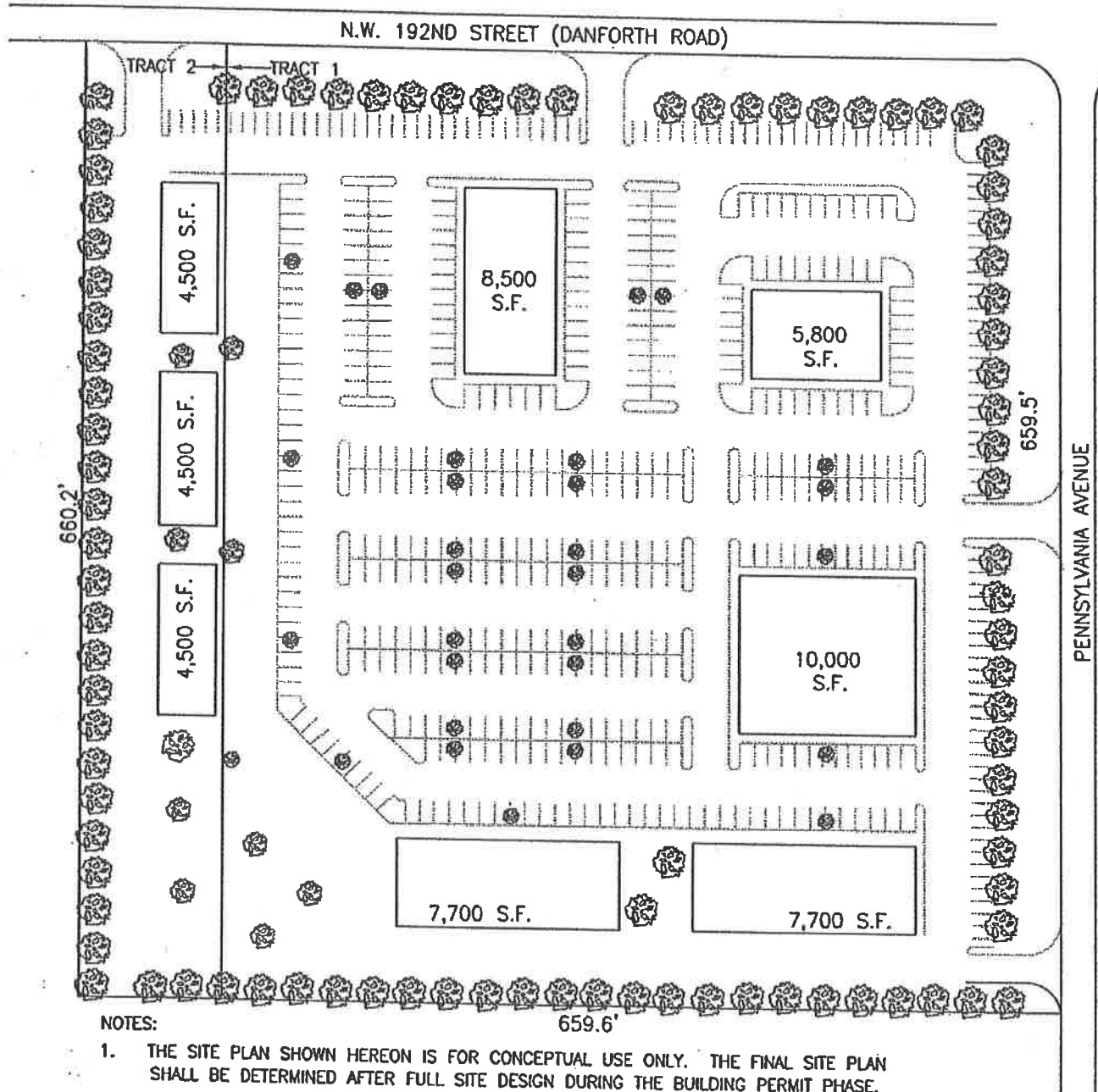
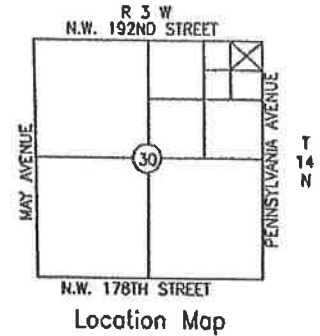
## Evergreen

Pinus taeda	Loblolly Pine	80-100	30-40	
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1" = 100'

EXHIBIT "D"  
 "RICHARDSON FARMS" PUD  
 CONCEPTUAL LAYOUT  
 N/2, E/2, NE/4, NE/4,  
 SECTION 30, T14N, R3W, I.M.  
 +/- 10 ACRES



NOTES:

1. THE SITE PLAN SHOWN HEREON IS FOR CONCEPTUAL USE ONLY. THE FINAL SITE PLAN SHALL BE DETERMINED AFTER FULL SITE DESIGN DURING THE BUILDING PERMIT PHASE.
2. SITE PROOF SCREENING ALONG THE PERIMETER SHALL INCLUDE TREES ON 25' CENTERS WITHIN THE GREEN BELT AREA ON THE SOUTH BOUNDARY & 20' CENTERS ON THE WEST, EAST & NORTH BOUNDARIES.

J . K E L L Y W O R K

ATTORNEY AT LAW

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

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

October 4, 2024

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

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

***Re: PUD-2026; NW 192<sup>nd</sup> Street and N. Pennsylvania Avenue***

Dear Sarah,

This law firm represents a group of nearby residents that are responding to PUD-2026, located at N.W. 192<sup>nd</sup> Street and N. Pennsylvania Ave. Following the Planning Commission hearing on September 12, 2024, we received the proposed Master Design Statement dated September 17, 2024.

In order for the Master Design Statement for PUD-2026 to conform to the amendments made at the September 12, 2024 Planning Commission meeting (as shown in the minutes), we suggest the following revisions need to be made:

Under Section 9.17 ..... SPECIFIC PLAN, the following revision should be made:

The buildings shall be oriented as depicted on **Exhibit B**.

The September 17, 2024 version of the PUD references "the site plan." There is no definition or any document included that is labeled a "site plan." We understand the reference should be to Exhibit B, the Conceptual Master Development Plan. With respect to PUD-2026, the minutes also do reference "site plan," however, there is no document included with the Master Design Statement that has that title. In order for the Master Design Statement to be clear and legally enforceable, this reference should be made to the appropriate exhibit. For your convenience, a copy of the pages of the minutes of the September 12, 2024 meeting is enclosed (Item 16 (PUD-2026)).

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

Sincerely,

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

J. Kelly Work

JKW:kc

Enclosure

cc via email: Clients

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



The applicant was present. There were supporters present.

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

MOVED BY POWERS, SECONDED BY MEEK

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

NAY: CLAIR, GOVIN

ABSENT: PRIVETT

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

**Amended Technical Evaluation:**

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

The applicant was present. There were protestors present.

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

MOVED BY PENNINGTON, SECONDED BY NEWMAN

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

ABSENT: POWERS, PRIVETT

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

**Amended Technical Evaluation:**

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

The applicant was present. There were protestors present.

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

MOVED BY NOBLE, SECONDED BY PENNINGTON

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

ABSENT: POWERS, PRIVETT

17. Recommendation on a proposed ordinance relating to Zoning and Planning code, amending Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended, by amending Article IV – Administrative Procedures – Discretionary Review Procedures; and by amending Article IX – Use Standards, Section 9350 – Standards for Specific Uses Relating to Lodging Accommodations: Home Sharing. All Wards.

The applicant was present. There were members from the public present.

**RECOMMENDED APPROVAL.**

MOVED BY PENNINGTON, SECONDED BY NOBLE

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

ABSENT: PRIVETT

18. Recommendation on a proposed ordinance relating to Businesses, amending Chapter 13 of the Oklahoma City Municipal Code, 2020, as amended, by amending Article XIII – Home Sharing, Division 1 - Generally, Section 13-500 – Definitions; and by Article XIII – Home Sharing, Division 2 - License, Section 13-510 – License Required; Restriction on Issuance, Section 13-511 – Application Required and Section 13-514 – Suspension, Revocation, Denial; by enacting Section 13-516 Occupancy Limits regarding Home Sharing Accommodations; and by enacting Section 13-517 – Covenants: Deed Restrictions; and Overlay Requirements. All Wards.

The applicant was present. There were members from the public present.

**RECOMMENDED APPROVAL.**

MOVED BY PENNINGTON, SECONDED BY MEEK

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

ABSENT: PRIVETT

**J . K E L L Y W O R K**

**ATTORNEY AT LAW**

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

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

**October 23, 2024**

**Via email and hand delivery to City Hall**

**Mayor David Holt  
mayor@okc.gov**

**Councilman Matt Hinkle  
Ward5@okc.gov**

**Councilman Bradley Carter  
ward1@okc.gov**

**Councilwoman JoBeth Hamon  
Ward6@okc.gov**

**Councilperson James Cooper  
ward2@okc.gov**

**Councilwoman Nikki Nice  
ward7@okc.gov  
nikki.nice@okc.gov**

**Councilwoman Barbara Peck  
ward3@okc.gov**

**Councilman Mark Stonecipher  
ward8@okc.gov  
mstonecipher@fellerssnider.com**

**Councilman Todd Stone  
ward4@okc.gov**

***Protest to PUD-2026; located at 2124 NW 192<sup>nd</sup> Street; set for November 5, 2024***

**Mayor Holt and Councilmembers Carter, Cooper, Peck, Stone, Hinkle, Hamon, Nice and Stonecipher:**

**This law firm represents Cross Creek Farm, LLC in connection with its protest and opposition to PUD-2026, located at 2124 NW 192<sup>nd</sup> Street and currently set for hearing on November 5, 2024. Cross Creek Farm, LLC owns the approximately 20-acre tract immediately adjacent to the west of the PUD-2026 subject property. Cross Creek Farm is a horse-riding academy and horse-breeding operation. There is also a historic single family residence on the property that serves as the home of the owner.**

**Attached for your convenience is a copy of the City's zoning map with PUD-2026 property outlined.**

**The current PUD-1205, approved July 17, 2007, covers the north 10 acres of the proposed PUD-2026 Subject Property. The approval of PUD-1205 was the result of a negotiated agreement between the Trustees of the Peggy Richardson Revocable Trust, the**

then and current owner, and Cross Creek Farm, LLC, which owns the 20-acre tract adjacent to the west. A copy of PUD-1205 is attached for your convenience.

PUD-1205 established a 100-foot O-2 buffer along the entire west boundary of the PUD. Additionally, PUD-1205 provided for a 10-foot-wide greenbelt along the west boundary with trees to be planted on 20-foot centers.

These conditions were imposed in PUD-1205 as a trade-off, and in exchange for, Cross Creek Farm withdrawing its protest to the C-3 based zoning on the rest of the PUD-1205 property.

References to the proposed PUD-2026 are to the October 7, 2024 revised Master Design Statement. As presented, the proposed PUD-2026 includes the PUD-1205 property (excluding the built commercial corner), plus the 6 acres to the south.

The proposed PUD-2026 would eliminate the O-2 buffer along the west side of PUD-1205 and would replace that with multi-family residential use. Additionally, PUD-2026 would remove the 2-story and 35-foot height limit set in PUD-1205 and would replace it with a 3-story and 40-foot height limit for seven (7) of the nine (9) multi-family buildings. Only two (2) of the nine (9) multifamily buildings would be limited to two (2) stories (along the west boundary). That 40-foot height would be allowed, as proposed, only 20 feet from the west border with the Cross Creek Farm property. This would be excessive and would negatively impact the Cross Creek Farm property.

The proposed PUD-2026 seeks to vary the height limits under the R-4 Multi-Family Residential District. The R-4 regulations would limit height to 20 feet and one-story within 60 feet of the west boundary, increasing on a 45° bulk plane to 35 feet above grade at the 75-foot mark. This would be a significant deviation from the R-4 height restrictions.

Additionally, the proposed PUD-2026 fails to specify any preservation and protection language for the riparian areas, including the 2 streams that run through the Subject Property.

The Trustees of the Peggy Richardson Revocable Trust received the benefit of the parties' agreement concerning the existing PUD-1205 as the C-3 commercial development has been built on the corner (a "Casey's"). Cross Creek Farm, LLC remains entitled to the benefit of its agreement for an adequate buffer, height limits and step-down in zoning.

As presently proposed, we request that you deny of PUD-2026.

If PUD-2026 were to be considered for approval, the following revisions should, at a minimum, be made:

1. Provide that the maximum building height within the PUD shall be two (2) stories and thirty (30) feet; and,
2. Provide that the trees planted within the proposed landscape buffer along the west boundary line shall be selected from the list of tree varieties that was included with the previously approved and current PUD-1205 with, however, at least seventy-five percent (75%) of the trees to be the variety known as Loblolly Pine.
3. Provide that windows or balconies above the first floor of multi-family buildings located within one hundred feet (100') of the west boundary shall not face westerly.

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

Sincerely,

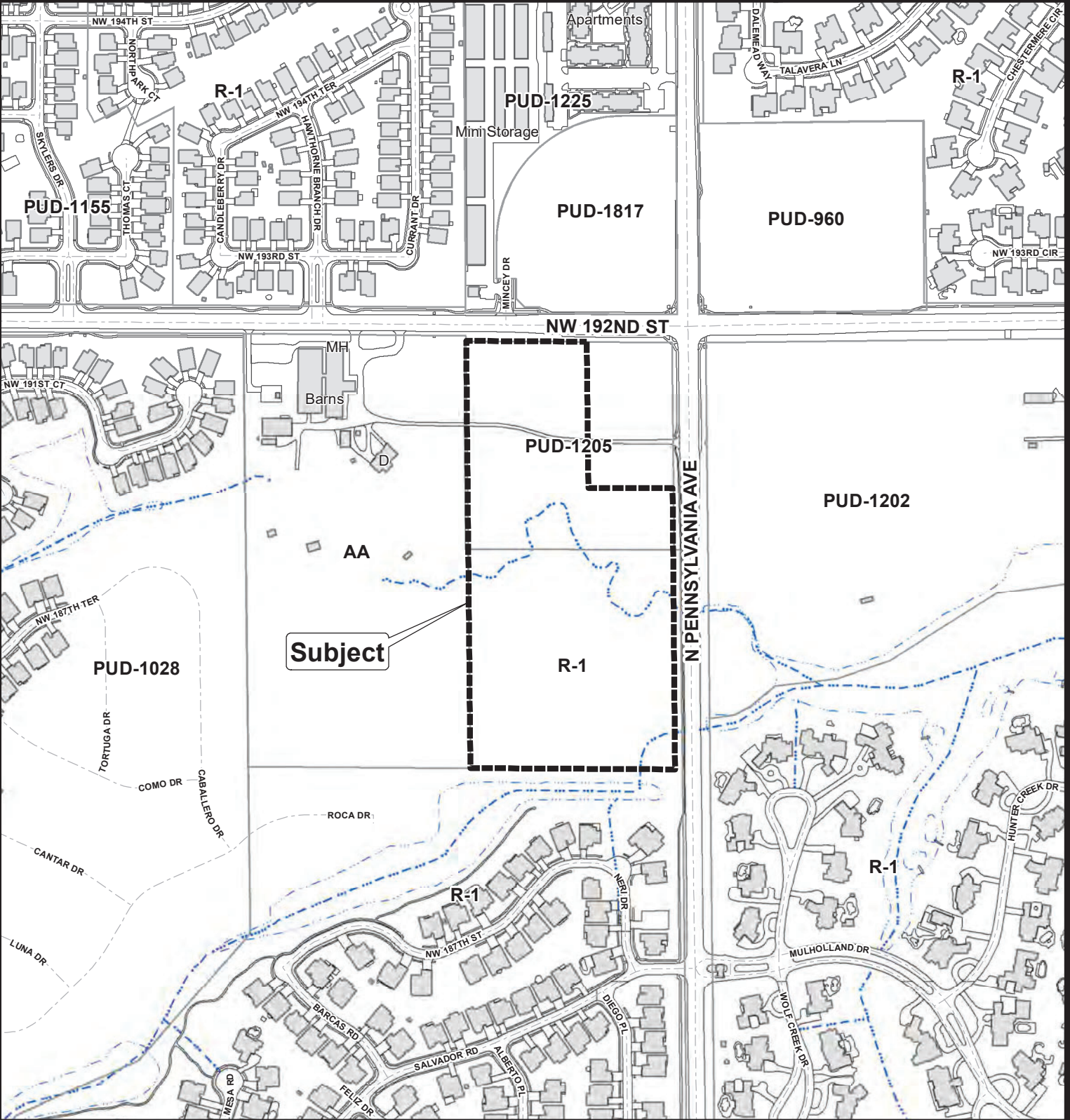


J. Kelly Work

JKW:kc  
Attachments

cc: Cross Creek Farm, LLC  
Steve Atwood, President of Mulholland Homeowners' Association  
Stephen Hooper, Mulholland resident  
Elisabeth Miranda, Thornhill resident  
David Box, Applicant's representative

Case No: PUD-2026     Applicant: Peggy Richardson Revocable Trust  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 200 400 Feet

PUD-1205  
DESIGN STATEMENT OF THE  
PLANNED UNIT DEVELOPMENT OF  
RICHARDSON FARMS

**APPROVED**

JUL 17 2007

BY THE CITY COUNCIL  
*Shana Berry* CITY CLERK

## 1.0 INTRODUCTION

This Planned Unit Development consists of 10 acres more or less and is located at the Southwest corner of the intersection of North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street.

## 2.0 LEGAL DESCRIPTION

The legal description of this PUD is as follows:

The North Half (N/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 30, Township Fourteen (14) North, Range Three (3) West, Oklahoma County, Oklahoma.

## 3.0 OWNER/DEVELOPER

The owners of this PUD are Karen Cooley and Diane Barnett, Successor Trustees of the Peggy Richardson Revocable Trust.

## 4.0 SITE AND SURROUNDING AREAS

This property is presently zoned R-1.

All surrounding properties are zoned as follows:

East: R-1 and AA (PUD-1225 approved for modified C-3, and R-1 uses)  
North: R-1 to the North (PUD 1225 approved for modified C-3, multifamily and personal storage use) and PUD-960 to the Northeast (approved for modified C-3 uses)  
West: R-1 (further west is PUD 1028)  
South: R-1 (vacant)

### 4.1 PHYSICAL CHARACTERISTICS

The elevation of the PUD is approximately 1105 – 1092.

Slope analysis: 1%

Soil characteristics: Clay

Tree Cover: Open field

Drainage information: Drains to south

Topographic map: see Exhibit B, 1-foot contours

## 5.0 CONCEPT

The concept of this PUD is an upscale retail shopping area featuring traditional stores as well as specialty boutiques and office uses.

## **6.0 SERVICE AVAILABILITY**

### **6.1 STREETS**

North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street service this property.

### **6.2 UTILITIES**

All utilities (i.e., water, sanitary sewer, gas, electric and Cox cable) will be available at the time of development or made available in connection with such development. The closest existing water lines are to the southeast of this site in the Mulholland subdivision and the closest sanitary sewer lines are northwest of the site across 192<sup>nd</sup> Street.

### **6.3 FIRE PROTECTION**

Fire Protection is available from the City of Oklahoma City. The fire station in closest proximity to the site is the station located at 16820 North Pennsylvania.

## **7.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Planned Unit Development, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Planned Unit Development. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

**Notwithstanding Section 59-5200.3C of the Oklahoma City Municipal Code, 2002, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 7.1 through 20.0 shall not be changed**



or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

## 7.1 USE AND DEVELOPMENT REGULATIONS

The Planned Unit Development shall be divided into two tracts. Tract 1 and Tract 2 are depicted on Exhibit A hereto, with the Tract 2 boundary being permitted to increase by up to 20%.

The use and development regulations of C-3 Community Commercial District shall govern Tract 1 and the use and development regulations of the O-2 General Office District will govern Tract 2, except as herein modified. Except as set forth in Section 7.2 below, all uses permitted in the C-3 District shall be permitted for Tract 1 and all uses permitted in the O-2 District shall be permitted for Tract 2, including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable unless otherwise noted herein.

## 7.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

In Tract 1, the following C-3 Community Commercial District uses will be prohibited:

Use Unit 2301.1	Light Public Protection and Utility: Restricted
Use Unit 2301.2	Light Public Protection and Utility: General
Use Unit 2305.1	Cultural Exhibits
Use Unit 2306.2	Community Recreation: General
Use Unit 2408.1	Automotive: Parking Lot
Use Unit 2408.2	Automotive: Parking Garage
Use Unit 2410.1	Automotive and Equipment Cleaning and Repairs: Light Equipment
Use Unit 2416.1	Communication Services, Ltd.
Use Unit 2425	Laundry Services
Use Unit 2430	Research Services: Restricted
Use Unit 2433.1	Spectator Sport and Entertainment: Restricted
Use Unit 2434.2	Transient Accommodations: Lodging
Use Unit 2436	Personal Storage
Use Unit 2501	Custom Manufacturing
Use Unit 2701	Horticulture

In Tract 2, the following O-2 General Office District uses will be prohibited:

Use Unit 2408.1	Automotive: Parking Lot
Use Unit 2408.2	Automotive: Parking Garage
Use Unit 2434.2	Transient Accommodations: Lodging

**Height:** No structure will be permitted to be in excess of two stories or 35 feet in height.

**Setbacks:** There shall be a minimum front 25' Building setback along N. Penn and N.W. 192<sup>nd</sup>. All other setbacks in Tract 1 shall conform to the C-3 District development

regulations and all other setbacks in Tract 2 shall conform to the 0-2 District developmental regulations provided, however no setback, shall be required in Tract 2 along the common boundary of Tract 1 and Tract 2.

**Use Restriction.** Use Unit 2424.1 (Gasoline Sales: Restricted) shall be limited to the east 330 feet of Tract 1.

## 8.0 ACCESS

A "Limit of No Access" will be applied within 200 feet of the centerline of North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street.

Only Four (4) driveways will be permitted, two (2) on to North Pennsylvania Avenue and two (2) on to N.W. 192<sup>nd</sup> Street. These driveways will be separated by a minimum of two hundred feet (200') between centerlines. Half street paving shall be provided adjacent to North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street upon development of each parcel within this PUD unless a bond issue is approved which includes the half street paving described here-in prior to the development, subject to the approval of the Public Works Department.

