

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 4:00 pm, Jun 14, 2023

Patrick & Erin Kane
3609 NW 190th St
Edmond, Oklahoma 73012
June 2023

Office of the City Clerk
200 North Walker Avenue
Oklahoma City, Oklahoma 73102

Dear City Council,

I am writing to you regarding Case Number: PUD-1945, the proposed zone change at 3622 NW 192nd Street to permit use and development of gasoline sales and retail sales. I received notice of the proposal because I "own property nearby." I own property directly behind the vacant lot and the proposal will be along the perimeter of my property.

My husband and I actually own two houses in the Grove neighborhood. We moved from out of state just the two of us, then a couple years later started a family and needed a bigger house. We were excited about the new Taber houses on the north side of the neighborhood and decided to build our family home. We have many good things to say about the neighborhood and have been excited about being in the Deer Creek school district, and wanted to continue to grow our family in this location. When we purchased our new home, we were told that the vacant lot behind us was zoned for commercial and multi-use purposes. It was not zoned to be a gas station and we would not have purchased our home if it was zoned for one.

Gas stations can have a significantly adverse impact on neighboring housing complexes. My concerns to rezone the land to allow for a gas station are as follows:

- **Air pollution:** Fueling stations add high levels of volatile organic compounds (VOCs) to the air
- **Soil/groundwater contamination:** there are always the possibility of spills, leaks, and other accidents that can occur with gas stations
 - We live downhill, less than 300 feet away from the proposed pumps. According to a study by the California Air Resources Board, a minimum distance of 300 feet is recommended between residential housing and "sensitive land uses" such as schools, daycare centers, playgrounds, or medical facilities.
- **Safety/Crime:** The increased lighting, noise, being open 24/7, selling of beer and wine, litter, and traffic inherent with gas stations is not compatible with the residential nature of the area.
 - Can attract people at increased risk for involvement with violent crime

I have spoken to my neighbors that will also be affected and we feel this type of business (selling fuel, cigarettes, beer and wine, and being open 24 hours a day) will be a safety and pollution/environmental concern for our children and adult residents. This business will also increase traffic, attract transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our air, soil, water and neighborhood, which is not compatible with the residential nature of the area.

If the rezoning is unable to be stopped, we recommend the following accommodations to make this situation less detrimental to the homeowners behind the proposed gas station:

- Visual barrier (large planted trees and landscaping, privacy wall, or other effective methods)
- Lighting modification so 24/7 lighting will not shine into our windows
- Runoff mitigation (not only for underground gasoline storage, but for substances from customer's cars and other fluids that come with parking lots – car fluids, gasoline, spills etc.)

Please vote NO on the rezoning of case number PUD-1945.

Thank you,



Erin Kahne

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By The City of Oklahoma City Office of the City Clerk at 4:02 pm, Jun 14, 2023

Colin and Julianne Cannon
3625 NW 190th St
Edmond, Oklahoma 73012
June 2023

Office of the City Clerk
200 North Walker Avenue
Oklahoma City, Oklahoma 73102

Dear City Council,

I am writing to you regarding Case Number: PUD-1945, the proposed zone change at 3622 NW 192nd Street to permit use and development of gasoline sales and retail sales. I received notice of the proposal because I “own property nearby.” I own property directly behind the vacant lot and the proposal will be along the perimeter of my property.

My husband and I moved our family to Oklahoma and bought a home in The Grove neighborhood. We had heard many wonderful things about living in this neighborhood and in the Deer Creek school district, and were excited to grow our family here. When we purchased our home, we were told that the vacant lot behind us was zoned for commercial and multi-use purposes. It was not zoned to be a gas station and we would not have purchased our home if it was zoned for one.

