

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 4:28 pm, Feb 29, 2024

**From:** J. Chris Hummel <[docich@yahoo.com](mailto:docich@yahoo.com)>

**Sent:** Thursday, February 29, 2024 3:02 PM

**To:** PL, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Subject:** Protest to PUD-1979; located at 3261 NW 150th St.

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

My name is Chris Hummel. This email serves as a protest to a planned project near my residence, located at 15508 Laguna Drive, Edmond, Oklahoma 73013.

My home is in the name of my Trust: John Christopher Hummel Revocable Trust dated May 27, 2004.

I want to state my protest and opposition to PUD-1979, located at 3261 NW 150th St, currently set for hearing on March 12, 2024

Thank you for your consideration.

**J. Chris Hummel MD, MPH**

**HUMMEL EYE ASSOCIATES**

**Mobile: 405-205-4700**

**Office: 405-755-6111**

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 4:26 pm, Feb 29, 2024

**From:** moses tita <[mntita@yahoo.com](mailto:mntita@yahoo.com)>  
**Sent:** Thursday, February 29, 2024 1:35 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Subject:** PUD - 1979

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

My Name is Moses Tita, My address is 3112 Via Esperanza, Edmond, OK 73013.

I Protest to PUD-1979; located at 3261 NW 150th St." and "I want to state my protest and opposition to PUD-1979, located at 3261 NW 150th St, currently set for hearing on March 12, 2024.

This is for the construction of the Apartment complex next to our edition.

Thank you.

Moses Tita, Home Owner at Esperanza

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**From:** George Browning <[george.browning@elksupply.com](mailto:george.browning@elksupply.com)>  
**Sent:** Tuesday, February 27, 2024 10:48 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Subject:** Protest to PUD-1979; located at 3261 NW 150th Street

2024 FEB 27 PM 12:27  
OKLAHOMA CITY CLERK

You don't often get email from [george.browning@elksupply.com](mailto:george.browning@elksupply.com). [Learn why this is important](#)

To Whom it may concern:

This email is in regards to "Protest to PUD-1979; located at 3261 NW 150<sup>th</sup> Street."

My name and address: George & Ana Browning, 3012 Via Esperanza, Edmond OK 73013

Property protesting name: George B Browning Trust 3012 Via Esperanza, Edmond OK 73013

I would like to state my protest and opposition to PUD-1979, located at 3261 NW 150<sup>th</sup> Street, currently set for hearing on March 12, 2024.

Protest to PUD-1979: 3261 NW 150<sup>th</sup> Street

1. I-2 Industrial uses should not be allowed. Industrial uses, including outdoor industrial operation and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.
2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.
3. In order to allow a meaningful transition between the proposed apartment development and the Esperanza neighborhood, building height for the Subject Property should be limited to 2 stories and 30' feet within 200' feet of the boundary of the Esperanza neighborhood.
4. Maintain a 100' foot building setback along the east boundary of the Subject Property.
5. Require sight-proof screening to consist of minimum 10' foot high masonry wall along the entire east boundary of Subject Property.
6. Require the exterior building wall finish on all structures to consist of minimum of 70% brick veneer, masonry, rock or stone.
7. Require a maximum density for residential use of 12 dwelling units per acre.
8. Require dumpster enclosures to be separated from the east boundary of the Subject Property by not less than 200' feet and to be fully sight-proof screened with a minimum 8' foot high brick, masonry, or stone veneer wall on three sides, and an 8' foot high sight proof gate on the 4<sup>th</sup> side. Also, restrict trash collection to reasonable daytime hours.
9. Require installation of left turn lanes for east-bound traffic on NW 150<sup>th</sup> Street at the entrances to the Subject Property.
10. Require installation of deceleration lanes for west-bound traffic on NW 150<sup>th</sup> Street at the entrances to the Subject Property.

Sincerely,

George B. Browning

**From:** [Jones, Sharon D](#) on behalf of [City Clerk Email](#)  
**To:** [Smiley, Dena L](#)  
**Subject:** FW: Protest to PUD-1979; located at 3261 NW 150th St.  
**Date:** Wednesday, February 28, 2024 7:24:45 AM

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**From:** Ryan Samples <[rsamples@rsamples.com](mailto:rsamples@rsamples.com)>  
**Sent:** Tuesday, February 27, 2024 7:35 PM  
**To:** PL, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>; City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Subject:** Protest to PUD-1979; located at 3261 NW 150th St.

