

Johnson, Thad A

From: Bob Tindel <chp7105@gmail.com>
Sent: Thursday, May 19, 2022 3:29 PM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is _____ and my address is _____, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Liggins, Curtis D

From: Smiley, Dena L
Sent: Wednesday, May 25, 2022 8:18 AM
To: Liggins, Curtis D; Lakin, Cynthia A
Cc: Hurst, Paula J
Subject: FW: Please Decline Rezoning of PUD-1891

From: Graham, Miki D <miki.cowley@okc.gov> **On Behalf Of** City Clerk Email
Sent: Wednesday, May 25, 2022 7:25 AM
To: Smiley, Dena L <dena.smiley@okc.gov>
Subject: FW: Please Decline Rezoning of PUD-1891

Miki Graham, MM/PA, CMC
Assistant City Clerk
The City of Oklahoma City
405-297-2396
Miki.graham@okc.gov

From: lkelsey2011 <lkelsey2011@gmail.com>
Sent: Tuesday, May 24, 2022 6:41 PM
To: Ward8 <ward8@okc.gov>; The Mayor <mayor@okc.gov>; City Clerk Email <CityClerk@okc.gov>; Hill, Steve <Steve.Hill@okc.gov>; Fox, Karen D <karen.fox@okc.gov>; Freeman, Craig A <craig.freeman@okc.gov>; McDermid, Aubrey E <aubrey.mcdermid@okc.gov>; Johnson, Laura A <laura.johnson@okc.gov>; Tsoodle, Kenton E <Kenton.Tsoodle@okc.gov>
Subject: Please Decline Rezoning of PUD-1891

Dear Councilman Stonecipher,

A neighbor of ours in the Grove sent the below message that does an excellent job of explaining the opposition of the proposed rezoning of PUD-1891. As such, I am sending it in support for my own opposition to the rezoning. Please think about the people whose lives and homes this actually impacts and decline the proposed rezoning of PUD-1891.

Regards,
Landon Kelsey

Dear Councilman Stonecipher,

I am writing you this note regarding the recent discussion on rezoning related to PUD-1891.

My name is Brent Christy, and I have lived in The Grove since my family and I moved to Oklahoma City in November of 2018. I want to apologize that this e-mail and subject are my first interaction with you. I also want to thank you for your service to our community and your consideration of its people and my neighbors.

Liggins, Curtis D

From: Smiley, Dena L
Sent: Wednesday, May 25, 2022 8:18 AM
To: Liggins, Curtis D; Lakin, Cynthia A
Cc: Hurst, Paula J
Subject: FW: PUD-1891 The Grove (Deer Creek)

From: Graham, Miki D <miki.cowley@okc.gov> **On Behalf Of** City Clerk Email
Sent: Wednesday, May 25, 2022 7:26 AM
To: Smiley, Dena L <dena.smiley@okc.gov>
Subject: FW: PUD-1891 The Grove (Deer Creek)

Miki Graham, MM/PA, CMC
Assistant City Clerk
The City of Oklahoma City
405-297-2396
Miki.graham@okc.gov

From: Ckeifer02 <ckeifer02@gmail.com>
Sent: Tuesday, May 24, 2022 6:22 PM
Subject: PUD-1891 The Grove (Deer Creek)

Dear Oklahoma City Representatives,

I am emailing to share that I agree with the following statements shared by Mr. Christy as a fellow neighbor who has lived in The Grove since 2020. My family moved to Deer Creek for the small town and good school district. Adding more residential housing in this area will negatively impact our schools who do not receive sales tax dollars as Edmond Public Schools does. We need more sales tax revenue first. The housing has to wait. Thank you for your consideration and support.

With kind regards,

Christina Keifer

Deer Creek parent of 3 and resident of The Grove neighborhood (NW 178th and May in Edmond)

{email from Brent Christy}

I am writing you this note regarding the recent discussion on rezoning related to PUD-1891. My name is Brent Christy, and I have lived in The Grove since my family and I moved to Oklahoma City in November of 2018. I want to apologize that this e-mail and subject are my first interaction with you. I also want to thank you for your service to our community and your consideration of it's people and my neighbors. Below, I have a few concerns that I feel are important factors for you to consider and as a result of their respective impacts, encourage you to decline the rezoning of PUD-1891.

Deer Creek Schools are already presently being overwhelmed -

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 4:33 pm, May 24, 2022

From: Kristian <mayvik@alum.rpi.edu>
Sent: Tuesday, May 24, 2022 3:22 PM
To: Ward8 <ward8@okc.gov>; City Clerk Email <CityClerk@okc.gov>
Subject: PUD 1891 Rezone for "The Cottages at The Grove"

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

To Whom it May Concern -

I am writing to advocate for rejection of the rezoning request for PUD 1891, creation of a residential (townhome) area on the north side of 178th street between May and Portland. Unfortunately I will be unable to attend the meeting this Thursday to voice these concerns in person.

As a homeowner in The Grove (immediately to the north of the proposed new zone) I have several concerns about further development of this area for residences. The Grove is governed by a Homeowner's Association but is not a gated community. We have several attractive amenities (including clubhouses, pools, parks and playgrounds) which are funded by the residents here. In addition to the wear and tear and risk of damage to Grove HOA common property there are potential safety and security concerns with non-residents having ready access to the community simply by walking through open space or hopping a back fence. Of particular concern to me is the possibility for further increase in property crimes (car break-ins have already been rising), and liability or lawsuit concerns if non-residents are involved in accidents while using Grove facilities without authorization.

Additionally, one of my children is enrolled at Grove Valley Elementary School. This school already has issues with class size, and we have been threatened with mandatory remote learning due to lack of availability of teachers, aides and substitutes. Remote learning has not demonstrated that is providing the same duration or depth of work daily, and it is particularly disruptive to me as I work from home. Parking at the school is problematic for events, and the car lines for pick up and drop off regularly extend onto 186th or down the entire block into the Grove. Adding additional families to the area will only exacerbate the issue.

- Kristian Mayville
18708 Oakcrest Drive
203-605-8388

Liggins, Curtis D

From: Smiley, Dena L
Sent: Wednesday, May 25, 2022 8:15 AM
To: Liggins, Curtis D; Lakin, Cynthia A
Cc: Hurst, Paula J
Subject: FW: Opposition to PUD-1891

From: Graham, Miki D <miki.cowley@okc.gov> **On Behalf Of** City Clerk Email
Sent: Wednesday, May 25, 2022 7:26 AM
To: Smiley, Dena L <dena.smiley@okc.gov>
Subject: FW: Opposition to PUD-1891

Miki Graham, MM/PA, CMC
Assistant City Clerk
The City of Oklahoma City
405-297-2396
Miki.graham@okc.gov

From: Brent Riley <gobriley@gmail.com>
Sent: Tuesday, May 24, 2022 6:05 PM
To: Ward8 <ward8@okc.gov>; City Clerk Email <CityClerk@okc.gov>
Subject: Opposition to PUD-1891

My name is Brent Riley and my address is 3417 Nw 173rd St, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

The Deer Creek School system is already over-crowded. Please do some research and you will see Deer Creek is one of if not the highest millage School District in the entire state and adding more multi-family housing only adds more kids with very little property tax collection which means more schools/classrooms more taxes.

Please oppose the zoning change under PUD-1891.

Thanks Brent Riley

Sent from my iPhone

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 4:33 pm, May 24, 2022

PUD Protest

David Wrights

From: LeBarre, Casey (OUH) <Casey.LeBarre@ouhealth.com>

Sent: Tuesday, May 24, 2022 10:45 AM

To: City Clerk Email <CityClerk@okc.gov>; Ward8 <ward8@okc.gov>; Planning Admin <PlanningAdmin@okc.gov>; Current Planning <CurrentPlanning@okc.gov>; planokc@okc.gov

Cc: Ward7 <ward7@okc.gov>; Ward6 <ward6@okc.gov>; Ward5 <ward5@okc.gov>; Ward4 <ward4@okc.gov>; Ward3 <ward3@okc.gov>; Ward2 <ward2@okc.gov>; Ward1 <ward1@okc.gov>; planning@okcountyy.org

Subject: Against PUD 1891 - Hearing for This Thursday

Importance: High

PUD 1891-

I am opposed to PUD 1891. We have sever traffic issues, schools overcrowding to where they had to move my kids into a different school because this area is overcrowded, too many exits in one location it's going to cause more accidents in this one spot, road noise is really bad in this area sounds like I live right next to a highway with not noise barriers, sewer issues & drainage in the area going to get worse if we keep adding more people than what it is zoned for and issues is not even being looking into by the city.