Gas stations can have a significantly adverse impact on neighboring housing complexes, especially neighborhoods with young children as this is a vulnerability and a huge health risk to a population too young to understand the dangers that can affect them for the rest of their lives. My concerns to rezone the land to allow for a gas station are as follows:

Selling fuel: Gasoline contains several toxic chemicals which are harmful to your health that can increase risks of respiratory diseases and cancers: lung, kidney, and brain damage, leukemia, and other types of cancer

- Gas stations can have a significantly adverse impact on neighboring housing complexes, especially neighborhoods with young children;

- I am a stay-at-home mother to three young children (infant and toddlers) and a dog. We spend hours in our backyard playing, playing with neighbors, and going for walks around our neighborhood – we would be exposed daily.

Air pollution: Fueling stations add high levels of volatile organic compounds (VOCs) to the air;

Soil/groundwater contamination: there are always the possibility of spills, leaks, and other accidents that can occur

- We live downhill, less than 300 feet away from the proposed pumps
- According to a study by the California Air Resources Board, a minimum distance of 300 feet is recommended between residential housing and “sensitive land uses” such as schools, daycare centers, playgrounds, or medical facilities.

The increased lighting, noise, being open 24/7, selling of beer and wine, litter and traffic inherent with gas stations is not compatible with the residential nature of the area.

The U.S. Environmental Protection Agency (EPA) recommends that schools should not be located within 1000 feet of gas stations.

- Grove Valley Elementary School is within close proximity located at 3500 NW 192nd Street (~0.2 miles from this proposed gas station); therefore, I have reached out to the Deer Creek Superintendent (Jason Perez) to share my concerns as a soon-to-be school parent. He was unaware of the rezoning request.

- Has this proposal been brought to the attention of the school and school parents? I have asked a few parents and they too were unaware.

I have spoken to my neighbors that will also be affected and we feel this type of business (selling fuel, cigarettes, beer and wine, and being open 24 hours a day) will be a safety and pollution/environmental concern for our children and adult residents. Of utmost concern are the health risks that we will be exposed to just by enjoying our backyards. Even with best efforts to avoid it, fueling stations add high levels of VOCs to the air, leak hundreds of chemicals into the soil and groundwater, and increase risks of respiratory diseases and cancers. This business will increase traffic, attract transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our air, soil, water and neighborhood, which is not compatible with the residential nature of the area.

With the environmental concerns listed above, was there an Environmental Impact Report, water runoff survey and the like completed to inform the public and public agency decision-makers of the significant environmental effects of this proposed project so close to our properties and neighboring elementary school?

If not, it's untenable to move forward on a rezoning decision without knowing how much harm this could cause to our families and neighboring Grove Elementary School children.

Do you share these same concerns?

Please vote NO on the rezoning of case number PUD-1945.

Thank you,

A handwritten signature in cursive script that reads "Julianne S Cannon".

Julianne Cannon

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 4:05 pm, Jun 14, 2023

petition_signatures_jobs_36534161_20230614204739

Name	City	State	Postal Code	Country	Signed On
Jenny Street	Edmond	OK		US	2023-06-13
Misha Knight	Edmond	OK	73012	US	2023-06-13
Noelle Wall	Edmond	OK	73012	US	2023-06-13
Shruti Desai	Edmond	OK	73012	US	2023-06-13
Laura Weems	Edmond	OK	73012	US	2023-06-13
Elizabeth Henderson	Edmond	OK	73012	US	2023-06-13
Brent Christy	Oklahoma City	OK	73012	US	2023-06-13
Neisha Duque	Edmond	OK	73012	US	2023-06-13
Jessica Nakayama	Edmond	OK	73012	US	2023-06-13
Julianne Cannon	Edmond	OK	73012	US	2023-06-13
Jacqueline Williams	Edmond	OK	73012	US	2023-06-13
Brianna McCullar	Edmond	OK	73012	US	2023-06-13
Sidney Rashidzada	Oklahoma City	OK	73142	US	2023-06-13
Tamara Klinessmith	Edmond	OK	73012	US	2023-06-13
Jamie Baker	Edmond	OK	73012	US	2023-06-13
Jonathan Wall	Edmond	OK	73012	US	2023-06-13
Mitaya Krings	Edmond	OK	73012	US	2023-06-13
Brittany Andrulonis	Oklahoma City	OK	73123	US	2023-06-13
Jessica Bovinet	Delray Beach	FL	33482	US	2023-06-13
Celeida Bovinet	Edmond	OK	73012	US	2023-06-13
Kaitlyn Wright	Oklahoma City	OK	73119	US	2023-06-13
Colin Cannon	Edmond	OK	73012	US	2023-06-13
Regan Rosson	Oklahoma City	OK	73012	US	2023-06-13
Zoe Kisner	Edmond	OK	73012	US	2023-06-13
Camille Magguilli	Edmond	OK	73025	US	2023-06-13
Dustin Wright	OKC	OK	73012	US	2023-06-13
Jermaine Mccullum	Edmond	OK	73012	US	2023-06-13
Aly Simon	Oklahoma City	OK	73102	US	2023-06-13
Amanda Mayville	Edmond	OK	73012	US	2023-06-13