Some people who received this message don't often get email from [rsamples@rsamples.com](mailto:rsamples@rsamples.com). [Learn why this is important](#)

I am writing to express my protest and opposition to PUD-1979, located at 3261 NW 150th St., currently set for hearing on April 9th.

**Property Information:**

I am writing on behalf of ESCONDIDO LLC, of which I am the Manager.

ESCONDIDO LLC owns the following properties near the PUD subject property:

- 3200 Via Esperanza, Edmond, OK 73132
- 3213 Via Esperanza, Edmond, OK 73013

**Reasons for Protest:**

I am opposed to PUD-1979 for the following reasons:

- Incompatible land uses: The PUD proposes to allow I-2 industrial uses, including outdoor industrial operations and storage, which are not compatible with the proposed multi-family residential use. These industrial activities can generate noise, traffic, pollution, and other nuisances that are detrimental to the quality of life for residents in the surrounding neighborhood.
- Unwanted proximity of access street and industrial uses: The PUD proposes to locate the access street for the apartment complex and the industrial uses directly adjacent to the fence lines of homes in Esperanza. This close proximity would have an adverse impact on residents by increasing noise, traffic, and potential safety hazards.
- Excessive building height: The PUD proposes building heights that are excessive for the area. Limiting the building height to 2 stories and 30 feet within 200 feet of the Esperanza neighborhood would allow for a more appropriate transition between the development and the existing residential area.
- Lack of building setback: The PUD does not include a sufficient building setback from the east boundary of the property. Maintaining a 100-foot setback would help to minimize the negative visual and noise impacts on the neighboring homes.
- Inadequate visual screening: The PUD lacks proper visual screening measures. Requiring a minimum 10-foot high masonry wall along the entire east boundary would help to shield the

residents from the industrial uses and the apartment complex.

- Subpar building materials: The PUD does not specify high-quality building materials. Requiring a minimum of 70% brick veneer, masonry, rock, or stone for the exterior building walls would improve the overall aesthetics of the development and better match the surrounding neighborhood.
- Excessive residential density: The PUD proposes a residential density that is too high for the area. Limiting the density to 12 dwelling units per acre would create a more livable environment for residents and reduce potential traffic congestion.
- Poor dumpster placement and management: The PUD does not adequately address the placement and management of dumpsters. Requiring them to be separated from the east boundary by 200 feet, fully enclosed with an 8-foot high wall on three sides and a gate on the fourth, and restricting trash collection to reasonable hours would help to mitigate noise, odors, and visual blight.
- Missing left turn lanes: The PUD does not include left turn lanes for eastbound traffic entering the property from NW 150th St. This omission could lead to traffic congestion and safety hazards.
- Missing deceleration lanes: The PUD does not include deceleration lanes for westbound traffic entering the property from NW 150th St. This could cause traffic flow issues and potentially lead to rear-end collisions.

I urge you to consider these concerns and reject PUD-1979 in its current form.

Thank you for considering my protest.

Sincerely,

Ryan Samples  
Manager, ESCONDIDO LLC

**From:** George Browning <[george.browning@elksupply.com](mailto:george.browning@elksupply.com)>  
**Sent:** Tuesday, February 27, 2024 10:48 AM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Subject:** Protest to PUD-1979; located at 3261 NW 150th Street

2024 FEB 27 PM 12:27  
OKLAHOMA CITY CLERK

You don't often get email from [george.browning@elksupply.com](mailto:george.browning@elksupply.com). [Learn why this is important](#)

To Whom it may concern:

This email is in regards to "Protest to PUD-1979; located at 3261 NW 150<sup>th</sup> Street."

My name and address: George & Ana Browning, 3012 Via Esperanza, Edmond OK 73013

Property protesting name: George B Browning Trust 3012 Via Esperanza, Edmond OK 73013

I would like to state my protest and opposition to PUD-1979, located at 3261 NW 150<sup>th</sup> Street, currently set for hearing on March 12, 2024.

