

Howard, Gabriel J

From: Kevin Guarnera <kevin40@sbcglobal.net>
Sent: Thursday, March 20, 2025 10:49 PM
To: PL, Subdivision and Zoning
Subject: PUD-2059

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

We are residents of Pleasant Estates which is the north property abutment of this planned development.

As required by the zoning change proposal on the above referenced, this email message is in opposition to the planned rezoning. The proposed rezoning and planned development with the level of proposed density and mixed use will be excessive due to lack of city services, primarily water and other utilities including natural gas to serve the proposed development, inadequate roadway for the level of anticipated traffic, bounded on the south (Indian Hills Rd) to the east and west. The Proposed Master Development includes the proposed installation of septic systems, makes no reference to natural gas or propane which exacerbates the density issue and is likely a public safety issue. The Oklahoma Turnpike Authority has designated this specific property for the planned Access Oklahoma East West Connector which should deem this property uninhabitable.

Your consideration of these concerns is appreciated.

Kevin and Kerri Guarnera
Sent from my iPhone

From: Ryan Anson <ryananson.79@gmail.com>
Sent: Tuesday, March 18, 2025 1:26 PM
To: PL, Subdivision and Zoning
Subject: CASE NUMBERS: PUD-2059 & C-7721

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Heather & Ryan Anson

[17321 Prado Dr.](#)

[Oklahoma City, OK 73170](#)

405-205-2996

ryan.anson.79@gmail.com

Hello,

I'm writing this letter to state my concerns and objections to the proposed rezoning and platting of the area at and around [17902 South Western Ave., Oklahoma City, OK](#).

CASE NUMBER: PUD-2059

CASE NUMBER: C-7721

My family moved to the Talavera neighborhood on 11/1/2013. One of the largest selling points of my property was the field directly to the west of my house. The backyard privacy fences were built much lower than a standard fence height to allow us to take in the views of the field, the valley, and all the nature. Below are some of the more important concerns that I have and what I would like to be addressed at the meeting on 3/27/25 at 1:30.

1. **If this development moves forward, will the current fence line be shared or will there be a new fence constructed. If it is shared, will the current low height fence be replaced with a standard height fence of the same materials? If a new one is constructed, what type of fence material and style will it be?**
2. **Will there be a road that separates the proposed new development from the current fence line?**
3. **What type of housing is being proposed for this area? Will they be smaller, lower budget houses? This decision could greatly impact the current values of all the properties in this area.**
4. **What is the proposed timeline of this development? Will my neighbors and I be subjected to loud construction noise and excess trash/dust for the next 10 plus years?**
5. **Has a study been conducted about the wildlife in and around this area? Nearly everyday I witness animals roaming the area ranging from deer, turkeys, hawks, geese, bunnies, snakes, to even one time a wild hog.**

Thank you for taking the time to read my concerns and I have also sent this as an email and will be attending the meeting on 3/27.

Howard, Gabriel J

From: Taylor Hink <tdhink3786@gmail.com>
Sent: Thursday, March 20, 2025 9:13 PM
To: PL, Subdivision and Zoning
Subject: Case Number: C-7721 - Response Regarding This Proposed Rezoning

You don't often get email from tdhink3786@gmail.com. [Learn why this is important](#)

My name is Taylor Don Hink and I am the homeowner at 228 SW 174th St, Oklahoma City, OK 73170 in the Rio Toscano neighborhood off S Santa Fe Ave and Indian Hills Rd.

This email is in regards to the proposed rezoning of the Preliminary Plat of the Western Hills Addition involving plat of a part of the West Half of Section 33 Township 10 North, Range 3 West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma. This is what was discussed in the received letter involving Case Number: C-7721.

I am against the rezoning of this area as I feel this is a money grab for the developer with no plans of actually developing the commercial area and some of the residential due to the possible turnpike going in this same area to get more money from the state when they come to purchase the property. At a minimum, I request for a delay in the decision to a further date due to the limited time and notification of this project.

Thank you,
Taylor Hink

Johnson, Thad A

From: david todd-engineering.com <david@todd-engineering.com>
Sent: Friday, March 21, 2025 11:26 AM
To: PL, Subdivision and Zoning
Subject: PUD-2059

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

To whom it may concern,

I am the president of the McLaughlin Estates Homeowner's Association which consists of 16 property owners on 5 acre lots, immediately west of this proposed rezoning application.

Therefore, I am representing 16 property owners who are between 100 feet and 2310 feet from this proposed rezoning.

We are hereby stating our opposition to this zoning application as currently proposed. We believe the proposed density is inappropriate for this area. We also believe that supporting infrastructure is inadequate.

Sincerely,

David E. Todd, President
McLaughlin Estates Homeowner's Assoc.

From: Jim Sandburg <jimsandburg@gmail.com>
Sent: Thursday, March 20, 2025 11:48 PM
To: PL, Subdivision and Zoning
Cc: matt.h@tylermedia.com
Subject: Case Number: C-7221 Preliminary Plat of Western Hill Addition

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

To whom it may concern:

Let us start by saying we have not received a certified letter of the proposed plat application, it wasn't until late this evening (March 20, 2025) when a neighbor brought it to our attention. My wife and I own a home on the Northern end of the proposed neighborhood and are concerned about how this proposed neighborhood, as designed, will affect our property value. Although we can not thwart progress we can express our concerns with the plat as it is laid out. The 43 houses on the Northern edge of the neighborhood seems excessive and a street (raceway) that is nearly 1/2 mile long is out of place for similar neighborhoods in the area. We are also concerned about the water drainage in this area during and after development. This wooded area (Northern edge) can become quite saturated at certain times of the year. There are 21 common areas in this proposed neighborhood, is that normal for the size of lots proposed? Another concern is how will the turnpike change the outline of this neighborhood when construction begins? If our understanding of the turnpike is correct, it will run directly through the proposed commercial area.

My wife and I are not against progress, and understand that some day there will be development behind us, but we would like to see some changes on the Northern edge of the proposed neighborhood.

Sincerely,
Jim and Cindy Sandburg
520 Pleasant Dr.
Oklahoma City, OK 73170