

To: Oklahoma City Planning Commission

From: Mr. and Mrs. Robert Berry

12000 Hope Rd., Mustang, OK 73064

RE: Case Number: SPUD-1673 (Parcel Rezoning Petition)

Wesley D White and Cheryl A White

11744 Hope Rd, Mustang OK 73064

DATE OF HEARING: 10/10/2024

I am writing to express my strong opposition to the proposed rezoning of the case number: SPUD-1673. While our local community may be unable to prevent development, development in our agriculture area would be detrimental to the community we live in. Nearly all residents in the Hope Road neighborhood are completely opposed to the addition of multiple dwellings on this parcel of land. Multi-family housing will cause traffic and safety problems. Property values will go down in the area if multi-family trailer homes are allowed to be stacked in to a 5-acre parcel zoned agriculture into a trailer home park.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitats.

We all depend on private well water and septic systems in our community. We all have seen and read stories about water shortages that everyone is facing. We can't afford this small community to drill well after well until there is no water left. This would cause a major hardship to everyone in the community.

We purchased our property 35 years ago to live in this quiet location, rural neighborhood situated among single family homes – not to live next to a trailer park. If we let this one parcel change, then the whole neighborhood could decide they want to do the same thing and there would be no stopping it. Infrastructure and roads were designed for the current level of traffic and are privately owned and maintained by the citizens of the community. Allowing 4 dwellings on one site

will add more traffic and safety issues which will also add strain to the already modest designed infrastructure maintained by the community.

A Commission should never simply rezone property on a whim. Rather, it must comply with strict notice and hearing requirements Briefly, these requirements include providing written notice to owners of the property to be affected (as well as adjacent owners). **I was not notified.** I found out from another concerned neighbor.

Unfortunately, I will not be able to attend the hearing in person. Please take my concerns into account. I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to receive the notice letters or emails.

Respectively,

Robert and Patricia Berry

12000 Hope Rd

Mustang, OK 73064

Cell: 405-306-9939 or 405-306-9938

9/27/24

TO: Oklahoma City Planning Commission

FROM: Pamela Cummings  
11800 Hope Road, Mustang, OK 74065

RE: CASE NUMBER: SPUD-1673 (Parcel Rezoning Petition)  
Wesley D White and Cheryl A White  
11744 Hope Road, Mustang, OK 73064

DATE OF HEARING: 10/10/24

I hereby protest the rezoning request to allow Four (4) dwelling units on the subject site. I believe rezoning this parcel to allow more dwelling units would negatively impact this neighborhood and my personal property immediately next to the property in question.

Oppositional Concerns:

- Degraded Character Change of an established agriculture neighborhood.
- Decreased Property Value
- Water Drainage
- Public Services - EMSA, OKC Emergency Services in Rural Area
- Water Resources - Septic, Well Water
- Infrastructure - Roads
- Creeping Urbanization

I purchased my home and land approximately 1 year ago to live in a quiet, rural neighborhood situated and platted for minimal homes on acreages. I purchased this property because of the spaciousness of the neighborhood and the lack of housing congestion. Adding more homes to the end of our private road maintained jointly by the neighbors, would increase noise & traffic amongst children, farm animals and pets, as well have an impact on damage to the private road.

If spot zoning for one parcel in our neighborhood, is approved, one could pursue the same reasoning until all parcels are eventually zoned identically, and our homes, we've worked for and investments would be at risk.

I petition the Oklahoma City Planning Commission to reject the request for Rezoning for additional dwelling units at 11744 Hope Road, Mustang, OK 73064 - SPUD-1673.

Respectfully,



Pamela Cummings  
11800 Hope Road  
Mustang, OK 73064  
Cell: 918-906-0101



October 3, 2024

## OKLAHOMA CITY PLANNING COMMISSION

200 N WALKER AVENUE  
OKLAHOMA CITY, OK 73102

RE: CASE NUMBER: SPUD-1673 – PARCEL  
REZONING PETITION  
WESLEY D. WHITE & CHERYL A. WHITE  
11744 HOPE RD, MUSTANG, OK 73064

Dear Members of the OKC Planning Commission,

We are writing to express our protest and concern of the prospect of rezoning the parcel of one residential zone to multiple.

This would negatively impact our small community of Hope Road. This being a private road we maintain the road, and all connect to wells for our water source and use septic systems. The added strain of the additional multiple families would add stress on the resources of the community.

Additionally, this would cause economic damage to the other property owners are the street by bringing down our property values. The private road we moved to and have lived for the past 15 years was for the specific purpose of escaping tight neighborhoods.

Please take into consideration that the other residents of Hope Road are strongly opposed to this rezoning. We would like to protect our community from overcrowding and the strain.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew & Julie Sparks". The signature is stylized and cursive.