Protest to PUD-1979: 3261 NW 150<sup>th</sup> Street

1. I-2 Industrial uses should not be allowed. Industrial uses, including outdoor industrial operation and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.
2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.
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6. Require the exterior building wall finish on all structures to consist of minimum of 70% brick veneer, masonry, rock or stone.
7. Require a maximum density for residential use of 12 dwelling units per acre.
8. Require dumpster enclosures to be separated from the east boundary of the Subject Property by not less than 200' feet and to be fully sight-proof screened with a minimum 8' foot high brick, masonry, or stone veneer wall on three sides, and an 8' foot high sight proof gate on the 4<sup>th</sup> side. Also, restrict trash collection to reasonable daytime hours.
9. Require installation of left turn lanes for east-bound traffic on NW 150<sup>th</sup> Street at the entrances to the Subject Property.
10. Require installation of deceleration lanes for west-bound traffic on NW 150<sup>th</sup> Street at the entrances to the Subject Property.

Sincerely,

George B. Browning

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 4:46 pm, Feb 09, 2024

**From:** [lepardlvr8@aol.com](mailto:lepardlvr8@aol.com) <[lepardlvr8@aol.com](mailto:lepardlvr8@aol.com)>

**Sent:** Friday, February 9, 2024 12:46 PM

**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Cc:** [jkwor225@gmail.com](mailto:jkwor225@gmail.com)

**Subject:** Protest to PUD-1979: 3261 NW 150th St

You don't often get email from [lepardlvr8@aol.com](mailto:lepardlvr8@aol.com). [Learn why this is important](#)

My name is Susan Emrich and I am Trustee of the Susan E Emrich Trust that owns residential property at 3001 Via Esperanza in the Esperanza Subdivision. I am protesting PUD-1979 as it is currently written and proposed. The current proposed PUD-1079 is not compatible for the surrounding area of 3261 NW 150th Street for the following reasons and I request the City Council to deny the PUD-1979 as it is currently proposed:

1. I-2 industrial uses should be not be allowed. Industrial uses, including outdoor industrial operations and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.
2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.
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7. Require a maximum density for residential use of 12 dwelling units per acre.
8. Require dumpster enclosures to be separated from the east boundary of the Subject Property by not less than 200 feet and to be fully sight-proof screened with a minimum 8 foot high brick, masonry or stone veneer wall on three sides, and an 8 foot high sight proof gate on the 4th side. Also, restrict trash collection to reasonable daytime hours.

9. Require installation of left turn lanes for east-bound traffic on NW 150th St. at the entrances to the Subject Property.

10. Require installation of deceleration lanes for west-bound traffic on NW 150th St. at the entrances to the Subject Property.

Thank you,  
Susan E Emrich



## Johnson, Thad A

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**From:** J. R. Emrich <jremrich@reroofamerica.com>  
**Sent:** Friday, February 9, 2024 1:02 PM  
**To:** City Clerk Email; DS, Subdivision and Zoning  
**Cc:** Kelly Work  
**Subject:** Protest to PUD-1979: 3261 NW 150th St

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

### City Clerk and Planning Commission,

**I am the Manager/Member of North Harvey Properties LLC that owns adjoining property to 3261 NW 150<sup>th</sup> St and I want to file a Protest to PUD-1979: 3261 NW 150<sup>th</sup> St. The PUD 1979 as currently proposed is not compatible with the surrounding area of 3261 NW 150<sup>th</sup> Street and should be denied unless revised according to the reasons for the protest listed below:**

- 1. I-2 industrial uses should be not be allowed. Industrial uses, including outdoor industrial operations and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.**
- 2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.**
- 3. In order to allow a meaningful transition between the proposed apartment development and the Esperanza neighborhood, building height for the Subject Property should be limited to 2 stories and 30 feet within 200 feet of the boundary of the Esperanza neighborhood.**
- 4. Maintain a 100 foot building setback along the east boundary of the Subject Property.**
- 5. Require sight-proof screening to consist of a minimum 10-foot high masonry wall along the entire east boundary of the Subject Property.**
- 6. Require the exterior building wall finish on all structures to consist of a minimum of 70% brick veneer, masonry, rock or stone.**
- 7. Require a maximum density for residential use of 12 dwelling units per acre.**
- 8. Require dumpster enclosures to be separated from the east boundary of the Subject Property by not less than 200 feet and to be fully sight-proof screened with a minimum 8 foot high brick,**

**masonry or stone veneer wall on three sides, and an 8 foot high sight proof gate on the 4th side. Also, restrict trash collection to reasonable daytime hours.**

**9. Require installation of left turn lanes for east-bound traffic on NW 150th St. at the entrances to the Subject Property.**

**10. Require installation of deceleration lanes for west-bound traffic on NW 150th St. at the entrances to the Subject Property.**