## 9.0 SCREENING AND LANDSCAPING

Sight proof screening shall not be required on any portion of this PUD except where adjacent to residential property developed with single family and/or duplex residences. Along the west boundary, a 6 foot high sight-proof fence will be constructed as of the time development commences on the site. A ten foot (10') wide greenbelt shall be provided along the west and south boundaries. Trees planted on 20-foot centers shall be provided in the west boundary greenbelt and Eastern Red Cedars shall be prohibited. Trees planted on 25-foot centers shall be provided in the south boundary greenbelt. A greenbelt with a minimum width of 5 feet shall be provided along the entire east boundary outside of and adjacent to the street right-of-way of North Pennsylvania Avenue and along the entire northern boundary outside of and adjacent to the street right-of-way along N.W. 192<sup>nd</sup> Street in areas not authorized/permitted for access (driveways). Trees planted on 20-foot centers shall be provided in the east and north greenbelts, with intermittent shrubs. Minimum caliper size of all trees shall be two and one-half inches (2.5") (if deciduous or seven feet (7') if evergreen at the time of planting. Permitted signs shall be allowed in the east and north greenbelts. The trees to be planted along N.W. 192<sup>nd</sup> Street and North Pennsylvania Ave and in the west and south boundaries shall be of the type listed in Exhibit C, the "City of Oklahoma City Tree List." A minimum of 12% of each development parcel shall consist of landscaped open space. The regulations of Section 6600.5 shall apply in regard to landscaping, except for the percentage. In the event that the City of Oklahoma City adopts a new landscape point system prior to the issuance of a building permit, then the new landscape point system shall apply. However, the greenbelts noted above shall also be required.

A planted area measuring at least 40 square feet shall be established at the corner of the PUD at the intersecting streets. This area will be landscaped with live plants, trees,

shrubs or grasses and will include mulch and edging.

## **10.0 SIGNAGE**

### **10.1 FREESTANDING ACCESSORY SIGNS**

10.1.1 All free-standing signs shall be of the monument style. Monument signs shall not exceed eight feet (8') in height and 125 square feet of display surface. Monument signs shall consist of materials similar to the buildings. Monument signs shall have an area at least thirty (30) square feet in size at their base, landscaped with flowers and/or shrubs.

10.1.2 Decorative features including, but not limited to extra brick work, brick columns, brick posts, decorative iron, cast stone, copper cupolas, and other architectural details shall not be used in the calculation of the display area's limitation of 125 square feet noted in Section 10.1.1 above. For example, a 200-square foot brick wall with decorative brick post shall be allowed, as long as the actual signage letters mounted on the wall are less than 125 square feet.

### **10.2 ATTACHED SIGNS**

10.2.1 Attached signs will be of color, size and material consistent with the architectural style of the building to which it is attached.

10.2.2 Attached accessory signs.

Maximum square feet total attached signage per building shall be the lineal footage of the building, multiplied by 1.5 square foot. For example, a shopping center that is 240 feet wide will have a maximum of 360 (240' x 1.5) square feet total attached signage. Another example – a building that is 200 feet wide will have a maximum of 300 (200' x 1.5) square feet total attached signage. In the event that C-3 Community Commercial District regulations allow a greater maximum square footage than this paragraph, then the more permissive maximum shall prevail.

10.2.3 An individual element (letter/character/number) of an attached sign shall not exceed three feet in height.

## **11.0 PARKING**

Parking shall comply with current Oklahoma City ordinances. A 15% reduction in parking shall be permitted if a development parcel is constructed in accordance with the following:

11.1 Building(s) are placed at the front building limit line.

11.2 All parking is placed between buildings or behind the rear wall of the building(s).

11.3 Cross parking shall be permitted between Tract 1 and Tract2.

## **12.0 LIGHTING**

To minimize light spillover on adjacent uses, outdoor lights within any office or commercial tracts will be hooded and shall not be directed or reflected toward any adjacent properties. Lighting shall be integrated with the overall architectural design of the buildings. Lighting standards shall have a maximum height of 14 feet.

## **13.0 ARCHITECTURE**

13.1 A minimum of 80% of the exterior walls of all structures shall consist of either rock, stone, brick, architectural split-face block, glass or similar type materials. On the front and sides of the buildings, architectural split-face block shall be limited to a 20% maximum. Plain concrete block is prohibited, as are metal buildings.

13.2 The front of all buildings shall have a decorative façade which shall include Peaks, and/or gables, and/or dormers, and/or columns.

13.3 A multi-story commercial building within 150 feet of the boundary of residential properties shall be designed so that the wall facing the residential properties contains either no upper story window or upper story windows with opaque glass.

## **14.0 COMMON AREAS**

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for Planned Unit Developments, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

Maintenance of common areas, if any, in the development shall be the responsibility of the property owner or a property owners' association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within any such common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

The boundary of any common area shall be adjusted, if necessary, to ensure that such common area covers the entire 100-year flood plain.

## **15.0 SIDEWALK**

Six-foot sidewalks shall be constructed on NW 192<sup>nd</sup> Street and N. Pennsylvania Avenue with each development parcel, subject to the policies and procedures of the Public Works

Department.

## **16.0 DEVELOPMENT SEQUENCE**

Development phases shall be permitted.

## **17.0 PERMIT REQUIREMENTS**

Applications for building permits in this PUD must include an overall PUD site plan that depicts the location of the proposed building for which a permit is sought and the size and address of all existing buildings as well as all existing parking and landscaping and parking and landscaping proposed for the building for which a building permit is requested.

## **18.0 ROOFING REGULATIONS**

Every structure in this Planned Unit Development shall have Class C roofing or better.

## **19.0 DUMPSTER REGULATIONS**

Dumpsters shall be located within an area screened by a 8' high fence or masonry wall and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use. To the extent practical, dumpsters shall be located in a manner that screens service doors from the view of adjacent residences and streets.

## **20.0 PLATTING REGULATIONS**

Platting of this Planned Unit Development shall be required prior to development.

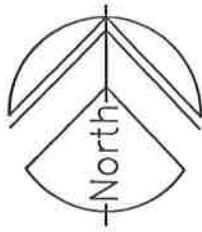
## **21.0 EXHIBITS**

**Exhibit A:** Master Development Plan

**Exhibit B:** Topographic Map

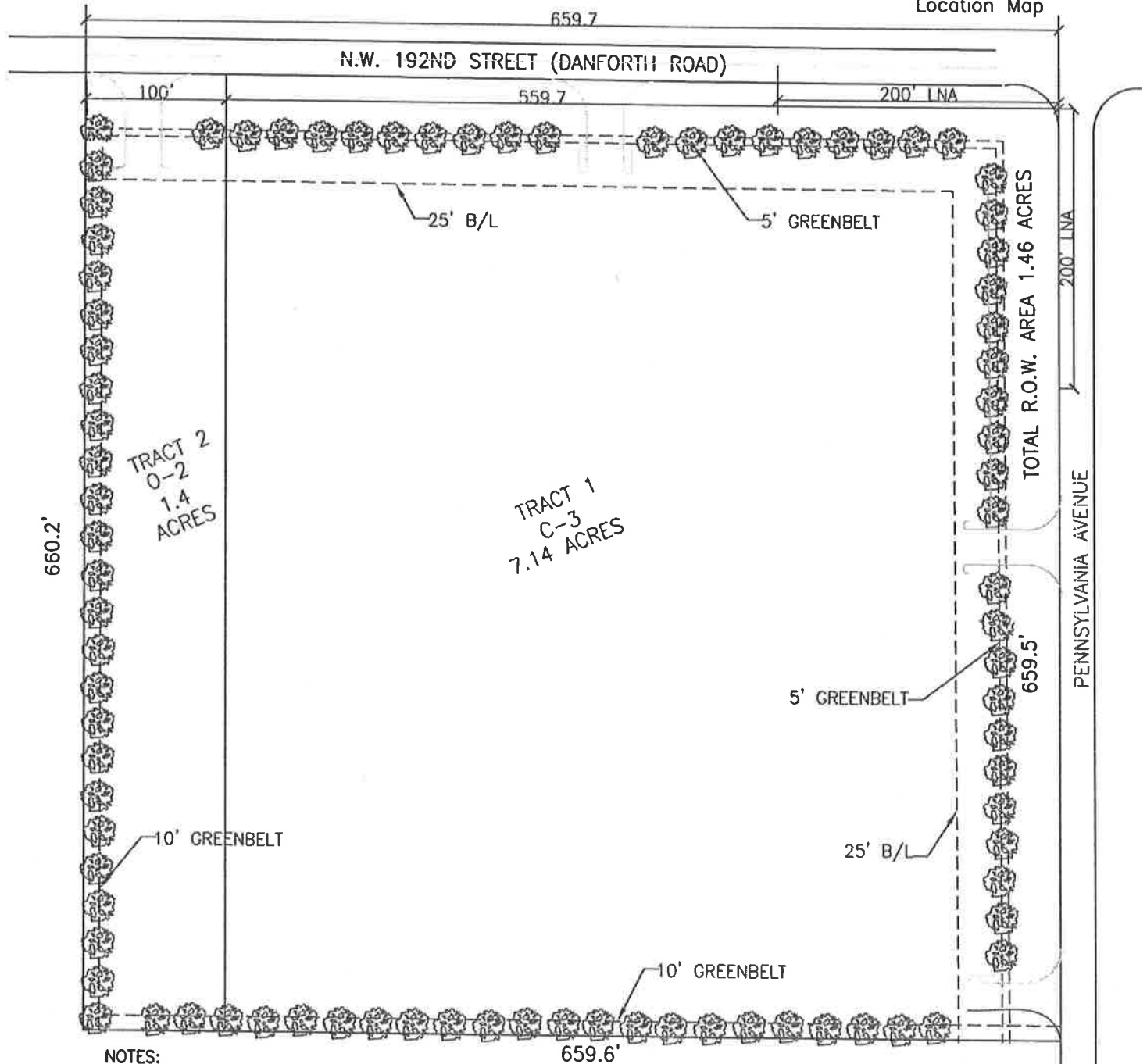
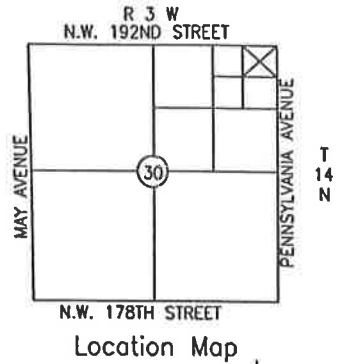
**Exhibit C:** City of Oklahoma City Tree List

**Exhibit D:** Conceptual Plan (Improvements shown are conceptual only. Final design will be determined at the building permit stage.)



1" = 100'

EXHIBIT "A"  
"RICHARDSON FARMS" PUD  
MASTER DEVELOPMENT PLAN  
N/2, E/2, NE/4, NE/4,  
SECTION 30, T14N, R3W, I.M.  
+/- 10 ACRES

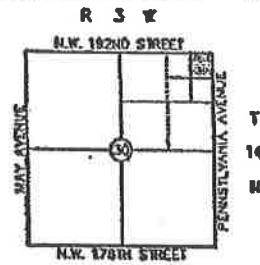


NOTES:

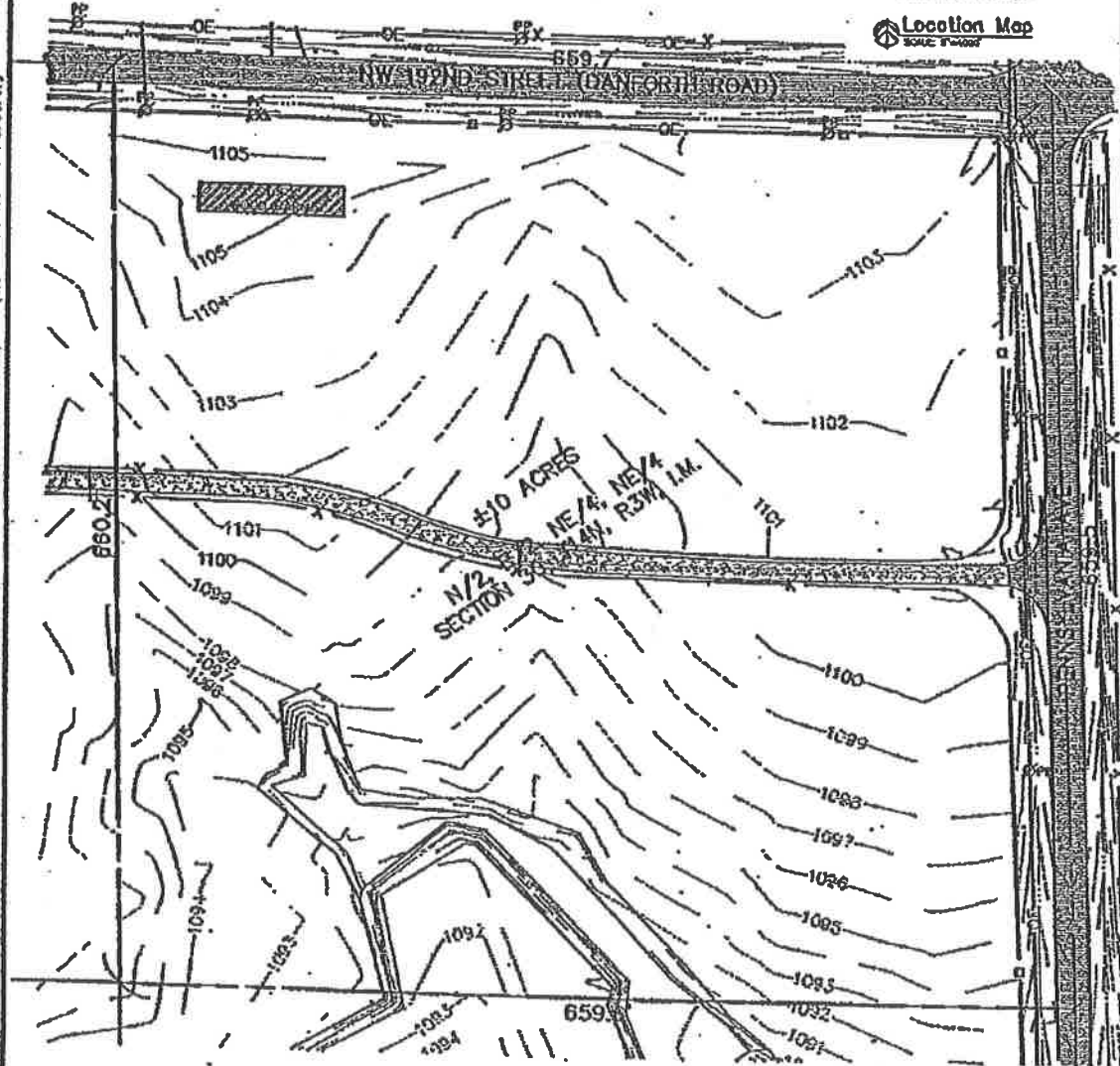
SITE PROOF SCREENING ALONG THE PERIMETER SHALL INCLUDE TREES ON 25' CENTERS WITHIN THE GREEN BELT AREA ON THE SOUTH BOUNDARY & 20' CENTERS ON THE WEST, EAST & NORTH BOUNDARIES.

LNA = Limits of No Access.

**Exhibit "B"**  
**"Richardson Farms" PUD**  
**Existing Topography**  
**N/2, E/2, NE/4, NE/4,**  
**Section 30, T14N, R3W, IM.**

 $1^M = 100^N$ 

**Location Map**  
Scale 1"=1000'



**Tanner Consulting-Edmond, LLC**

2000 S.E. 16th STREET BLDG 100-B • EDMOND, OKLAHOMA 73013 • (405)340-7167  
 CERTIFICATE OF AUTHORIZATION NUMBER: 4778 • EXPIRATION DATE: JUNE 30, 2007

01:20061260401CIVIL126040-POD.DWG, EX 9, 6/13/2006 2:59:02 PM, TANNER CONSULTING-EDMOND, LLC (OK CA No. 4778 EXP. 6/30/07)

6/13/2005 25040-PUD

# TREE LIST

## Deciduous

<u>Latin Name</u>	<u>Common Name</u>	<u>Height (in ft.)</u>	<u>Width (in ft.)</u>	<u>Seasonal Color</u>
Acer cappadocium	Purpleblow Maple	30-60	20-40	Red-Orange fall foliage
Acer saccharum 'Caddo'	Caddo Sugar Maple	30-50	20-40	Red-Orange fall foliage
Acer truncatum	Shantung Maple	20-25	15-20	Red-Orange fall foliage
Cercis Canadensis Oklahoma	Oklahoma Redbud	15-20	15-20	Deep purple spring blooms
Chilopsis linearis	Desertwillow	15-30	15-25	White spring blooms
Gleditsia triacanthos	Honeylocust	60-80	30-50	Yellow fall foliage
Gymnocladus dioica	Kentucky Coffee Tree	60-80	30-50	Yellow fall foliage
Koeleuteria paniculata	Golden Raintree	40-60	30-40	Yellow summer blooms Yellow fall foliage
Pistachia chinensis	Chinese Pistache	20-40	20-30	Red-Orange fall foliage
Platanus acerifolia	Londonplane Tree	30-60	20-40	
Quercus rubra	Northern Red Oak	80-120	60-80	Red-Orange fall foliage
Quercus shumardi	Shumard Oak	80-100	50-60	Red-Orange foliage
Ulmus parvifolius	Lacebark Elm	40-60	30-40	Yellow fall foliage

## Evergreen

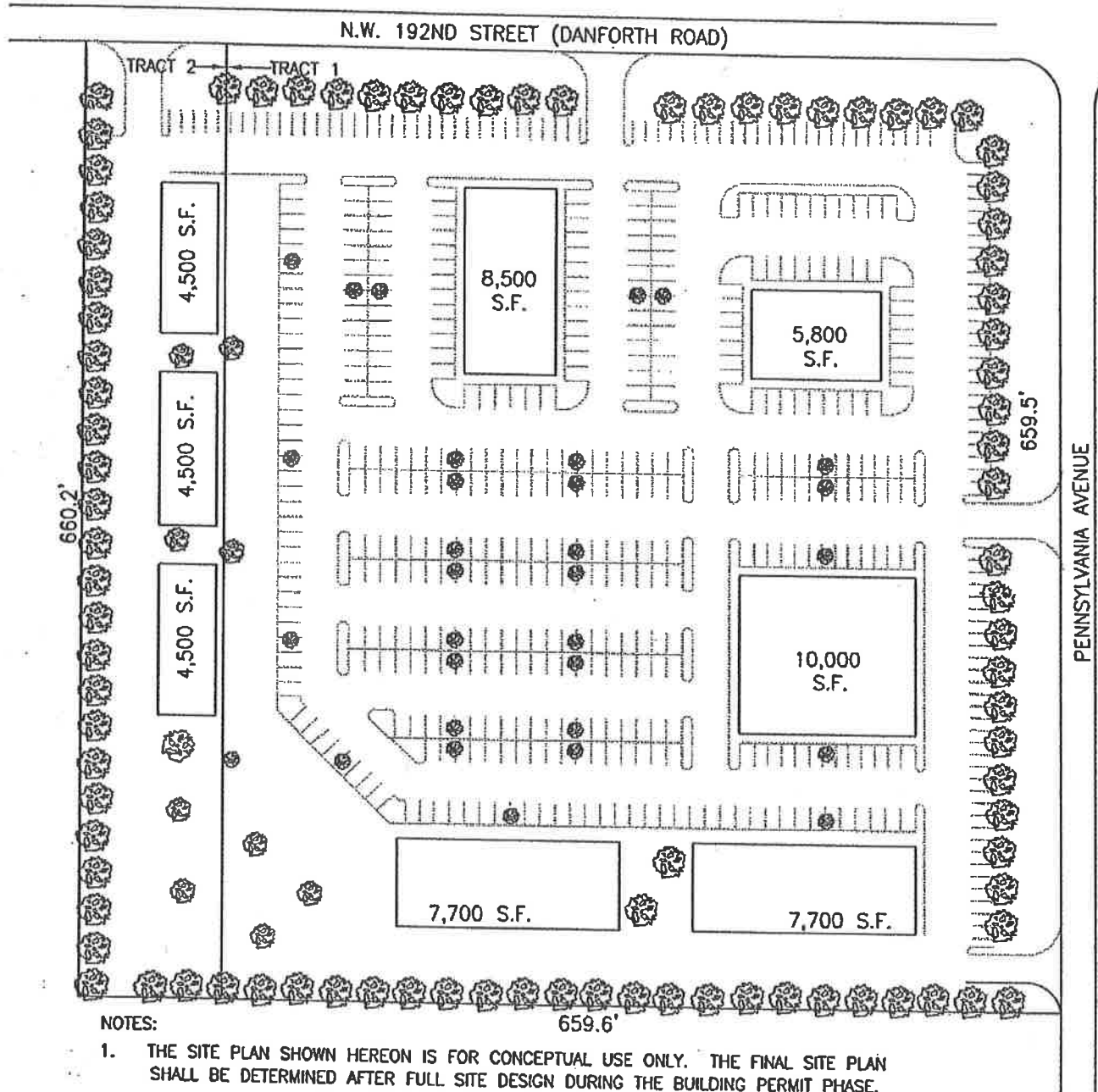
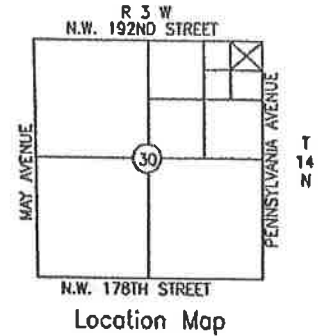
Pinus taeda	Loblolly Pine	80-100	30-40
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1" = 100'

EXHIBIT "D"  
 "RICHARDSON FARMS" PUD  
 CONCEPTUAL LAYOUT  
 N/2, E/2, NE/4, NE/4,  
 SECTION 30, T14N, R3W, I.M.  
 +/- 10 ACRES



NOTES:

1. THE SITE PLAN SHOWN HEREON IS FOR CONCEPTUAL USE ONLY. THE FINAL SITE PLAN SHALL BE DETERMINED AFTER FULL SITE DESIGN DURING THE BUILDING PERMIT PHASE.
2. SITE PROOF SCREENING ALONG THE PERIMETER SHALL INCLUDE TREES ON 25' CENTERS WITHIN THE GREEN BELT AREA ON THE SOUTH BOUNDARY & 20' CENTERS ON THE WEST, EAST & NORTH BOUNDARIES.

## Johnson, Thad A

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**From:** Cristine Zubillaga <cristine.zubillaga@gmail.com>  
**Sent:** Tuesday, November 5, 2024 4:43 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition and Protest of PUD-2026 at 2124 NW 192ND ST  
**Attachments:** IMG\_5322.MOV

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

My name is Cristine Zubillaga and my home property borders the lot in question (2221 NW 1187th St). I am opposed to the re-zoning and building of apartments due to the following reasons:

- Wildlife impact studies **MUST** be done - many animals reside in the wetland marsh to the north of my property, including beavers, nutria, musk rats, and coyotes. These animals are crucial to the local ecosystem and should not be disturbed. There are also several species of migratory birds that use the area as a safe haven during stressful months of migration. **Bald eagle** families have been seen hunting and nesting in the wetland and woods that is included in PUD-2026 (see attached video) and should be protected. Additionally, the health and well-being to the Cross Creek Stable horses should be considered, along with the trash impact on the stable's current natural water supply.
- The height of the proposed buildings does not suit the area and breaks R-4 zoning code for allowing 40+' buildings being allowed close to a Zone AA property. Only 1-story properties can be built within 75 feet of the stables.
- There is no nearby police or fire station that can accommodate the influx of residents proposed. Valencia common areas will be trespassed upon by these apartment residents and I am concerned about the increase in crime this will bring directly to my back yard.
- Overabundance of new apartment complexes in the school district - schools are already overpopulated in the area and this additional housing will cause an education resource crisis.
- Already strained plumbing, water supply, and electricity in the area will increase power disruptions and poor water pressure & supply.
- **TRAFFIC** in the area has not been evaluated since 2022 and is an already unaddressed issue. Many accidents happen at the intersection of 192nd & Penn (I can hear them from my back yard) and the additional traffic turning in/out of the proposed complex will only increase accidents.