Jade Law	Edmond	OK	73012	US	2023-06-13
Stewart Law	Edmond	OK	73012	US	2023-06-13
Bryan Street	Oklahoma City	OK	73118	US	2023-06-13
Miranda Hines	Edmond	OK	73012	US	2023-06-13
Ashley Treece	Edmond	OK	73012	US	2023-06-13
Danielle Jackson	Edmond	OK	73012	US	2023-06-13
Shannon Davidson	Oklahoma City	OK	73119	US	2023-06-13
Jonnette Johnson	Harrisburg	PA	17110	US	2023-06-13
Amanda Lash	Edmond	OK	73012	US	2023-06-13
Cheryl Napier	Oklahoma City	OK	73012	US	2023-06-13
Melia Mullins	Oklahoma City	OK	73119	US	2023-06-13
Kate Yang	Dallas	TX	75270	US	2023-06-13
Christal McClay	Edmond	OK	73012	US	2023-06-13
Sunil Bajracharya	Edmond	OK	73012	US	2023-06-13
Myra Watson	Edmond	OK	73012	US	2023-06-13
Alexandra King	Edmond	OK	73012	US	2023-06-13
Colette Walker	Tulsa	OK	74102	US	2023-06-13
Claudia Rojas	Oklahoma City	OK	73119	US	2023-06-13
Kaitlin Harper	Edmond	OK	73012	US	2023-06-13
Katherine Forbes	Edmond	OK	73012	US	2023-06-13
Ashley Harris	Edmond	OK	73013	US	2023-06-13
Emily Barlow	Edmond	OK	73012	US	2023-06-13
NISHA Poudel	Edmond	OK	73012	US	2023-06-13
Marta McClay	Edmond	OK	73034	US	2023-06-13
Larissa Kelsey	Edmond	OK	73012	US	2023-06-13
Holly Fernandes	Edmond	OK	73012	US	2023-06-13
Kelly Hanlon	Oklahoma City	OK	73012	US	2023-06-13
Denise Flis	Edmond	OK	73013	US	2023-06-13
Sylvia Henderson	Edmond	OK	73012	US	2023-06-13
Jacqueline Crook	Oklahoma City	OK	73106	US	2023-06-13
Madelyne Lovelady	Yukon	OK	73099	US	2023-06-13
Courtney Stangle	Oklahoma City	OK	73119	US	2023-06-13