**Thank You,  
J.R. Emrich, Manager  
North Harvey Properties, LLC**

## Johnson, Thad A

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**From:** leopardlvr8@aol.com  
**Sent:** Friday, February 9, 2024 12:46 PM  
**To:** City Clerk Email; DS, Subdivision and Zoning  
**Cc:** jkwork225@gmail.com  
**Subject:** Protest to PUD-1979: 3261 NW 150th St

You don't often get email from leopardlvr8@aol.com. [Learn why this is important](#)

My name is Susan Emrich and I am Trustee of the Susan E Emrich Trust that owns residential property at 3001 Via Esperanza in the Esperanza Subdivision. I am protesting PUD-1979 as it is currently written and proposed. The current proposed PUD-1079 is not compatible for the surrounding area of 3261 NW 150th Street for the following reasons and I request the City Council to deny the PUD-1979 as it is currently proposed:

1. I-2 industrial uses should be not be allowed. Industrial uses, including outdoor industrial operations and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.
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9. Require installation of left turn lanes for east-bound traffic on NW 150th St. at the entrances to the Subject Property.

10. Require installation of deceleration lanes for west-bound traffic on NW 150th St. at the entrances to the Subject Property.

Thank you,  
Susan E Emrich

**RECEIVED**

*By The City of Oklahoma City Office of the City Clerk at 5:13 pm, Feb 12, 2024*

**From:** J. R. Emrich <[jremrich@reroofamerica.com](mailto:jremrich@reroofamerica.com)>

**Sent:** Monday, February 12, 2024 4:23 PM

**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>; DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>

**Cc:** 'Kelly Work' <[jkwork225@gmail.com](mailto:jkwork225@gmail.com)>

**Subject:** RE: Protest to PUD-1979: 3261 NW 150th St

Some people who received this message don't often get email from [jremrich@reroofamerica.com](mailto:jremrich@reroofamerica.com). [Learn why this is important](#)

**Addressed to City Clerk and Planning Commission,**

**The Esperanza Owners Association (HOA) owns adjoining common area property to 3261 NW 150<sup>th</sup> St and is submitting this protest regarding PUD-1979: 3261 NW 150<sup>th</sup> St. The Board of Directors for Esperanza Owners Association believes that PUD-1979 in it's present form is not compatible with the surrounding area of 3261 NW 150<sup>th</sup> Street unless the following changes are made to the PUD.**

- 1. I-2 industrial uses should be not be allowed. Industrial uses, including outdoor industrial operations and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.**
- 2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.**
- 3. In order to allow a meaningful transition between the proposed apartment development and the Esperanza neighborhood, building height for the Subject Property should be limited to 2 stories and 30 feet within 200 feet of the boundary of the Esperanza neighborhood.**
- 4. Maintain a 100 foot building setback along the east boundary of the Subject Property.**
- 5. Require sight-proof screening to consist of a minimum 10-foot high masonry wall along the entire east boundary of the Subject Property.**
- 6. Require the exterior building wall finish on all structures to consist of a minimum of 70% brick veneer, masonry, rock or stone.**
- 7. Require a maximum density for residential use of 12 dwelling units per acre.**
- 8. Require dumpster enclosures to be separated from the east boundary of the Subject Property by not less than 200 feet and to be fully sight-proof screened with a minimum 8 foot high brick, masonry or stone veneer wall on three sides, and an 8 foot high sight proof gate on the 4th side. Also, restrict trash collection to reasonable daytime hours.**
- 9. Require installation of left turn lanes for east-bound traffic on NW 150<sup>th</sup> St. at the entrances to the Subject Property.**
- 10. Require installation of deceleration lanes for west-bound traffic on NW 150<sup>th</sup> St. at the entrances to the Subject Property**

**Respectfully Submitted by Esperanza Board of Directors,**

**George Browning, Jeff Wills, Skip Tangner, J.R. Emrich, Lindsey Hall Wiist**

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 2:38 pm, Jan 10, 2024

**From:** David Freymiller <[david@freymiller.com](mailto:david@freymiller.com)>  
**Sent:** Wednesday, January 10, 2024 1:51 PM  
**To:** City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>  
**Subject:** PUD 1979

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

My name is David Freymiller and I live at 3237 Via Esperanza Edmond OK 73013. I would like to file a protest to this application for a Zoning change that is to be voted on January 30th. The current site plan shown on PUD 1979 shows that the apartment main driveway is within 15 feet of our west fence line, so the noise from the traffic will be bad. I'm also opposed to a 3 story, high density apartment complex within a few feet of our boundary. With 3 story apartments so close to the boundary it will take away any privacy we have now. Please consider these arguments and I ask to put yourself in our shoes on how this would affect you. Thank you for your time and consideration of this matter.