This email is a formal notification of my opposition and protest of PUD-2026.  
I request the denial of PUD-2026.

Thank you,  
Cristine Zubillaga

---

**From:** Candace Barrios <cbarrios1522@gmail.com>  
**Sent:** Monday, October 28, 2024 7:44 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 -Protest

You don't often get email from cbarrios1522@gmail.com. [Learn why this is important](#)

Hello:

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Candace Barrios, I have lived in Edmond, OK my entire life- 35 years. I have two daughters who attend Edmond Public Schools, ages 6 and 14. I work in early childhood education for Sunbeam Family Services.

The reason I protest PUD-2026 is because of the following:

- Local schools are at capacity. I do not want Edmond Public Schools to rezone our neighborhood to another school- which will likely happen if apartments are built.
- The height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses). 2 story or under would be compatible.
- It breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says 1 story at that distance and it can't be 3 story until at least 75 feet away.
- There is no police sub-station in our area. Additionally, there are slow response times.
- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.

For these reasons, I request denial of PUD-2026.

Sincerely,  
Candace Barrios  
405-609-4481  
18617 Como Drive  
Edmond, OK 73012

## Johnson, Thad A

---

**From:** Jeff Bennett <jeffbennettokc@gmail.com>  
**Sent:** Thursday, September 5, 2024 11:02 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2026 at 2124 NW 192nd St

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

Dear Subdivision and Zoning Staff,

I am writing to protest and voice my opposition of PUD-2026 at 2024 NW 192nd St.

My name is Jeff Bennett and I live in the Thornhill development on the northeast corner of NW 192nd St. and N Pennsylvania Ave. My wife and I and our family have lived in our home and this neighborhood for over six years now and have seen this area continue to grow since we moved in. When we moved into our home in 2018, N Pennsylvania Ave between NW 178th and NW 192nd was not yet even complete. We felt so blessed to be able to live in a community that had a very quiet, rural feel while still being within such a close commute to my work, to the downtown area, and to the other points of interest which were important to us. Over the years, we have seen both residential and commercial development grow and grow towards our area. This growth provides both good and bad side effects. On the positive side, it brings amenities closer to us and makes some aspects of our lives easier. On the negative side, it has brought far more congestion to our roads, strained our utility infrastructure, highlighted the stresses on our roadways, demonstrated our lack of public transportation, exploited our lack of sufficient police presence, overcrowded our schools, and forced the zoning commission and other governing bodies to make some decisions they might not otherwise make.

With respect to PUD-2026 at 2024 NW 192nd St.-

- Consideration of the proposed use of the land should be whether or not it is appropriate and compatible with the area. There is already a high-density housing complex less than 750 feet to the north of the proposed location and another high density housing complex approximately 0.5mi to the west of the proposed location. Adding another 240 units to an area seemingly already saturated with this type of housing feels inappropriate and incompatible with the needs of the area.
- The proposed rezoning would break from established acceptable parameters by allowing such tall and large structures (3 story, 40 feet) to be built in the intended location. In addition, they would be built so close to the Cross Creek stables, within 20 feet, which is currently zoned AA. Current zoning regulations state that at that distance, only a single story is allowable and a 3 story structure must be at least 75 feet away.
- The proposed complex will strain further an already strained utility infrastructure and have negative effects on water pressure, electricity, waste, mail systems, phone and internet, and others.
- There is no public transportation and this area is far removed from major highways and other thoroughfares, making access challenging.
- Traffic in the immediate and surrounding area is a growing issue. The last traffic study was completed in 2022. A significant number of roadways in the area are one lane (each way) roads

with no center lane. Increasing the density of vehicles by the proposed amount will only serve to congest the roadways further.

- Minimal commercial development in the area to serve these developments and provide employment opportunities.
- We are already in need of additional first responder substations, police specifically. Response times when requests for assistance are made can be less than desired, and will only get worse as more and more people flood the area with more high-density housing.
- In my opinion, much more study needs to be done in order to confirm that this type of housing can be supported by the infrastructure of the area, but that it is also the right type of housing based on the needs of the area.

For the reasons I state above, I request denial of PUD-2026 at 2024 NW 192nd St.

Sincerely,

Jeff Bennett  
19816 Dalemead Way  
Edmond, Oklahoma 73012

## Johnson, Thad A

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**From:** Melissa Bennett <melissabennettokc@gmail.com>  
**Sent:** Thursday, September 5, 2024 9:50 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to new development at 192nd and Penn

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

To Whom it May Concern:

As a resident of the Thornhill neighborhood on the corner of 192<sup>nd</sup> and Penn, I'd like to briefly voice my opposition to the most recent push for development.

Firstly, this part of Edmond does not have the appropriate infrastructure for such a large influx of population. The roads strain to support traffic as it is, there is a lack of commercial businesses to sustain/employ a great number of new residents, and the local schools are at capacity. To suggest that we can just deal with the consequences later on is asinine.

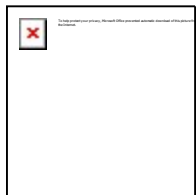
Secondly, this part of Edmond is very near the edge of town. The residents take pride in the slower pace, wider spaces, and nearly rural feel. The lot suggested for these apartments is a little snapshot of the beauty of Oklahoma's natural land with tall trees, a rushing creek, and millions of wild flowers. It is the kind of scene we, as Oklahomans, treasure about our state. To destroy that idyllic area for the packed-in, high-rise profit of a handful of people would be a careless action of poor stewardship.

I urge you to listen to the voices of the good people who live at the very intersection in question. We love Edmond! We do not want more high-density housing!

Thank you for your consideration,

Melissa Bennett  
Thornhill resident

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## Johnson, Thad A

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**From:** Emily Coddington <emilycoddington@gmail.com>  
**Sent:** Monday, September 9, 2024 1:27 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest and Opposition of PUD-2026 at 2124 NW 192nd St

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

To Whom It May Concern:

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. My name is Emily Coddington and I live at 18700 Woody Creek Drive located in Mulholland directly across from the proposed development.

For these reasons, I request denial of PUD-2026

- Height of buildings is at 3 stories which is not in line with current structures and breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says only 1 story is allowed at that distance.
- There is no police sub-station in our area so we are already living with slow response times.
- We don't need more residential spaces but instead commercial to serve the current residents in the area.
- Plans for preservation of the creek and mature trees along the creek are not specified in the PUD-2026 application.
- We already have severely strained water pressure in this area that results in multiple breaks throughout the year in Mulholland
- Traffic in our area is already an issue. The last traffic study was done in 2022. With no stoplights at the entrances of Valencia and Mulholland, it is already difficult and at times dangerous to get in and out of the neighborhood safely at peak traffic times not to mention our school buses having difficulty turning in and out without added traffic from more high occupancy residential space.
- Lastly, our schools are at capacity. Have you been to Heartland Middle School or the several elementary schools or Santa Fe High School? They are all bursting at the seams and what construction they are able to do cannot keep up with the current growth we have in the area.

I implore you to please put a stop to this. It brings no positive value to our area and serves no necessary purpose as there are plenty of multi-family housing options in our area.

Sincerely,

Emily Coddington  
18700 Woody Creek Drive  
Edmond OK 73012  
512-769-0078



## Johnson, Thad A

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**From:** Aaron Cox <a.aroncc405@gmail.com>  
**Sent:** Thursday, August 29, 2024 7:55 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2026 at 2124 NW 192nd St

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

Hello,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

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

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

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

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

For these reasons, I request the denial of PUD-2026.

Sincerely,  
Aaron Cox  
2561 NW 186th St. OKC, OK 73012



## Johnson, Thad A

---

**From:** Alicia Dennis <alicialynn80@gmail.com>  
**Sent:** Friday, September 6, 2024 9:46 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest for PUD-2026

You don't often get email from alicialynn80@gmail.com. [Learn why this is important](#)

Dear Staff,

I'm writing to protest and oppose PUD-2026 at 2124 NW 192nd.

My name is Alicia Dennis and my family lives in Thornhill neighborhood at the northeast corner of that intersection. We have lived here for 8 years and have 5 children.

We oppose these new proposed apartments because the schools in our area are already at capacity, the traffic will cause problems and we would wish for this to stay as commercial property and bring in new retail.

For these reasons I request denial of PUD-2026

Sincerely,  
Alicia Dennis

## Johnson, Thad A

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**From:** Ryan D <ryand5280@gmail.com>  
**Sent:** Friday, September 6, 2024 11:41 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD 2026

You don't often get email from ryand5280@gmail.com. [Learn why this is important](#)

Dear Staff or Whom it May Concern,

I am writing to protest the PUD 2026 on 2124 NW 192nd St.

My name is Ryan Dennis, homeowner in Thornhill.

I think it's inappropriate to do this because

- traffic is already a problem
- local schools are at capacity
- The area needs more commercial to support community needs and help employment rates
- The electricity and water supply is already strained and would be made way worse.

Thanks,  
Ryan

**Johnson, Thad A**

---

**From:** Paul Hart <paulhart.pa@gmail.com>  
**Sent:** Friday, September 6, 2024 6:44 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Reasoning PUD-2026

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

I am writing to you to protest the re-zoning of pud-2026 at 2124 NW 192nd Street. While I would like the land to stay commercial I understand that is not a likely outcome. Thus, I would like you to keep the area similar to the surrounding structures. This means nothing should be taller than 2 stories and have the normal set back for the area.

Your help is greatly appreciated.

Thank you!

Paul Hart

## Cunningham, David M

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**From:** Cynthia Henson <clynnhenson@yahoo.com>  
**Sent:** Tuesday, September 3, 2024 9:01 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 at 2124 NW 192nd St

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

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. I am a concerned resident of Thornhill Village located at NW192 St and Pennsylvania and for the following reasons, I request denial of PUD-2026:

- Land use needs to be appropriate and compatible.
- Height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses).
- No police sub-station in our area. Slow response times, etc.
- Need for commercial zoning to stay (lack commercial to serve neighbors and provide employment opportunities).
- Quality needs to be specified in PUD. (Use of brick and mason as much as possible to ensure the longevity of the structure. Restrict wood fencing and similar materials.
- Preservation of the creek and mature trees along the creek.
- Strained infrastructure (water pressure, electricity).
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022).
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity.

Additionally, I do not believe the 3 story, 40-foot buildings are compatible. There is nothing of that height permitted currently on any lots at this corner. If this height is allowed, then will there be allowance for higher a structure in the future? Allowing large buildings looming over the neighboring horse properties does not seem compatible or appropriate for this area.

The application allows these buildings within 20 feet of the horse property, which is against the normal code for R-4 (at this close distance, the apartment buildings would normally have to be one story). If the horse properties develop into homes or commercial properties in the future, that seems off in scale and too tall next to future single-family residences. If enough apartments cannot be built into the lot while following the restrictions of this area, then this R-4 zoning is not appropriate or compatible.

Sincerely,

*C. Lynn Henson  
1708 NW 197th St  
Edmond, Ok 73012*

## Johnson, Thad A

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**From:** stephen hooper <smh1800@cox.net>  
**Sent:** Thursday, August 15, 2024 10:40 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protesting PUD-2026

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

I am writing to protest and oppose PUD-2026, 2124 NW 192nd St., set for August 22nd. An apartment complex at this location would be totally out of character for this area. The traffic with 500+ apartments in this area would be uncontrollable. Our water delivery system is outdated. Our water pressure is above the 40-80 recommended psi and in most cases 140 psi. The power grid here is not sufficient. Just look at the power spikes and dips in this area. We've had 7 power outages in the last 3 months. For these reasons, I respectfully request that you recommend denial of PUD-2026. Sincerely,

Stephen Hooper  
1800 Mulholland Drive  
Edmond, OK 73012

## Johnson, Thad A

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**From:** Lauren Horsley <mousehorsley@gmail.com>  
**Sent:** Thursday, September 5, 2024 6:10 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026

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

Hello,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. My name is Lauren Horsley, and I live in Valencia. As a resident of this area, I have significant concerns about the proposed development and its impact on our community.

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

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

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

For these reasons, I request the denial of PUD-2026.

Sincerely,

Lauren Horsley

2561 NW 186th St. OKC, OK 73012

## Johnson, Thad A

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**From:** Carol <carol.ifill@gmail.com>  
**Sent:** Friday, September 6, 2024 7:43 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** The Proposed zoning change on Pennsylvania Ave and NW 192nd Street.

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

Dear Subdivision and Zoning staff,

I was informed the other day that an organization is asking the city to rezone the property on the southwest corner of NW 192nd and Pennsylvania to high density apartments.

That corner has a stable on one side and a horse ranch on the other opposite corner, plus that particular parcel is designated as wetlands by the Army Corps of Engineers, why would you put high density apartments there! If I am not mistaken, when Pennsylvania Avenue was widened the Army Corps of engineers was the stumbling block for that project. Think!! Now the city wants to destroy the wetlands! Has anyone been to that corner and visually seen it? It's Beautiful (except for the Casey's gas station.) Three story apartments packed in at that corner will ruin the common look and feel at that corner and the neighborhood. I have no problem with apartments, they are needed, I do have a problem with three stories high density apartments.

Some other important things to think about. The closest police precinct is west of Hefner Parkway on Hefner road, over 10 miles away.

Traffic will increase dramatically, when was the last time a traffic study was done in this area?

There are very few services in this particular area. It would serve the community better if small businesses/office space were in that area, especially since Integris is building a 2 story complex on the opposite corner. Better yet single family homes on that property.

Another consideration is the Schools in this area, they are already overwhelmed especially, Westfield Elementary, Heartland Middle school, and Santa Fe High School. That parcel of land is in those Edmond Schools boundaries.

Please do not approve this rezoning request. Before making this decision drive out to the location! Look at the area! You will realize a high density apartment complex is not a good fit for this parcel of land and especially the wetlands. Please keep with the common vibe of our little area of Oklahoma City.

Sincerely,  
Carol Ifill

A 22 year resident of Danforth Farms Addition and Oklahoma City.  
405-206-7405

Sent from my iPhone

## Johnson, Thad A

---

**From:** Dean Jackson <deanjackson1@gmail.com>  
**Sent:** Monday, September 2, 2024 8:06 PM  
**To:** PL, Subdivision and Zoning; don0010@gmail.com; privdog@gmail.com; ward1planningcommissioner@gmail.com; dgovin.ward6@gmail.com; jerimym@aol.com  
**Cc:** bob@3leveldesign.net; camalpennington@gmail.com; rustylaforge.okc@gmail.com  
**Subject:** rezoning near 192nd and Penn

You don't often get email from deanjackson1@gmail.com. [Learn why this is important](#)

Team,

**Bottom line upfront:** There's an opportunity here that you all can affect. This crossroads is between 3 schools (Grove Valley, West Field, and Frontier/Heartland). Additionally, there are two horse farms within a quarter mile, and Keystone adventure school one mile east.

**Problems with current zoning and plans:** The traffic study was done in 2022, prior to the Lofts at Valencia and 35 degrees north opening. Therefore, the study is outdated, especially considering that was just post Covid and many students/families were still recovering from the pandemic. Heartland/Frontier schools tie up Penn during drop off/pick up. It's unsafe at best and the crosswalk that's on the border of Edmond/OKC has already been in the news for the risk to kids at that crosswalk. Along those lines "the schools are at capacity" is a common theme. Heartland had to expand within the first year or two of opening. As mentioned, The Lofts at Valencia (N May and 178th) have opened, as well as 35 degrees North on N May and 192nd just one mile north of Valencia. Traffic and infrastructure changes have changed in the last 2 years.

Water/electrical infrastructure need a revisit. Mulholland representatives have stated recurring water pressure problems have required several repairs to underground pipes already. I've been told the electrical grid already has challenges in that area.

Public Safety: the nearest police station is 30 minutes south. Response times to the community is already unsatisfactory.

**My proposal:** This crossroads is a prime opportunity for life sciences and commercial/educational zoning. The attached chart doesn't accurately portray the creek this will build across, nor the pond that's south of this proposed apartment complex/north of Valencia. The opportunity here is beyond just life sciences; there could be FFA/agricultural and community activities.

Kids that come through this area see horses and Keystone Adventure, and there are occasional anglers in the ponds to the east and west of Penn, South of 192nd. Soon there will be an Integris Health facility on the NW corner.

**LIFE SCIENCE corner** would be an amazing opportunity for kids and young adults here to learn. The benefits of (for example) satellite facilities for physical and mental health and education, combined with what's nearly a park like area at the merge of Oklahoma City and Edmond are too good to pass up. A health facility with benches and trails to encourage outdoor walks or lunches are great for mental health. A 3 story high structure next to horse ranches is appalling. This does not meet any of the requirements



that have been levied on the local communities. (Thornhill and Barrington (east of Horse Ranch, not pictured)) have limitations on the number of floors already. How is a 3 story complex acceptable?

When we moved here to retire from the military, the schools and this in-town scenic area were the primary reasons we chose this location. I'll volunteer time to champion this as much as possible. I know you all are busy and often in challenging situations. This could be a win/win for the community to have learning opportunities and for the commissions and boards to lead something that would have such a positive impact.

My request is to change the zoning per (from what I understand) were verbal agreements between landowners that have not been honored.

Dean Jackson  
Thornhill resident

Case No: PUD-2026      Applicant: Peggy F  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.



## Johnson, Thad A

---

**From:** Dean Jackson <deanjackson1@gmail.com>  
**Sent:** Thursday, September 5, 2024 1:00 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD 2026

You don't often get email from deanjackson1@gmail.com. [Learn why this is important](#)

**Bottom line upfront:** There's an opportunity here that you can affect. This crossroads is between 3 schools (Grove Valley, West Field, and Frontier/Heartland). Additionally, there are two horse farms within a quarter mile, and Keystone adventure school one mile east.

**Problems with current zoning and plans:** The traffic study was done in 2022, prior to the Lofts at Valencia and 35 degrees north opening. Therefore, the study is outdated, especially considering that was just post Covid and many students/families were still recovering from the pandemic. Heartland/Frontier schools tie up Penn during drop off/pick up. It's unsafe at best and the crosswalk that's on the border of Edmond/OKC has already been in the news for the risk to kids at that crosswalk. Along those lines "the schools are at capacity" is a common theme. Heartland had to expand within the first year or two of opening. As mentioned, The Lofts at Valencia (N May and 178th) have opened, as well as 35 degrees North on N May and 192nd just one mile north of Valencia. Traffic and infrastructure changes have changed in the last 2 years.

Water/electrical infrastructure need a revisit. Mulholland representatives have stated recurring water pressure problems have required several repairs to underground pipes already. I've been told the electrical grid already has challenges in that area.

Public Safety: the nearest police station is 30 minutes south. Response times to the community is already unsatisfactory.

**My proposal:** This crossroads is a prime opportunity for life sciences and commercial/educational zoning. The attached chart doesn't accurately portray the creek this will build across, nor the pond that's south of this proposed apartment complex/north of Valencia. The opportunity here is beyond just life sciences; there could be FFA/agricultural and community activities.

Kids that come through this area see horses and Keystone Adventure, and there are occasional anglers in the ponds to the east and west of Penn, South of 192nd. Soon there will be an Integris Health facility on the NW corner.

**LIFE SCIENCE corner** would be an amazing opportunity for kids and young adults here to learn. The benefits of (for example) satellite facilities for physical and mental health and education, combined with what's nearly a park like area at the merge of Oklahoma City and Edmond are too good to pass up. A health facility with benches and trails to encourage outdoor walks or lunches are great for mental health. A 3 story high structure next to horse ranches is appalling. This does not meet any of the requirements that have been levied on the local communities. (Thornhill and Barrington (east of Horse

Ranch, not pictured)) have limitations on the number of floors already. How is a 3 story complex acceptable?

When we moved here to retire from the military, the schools and this in-town scenic area were the primary reasons we chose this location. I'll volunteer time to champion this as much as possible. I know you all are busy and often in challenging situations. This could be a win/win for the community to have learning opportunities and for the commissions and boards to lead something that would have such a positive impact.

My request is to change the zoning per (from what I understand) were verbal agreements between landowners that have not been honored.

Dean Jackson  
Thornhill resident



Case No: PUD-2026      Applicant: Peggy F  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.





## Johnson, Thad A

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**From:** Tenny John <tennyvjohn@gmail.com>  
**Sent:** Friday, September 6, 2024 11:52 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protesting to rezoning at 192nd street and Penn Ave

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

Dear City Hall Staff:

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. I am Teney John and I live in the Valencia Neighborhood. I have certain problems with these apartments coming in to our area and they are that we have about 3 such apartment complexes near our neighborhood already and some more reasons listed below:

- Land use needs to be appropriate and compatible
- Height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses)
- Breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says 1 story at that distance and it can't be 3 story until at least 75 feet away.
- No police sub-station in our area. Slow response times, etc.
- Need for commercial zoning to stay (lack of commercial to serve neighbors and provide employment opportunities)
- Quality needs to be specified in PUD. (Use of brick and mason as much as possible to ensure the longevity of the structure. Restrict wood fencing and similar materials.)
- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity

For these reasons, I request denial of PUD-2026.

Sincerely,

**Teney John, MD**  
**Family Medicine**  
**Hospitalist**  
**[469-230-4700](tel:469-230-4700)**  
**2201 NW 187th St**  
**Edmond, OK 73012**



## Johnson, Thad A

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**From:** DeeAnn Kojnik <deeannb@hotmail.com>  
**Sent:** Friday, October 11, 2024 10:33 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 Protest

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

To whom it may concern,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St

My name is DeeAnn Kojnik and live with my husband and children at 2225 NW 187th Street, which is within the 300 mile radius of the subject property.