Michelle Brewer	Shawnee	OK	74804	US	2023-06-13
Julie Cunningham	Edmond	OK	73012	US	2023-06-13
Charles Stangle	Oklahoma City	OK	73119	US	2023-06-13
Lindsay Goodson	Oklahoma City	OK	73119	US	2023-06-13
Christine Sims	Oklahoma City	OK	73012	US	2023-06-13
Rachel Smith	Edmond	OK	73012	US	2023-06-13
Jose Saldivar	Edmond	OK	73012	US	2023-06-13
Gregory Sims	Edmond	OK	73013	US	2023-06-13
Vivian Le	Edmond	OK	73012	US	2023-06-13
Christopher Johnson	Edmond	OK	73012	US	2023-06-13
Derek Jweid	Oklahoma City	OK	73119	US	2023-06-13
Lauren Campbell	Edmond	OK	73013	US	2023-06-13
Barbara Broussard	Edmond	OK	73012	US	2023-06-13
Kayce Ray	Edmond	OK	73013	US	2023-06-13
Jalan Merrell	Edmond	OK	73012	US	2023-06-13
Kristine Frith	Allen	TX	75013	US	2023-06-13
Dana Gerwin	Edmond	OK	73012	US	2023-06-13
Steven Henderson	Edmond	OK	73012	US	2023-06-14
Patrick Kahne	Edmond	OK	73012	US	2023-06-14
Erin Kahne	Edmond	OK	73012	US	2023-06-14
Sarah Saldivar	Edmond	OK	73012	US	2023-06-14
Robyn Hinchey	Edmond	OK	73012	US	2023-06-14
Brianna Aragon	Edmond	OK	73012	US	2023-06-14
Kyle Mowry	Edmond	OK	73013	US	2023-06-14
Holly Jackson	Edmond	OK	73012	US	2023-06-14
Tarisa LeBlanc-Holman	Newcastle	OK	73065	US	2023-06-14
Adam Kaluba	Burleson	TX	76028	US	2023-06-14
Phyllis Sanders	Oklahoma City	OK	73142	US	2023-06-14
Randy Clayton	Oklahoma City	OK	73132	US	2023-06-14
Jeffrey FROELKER	Edmond	OK	73013	US	2023-06-14
Josh Brooks	Oklahoma City	OK	73103	US	2023-06-14
Heidi Kirk	Edmond	OK	73034	US	2023-06-14

Matthew McHann	Edmond	OK	73012	US	2023-06-14
Cheryl Thatcher	Edmond	OK	73012	US	2023-06-14
Emily Weece	Edmond	OK	73012	US	2023-06-14
Mitch Taylor	Oklahoma City	OK	73123	US	2023-06-14
Kristina Dobbs	Edmond	OK	73012	US	2023-06-14
Nakesha Weber	Broken Arrow	OK	74014	US	2023-06-14
Raiza Samkutty	Edmond	OK	73012	US	2023-06-14
Brian Knight	Edmond	OK	73012	US	2023-06-14
Christina Feeney	Edmond	OK	73012	US	2023-06-14
Britni Hartsfield	Edmond	OK	73012	US	2023-06-14
Jenny Snyder	Edmond	OK	73012	US	2023-06-14
Symantha Young	Edmond	OK	73012	US	2023-06-14
Elizabeth Allen	St Louis	MO	63169	US	2023-06-14
Daysha Jones	Oklahoma City	OK	73119	US	2023-06-14
Cynthia Richardson	Tulsa	OK	74102	US	2023-06-14
Crystal Fisher	Edmond	OK	73012	US	2023-06-14
Kari Davis	Edmond	OK	73012	US	2023-06-14
Marisa Vargas	Lake Worth	FL	33467	US	2023-06-14
Marsha Breil	Wellington	FL	33414	US	2023-06-14

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 4:04 pm, Jun 14, 2023

PETITION**TO THE OFFICE OF THE CITY CLERK, CITY COUNCIL**

The Petition of Neighbors of The Grove Neighborhood draws to the attention of City Council, Case Number: PUD-1945, the proposed zone change at 3622 NW 192nd Street to permit use and development of gasoline sales and retail sales.