**David Freymiller**  
**President/CEO**

D&M Carriers, LLC dba Freymiller  
Direct Line: 405-792-8001  
Direct Fax: 405-792-8301  
[david@freymiller.com](mailto:david@freymiller.com)



**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 8:08 am, Feb 05, 2024

**From:** [Simpson, Amy K](#)  
**To:** [Hurst, Paula J](#); [Smiley, Dena L](#)  
**Subject:** FW: Protest To PUD 1979 Located at 3261 NW 150th St  
**Date:** Monday, February 5, 2024 7:23:24 AM  
**Attachments:** [image001.png](#)

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**From:** Martin, Debi A <Debi.Martin@okc.gov> **On Behalf Of** Ward5  
**Sent:** Sunday, February 4, 2024 6:21 AM  
**To:** David Freymiller <david@freymiller.com>  
**Cc:** City Clerk Email <CityClerk@okc.gov>  
**Subject:** RE: Protest To PUD 1979 Located at 3261 NW 150th St

Amy, please record this email as a protest to this PUD.

Thanks  
Debi Martin

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**From:** David Freymiller <[david@freymiller.com](mailto:david@freymiller.com)>  
**Sent:** Friday, February 2, 2024 5:24 PM  
**To:** Ward1 <[ward1@okc.gov](mailto:ward1@okc.gov)>; Ward2 <[ward2@okc.gov](mailto:ward2@okc.gov)>; Ward3 <[ward3@okc.gov](mailto:ward3@okc.gov)>; Ward4 <[ward4@okc.gov](mailto:ward4@okc.gov)>; Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; Ward6 <[ward6@okc.gov](mailto:ward6@okc.gov)>; Ward7 <[ward7@okc.gov](mailto:ward7@okc.gov)>; Ward8 <[ward8@okc.gov](mailto:ward8@okc.gov)>; [mayor@okc.gov](mailto:mayor@okc.gov)  
**Subject:** Protest To PUD 1979 Located at 3261 NW 150th St

Some people who received this message don't often get email from [david@freymiller.com](mailto:david@freymiller.com). [Learn why this is important](#)

My name is David Freymiller and I live at 3237 Via Esperanza Edmond OK 73013. I am a trustee of the Freymiller Family trust that owns the property. Our home is located approximately 300 feet from the East property line for 3261 NW 150<sup>th</sup> Street. I want to state my protest and opposition to PUD-1979, located at 3621 NW 150<sup>th</sup> street currently set for hearing on March 12<sup>th</sup>, 2024. I have included below my reasons for this protest. Thank you for your time and consideration of this matter.

1. I-2 industrial uses should be not be allowed. Industrial uses, including outdoor industrial operations and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.
2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.
3. In order to allow a meaningful transition between the proposed apartment development and the Esperanza neighborhood, building height for the Subject Property should be limited to 2 stories within 200 feet of the boundary of the Esperanza neighborhood.
4. Maintain a 100 foot building setback along the east boundary of the Subject Property.



5. Require a minimum 10-foot high masonry wall along the entire east boundary of the Subject Property for privacy.

**David Freymiller**  
**President/CEO**

D&M Carriers, LLC dba Freymiller

Direct Line: 405-792-8001

Direct Fax: 405-792-8301

[david@freymiller.com](mailto:david@freymiller.com)



## Johnson, Thad A

---

**From:** Steve Hamilton <steve.hamilton67@yahoo.com>  
**Sent:** Monday, February 12, 2024 7:38 PM  
**To:** DS, Subdivision and Zoning; City Clerk Email  
**Subject:** Protest to PUD-1979; located at 3261 NW 150th St. We want to state our protest and opposition to PUD-1979, located at 3261 NW 150th St, currently set for hearing on March 12, 2024"

You don't often get email from steve.hamilton67@yahoo.com. [Learn why this is important](#)

Protest to PUD-1979; located at 3261 NW 150th St.