There are a number reasons I am opposed to this proposal. First, is because it is not at all appropriate or compatible with the area. The majority of the current structures around this property are single story, most being single family homes, with the exception of the beautiful horse fields and stables. Even the gas station and incoming medical building are single story. Building three story apartments will be a major difference and unwieldy look for the area. Also, this area has no police sub-station to deal with any additional crime and the slow response time is already felt by the current residents of the Valencia, Mulholland and Grove neighborhoods. Our water pressure and electricity infrastructure are already feeling the strain with the current residents, the substantial increase that this property would bring would be detrimental. Finally, the traffic issues on Pennsylvania Avenue are already an issue. There have been a number of accidents at the light at Pennsylvania and 178<sup>th</sup> and exiting the Valenica neighborhood and Mulholland neighborhood onto Pennsylvania is difficult, with the added number of cars that will exit onto Pennsylvania from this new property will make leaving these neighborhoods extremely dangerous!

For these reasons , I request denial of PUD-2026.

Sincerely,  
DeeAnn Kojnik  
2225 NW 187th Street  
Edmond, OK 73012  
deeannb@hotmail.com

**Johnson, Thad A**

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**From:** Sarah Lee <sarah.lee@leeinbox.com>  
**Sent:** Tuesday, September 3, 2024 10:21 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest and Opposition to PUD-2026

You don't often get email from sarah.lee@leeinbox.com. Learn why this is important  
<<https://aka.ms/LearnAboutSenderIdentification>>

Good morning,

I am writing to formally protest and oppose PUD-2026 at 2124 NW 192nd St. My primary concern is the outdated and incomplete representation of the existing apartments in the PUD image, which does not accurately reflect the current state of the area.

#### Omission of Existing Developments:

The PUD image fails to accurately represent nearby apartment complexes that are crucial to understanding the area's current density. Specifically:

- Apartments at 192nd and Pennsylvania, developed under PUD-1028
- Apartments at 178th and May, also under PUD-1028
- SPUD-721 and SPUD-737 developments adjacent to these apartments

Additionally, the PUD image is several years old and does not include recent changes. For example:

- My street is depicted, but my residence, occupied for the past three years, is not shown.

#### Overcrowding and Density Concerns:

The omission of these existing apartments severely underplays the current population density and the impact of adding another large-scale apartment complex. This could lead to significant disruptions and costly city upgrades that may not be adequately planned for.

Infrastructure and Public Services Strain concerns:

- Traffic congestion
- Water, sewage, electrical systems
- Emergency services

Compatibility with Surrounding Areas:

The proposed development's height and density appear incompatible with:

- Surrounding single-family homes
- Horse ranches
- The PUD image's omission of nearby apartments skews the perceived compatibility of PUD-2026, making it seem less intrusive than it actually would be.

Request for Accurate Planning and Denial:

I urge the council to require an updated, accurate representation of the area, including:

- All existing developments, such as those under PUD-1028 and SPUD-721/737.
- It is crucial to have a complete view of the area's current density before making any decisions.
- Based on the current misrepresentation and potential negative impact on the community, I respectfully request the denial of PUD-2026.

Thank you for your consideration of these points. It is vital that any future developments in our community are based on comprehensive and accurate information, ensuring alignment with the long-term interests of our area.

Sincerely,

Sarah Lee

18604 Luna Dr.

Edmond, Oklahoma 73012

## Johnson, Thad A

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**From:** B Mathews <bmathew7911@gmail.com>  
**Sent:** Friday, September 6, 2024 12:20 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** protest and oppose PUD-2026 at 2124 NW 192nd St."

You don't often get email from bmathew7911@gmail.com. [Learn why this is important](#)

Hi My name is Biju Mathew and residing in 17301 Old Pond Rd, Edmond, OK 73012

In Below reasons I'm strongly oppose the this PUD-2026 at 2124 NW 192nd St."

- No police sub-station in our area. Slow response times, etc.
- Need for commercial zoning to stay (lack commercial to serve neighbors and provide employment opportunities)
- Quality needs to be specified in PUD. (Use of brick and mason as much as possible to ensure the longevity of the structure. Restrict wood fencing and similar materials.) Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity
- Accidents in near area in last 2 years

Sincerely,

Biju Mathew

17301 Old Pond Rd,

Edmond, OK 73012

## Johnson, Thad A

---

**From:** Jan McClanahan <jmccclanahan@okddsi.net>  
**Sent:** Friday, October 18, 2024 2:00 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 DENIAL

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

Dear subdivision staff,

I am writing to protest and oppose PUD-2026 at 2124 NW 192<sup>nd</sup> street.

I'm the current home owner of a house in the Valencia Reserves neighborhood and have lived here over five years. The home was purchased as our forever dream home and has been a haven from the stress of work.

These apartments would not only destroy and displace present wild life that inhabit the various trees, grassland and wetlands, but would also disrupt the serene environment.

- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. In need of a new traffic study. Last one was in 2022.
- No public transportation and far from major highways, businesses, etc.
- Closes police station is off 122<sup>nd</sup> street which already causes delays.

I can not and will not allow for such structure to be built in this area.

For these reasons and more, I request **DENIAL** of PUD-2026.

Sincerely, Janell McClanahan  
2213 NW 187<sup>th</sup> St.

Kind regards,

*Jan McClanahan BSN RN*

**Quality Assurance Coordinator**

**Digestive Disease Specialists, Inc.**

**INTEGRIS DDSI Endoscopy Centers, LLC**

**Oklahoma Endoscopy**

[jmccclanahan@okddsi.net](mailto:jmccclanahan@okddsi.net)

**C: 405-370-7752**

**O: 405-241-5304**

**F: 405-753-4170**

## Cunningham, David M

---

**From:** Kierra <kierramccclanahan@gmail.com>  
**Sent:** Thursday, October 10, 2024 10:17 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026 DENIAL

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

Dear subdivision staff

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

I currently live with my older parents in the Valencia neighborhood. We have been here for over 5 years. They bought a house in this neighborhood as their dream retirement location.

These apartments would not only destroy and displace current wildlife that inhabit the areas trees and grassland but would disrupt the current serene environment. Placing apartments in this area is not only inappropriate but will cause problems for all of those around it.

- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Closes police station is 122nd street which causes delays.

I cannot and will not allow for such an atrocity to be build there.

For these reasons and more, I request **denial** of PUD-2026."

Sincerely, Kierra McClanahan  
2213 NW 187th st.

## Johnson, Thad A

---

**From:** Kailen Miller <kmiller73@uco.edu>  
**Sent:** Thursday, September 5, 2024 8:11 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026

You don't often get email from kmiller73@uco.edu. [Learn why this is important](#)

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

Dear Staff, I am writing to formally oppose PUD-2026 at 2124 NW 192nd St. My name is Kailen Miller, and I live at 2561 NW 186th St Edmond, OK 73012. As a long-term resident of this neighborhood, I am deeply concerned about the potential negative impacts this development would bring. One of my primary concerns is the lack of commercial zoning in our area. We already have a shortage of local businesses that serve the community and provide jobs. Converting this space into residential use would only worsen the situation, leaving our neighborhood without essential services and employment opportunities. Additionally, the current infrastructure is not equipped to handle the increased demand that this development would bring. We already experience issues with water pressure and power outages. Introducing more residences without addressing these infrastructure challenges would be reckless. Furthermore, our local schools are already operating at full capacity. Adding more residential units would put additional strain on these schools, potentially compromising the quality of education for our children. For these reasons, I request denial of PUD-2026.

Sincerely,

Kailen Miller

2561 NW 186th St Edmond, OK 73012.



## Johnson, Thad A

---

**From:** Elisabeth Miranda <elisabeth@markmiranda.com>  
**Sent:** Monday, September 2, 2024 10:52 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest letter for PUD-2026

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

Dear Commissioners:

I am writing to protest and to oppose PUD-2026 (2124 NW 192nd St). I do not believe this PUD is appropriate or compatible with this location. I live in Thornhill edition, diagonal from the location of this proposed PUD. I edited the image that was submitted with the PUD-2026 application and have attached it. I am hoping that this gives you a better idea of what this area actually looks like and what is planned to come, so you can better understand my perspective.

This is a diverse area, but what these properties all have in common is that they are all restricted to 2 stories and 35 feet in height. There is housing all around of various types: single family, apartments, zero-lot line, and duplexes. Commercial properties built and being built (Integris Health just beginning construction) are along the intersection. There are also two large, active horse properties located adjacent to the proposed PUD-2026.

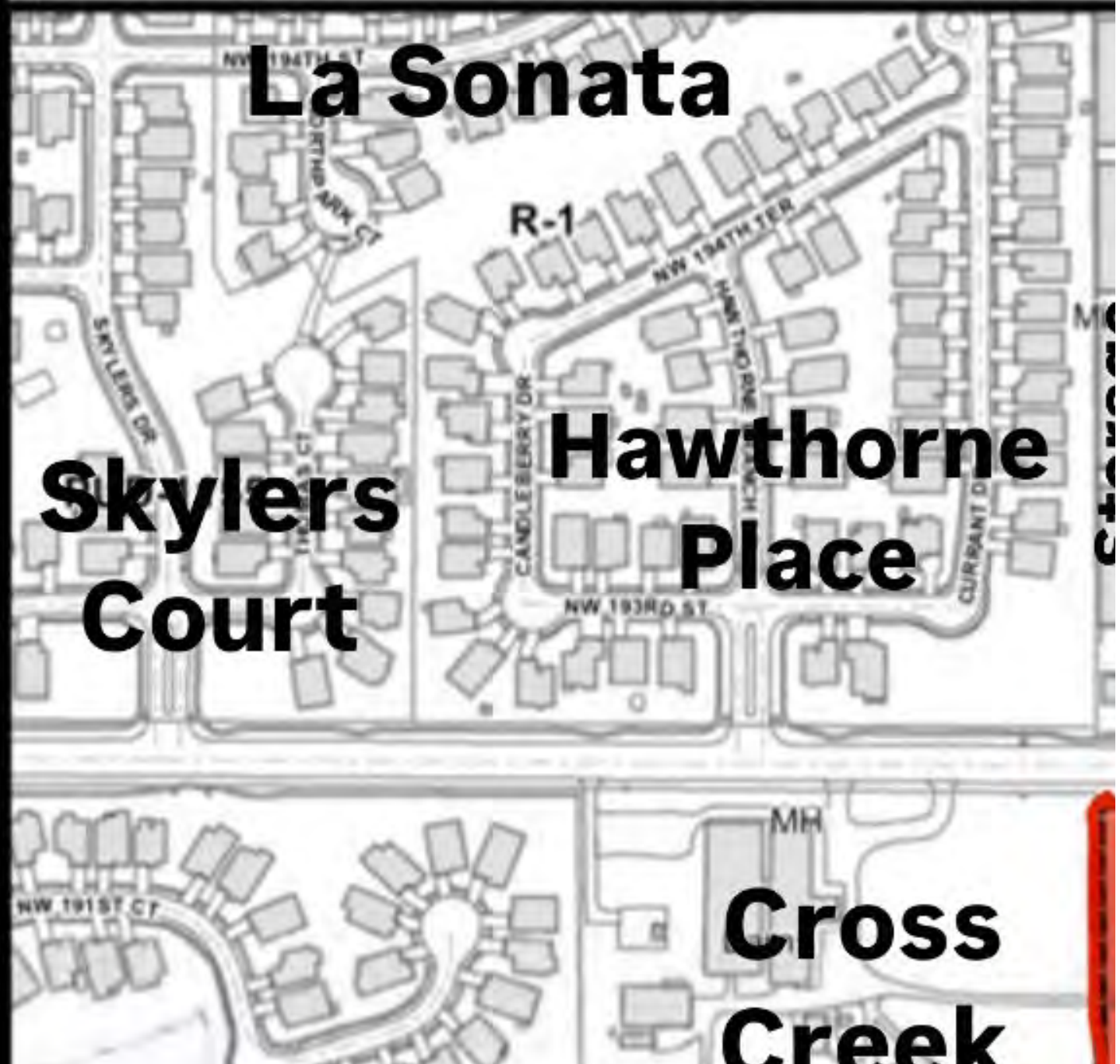
PUD-2026 is not compatible with this area, as it allows for 3 story, 40 foot structures. Now five feet does not seem like a lot on paper, but in reality we are talking about a 3rd story included in those extra feet, not just adding a few feet to the pitching of a roof. The buildings will tower over the two adjacent horse properties and the entire area with a view from the 3rd floor. This will not flow with our current or planned aesthetic.

The current PUD-1205 that includes this property is much more compatible, as it includes C-3 restricted commercial and R-1. The additional commercial is needed in this area to support the community and provide employment opportunities. The R-1 properties will blend in well with the surrounding properties.

For these reason, please oppose PUD-2026.

Sincerely,  
Elisabeth Miranda  
19544 Talavera Ln.

**Case No: PUD-2026      Applicant**  
**Existing Zoning: R-1 / PUD-1204**  
**Location: 2124 NW 192nd St.**



## Johnson, Thad A

---

**From:** Elisabeth Miranda <elisabeth@markmiranda.com>  
**Sent:** Friday, September 6, 2024 12:07 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Revised Protest Letter for PUD-2026

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

Dear Commissioners:

I am writing to protest and to oppose PUD-2026 (2124 NW 192nd St). I do not believe this PUD is appropriate or compatible with this location. I live in Thornhill edition, diagonal from the location of this proposed PUD. I edited the image that was submitted with the PUD-2026 application and have attached it. I also took a screenshot of the area as it currently looks, making note of the creeks and wetland areas that are under the Corps of Engineers jurisdiction. I am hoping that this gives you a better idea of what this area actually looks like and what is planned to come, so you can better understand the perspective of my neighbors and myself.

This is a diverse area, but what these properties all have in common is that they are all restricted to 2 stories and 35 feet in height. There is housing all around of various types: single family, apartments, zero-lot line, and duplexes. Commercial properties built and being built (Integrus Health just beginning construction) are along the intersection. There are also two large, active horse properties located adjacent to the proposed PUD-2026.

### Reasons to deny PUD-2026

1) PUD-2026 is incompatible with this area, as it allows for 3 story, 40 foot structures. The buildings will tower over the two adjacent horse properties and the entire area with a view from the 3rd floor. This will not flow with our current or planned aesthetic, which are all restricted to 2 story and 35 feet. Also, the property contains creeks and wetland areas that do restrict the area that is available for construction (and naturally lower the unit/acre ratio), however this is not a valid reason to allow a variance in this PUD to build a taller development, which is incompatible in scale with the surrounding properties.

2) PUD-2026 allows for an exception in the R-4 zoning regulation for height where it is adjacent to the AA property (Cross Creek Stables) on the west side. The height should only be one story and 20 feet from the distance that is established in the PUD allowing construction only 20 feet from the property line. There is also insufficient landscape buffer along the west side and it would impede privacy.

3) PUD-2026 needs protective language for the creek, wetlands, and mature trees. The PUD-2026 should note the areas that the creek and wetland areas are under the jurisdiction of the Corps Of Engineers. There is no information in PUD-2026 showing how roads will be built over the creeks to reach the units in the south end of the property. Will mature trees be removed? Will this development have an impact on the environment?

4) The current PUD for this property, PUD-1205 is much more compatible, as it includes C-3 restricted

commercial and R-1. The additional commercial is needed in this area to support the community and provide employment opportunities. The R-1 properties will blend in well with the surrounding properties. The height is also restricted to 2 stories and 35 feet, which is again, the same as the height as all the other zoning in the area. The screening and landscaping description is thoughtful and extensive.

5) When PUD-1205 was created, a compromise was made during the planning process to allow the gas station zoning on the corner (where the current Casey's is located) in exchange for offices and more restricted commercial along the rest of the north side of the property. The owner of this property recently accomplished their goal and sold the gas station corner lot. This owner is now breaking the agreement that was made by rezoning the rest of the land they own into a new PUD. The planning commission needs to help honor the original agreement and keep PUD-1205.

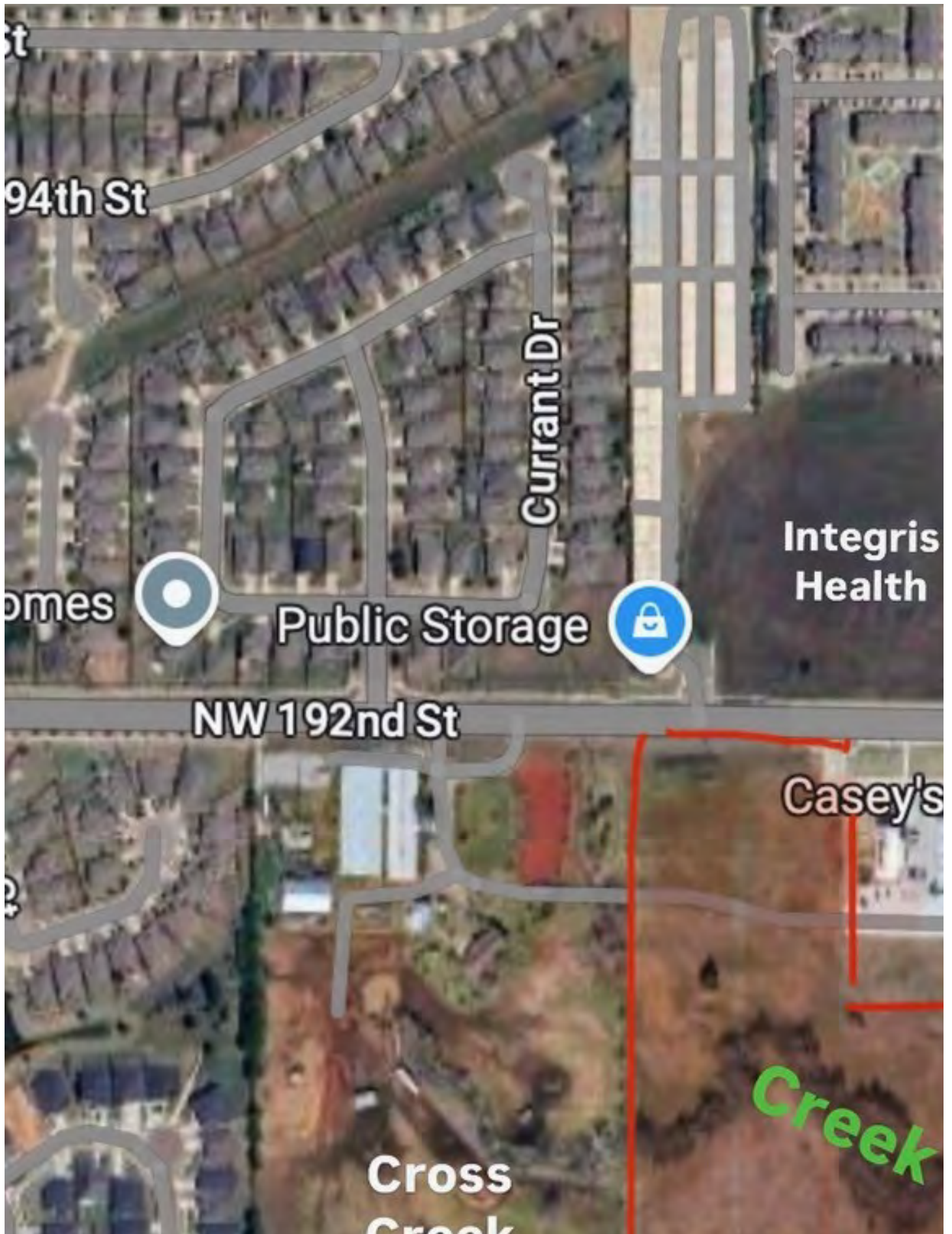
For these reasons, I request that you deny PUD-2026.

Sincerely,  
Elisabeth Miranda  
19544 Talavera Ln.

Case No: PUD-2026      Applicant: Peggy F  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.







## Johnson, Thad A

---

**From:** Mark Miranda <mark@markmiranda.com>  
**Sent:** Friday, September 6, 2024 9:16 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest letter to PUD-2026

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

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

Commissioners:

I am writing as a neighbor and board member for Thornhill Village HOA to protest PUD-2026. I live at 19544 Talavera Lane.

Our neighborhood is concerned that PUD-2026, which is planned at 3 stories 40ft, is not in scale with housing and businesses at or near NW 192nd and N Penn. The majority of properties in this area are single story and significantly less than 35 ft in height. In fact, the direct neighboring properties are AA used for equestrian training and horse breeding. Their future zoning is consistent with 2 stories and 35 ft. By allowing the height to be increased, the planning commission is changing the standards in our area.

Furthermore, PUD-2026 also allows for the full height R-4 to be built close to property lines. Doing so breaks OKC zoning code height regulations for R-4. It states that they can place 3 story, 40 foot tall buildings just 20 feet next to Cross Creek Stables (AA).

*Oklahoma City Code of Ordinances, Chapter 59 – Zoning and Planning, Article VI: (Zoning Base Districts) § 59-6100 Where abutting AA, R-A, R-1, R-1ZL, R-2, R-MH-1, R-MH-2, HL or HP District or within 60 ft: 20 ft and 1 story. Between 60 ft and 75 ft of said Districts: shall not exceed a 45° bulk plane, measured from a point 35 ft above grade at the 75 ft mark.*

As the code dictates, if developers want to put a building within 20-60 feet from Cross Creek Stables, which is directly along the entire west side, then the building has to be 1 story in height and maximum of 20 feet tall. At 60-75 feet away from the property line they can gradually start to make them taller, but not 3 stories. They cannot be 3 stories until they are at least 75 feet away from the property line. If that does not work for this development, then they should build their complex in a more suitable location.

We are asking the planning commission to uphold the current height standards for our area and follow R-4 zoning code regulations. For these reasons, please deny **PUD-2026**.

Kindest Regards,

Mark Miranda



Case No: PUD-2026      Applicant: Peggy F  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.



**Johnson, Thad A**

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**From:** Marilyn Moffitt <marmoffitt1@gmail.com>  
**Sent:** Friday, September 6, 2024 10:02 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of the PUD-2026 at 2124 NW 192nd St.

[You don't often get email from marmoffitt1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Staff,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.  
My name is Marilyn Moffitt. I live in the Thornhill Subdivision.  
From what I understand, there is a proposal to build a 3 story apartment building behind/adjacent to the Casey's. The 3 story height breaks R-4 zoning code in that area is one of the reasons I oppose this.  
There has been, and still is, ongoing building of subdivisions and apartments in this area. I fear this will be a major strain on the infrastructure system in our area.  
If any further development is planned, I think it should only be for commercial property to serve those living in this area.  
I am also concerned it will eventually affect our property values.

Thank you for your time.  
Sincerely,

Marilyn Moffitt  
1901 NW 193rd Circle  
Edmond, OK 73012

Sent from my iPad

## Johnson, Thad A

---

**From:** Steve Atwood <steveatwood@ymail.com>  
**Sent:** Friday, August 16, 2024 9:56 AM  
**To:** PL, Subdivision and Zoning; don0010.okc@gmail.com  
**Subject:** Protest to PUD-2026; located at 2124 NW 192nd. Street; set for August 22, 2024.