The developer is trying to fit 50 units at a 1200 sqft min with bedrooms being as small as a 10x10 is absolutely crazy. Single car garages, these might as well be apartment buildings! I'm very concerned as a resident that lives in this area with all of the opened land around and developers buying land they know what it is currently zone for and wanting to change it to something that is more profitable to them and not thinking of the community. I met with a hand full of The Grove residents last night and they were only aware by the notice that was sent to them because they will back up the development that they are requesting to re-zone and that ALL The Grove Resident have not been informed and that The Grove developer is withholding that information to residents and the few residents know are asking for anyone's help for being put in this situation. I believe if this neighborhood knew what is being proposed they would all not like this land being re-zoned to R2. For the developer threatening us last night with saying that they can put something in worse than what is proposed in the current zoning is again a lack of caring for the people of this community. The developer is completely against putting in minor things like a fountain in the ponds to make it look better due to being a cheap developer is very concerning, and no playground for the kids that it will attract due to the 10/10 rating schools because they will just jump the fence and go to The Groves playground it is being built next to. I will continue to spread the word since apparently the developers are not wanting to be transparent to the community as to what they plan on doing. If a developer is not happy with what the land is zoned for currently, then why did they buy it in the first place. I'm concerned for my property value and everything else that comes with cheap under scaled developments trying to make a quick dollar and leaving it to the City to fix issues they cause. I am completely against PUD 1891 being re-zoned. Sorry I will not be able to make it to the hearing on this Thursday but I will stay very active on this issue moving forward.

Sincerely,

Casey LeBarre

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply email or contact the sender at the number listed.

Johnson, Thad A

From: Mike Mayberry <pchwidow@gmail.com>
Sent: Friday, May 20, 2022 7:51 AM
To: ward8@okc.com; DS, Subdivision and Zoning
Subject: PUD-1891 Opposition

My name is Michael Mayberry and my address is 16805 Shorerun Drive, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 8:41 am, Jun 09, 2022

From: [Brent Christy](#)
To: [Ward8](#)
Cc: [The Mayor](#); [City Clerk Email](#); [Hill, Steve](#); [Fox, Karen D](#); [Freeman, Craig A](#); [McDermid, Aubrey E](#); [Johnson, Laura A](#); [Tsoodle, Kenton E](#)
Subject: Re: Please decline rezoning of PUD-1891
Date: Thursday, June 9, 2022 8:37:28 AM
Attachments: [image.png](#)
[image.png](#)

Ahead of today's discussion on PUD-1891, please review the below note as well as the 400+ signatures on this petition <https://www.change.org/p/say-no-against-rezoning-pud-1891?>.

On Tue, May 24, 2022 at 4:16 PM Brent Christy <brentdchristy@gmail.com> wrote:

Dear Councilman Stonecipher,

I am writing you this note regarding the recent discussion on rezoning related to PUD-1891.

My name is Brent Christy, and I have lived in The Grove since my family and I moved to Oklahoma City in November of 2018. I want to apologize that this e-mail and subject are my first interaction with you. I also want to thank you for your service to our community and your consideration of it's people and my neighbors.

Below, I have a few concerns that I feel are important factors for you to consider and as a result of their respective impacts, encourage you to decline the rezoning of PUD-1891.

Deer Creek Schools are already presently being overwhelmed -

I have heard several teachers of our daughter who attends Grove Valley mention how they feel their classes are already over capacity. They have mentioned how they are having to reorganize their classrooms to add desks for additional students in order for these rooms to 'squeeze everyone in there'. Just in the last few months, two new students were added to her 1st grade class. This rezoning will negatively impact the quality of education for each child, as well as add to the stress, workloads, and responsibilities of these valued saints that we call 'teachers'.

Today I called the new apartment complex that just recently opened in 2021 at 192nd and May, called '[35 Degrees North](#)'. The employee I spoke with, Hannah, said that this new complex brings a total of 371 brand new apartments into our school district.

If you drive just one mile south of that, at the northeast corner of 178th and May you will find a [large residential complex](#) with 15+ buildings currently under construction. There is not yet an office open for it, but by the looks of the progress I would forecast it will open in Q4 of this year.

I would encourage you to speak with Deer Creek's Superintendent, Dr. Jason Perez. I am of the opinion that he appears to be extremely accessible and will also do what is in the best interest of our district's students, schools, and teachers at all times. (jasonperez@dcsok.org)

I understand there has been discussion of this potential area being considered a part of our neighborhood. That their residents could be given access to our already very limited amenities. According to our HOA, this neighborhood is already overcrowded while hundreds of new additional homes are presently under construction -

Last Fall our HOA that is still run by [Caliber \(the developer\)](#), sent out the [below e-mail](#) to all Grove residents noting that it is too large for them to manage effectively. Instead of using the HOA dues of the hundreds of unplanned homes to hire an employee to complete their duties of running the HOA, they unfairly asked us - the dues paying residents, to volunteer our time to do their job for them.

I enjoyed reading over the Ward 8 web page recently and noted that your introduction mentions that you "believe that neighborhood associations are one of the most vital parts for a strong and successful Oklahoma City. ... Mark was intricately involved in the life of this City by serving as President of two different neighborhood associations..."

I have to imagine that with your experience and expertise as President of those HOAs, these are likely ideas you would never suggest, or even consider implementing - unless of course you were employed by a developer to run an HOA, where your bottom line would be negatively affected?

This neighborhood has already had several hundred homes added to it's plan by the developer and the various builders. These homes were not initially considered as a possibility and their potential impacts were not discussed. These unplanned homes have already added the impacts of thousands of residents on our already very limited community amenities. We have a total of only 3 parks and 2 pools presently to serve what I would estimate to be easily over 3,000+ residents.

Before making your upcoming decision that will impact these thousands of residents and voters already living here, I would also extend an invitation for you to drive around our neighborhood. I have heard delivery drivers and visitors to our home mention that it's easy to get lost as our neighborhood is so large, and since that could be the case -- would also like to extend a handshake and to drive you around the neighborhood to show you where these impacts will be felt most.

As our council member, I would also ask you to momentarily consider you and your family as being residents of this neighborhood, and to please look at the second screenshot below. Then, to additionally also consider your previous experience as President of those HOAs and honestly ask yourself - could another unplanned 50+ residences and their families be supported by this already obviously stressed HOA and it's limited amenities?

I feel that either the excessive impacts on either our students and schools, or our community residents are reason enough to decline this rezoning. But especially when considering their effects together - there is a clear and resounding answer that this residential community and it's resources can not support the effects of this rezoning.

We can not reasonably or responsibly further add to an already 'over capacity' feel at both our schools and neighborhood amenities.

Again, thank you for your service to us and for your time. Please reach out if I could provide you a tour of our neighborhood.

