

Johnson, Thad A

From: Stacy Franz <sefranz@yahoo.com>
Sent: Thursday, August 1, 2024 9:18 PM
To: PL, Subdivision and Zoning
Subject: SPUD-1654 opposition

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Terry & Stacy Harland

6810 S Cimarron Road

Yukon, OK 73099

Email address

405-664-0196

8/01/2024

Oklahoma City Planning Commission

420 West Main Street

Oklahoma City, Oklahoma 73102

Re: Rezoning Case SPUD-1654, 7000 S Cimarron Road

Dear Member of the Oklahoma City Planning Commission,

I am writing to voice my strong opposition to the proposed rezoning of the property at 7000 S Cimarron Road (Case Number: SPUD-1654) from agricultural use to permit the installation of manufactured homes.

My property, which is a 5 acre farm with a large barn and farm animals, is located near the proposed rezoning site. The potential rezoning raises several significant concerns:

1. **Impact on Property Values:** The presence of manufactured homes near our farm is likely to devalue our property and those of our neighbors. Our community is predominantly composed of brick homes and agricultural land, and introducing manufactured homes would not align with the current character of our neighborhood.
2. **Visual and Community Character:** The proposed rezoning area is just 2.5 acres and is currently used for farming. Placing manufactured homes on this small plot of land would detract from the aesthetic appeal of our community and clash with the surrounding agricultural landscape.
3. **Lack of Infrastructure:** The proposed site lacks essential infrastructure such as sewer system and proper road access. These deficiencies make the site unsuitable for residential development, especially for manufactured homes.
4. **Preservation of Agricultural Use:** Our area is primarily agricultural, and it is vital to maintain this land use to preserve the integrity and functionality of our community. Rezoning for manufactured homes would undermine the agricultural nature of our neighborhood and could set a concerning precedent for future land uses changes.

A public hearing is scheduled for August 8, 2024 at 1:30pm, and I plan to attend to represent our community's opposition. Additionally, I am gathering petitions also from fellow residents who share our concerns.

I urge the Oklahoma City Planning Commission to consider these points and deny the rezoning application for 7000 S Cimarron Road. It is crucial to maintain the agricultural integrity and aesthetic appeal of our community.

Thank you for your attention to this matter.

Sincerely,

Terry & Stacy Harland

Marco and Stephanie Barroso
15201 SW 74th Street
Mustang OK 73064
Stephanieyukon@hotmail.com
405-413-3236
07-31-2024

Oklahoma City Planning Commission
420 West Main Street Suite 910
Oklahoma City, Oklahoma 73102

Re: Opposition or Rezoning Case SPUD-1654, 7000 S Cimmaron Road

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed rezoning of the property at 7000 S Cimarron Road (Case Number: SPUD-1654) from agricultural use to allow the placement of manufactured homes.

As a homeowner in the nearby community, I, along with many of my neighbors, am deeply concerned about the potential negative impacts this rezoning could have on our area. Our primary concerns are as follows:

1. **Property Values:** Our home, situated on 5 acres and valued at \$557,000, is adjacent to the proposed rezoning site. The introduction of manufactured homes in close proximity is likely to reduce the property values for our home and others in the area. We also have an addition of 40 acres surrounding the zoning property and is currently being maintained and used for farming hay.
2. **Community Aesthetics:** The presence of manufactured homes is not in keeping with the character of our neighborhood, which consists of well-maintained brick homes. The proposed site, being only 2.5 acres, is insufficient for accommodating two mobile homes without compromising the visual appeal and quality of the surrounding properties.
3. **Infrastructure Concerns:** The property in question lacks essential infrastructure, including a sewer system and proper road access. This makes the location unsuitable for residential development, particularly for manufactured homes.
4. **Land Use and Zoning Integrity:** The area currently serves an important agricultural function and should remain dedicated to farming and agricultural uses. Rezoning this small parcel of land would set a concerning precedent for future development in our predominantly agricultural community. This is my family property and I have lived here for many years, my brother lives in the family home since my parents passed away in 2012.

A public hearing on this matter is scheduled for August 8, 2024, at 1:30pm, and I intend to present our community's concerns in person. Additionally, we will be submitting petitions from other residents who share our opposition to this rezoning request.

In conclusion, we urge the Planning Commission to deny the rezoning application for 7000 S Cimarron Road and preserve the agricultural nature and integrity of our community.