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

Dear Commissioner's. My name is Steve Atwood, President of Mulholland Estates HOA. I am writing to protest and oppose PUD-2026 on behalf of the residents of Mulholland Estates located at 2067 Mulholland Drive. Our protest and opposition to PUD-2026 is based on the following concerns: We feel that a multi-family complex will add to the problems that our neighborhood already faces. We currently have severe water pressure problems with high water pressures and faulty main water lines. We are currently working with the engineering department of the City of OKC for proposed solutions for repairing our water lines issues. We feel that the electrical grid in this area is insufficient to support a large complex. Our neighborhood, and surrounding communities, have experienced multiple power outages this last year and years prior. If there is a weather storm, you can bet that part of our neighborhood is bound to lose power for hours or days. With an apartment complex of this saturation, this will quadruple our traffic problems. With all of the residential housing and schools that have been constructed over the past several years, it is very difficult and unsafe to leave our neighborhood. We have two entrance/exit gates in our neighborhood. The main gate is on Pennsylvania Avenue and the other is on Danforth Road. The speed limits on these two streets are 40mph. People drive on these streets around 50-60mph. and are constantly being pulled over by our wonderful police department. And lastly, we are very concerned with the natural topography and the environmental sensitivity of the area. Our neighborhood has and is responsible for maintaining a beautiful lake. We believe that this type of re-zoning and future development of the subject area will negatively affect our lake. For these reasons, we request denial if the proposed PUD-2026. Sincerely, Steve L. Atwood, Mulholland HOA President. 18800 Woody Creek Dr., Edmond, Ok 73012.

My Sent from my iPhone

## Johnson, Thad A

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**From:** Steve Atwood <steveatwood@ymail.com>  
**Sent:** Thursday, September 5, 2024 11:47 AM  
**To:** PL, Subdivision and Zoning; ward1planningcommissioner@gmail.com  
**Subject:** Protest and Opposition to PUD-2026

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

Dear Planning Commissioner and Planning Department Staff. My name is Steve Atwood, President of Mulholland Estates HOA. I am writing to protest and oppose PUD-2026, 2124 NW 192nd. St. on behalf of myself and of the residents of Mulholland Estates located at 2067 Mulholland Drive. Our protest and opposition to PUD-2026 is based on the following concerns: 1) The proposed PUD-2026 negates everything agreed upon regarding PUD-1205 that was approved July 17, 2007. PUD-1205 established structure heights, buffer zones, greenbelt areas and widths, architectural requirements, preservation of landscaping including two streams that run through subject property and pond/wetland areas in bordering neighborhoods. In addition, the proposed PUD-2026 not only changes the language of the previously agreed upon PUD-1205 but also deviates the requirements under the R-4 Multi-Family Residential District regulations. 2) The proposed PUD-2026 is inappropriate and incompatible with the surrounding areas and existing neighborhoods. It breaks R-4 zoning codes for height which is not to scale with adjacent residences and businesses. 3) There is not enough infrastructure to support this development. There is no commercial zoning to attract business development to support area residents and employment opportunities. There are no police substations to support increased populations. There is no public transportation available in this area. And the school systems are already at capacity. 4) The proposed PUD-2026 does not specify appropriate building structure materials, landscaping materials, and preservation of creeks, ponds, and mature trees. 5) We are very concerned with the natural topography and the environmental sensitivity of the area. Our neighborhood has and is responsible for maintaining a beautiful lake. We believe that this type of re-zoning and future development of the subject area will negatively affect our lake. For these reasons, we request denial of the proposed PUD-2026. Sincerely, Steve L. Atwood, Mulholland HOA President.

## Johnson, Thad A

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**From:** Kim Rice <nonikim@cox.net>  
**Sent:** Monday, October 28, 2024 11:44 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** more apartments?

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

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Kim Rice and have lived in Valencia since 2012.....also a Realtor.

For these reasons, I request denial of PUD-2026:

- Land use needs to be appropriate and compatible
- Height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses). 2 story or under would be compatible.
- Breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says 1 story at that distance and it can't be 3 story until at least 75 feet away.
- No police sub-station in our area. Slow response times, etc.
- Need for commercial zoning to stay (lack commercial to serve neighbors and provide employment opportunities)
- Quality needs to be specified in PUD. (Use of brick and mason as much as possible to ensure the longevity of the structure. Restrict wood fencing and similar materials.)
- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity

All of these PLUS we have 3 complexes already at the SW corner of 178<sup>th</sup> and May and the NW corner of 192<sup>nd</sup> and May. And there are more apartments north of 192<sup>nd</sup>/Penn. There is no need for any additional.

Thank you.  
Kim Rice

**Mr. Kim Rice**

modern **Abode** REALTY  
1601 Medical Center Dr. suite 4  
Edmond, Ok 73034  
**C: 405.202.4965**

***My success is due in large part to buyer and seller referrals from people just like you. Thank you in advance for sharing my name!***

## Johnson, Thad A

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**From:** Brad Smith <bradsmith1000@gmail.com>  
**Sent:** Friday, September 6, 2024 10:30 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** I request denial of PUD-2026

You don't often get email from bradsmith1000@gmail.com. [Learn why this is important](#)

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St. I am Brad Smith and live in Thornhill subdivision and we oppose this development for several reasons. We ask that this proposal be denied for the following reasons but not limited to.

- Land use needs to be appropriate and compatible
- Height of buildings at 3 stories 40ft (not appropriate scale to current residences and businesses)
- Breaks R-4 zoning code for height by allowing 3 story, 40ft buildings to be built starting at 20ft from Cross Creek Stables, zoned AA. Zoning says 1 story at that distance and it can't be 3 story until at least 75 feet away.
- Preservation of the creek and mature trees, along the creek, is not specified in the PUD-2026 application.
- Strained infrastructure (water pressure, electricity)
- Traffic is already an unaddressed issue. Need a new traffic study. (Last one was in 2022)
- No public transportation and far from major highways, businesses, etc.
- Local schools are at capacity

We ask that this be denied to keep this area the great place that it is.

Thank you for your time and consideration

--

Brad Smith  
970-744-9335

## Johnson, Thad A

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**From:** Laura Spilsbury <nlaura065@gmail.com>  
**Sent:** Thursday, August 29, 2024 2:12 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest for PUD - 2026 NW 192nd

You don't often get email from nlaura065@gmail.com. [Learn why this is important](#)

Dear Zoning Staff (to whom it may be concerned),

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Laura Spilsbury, and I live at 2632 NW 197th Terrace, Edmond, OK 73012, which is very close to the proposed zoning area.

While I don't have a problem with people of lower income coming into the area (which is what I presume would happen with apartments), I do think that our area currently lacks the resources to accommodate all these new people in high-density apartments. I'm concerned specifically about the strained infrastructure of this area's water, electricity, and police services. We don't have a police substation in this area, so I feel that high-density housing would put even more of a delay on our already slow police services. I'm also concerned about the availability of school services for these apartments. Our schools in this area are already at capacity, and adding lots more families there would strain the schools even more. Larger classes would directly (and negatively) impact the quality of education for any kids who attend those schools. I'm concerned that the funding currently available for education (and funding in the next few years) will not be sufficient to hire enough teachers to alleviate this problem.

For these reasons, I request the denial of PUD-2026.

Sincerely,  
Laura Spilsbury  
2632 NW 197th Terrace, Edmond, OK 73012

## Johnson, Thad A

---

**From:** Liz Taylor <liz.taylor24@yahoo.com>  
**Sent:** Monday, September 2, 2024 4:04 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2026 development

You don't often get email from liz.taylor24@yahoo.com. [Learn why this is important](#)

Dear Staff:

I am writing to formally express my opposition to the proposed PUD-2026 development at 2124 NW 192nd St. My name is Liz Taylor, and I am a resident of the Danforth Farms neighborhood. In addition to being a parent, I am also a teacher at Edmond Santa Fe High School.

One of my primary concerns is the current capacity of our schools. From my direct experience, I can attest that our classrooms are already overcrowded. The impact of this overcrowding is significant: many classrooms cannot accommodate enough desks for all students, resulting in some students having to sit on the floor. This situation impedes our ability to provide effective instruction and places an additional strain on teachers, many of whom are nearing burnout. The prospect of further increasing student numbers could exacerbate these challenges, potentially leading to increased teacher attrition—an issue that Oklahoma cannot afford given the current shortage of educators.

In addition to these educational concerns, I would like to highlight other issues related to this development. Our community is in need of more commercial and retail spaces to better serve residents and provide local employment opportunities. The lack of a police substation in our area contributes to slow response times and places additional stress on our already overburdened police force. Furthermore, one of the reasons I chose to purchase a home in this neighborhood was the presence of the natural creek. I am worried that increased development could lead to pollution of this creek and negatively impact local wildlife.

For these reasons, I request denial of PUD-2026.

Sincerely,

Liz Taylor

liz.taylor24@yahoo.com  
405-474-5523



## Johnson, Thad A

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**From:** bsymom12@aol.com  
**Sent:** Friday, August 30, 2024 3:06 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2026

You don't often get email from bsymom12@aol.com. [Learn why this is important](#)

Dear Staff,

I am writing to protest and oppose PUD-2026 at 2124 NW 192nd St.

My name is Cassandra Thompson, I live in the Thornhill subdivision at the northeast corner of 192nd St and Penn. I have lived in Thornhill for almost 2 years, but have had 4 different residences up and down Penn over the past 16 years.

During this time I have seen an explosion of growth in both single family homes and higher density homes in the area. This has created an issue with traffic on May, Western, Portland as well as Penn. I have seen many wrecks along 192nd St due to the increased traffic and the impatience of drivers who continuously run red lights and stop signs. The traffic study from 2022 is not accurate information and desperately needs to be reassessed.

Other issues of grave concern for myself and other residents is the already strained infrastructure in the area. Many residents in the surrounding area are having serious issues with their homes due to the infrastructure overload. Now we are being asked to be okay with further overloading the infrastructure and being told it will be dealt with later. That is not acceptable, especially when people are having issues that are causing damage under the slabs of their homes.

Furthermore, I feel the the design of a three story high density complex is excessive. The complex on Penn, north of 192nd, is two stories and taller than some of the homes in Thornhill. Placing a three story complex will not be cohesive with the overall aesthetic of the area. The PUD application should not exceed two stories.

Our streets, water and electrical grid are all under stress as we stand. For these reasons, and more, I request denial of PUD-2026.

Sincere Regards,  
Cassandra Thompson  
1905 NW 199th St  
Edmond, Ok 73012

## Johnson, Thad A

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**From:** mbtownsend@swbell.net  
**Sent:** Thursday, September 5, 2024 10:42 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest to PUD-2026; located at 2124 NW 192nd Street  
**Attachments:** Protest to PUD 2026.pdf

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

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

Valhalla LLC  
Co-Owners - Michael Townsend and Emily Friedman MD  
1800 NW 192<sup>nd</sup> Street  
Edmond, Oklahoma 73012

Re: Protest to PUD-2026; located at 2124 NW 192<sup>nd</sup> Street

Zoning Commissioners

I am writing to submit my protest and opposition to PUD-2026. My family LLC owns the horse farm property directly to the east of the proposed PUD. Valhalla LLC has over a quarter mile of road frontage facing PUD 2026. The portion of our property that is facing PUD 2026 has an active PUD 1202 for R-1, O-2, and C-3 development. In PUD 1202, we purposely restricted building heights to two story to maintain a consistent elevation with the surrounding neighborhoods. A three-story apartment complex is completely out of character for the area, and there are few limitations on the building materials permitted. The setbacks are inadequate for an apartment complex sandwiched between two horse farms, as evidenced by the need for variances to normal R4 restrictions. Further, nothing in the PUD specifies protection and preservation of the creek, wetland, or older growth trees included in the PUD area.

I know of only one 3-story apartment complex in the area, which is 35 North apartment complex located at the corner of May and NW 192<sup>nd</sup> St. It appears to have at least 75-foot setbacks from the adjoining properties with closer to 125-foot setbacks for the 3-story buildings.

This PUD is completely incongruent with the existing farms and neighborhoods and would not create, strengthen and/or enhance a strong sense of neighborhood and community character as PUD ordinances contemplate.

I respectfully request that you recommend denial of PUD-2026.

Sincerely,

Michael Townsend and Emily Friedman MD

**J . K E L L Y W O R K**

**ATTORNEY AT LAW**

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

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

August 16, 2024

**Via electronic mail**

Commissioner Mike Privett  
privdog@gmail.com

Commissioner Jerimy Meek  
jerimym@aol.com

Commissioner Don Noble  
don0010.okc@gmail.com

Commissioner Bobby Newman  
bob@3leveldesign.net

Chairman Nate Clair  
ward1planningcommissioner@gmail.com

Commissioner Camal Pennington  
camalpennington@gmail.com

Commissioner Dan Govin  
dgovin.ward6@gmail.com

Commissioner Rusty LaForge  
rustylaforge.okc@gmail.com

Subdivisionandzoning@okc.gov

***Re: Protest to PUD-2026; located at 2124 NW 192<sup>nd</sup> Street; set for August 22, 2024***

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

This law firm represents Cross Creek Farm, LLC in connection with its protest and opposition to PUD-2026, located at 2124 NW 192<sup>nd</sup> Street and currently set for August 22, 2024. Cross Creek Farm, LLC owns the approximately 20-acre tract immediately adjacent to the west of the PUD-2026 subject property. Cross Creek Farm is a horse-riding academy and horse-breeding operation. It is the longest continuously running riding stable in Oklahoma County. There is also a historic single family residence on the property that serves as the home of the owner.

Attached for your convenience is a copy of the City's zoning map with the PUD-2026 Subject Property outlined.

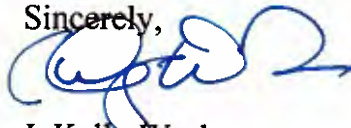
Our protest and opposition to PUD-2026 is based on the following concerns:

1. The proposed PUD fails to comply with the Zoning Code requirements for a Planned Unit Development. Although the application has been filed as a PUD, the rezoning request is essentially for straight R-4 Multifamily Residential zoning. There is very little in the way of conditions or limitations on the use and development of the property other than what would be allowed under the R-4 district.
2. At R-4 density, the PUD would allow up to approximately 34 dwelling units per acre, or up to as many as 545 apartment units on the 16.04 acre Subject Property.
3. An apartment development at R-4 densities at this location would be out of character for the area and would be incompatible with the surrounding neighborhoods.
4. The PUD lacks provision for adequate buffering from neighboring properties. It does not provide for an appropriate transition between the surrounding neighborhoods and the proposed high-density multifamily use.
5. The PUD lacks provision for appropriate height restrictions for the proposed apartment use. The area is characterized by low-rise single-family residential use and some neighborhood-oriented commercial use.
6. As proposed, the PUD lacks any type of innovative land development that the PUD Ordinance encourages. It would simply allow the maximum apartment density comparable to what exists northwest of NW 122<sup>nd</sup> and Pennsylvania.
7. There is a lack of adequate provision in the PUD for landscaped-open space.
8. Other than the minimal standard language, there is a lack of adequate provision for architectural controls for the proposed development.
9. Under the PUD, there are no provisions to assure the compatibility of the development with adjoining and proximate properties.

10. The PUD lacks any provision for conservation of natural features, natural topography, wooded areas and other environmentally sensitive areas.
11. The PUD lacks provision for a development framework that would contribute to “create, strengthen and/or enhance a strong sense of neighborhood and community character”, as the PUD Ordinance contemplates (§59-14100.1.D). To the contrary, the high-density apartment development allowed under the PUD would be out of character for the area and would have an adverse impact on the surrounding neighborhoods.

As proposed, we respectfully request that you recommend denial of PUD-2026. If you have any questions, please do not hesitate to contact me.

Sincerely,



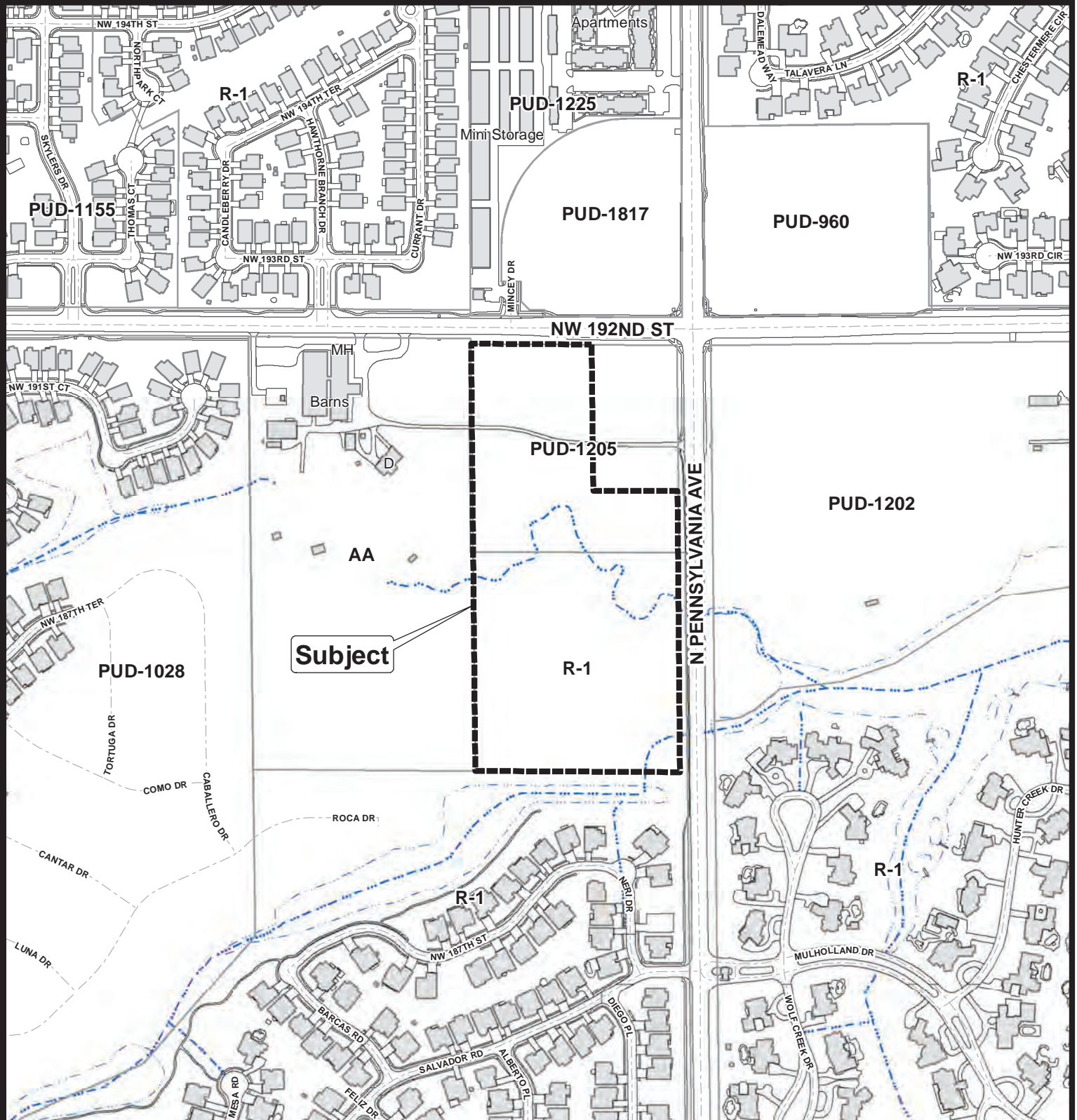
J. Kelly Work

JKW:kc

cc: Clients

David Box, Attorney for Applicant

**Case No: PUD-2026      Applicant: Peggy Richardson Revocable Trust**  
**Existing Zoning: R-1 / PUD-1205**  
**Location: 2124 NW 192nd St.**



The City of  
OKLAHOMA CITY

## Planned Unit Development



0 200 400 Feet

**J . K E L L Y W O R K**

**ATTORNEY AT LAW**

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

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

September 6, 2024

**Via electronic mail**

Commissioner Mike Privett  
privdog@gmail.com

Commissioner Jerimy Meek  
jerimym@aol.com

Commissioner Don Noble  
don0010.okc@gmail.com

Commissioner Bobby Newman  
bob@3leveldesign.net

Chairman Nate Clair  
ward1planningcommissioner@gmail.com

Commissioner Camal Pennington  
camalpennington@gmail.com

Commissioner Dan Govin  
dgovin.ward6@gmail.com

Commissioner Rusty LaForge  
rustylaforge.okc@gmail.com

Subdivisionandzoning@okc.gov

***Re: Protest to PUD-2026; located at 2124 NW 192<sup>nd</sup> Street; set for September 12, 2024***

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

This law firm represents Cross Creek Farm, LLC in connection with its protest and opposition to PUD-2026, located at 2124 NW 192<sup>nd</sup> Street and currently set for August 22, 2024. Cross Creek Farm, LLC owns the approximately 20-acre tract immediately adjacent to the west of the PUD-2026 subject property. Cross Creek Farm is a horse-riding academy and horse-breeding operation. It is the longest continuously running riding stable in Oklahoma County. There is also a historic single family residence on the property that serves as the home of the owner.

PUD-1205, approved July 17, 2007, covers the north 10 acres of the proposed PUD-2026 Subject Property. The approval of PUD-1205 was the result of a negotiated agreement between the Trustees of the Peggy Richardson Revocable Trust, the then and current owner, and Cross Creek Farm, LLC, which owns the 20-acre tract adjacent to the west. A copy of PUD-1205 is attached for your convenience.



PUD-1205 established a 100-foot O-2 buffer along the entire west boundary of the PUD. Additionally, PUD-1205 provided for a 10-foot-wide greenbelt along the west boundary with trees to be planted on 20-foot centers.

These conditions were imposed in PUD-1205 as a trade-off, and in exchange for, Cross Creek Farm withdrawing its protest to the C-3 based zoning on the rest of the PUD-1205 property.

References to the proposed PUD-2026 are to the August 29, 2024 revised Master Design Statement. As presented, the newly proposed PUD-2026 includes all of the PUD-1205 property, plus the 6 acres to the south, excluding the built commercial corner.

The proposed PUD-2026 would eliminate the O-2 buffer along the west side of PUD-1205 and would replace that with multi-family residential use. Additionally, the proposed PUD-2026 would remove the 2-story and 35-foot height limit set in PUD-1205 and would replace it with a 3-story and 40-foot height limit. That 40-foot height would be allowed, as proposed, only 20 feet from the west border with the Cross Creek Farm property. This would be excessive and would negatively impact the Cross Creek Farm property.

The proposed PUD-2026 seeks to vary the height limit requirements under the R-4 Multi-Family Residential District. The R-4 regulations would limit height to 20 feet and one-story within 60 feet of the west boundary, increasing on a 45° bulk plane to 35 feet above grade at the 75-foot mark. The proposed PUD-2026 would be a significant deviation even from the R-4 height restrictions.

Additionally, the proposed PUD-2026 fails to specify any preservation and protection language for the riparian areas, including the 2 streams that run through the Subject Property and the pond/wetland area at the south end of the Property.