Regards,
Brent Christy
brentdchristy@gmail.com

(316) 518-0587

Covenant Violations Committee

 Posted on September 22, 2021  by jdtarver@calibercompanies.com

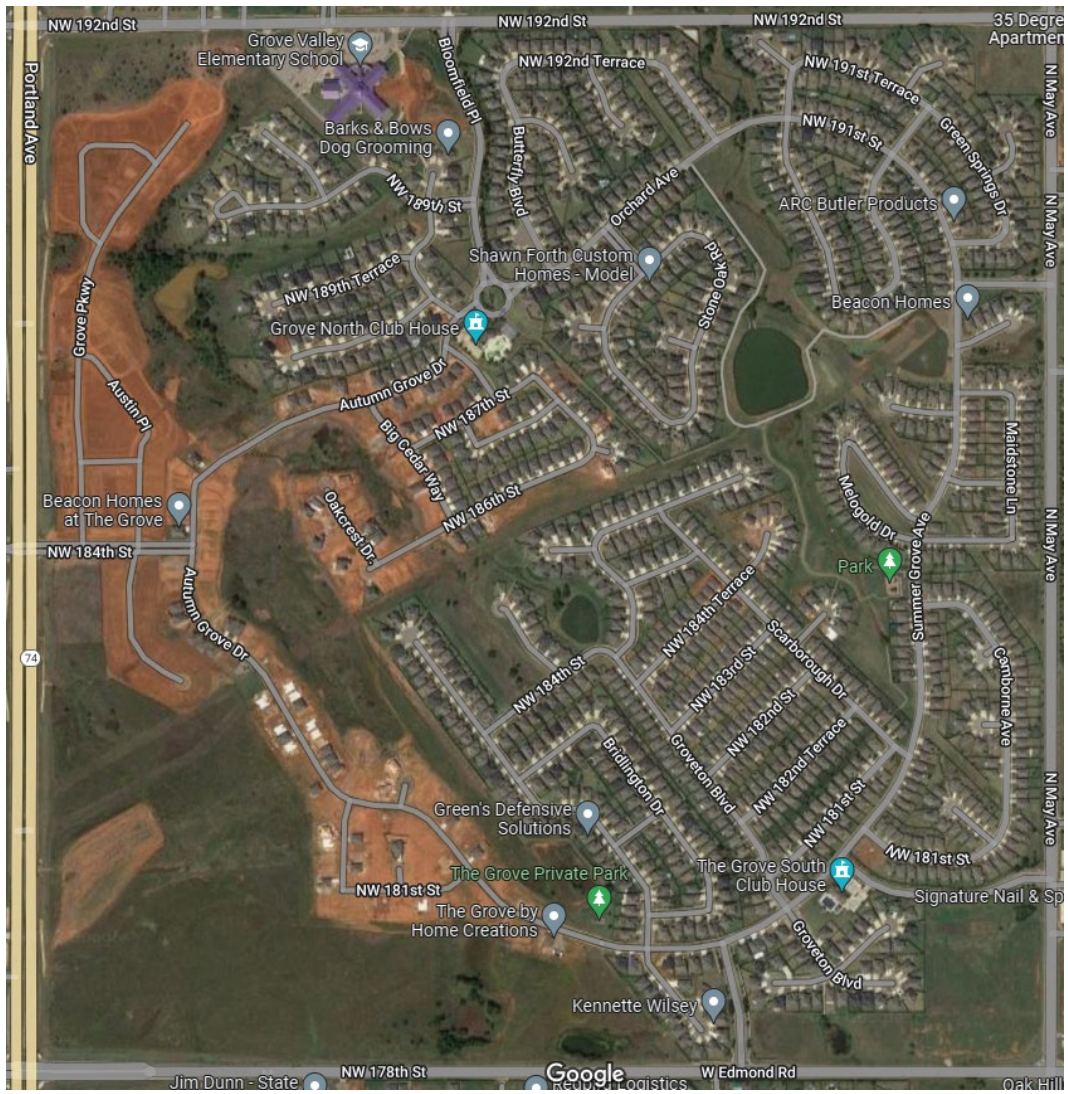
All,

It has become apparent that the Grove is just too large for there to only be a couple of people attempting to inspect, report, enforce and follow up on covenant violations in the neighborhood. Therefore, we would like to form an anonymous committee with residents from all across the neighborhood to help us out. The responsibilities of the committee members would be to inspect a certain area of the neighborhood, report any violations to the Board and then follow up after the Board sends notice to the residents in violation (we will provide you with a list of violations that you would be looking for). We are also looking into the possibility of incorporating an app to make this process easier. If you are interested please email jdtarver@calibercompanies.com.

Thanks,

Jarod

 Posted in [Neighborhood News](#)



Johnson, Thad A

From: Brittnye Andrews <brittnyew@gmail.com>
Sent: Friday, May 6, 2022 11:34 AM
To: ward8@okc.com; DS, Subdivision and Zoning
Subject: OPPOSE PUD-1891

Hello my name is Brittnye Andrews. I am a a homeowner at 3620 NW 190th St Edmond, OK 73012. This is the brand new section of the Grove neighborhood. My neighbors and I are opposing this plan to change the zoning. There is already major overcrowding in the Deer Creek School district. This change will only add to the overcrowding. This change will also increase the traffic making it even more dangerous than it already is in the area. This change will also contribute to more crime in the area.

OPPOSE PUD 1891

Thank you,
The Andrews Family
- Brittnye Andrews

Johnson, Thad A

From: Gary Baccus <gary.baccus.b4u9@statefarm.com>
Sent: Friday, May 6, 2022 9:30 AM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Gary Baccus and my address is 17109 Royal Troon Dr., Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

I oppose the zoning change under PUD-1891.

Thank You

Gary Baccus

Thank you

Johnson, Thad A

From: Dianna Baroi <dglaze5@gmail.com>
Sent: Friday, May 6, 2022 4:50 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

Good afternoon,

My name is Dianna Baroi and my address is 3221 NW 177th St, Edmond, OK 73012. I would like to present my opposition to PUD-1891. Changing the zoning to R4 and allowing 50-70 multi-family units will greatly increase road noise on 178th and create congestion of traffic in an already difficult and dangerous area due to the natural geography of sloping terrain. The exit for Rose Creek is difficult to leave when attempting to travel westbound on 178th. Adding another entrance and exit for multi-family units will make this much worse. Multi-family units will also produce more vehicles than, for example, single family homes, as it is designed to house a more dense population. This will also overcrowd the Deer Creek school system and increase crime.

This addition will also decrease privacy in the area since it will be more highly elevated than the homes in Rose Creek. The quality of supplies used to build these units will likely be of less quality, making them less aesthetically pleasing, not to mention disrupting the natural, environmentally free land that is currently there, potentially making air quality worse via additional carbon emission.

Please carefully consider my rejection of this rezoning.

Thank you,
Dianna Baroi

Johnson, Thad A

From: Romel Baroi <baroi.romel@gmail.com>
Sent: Friday, May 6, 2022 4:50 PM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Romel Baroi and my address is 17800 Prairie SKy Way, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you

Romel Baroi, MD

Romel Baroi, M.D.

Johnson, Thad A

From: Kyle Bene <kbene@cox.net>
Sent: Friday, May 6, 2022 8:34 AM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Kyle Bene and my address is 17209 Fox Prowl Lane, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you

Kyle Bene

Johnson, Thad A

From: Kim Berry <kim_berry1@yahoo.com>
Sent: Friday, May 6, 2022 10:47 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case # PUD-1891

My name is Kim Berry and my address is 3333 NW 173rd St., Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you,

Kim Berry

Johnson, Thad A

From: Chad Berry <ceberry73@gmail.com>
Sent: Friday, May 6, 2022 10:43 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is Chad Berry and my address is 3333 NW 173rd Street, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Sincerely,

Chad Berry

From: Tara Birch <tarabirch2000@yahoo.com>
Sent: Friday, May 6, 2022 8:09 PM
To: DS, Subdivision and Zoning
Cc: Ward8

Dear Neighbor,

Please **OPPOSE** a new zoning request near our r
Case Number PUD-1891 by this **Friday, May 6**
property resides along the north side of 178th betw
and May-the land that currently has the pond.

Last week, the City of OKC sent a NOTICE OF I
regarding changing the zoning of the property fr
Residential to R4 multi-family. This change wou
multi-family units on the property and will great
amount of traffic and road noise on 178th street. I
will exit on 178th added at least 100 more vehicles
out on 178th. It is unknown at this time how many
multi units will be (2 or 3?) and whether the pond
and more units added where the pond resides.

Emails must be sent by this Friday, May 6th to the

Tara Clopton

Johnson, Thad A

From: Mary Beth Birge <marybethbirge@gmail.com>
Sent: Friday, May 6, 2022 10:54 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to PUD-1891

Good Afternoon,

My name is Mary Birge and I live at 3408 NW 172nd Terrace Edmond, OK 73012. I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street. It is already very difficult to exit Rose Creek on 178th and turn west out of the neighborhood. Additional traffic will make this even more dangerous.

I am also concerned that the multi-family units will increase the potential for lighting shining toward our homes at night and increase noise, pollution and decrease privacy in our homes.

A bigger concern is that the Deer Creek school system is already over-crowded. This zoning change will add even more children to the enrollment.

Please oppose the zoning change under PUD-1891.

Sincerely,

Mary Birge

Johnson, Thad A

From: Kelly Boucher <kellyboucherod@gmail.com>
Sent: Friday, May 6, 2022 9:40 AM
To: DS, Subdivision and Zoning
Subject: Opposition to PUD-1891

My name is Kelly Boucher and my address is 17841 Prairie Sky Way, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street. Our house currently backs up to 178th and we frequently hear cars and sirens already. I am also concerned with the lack of privacy with residences being able to see into our house and backyard.

It is already very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Please oppose the zoning change under PUD-1891.

With regards,
Kelly Boucher

--

Kelly Boucher, OD, FAAO
Optometrist

RE: OPPOSITION TO CASE NUMBER PUD-1891

May 5, 2022

Hello, my name is Mike Brecheen and my address is 18013 Haslemere Lane Edmond OK 73012

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th Street.

It is very difficult now to exit out of The Grove neighborhood and turn east onto 178th as well as drivers exiting west onto 178th from the Rose Creek addition. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek school system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and will greatly reduce night sky visibility.

Multi-story units will increase noise and reduce privacy.

PLEASE OPPOSE THE ZONING CHANGE UNDER PUD-1891

Thank you very much.

Sincerely,

Mike Brecheen

RE: OPPOSITION TO CASE NUMBER PUD-1891

May 5, 2022

Hello, my name is Lucinda Brecheen and my address is 18013 Haslemere Lane, Edmond OK 73012

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th Street.

It is very difficult now to exit out of The Grove neighborhood and turn east onto 178th as well as drivers exiting west onto 178th from the Rose Creek addition. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek school system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and will greatly reduce night sky visibility.

Multi-story units will increase noise and reduce privacy.

PLEASE OPPOSE THE ZONING CHANGE UNDER PUD-1891

Thank you very much.

Sincerely,

Lucinda Brecheen

Johnson, Thad A

From: Mike Brooks <rmskoorb72@yahoo.com>
Sent: Friday, May 6, 2022 12:14 PM
To: DS, Subdivision and Zoning
Subject: Opposition to zoning change

My name is Robert Michael Brooks and my address is 3417 NW 166th Ct., Edmond, Ok 73012.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Robert Michael Brooks

Johnson, Thad A

From: Roy Bruner <royr2000@gmail.com>
Sent: Sunday, May 8, 2022 10:13 AM
To: DS, Subdivision and Zoning

Our names are Roy & Pam Bruner and our address is 16736 Little Leaf Lane, Edmond, OK 73012.

We would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

--

Roy & Pam Bruner
16736 Little Leaf Ln, Edmond, OK 73012
405-833-0222

Johnson, Thad A

From: Candy <clc789@gmail.com>
Sent: Friday, May 6, 2022 11:59 AM
To: DS, Subdivision and Zoning
Subject: PUD-1891

Vote No!!!

Sent from my iPhone

Johnson, Thad A

From: Danielle Carley [OK-OKC] <DCarley1@SummitFireSecurity.com>
Sent: Friday, May 6, 2022 9:11 AM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Danielle Carley and my address is 17512 Prairie Hay Trail, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you,

Danielle Carley



Danielle Carley
Receipting Specialist

D 405-548-1294

C

101 NE 138th Street
Edmond, OK 73013

Office: 405-842-7900

www.summitfiresecurity.com

This information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.