We want to state our protest and opposition to PUD-1979, located at 3261 NW 150th St, currently set for hearing on March 12, 2024

Dr. Stephen F. Hamilton  
Dr. Pamela Craven (Hamilton)  
3125 Via Esperanza, Edmond OK 73013-8929

While we respect the developers and initial negotiations have begun much more time is needed to satisfy our concerns. Let us be clear both parties have described sincere intentions of being good neighbors. Our initial requirements for such good relations include the following:

1. Industrial uses proposed to be permitted under the PUD should not be allowed. Industrial uses, including outdoor industrial operations and storage (both allowed in I-2), are not compatible with multi-family residential use.
2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.
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6. Require the exterior building wall finish on all structures to consist of a minimum of 70% brick veneer, masonry, rock or stone.
7. Require a maximum density for residential use of 12 dwelling units per acre.
8. Require dumpster enclosures to be separated from the east boundary of the Subject Property by not less than 200 feet and to be fully sight-proof screened with a minimum 8 foot high brick, masonry or stone veneer wall on three sides, and an 8 foot high sight proof gate on the 4th side. Also, restrict trash collection to reasonable daytime hours.

9. Require installation of left turn lanes for east-bound traffic on NW 150th St. at the entrances to the Subject Property.
10. Require installation of deceleration lanes for west-bound traffic on NW 150th St. at the entrances to the Subject Property.

**Hurst, Paula J**

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**From:** Simpson, Amy K  
**Sent:** Monday, February 5, 2024 7:23 AM  
**To:** Hurst, Paula J; Smiley, Dena L  
**Subject:** FW: Protest to PUD-1979 at 3261 NW 150th We wish to state our protest to PUD-1979, set for hearing March 12, 2024.

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**From:** James Seikel <jlseikel@gmail.com>  
**Sent:** Sunday, February 4, 2024 5:39 PM  
**To:** City Clerk Email <CityClerk@okc.gov>  
**Subject:** Protest to PUD-1979 at 3261 NW 150th We wish to state our protest to PUD-1979, set for hearing March 12, 2024.

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

James & Donna Seikel, trustee's of the property located at 15401 Via Serena, Edmond, Ok 73013, which is within 300 feet and adjacent to the PUD-1979 property line, wish to give notice of our objection and opposition to proposed /preliminary plat plan set for hearing March 12, 2024.

## Johnson, Thad A

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**From:** James Seikel <jlseikel@gmail.com>  
**Sent:** Sunday, February 4, 2024 4:54 PM  
**To:** DS, Subdivision and Zoning  
**Subject:** Protest to PUD-1979 at 3261 NW 150th St. We wish to state our protest to PUD-1979, set for hearing March 12,2024.

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

Jim & Donna Seikel, trustee's of the property located at 15401 via Serena, which is within 300 feet and adjacent to the PUD-1979 property line, wish to give notice of our objection and opposition to the proposed/ preliminary plat plan.  
James L Seikel , Trustee / Donna K Seikel , Trustee 15401 Via Serena, Edmond, OK 73013

## Johnson, Thad A

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**From:** Johnson, Thad A  
**Sent:** Wednesday, January 17, 2024 10:13 AM  
**To:** Johnson, Thad A  
**Subject:** FW: Protest to PUD-1979, 3261 NW 150th Street

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**From:** [smi7125@gmail.com](mailto:smi7125@gmail.com) <[smi7125@gmail.com](mailto:smi7125@gmail.com)>  
**Sent:** Monday, January 15, 2024 3:56 PM  
**To:** Ward1 <[ward1@okc.gov](mailto:ward1@okc.gov)>; Ward2 <[ward2@okc.gov](mailto:ward2@okc.gov)>; Ward3 <[ward3@okc.gov](mailto:ward3@okc.gov)>; Ward4 <[ward4@okc.gov](mailto:ward4@okc.gov)>; Ward5 <[ward5@okc.gov](mailto:ward5@okc.gov)>; Ward6 <[ward6@okc.gov](mailto:ward6@okc.gov)>; Ward7 <[ward7@okc.gov](mailto:ward7@okc.gov)>; Ward8 <[ward8@okc.gov](mailto:ward8@okc.gov)>; The Mayor <[mayor@okc.gov](mailto:mayor@okc.gov)>  
**Cc:** [dmbox@wbfbllaw.com](mailto:dmbox@wbfbllaw.com); [jwork225@gmail.com](mailto:jwork225@gmail.com)  
**Subject:** Protest to PUD-1979, 3261 NW 150th Street

Some people who received this message don't often get email from [smi7125@gmail.com](mailto:smi7125@gmail.com). [Learn why this is important](#)

