

## Howard, Gabriel J

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**From:** MarkCateKendal Behring <mckbehring@gmail.com>  
**Sent:** Wednesday, February 26, 2025 8:40 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2053 at 17841 N. Pennsylvania Avenue

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

Dear Commissioner Subdivision and Zoning Staff,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.  
My name is Catherine Behring, and I am a local resident living in the Valencia neighborhood.

The reasons I am protesting PUD-2053 include, but are not limited to, the following:

- The language does not specify building standards that align with the surrounding area.
- PUD-2053 allows for 3-story buildings compared to other 2-story zoning in the area.
- Lighting on the exterior of the buildings could interfere with homes in close proximity to the buildings.
- The buildings and units are too dense and will allow up to 418 units within a 19 acre plot.
- The potential impact on overcrowding at West Field Elementary and Heartland Middle School.

For these reasons, I respectfully request that you deny PUD-2053.

Sincerely,

Catherine Behring  
18408 Mesa Road  
Edmond, OK 73012

**Johnson, Thad A**

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**From:** Aaron Cox <a.aroncc405@gmail.com>  
**Sent:** Monday, February 24, 2025 5:33 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition to PUD-2053 at 17841 N. Pennsylvania Avenue

You don't often get email from a.aroncc405@gmail.com. [Learn why this is important](#)

I am writing to formally protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

My name is Aaron Cox, and I live in Valencia. As a resident of this area, I have significant concerns about the proposed development and its impact on our community.

One of my main concerns is the need for commercial zoning to remain intact. Our area lacks sufficient commercial spaces that serve the neighborhood and provide employment opportunities. Changing this zoning would further reduce these critical services.

Second, the current infrastructure in our area is already strained. We frequently experience low water pressure, and the electrical grid is prone to outages. Adding more demand without addressing these issues would be detrimental.

Finally, traffic is a serious concern. The last traffic study was conducted in 2022, and conditions have worsened since then. A new study is necessary to ensure the safety and efficiency of our roads.

For these reasons, I respectfully request the denial of PUD-2053.

Sincerely,

Aaron Cox

**Johnson, Thad A**

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**From:** Danielle Dennis <leogrll@live.com>  
**Sent:** Tuesday, February 25, 2025 3:52 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD 2053

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

To whom it concerns:

I am writing to protest and oppose PUD-2053 at 177841 N. Pennsylvania Avenue. I am a local homeowner living in Valencia neighborhood and I am against this PUD-2053 which rezones the property from R-1 to R-4.

PUD-2053 allows for 3 story buildings with 22 units each. That will add 418 units to a small section of land in an already congested area of Oklahoma City.

The buildings will be overlooking a daycare and elementary schools. Westfield Elementary, and nearby Heartland Middle School are overcrowded as is. My children attend west field elementary school and have already large class sizes. Adding additional housing for families will put additional burden on the facility and staff in our schools.

For these reasons, please deny PUD-2053. Thank you so much for your time.

Sincerely,  
Danielle Dennis

18613 Salvador Rd.  
Edmond, OK 73012

## Johnson, Thad A

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**From:** Denise Early <d.early@cox.net>  
**Sent:** Monday, February 24, 2025 10:01 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD- 2053

You don't often get email from d.early@cox.net. [Learn why this is important](#)

Dear Staff:

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue. My name is Denise Early and I am a local resident living in the Villas at Copper Creek neighborhood and I am against this very vague PUD which rezones the property from R-1 to R-4.

PUD-2053 has very basic building standards, no plans, is vague, low-quality complex, and is incompatible with the area. It does not state distance from residences, privacy concerns for homes, Westfield Elementary School and the daycare just South of the proposed location. It does not specify what could be built on the property (size, height, stories, distance from residences, etc.).

Is the example plan included at the end of the proposed PUD, the actual plan? If it is, then neighbors would appreciate it if they would be transparent about their plans. For these reasons, I request you deny PUD-2053.

Thank you for your time and consideration in this matter.

Sincerely,  
Denise M. Early

17648 Palladium Lane  
Edmond, OK 73012

[Sent from Yahoo Mail for iPhone](#)

**Howard, Gabriel J**

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**From:** Ashley Goggans <ashgog08@yahoo.com>  
**Sent:** Tuesday, February 25, 2025 10:23 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD - 2053

[You don't often get email from ashgog08@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am writing to request that the Commission and ward members please DENY the rezoning change for NW 178th & Penn.

We do NOT want this area to be changed from single- family homes to apartments.

This area is already very congested with traffic and too many apartments have already been built in this area. Plus this would be right next door to the existing school and 2 daycares.

If you have driven up or down N. Penn in this area, you know that the amount of traffic in this area has increased exponentially in the last few years. Adding more traffic from a high number of apartments will cause traffic back ups and an increase in wrecks, which this area doesn't need.

PLEASE no more apartments in this area. Keep it zoned for single family residences.

We beg you to deny this request for apartments.