Johnson, Thad A

From: Brett Carley <brettcarley@gmail.com>
Sent: Friday, May 6, 2022 8:50 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition Letter to Case Number PUD-1891

My name is Brett Carley and my address is 17512 Prairie Hay Trail, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Johnson, Thad A

From: Sherri Carter <scarter@bglsi.com>
Sent: Friday, May 6, 2022 2:25 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to PUD - 1891

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

My name is Raymond Carter, Jr and my address is 3517 NW 173rd Cir, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Johnson, Thad A

From: Candy <clc789@gmail.com>
Sent: Friday, May 6, 2022 1:28 PM
To: DS, Subdivision and Zoning
Subject: PUD 1891

My name is Candy Cavaness. I live at 16617 Rugosa Rose Dr. do not want more apartments in this already overcrowded area. Why not fix our streets instead of un needed sidewalks.
Sent from my iPhone

Johnson, Thad A

From: Terry Chapman <terrychapman@gmail.com>
Sent: Friday, May 6, 2022 1:10 PM
To: ward8@okc.com; DS, Subdivision and Zoning
Subject: PUD-1891 opposition

To whom it may concern
re: PUD-1891 opposition

My name is Terry Chapman and my address is 16716 Little Leaf Ln, Edmond, OK 73012. I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units is a mistake. Although multi-family units are needed within our community, this is not the right place to put them. This location on 178th street is not engineered to handle this increased traffic flow at a single or dual exit point.

It is currently a safety hazard to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it even more dangerous. Therefore, any multi-family unit would need to invest in expensive changes to the traffic flow to alleviate this hazard.

A better idea is to master plan multi-family units on the west side of Portland where development does not yet exist and streets and lights can be properly engineered to safely handle the traffic flow.

In any case, remember to consider what additional high-density housing will do to our community's infrastructure. As a minimum, you must require the developer to pay for those infrastructure requirements whether they are school requirements, road requirements, traffic flow requirements, etc.

If you do decide to approve this zoning change, remember that any development on the north side of Rose Creek should respect our existing families. You should require a developer to provide traffic flow infrastructure, noise abatement, and light pollution abatement as well as upgrading any infrastructure to Rose Creek's 178th exit to provide for our safety.

In conclusion, I support your efforts toward community development. However, in this case, a multi-story, multi-unit development is not an intelligent decision on the north side of 178th street across from Rose Creek. That is why the original master plan included this land as part of PUD-1111. Please oppose the zoning request under PUD-1891 to change the zoning from PUD-1111 to R4.

Sincerely,

Terry Chapman



Johnson, Thad A

From: Logan Churchwell <logan.c.churchwell@gmail.com>
Sent: Thursday, May 5, 2022 11:46 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is Logan Churchwell and my address is 16801 Shorerun Dr, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th Street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded and this action will add further stress on teachers and administrators.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

--

Logan Churchwell
432.935.3840(m)

Johnson, Thad A

From: Gwen DeCassios <gwendecassios@gmail.com>
Sent: Friday, May 6, 2022 6:35 PM
To: DS, Subdivision and Zoning
Subject: HALT this zoning change!

Dear board members,

I am Gwendolyn DeCassios, residing at 3301 NW 170th Ct., Edmond, OK 73012.

Please register my opposition to PUD-1891.

By changing zoning in this area from PUD-1111 to R4 thus allowing a large multi-unit, multi-family complex to be built will hugely increase the amount of traffic and the noise particularly on 178th and May Ave!!

It is very difficult now to exit Rose Creek on 178th and almost impossible for RC as well as the various other additions trying to access May Avenue!!

Crime in this city is growing everyday and this structure will only aggravate the situation. There is already great concern for the safety of families particularly that of the children. Such large complexes are known to increase crime!

This move will result in greater overcrowding of the schools, i.e., Deer Creek, and over burdening teachers who are already overworked!

Please consider the concerns and frustrations of those who already live in this area and who have invested their hard earned resources in the hopes of providing a relatively safe, and positive environment for their loved ones and neighbors.

Please oppose the zoning change under PUD-1891.

I appreciate your sincere interest in considering the desires of the majority of existing residents of this area, when considering the proposed zone change.

Respectfully,

Gwendolyn DeCassios

Liggins, Curtis D

From: DS, Subdivision and Zoning
Sent: Thursday, May 5, 2022 8:40 AM
To: Liggins, Curtis D
Subject: FW: Opposition to Case Number PUD-1891

From: Becca DeVore <beccadevore@gmail.com>
Sent: Wednesday, May 4, 2022 10:02 PM
To: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>
Subject: Opposition to Case Number PUD-1891

Opposition to Case Number PUD-1891

My name is Rebecca Devore and my address is 3217 NW 177th Street, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment, which will put additional stress on the district.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will not only increase the noise, but reduce privacy as well.

Please oppose the zoning change under PUD-1891

Johnson, Thad A

From: James Dobbs <jwdobbs100@gmail.com>
Sent: Friday, May 6, 2022 6:17 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: PUD-1891

My name is James Dobbs and my address is 17204 Hawks Ridge Lane, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Get [Outlook for iOS](#)

Johnson, Thad A

From: Michael Donaghy <the67celts@gmail.com>
Sent: Friday, May 6, 2022 10:10 AM
To: DS, Subdivision and Zoning
Subject: Opposition to case number PUD 1891

My name is Michael Donaghy and my address is 17108 Kingfisher way, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Johnson, Thad A

From: Eric Dubbell <ericdubbell@gmail.com>
Sent: Friday, May 6, 2022 5:27 PM
To: DS, Subdivision and Zoning
Subject: Opposition Letter to Case Number PUD-1891

My name is Eric Dubbell and my address is 17809 Blue Heron Ct, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you.



Eric Dubbell

Senior Vice President

Investment Adviser Representative

Mortgage Loan Originator

Oklahoma City Branch

5712 NW 132nd St

Oklahoma City, OK 73142

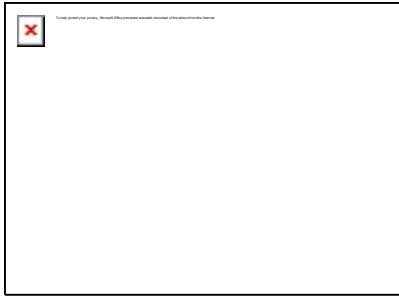
(405) 607-2840 office

(405) 605-1696 fax

(405) 476-8011 cell



And we are NOW offering Mortgages again!



-
- **NMLS ID:** 134369 OK **License#:** MLO26348
- **Representing:** Primerica Mortgage, LLC, NMLS# 1723477, Oklahoma Mortgage Broker License # MB013617
- EQUAL HOUSING OPPORTUNITY
- <https://nmlsconsumeraccess.org>
-

Securities Offered By: PFS Investments Inc.; Member of FINRA

Home Office: 1 Primerica Parkway, Duluth, Georgia, 30099

This email contains commercial content and could be perceived as an advertisement or solicitation for a product or service. If you do not wish to receive future emails from this Primerica representative, please reply to this email address and indicate your desire to opt out of future emails from this Primerica representative. Your request to not be contacted will be honored within ten days of receipt of your email.

Johnson, Thad A

From: Bob Emerson <remerson1@msn.com>
Sent: Friday, May 6, 2022 11:17 AM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

To All:

My name is Robert D. Emerson and my address is 17912 Haslemere Lane, Edmond, OK 73012.

I ask that you seriously consider not approving the subject case for a rezoning request. As a former USAF Major Command Master Planner, I am familiar with planning requirements and the development of land use for the most feasible accommodation of residents and commercial interests. I sense that this proposed change will have a negative impact of many people and will only benefit the few (i.e. real estate developer, etc.).

I ask that you stand behind your constituents and not the special interests since this proposed zoning change carries several negative impacts (i.e. wetland conversion, increased traffic issues for residents, etc.).

Regards,

Robert D. Emerson, PE (retired)
17912 Haslemere Lane

Johnson, Thad A

From: James Fansher <jfans1976@gmail.com>
Sent: Thursday, May 5, 2022 11:16 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is James Fansher and my address is 16752 Little Leaf Lane, Edmond OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

James Fansher

Johnson, Thad A

From: candus farr <candusfarr@att.net>
Sent: Friday, May 6, 2022 11:52 AM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

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

My name is Candus Farr. My address is 16605 Little Leaf Lane, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Candus Farr

405-823-5196

Johnson, Thad A

From: shara garbacz <sharagarbacz@yahoo.com>
Sent: Friday, May 6, 2022 12:39 AM
To: DS, Subdivision and Zoning
Subject: Opposition to PUD-1891

>
> Hello,
> My name is Shara Garbacz and my address is 18001 Haselmere Ln., Edmond, OK 73012.
>
> I would like to register my opposition to PUD Dash 1891.
>
> Changing the zoning from PUD – 11112R4 and therefore allowing 50 multi family units will greatly increase the amount of traffic, it is already very difficult to exit and neighborhood.
>
> When I bought my house, I bought it because of the view behind it and because it gave me privacy to live my life me and my family. This will take all of that away.
>
> Since Portland Road was finished there has been a tremendous increase in noise especially at night.
>
> The deer creek school system is already overcrowded and there is not enough room in the lunch room for everybody to sit down kids are actually eating in their cars it is ridiculous.
>
> Please, please oppose the zoning change under PUD Dash 1891.
>
> -Shara Garbacz
> Sent from my iPhone

Johnson, Thad A

From: Todd Galyon <tgalyon@getimaging.com>
Sent: Friday, May 6, 2022 8:23 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: PUD-1891 Opposition Request

My name is Todd Galyon and my address is 3516 NW 175th Street Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Multi-story units will change the aesthetics Of the 178th street corridor.