We recently moved to Oklahoma from Columbus, Ohio to 3036 Via Esperanza. My wife and I love Oklahoma and our new neighborhood. We recently were made aware of PUD-1979 and have concerns about the proposed development. We would like the following modifications made to the plan:

1. Eliminate I-2 uses from the PUD.
2. Provide that any access drive be separated from the east boundary of the Subject Property by not less than 200 feet.
3. Provide building height to be limited to 2 stories and 30 feet within 200 hundred feet of the boundary with the Esperanza neighborhood.
4. Provide for a minimum-building setback of 60 feet along the east boundary of the Subject Property.
5. Provide for sight-proof screening to consist of a minimum 10-foot high masonry wall along the entire east boundary of the Subject Property.
6. Provide for the exterior building-wall finish on all structures to consist of a minimum of 70% brick veneer, masonry, rock or stone.
7. Provide for a maximum density of 12 dwelling units per acre.
8. Understand where the dumpsters will be located and how they will be screened.

Regards,

Jeffrey & Debbie Smith  
3036 Via Esperanza

**RECEIVED**

By The City of Oklahoma City Office of the City Clerk at 8:40 am, Feb 05, 2024

**From:** Smith, Jeffrey (OUH) <[Jeffrey.Smith@ouhealth.com](mailto:Jeffrey.Smith@ouhealth.com)>

**Sent:** Monday, February 5, 2024 8:11 AM

**To:** DS, Subdivision and Zoning <[Subdivisionandzoning@okc.gov](mailto:Subdivisionandzoning@okc.gov)>; City Clerk Email <[CityClerk@okc.gov](mailto:CityClerk@okc.gov)>

**Cc:** [debra.smith0521@gmail.com](mailto:debra.smith0521@gmail.com); J. R. Emrich <[jremrich@reroofamerica.com](mailto:jremrich@reroofamerica.com)>

**Subject:** Protest to PUD-1979: 3261 NW 150th St.

Some people who received this message don't often get email from [jeffrey.smith@ouhealth.com](mailto:jeffrey.smith@ouhealth.com). [Learn why this is important](#)

I live at the adjoining property at 3036 Via Esperanza and want to file a Protest to PUD-1979: 3261 NW 150th St. The reasons for the protest are:

1. I-2 industrial uses should not be allowed. Industrial uses, including outdoor industrial operations and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.
2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.
3. In order to allow a meaningful transition between the proposed apartment development and the Esperanza neighborhood, building height for the Subject Property should be limited to 2 stories and 30 feet within 200 feet of the boundary of the Esperanza neighborhood.
4. Maintain a 100 foot building setback along the east boundary of the Subject Property.
5. Require sight-proof screening to consist of a minimum 10-foot high masonry wall along the entire east boundary of the Subject Property.
6. Require the exterior building wall finish on all structures to consist of a minimum of 70% brick veneer, masonry, rock or stone.
7. Require a maximum density for residential use of 12 dwelling units per acre.
8. Require dumpster enclosures to be separated from the east boundary of the Subject Property by not less than 200 feet and to be fully sight-proof screened with a minimum 8 foot high brick, masonry or stone veneer wall on three sides, and an 8 foot high sight proof gate on the 4th side. Also, restrict trash collection to reasonable daytime hours.
9. Require installation of left turn lanes for east-bound traffic on NW 150th St. at the entrances to the Subject Property.
10. Require installation of deceleration lanes for west-bound traffic on NW 150th St. at the entrances to the Subject Property.

Regards,

**Jeffrey Smith**

Vice President of Finance, Ambulatory & Provider Practice

OU Health

1200 Children's Avenue

Oklahoma City, OK 73104

Cell: (908) 528-1795

[ouhealth.com](http://ouhealth.com)

## Johnson, Thad A

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**From:** Sumit A. Walia <sumitokc@gmail.com>  
**Sent:** Sunday, February 25, 2024 7:01 PM  
**To:** DS, Subdivision and Zoning  
**Cc:** City Clerk Email; Ward8; Ward1; Ward2; Ward3; Ward4; Ward5; Ward6; Ward7; The Mayor  
**Subject:** Protest to PUD-1979; located at 3261 NW 150th St

Some people who received this message don't often get email from sumitokc@gmail.com. [Learn why this is important](#)

Protest to PUD-1979; located at 3261 NW 150th St. I want to state my protest and opposition to PUD-1979, located at 3261 NW 150th St, currently set for hearing on March 12, 2024.