MATTHEW & JULIE SPARKS

12040 Hope Road, Mustang, OK 73064

Daniel and Amber Kelly  
12009 Hope Rd.  
Mustang, OK 73064  
(405) 501-1850

October 3, 2024

RE: CASE NUMBER: SPUD -1673 – Parcel Rezoning Petition  
Wesley D White and Cheryl A White  
11744 Hope Rd. Mustang, OK 73064

To: Oklahoma City Planning Commission  
200 N. Walker Ave.  
Oklahoma City, OK 73102

We are writing to you to protest the rezoning request to allow four (4) dwelling units on the subject site. We have concerns on how rezoning this property will negatively affect our neighborhood.

When we purchased our home in 2017 it was with the dream of raising our children in a quiet rural area. Since moving in, our family has assisted our neighbors in maintaining the private road and even went as far as investing time and materials into the road. Our concern is that the added traffic will affect the integrity of the road and add a large safety concern to the families with small children and animals on the road.

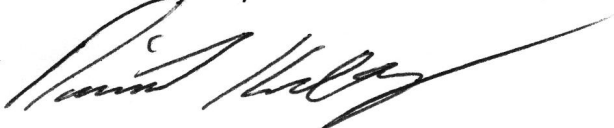

In addition to the roads, we are concerned that by adding more homes to the end of our road it will not only decrease the property value of the homes in the neighborhood but it will add more noise to our quiet road.

Our last concern is that by allowing this property to be rezoned it could lead to others wanting to have their property rezoned the same way, which would negatively impact all of us who have invested into our rural area homes.

We appreciate your time and consideration on this matter.

Respectfully,

Daniel and Amber Kelly

**DATE:** October 2, 2024  
**TO:** Oklahoma City Planning Commission  
200 N Walker Avenue  
Oklahoma City, OK 73102

**FROM:** David Koonce  
11801 Hope Road  
Mustang, OK 73064

**RE:** Case Number: SPUD-1673 - Parcel Rezoning Petition  
Wesley D White & Cheryl A White  
11744 Hope Road, Mustang, OK 73064

Dear Members of the Oklahoma City Planning Commission,

I am writing to formally oppose the rezoning request for the property referenced above (Case Number: SPUD-1673), which seeks to allow the development of four dwelling units on the subject site. I strongly believe that approving this rezoning would have a detrimental effect on our neighborhood, property values, infrastructure, and overall quality of life.

Firstly, the rezoning would introduce a level of housing density that is inconsistent with the character of our community. Our neighborhood is composed of single-family homes on larger parcels, which contributes to the area's appeal and maintains a family-friendly environment. Allowing multiple dwellings on a single 5-acre lot could result in overcrowding, diminish the aesthetic quality of the neighborhood, and negatively impact the marketability of our homes. This change could set a precedent for further high-density development, altering the rural atmosphere that we cherish.

Additionally, I am concerned that the lack of a homeowners association leaves our neighborhood vulnerable to unregulated development. Approving this rezoning could open the door for multiple mobile homes to be placed on this site and future properties in the area. This would drastically alter the character of our neighborhood, which was established over 30 years ago, and it would have lasting consequences for property values and the overall integrity of the community.

Secondly, our private road infrastructure is not equipped to handle increased traffic. The 1/2 mile dirt and gravel road, which ends at the subject property, is narrow and includes two blind turns and a one-lane bridge. This road is privately maintained by the residents, and its design is only sufficient for current usage levels. The additional traffic from four new dwelling units would exacerbate road damage, increase maintenance costs, and create hazardous driving conditions. The city should consider whether it is prepared to address the potential impact on our privately maintained infrastructure if this development is approved.

Water supply is another critical concern. The aquifer beneath our homes, which provides water to the entire neighborhood, is already showing signs of strain. The well on my property frequently draws red dirt and sediment, particularly during periods of drought. In 2000, many of us, including the applicants, protested a nearby development (Fawn Valley Phase III) over concerns

about the aquifer's capacity to support additional homes. If this rezoning is approved and the aquifer becomes overtaxed, will the city assist in providing a reliable water source for our neighborhood?

Finally, I want to express the personal difficulty in submitting this letter. My family and I have been neighbors and friends with the Whites for over 30 years. We have shared many life experiences and supported one another through various challenges. While we value their friendship deeply, we must also protect the significant investment we have made in our property and our community. I hope they understand that our opposition to this rezoning is based on preserving the long-term interests of everyone who lives in this neighborhood.

In closing, I respectfully request that the Oklahoma City Planning Commission reject this rezoning proposal. Maintaining the current zoning regulations is essential to preserving the integrity, character, and infrastructure of our neighborhood. I urge the Commission to carefully consider the concerns I have raised, as well as those of my neighbors, before making a decision.

Thank you for your time and consideration.

Sincerely,  
David Koonce  
11801 Hope Road  
Mustang, OK 73064  
(405) 830-3882  
dave@rigidsteel.com