Multi-story units will affect home values especially those near them.

Please oppose the zoning change under PUD-1891.

Thanks,
Todd Galyon
tgalyon@getimaging.com

Johnson, Thad A

From: Gingerich <dgrg1974@sbcglobal.net>
Sent: Friday, May 6, 2022 1:27 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: FW: Opposition Letter to Case Number PUD-1891

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

We live at 3317 NW 170th Court, Edmond, OK and are opposed to this development of multi-family units on the following property.

Darrell and Robin Gingerich

Sent from [Mail](#) for Windows

From: [RoseCreek POA](#)
Sent: Thursday, May 5, 2022 11:01 PM
To: [RoseCreek POA](#)
Subject: Opposition Letter to Case Number PUD-1891

Dear Neighbor,

Please **OPPOSE** a new zoning request near our neighborhood, **Case Number PUD-1891** by this **Friday, May 6th**. The property resides along the north side of 178th between Portland and May-the land that currently has the pond.

Last week, the City of OKC sent a NOTICE OF HEARING regarding changing the zoning of the property from PUD-1111 Residential to R4 multi-family. This change would allow **50-70 multi-family units** on the property and will greatly increase the amount of traffic and road noise on 178th street. The property will exit on 178th added at least 100 more vehicles coming in and out on 178th. It is unknown at this time how many stories these multi units will be (2 or 3?) and whether the pond will be filled and more units added where the pond resides.

The hearing will be held on Thursday May 12th at 1:30 pm at the Council Chambers, Third Floor, Municipal Building, 200 North Walker Ave. Please attend this hearing if possible-best to have as many neighbors as possible.

Thank you for helping us oppose the zoning change.

Sample Email:

Emails must be sent by this Friday, May 6th to the City of Oklahoma City Development Services Department as well as our wards' councilman: subdivisionandzoning@okc.gov; ward8@okc.com

Subject "Opposition to Case Number PUD-1891"

Here is an example - Please add your own opposition text....

My name is _____ and my address is _____, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you

Rose Creek Property Owners Association

Johnson, Thad A

From: mgoodman1976@yahoo.com
Sent: Friday, May 6, 2022 6:56 AM
To: DS, Subdivision and Zoning
Subject: PUD-1891

My name is Mark Goodman and my address is 3600 NW 175th St., Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Johnson, Thad A

From: madison haley <madison.d.haley1@gmail.com>
Sent: Friday, May 6, 2022 9:31 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is Madison Haley and my address is 16612 Rugosa Rose, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you,

Madison Haley

Johnson, Thad A

From: Steve Hetherington <hethrice@sbcglobal.net>
Sent: Friday, May 6, 2022 6:03 PM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

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

My name is Steve Hetherington and my address is 17213 Hawks Ridge Lane, Edmond, OK 73012. I would like to register my opposition to PUD-1891.

Changing the Zoning from PUD=111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th St. There is already a very large new apartment complex under construction on the NE corner of 178th and May Ave. which will add hundreds of multi-family units to our area. It is already very difficult to exit Rose Creek Drive on 178th and turn west out of the neighborhood. Adding additional traffic will make it even more dangerous. In addition, it has been proven that crime increases with multi-family residences.

Another real concern is that the Deer Creek School system is already overcrowded. This proposed zoning change will add even more children to an already school system that is busting at the seams. Also, multi-family units will have much more lighting potential shining toward our homes and reducing night sky visibility. Multi-Story units will increase noise and reduce privacy. Just one mile north is another new huge apartment complex, so our area is already overrun with multi-family units.

So please, please oppose the zoning change under PUD-1891.

Thank you,

Steve Hetherington
Rose Creek Homeowner

Johnson, Thad A

From: chewett103@aim.com <chewett103@aol.com>
Sent: Sunday, May 8, 2022 8:32 PM
To: Ward8; DS, Subdivision and Zoning; JOSEPH RANKIN
Subject: Opposition to PUD-1891

My name is Cheryl Hewett. I own and reside at 3441 Northwest 175th Street, Edmond, Oklahoma, just across from the plot of land referenced in this subject line.

I am opposed to this re-zoning, and wish to convey my urgent opposition to something which will only co tiniest to over develop this part of town, while bringing more traffic to an already over taxed area. Our roads are over taxed and over crowded, and adding this additional burden will sufficiently hurt and over burden an already traffic-jammed area, while also potentially driving down home prices.

Please reject this bid for re-zoning. Those of us who bought property and live in this area, did so with the specific understanding of what would be surrounding us, and this re-zoning, in addition to over-populating and already dense space of land, also violates the spirit with which we purchased homes.

Sincerely,
Cheryl Hewett

[Sent from the all new AOL app for iOS](#)

From: Ted Hodgson <thodgson22@hotmail.com>
Sent: Thursday, May 3, 2012 11:23 AM
To: 'OKC Subdivision and Zoning - Case Number PUD-1891' <subdivisionandzoning@okc.gov>
Cc: Ted Hodgson <thodgson22@hotmail.com>
Subject: Opposition to case PUD-1891

Dear Neighbor,

Please **OPPOSE** a new zoning request near our neighborhood, **Case Number PUD-1891** by this **Friday, May 6th**. The property resides along the north side of 178th between Portland and May-the land that currently has the pond.

Last week, the City of OKC sent a NOTICE OF HEARING regarding changing the zoning of the property from PUD-1111 Residential to R4 multi-family. This change would allow **50-70 multi-family units** on the property and will greatly increase the amount of traffic and road noise on 178th street. The property will exit on 178th added at least 100 more vehicles coming in and out on 178th. It is unknown at this time how many stories these multi units will be (2 or 3?) and whether the pond will be filled and more units added where the pond resides.

Emails must be sent by this Friday, May 6th to the City of Oklahoma City Development Services
Department: **subdivisionandzoning@okc.gov**

State "Opposition to Case Number PUD-1891"

Here is an example that I sent-please add your own opposition text....

My name is TEO and my address is 3229 NW 177th Edmond, OK
73012. HOOGSON ST

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

The hearing will be held on Thursday May 12th at 1:30 pm at the Council Chambers, Third Floor, Municipal Building, 200 North Walker Ave. Please attend this hearing if possible-best to have as many neighbors as possible.

Thank you for helping us oppose the zoning change.

Dear Neighbor,

Please **OPPOSE** a new zoning request near our neighborhood, **Case Number PUD-1891** by this **Friday, May 6th**. The property resides along the north side of 178th between Portland and May-the land that currently has the pond.

Last week, the City of OKC sent a NOTICE OF HEARING regarding changing the zoning of the property from PUD-1111 Residential to R4 multi-family. This change would allow **50-70 multi-family units** on the property and will greatly increase the amount of traffic and road noise on 178th street. The property will exit on 178th added at least 100 more vehicles coming in and out on 178th. It is unknown at this time how many stories these multi units will be (2 or 3?) and whether the pond will be filled and more units added where the pond resides.

Emails must be sent by this Friday, May 6th to the City of Oklahoma City Development Services Department: **subdivisionandzoning@okc.gov**

State "Opposition to Case Number PUD-1891"

Here is an example that I sent-please add your own opposition text....

My name is Sally Hodgson and my address is 3229 NW 177TH Street, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

The hearing will be held on Thursday May 12th at 1:30 pm at the Council Chambers, Third Floor, Municipal Building, 200 North Walker Ave. Please attend this hearing if possible-best to have as many neighbors as possible.

Thank you for helping us oppose the zoning change.

Johnson, Thad A

From: chris james <ctjn3@yahoo.com>
Sent: Friday, May 6, 2022 12:15 PM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Christopher James and my address is 17212 Hawks Ridge Lane, Edmond, OK 73012

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you

Rose Creek Property Owners Association

Thanks,

Chris James
ctjn3@yahoo.com
405-919-0498

Johnson, Thad A

From: Cindy Koch <ckoch1952@gmail.com>
Sent: Friday, May 6, 2022 9:04 AM
To: DS, Subdivision and Zoning
Subject: "Opposition to Case Number PUD-1891"

My name is John Koch and my address is 3329 NW 170th CT, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you,
Rose Creek Property Owner. John Koch

Liggins, Curtis D

From: DS, Subdivision and Zoning
Sent: Thursday, May 5, 2022 8:40 AM
To: Liggins, Curtis D
Subject: FW: OBJECT to SPUD-1387

From: Jimmy L <zoomjrl@yahoo.com>
Sent: Wednesday, May 4, 2022 6:23 PM
To: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>
Subject: OBJECT to SPUD-1387

I, James Lacy, home owner at 14017 S Harvey Ave, OKC 73170, OBJECT to SPUD-1387 rezoning from light commercial and residential to allow multi-family/apartments.