My name is Sumit Walia and I reside a 15413 Via Serena, Edmond OK 73013. My property is directly adjacent to the property of proposed PUD-1979. I am opposed to PUD-1979. I am concerned that at present, the proposal will be detrimental to the locality and constituents of the area. Below I have listed items of which would be addressed by the

1. I-2 industrial uses should be not be allowed. Industrial uses, including outdoor industrial operations and storage (both allowed in I-2), are not compatible with multi-family residential use, proposed to be permitted under the PUD.

2. The access street to serve the Subject Property should be separated from the east boundary (with Esperanza) by not less than 200 feet. To allow the access street for the apartment complex and the industrial uses to the north to be located directly adjacent to the fence lines of homes in Esperanza would adversely impact the residents and the neighborhood.

3. In order to allow a meaningful transition between the proposed apartment development and the Esperanza neighborhood, building height for the Subject Property should be limited to 2 stories and 30 feet within 200 feet of the boundary of the Esperanza neighborhood.

4. Maintain a 100 foot building setback along the east boundary of the Subject Property.

5. Require sight-proof screening to consist of a minimum 10-foot high masonry wall along the entire east boundary of the Subject Property.

6. Require the exterior building wall finish on all structures to consist of a minimum of 70% brick veneer, masonry, rock or stone.

7. Require a maximum density for residential use of 12 dwelling units per acre.

8. Require dumpster enclosures to be separated from the east boundary of the Subject Property by not less than 200 feet and to be fully sight-proof screened with a minimum 8 foot high brick, masonry or



stone veneer wall on three sides, and an 8 foot high sight proof gate on the 4th side. Also, restrict trash collection to reasonable daytime hours.

9. Require installation of left turn lanes for east-bound traffic on NW 150th St. at the entrances to the Subject Property.

10. Require installation of deceleration lanes for west-bound traffic on NW 150th St. at the entrances to the Subject Property

## Johnson, Thad A

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**From:** Jeff Wills <jwills@thewillsgroup.com>  
**Sent:** Thursday, February 8, 2024 11:45 AM  
**To:** DS, Subdivision and Zoning  
**Subject:** "Protest to PUD-1979; located at 3261 NW 150th St."

You don't often get email from jwills@thewillsgroup.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..

OKC Planning Department and City Clerk,

This is a written protest to PUD-1979; located at 3261 NW 150th St. I want to state my protest and opposition to PUD-1979, located at 3261 NW 150th St, currently set for hearing on March 12, 2024. I Jeff Wills, trustee of the Jeff Wills Living Trust, is the homeowner in the Via Esperanza neighborhood located at 3148 Via Esperanza and **do not support** the building project on 3261 NW 150th. We strongly urge you to reconsider this proposed development.

Thank you for your attention to this matter.

Sincerely,

Jeff Wills, Trustee  
Jeff M. Wills Living Trust  
3148 Via Esperanza  
Edmond, Oklahoma 73013

405.409.1303-mobile

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## Johnson, Thad A

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**From:** Jeff Wills <jwills@thewillsgroup.com>  
**Sent:** Thursday, February 8, 2024 11:59 AM  
**To:** DS, Subdivision and Zoning  
**Cc:** JR Emrich; jkwork225@gmail.com  
**Subject:** Protest to PUD-1979; located at 3261 NW 150th St." and "I want to state my protest and opposition to PUD-1979, located at 3261 NW 150th St, currently set for hearing on March 12, 2024

You don't often get email from jwills@thewillsgroup.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..

OKC Planning Department and City Clerk,

This is a written protest to PUD-1979; located at 3261 NW 150th St. I want to state my protest and opposition to PUD-1979, located at 3261 NW 150th St, currently set for hearing on March 12, 2024. I Tracey Wills, Managing Member of WE150th, LLC, is the adjacent property owner (UNPLTD PT SEC 01 13N 4W) and within 300 feet of the proposed project and **do not support** the building project on 3261 NW 150th. We strongly urge you to reconsider this proposed development.

Thank you for your attention to this matter.

Sincerely,

Tracey L. Wills, Managing Member  
WE150th, LLC  
2944 Via Esperanza  
Edmond, Oklahoma 73013

405.833.4848 -mobile

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Jeff M. Wills, Managing Member  
Wills Holdings, LLC  
2944 Via Esperanza  
Edmond, OK 73013  
405.409.1303-mobile