The Trustees of the Peggy Richardson Revocable Trust received the benefit of the parties' agreement concerning the existing PUD-1205 as the C-3 commercial development has occurred on the corner. Cross Creek Farm, LLC remains entitled to the benefit of its agreement for an adequate buffer, height limits and step-down in zoning.

More specific plans need to be provided explaining what the apartment developer Dominion proposes to build on the site, including a more detailed site plan, the proposed design, including elevation views, and proposed exterior building materials.

As presently proposed, we request that you recommend denial of PUD-2026. We remain ready and willing to work with the Applicant and the Commission in the negotiation of reasonable conditions for the proposed PUD-2026.



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

Sincerely,



J. Kelly Work

JKW:kc

cc: Client

David Box, Applicant's representative

Steve Atwood, President of Mulholland Homeowners' Association

Stephen Hooper, Mulholland resident

Elisabeth Miranda, Thornhill resident

PUD-1205  
DESIGN STATEMENT OF THE  
PLANNED UNIT DEVELOPMENT OF  
RICHARDSON FARMS

**APPROVED**

JUL 17 2007

BY THE CITY COUNCIL  
*Shana Berry* CITY CLERK

## 1.0 INTRODUCTION

This Planned Unit Development consists of 10 acres more or less and is located at the Southwest corner of the intersection of North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street.

## 2.0 LEGAL DESCRIPTION

The legal description of this PUD is as follows:

The North Half (N/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 30, Township Fourteen (14) North, Range Three (3) West, Oklahoma County, Oklahoma.

## 3.0 OWNER/DEVELOPER

The owners of this PUD are Karen Cooley and Diane Barnett, Successor Trustees of the Peggy Richardson Revocable Trust.

## 4.0 SITE AND SURROUNDING AREAS

This property is presently zoned R-1.

All surrounding properties are zoned as follows:

East: R-1 and AA (PUD-1225 approved for modified C-3, and R-1 uses)  
North: R-1 to the North (PUD 1225 approved for modified C-3, multifamily and personal storage use) and PUD-960 to the Northeast (approved for modified C-3 uses)  
West: R-1 (further west is PUD 1028)  
South: R-1 (vacant)

### 4.1 PHYSICAL CHARACTERISTICS

The elevation of the PUD is approximately 1105 – 1092.

Slope analysis: 1%

Soil characteristics: Clay

Tree Cover: Open field

Drainage information: Drains to south

Topographic map: see Exhibit B, 1-foot contours

## 5.0 CONCEPT

The concept of this PUD is an upscale retail shopping area featuring traditional stores as well as specialty boutiques and office uses.

## **6.0 SERVICE AVAILABILITY**

### **6.1 STREETS**

North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street service this property.

### **6.2 UTILITIES**

All utilities (i.e., water, sanitary sewer, gas, electric and Cox cable) will be available at the time of development or made available in connection with such development. The closest existing water lines are to the southeast of this site in the Mulholland subdivision and the closest sanitary sewer lines are northwest of the site across 192<sup>nd</sup> Street.

### **6.3 FIRE PROTECTION**

Fire Protection is available from the City of Oklahoma City. The fire station in closest proximity to the site is the station located at 16820 North Pennsylvania.

## **7.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Planned Unit Development, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Planned Unit Development. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

**Notwithstanding Section 59-5200.3C of the Oklahoma City Municipal Code, 2002, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 7.1 through 20.0 shall not be changed**

or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

## 7.1 USE AND DEVELOPMENT REGULATIONS

The Planned Unit Development shall be divided into two tracts. Tract 1 and Tract 2 are depicted on Exhibit A hereto, with the Tract 2 boundary being permitted to increase by up to 20%.

The use and development regulations of C-3 Community Commercial District shall govern Tract 1 and the use and development regulations of the O-2 General Office District will govern Tract 2, except as herein modified. Except as set forth in Section 7.2 below, all uses permitted in the C-3 District shall be permitted for Tract 1 and all uses permitted in the O-2 District shall be permitted for Tract 2, including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable unless otherwise noted herein.

## 7.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

In Tract 1, the following C-3 Community Commercial District uses will be prohibited:

Use Unit 2301.1	Light Public Protection and Utility: Restricted
Use Unit 2301.2	Light Public Protection and Utility: General
Use Unit 2305.1	Cultural Exhibits
Use Unit 2306.2	Community Recreation: General
Use Unit 2408.1	Automotive: Parking Lot
Use Unit 2408.2	Automotive: Parking Garage
Use Unit 2410.1	Automotive and Equipment Cleaning and Repairs: Light Equipment
Use Unit 2416.1	Communication Services, Ltd.
Use Unit 2425	Laundry Services
Use Unit 2430	Research Services: Restricted
Use Unit 2433.1	Spectator Sport and Entertainment: Restricted
Use Unit 2434.2	Transient Accommodations: Lodging
Use Unit 2436	Personal Storage
Use Unit 2501	Custom Manufacturing
Use Unit 2701	Horticulture

In Tract 2, the following O-2 General Office District uses will be prohibited:

Use Unit 2408.1	Automotive: Parking Lot
Use Unit 2408.2	Automotive: Parking Garage
Use Unit 2434.2	Transient Accommodations: Lodging

**Height:** No structure will be permitted to be in excess of two stories or 35 feet in height.

**Setbacks:** There shall be a minimum front 25' Building setback along N. Penn and N.W. 192<sup>nd</sup>. All other setbacks in Tract 1 shall conform to the C-3 District development

regulations and all other setbacks in Tract 2 shall conform to the 0-2 District developmental regulations provided, however no setback, shall be required in Tract 2 along the common boundary of Tract 1 and Tract 2.

**Use Restriction.** Use Unit 2424.1 (Gasoline Sales: Restricted) shall be limited to the east 330 feet of Tract 1.

## 8.0 ACCESS

A "Limit of No Access" will be applied within 200 feet of the centerline of North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street.

Only Four (4) driveways will be permitted, two (2) on to North Pennsylvania Avenue and two (2) on to N.W. 192<sup>nd</sup> Street. These driveways will be separated by a minimum of two hundred feet (200') between centerlines. Half street paving shall be provided adjacent to North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street upon development of each parcel within this PUD unless a bond issue is approved which includes the half street paving described here-in prior to the development, subject to the approval of the Public Works Department.

## 9.0 SCREENING AND LANDSCAPING

Sight proof screening shall not be required on any portion of this PUD except where adjacent to residential property developed with single family and/or duplex residences. Along the west boundary, a 6 foot high sight-proof fence will be constructed as of the time development commences on the site. A ten foot (10') wide greenbelt shall be provided along the west and south boundaries. Trees planted on 20-foot centers shall be provided in the west boundary greenbelt and Eastern Red Cedars shall be prohibited. Trees planted on 25-foot centers shall be provided in the south boundary greenbelt. A greenbelt with a minimum width of 5 feet shall be provided along the entire east boundary outside of and adjacent to the street right-of-way of North Pennsylvania Avenue and along the entire northern boundary outside of and adjacent to the street right-of-way along N.W. 192<sup>nd</sup> Street in areas not authorized/permitted for access (driveways). Trees planted on 20-foot centers shall be provided in the east and north greenbelts, with intermittent shrubs. Minimum caliper size of all trees shall be two and one-half inches (2.5") (if deciduous or seven feet (7') if evergreen at the time of planting. Permitted signs shall be allowed in the east and north greenbelts. The trees to be planted along N.W. 192<sup>nd</sup> Street and North Pennsylvania Ave and in the west and south boundaries shall be of the type listed in Exhibit C, the "City of Oklahoma City Tree List." A minimum of 12% of each development parcel shall consist of landscaped open space. The regulations of Section 6600.5 shall apply in regard to landscaping, except for the percentage. In the event that the City of Oklahoma City adopts a new landscape point system prior to the issuance of a building permit, then the new landscape point system shall apply. However, the greenbelts noted above shall also be required.

A planted area measuring at least 40 square feet shall be established at the corner of the PUD at the intersecting streets. This area will be landscaped with live plants, trees,

shrubs or grasses and will include mulch and edging.

## **10.0 SIGNAGE**

### **10.1 FREESTANDING ACCESSORY SIGNS**

10.1.1 All free-standing signs shall be of the monument style. Monument signs shall not exceed eight feet (8') in height and 125 square feet of display surface. Monument signs shall consist of materials similar to the buildings. Monument signs shall have an area at least thirty (30) square feet in size at their base, landscaped with flowers and/or shrubs.

10.1.2 Decorative features including, but not limited to extra brick work, brick columns, brick posts, decorative iron, cast stone, copper cupolas, and other architectural details shall not be used in the calculation of the display area's limitation of 125 square feet noted in Section 10.1.1 above. For example, a 200-square foot brick wall with decorative brick post shall be allowed, as long as the actual signage letters mounted on the wall are less than 125 square feet.

### **10.2 ATTACHED SIGNS**

10.2.1 Attached signs will be of color, size and material consistent with the architectural style of the building to which it is attached.

10.2.2 Attached accessory signs.

Maximum square feet total attached signage per building shall be the lineal footage of the building, multiplied by 1.5 square foot. For example, a shopping center that is 240 feet wide will have a maximum of 360 (240' x 1.5) square feet total attached signage. Another example – a building that is 200 feet wide will have a maximum of 300 (200' x 1.5) square feet total attached signage. In the event that C-3 Community Commercial District regulations allow a greater maximum square footage than this paragraph, then the more permissive maximum shall prevail.

10.2.3 An individual element (letter/character/number) of an attached sign shall not exceed three feet in height.

## **11.0 PARKING**

Parking shall comply with current Oklahoma City ordinances. A 15% reduction in parking shall be permitted if a development parcel is constructed in accordance with the following:

11.1 Building(s) are placed at the front building limit line.

11.2 All parking is placed between buildings or behind the rear wall of the building(s).

11.3 Cross parking shall be permitted between Tract 1 and Tract2.

## **12.0 LIGHTING**

To minimize light spillover on adjacent uses, outdoor lights within any office or commercial tracts will be hooded and shall not be directed or reflected toward any adjacent properties. Lighting shall be integrated with the overall architectural design of the buildings. Lighting standards shall have a maximum height of 14 feet.

## **13.0 ARCHITECTURE**

13.1 A minimum of 80% of the exterior walls of all structures shall consist of either rock, stone, brick, architectural split-face block, glass or similar type materials. On the front and sides of the buildings, architectural split-face block shall be limited to a 20% maximum. Plain concrete block is prohibited, as are metal buildings.

13.2 The front of all buildings shall have a decorative façade which shall include Peaks, and/or gables, and/or dormers, and/or columns.

13.3 A multi-story commercial building within 150 feet of the boundary of residential properties shall be designed so that the wall facing the residential properties contains either no upper story window or upper story windows with opaque glass.

## **14.0 COMMON AREAS**

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for Planned Unit Developments, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

Maintenance of common areas, if any, in the development shall be the responsibility of the property owner or a property owners' association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within any such common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

The boundary of any common area shall be adjusted, if necessary, to ensure that such common area covers the entire 100-year flood plain.

## **15.0 SIDEWALK**

Six-foot sidewalks shall be constructed on NW 192<sup>nd</sup> Street and N. Pennsylvania Avenue with each development parcel, subject to the policies and procedures of the Public Works

Department.

## **16.0 DEVELOPMENT SEQUENCE**

Development phases shall be permitted.

## **17.0 PERMIT REQUIREMENTS**

Applications for building permits in this PUD must include an overall PUD site plan that depicts the location of the proposed building for which a permit is sought and the size and address of all existing buildings as well as all existing parking and landscaping and parking and landscaping proposed for the building for which a building permit is requested.

## **18.0 ROOFING REGULATIONS**

Every structure in this Planned Unit Development shall have Class C roofing or better.

## **19.0 DUMPSTER REGULATIONS**

Dumpsters shall be located within an area screened by a 8' high fence or masonry wall and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use. To the extent practical, dumpsters shall be located in a manner that screens service doors from the view of adjacent residences and streets.

## **20.0 PLATTING REGULATIONS**

Platting of this Planned Unit Development shall be required prior to development.

## **21.0 EXHIBITS**

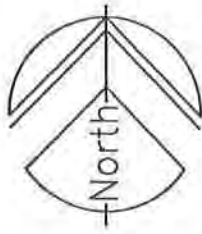
**Exhibit A:** Master Development Plan

**Exhibit B:** Topographic Map

**Exhibit C:** City of Oklahoma City Tree List

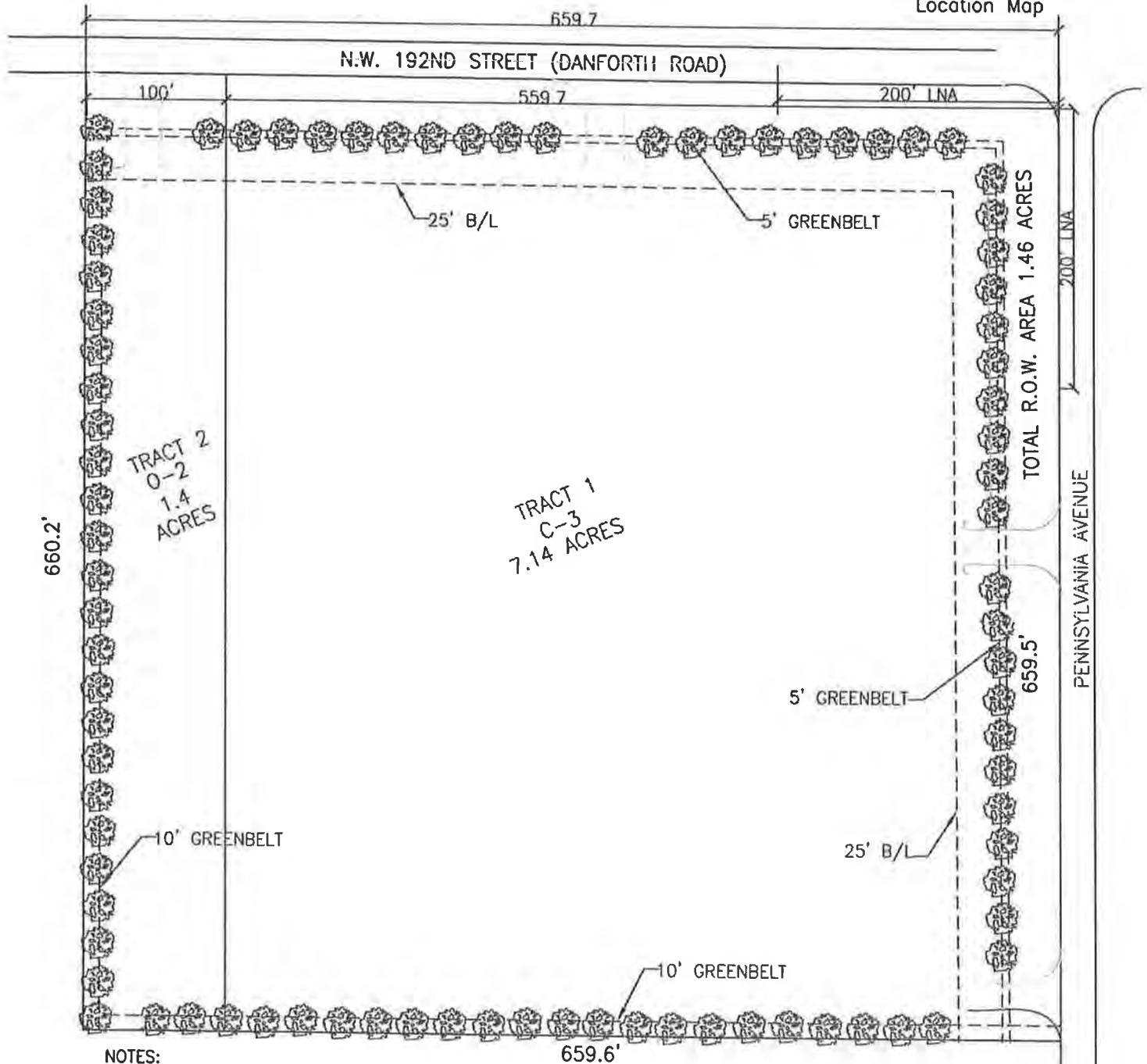
**Exhibit D:** Conceptual Plan (Improvements shown are conceptual only. Final design will be determined at the building permit stage.)





1" = 100'

EXHIBIT "A"  
"RICHARDSON FARMS" PUD  
MASTER DEVELOPMENT PLAN  
N/2, E/2, NE/4, NE/4,  
SECTION 30, T14N, R3W, I.M.  
+/- 10 ACRES

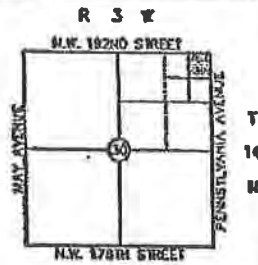


NOTES:

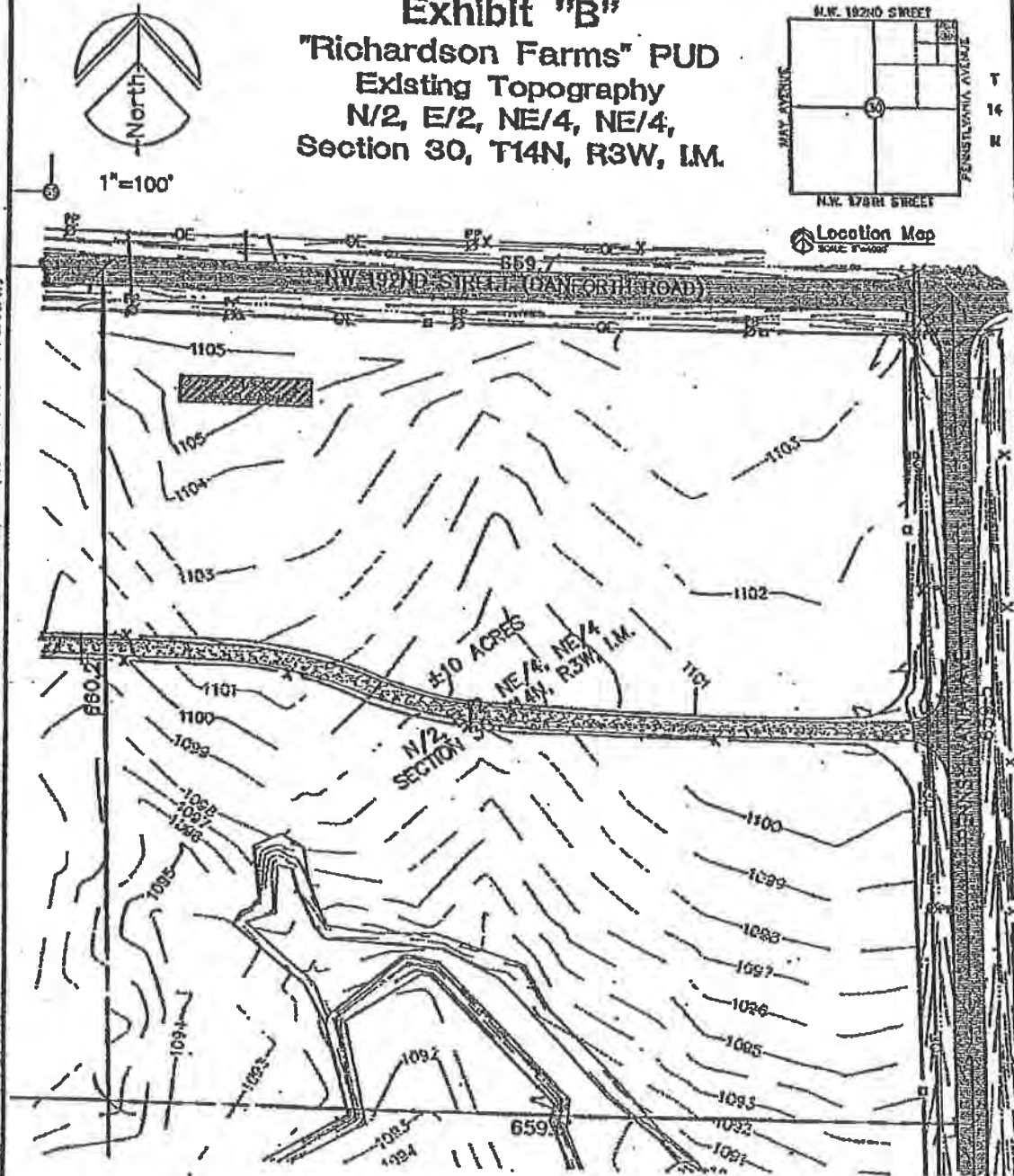
SITE PROOF SCREENING ALONG THE PERIMETER SHALL INCLUDE TREES ON 25' CENTERS WITHIN THE GREEN BELT AREA ON THE SOUTH BOUNDARY & 20' CENTERS ON THE WEST, EAST & NORTH BOUNDARIES.

LNA = Limits of No Access.