As previously stated, this would increase crime, noise, traffic, accidents and lower our property values. The firm representing the property owner requested we provide proof of this claim. While you can find a study claiming both for and against, I will use Oklahoma's own crime report for my position.

There is plenty of apartments already in the area WITH vacancies and are move in ready. There is also plenty of land nearby that is undeveloped that would be better suited for multi-family occupancy than this parcel.

The entire community does NOT want this re-zoned. Not one resident can recall getting notified of the original zone request to re-zone from commercial to light commercial and residential. Therefore, we believe this is a violation of trust with the property owner and firm representing her and the original re-zoning should not have proceeded. The out-of state property owner wants this parcel as densely populated to maximize revenue.

We do NOT want apartments or multi-family units. We would accept commercial (like the surrounding areas, Walmart, restaurants, businesses that serve the community), or 1500+ sq ft residential homes / 55 and older community so long as they are OWNED and NOT rented.

When people do not own their property, they typically do not take care of their property and rely on the property manager to provide upkeep. With the owner being out of state, this would likely mean that the property would deteriorate from lack of upkeep (see links below).

Out of state owners primarily care about revenue, they don't care about the community. We have had issues in OKC lately, where apartment residents have had broken utilities and are unable to address these grievances with the property owner/manager not being available:

<https://kfor.com/news/local/residents-of-oklahoma-city-apartment-claim-owner-abandoned-them-owner-said-they-wouldnt-pay-rent/>
<https://kfor.com/news/local/residents-of-oklahoma-city-apartment-who-claim-owner-abandoned-them-now-have-utilities-shut-off-despite-still-living-there/>

<https://www.news9.com/story/5e35a27b83eff40362be3a15/empty-solutions-for-abandoned-buildings-that-plague-okc>
<https://www.newson6.com/story/5e34c2bae0c96e774b349ca7/city-opens-up-bids-for-demolition-of-dilapidated-apartment-complex>
<https://www.oklahoman.com/story/news/local/oklahoma-city/2013/05/06/despite-complaints-problems-persist-with-troubled-apartment-complexes-in-oklahoma-city/60971114007/>

We met with the firm hired by the property owner and they would not provide confirmed details about the arrangement. They keep changing their plans and just want to show us something to get us to okay it. They mentioned the owner wants approximately 115 units, which translates to 100-400 occupants in the 4 out of 5 acres available to build on. Approximately 1 acre has a pond with wild geese and they need space to lay their eggs. They could not comment on if it would be government subsidized housing, which we don't want.

Government housing would significantly lower our property values, as it would bring in low-income, be transitory and prone to delinquency. We already have problems of illegal immigrants coming over from Texas and causing my daughter (tasked by the school teachers during class) to spend time helping them when she should be concentrating on her studies. Also, I am concerned about the displaced Afghans moving into a government housing near me. Please don't misunderstand this to be racism. I am fine with these groups of people if they obey our laws, learning our language and integrate into our culture. The problem comes from having a two-tiered justice system, poverty, decreased property values and increased crime rates. Our current community is already diverse and inclusive of a variety of people and we don't need to be burdened with government housing near by.

Our Harvey Ave would be congested as people park along the curb and turn against oncoming traffic. Currently the Harvey Ave is a divided, two lane road that is not conducive to this huge (100-400 person) increase in occupancy. Also, the current proposal shows trees along SW134th St and they would interfere with looking toward oncoming traffic and I think would cause accidents. Many of the older residents are concerned the traffic would be too great for them to judge merge times as SW134th is 40MPH (but people routinely go 50MPH).

Finally to back up my claims I will cite some references from the Crime in Oklahoma 2020 Final report prepared by the Governor.

On page VII of the Crime in Oklahoma 2020 Final report,
([https://www.ok.gov/dac/documents/Crime in Oklahoma 2020 - Final.pdf](https://www.ok.gov/dac/documents/Crime_in_Oklahoma_2020_-_Final.pdf))

factors relating to crime are:

Population density and urbanization, Composition of population, Relative stability of population, especially concerning commuting patterns, socioeconomic conditions such as median household income, poverty and unemployment, Family dynamics and structure.

Table 4 shows ages 15-39 accounts for the majority (60%) of crime. This would probably be the targeted demographic of the apartments.

Figure 37, Officer Assaults by Time of Day, 2020 shows a large increase at night. Since businesses close at night, they don't have this correlation as densely packed multi-family units would. Most of the current residents are concerned about an increase in night time crime. We have minimal street lights – which allows us a good view of the stars. This may be a trivial point (looking at the stars) but it is another example of how this re-zoning has many negative factors for the residents who purchased their forever homes. Approving this re-zoning to multi-family would cause us to be highly dissatisfied with our local government.

Several of us will be at the next Council meeting on May 10th to voice our concerns in person.

- James Lacy

Liggins, Curtis D

From: DS, Subdivision and Zoning
Sent: Thursday, May 5, 2022 8:41 AM
To: Liggins, Curtis D
Subject: FW: Opposition to Case Number PUD-1891

From: Margaux Lippoldt <margaux.lippoldt@gmail.com>
Sent: Wednesday, May 4, 2022 4:02 PM
To: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>
Subject: Opposition to Case Number PUD-1891

Good afternoon!

My name is Margaux Lippoldt and my address is 17716 Ptarmigan Ln, Edmond, OK 73012. I would like to register my opposition to PUD-1891. I exit Rose Creek on 178th daily and it's already difficult at times to turn west. Adding multi-family units and the traffic that would come with that will only add to the problem and make it more dangerous.

Please oppose the zoning change under PUD-1891!

Thank you for your time,
Margaux Lippoldt
405-761-3500
17716 Ptarmigan Lane
Edmond, OK 73012

Johnson, Thad A

From: Kara Locke <lockekara@yahoo.com>
Sent: Friday, May 6, 2022 7:08 AM
To: DS, Subdivision and Zoning
Subject: Fwd:

Sent from my iPhone

Begin forwarded message:

From: Kara Locke <lockekara@yahoo.com>
Date: May 6, 2022 at 6:42:46 AM CDT
To: lockekara@yahoo.com

Our names are Kara and Kevin Locke and our address is 17100 Kingfisher Way, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous .

Crime increases with multi-family residences. We chose to move to a neighborhood that was zoned for residential.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you very much.

Sent from my iPhone

Johnson, Thad A

From: Kathryn McAlister <khorton83@gmail.com>
Sent: Friday, May 6, 2022 9:12 AM
To: Wes McAlister; DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My husand, Wesley McAlister, and I, Kathryn McAlister, reside at 3204 NW 171st Place, Edmond OK 73012, Edmond, OK 73012.

We would like to register our opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 to allow 50-70 multi-family units will be detrimental to the land and road safety due to the increase in traffic and road noise on 178th street, where traffic safety is already a big issue.

At present, it is very difficult to exit our neighborhood on 178th to turn west out of Rose Creek. Approving this zoning change will add even more traffic which will exponentially increases the dangerous conditions.

The Deer Creek School system is already over flowing and this zoning change will add even more children to a school already bursting at the seams.

Our three babies love looking at the stars and watching the night sky. Multi-story units will increase light pollution and could even disrupt the sleep of those directly affected by the lights necessary to safely illuminate a multi-story complex.

Multi-story units increase noise, reduce privacy and are even shown to increase crime in the community. Please protect our babies and oppose the zoning change under PUD-1891.

Thank you,

Kathryn and Wesley McAlister

Johnson, Thad A

From: Mary Miller <mmmgsm62@yahoo.com>
Sent: Friday, May 6, 2022 10:34 AM
To: ward8@okc.com
Cc: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Mary Margaret Miller, and my address is 3464 NW 172nd Terrace; Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west (left) out of the neighborhood. Adding additional traffic will increase the time it takes to exit and greatly increase the potential for accidents.

I am certain that crime and public disturbances will increase with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-story units will increase noise and reduce privacy for Rose Creek residents.

I strongly urge you to please oppose the zoning change under PUD-1891.

Sincerely,
Mary Margaret Miller

Faith is the substance of things hoped for;
the evidence of things not seen. Hebrews 11:1

Johnson, Thad A

From: Randi Miller <randi_miller@ymail.com>
Sent: Friday, May 6, 2022 9:01 AM
To: DS, Subdivision and Zoning
Subject: Opposition to PUD-1891

Hello. Our name is Jaron and Randi Miller and our address is 3224 NW 177th Street in Edmond, OK. We would like to register our opposition to PUD-1891. We live in the neighborhood across the street and adding multi-family units would make it a disaster due to the added traffic. Crime rates increase with multi-family residences and this would make us feel less safe in the area we live. We chose this area due to the open fields and edge of town and now that's being taken over by businesses and commercial properties. Please take our opposition along with all the others into consideration before making the final decision. We would greatly appreciate the decline in the zoning change of PUD-1891. Thank you for your time.