Thank you in advance for looking out for your constituents and hearing our plea.

Respectfully,  
Ashley G.

## Johnson, Thad A

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**From:** Bruce Lawrence <bruce\_lawrence@outlook.com>  
**Sent:** Monday, February 24, 2025 8:34 AM  
**To:** Don Noble  
**Cc:** PL, Subdivision and Zoning; Martin, Debi A  
**Subject:** PUD 2053

Bruce Lawrence  
18809 Hunter Creek Drive  
Edmond, OK 73012  
bruce\_lawrence@outlook.com  
February 24, 2025

Don Noble  
Ward 8 City Planning Commissioner  
Oklahoma City Planning Department

Dear Commissioner Noble,

I am writing to express my concerns regarding the proposed Planned Unit Development (PUD) 2053 at 17841 N Pennsylvania Avenue. As a nearby resident, I believe it is essential to address several critical issues before proceeding with this project.

1. **Density Concerns:** The proposed project plans for a density of 22 units per acre, totaling 418 units. This density is inconsistent with the surrounding area, which typically features lower-density residential developments. Such a significant increase in density could lead to an imbalance in the neighborhood character and strain local resources.
2. **Traffic Congestion:** The traffic study conducted in 2022 indicated that N Pennsylvania Avenue and NW 178th had sufficient capacity. However, since that time, extensive construction has taken place, exacerbating traffic issues. During school drop-off and pick-up times, both arteries experience significant congestion, which raises safety concerns for pedestrians and drivers alike. A new traffic impact study should be conducted to accurately reflect current conditions.
3. **Building Materials and Aesthetics:** The proposed building and screening materials lack specificity. I urge you to ensure that at least 70% of the exterior is constructed from brick or stone, with no use of Exterior Insulation and Finish Systems (EFIS). Additionally, the screening fence should also be made of brick or stone to maintain a cohesive and aesthetically pleasing appearance in the neighborhood.
4. **Building Height:** The maximum proposed height of three stories is concerning. This height adds unnecessary density to the site and is inconsistent with the existing residential developments in the area. A reduced height limit would help maintain the character of the neighborhood and enhance the quality of life for residents.
5. **Proximity to Elementary School and Day Care Center:** The safety of the children at the adjacent school and day care center should be taken into consideration when contemplating this application.
6. **Reflection on PUD 2026 Changes:** I request that the Oklahoma City Planning Commission consider the changes made to PUD 2026 after its initial approval and before it was approved by the City Council. The concerns raised from nearby neighborhoods regarding density, traffic, and building materials in that case

are very similar to those I have outlined here. It is crucial to learn from past decisions to ensure community interests are prioritized.

Thank you for your attention to these important matters. I hope the Planning Commission will carefully consider the implications of PUD 2053 on our community. I look forward to seeing how these concerns will be addressed in the planning process.

Sincerely,

***Bruce Lawrence***  
***405.250.8665***

## Howard, Gabriel J

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**From:** Ed Leone <oklahomafonz@gmail.com>  
**Sent:** Tuesday, February 25, 2025 12:40 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053 at 17841 N. Pennsylvania Avenue

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

Hello,

I am writing to protest and oppose PUD-2053 at 17841 N. Pennsylvania Avenue.

My name is Ed Leone and I am a local resident living in The Villas at Copper Creek neighborhood.

PUD-2053 has very basic building standards, no plans, very vague, low-quality complex, incompatible with the area, does not state distance from residences, privacy concern for homes and West Field students. I am also greatly concerned about the additional traffic in the area. There are times of the day that I can't turn left out of my neighborhood and it is very difficult to turn right.

For these reasons, I request denial of PUD-2053.

Thank you,

Ed Leone  
17641 Palladium Ln, Edmond, OK 73012



## Johnson, Thad A

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**From:** Elisabeth Miranda <elisabeth@markmiranda.com>  
**Sent:** Friday, February 21, 2025 5:37 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

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

To the Planning Commissioners:

I am writing to protest and oppose PUD-2053 at 177841 N. Pennsylvania Avenue. I am a local resident living in Thornhill neighborhood and I am against this very vague PUD which rezones the property from R-1 to R-4. It has very basic building standards and does not specify what could be built on the property (size, height, stories, distance from residences, etc.). Is the example plan included at the end of the proposed PUD, the actual plan? If it is, then neighbors would appreciate it if they would be transparent about their plans.

For these reasons, please deny PUD-2053. Thank you so much for your time.

Sincerely,  
Elisabeth Miranda

19544 Talavera Ln.  
Edmond, OK 73012

## Howard, Gabriel J

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**From:** Susan Parks <susanparks7@yahoo.com>  
**Sent:** Thursday, February 27, 2025 8:09 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** Opposition of PUD-2053

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I am writing to protest and oppose PUD-2053 at 17841 N. Penn Ave.

My name is Susan Parks, and I am a local resident living in the Villas at Copper Creek located near the intersection of 178 and N. Pennsylvania Ave. I own my home in the villas at Copper Creek and have lived here since 2018.