The Petitioners feel this type of business (selling fuel, cigarettes, beer and wine, and being open 24 hours a day) will be a safety and pollution/environmental concern for our children and adult residents. Of utmost concern are the health risks that we will be exposed to just by enjoying our backyards. Even with best efforts to avoid it, fueling stations add high levels of VOCs to the air, leak hundreds of chemicals into the soil and groundwater, and increase risks of respiratory diseases and cancers. This business will increase traffic, attract transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our air, soil, water and neighborhood, which is not compatible with the residential nature of the area.

Therefore, the Petitioners request City Council vote NO on the rezoning of case number PUD-1945.

NAME**ADDRESS****SIGNATURE**

Madi Hensley

19112 Grove Parkway

Madi Hensley

Julianne Cannon

3625 NW 190th St

Julianne Cannon

AMANDA JOHNSON

19029 TARVER WAY

A Johnson

Liz Henderson

19121 Grove Pkwy

L Henderson

Erin Kahne

3609 NW 190th St.

E Kahne

Patricia Kahne

3609 NW 190th St.

P Kahne

Brittney Andrews

3620 NW 190th St

Brittney Andrews

Diane Andrews

3620 NW 190th St

Diane Andrews

~~Kim Wood~~

19021 Grove Parkway

Kim Wood

Aly Simon

18809 Austin Pl

Aly Simon

Raiza Samkulty

18708 Grove Pkwy

Raiza Samkulty

Cody Taylor

19005 Tarver Way

Cody Taylor

Erika Taylor

19005 Tarver Way

Erika Taylor

CHRISTOPHER JOHNSON

3617 NW 190th St

Christopher Johnson

Travis Vo

19005 Grove Pkwy

Travis Vo

John Wkleya

19125 Grove Pkwy

John Wkleya

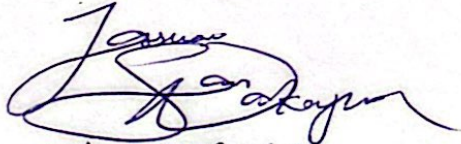
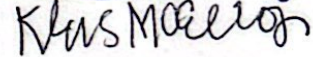
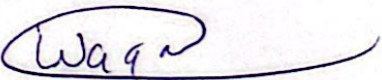
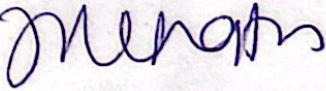
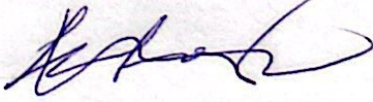
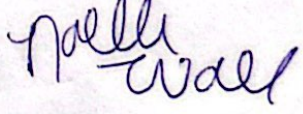

PETITION

TO THE OFFICE OF THE CITY CLERK, CITY COUNCIL

The Petition of Neighbors of The Grove Neighborhood draws to the attention of City Council, Case Number: PUD-1945, the proposed zone change at 3622 NW 192nd Street to permit use and development of gasoline sales and retail sales.

The Petitioners feel this type of business (selling fuel, cigarettes, beer and wine, and being open 24 hours a day) will be a safety and pollution/environmental concern for our children and adult residents. Of utmost concern are the health risks that we will be exposed to just by enjoying our backyards. Even with best efforts to avoid it, fueling stations add high levels of VOCs to the air, leak hundreds of chemicals into the soil and groundwater, and increase risks of respiratory diseases and cancers. This business will increase traffic, attract transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our air, soil, water and neighborhood, which is not compatible with the residential nature of the area.

Therefore, the Petitioners request City Council vote NO on the rezoning of case number PUD-1945.