Sincerely,

Jaron and Randi Miller

Sent from my iPhone

Johnson, Thad A

From: allen molloy <allenmolloy@gmail.com>
Sent: Friday, May 6, 2022 8:38 AM
To: DS, Subdivision and Zoning
Subject: opposition

My name is Allen Molloy and my address is 17708 Blue Heron Ct., Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous. Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Sincerely

Allen Molloy

From: Ashley Moses <ashleymoses03@yahoo.com>
Sent: Friday, May 6, 2022 1:35 PM
To: DS, Subdivision and Zoning
Subject: Zoning 178th

Dear Neighbor,

Please **OPPOSE** a new zoning request near our r
Case Number PUD-1891 by this **Friday, May 6**
property resides along the north side of 178th betw
and May-the land that currently has the pond.

Last week, the City of OKC sent a NOTICE OF I
regarding changing the zoning of the property fr
Residential to R4 multi-family. This change wou
multi-family units on the property and will great
amount of traffic and road noise on 178th street. I
will exit on 178th added at least 100 more vehicles
out on 178th. It is unknown at this time how many
multi units will be (2 or 3?) and whether the pond
and more units added where the pond resides.

Emails must be sent by this Friday, May 6th to the

Sent from Ashley's iPhone

Johnson, Thad A

From: John Patton <john.patton01@outlook.com>
Sent: Friday, May 6, 2022 1:00 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is John Patton, and my address is 17216 Hawks Ridge Lane, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the addition. Adding additional traffic will make it more dangerous.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment. I've heard there have recently been other multi-family units that have been denied or postponed by the City of Edmond, due to not wanting to exacerbate an already overcrowded school system.

Multi-story units will increase noise and reduce privacy.

There are several "single family" developments currently underway adjacent to, and near by the subject property. Having multi-family units introduced in the middle of all the single-family dwellings (older ones completed on the east and south sides, and new ones under construction on the west side) will only reduce the values of current and future homes.

I oppose the zoning change under PUD-1891.

Thank You,
John Patton

Johnson, Thad A

From: Michael Rainbolt <michael.rainbolt@lpl.com>
Sent: Friday, May 6, 2022 1:45 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: opposition to PUD 1891

To whom it may concern:

My name is Michael Rainbolt and my address is 3529 NW 175TH ST. Edmond, Ok 73012.

I am registering my opposition to PUD - 1891

Changing the zoning from PUD 1111 to R4 and therefore allowing 50-70 multi-family units will create a drastic increase in traffic on an already busy street. Adding multi family units will make it virtually impossible to turn West out of Rose Lakes and Rose Creek neighborhoods with out adding one or maybe two stop lights.

The increased road noise and nightlights will be an unwelcome change to a beautiful part of the city.

Lastly, these would be in Deer Creek School district which is already busting at the seems.

Please note I am strongly opposed to this development.

Michael P Rainbolt
AAMS; CPFA

2908 Via Esperanza
Oklahoma City, OK 73012
Office 405 216 3032
Cell 405 226 8645

Because I spend most of my time personally meeting with clients or talking with them on the phone; I am unable to check my emails as often as I would like throughout the day. We are committed to giving excellent client service. If you need an immediate answer or response please contact our office and a member of our team will be happy to assist you more promptly.

Securities offered through LPL Financial Member FINRA/SIPC

The information contained in this email message is being transmitted to and is intended for the use of only the individual(s) to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby advised that any dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please immediately delete.

Securities offered through LPL Financial Member FINRA/SIPC

The information contained in this email message is being transmitted to and is intended for the use of only the individual(s) to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby advised that any dissemination, distribution, or copying of this message is strictly prohibited. If you have received this message in error, please immediately delete.

Johnson, Thad A

From: JOSEPH RANKIN <josephrankin5@sbcglobal.net>
Sent: Sunday, May 8, 2022 8:40 PM
To: DS, Subdivision and Zoning; Ward8
Subject: Opposition to PUD-1891

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

My name is Joe Rankin. Along, with my wife Cheryl Hewett, I own and reside at 3441 Northwest 175th Street, Edmond, Oklahoma, just across from the plot of land referenced in this subject line.

I am opposed to this re-zoning, and wish to convey my urgent opposition to something which will only continue to over develop this part of town, while bringing more traffic to an already over taxed area. Our roads are over taxed and over crowded, and adding this additional burden will sufficiently hurt and over burden an already traffic-jammed area, while also potentially driving down home prices.

Please reject this bid for re-zoning. Those of us who bought property and live in this area, did so with the specific understanding of what would be surrounding us, and this re-zoning, in addition to over-populating and already dense space of land, also violates the spirit with which we purchased homes.

Sincerely,
Joseph Rankin

Sent from my iPhone

Johnson, Thad A

From: Mandy Renee <mandysellsthehomes@gmail.com>
Sent: Thursday, May 5, 2022 11:35 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Case Number PUD-1891

Hello my name is Mandy Renee and I live at 3316 NW 173rd St Edmond, OK 73012 in Rose Creek Neighborhood. I would like to register my opposition to PUD-1891. Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street. It is already very difficult to exit on 178th and turn west out of the neighborhood. The Grove is already expanding more which is fine for single family homes. However, with every single home adds more overcrowding in the already full Deer Creek school district. Making this multi-family units will really cause more over crowding of the schools, the traffic, making it more dangerous, this will increase crime as well.

Please oppose the zoning change under PUD-1891.

Sincerely,

Mandy Renee
Rose Creek Property Owner

Johnson, Thad A

From: Mandy Renee <mandysellshomes@cox.net>
Sent: Thursday, May 5, 2022 11:47 PM
To: ward8@okc.com; DS, Subdivision and Zoning
Subject: Case Number PUD-1891

Hello my name is Mandy Renee and I own a home at 17717 Fruited Plain Lane Edmond, OK 73012 in Rose Lake Neighborhood. I would like to register my opposition to PUD-1891. Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the issues with the already overcrowded Deer Creek School District. It will also increase the amount of traffic and road noise on 178th street. It is already very difficult to exit on 178th and turn west out of the neighborhood. The Grove is already expanding more which is fine for single family homes. However, with every single home adds more overcrowding in the already full Deer Creek school district. Making this multi-family units will really cause more over crowding of the schools, the traffic, making it more dangerous, this will increase crime as well.

Please oppose the zoning change under PUD-1891.

Thank you,
Mandy
Property Owner of Rose Lake Addition

Johnson, Thad A

From: Melissa Russell <melissarussell1973@msn.com>
Sent: Friday, May 6, 2022 3:56 PM
To: DS, Subdivision and Zoning
Subject: Opposition to case PUD 1891

My name is __Kane and Melissa Russell _____ and my address is 3201 Nw 176th Place, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you,

Kane and Melissa Russell

Resident

Rose Creek Property Owners Association

Sent from my iPhone

Johnson, Thad A

From: Scott Sabolich <scottsabolich@aol.com>
Sent: Friday, May 6, 2022 8:10 AM
To: DS, Subdivision and Zoning
Subject: Objection to PUD-1891

My name is Scott Sabolich and my address is 3432 NW 175th, Edmond OK 73012 , Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Best,

Scott Sabolich

Confidential: Scott Sabolich Prosthetics and Research

This email or the documents accompanying this transmission may contain protected health or other confidential information. The information contained in this e-mail is intended solely for the personal and confidential use of the recipient(s) named above. If you are not the intended recipient(s), you are hereby notified that any improper disclosure, copying, distribution or use of the contents of this e-mail or its accompanying documents is strictly prohibited. If you have received this email or the documents accompanying this transmission in error, immediately notify the sender by e-mail and delete the original message.

Johnson, Thad A

From: Tim Scott <timscott@TScottBuilds.com>
Sent: Friday, May 6, 2022 8:03 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

Importance: High

My name is Tim Scott and my address is 3308 NW 174th Street, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Tim Scott

Johnson, Thad A

From: Blaine Sheffield <wbsau92@gmail.com>
Sent: Friday, May 6, 2022 10:33 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is Blaine Sheffield and my address is 3217 NW 171st Place, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

I'm not going to repeat the Rose Creek Property Owners Associations language and I didn't receive a notice of hearing but I live in Rose Creek and this proposed multi-family development will affect my family and the others in our neighborhood and the entire area.

As a former City of Oklahoma City employee who was involved in the development process of the City I never was in favor of all of the multi-family developments that have overtaken the City. It is ridiculous the amount of multi-family developments that have been allowed especially in the Northwest part of the City. The increase in the amount of traffic due to these developments has done nothing but made driving that much more dangerous with everybody on their cellphones and with the lack of traffic signals at locations of these developments you can't even get on the city streets without fear of an accident.

Multi-family developments don't increase property values and are built to substandard quality as seen by the multi-family development at the northeast corner of NW 178th & May. Substandard quality of a development lends to lower prices which I hate to say can bring in a less than favorable cast of characters.

I assume the City is going to help the Deer Creek school system build another school in the area which leads to more traffic issues as witnessed by the traffic sitting on May Avenue when parents are trying to pick up kids from Angie Debo everyday. I can't tell you how many near accidents I've seen because of the increased traffic levels in this area of the City.

There are more than enough multi-family developments in this area, just look at the north side of Quail Springs Mall and it's time to stop.

Please oppose the zoning change under PUD-1891.