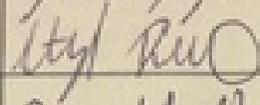
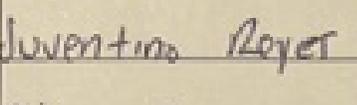
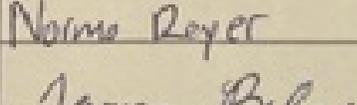
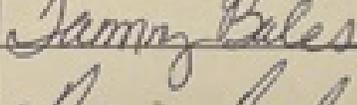
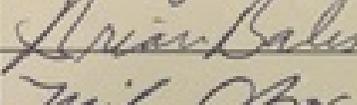
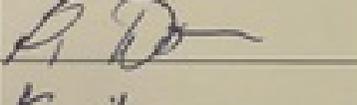
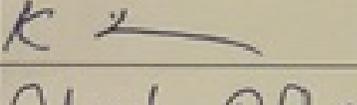
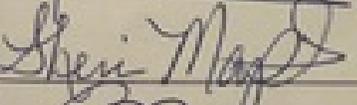
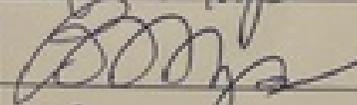
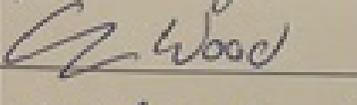
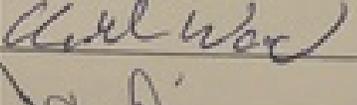
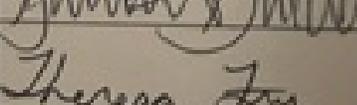
Please see attached photos of our property and home.

Thank you for considering our concerns,

Sincerely

Marco and Stephanie Barroso

Petition against SPUD ReZoning of 7000 S. Cimarron Rd from Agricultural to Residential

Name	Signature	Address	Phone
John Jaromack		7201 S Cimarron Rd Mustang, OK 73064	405-410-1922
tzcl Blanco		7501 S Cimarron Rd 73064	405-830-1304
Ariscela Quinam		7501 S Cimarron Rd 73064	405-595-1520
Lucretia Reyes		7301 S. Cimarron Rd 73064	405-401-3454
Norma Reyes		7405 S. Cimarron Rd 73064	405-808-4810
Tammy Bales		7525 S. Cimarron Rd	405-376-9456
Brian Bales		7525 S. Cimarron Rd	405-850-1161
MIKE O'BRIEN		7700 S. Cimarron	405 479 1134
Bria Bonitto		8101 S Cimarron	405-990-7116
Kyle Penha		8001 S Cimarron	405 365-6289
HARLET BIFFLE		8333 S Cimarron Rd	405-397-6063
Rachelle Stangl		8501 S. Cimarron Rd	580 706-0896
Sheri Maples		9229 S Cimarron Rd	405 630 9949
Bobby Maples		9229 S. Cimarron Rd	405-664-8342
Charles Wood		6815 S. Cimarron Rd	405-385-4849
Arthur Wood		6815 S. Cimarron Rd	405-385-4848
A.C. WOOD		6801 S Cimarron Rd	405-306-5706
Robert Sellers		15437 S.W. 74th	405 466 3994
JANAYNA MARCIA		5535 SW 7th	850 569 7590
Theresa Fry		6908 Branco Ln 73064	405-435-8377



land area







Johnson, Thad A

From: B F <brentf74@gmail.com>
Sent: Tuesday, July 30, 2024 8:13 PM
To: PL, Subdivision and Zoning
Subject: Case Number SPUD 1654
Attachments: Case Number SPUD 1654.docx; 20240730_074031.jpg; 20240730_195815.jpeg

You don't often get email from brentf74@gmail.com. [Learn why this is important](#)

To: The Oklahoma City Planning Commission.

We have included a word document and 2 pictures of our home.

Please see attachments.

Sincerely,

Brent and Gloria Forman

Brent and Gloria Forman
15333 SW 74th Street
Mustang, OK 73064
Brentf74@gmail.com
405-641-3236
07-30-2024

Oklahoma City Planning Commission
420 W Main Street Suite 910
Oklahoma City, Oklahoma 73102

Re: Opposition to Rezoning Request for 7000 S Cimarron Road (Case SPUD-1654)

I am writing to express my firm opposition not the proposed rezoning of the property located at 7000 S Cimarron Road (Case Number: SPUD-1654). Our family property, which has been in our family for two generations, is in close proximity to this site, and we have deep concerns about the potential rezoning from agricultural use to permit the placement of manufactured homes.

Our primary concerns are as follows:

1. **Devaluation of Property:** The introduction of manufactured homes to our neighborhood is likely to reduce the value of surrounding properties, including our own. Our family has invested significant time and resources into maintaining our property, and we are worried that this change will negatively impact our investment and the overall market value of our home.
2. **Incompatibility with Community Character:** The proposed rezoning site, at only 2.5 acres, is currently used for agricultural purposes and is surrounded by well-maintained brick homes. The presence of manufactured homes would be out of place and could detract from the visual appeal and character of our neighborhood.
3. **Infrastructure Issues:** The site lacks essential infrastructure, including a proper sewer system and road access. These deficiencies make it unsuitable for residential development, particularly for manufactured homes, which could lead to further complications and challenges for the community.
4. **Preservation of Agricultural Land:** Our neighborhood is predominantly agricultural, and it is important to preserve this land use to maintain the integrity and function of our community. The proposed rezoning would undermine the agricultural heritage and usage that has defined our area for years.

I will plan on attending the public hearing on August 8, 2024 at 1:30PM, to present our opposition in person. In conclusion, I respectfully urge the Oklahoma City Planning Commission to deny the rezoning application for 7000 S Cimarron Road to protect the property values, character, and agricultural integrity of our community.

Thank you for your consideration.

Sincerely,

Brent and Gloria Forman