NAME	ADDRESS	SIGNATURE
Jessica & Sean Nakayama	19120 GROVE PKY EDMOND, OK	 Jessica Nakayama
KRIS MCELROY	3605 NW 190th St Edmond, OK	 Kris McElroy
Waqas Iqbal	3616 NW 190th St Edmond, OK	 Waqas
Jennifer & Billy Washington	19113 Grove Pkwy Edmond OK	 Jennifer Washington
Ayomide Fafar	19117 Grove Pkwy Edmond OK	 Ayomide Fafar
Noelle Wall	19116 Grove Pkwy Edmond, OK 73012	 Noelle Wall
Dan & Dana Geerwin	19124 Grove Pkwy Edmond, OK 73012	See online petition for signature
Cherie Burroughs	3621 NW 190th St. Edmond, Ok 73012	 Cherie Burroughs

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 9:46 am, Jun 15, 2023

From: Laila Rahmanzadeh <lailarahmanzadeh@gmail.com>

Sent: Wednesday, June 14, 2023 4:49 PM

To: City Clerk Email <CityClerk@okc.gov>

Subject: PUD-1945 Petition

I'm a homeowner at 3601 NW 190th st.

For health, safety, and proximity (backyard perimeter touches) concerns, I protest the rezoning request for PUD-1945.

Vote No.

Laila Rahmanzadeh

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 4:02 pm, Jun 14, 2023

Charles and [Courtney Stangle](#)
19020 Barnstable Court
Edmond, OK 73012

Office of the City Clerk
200 North Walker Avenue
Oklahoma City, OK 73102

Dear City Council Members,

I hope this letter finds you well. I am writing to express my deep concern regarding the proposed rezoning of land to build a gas station just 400 feet away from Grove Valley Elementary School and backing up to our property lines (PUD-1945 / Rezoning of 3622 NW 192nd St). As a concerned resident and parent, I strongly urge you to reconsider this decision due to the potential negative impact it could have on the well-being and safety of our children.

Grove Valley is not just a place of education; it is a place where they should feel safe and protected. Building a gas station in such close proximity raises significant concerns about the health and safety risks our children may face on a daily basis.

The health risks from gasoline and diesel emissions contain harmful chemicals which are known to be hazardous to human health. These pollutants have been linked to respiratory problems, increased cancer risks, and developmental issues, particularly in children. Proximity to a gas station would expose our children to these pollutants on a regular basis, potentially compromising their well-being.

The construction of a gas station near a school would inevitably lead to an increase in traffic congestion during peak hours, putting our children at risk of accidents and injuries. The influx of vehicles and the associated hazards, such as distracted driving and impaired visibility, would create an unsafe environment for the students, parents, and school staff.

Gas stations often generate noise from vehicles, machinery, and customers, as well as bright lights that are necessary for nighttime operations. The presence of such noise and light pollution will disrupt the peaceful living environment that The Grove strives to provide. No one buys a piece of property and wants bright lights shining in their windows 24 hours a day. It is crucial to prioritize the well-being and concentration of our families by maintaining a quiet and calm atmosphere.

Considering these concerns, I implore the City Council to prioritize the safety, health, and education of our children over the potential financial gains that may come from rezoning for a gas station. I kindly request that you explore alternative locations for the proposed gas station, which would be more appropriate and less detrimental to the well-being of our community, especially our young ones.

I urge you to conduct thorough research, engage in meaningful community consultations, and carefully consider the long-term consequences before making a decision that will have a lasting impact on our city and its residents. By taking a stand against this rezoning proposal, we can uphold the values of our community and demonstrate our commitment to the well-being of our children.

Thank you for your attention to this matter. I trust in your wisdom and dedication to making decisions that reflect the best interests of our city and its future generations. Please vote NO to rezoning this land.

Sincerely,

Courtney Stangle

RECEIVED

By The City of Oklahoma City Office of the City Clerk at 4:09 pm, Jun 14, 2023

Billy and Jennifer Washington
19113 Grove Parkway
Edmond, Oklahoma 73012

Office of the City Clerk
200 North Walker Avenue
Oklahoma City, Oklahoma 73102

Case Number PUD-1945

City Council,

I'm a homeowner at 19113 Grove Parkway. I am protesting the rezoning request for PUD-1945 due to health and safety concerns.

Thank you,

Jennifer Washington

Jennifer Washington