Thank you

Johnson, Thad A

From: Jenna Simmons <jennapaige@gmail.com>
Sent: Friday, May 6, 2022 10:08 AM
To: DS, Subdivision and Zoning
Cc: ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is Jenna Simmons and my address is 17616 Prairie Sky Way, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Regards,

Jenna Simmons

Sent from my iPhone

Johnson, Thad A

From: Aaron Soward <atsoward@me.com>
Sent: Friday, May 6, 2022 11:58 AM
To: DS, Subdivision and Zoning; Mark Stonecipher
Subject: Opposition to Case Number PUD-1891

My name is Aaron Soward and my address is 17200 Whimbrel Lane, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

It is already very difficult to exit Rose Creek from any exit out of the neighborhood.

None of the exits have traffic lights.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street and both May Avenue and Portland Avenue.

Statistics show that crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Please oppose the zoning change under PUD-1891.

Respectfully,

Aaron Soward

Liggins, Curtis D

From: DS, Subdivision and Zoning
Sent: Thursday, May 5, 2022 8:40 AM
To: Liggins, Curtis D
Subject: FW: Opposition to Case Number PUD-1891

Importance: High

From: Don Taylor <drt@meta.aero>
Sent: Wednesday, May 4, 2022 5:22 PM
To: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>
Subject: Opposition to Case Number PUD-1891
Importance: High

Hello, my name is Donny R. Taylor and I reside at 3250 NW 177 Street, Edmond OK. 73012.

I strongly would like to register my complete opposition to PUD-1891!

Please do not allow the changing of the zoning from PUD-111 to R4 and allowing 50-70 multi-family units. I am very concerned about the traffic and safety on 178th Street. There have already been several accidents of residents entering on to this busy street as it is the gateway to Hefner Parkway.

Additionally, the noise of these additional cars is deafening. I am also very concerned about this density that these units bring along with less privacy to our house and neighborhood.

Please oppose this zoning change under PUD-1891.

Concerned citizen.
Donny R. Taylor

Don Taylor, CPA | Meta Aerospace Management | T 405.516.3321 | M 808.652.6759 | E drt@meta.aero

Liggins, Curtis D

From: DS, Subdivision and Zoning
Sent: Tuesday, May 3, 2022 11:40 AM
To: David M. Box; Kaitlyn Turner; Erica Van Paasschen
Cc: Liggins, Curtis D
Subject: FW: Opposition to Case Number PUD-1891 Zoning Change

See below.

Thad A. Johnson
Subdivision and Zoning Tech II

Development Services Department
Subdivision and Zoning
420 West Main Street, Suite 910, OKC, OK 73102
Ph: (405) 297-2495 – Fax: (405) 316-2495

From: Barbie Taylor <barbiectaylor@gmail.com>
Sent: Tuesday, May 3, 2022 11:35 AM
To: DS, Subdivision and Zoning <Subdivisionandzoning@okc.gov>
Subject: Opposition to Case Number PUD-1891 Zoning Change

My name is Barbie Taylor and my address is 3205 NW 177th Street, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Sincerely,

Barbie Taylor
808.652.6757

Johnson, Thad A

From: ROBIN THOMAS <thapie@aol.com>
Sent: Friday, May 6, 2022 4:36 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is Robin Thomas and my address is 17713 Blue Heron Court, Edmond, OK 73012.

I would like to register my **opposition to PUD-1891**.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street. There is already a multi-family unit being built <1 mile east of this location.

It will also decrease property values in our neighborhood.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you

Robin Thomas

Rose Creek Resident

Johnson, Thad A

From: Brent Vaughan <brentvaughan77@gmail.com>
Sent: Friday, May 6, 2022 12:45 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is Brent Vaughan and my address is 16628 Little Leaf Lane, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank you,
Brent Vaughan

Johnson, Thad A

From: geetika verma <geetikav@hotmail.com>
Sent: Friday, May 6, 2022 6:39 AM
To: DS, Subdivision and Zoning
Subject: Opposing song PUD-1111

Good morning

My name is Dr Geetika Verma and my address is 3425 NW 173rd street , Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Take care,

Geetika

Sent from my iPhone

Johnson, Thad A

From: Chevell Walker <chevellwalker@gmail.com>
Sent: Thursday, May 5, 2022 8:00 PM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Chevell Walker (Golden) and my address is 3225 NW 177th St, Edmond OK 73012.

I would like to oppose to PUD-1891. Please register my opposition. By changing this zone from PUD-1111 to R4 and allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street. It is very difficult to exit Rose Creek already onto 178th, not to mention the difficult left handed turn into oncoming traffic. Adding those units will only creat more traffic.

We are also experiencing more car break ins than normal and adding those units may lead to more crime in the area. The Deer Creek High school is already overcrowded and most certainly not families with children will enroll into the school district. The addition of the units will deter the deer that frequent the pond.

Please oppose the the zoning change under PUD-1891. Thank you in advance.

Johnson, Thad A

From: Billy Washington <b.washingt21@gmail.com>
Sent: Friday, May 6, 2022 5:11 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: OPPOSITION TO CASE NUMBER PUD-1891

My name is ___Billy Washington_____ and my address is 19113 Grove Parkway_____, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

--

Billy Washington

Johnson, Thad A

From: Jennifer Washington <jenniferbialass22@gmail.com>
Sent: Friday, May 6, 2022 5:07 PM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: OPPOSITION TO CASE PUD-1891

My name is __Jennifer Washington____ and my address is 19113 Grove Parkway_____, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Johnson, Thad A

From: Melanie Weeden <melanie.weeden@gmail.com>
Sent: Thursday, May 5, 2022 11:18 PM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Melanie Weeden and my address is 3325 NW 175th St, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Melanie

Johnson, Thad A

From: steve white <swconcepts@gmail.com>
Sent: Friday, May 6, 2022 3:30 AM
To: DS, Subdivision and Zoning
Subject: PUD-1891

My name is Steve White, my address in Rose Creek is 16808 Little Leaf Lane. I wish to go on record in opposition to PUD-1891. I use the North gate to exit Rose Creek, on a daily basis, and have found it to be quite difficult, at times, to exit the subdivision. Any increased traffic along NW 178th will make it even more difficult. Many of the vehicles traveling in both directions on 178th, are traveling at a very high rate of speed. Adding to the traffic count will only add to an already dangerous situation.

Thank you,
Steve White

Johnson, Thad A

From: Jonathan Wilcox <jonathanlwilcox@gmail.com>
Sent: Friday, May 6, 2022 7:25 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Opposition to Case Number PUD-1891

Good morning,

My name is Jonathan Wilcox and my address is 17208 Whimbrel Lane, Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street. It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

As many studies have shown, crime increases with multi-family residences. There has already been one large development built on that corner and another is partially complete. I question how much more needs to be added to one location.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment, further strain resources, and detract from the quality of instruction offered to children.

Multi-story units will increase noise and reduce privacy. The traffic on Portland is already bad and they just completed an expansion of the road. Adding more housing is not going to improve the quality of life for existing residents but it will make it worse.

For these reasons, I would ask you to oppose the zoning change under PUD-1891.

Thank you

Jonathan Wilcox

Johnson, Thad A

From: Bryson Williams <bwilliams@munsonmcmillin.com>
Sent: Friday, May 6, 2022 9:44 AM
To: DS, Subdivision and Zoning
Cc: ward8@okc.com
Subject: Opposition to Case Number PUD-1891

My name is Bryson Williams and my address is 17841 Prairie Sky Way, Edmond, OK 73012.

I would like to register my opposition to PUD-1891. Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street. It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous. Crime increases with multi-family residences. The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment. Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility. Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.



Bryson J. Williams

Shareholder

247 North Broadway
Edmond, Oklahoma 73034
405.513.7707
www.munsonmcmillin.com

CONFIDENTIALITY NOTICE: This electronic mail transmission is confidential, may be privileged and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system.

Johnson, Thad A

From: Jared Wood <jaredmwood22@gmail.com>
Sent: Friday, May 6, 2022 8:24 AM
To: DS, Subdivision and Zoning
Subject: Opposition to Case Number PUD-1891

My name is Jared Wood and my address is 17816 Prairie Sky Way, Edmond, OK 73012. I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Thank You,

Jared Wood

Johnson, Thad A

From: Missy Woodson <missywoodson@me.com>
Sent: Friday, May 6, 2022 6:57 AM
To: DS, Subdivision and Zoning; ward8@okc.com
Subject: Zoning

My name is Melissa Woodson and my address is 16808 Conifer Lane, Edmond OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Sincerely,

Melissa L. Woodson

Johnson, Thad A

From: Ryan Wright <ryanwright5@gmail.com>
Sent: Sunday, May 8, 2022 4:50 PM
To: DS, Subdivision and Zoning; Ward8
Subject: PUD-1891 Opposed

My name is Ryan Wright and my address 16609 Little Leaf Ln in Edmond, OK 73012.

I would like to register my opposition to PUD-1891.

Changing the zoning from PUD-1111 to R4 and therefore allowing 50-70 multi-family units will greatly increase the amount of traffic and road noise on 178th street.

It is very difficult now to exit Rose Creek on 178th and turn west out of the neighborhood. Adding additional traffic will make it more dangerous.

Crime increases with multi-family residences.

The Deer Creek School system is already over-crowded. This zoning change will add even more children to the enrollment.

Multi-family units will have more lighting potential shining toward our homes and reducing night sky visibility.

Multi-story units will increase noise and reduce privacy.

Please oppose the zoning change under PUD-1891.

Ryan Wright