PUD-2053 is incompatible with the area and is a privacy concern for homes and Westfield elementary students. The increased traffic that these apartments would produce would be detrimental to the safety of the traffic flow at the intersection of 178 and N. Pennsylvania Ave.

For these reasons, I request denial of PUD-2053.

Sincerely,

Susan Parks

17601 Cobalt Ave.

Edmond, Oklahoma, 73012

[Sent from Yahoo Mail for iPhone](#)

**Howard, Gabriel J**

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**From:** Kim Rice <nonikim@cox.net>  
**Sent:** Wednesday, February 26, 2025 9:44 AM  
**To:** PL, Subdivision and Zoning  
**Subject:** protest

You don't often get email from nonikim@cox.net. [Learn why this is important](#)

**To whom it may concern:**

**I am writing to protest and oppose PUD-2053 at 177841 N. Pennsylvania Avenue. I am a local resident living in \_\_\_\_\_ neighborhood and I am against this PUD-2053 which rezones the property from R-1 to R-4.**

**PUD-2053 allows for 3 story buildings with 22 units each. That will add 418 units to a small section of land in an already congested area of Oklahoma City.**

**The buildings will be overlooking a daycare and elementary schools. Westfield Elementary, and nearby Heartland Middle School are overcrowded as is. Adding additional housing for families will put additional burden on the facility and staff in our schools.**

**For these reasons, please deny PUD-2053. Thank you so much for your time.**

**Sincerely,**

**Mr. Kim Rice  
18421 Las Meninas Drive  
Edmond 73012**

## Howard, Gabriel J

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**From:** Sydney Ringer <sydney.ringer@sbcglobal.net>  
**Sent:** Wednesday, February 26, 2025 12:18 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** PUD-2053

You don't often get email from sydney.ringer@sbcglobal.net. [Learn why this is important](#)

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To Whom It May Concern:

I oppose the REZONING PUD-2053 NW 178th & Pennsylvania to an apartment complex as another complex has already been built at 178th & May. The school system will be unable to support an influx of students; therefore, increasing our property taxes.

Sydney G Ringer

## Johnson, Thad A

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**From:** Rachel Ross <rthomross@gmail.com>  
**Sent:** Monday, February 24, 2025 12:23 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2053

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

To Whom it May Concern,

I am writing to protest and oppose PUD-2053 at 177841 N Pennsylvania Avenue. My name is Rachel Ross and my husband's name is Jiles Ross. We are local residents living in the Valencia neighborhood and our child currently attends West Field Elementary.

We do not think the area at 177841 N Pennsylvania Avenue is appropriate or compatible for a 3-story building, especially when it will be right up against an elementary school (with multiple playgrounds) and also a Daycare (with a playground). The area at 178<sup>th</sup> and Pennsylvania is already a very busy intersection, with multiple wrecks that occur. The building of an apartment complex will only exacerbate this problem. Also, West Field Elementary is already at capacity with the number of students they can accommodate. There is no way they will be able to accommodate more students that will likely accumulate because of the proposed apartment building. An apartment building could also lead to more pollution in this area.

PUD-2053 specifically has very basic building standards, appears to be very low quality, is very vague, does not state distance from residences, and poses privacy concerns for the homes in the area as well as West Field Elementary students and the Daycare children.

For these above reasons, we request denial of PUD-2053.

Sincerely,

Jiles and Rachel Ross  
18601 Diego Place  
Edmond, OK 73012

## Johnson, Thad A

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**From:** Sharon Thompson <sthom44@aol.com>  
**Sent:** Monday, February 24, 2025 1:34 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** Protest of PUD-2053

You don't often get email from sthom44@aol.com. [Learn why this is important](#)

Dear Staff,

I am writing to protest and oppose PUD-2053 at 177841 N Pennsylvania Avenue. My name is Sharon Thompson. I am a local resident living in the Valencia Springs neighborhood and my grandchild currently attends West Field Elementary.

I do not think the area at 177841 N Pennsylvania Avenue is appropriate or compatible for a 3-story building, especially when it will be right up against an elementary school (with multiple playgrounds) and also a Daycare (with a playground). The area at 178<sup>th</sup> and Pennsylvania is already a very busy intersection, with multiple wrecks that occur. The building of an apartment complex will only exacerbate this problem. Also, West Field Elementary is already at capacity with the number of students they can accommodate. There is no way they will be able to accommodate more students that will likely accumulate because of the proposed apartment building. An apartment building could also lead to more pollution in this area.

PUD-2053 specifically has very basic building standards, appears to be very low quality, is very vague, does not state distance from residences, and poses privacy concerns for the homes in the area as well as West Field Elementary students and the Daycare children.

For these above reasons, I request denial of PUD-2053.

Sincerely,

Sharon Thompson  
2320 NW 179<sup>th</sup> Street  
Edmond, OK 73012