**Exhibit "B"**  
**"Richardson Farms" PUD**  
**Existing Topography**  
**N/2, E/2, NE/4, NE/4,**  
**Section 30, T14N, R3W, IM.**



**Location Map**  
SOME 8-1005



**Tanner Consulting-Edmond, LLC**

2000 S.E. 16th STREET BLDG 100-B • EDWARDS, OKLAHOMA 73013 • (405)340-7167  
 CERTIFICATE OF AUTHORIZATION NUMBER: 4778 • EXPIRATION DATE: APR 30, 2007

01:20061260601CWT126040-PJ0.DWG: EX 9, 6/13/2006 2:59:02 PM, TANNER CONSULTING-EDMUND, LLC (OK CA No. 4778 EXP. 6/30/07)

6/13/2005 25040-PUD

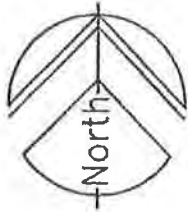
# TREE LIST

## Deciduous

<u>Latin Name</u>	<u>Common Name</u>	<u>Height (in ft.)</u>	<u>Width (in ft.)</u>	<u>Seasonal Color</u>
Acer cappadocium	Purpleblow Maple	30-60	20-40	Red-Orange fall foliage
Acer saccharum 'Caddo'	Caddo Sugar Maple	30-50	20-40	Red-Orange fall foliage
Acer truncatum	Shantung Maple	20-25	15-20	Red-Orange fall foliage
Cercis Canadensis Oklahoma	Oklahoma Redbud	15-20	15-20	Deep purple spring blooms
Chilopsis linearis	Desertwillow	15-30	15-25	White spring blooms
Gleditsia triacanthos	Honeylocust	60-80	30-50	Yellow fall foliage
Gymnocladus dioica	Kentucky Coffee Tree	60-80	30-50	Yellow fall foliage
Koeleuteria paniculata	Golden Raintree	40-60	30-40	Yellow summer blooms Yellow fall foliage
Pistachia chinensis	Chinese Pistache	20-40	20-30	Red-Orange fall foliage
Platanus acerifolia	Londonplane Tree	30-60	20-40	
Quercus rubra	Northern Red Oak	80-120	60-80	Red-Orange fall foliage
Quercus shumardi	Shumard Oak	80-100	50-60	Red-Orange foliage
Ulmus parvifolius	Lacebark Elm	40-60	30-40	Yellow fall foliage

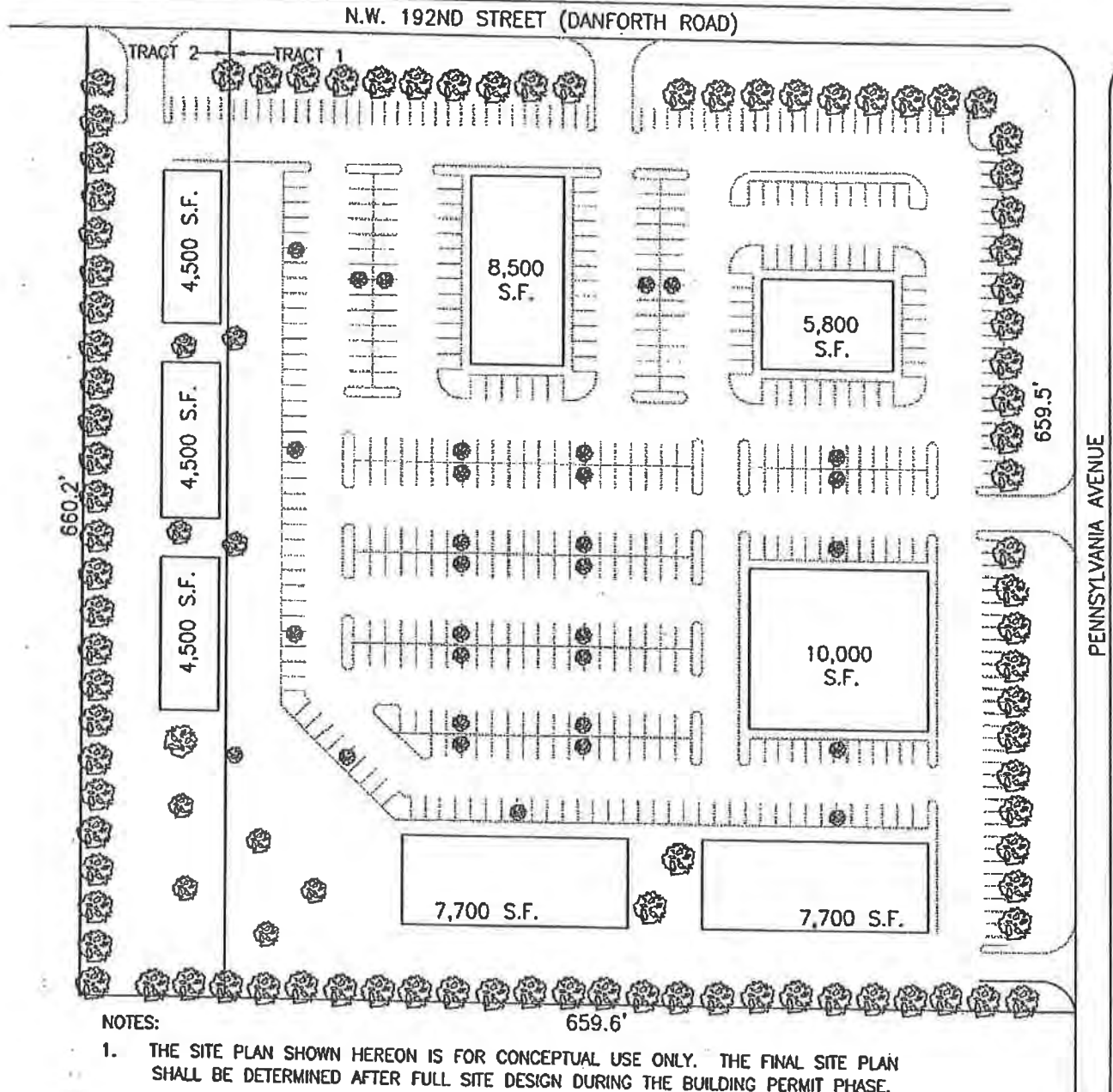
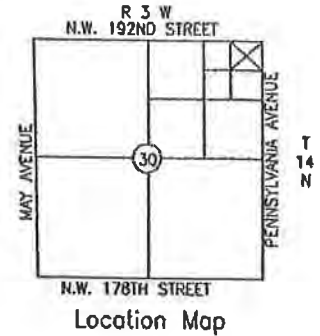
## Evergreen

Pinus taeda	Loblolly Pine	80-100	30-40
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1" = 100'

EXHIBIT "D"  
 "RICHARDSON FARMS" PUD  
 CONCEPTUAL LAYOUT  
 N/2, E/2, NE/4, NE/4,  
 SECTION 30, T14N, R3W, I.M.  
 +/- 10 ACRES



NOTES:

1. THE SITE PLAN SHOWN HEREON IS FOR CONCEPTUAL USE ONLY. THE FINAL SITE PLAN SHALL BE DETERMINED AFTER FULL SITE DESIGN DURING THE BUILDING PERMIT PHASE.
2. SITE PROOF SCREENING ALONG THE PERIMETER SHALL INCLUDE TREES ON 25' CENTERS WITHIN THE GREEN BELT AREA ON THE SOUTH BOUNDARY & 20' CENTERS ON THE WEST, EAST & NORTH BOUNDARIES.

J . K E L L Y W O R K

ATTORNEY AT LAW

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

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

October 4, 2024

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

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

***Re: PUD-2026; NW 192<sup>nd</sup> Street and N. Pennsylvania Avenue***

Dear Sarah,

This law firm represents a group of nearby residents that are responding to PUD-2026, located at N.W. 192<sup>nd</sup> Street and N. Pennsylvania Ave. Following the Planning Commission hearing on September 12, 2024, we received the proposed Master Design Statement dated September 17, 2024.

In order for the Master Design Statement for PUD-2026 to conform to the amendments made at the September 12, 2024 Planning Commission meeting (as shown in the minutes), we suggest the following revisions need to be made:

Under Section 9.17 ..... SPECIFIC PLAN, the following revision should be made:

The buildings shall be oriented as depicted on **Exhibit B**.

The September 17, 2024 version of the PUD references "the site plan." There is no definition or any document included that is labeled a "site plan." We understand the reference should be to Exhibit B, the Conceptual Master Development Plan. With respect to PUD-2026, the minutes also do reference "site plan," however, there is no document included with the Master Design Statement that has that title. In order for the Master Design Statement to be clear and legally enforceable, this reference should be made to the appropriate exhibit. For your convenience, a copy of the pages of the minutes of the September 12, 2024 meeting is enclosed (Item 16 (PUD-2026)).

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

Sincerely,

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

J. Kelly Work

JKW:kc

Enclosure

cc via email: Clients

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

The applicant was present. There were supporters present.

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

MOVED BY POWERS, SECONDED BY MEEK

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

NAY: CLAIR, GOVIN

ABSENT: PRIVETT

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

**Amended Technical Evaluation:**

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

The applicant was present. There were protestors present.

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

MOVED BY PENNINGTON, SECONDED BY NEWMAN

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

ABSENT: POWERS, PRIVETT

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

**Amended Technical Evaluation:**

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

The applicant was present. There were protestors present.

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

MOVED BY NOBLE, SECONDED BY PENNINGTON

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

ABSENT: POWERS, PRIVETT

17. Recommendation on a proposed ordinance relating to Zoning and Planning code, amending Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended, by amending Article IV – Administrative Procedures – Discretionary Review Procedures; and by amending Article IX – Use Standards, Section 9350 – Standards for Specific Uses Relating to Lodging Accommodations: Home Sharing. All Wards.

The applicant was present. There were members from the public present.

**RECOMMENDED APPROVAL.**

MOVED BY PENNINGTON, SECONDED BY NOBLE

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

ABSENT: PRIVETT

18. Recommendation on a proposed ordinance relating to Businesses, amending Chapter 13 of the Oklahoma City Municipal Code, 2020, as amended, by amending Article XIII – Home Sharing, Division 1 - Generally, Section 13-500 – Definitions; and by Article XIII – Home Sharing, Division 2 - License, Section 13-510 – License Required; Restriction on Issuance, Section 13-511 – Application Required and Section 13-514 – Suspension, Revocation, Denial; by enacting Section 13-516 Occupancy Limits regarding Home Sharing Accommodations; and by enacting Section 13-517 – Covenants: Deed Restrictions; and Overlay Requirements. All Wards.

The applicant was present. There were members from the public present.

**RECOMMENDED APPROVAL.**

MOVED BY PENNINGTON, SECONDED BY MEEK

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

ABSENT: PRIVETT



**J . K E L L Y W O R K**

**ATTORNEY AT LAW**

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

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

**October 23, 2024**

**Via email and hand delivery to City Hall**

**Mayor David Holt  
mayor@okc.gov**

**Councilman Matt Hinkle  
Ward5@okc.gov**

**Councilman Bradley Carter  
ward1@okc.gov**

**Councilwoman JoBeth Hamon  
Ward6@okc.gov**

**Councilperson James Cooper  
ward2@okc.gov**

**Councilwoman Nikki Nice  
ward7@okc.gov  
nikki.nice@okc.gov**

**Councilwoman Barbara Peck  
ward3@okc.gov**

**Councilman Mark Stonecipher  
ward8@okc.gov  
mstonecipher@fellerssnider.com**

**Councilman Todd Stone  
ward4@okc.gov**

***Protest to PUD-2026; located at 2124 NW 192<sup>nd</sup> Street; set for November 5, 2024***

**Mayor Holt and Councilmembers Carter, Cooper, Peck, Stone, Hinkle, Hamon, Nice and Stonecipher:**

**This law firm represents Cross Creek Farm, LLC in connection with its protest and opposition to PUD-2026, located at 2124 NW 192<sup>nd</sup> Street and currently set for hearing on November 5, 2024. Cross Creek Farm, LLC owns the approximately 20-acre tract immediately adjacent to the west of the PUD-2026 subject property. Cross Creek Farm is a horse-riding academy and horse-breeding operation. There is also a historic single family residence on the property that serves as the home of the owner.**

**Attached for your convenience is a copy of the City's zoning map with PUD-2026 property outlined.**

**The current PUD-1205, approved July 17, 2007, covers the north 10 acres of the proposed PUD-2026 Subject Property. The approval of PUD-1205 was the result of a negotiated agreement between the Trustees of the Peggy Richardson Revocable Trust, the**

then and current owner, and Cross Creek Farm, LLC, which owns the 20-acre tract adjacent to the west. A copy of PUD-1205 is attached for your convenience.

PUD-1205 established a 100-foot O-2 buffer along the entire west boundary of the PUD. Additionally, PUD-1205 provided for a 10-foot-wide greenbelt along the west boundary with trees to be planted on 20-foot centers.

These conditions were imposed in PUD-1205 as a trade-off, and in exchange for, Cross Creek Farm withdrawing its protest to the C-3 based zoning on the rest of the PUD-1205 property.

References to the proposed PUD-2026 are to the October 7, 2024 revised Master Design Statement. As presented, the proposed PUD-2026 includes the PUD-1205 property (excluding the built commercial corner), plus the 6 acres to the south.

The proposed PUD-2026 would eliminate the O-2 buffer along the west side of PUD-1205 and would replace that with multi-family residential use. Additionally, PUD-2026 would remove the 2-story and 35-foot height limit set in PUD-1205 and would replace it with a 3-story and 40-foot height limit for seven (7) of the nine (9) multi-family buildings. Only two (2) of the nine (9) multifamily buildings would be limited to two (2) stories (along the west boundary). That 40-foot height would be allowed, as proposed, only 20 feet from the west border with the Cross Creek Farm property. This would be excessive and would negatively impact the Cross Creek Farm property.

The proposed PUD-2026 seeks to vary the height limits under the R-4 Multi-Family Residential District. The R-4 regulations would limit height to 20 feet and one-story within 60 feet of the west boundary, increasing on a 45° bulk plane to 35 feet above grade at the 75-foot mark. This would be a significant deviation from the R-4 height restrictions.

Additionally, the proposed PUD-2026 fails to specify any preservation and protection language for the riparian areas, including the 2 streams that run through the Subject Property.

The Trustees of the Peggy Richardson Revocable Trust received the benefit of the parties' agreement concerning the existing PUD-1205 as the C-3 commercial development has been built on the corner (a "Casey's"). Cross Creek Farm, LLC remains entitled to the benefit of its agreement for an adequate buffer, height limits and step-down in zoning.


As presently proposed, we request that you deny of PUD-2026.

If PUD-2026 were to be considered for approval, the following revisions should, at a minimum, be made:

1. Provide that the maximum building height within the PUD shall be two (2) stories and thirty (30) feet; and,
2. Provide that the trees planted within the proposed landscape buffer along the west boundary line shall be selected from the list of tree varieties that was included with the previously approved and current PUD-1205 with, however, at least seventy-five percent (75%) of the trees to be the variety known as Loblolly Pine.
3. Provide that windows or balconies above the first floor of multi-family buildings located within one hundred feet (100') of the west boundary shall not face westerly.

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

Sincerely,

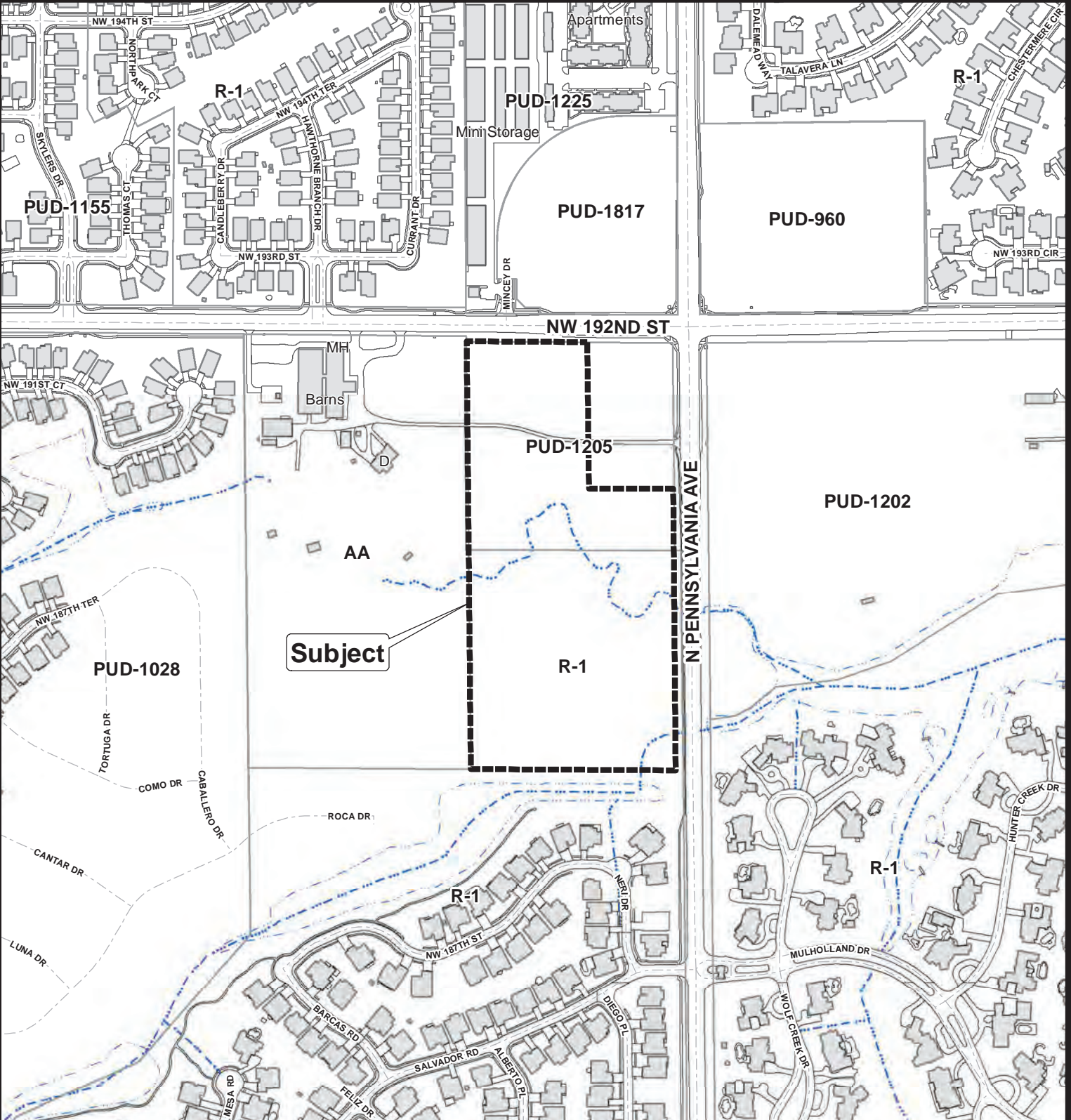


J. Kelly Work

JKW:kc  
Attachments

cc: Cross Creek Farm, LLC  
Steve Atwood, President of Mulholland Homeowners' Association  
Stephen Hooper, Mulholland resident  
Elisabeth Miranda, Thornhill resident  
David Box, Applicant's representative

Case No: PUD-2026     Applicant: Peggy Richardson Revocable Trust  
Existing Zoning: R-1 / PUD-1205  
Location: 2124 NW 192nd St.



The City of  
OKLAHOMA CITY

# Planned Unit Development



0 200 400  
Feet

PUD-1205  
DESIGN STATEMENT OF THE  
PLANNED UNIT DEVELOPMENT OF  
RICHARDSON FARMS

**APPROVED**

JUL 17 2007

BY THE CITY COUNCIL  
*Shana Berry* CITY CLERK

## 1.0 INTRODUCTION

This Planned Unit Development consists of 10 acres more or less and is located at the Southwest corner of the intersection of North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street.

## 2.0 LEGAL DESCRIPTION

The legal description of this PUD is as follows:

The North Half (N/2) of the East Half (E/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section 30, Township Fourteen (14) North, Range Three (3) West, Oklahoma County, Oklahoma.

## 3.0 OWNER/DEVELOPER

The owners of this PUD are Karen Cooley and Diane Barnett, Successor Trustees of the Peggy Richardson Revocable Trust.

## 4.0 SITE AND SURROUNDING AREAS

This property is presently zoned R-1.

All surrounding properties are zoned as follows:

East: R-1 and AA (PUD-1225 approved for modified C-3, and R-1 uses)  
North: R-1 to the North (PUD 1225 approved for modified C-3, multifamily and personal storage use) and PUD-960 to the Northeast (approved for modified C-3 uses)  
West: R-1 (further west is PUD 1028)  
South: R-1 (vacant)

### 4.1 PHYSICAL CHARACTERISTICS

The elevation of the PUD is approximately 1105 – 1092.

Slope analysis: 1%

Soil characteristics: Clay

Tree Cover: Open field

Drainage information: Drains to south

Topographic map: see Exhibit B, 1-foot contours

## 5.0 CONCEPT

The concept of this PUD is an upscale retail shopping area featuring traditional stores as well as specialty boutiques and office uses.

## **6.0 SERVICE AVAILABILITY**

### **6.1 STREETS**

North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street service this property.

### **6.2 UTILITIES**

All utilities (i.e., water, sanitary sewer, gas, electric and Cox cable) will be available at the time of development or made available in connection with such development. The closest existing water lines are to the southeast of this site in the Mulholland subdivision and the closest sanitary sewer lines are northwest of the site across 192<sup>nd</sup> Street.

### **6.3 FIRE PROTECTION**

Fire Protection is available from the City of Oklahoma City. The fire station in closest proximity to the site is the station located at 16820 North Pennsylvania.

## **7.0 SPECIAL DEVELOPMENT REGULATIONS**

The following Special Development Regulations and/or limitations are placed upon the development of the Planned Unit Development. Planning and zoning regulations will be those, which are in effect at the time of development of this Planned Unit Development, provided, however, that the density and or intensity of the PUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Planned Unit Development. In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

**Notwithstanding Section 59-5200.3C of the Oklahoma City Municipal Code, 2002, as amended, pertaining to administrative approval of minor amendments, the following special conditions listed in Sections 7.1 through 20.0 shall not be changed**

or amended in any way except by action of the City Council, after review and recommendation by the Planning Commission.

## 7.1 USE AND DEVELOPMENT REGULATIONS

The Planned Unit Development shall be divided into two tracts. Tract 1 and Tract 2 are depicted on Exhibit A hereto, with the Tract 2 boundary being permitted to increase by up to 20%.

The use and development regulations of C-3 Community Commercial District shall govern Tract 1 and the use and development regulations of the O-2 General Office District will govern Tract 2, except as herein modified. Except as set forth in Section 7.2 below, all uses permitted in the C-3 District shall be permitted for Tract 1 and all uses permitted in the O-2 District shall be permitted for Tract 2, including conditional, special permit, special exception and/or accessory uses subject to their appropriate conditions and review procedures for public hearing where applicable unless otherwise noted herein.

## 7.2 ADDITIONAL USE AND DEVELOPMENT REGULATIONS

In Tract 1, the following C-3 Community Commercial District uses will be prohibited:

Use Unit 2301.1	Light Public Protection and Utility: Restricted
Use Unit 2301.2	Light Public Protection and Utility: General
Use Unit 2305.1	Cultural Exhibits
Use Unit 2306.2	Community Recreation: General
Use Unit 2408.1	Automotive: Parking Lot
Use Unit 2408.2	Automotive: Parking Garage
Use Unit 2410.1	Automotive and Equipment Cleaning and Repairs: Light Equipment
Use Unit 2416.1	Communication Services, Ltd.
Use Unit 2425	Laundry Services
Use Unit 2430	Research Services: Restricted
Use Unit 2433.1	Spectator Sport and Entertainment: Restricted
Use Unit 2434.2	Transient Accommodations: Lodging
Use Unit 2436	Personal Storage
Use Unit 2501	Custom Manufacturing
Use Unit 2701	Horticulture

In Tract 2, the following O-2 General Office District uses will be prohibited:

Use Unit 2408.1	Automotive: Parking Lot
Use Unit 2408.2	Automotive: Parking Garage
Use Unit 2434.2	Transient Accommodations: Lodging

**Height:** No structure will be permitted to be in excess of two stories or 35 feet in height.

**Setbacks:** There shall be a minimum front 25' Building setback along N. Penn and N.W. 192<sup>nd</sup>. All other setbacks in Tract 1 shall conform to the C-3 District development



regulations and all other setbacks in Tract 2 shall conform to the 0-2 District developmental regulations provided, however no setback, shall be required in Tract 2 along the common boundary of Tract 1 and Tract 2.

**Use Restriction.** Use Unit 2424.1 (Gasoline Sales: Restricted) shall be limited to the east 330 feet of Tract 1.

## 8.0 ACCESS

A "Limit of No Access" will be applied within 200 feet of the centerline of North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street.

Only Four (4) driveways will be permitted, two (2) on to North Pennsylvania Avenue and two (2) on to N.W. 192<sup>nd</sup> Street. These driveways will be separated by a minimum of two hundred feet (200') between centerlines. Half street paving shall be provided adjacent to North Pennsylvania Avenue and N.W. 192<sup>nd</sup> Street upon development of each parcel within this PUD unless a bond issue is approved which includes the half street paving described here-in prior to the development, subject to the approval of the Public Works Department.

## 9.0 SCREENING AND LANDSCAPING

Sight proof screening shall not be required on any portion of this PUD except where adjacent to residential property developed with single family and/or duplex residences. Along the west boundary, a 6 foot high sight-proof fence will be constructed as of the time development commences on the site. A ten foot (10') wide greenbelt shall be provided along the west and south boundaries. Trees planted on 20-foot centers shall be provided in the west boundary greenbelt and Eastern Red Cedars shall be prohibited. Trees planted on 25-foot centers shall be provided in the south boundary greenbelt. A greenbelt with a minimum width of 5 feet shall be provided along the entire east boundary outside of and adjacent to the street right-of-way of North Pennsylvania Avenue and along the entire northern boundary outside of and adjacent to the street right-of-way along N.W. 192<sup>nd</sup> Street in areas not authorized/permitted for access (driveways). Trees planted on 20-foot centers shall be provided in the east and north greenbelts, with intermittent shrubs. Minimum caliper size of all trees shall be two and one-half inches (2.5") (if deciduous or seven feet (7') if evergreen at the time of planting. Permitted signs shall be allowed in the east and north greenbelts. The trees to be planted along N.W. 192<sup>nd</sup> Street and North Pennsylvania Ave and in the west and south boundaries shall be of the type listed in Exhibit C, the "City of Oklahoma City Tree List." A minimum of 12% of each development parcel shall consist of landscaped open space. The regulations of Section 6600.5 shall apply in regard to landscaping, except for the percentage. In the event that the City of Oklahoma City adopts a new landscape point system prior to the issuance of a building permit, then the new landscape point system shall apply. However, the greenbelts noted above shall also be required.

A planted area measuring at least 40 square feet shall be established at the corner of the PUD at the intersecting streets. This area will be landscaped with live plants, trees,



shrubs or grasses and will include mulch and edging.

## **10.0 SIGNAGE**

### **10.1 FREESTANDING ACCESSORY SIGNS**

10.1.1 All free-standing signs shall be of the monument style. Monument signs shall not exceed eight feet (8') in height and 125 square feet of display surface. Monument signs shall consist of materials similar to the buildings. Monument signs shall have an area at least thirty (30) square feet in size at their base, landscaped with flowers and/or shrubs.

10.1.2 Decorative features including, but not limited to extra brick work, brick columns, brick posts, decorative iron, cast stone, copper cupolas, and other architectural details shall not be used in the calculation of the display area's limitation of 125 square feet noted in Section 10.1.1 above. For example, a 200-square foot brick wall with decorative brick post shall be allowed, as long as the actual signage letters mounted on the wall are less than 125 square feet.

### **10.2 ATTACHED SIGNS**

10.2.1 Attached signs will be of color, size and material consistent with the architectural style of the building to which it is attached.

10.2.2 Attached accessory signs.

Maximum square feet total attached signage per building shall be the lineal footage of the building, multiplied by 1.5 square foot. For example, a shopping center that is 240 feet wide will have a maximum of 360 (240' x 1.5) square feet total attached signage. Another example – a building that is 200 feet wide will have a maximum of 300 (200' x 1.5) square feet total attached signage. In the event that C-3 Community Commercial District regulations allow a greater maximum square footage than this paragraph, then the more permissive maximum shall prevail.

10.2.3 An individual element (letter/character/number) of an attached sign shall not exceed three feet in height.

## **11.0 PARKING**

Parking shall comply with current Oklahoma City ordinances. A 15% reduction in parking shall be permitted if a development parcel is constructed in accordance with the following:

11.1 Building(s) are placed at the front building limit line.

11.2 All parking is placed between buildings or behind the rear wall of the building(s).

11.3 Cross parking shall be permitted between Tract 1 and Tract2.

## **12.0 LIGHTING**

To minimize light spillover on adjacent uses, outdoor lights within any office or commercial tracts will be hooded and shall not be directed or reflected toward any adjacent properties. Lighting shall be integrated with the overall architectural design of the buildings. Lighting standards shall have a maximum height of 14 feet.

## **13.0 ARCHITECTURE**

13.1 A minimum of 80% of the exterior walls of all structures shall consist of either rock, stone, brick, architectural split-face block, glass or similar type materials. On the front and sides of the buildings, architectural split-face block shall be limited to a 20% maximum. Plain concrete block is prohibited, as are metal buildings.

13.2 The front of all buildings shall have a decorative façade which shall include Peaks, and/or gables, and/or dormers, and/or columns.

13.3 A multi-story commercial building within 150 feet of the boundary of residential properties shall be designed so that the wall facing the residential properties contains either no upper story window or upper story windows with opaque glass.

## **14.0 COMMON AREAS**

Drainage improvements, if required, will be in accordance to applicable sections of the Oklahoma City Code of Ordinances. Drainage ways may be permitted and constructed in accordance with Chapter 16 of the Oklahoma City Municipal Code, which includes certain allowances in construction standards for Planned Unit Developments, provided the PUD is platted with drainage areas confined to common areas. Such drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. The maintenance will be the responsibility of the property owners.

Maintenance of common areas, if any, in the development shall be the responsibility of the property owner or a property owners' association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within any such common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.

The boundary of any common area shall be adjusted, if necessary, to ensure that such common area covers the entire 100-year flood plain.

## **15.0 SIDEWALK**

Six-foot sidewalks shall be constructed on NW 192<sup>nd</sup> Street and N. Pennsylvania Avenue with each development parcel, subject to the policies and procedures of the Public Works

Department.

## **16.0 DEVELOPMENT SEQUENCE**

Development phases shall be permitted.

## **17.0 PERMIT REQUIREMENTS**

Applications for building permits in this PUD must include an overall PUD site plan that depicts the location of the proposed building for which a permit is sought and the size and address of all existing buildings as well as all existing parking and landscaping and parking and landscaping proposed for the building for which a building permit is requested.

## **18.0 ROOFING REGULATIONS**

Every structure in this Planned Unit Development shall have Class C roofing or better.

## **19.0 DUMPSTER REGULATIONS**

Dumpsters shall be located within an area screened by a 8' high fence or masonry wall and shall be placed no closer than 50 feet from all property lines adjacent to residential zoning/use. To the extent practical, dumpsters shall be located in a manner that screens service doors from the view of adjacent residences and streets.

## **20.0 PLATTING REGULATIONS**

Platting of this Planned Unit Development shall be required prior to development.

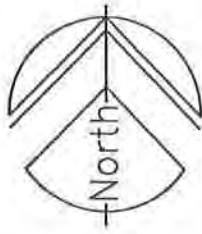
## **21.0 EXHIBITS**

**Exhibit A:** Master Development Plan

**Exhibit B:** Topographic Map

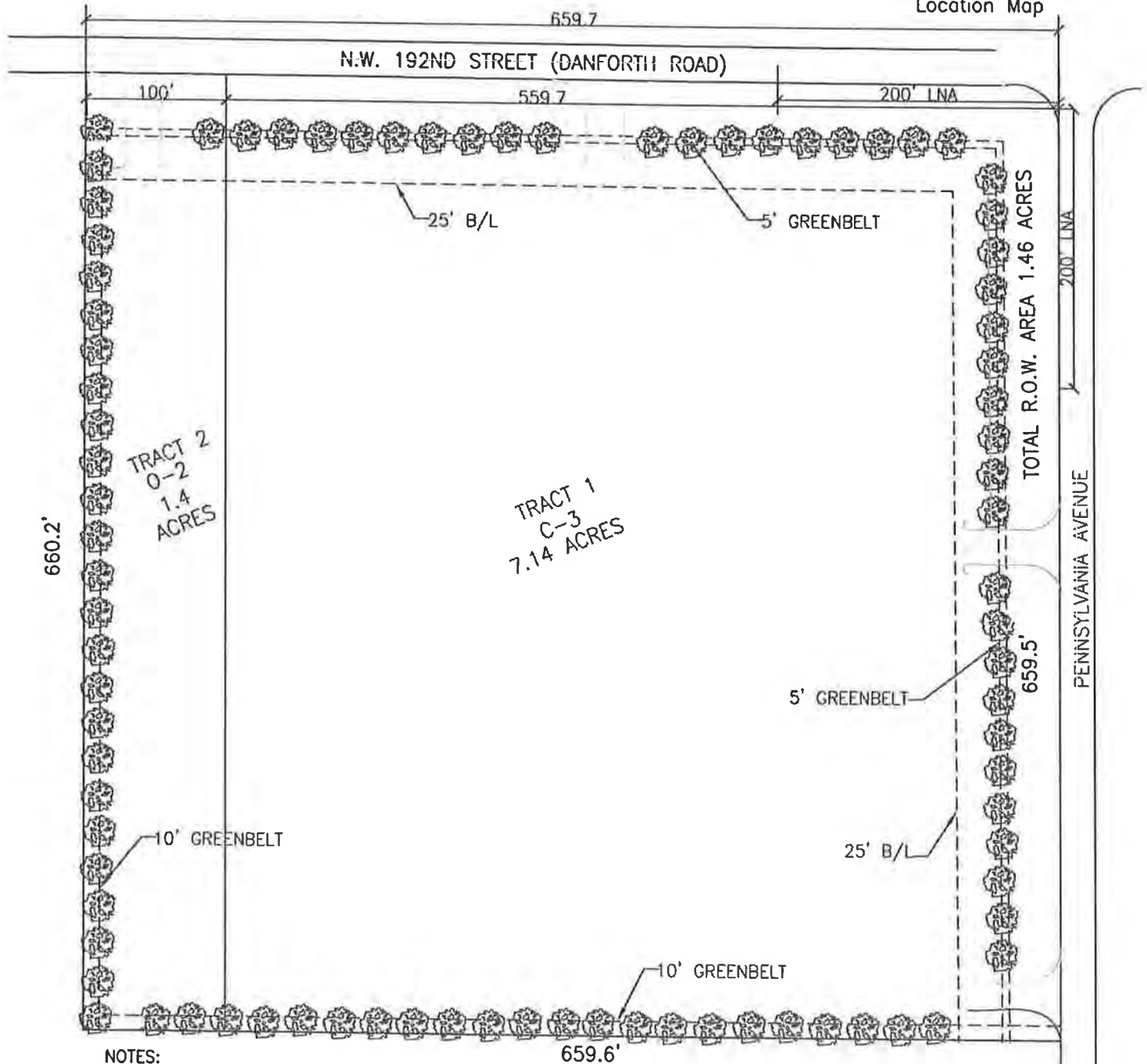
**Exhibit C:** City of Oklahoma City Tree List

**Exhibit D:** Conceptual Plan (Improvements shown are conceptual only. Final design will be determined at the building permit stage.)



1" = 100'

EXHIBIT "A"  
"RICHARDSON FARMS" PUD  
MASTER DEVELOPMENT PLAN  
N/2, E/2, NE/4, NE/4,  
SECTION 30, T14N, R3W, I.M.  
+/- 10 ACRES

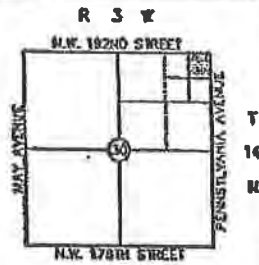


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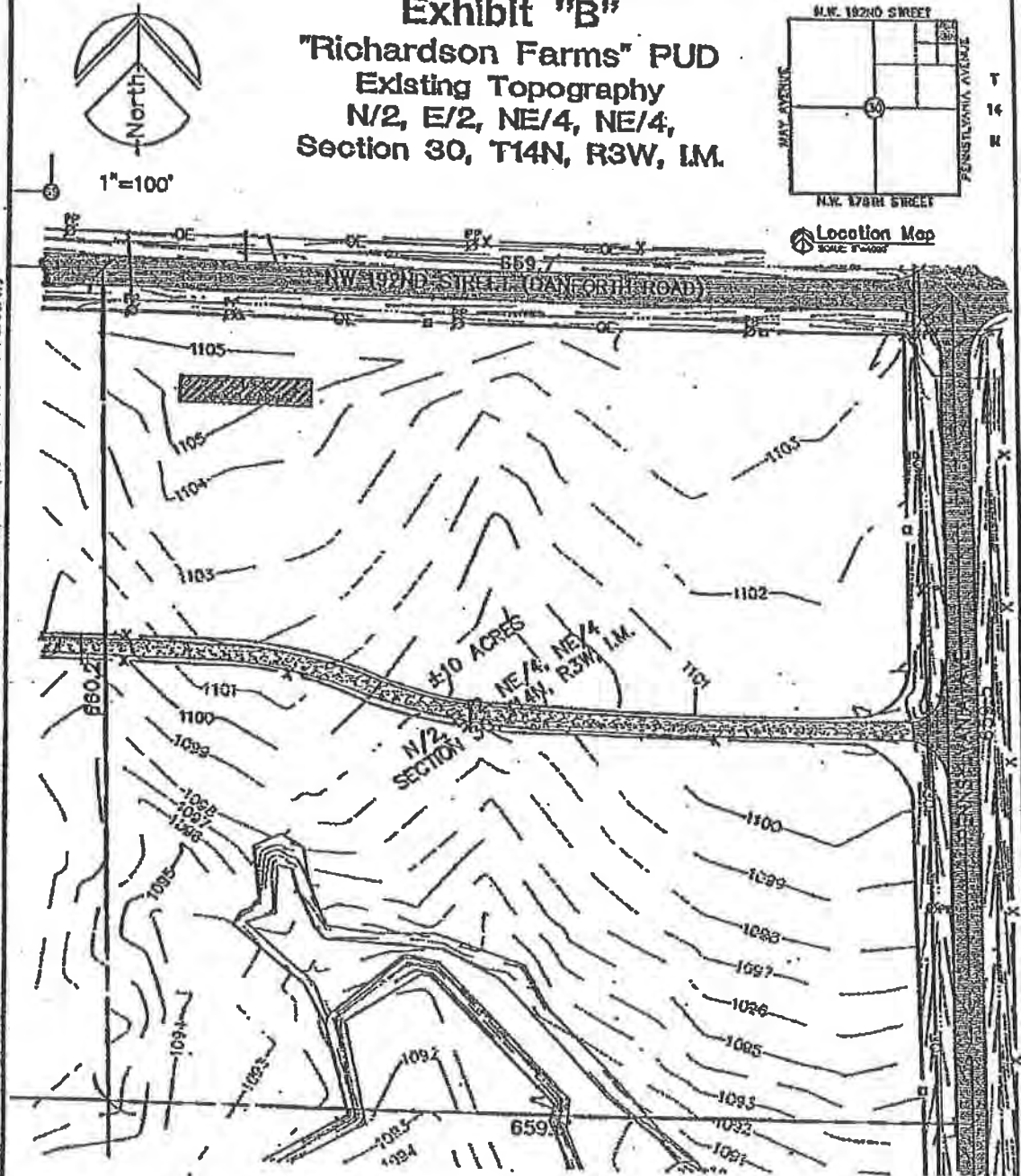
SITE PROOF SCREENING ALONG THE PERIMETER SHALL INCLUDE TREES ON 25' CENTERS WITHIN THE GREEN BELT AREA ON THE SOUTH BOUNDARY & 20' CENTERS ON THE WEST, EAST & NORTH BOUNDARIES.

LNA = Limits of No Access.

**Exhibit "B"**  
**"Richardson Farms" PUD**  
**Existing Topography**  
**N/2, E/2, NE/4, NE/4,**  
**Section 30, T14N, R3W, IM.**



**Location Map**  
SOME 8-1005



**Tanner Consulting-Edmond, LLC**

2000 S.E. 16th STREET BLDG 100-B • EDMOND, OKLAHOMA 73013 • (405)340-7167  
 CERTIFICATE OF AUTHORIZATION NUMBER: 4778 • EXPIRATION DATE: APR 30, 2007

01:20061260601C1W1126040-PJ0.DWG: EX 9, 6/13/2006 2:59:02 PM, TANNER CONSULTING-EDMUND, LLC (OK CA No. 4778 EXP. 6/30/07)

6/13/2005 25040-PUD

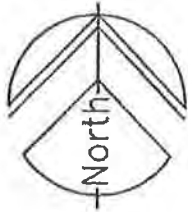
# TREE LIST

## Deciduous

<u>Latin Name</u>	<u>Common Name</u>	<u>Height (in ft.)</u>	<u>Width (in ft.)</u>	<u>Seasonal Color</u>
Acer cappadocium	Purpleblow Maple	30-60	20-40	Red-Orange fall foliage
Acer saccharum 'Caddo'	Caddo Sugar Maple	30-50	20-40	Red-Orange fall foliage
Acer truncatum	Shantung Maple	20-25	15-20	Red-Orange fall foliage
Cercis Canadensis Oklahoma	Oklahoma Redbud	15-20	15-20	Deep purple spring blooms
Chilopsis linearis	Desertwillow	15-30	15-25	White spring blooms
Gleditsia triacanthos	Honeylocust	60-80	30-50	Yellow fall foliage
Gymnocladus dioica	Kentucky Coffee Tree	60-80	30-50	Yellow fall foliage
Koeleuteria paniculata	Golden Raintree	40-60	30-40	Yellow summer blooms Yellow fall foliage
Pistachia chinensis	Chinese Pistache	20-40	20-30	Red-Orange fall foliage
Platanus acerifolia	Londonplane Tree	30-60	20-40	
Quercus rubra	Northern Red Oak	80-120	60-80	Red-Orange fall foliage
Quercus shumardi	Shumard Oak	80-100	50-60	Red-Orange foliage
Ulmus parvifolius	Lacebark Elm	40-60	30-40	Yellow fall foliage

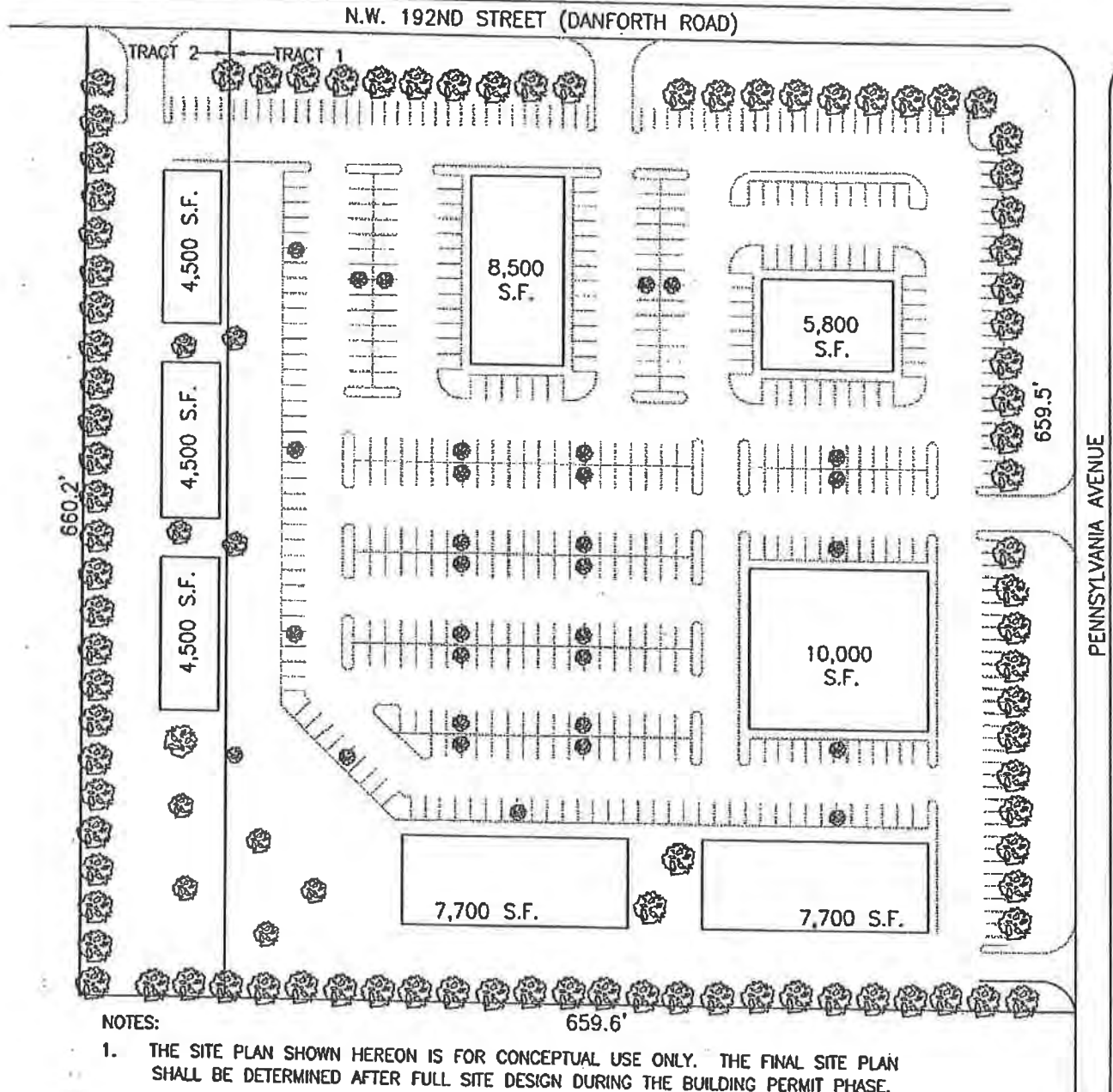
## Evergreen

Pinus taeda	Loblolly Pine	80-100	30-40
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1" = 100'

EXHIBIT "D"  
 "RICHARDSON FARMS" PUD  
 CONCEPTUAL LAYOUT  
 N/2, E/2, NE/4, NE/4,  
 SECTION 30, T14N, R3W, I.M.  
 +/- 10 ACRES



NOTES:

1. THE SITE PLAN SHOWN HEREON IS FOR CONCEPTUAL USE ONLY. THE FINAL SITE PLAN SHALL BE DETERMINED AFTER FULL SITE DESIGN DURING THE BUILDING PERMIT PHASE.
2. SITE PROOF SCREENING ALONG THE PERIMETER SHALL INCLUDE TREES ON 25' CENTERS WITHIN THE GREEN BELT AREA ON THE SOUTH BOUNDARY & 20' CENTERS ON THE WEST, EAST & NORTH BOUNDARIES.